



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, September 8, 2021 * 6:00 p.m.

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

MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

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

AGENDA MATERIALS

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

WATCH THE MEETING

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

PUBLIC COMMENTS

- Written correspondence (supplemental items) regarding an agenda item at an open session meeting should be submitted to the City Clerk's Office at clerkoffice@cosb.org with a) Subject line to include the meeting date b) Include the Agenda Item # as listed on the Agenda.
- Correspondence received after the official posting of the agenda, but before 3:00 p.m. (or 3 hrs. prior to the meeting start time) on the meeting day, will be distributed to Council and made available online along with the agenda posting. All submittals received before the start of the meeting will be made part of the record.
- Written submittals will be added to the record and not read out loud.
- The designated location for viewing supplemental documents is on the City's website www.cityofsolanabeach.org on the posted Agenda under the relative Agenda Item.

OR

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

Before Meeting

- Sign up (register) to speak at the virtual meeting for the Zoom webinar as early as possible and at least 3 hours prior to the start of the meeting so that Staff can manage the speaker list.
 - Public Participation Link: https://cosb-org.zoom.us/webinar/register/WN_pFvWw7_mRcuA5EI_-V91mQ
 - Follow the prompts to enter your name and email address and identify the item you are speaking on.
- Join the meeting by locating your confirmation email, that was sent immediately following registration, which will provide your log-in link.
- Join/Log-In to the meeting at least 15 minutes prior to the start time so that the City Clerk can verify you are ready to speak before the meeting begins.
- If your computer does not have a mic to speak or you have sound issues, you can use the call-in audio information (Zoom ID, Participant ID) from a landline or cell phone to join the meeting for the audio accessibility.
- If you call in as well for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios competing when you are speaking.

During Meeting:

- Choose Gallery View to see the presentations, when applicable.

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

SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2

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

CITY COUNCILMEMBERS			
Lesa Heebner, Mayor			
Kristi Becker Deputy Mayor	Kelly Harless Councilmember	David A. Zito 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.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.5.)

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 June 23, 2021 City Council Meeting.

[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 August 07, 2021 – August 20, 2021.

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

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

A.3. General Fund Budget Adjustments for Fiscal Year 2021/2022. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2021/2022 General Fund Adopted Budget.

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

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

A.4. Citywide Landscape Services. (File 0750-25)

Recommendation: That the City Council

1. Adopt **Resolution 2021-103**:
 - a. Authorizing the City Manager to amend the Professional Services Agreement with Nissho of California, Inc. to increase the total cost of the agreement by \$65,000 for an amount not to exceed \$412,411 for Citywide Landscape Maintenance Services for Fiscal Year 2021/22.
 - b. Appropriating \$40,000 in General Funds to the Parks/Professional Services account.
 - c. Authorizing the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

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

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

A.5. City's Housing and Safety Elements Update. (File 0610-10)

Recommendation: That the City Council

1. Adopt **Resolution 2021-109** authorizing the City Manager to execute Amendment #2 to the Professional Services Agreement with Kimley-Horn and Associates Inc. for an additional amount not to exceed \$11,200.

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

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

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: 510 N. Acacia Ave., Applicants: Churches and Rauhala, Application: DRP20-012, SDP 21-016. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-105** conditionally approving a DRP and SDP to demolish the existing single-story, single-family residence, maintain an existing legal nonconforming detached single-car garage, construct a replacement two-story, single-family residence, and perform associated site improvements at 510 North Acacia Avenue, Solana Beach.

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

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

B.2. Public Hearing: 521 Canyon Drive, Applicant: Agee, Application: DRP21-003. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-104** conditionally approving a DRP to construct 4,280 square-foot, single-story single-family residence with an attached 550 square-foot garage and perform associated site improvements at 521 Canyon Drive, Solana Beach.

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

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

C. STAFF REPORTS: (C.1. – C.4.)

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

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C.1. Net Energy Metering 3.0 (NEM) Proceeding. (File 1010-46)

Recommendation: That the City Council

1. Discuss and consider adoption of **Resolution 2021-107** regarding the NEM 3.0 proceeding presently before the CPUC.

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

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C.2. Public Arts Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Appoint one (1) member to the Public Arts Commission nominated/appointed by *Council-at-large* with a term ending January 2023.

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

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

C.3. Introduce (1st Reading) Ordinance 515 - Regarding Official Bonds, Insurance, and Policy Limit. (File 0180-40)

Recommendation: That the City Council

1. Introduce **Ordinance 515** amending Section 2.08.050 of the Solana Beach Municipal Code; and
2. Adopt **Resolution 2021-106** setting minimum insurance policy limit.

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

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

C.4. City Manager's Employment Agreement. (File 0400-10)

Recommendation: That the City Council

1. Consider adoption of **Resolution 2021-108** authorizing the Mayor to execute the Sixth Amendment to the Employment Agreement between the City of Solana Beach and Gregory Wade to reflect a base salary increase of 4.5% to \$230,592.00 effective July 1, 2021, b) Effective July 1, 2022, a 3% base salary increase to \$237,510.00, and c) \$50 increase to the monthly vehicle allowance for a total of \$500.00.

[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 Records Request to the City Clerk's Office.

WORK PLAN COMMENTS:

Adopted June 23, 2021

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

- a. City Selection Committee (meets twice a year) Primary-Heebner, Alternate-Edson
- b. Clean Energy Alliance (CEA) JPA: Primary-Becker, Alternate-Zito
- c. County Service Area 17: Primary- Harless, Alternate-Edson
- d. Escondido Creek Watershed Authority: Becker /Staff (no alternate).
- e. League of Ca. Cities' San Diego County Executive Committee: Primary-Becker, Alternate-Harless. Subcommittees determined by its members.
- f. League of Ca. Cities' Local Legislative Committee: Primary-Harless, Alternate-Becker
- g. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-Becker, Alternate-Harless
- h. North County Dispatch JPA: Primary-Harless, Alternate-Becker
- i. North County Transit District: Primary-Edson, Alternate-Harless
- j. Regional Solid Waste Association (RSWA): Primary-Harless, Alternate-Zito
- k. SANDAG: Primary-Heebner, 1st Alternate-Zito, 2nd Alternate-Edson. Subcommittees determined by its members.
- l. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-Zito
- m. San Dieguito River Valley JPA: Primary-Harless, Alternate-Becker
- n. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- o. 22nd Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

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

- a. Business Liaison Committee – Zito, Edson.
- b. Fire Dept. Management Governance & Organizational Evaluation – Harless, Edson
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Heebner
- d. Parks and Recreation Committee – Zito, Harless
- e. Public Arts Committee – Edson, Heebner

- f. School Relations Committee – Becker, Harless
 - g. Solana Beach-Del Mar Relations Committee – Heebner, Edson
- CITIZEN COMMISSION(S)**
- a. Climate Action Commission: Primary-Zito, Alternate-Becker

ADJOURN:

Next Regularly Scheduled Meeting is September 22, 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 September 8, 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 September 1, 2021 at 5:00 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., September 8, 2021, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

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

CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



CITY OF SOLANA BEACH

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

MODIFIED AGENDA

Joint – Closed Session

Wednesday, June 23, 2021 ♦ 5:00 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.

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
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 5:00 p.m.

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

Absent: None

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

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

CLOSED SESSION:

- 1. CONFERENCE WITH LABOR NEGOTIATORS** Pursuant to Government Code Section 54957.6 Agency designated representative: Gregory Wade Employee organizations: Miscellaneous Employees, Marine Safety Unit, and Unrepresented Employees.
- 2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
Pursuant to Government Code section 54956.8
Property: APN: 263-352-03,04,05,06 and 07 and 263-342-02
City Negotiators: City Manager Greg Wade and City Attorney Johanna Canlas
Negotiating Parties: Matt Tucker, North County Transit District
Under negotiation: Lease Price and Terms
- 3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Pursuant to Government Code Section 54957 City Manager review.
- 4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Pursuant to Government Code Section 54956.9(d)(1)
- Virginia Grigg v. City of Solana Beach & Does (Case No. 37-2019-00049359-CU-PO-NC)

No reportable action.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:21 p.m.

Angela Ivey, City Clerk

Council Approved: _____

AGENDA ITEM A.1.



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, June 23, 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.

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

- City Council meetings are video recorded and archived as a permanent record. The video recording captures the complete proceedings of the meeting and is available for viewing on the City's website.
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CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
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:

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CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:28 p.m.

Present: Lesa Heebner, Kristi Becker, Kelly Harless, David A. Zito, 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.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT:

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Pride Month

Mayor Heebner presented a proclamation for LGBTQ+ Pride Month.

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

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

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Mary Yang spoke about the California wildfires, low water reservoirs, high weather temperatures, and asked that the City opt up to the green impact CEA's 100% renewable energy content for the benefit of the City and the San Elijo JPA.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.9.)

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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.

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

Recommendation: That the City Council

1. Ratify the list of demands for May 22, 2021 – June 04, 2021.

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

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

unanimously.

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

Recommendation: That the City Council

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

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

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

A.3. Annual Investment Policy. (File 0350-30)

Recommendation: That the City Council

1. Adopt **Resolution 2021-075** approving the City's Investment Policy for Fiscal Year 2021/22.

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

[Item A.3. Updated Report #1 \(upd. 6-23-21 at 12:00pm\)](#)

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

A.4. Appropriations Limit for Fiscal Year (FY) 2021/22. (File 0330-60)

Recommendation: That the City Council

1. Adopt **Resolution 2021-074** establishing the FY 2021/22 Appropriations Limit in accordance with Article XIII B of the California Constitution and Government Code Section 7910 and choosing the County of San Diego's change in population growth to calculate the Appropriations Limit.

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

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

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

A.5. State-Mandated Annual Fire Inspections Report in Compliance with Senate Bill 1205. (File 0600-80)

Recommendation: That the City Council

1. Adopt **Resolution 2021-090** accepting a report on the status of all state-mandated annual fire inspections in the City of Solana Beach in conjunction with SB 1205 and California Health and Safety Code Section 13146.4.

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

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

A.6. Destruction of Obsolete Records. (File 0170-50)

Recommendation: That the City Council

1. Adopt **Resolution 2021-088** authorizing the destruction of officially obsolete records.

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

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

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

A.7. Crossing Guard Services. (File 0860-35)

Recommendation: That the City Council

1. Adopt **Resolution 2021-086:**
 - a. Approving the Amended MOU with the Solana Beach School District for crossing guard services.
 - b. Approving the PSA with ACMS to provide crossing guard services for one year with the option to extend the agreement for up to two additional one-year terms.
 - c. Authorize the City Manager to execute the MOU and PSA pending approval of these items by the Solana Beach School District.
 - d. Appropriating \$186,984 to the Professional Services expenditure account in the Traffic Safety budget unit and \$121,540 to the Reimbursed Cost revenue account, both in the General Fund.

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

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

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

A.8. Work Plan Fiscal Year (FY) 2021/22. (File 0410-08)

Recommendation: That the City Council

1. Consider and adopt the final FY 2021/2022 Work Plan.

[Item A.8. 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 Zito and second by Deputy Mayor Becker to approve.

Approved 5/0: Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.9. Traffic Signal Maintenance Services. (File 0860-55)

Recommendation: That the City Council

1. Adopt **Resolution 2021-089** authorizing the City Manager to execute Amendment 4 to the Professional Services Agreement with Siemens Mobility, Inc. for Traffic Signal Maintenance Services for FY 2021/22, to increase the compensation to an amount not to exceed \$42,500.

[Item A.9. 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 Zito and second by Deputy Mayor Becker to approve.

Approved 5/0: Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

B. PUBLIC HEARINGS: (B.1. – B.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).

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: Fiscal Year (FY) 2021/22 & FY 2022/23 Budget. (File 0330-30)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. Adopt **Resolution 2021-092** approving FY 2021/22 and FY 2022/23 Budget.

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

[Item B.1. Updated Report #1 \(upd. 6-23-21 at 9:30am\)](#)

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 Smith, Finance Dir., presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Jeff Lyle, Budget & Finance Commission, spoke about their letter submittal and support for this budget adoption.

Council and Staff discussed ARPA funds and how they applied to the budget, opting up the City's municipal accounts to 100% renewable energy which would not be a significant cost, the Budget & Finance Commission's review, raising the internal service fund reserves and sand replenishment fund over the next few years, and funds for the Marine Safety Center.

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

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve and opting up the City's municipal accounts to 100% renewable energy offering for the CEA. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

B.2. Public Hearing: Rate Increase (Prop 218) for EDCO Waste and Recycling Services. (File 1030-15)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Report Written Protests Received; Receive Public Testimony, Close the Public Hearing.
2. Following the Public Hearing, consider adoption of **Resolution 2021-087** approving EDCO's rate review request increasing solid waste and recycling rates for FY 2021/22 in accordance with the Franchise Agreement.

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

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

Greg Wade, City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Angela Ivey, City Clerk, reported that no protests were received by the City.

Council and Staff discussed that the increase did not include the approaching organic recycling which would start January 2022, and that local businesses can reach out to EDCO to do what they can to keep their expenses as low as possible.

Jim Ambroso, EDCO, spoke about working with businesses so they better understand the organic recycling requirements and adapt the program into their services, adding organic services would decrease solid waste services, and the mission to help everyone understand what can be removed from solid waste and digested.

Council, Staff, and EDCO discussed the goal of the organic waste program to reduce solid waste, EDCO's capacity to meet the needs with the number of tanks already built as well as additional tanks planned to be built, the methane produced by the digester would be renewable gas which would be initially used for the waste vehicles that service the cities, and that the green waste bags were not yet able to break down in the organic waste digester and were only for green waste.

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

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

B.3. Public Hearing: Solana Beach Coastal Rail Trail (CRT) Maintenance District Annual Assessments. (File 0495-20)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. Adopt **Resolution 2021-080**, approving the Engineer's Report regarding the Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2021-081**, ordering the levy and collection of the annual assessments regarding the Coastal Rail Trail Maintenance District for Fiscal Year 2021/22.

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

[Item B.3. Supplemental Docs \(upd. 6-22-21 at 5:30pm\)](#)

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

Greg Wade, City Manager, introduced the item.

Mayor Heebner opened the public hearing.

Council disclosures.

Kathleen Drummond, Seaweeders Solana Beach Garden Club, said that there was some decline on the Coastal Rail Trail weeding over the last year, that the overgrowth presented an ongoing problem requiring harder work to return it to its glory before the pandemic, and that they propose that their members meet monthly with the City to talk about their observations of needs and recommendations.

Cindi Clemons, Seaweeders Solana Beach Garden Club, said that they maintain the local Post Office garden, the community garden within the Coastal Rail Trail, and that they planted the El Viento garden and the California native garden behind the Fire department, and that they oversaw the design and installation of over 100 milkweed and pollinator plans in the new Monarch garden at La Colonia Eden Gardens for the Mayor's Monarch Pledge. She said that they would like to offer their volunteer services to consult on maintenance of the entire Coastal Rail Trail by meeting monthly with Staff to provide suggestions for each month's maintenance focus on the rail trail.

Council and Staff discussed the City's continued use of non-toxic products on weeds and directing Staff to meet with the Seaweeders for their maintenance input.

Angela Ivey, City Clerk, reported that no protests were received by the City.

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

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

B.4. Public Hearing: Solana Beach Lighting Maintenance District Annual Assessments. (File 0495-20)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Adopt **Resolution 2021-082** confirming the diagram and assessment and approving the City of Solana Beach Lighting Maintenance District Engineer's Report.
3. Adopt **Resolution 2021-083** ordering the levy and collection of annual assessments for FY 2021/22 and ordering the transmission of charges to the County Auditor for collection.

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

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

Greg Wade, City Manager, introduced the item.

Mayor Heebner opened the public hearing.

Council disclosures.

Angela Ivey, City Clerk, reported that no protests were received by the City.

Motion: Moved by Councilmember Zito and second by Councilmember Harless to close the public hearing. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes:

None. Motion carried unanimously.

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

Mayor Heebner recessed the meeting at 7:45 p.m. for a break and reconvened at 7:50 p.m.

C. STAFF REPORTS: (C.1. – C.2.)

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

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

C.1. Fiscal Year (FY) 2021/22 Community Grant Program Awards. (File 0330-25)

Recommendation: That the City Council

1. Select the FY 2021/22 Community Grant Program recipients and identify an award amount to each recipient.
2. Adopt **Resolution 2021-091** authorizing the funding for the selected community grant applicants for financial assistance under the FY 2021/22 Community Grant Program.

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

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

Greg Wade, City Manager, introduced the item.

Dan King, Assistant City Manager, presented a PowerPoint (on file) regarding the grant requests and Council's initial allocations, that Santa Fe Christian just donated \$25,000 to the program increasing the overall funds to be allocated.

Assistance League Rancho San Dieguito	\$ 3,000
Bike Walk Solana	\$ 3,600
Boys & Girls Club of San Dieguito	\$ 5,000
Casa De Amistad	\$ 5,000
Community Resource Center	\$ 5,000
Disconnect Collective	\$ 4,500
Girls on the Run	\$ 4,432
Jaliscience Folkloric Academy	\$ 4,500
La Colonia Community Foundation	\$ 5,000
North Coast Repertory Theatre	\$ 5,000
Pathways to Citizenship (NCICC)	\$ 4,698
Solana Beach Civic and Historical Society	\$ 5,000

TOTAL \$ 55,000

C.2. Building Electrification and Electric Vehicle Charging Reach Codes Discussion. (File 0600-05)

Recommendation: That the City Council

1. Discuss and provide direction to Staff regarding the potential development of Building Electrification and Electric Vehicle Charging Infrastructure Reach Codes.

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

[Item C.2. Supplemental Docs \(upd. 6-23-21 at 3:20pm\)](#)

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.

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

Council and Staff discussed a reach code for solar, EV, and building electrification for non-residential properties, cost efficiency studies of electrification, and whether substantial remodel would require solar panels if they would require electrification.

Mary Yang (time donated by Colleen FitzSimons), Climate Action Commission member and the Decarbonization Strategy Subcommittee member, presented a PowerPoint (on file) regarding California legislation, Solana Beach policies, and the Climate Action Commission actions.

Peter Zahn continued the PowerPoint (on file) about various issues to address once more research is obtained and reviewed suggested timelines of actions.

Karina Gonzalez, Hammond Climate Solutions, spoke about pursuing solutions making us less dependent on natural gas, and asked the City to join other cities to draft building electrification reach codes that would require electrification of new building and substantial remodels.

Karl Aldinger, Sierra Club Conservation Organizer, and the San Diego Building Electrification Coalition, requested that Council move forward with the proposed building electrification reach code ordinance and consider an all-electric reach code which would future-proof new buildings in the City and work in the homeowner's favor, and decarbonization will work immediately to reduce emissions, combustion of methane, which is now becoming the second biggest contributor to the homeowner and renter's emissions. He asked that the City align with the 47 other municipalities throughout California who have taken action, that Solana Beach had been zoned identified as climate zone seven which had already been assessed so that even with the San Diego Gas and Electric rates that electrification would be cost-effective.

Joe Gabaldon, SDGE, said that they share the City's ambitions to achieve meaningful reductions in greenhouse gas emissions, SDGE's first company-wide sustainability strategy, a full report was located at www.SDGE.com/sustainability, their commitment to

achieve net-zero emissions by 2045, and encouraged the City to conduct additional studies on impacts to working families, communities of concern, and the business community, to include a variety of tools and pathways and possibilities of renewable natural gas to accomplish the decarbonization goals, and to consider the implications to the future of working families, union jobs, and the labor community.

Kelvin Barrios, Director of Government Affairs for Laborers of Local 89, a construction trade union in San Diego County with over 3,600 members, said that their internal research showed that the assessments were reliant on Northern California cities compared to real local costs, to provide an incentive for electrification without a mandate, and that this mandate would not necessarily create good paying union jobs.

Council and Staff discussed that the Business Liaison Standing Committee provided positive feedback to this presentation, the need for adequate outreach, the concern about cooktop at restaurants, an RFP (request for proposals) for consultants to quantify the effect on the greenhouse gas reductions if various reach codes were implemented, allowing some flexibility rather than 100% initially, wiring for electrical in the future even if they would be using a gas cooktop, that this was an effort in meeting the state's requirement to reduce greenhouse gases, moving to electric in stages, whether a joint cost study with Encinitas would be appropriate, that there were existing studies breaking areas into climate zones, the definition of a major or substantial remodel, and having Staff create a timeline that fits.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting in honor of Janie King, Robert Gottfredson, and Coach Jim Temples at 8:48 p.m.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 8, 2021
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands- 08/07/21 through 08/20/21

Check Register-Disbursement Fund (Attachment 1)		\$	625,586.58
Retirement Payroll	August 11, 2021		4,648.00
Council Payroll	August 12, 2021		4,418.78
Federal & State Taxes	August 12, 2021		370.22
Net Payroll	August 20, 2021		204,687.08
Federal & State Taxes	August 20, 2021		59,811.20

TOTAL		\$	<u>899,521.86</u>
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DISCUSSION:

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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for August 7, 2021 through August 20, 2021 reflects total expenditures of \$899,521.86 from various City sources.

CITY COUNCIL ACTION: _____

WORK PLAN:

N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

8/7/2021 - 8/20/2021

Department Vendor	Description	Check/EFT Number	Amount
100 - GENERAL FUND			
ICMA PLAN 302817	ICMA PD 07/08/21	9000326	\$6,536.20
ICMA PLAN 302817	ICMA PD 08/12/21	9000326	\$6,536.20
ICMA PLAN 302817	PLAN NUMBER: 302817	9000330	\$17,997.65
SOLANA BEACH FIREFIGHTERS ASSOC	FD DUES PD 08/20/21	9000333	\$813.50
US BANK	CNTRL SQR-BENSON	100227	(\$499.00)
US BANK	CNTRL SQR-T WADE	100227	(\$499.00)
ICMA RHS 801939	PLAN NUMBER: 801939	9000331	\$2,128.15
CALPERS	08/06/21PD (08/09/21 PERS)	8102101	\$49,046.47
CALPERS	07/08/21PD (08/09/21 PERS)	8102102	\$708.47
RUMPA GIRI	RFND-ENC20-0075/661 SOLANA GLEN	100280	\$226.00
JARED TOOTELL	RFND-FC RENTAL-TOOTELL	100268	\$156.39
JARED TOOTELL	RFND-FC RENTAL-TOOTELL	100268	\$1,214.00
TOTAL GENERAL FUND			\$84,365.03
1005100 - CITY COUNCIL			
SAN DIEGUITO RIVER VALLEY	FY 21/22 MEMBER ASSESSMENT	100243	\$78,373.00
FRIENDS OF SOLANA BEACH LIBRARY	FRIENDS OF THE LIBRARY REIMBURSEMENT	100267	\$10,000.00
N. C. IMMIGRATION & CITIZENSHIP CTR	FY22 COMMUNITY GRANT	100240	\$4,968.00
TOTAL CITY COUNCIL			\$93,341.00
1005150 - CITY CLERK			
DEL MAR BLUE PRINT COMPANY, INC.	683 DELL ST MAPS	100262	\$23.93
STAPLES CONTRACT & COMMERCIAL	INV#2862577411	100244	\$25.85
STAPLES CONTRACT & COMMERCIAL	INV#2863352281	100244	\$57.10
STAPLES CONTRACT & COMMERCIAL	INV#2865906001	100244	(\$25.85)
STAPLES CONTRACT & COMMERCIAL	INV#2865907141	100244	(\$42.55)
STAPLES CONTRACT & COMMERCIAL	INV#2867057151	100244	\$52.61
STAPLES CONTRACT & COMMERCIAL	INV#2871654211	100244	\$57.10
STAPLES CONTRACT & COMMERCIAL	INV#2876839161	100244	\$49.45
STAPLES CONTRACT & COMMERCIAL	INV#2876846131	100244	\$37.55
US BANK	CNCL MTG-05/26	100227	\$52.00
US BANK	DESK PROTECTORS	100227	\$19.30
US BANK	DESK PAD	100227	\$21.54
US BANK	FLASH DRIVES	100227	\$26.93
US BANK	STAMP	100227	\$57.88
US BANK	CNCL MTG-06/09	100227	\$42.75
US BANK	CNCL CHAMBER CHAIR	100227	\$1,071.04
US BANK	CCAC CLASSES-BAVIN	100227	\$105.00
US BANK	CCAC MMBRSHP-BAVIN	100227	\$55.00
US BANK	PRINTER-BAVIN	100227	\$257.52
US BANK	TAX FOR REC DOC	100227	\$0.61
US BANK	REC DOC FEE	100227	\$2.00

US BANK	TRANSCRIPTN-04/28 MTG	100227	\$47.50
US BANK	ERG MOUSE/TAPE/MARKER	100227	\$185.23
US BANK	TIMER/CLIPS/DESK PAD	100227	\$94.14
US BANK	TRANSCRIPTN-05/12 MTG	100227	\$19.00
US BANK	MEASURE/MAILER/BADGEHLDR	100227	\$44.03
US BANK	SHEET PROTECTORS	100227	\$20.46
US BANK	TAPE/BUBBLE WRAP	100227	\$35.32
US BANK	ADMIN DAY REFRESHMENTS	100227	\$9.98
US BANK	PLANS STORAGE	100227	\$12.87
US BANK	DESK PAD	100227	\$44.60
US BANK	STAPLES/DESK PAD/CLIPS	100227	\$121.59
UT SAN DIEGO - NRTH COUNTY	PUB NOTICE-ORD-517	100302	\$75.14

TOTAL CITY CLERK**\$2,656.62****1005200 - CITY MANAGER**

REGIONAL TRAINING CENTER	CCMA FY 21/22 ANNUAL FEE	100235	\$1,500.00
EMANUELS JONES AND ASSOCIATES	PO21-169 PROF SVC-JUN	100234	\$2,500.00
EMANUELS JONES AND ASSOCIATES	PROF SERVICE-JUL	100234	\$2,500.00
EMANUELS JONES AND ASSOCIATES	PROF SVC-AUG/Q2 21 FPPC	100264	\$2,575.00

TOTAL CITY MANAGER**\$9,075.00****1005250 - LEGAL SERVICES**

BURKE WILLIAMS & SORENSEN	96-0001-PROF SRVC	100230	\$4,777.50
BURKE WILLIAMS & SORENSEN	96-0006-PROF SRVC	100230	\$1,004.21
BURKE WILLIAMS & SORENSEN	96-0014-PROF SRVC	100230	\$1,132.00
BURKE WILLIAMS & SORENSEN	96-0020-PROF SRVC	100230	\$280.00
BURKE WILLIAMS & SORENSEN	96-0024-REDSTRCT	100230	\$35.00
BURKE WILLIAMS & SORENSEN	96-0031-PROF SRVC	100230	\$665.00
BURKE WILLIAMS & SORENSEN	96-0033-COVID-19	100230	\$787.50
BURKE WILLIAMS & SORENSEN	96-0037.001-PROF SRVC	100230	\$455.00
BURKE WILLIAMS & SORENSEN	96-0038-PROF SRVC	100230	\$52.50
BURKE WILLIAMS & SORENSEN	RETAIN-MAY 21	100230	\$5,500.00

TOTAL LEGAL SERVICES**\$14,688.71****1005300 - FINANCE**

US BANK	LSL VIRTUAL GASB	100227	\$25.00
UT SAN DIEGO - NRTH COUNTY	PUB NTC-FY 22 FIRE BEN FEE	100247	\$292.08

TOTAL FINANCE**\$317.08****1005350 - SUPPORT SERVICES**

US BANK	6 PED SIGN HOLDERS	100227	\$258.54
OFFICE DEPOT INC	BLNC ON INV177978124001	100241	\$24.21
OFFICE DEPOT INC	PAPER/FACE MASKS	100241	\$132.10
OFFICE DEPOT INC	PAPER/FACE MASKS	100241	\$46.52

TOTAL SUPPORT SERVICES**\$461.37****1005400 - HUMAN RESOURCES**

US BANK	FOLDERS/PENS/TONER	100227	\$181.40
US BANK	GET WELL CARD/GIFT	100227	\$59.16
US BANK	JOB POSTING-CAMP	100227	\$90.00
WAGeworks	FSA ADMIN-JUL	100305	\$128.75

TOTAL HUMAN RESOURCES**\$459.31**

1005450 - INFORMATION SERVICES

US BANK	HOSTING DOMAINS-MAY	100227	\$9.95
US BANK	CONSTANT CONTACT-JUN	100227	\$55.00
US BANK	PO21-16 301097995	100227	\$53.50
US BANK	MALWAREBYTES MISCHARGE	100227	(\$1,731.75)
US BANK	ANTIVIRUS SOFTWARE	100227	\$1,299.75
US BANK	HOSTING DOMAINS-APR	100227	\$9.95
US BANK	CONSTANT CONTACT-MAY	100227	\$55.00

TOTAL INFORMATION SERVICES \$248.60

1005550 - PLANNING

US BANK	FOLDERS/POST ITS	100227	\$99.07
PAMELA ELLIOTT LANDSCAPE ARCHITECT	ADDITIONAL SRVC-PLANT SUBSTITUTIONS	100273	\$125.00

TOTAL PLANNING \$224.07

1005560 - BUILDING SERVICES

US BANK	FILE FOLDERS/POST ITS	100227	\$210.61
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TOTAL BUILDING SERVICES \$210.61

1005590 - PARKING ENFORCEMENT

US BANK	RANGER-TIRES	100227	\$601.96
US BANK	CAR WASH	100227	\$10.00
US BANK	TOWING	100227	\$80.00
DATATICKET INC.	PRKNG TICKET ADMIN-DEC 20	100232	\$191.55
DATATICKET INC.	PRKNG TICKET ADMIN-MAY	100232	\$218.80

TOTAL PARKING ENFORCEMENT \$1,102.31

1006120 - FIRE DEPARTMENT

SANTA FE IRRIGATION DISTRICT	005512-000 5/1-7/1	100281	\$591.97
ALERT-ALL CORP	HATS/BADGES/BANDS	100251	\$810.82
US BANK	CAR WASH	100227	\$42.55
US BANK	BAGS/TISSUE/CLNR/TWL	100227	\$292.28
US BANK	DISHWASHER PODS	100227	\$36.58
US BANK	TONER	100227	\$72.07
US BANK	GRIDDLE CLEANING KIT	100227	\$29.08
NORTH COUNTY EVS, INC	21-50 ON CALL REPAIR 02/02/21	100271	\$9,188.12
VERIZON WIRELESS-SD	21-80 FIRE CELL 05/29-06/28	100304	\$502.61
VERIZON WIRELESS-SD	21-80 BC CELL 05/29-06/28	100304	\$65.68
FIRE ETC.	TRNOUT GEAR CLEANER	100265	\$139.00
FIRE ETC.	BOOTS-STYERS	100265	\$501.04
REGIONAL COMMS SYS, MS 056 - RCS	CAP CODE-JUN	100278	\$32.50
REGIONAL COMMS SYS, MS 056 - RCS	CAP CODE-JUL	100278	\$32.50
FIRE STATS, LLC	Q4 SUPPORT/DATA-APR-JUN 21	100266	\$459.00
CITY OF ENCINITAS FIRE DEPARTMENT	FIRST WATCH SUPPT/MNT-FY21	100258	\$161.68
CITY OF ENCINITAS FIRE DEPARTMENT	KRONOS SERVICE-FY21	100258	\$133.80
CITY OF ENCINITAS FIRE DEPARTMENT	THUMB DRIVE-GRANT INFO-FY21	100258	\$23.70
CITY OF ENCINITAS FIRE DEPARTMENT	TURNOUT MAINT-FY21	100258	\$96.99
CITY OF ENCINITAS FIRE DEPARTMENT	VHF FLEET RADIO CARD SETS-FY21	100258	\$184.68
CITY OF ENCINITAS FIRE DEPARTMENT	SUNBLOCK-FY21	100258	\$108.74
CITY OF ENCINITAS FIRE DEPARTMENT	21-21 L2 FY21 FIRE MGMNT Q3&Q4	100258	\$166,811.00
AT&T CALNET 3	9391012280 05/24/21-06/23/21PO21-20	100254	\$777.81

TOTAL FIRE DEPARTMENT \$181,094.20

1006130 - ANIMAL CONTROL

HABITAT PROTECTION, INC	DEAD ANIMAL-AUG	100274	\$50.00
HABITAT PROTECTION, INC	DEAD ANIMAL-AUG	100274	\$145.00
HABITAT PROTECTION, INC	DEAD ANIMAL REMOVAL-JUL	100274	\$145.00
TOTAL ANIMAL CONTROL			\$340.00

1006150 - CIVIL DEFENSE

AT&T CALNET 3	9391012275 6/24-7/23	100254	\$166.16
AT&T CALNET 3	9391012275-06/24/18-07/23/18	100254	\$165.13
MAX THREADS LLC	City Face Masks-DEPOSIT	100269	\$2,930.60
TOTAL CIVIL DEFENSE			\$3,261.89

1006170 - MARINE SAFETY

US BANK	TOOL BOX	100227	\$126.00
US BANK	PAINT	100227	\$30.52
US BANK	TRAIN-REFRESHMENTS	100227	\$19.51
US BANK	FRST AID TRN SUPPLIES	100227	\$16.15
US BANK	FRST AID TRN SUPPLIES	100227	\$20.28
US BANK	1 DIR CHAIR	100227	\$117.45
US BANK	UNIFORM TRUNKS	100227	\$200.68
US BANK	BLANKET	100227	\$34.80
US BANK	WIPER BLADES	100227	\$18.31
US BANK	2 DIR CHAIRS	100227	\$234.90
US BANK	BINOCULAR RPR	100227	\$461.70
US BANK	TOWER KEYS	100227	\$70.15
US BANK	UNIFORM SHIRTS	100227	\$129.90
US BANK	UNIFORM HATS	100227	\$297.38
US BANK	TRUCK TIE DOWNS	100227	\$20.42
US BANK	BROOM/CLNR/BUCKETS	100227	\$80.18
US BANK	EMR TRAIN LUNCH	100227	\$99.36
US BANK	UNIFORM ORDER-PT STAFF	100227	\$482.90
US BANK	REGULATOR SVC	100227	\$353.08
US BANK	CHAIRS FOR DM SHORES	100227	\$292.65
US BANK	TRAINING SIGNS	100227	\$120.68
US BANK	BEAMS FOR TOWER MOVE	100227	\$132.72
US BANK	RADIO BAG	100227	\$27.85
US BANK	BATTERIES	100227	\$87.19
US BANK	SUNBLOCK	100227	\$211.36
US BANK	SHIRTS	100227	\$159.41
VERIZON WIRELESS-SD	21-80 MS IPADS 05/29-06/28	100304	\$152.04
TOTAL MARINE SAFETY			\$3,997.57

1006510 - ENGINEERING

STAPLES CONTRACT & COMMERCIAL	2872509671	100299	\$157.30
STAPLES CONTRACT & COMMERCIAL	2872536091	100299	\$179.88
US BANK	MAP	100227	\$16.00
UNDERGROUND SVC ALERT OF SOCAL INC	CA ST REGLRTY-JUL	100246	\$54.29
UNDERGROUND SVC ALERT OF SOCAL INC	DIG ALERT-JUL	100246	\$89.20
TOTAL ENGINEERING			\$496.67

1006520 - ENVIRONMENTAL SERVICES

SANTA FE IRRIGATION DISTRICT	011695-000 07/02-08/02	100281	\$208.78
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MIKHAIL OGAWA ENGINEERING	21-42-STRMWTR AS NEEDED FY21	100270	\$6,999.30
BOOT WORLD, INC.	BOOTS-GARCIA/HERNANDEZ	100229	\$145.44
CITY OF SAN DIEGO, CITY TREASURER	WQIP SAN DIEGUITO WMA FY21	100259	\$18,088.54
TOTAL ENVIRONMENTAL SERVICES			\$25,442.06

1006530 - STREET MAINTENANCE

DIXIELINE LUMBER CO INC	BLK TOP PATCH/SCRWS/WSHRS	100233	\$110.37
DIXIELINE LUMBER CO INC	DRILL BITS/DROP IN ANCHOR	100263	\$28.39
SANTA FE IRRIGATION DISTRICT	011695-000 07/02-08/02	100281	\$126.74
LEE'S LOCK & SAFE INC	PADLOCKS-12	100238	\$194.98
BOOT WORLD, INC.	BOOTS-GARCIA/HERNANDEZ	100229	\$285.74
ABEL PEREZ	MILEAGE-08/08/21	100250	\$7.84
TOTAL STREET MAINTENANCE			\$754.06

1006540 - TRAFFIC SAFETY

CALIFORNIA DEPT OF TRANSPORTATION	21-164 MAINT/ELECT APR-JUNE 21	100256	\$349.12
CALIFORNIA DEPT OF TRANSPORTATION	21-164 MAINT/ELECT APR-JUNE 21	100256	\$445.86
CALIFORNIA DEPT OF TRANSPORTATION	21-164 MAINT/ELECT APR-JUNE 21	100256	\$824.92
US BANK	SCREWDRIVER	100227	\$57.33
US BANK	BRUSH/SPLIT/FIN	100227	\$41.01
REDFLEX TRAFFIC SYSTEMS, INC	RED LIGHT CAMERA ENFORCEMENT	9000332	\$7,158.00
TRAFFIC SUPPLY, INC	SIGN/PAINT	100245	\$429.74
TRAFFIC SUPPLY, INC	PRKNG SIGNS/POSTS	100301	\$790.99
TRAFFIC SUPPLY, INC	SIGNS	100301	\$194.67
AT&T CALNET 3	9391012279 6/24-7/23	100254	\$48.82
TOTAL TRAFFIC SAFETY			\$10,340.46

1006550 - STREET CLEANING

SANTA FE IRRIGATION DISTRICT	011695-000 07/02-08/02	100281	\$74.43
CLEAN STREET	STREET SWEEPING-JUL	100260	\$3,871.45
TOTAL STREET CLEANING			\$3,945.88

1006560 - PARK MAINTENANCE

RANCHO SANTA FE SECURITY SYS INC	SECURITY PATROL/ LOCKUP/ALARM-JUL	100275	\$583.57
RANCHO SANTA FE SECURITY SYS INC	SECURITY PATROL/LOCKUP/ALARM-JUL	100275	\$252.00
DIXIELINE LUMBER CO INC	ROLLERS/PNT BRSH/PNT TRAY	100233	\$27.98
SANTA FE IRRIGATION DISTRICT	005979-005 06/02-08/02	100281	\$373.85
SANTA FE IRRIGATION DISTRICT	005506-018 07/02-08/02	100281	\$338.02
SANTA FE IRRIGATION DISTRICT	005506-019 07/02-08/02	100281	\$1,335.07
US BANK	PLANT DELIVERY	100227	\$882.20
US BANK	LIBRARY POST	100227	\$383.80
US BANK	EXIT SIGN	100227	\$44.43
US BANK	CHAINSAW BAR AND OIL	100227	\$27.24
US BANK	TRIMMER HEAD	100227	\$16.15
ABEL PEREZ	MILEAGE-08/08/21	100250	\$7.84
BILL SMITH FOREIGN CAR SERVICE INC	F250-OIL/FILTER CHANGE	100228	\$50.62
THE HOME DEPOT PRO	LINERS/BLEACH/CLOTH	100300	\$367.74
TOTAL PARK MAINTENANCE			\$4,690.51

1006570 - PUBLIC FACILITIES

DIXIELINE LUMBER CO INC	RATCH/SCKT SET/INFLTBL PRY BR/LVL	100233	\$135.75
DIXIELINE LUMBER CO INC	EPOXY/SEALANT/MIXNG NZZL	100233	\$157.70
DIXIELINE LUMBER CO INC	HEX KEY SET/PLIERS	100263	\$35.86

DIXIELINE LUMBER CO INC	PLUNGER	100263	\$8.91
US BANK	SOAP DISPENSER	100227	\$88.34
US BANK	FS BATH BLOWER	100227	\$137.81
US BANK	LED LIGHT	100227	\$16.15
US BANK	HAND SOAP-CH	100227	\$27.56
US BANK	SHOP BLOWER	100227	\$214.42
24 HOUR ELEVATOR, INC	ELEVATOR MAINT/REPAIR-JUL	100249	\$176.40
24 HOUR ELEVATOR, INC	ELEVATOR MAINT/REPAIR-AUG	100249	\$176.40
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	100231	\$95.66
HABITAT PROTECTION, INC	PEST/RODENT CONTROL-JUL-PW	100274	\$34.00
HABITAT PROTECTION, INC	PEST/RODENT CONTROL-JUL-CH	100274	\$53.00
HABITAT PROTECTION, INC	PEST/RODENT CONTROL-JUL-MS	100274	\$63.00
HABITAT PROTECTION, INC	PEST/RODENT CONTROL-JUL-LC	100274	\$35.00
HABITAT PROTECTION, INC	PEST/RODENT CONTROL-JUL-FS	100274	\$40.00
HABITAT PROTECTION, INC	PEST/RODENT CONTROL-JUL-FC	100274	\$34.00
THE HOME DEPOT PRO	LINERS/BLEACH/CLOTH	100300	\$367.74
READY REFRESH BY NESTLE	DRINKING WATER-JUL-PW	100277	\$36.37
READY REFRESH BY NESTLE	DRINKING WATER-JUL-CH	100277	\$227.19
READY REFRESH BY NESTLE	DRINKING WATER-JUL-LC	100277	\$74.24
TOTAL PUBLIC FACILITIES			\$2,235.50
1007110 - GF-RECREATION			
US BANK	CPRS REC LDR WORKSHOP	100227	\$10.00
1 STOP TONER & INKJET, LLC	DRUM -LC	100272	\$68.33
TOTAL GF-RECREATION			\$78.33
1205460 - SELF INSURANCE RETENTION			
BURKE WILLIAMS & SORENSEN	96-0030-CLM.1904	100230	\$280.00
ANDREW STRASNER	CLM.2101-STRASNER	100253	\$3,481.08
DAVID CLAYCOMB	CLM.2107-CLAYCOMB	100261	\$2,700.00
SCOLINOS, SHELDON, & NEVELL	CLM.1904 GRIGG V COSB	100298	\$15,000.00
TOTAL SELF INSURANCE RETENTION			\$21,461.08
1355200 - ASSET REPLACEMENT-CTY MNGR			
KOA HILLS CONSULTING, LLC	PROJ MANAGEMENT-JUL	100237	\$1,224.00
TOTAL ASSET REPLACEMENT-CTY MNGR			\$1,224.00
1355300 - ASSET REPLACEMENT-FINANCE			
US BANK	AP BATCH SCANNER	100227	\$1,583.91
KOA HILLS CONSULTING, LLC	PROJ MANAGEMENT-JUL	100237	\$12,376.00
TOTAL ASSET REPLACEMENT-FINANCE			\$13,959.91
1605360 - OPEB OBLIGATION			
MIDAMERICA	CTYSOLANAG5-AUG 21	9000329	\$5,870.00
TOTAL OPEB OBLIGATION			\$5,870.00
2047520 - MID 9C SANTA FE HILLS			
SANTA FE IRRIGATION DISTRICT	005979-006 06/02-08/02	100281	\$1,830.52
SANTA FE IRRIGATION DISTRICT	005979-007 06/02-08/02	100281	\$1,610.56
SANTA FE IRRIGATION DISTRICT	005979-009 06/02-08/02	100281	\$975.12
SANTA FE IRRIGATION DISTRICT	005979-010 06/02-08/02	100281	\$874.98
SANTA FE IRRIGATION DISTRICT	005979-011 06/02-08/02	100281	\$661.13
SANTA FE IRRIGATION DISTRICT	005979-012 06/02-08/02	100281	\$117.34
SANTA FE IRRIGATION DISTRICT	005979-014 07/02-08/02	100281	\$901.06

SANTA FE IRRIGATION DISTRICT	005979-015 07/02-08/02	100281	\$599.99
SANTA FE IRRIGATION DISTRICT	005979-016 07/02-08/02	100281	\$846.32
SANTA FE IRRIGATION DISTRICT	005979-017 07/02-08/02	100281	\$61.56
SANTA FE IRRIGATION DISTRICT	005979-018 07/02-08/02	100281	\$135.85
SANTA FE IRRIGATION DISTRICT	005979-025 07/02-08/02	100281	\$772.03
SANTA FE IRRIGATION DISTRICT	005979-026 07/02-08/02	100281	\$975.35
SANTA FE IRRIGATION DISTRICT	005979-019 07/02-08/02	100281	\$472.11
SANTA FE IRRIGATION DISTRICT	005979-020 07/02-08/02	100281	\$994.90
SANTA FE IRRIGATION DISTRICT	005979-021 07/02-08/02	100281	\$310.65
SANTA FE IRRIGATION DISTRICT	005979-022 07/02-08/02	100281	\$971.44
SANTA FE IRRIGATION DISTRICT	005979-023 07/02-08/02	100281	\$803.31
SANTA FE IRRIGATION DISTRICT	005979-024 07/02-08/02	100281	\$1,018.36

TOTAL MID 9C SANTA FE HILLS**\$14,932.58****2087580 - COASTAL RAIL TRAIL MAINT**

SANTA FE IRRIGATION DISTRICT	005506-020 07/02-08/02	100281	\$1,390.57
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TOTAL COASTAL RAIL TRAIL MAINT**\$1,390.57****2135550 - DEVELOPER PASS-THRU- PLANNING**

PAMELA ELLIOTT LANDSCAPE ARCHITECT	DPR21003/521 CANYON	100273	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	B210084/521 S NARDO	100273	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	1717.40/318 S NARDO	100273	\$375.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP21006/1457 HIGHLAND	100273	\$300.00

TOTAL DEVELOPER PASS-THRU- PLANNING**\$1,425.00****2505570 - COASTAL BUSINESS/VISITORS**

DEL MAR BLUE PRINT COMPANY, INC.	BEACH BLNKT MOVIE FLYERS	100262	\$80.34
RAPHAEL'S PARTY RENTALS	LIGHTS/MOVIE NGHT 08/28	100276	\$167.02
SAM CASTELLANO	BEACH BLANKET LIGHTING 08/28/21	100257	\$50.00
ROLF OLSEN	CONCERT @ COVE 08/19/21	100279	\$300.00
RICHARD LEE	08/12/21 CONCERTS ON THE COVE	100248	\$300.00

TOTAL COASTAL BUSINESS/VISITORS**\$897.36****2556180 - CAMP PROGRAMS**

US BANK	3 THERMOMETER	100227	\$58.14
US BANK	CLIPBOARDS	100227	\$38.76
US BANK	IRON ON PATCHES	100227	\$30.12
US BANK	MASKS-KID SIZED	100227	\$64.40
US BANK	3 THERMOMETER	100227	\$35.52
US BANK	SANITIZER	100227	\$38.76
US BANK	2 SUNBLOCK	100227	\$90.96
US BANK	BATTERIES	100227	\$22.08
US BANK	MASKS-KID SIZED	100227	\$30.12
US BANK	4 TENTS	100227	\$232.70
US BANK	DETERGENT	100227	\$10.76
US BANK	4 TENTS	100227	\$538.72
US BANK	CLNR/THERMOMETER	100227	\$121.02
US BANK	BATTERIES	100227	\$26.39
US BANK	MASKS-KID SIZED	100227	\$58.14
US BANK	FIELD BOX	100227	\$37.66
US BANK	SIGN HOLDER-JG STORE	100227	\$26.93
US BANK	CLOTHES FOR JG STORE	100227	\$176.71

US BANK	JRLG STICKERS	100227	\$651.89
US BANK	MAGNETS/MASKS	100227	\$51.63
US BANK	SPEAKER-DAY CAMP	100227	\$38.66
US BANK	CRAFT/SUNBLK/CUPS/WIPES	100227	\$353.17
US BANK	TWLS/TOYS/CRAFT SUPPLIES	100227	\$76.17
US BANK	SPRINKLER/HOOP	100227	\$106.66
US BANK	JG STORE MATERIALS	100227	\$108.71
US BANK	JG OFFICE ORGANIZER	100227	\$165.87
US BANK	JG STAFF HATS	100227	\$429.65
US BANK	JG STORE MATERIALS	100227	\$145.05
US BANK	PHONE CHORD	100227	\$10.75
VANESSA MORRISON	RFND-DAY CAMP/COVID	100303	\$288.00

TOTAL CAMP PROGRAMS**\$4,064.10****2706120 - PUBLIC SAFETY- LAW ENFORCEMENT**

VERIZON WIRELESS-SD	21-80 FIRE IPAD 05/29-06/28	100304	\$114.03
AMR	CSA17-21 AMIODARONE-10	100252	\$13.04
CALIFORNIA PARAMEDIC FOUNDATION	CSA17-21 SD CHARTS/PROTCL BOOKS	100255	\$521.51

TOTAL PUBLIC SAFETY- LAW ENFORCEMENT**\$648.58****4506190 - SAND REPLNSHMNT/RETENTION**

SUMMIT ENVIRONMENTAL GROUP	PO21-38L5/9926 PROF SVC SND-JUN	9000328	\$4,255.00
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TOTAL SAND REPLNSHMNT/RETENTION**\$4,255.00****5097700 - SANITATION**

SANTA FE IRRIGATION DISTRICT	005506-014 07/02-08/02	100281	\$626.34
SANTA FE IRRIGATION DISTRICT	005979-008 06/02-08/02	100281	\$82.85
AT&T CALNET 3	9391012277 6/24-7/23	100254	\$14.66
BILL SMITH FOREIGN CAR SERVICE INC	F150-TOW/BRAKES REPLACE	100228	\$981.65
MUFG UNION BANK 2017 SEJPA	2017 SEJPA TRSTEE FEE	100239	\$1,285.00
RAFTELIS FINANCIAL CONSULTANTS, INC	SWR RATE STUDY-FEB	100242	\$11,502.50

TOTAL SANITATION**\$14,493.00****5507750 - SOLANA ENERGY ALLIANCE**

BAYSHORE CONSULTING GROUP, INC	CCA PROF SVC-JUL	9000325	\$375.00
INBOUND DESIGN INC.	SEA WEBSITE MAINT-JUL	100236	\$49.00

TOTAL SOLANA ENERGY ALLIANCE**\$424.00****671 - BARBARA UNDERGROUNDING-DS**

WELLS FARGO BANK N.A.	PACIFIC BND PRN 9/2/21	81221	(\$0.25)
WELLS FARGO BANK N.A.	PACIFIC BND PRN 9/2/21	81221	\$45,000.00
WELLS FARGO BANK N.A.	PACIFIC BND PRN 9/2/21	81221	\$27,846.88

TOTAL BARBARA UNDERGROUNDING-DS**\$72,846.63****672 - PACIFIC UNDERGROUNDING-DS**

WELLS FARGO BANK N.A.	PACIFIC BND PRN 9/2/21	81221	(\$0.50)
WELLS FARGO BANK N.A.	PACIFIC BND PRN 9/2/21	81221	\$15,000.00
WELLS FARGO BANK N.A.	PACIFIC BND PRN 9/2/21	81221	\$9,365.63

TOTAL PACIFIC UNDERGROUNDING-DS**\$24,365.13****REPORT TOTAL:****\$625,586.58**



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 8, 2021
ORIGINATING DEPT: Finance
SUBJECT: **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2021/22**

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 August 25, 2021.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES					
As of August 25, 2021					

Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2021-092	Adopted Budget	22,694,100	(20,222,560)	(916,100) (1)	\$ 1,555,440
Reso 2021-086	Crossing Guards	121,540	(48,984)	-	1,627,996
Reso 2021-096	FY22 MOU	-	(950)	-	1,627,046
	(1) Transfers to:		150,100		
	Debt Service for Public Facilities			150,100	
	Transfer to:		766,000		
	City CIP Fund			766,000	

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

COUNCIL ACTION:

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

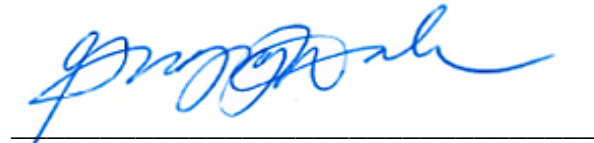
- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2021-2022 General Fund Adopted Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 8, 2021
ORIGINATING DEPT: Engineering Department
SUBJECT: **Council Consideration of Resolution 2021-103 Approving an Amendment to the Professional Services Agreement with Nissho of California, Inc. for Citywide Landscape Maintenance Services**

BACKGROUND:

On May 23, 2018, the City Council authorized the City Manager to enter into a Professional Services Agreement (PSA) with Nissho of California, Inc. (Nissho) for Citywide landscape maintenance services. As part of the PSA, four additional one-year extensions were authorized.

Since the PSA was initially approved in 2018, the scope of work has been revised to include additional as-needed irrigation system repairs, additional mulching at several locations, and vegetation clearing at the City's newly acquired vacant parcel adjacent to the La Colonia Skate Park. The agreement has also been extended three times since the original approval. The current (third) extension runs through June 30, 2022 and included additional weed removal services for the Coastal Rail Trail (CRT).

This item is before the City Council for the consideration of Resolution 2021-103 (Attachment 1) which would authorize the City Manager to execute an amendment to the agreement with Nissho for landscape maintenance services.

DISCUSSION:

Nissho provides landscape maintenance services for several parks, facilities, public rights-of-way, and playgrounds for several cities in San Diego County as well as the City of Solana Beach. Nissho's maintenance strategies consist of utilizing environmental friendly materials for soil amendment, fertilizer, pesticide, and herbicides as well as

COUNCIL ACTION:

employing efficient water management. In addition to qualified maintenance staff, Nissho has several highly qualified experts in landscaping and irrigation design, tree trimming, horticulture and other related expertise among their staff who are available to assist City Staff on short notice. Nissho has been the landscape maintenance provider for the City since 2013.

Staff reviewed the scope of work with Nissho and determined that several additional tasks are needed to provide the required services for the City's parks, streets and facilities. These tasks include:

- Enhanced landscape maintenance services along the CRT – the level of service for the CRT has resulted in increased growth of weeds and volunteer plants along the entire length of the CRT. Additionally, most of the existing plants along the CRT are about 20 years old and some of the landscape materials are in need of replacement. At Council's direction, Staff met with the SeaWeeders to discuss areas of concern and needed attention along the CRT. Following those discussions, Staff communicated the desired level of services with Nissho. Based on those discussions, it is recommended that, as an initial effort to address maintenance concerns along the CRT, half a full-time position will be assigned to this effort at a cost of \$40,000 to address landscape maintenance and replanting and to provide additional weed control. This additional funding, dedicated staff support and maintenance would be provided for the remainder of this fiscal year. All plants and trees will be planted or replaced consistent with the original CRT plans with the objective to bring the CRT back to the standards expected by the community and Council. Staff will return to Council with the results of this extra effort near the end of Fiscal Year (FY) 2021/22.
- Citywide tree planting – the Capital Improvement Program (CIP) in the FY 2021/2022 Adopted Budget included \$25,000 for a Citywide tree planting project. It is envisioned that as part of this work, some trees and vegetation would be replaced along the CRT. New trees could also be planted along South Sierra Avenue and Acacia Avenue near the Distillery Parking Lot and other areas within the City's parks and facilities subject to available funding.
- Vegetation clearing at the Lomas Santa Fe Drive/Interstate 5 interchange – In coordination with Caltrans, this item would allow for maintenance of the vegetation that is adjacent to Lomas Santa Fe Drive at the I-5 intersection but does not include work going up the freeway on- or off-ramps.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The current agreement with Nissho is for an amount not to exceed \$347,411 per year. This amendment would increase the compensation by a total of \$65,000, \$25,000 of which would come from the Citywide Tree Planting Project identified in the CIP section of the Fiscal Year 2021/2022 Adopted Budget. The remaining \$40,000 will be funded by a transfer from the General Fund.

WORK PLAN:

N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council Adopt Resolution 2021-103:

1. Authorizing the City Manager to amend the Professional Services Agreement with Nissho of California, Inc. to increase the total cost of the agreement by \$65,000 for an amount not to exceed \$412,411 for Citywide Landscape Maintenance Services for Fiscal Year 2021/22.
2. Appropriating \$40,000 in General Funds to the Parks/Professional Services account.
3. Authorizing the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-103

RESOLUTION 2021-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH NISSHO OF CALIFORNIA, INC. FOR CITYWIDE LANDSCAPE MAINTENANCE

WHEREAS, in May 2018, the City Council authorized the City Manager to enter into a Professional Services Agreement for Citywide Landscape Maintenance Services with Nissho of California, Inc. (Nissho); and

WHEREAS, Since the PSA was initially approved in 2018, the scope of work has been revised to include additional as-needed irrigation system repairs, additional mulching at several locations, and vegetation clearing at the City's newly acquired vacant parcel adjacent to the Skate Park. The agreement has also been extended three times since the original approval. The current (third) extension runs through June 30, 2022; and

WHEREAS, Staff reviewed the current maintenance requirements of the existing agreement and determined that the scope of work needs to be revised to include enhanced landscape maintenance services along the Coastal Rail Trail, Citywide tree planting and vegetation clearing at the Lomas Santa Fe Drive/Interstate 5 interchange.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to amend the Professional Services Agreement with Nissho of California, Inc. to increase the total cost of the agreement by \$65,000 for an amount not to exceed \$412,411 for Citywide Landscape Maintenance Services for Fiscal Year 2021/22.
3. That the City Council appropriates \$40,000 in General Funds to the Parks/Professional Services account.

4. That the City Council authorizes the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

PASSED AND ADOPTED this 8th day of September 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 8, 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Council Consideration of Resolution 2021-109 to Amend a Professional Service Agreement with Kimley-Horn and Associates Inc. to Provide Professional Planning Services to Update the City's Housing and Safety Elements**

BACKGROUND:

Housing Element Law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.

In August 2019, the City Council authorized the City Manager to execute a Professional Services Agreement (PSA) to update the City's Housing and Safety Element updates for an amount not to exceed \$79,999. In October 2020, the City Council approved an amendment to the agreement for an amount not to exceed \$145,000 to address newly adopted statutes and additional services necessary to complete the General Plan Housing and Safety Element update.

This item is before City Council to consider authorizing the City Manager to execute Amendment #2 to the PSA with Kimley-Horn and Associates Inc. for an amount of \$11,200 to provide additional professional planning services to update the City Housing and Safety Element.

DISCUSSION:

Kimley-Horn has been assisting with the City's 6th Cycle Housing and Safety Element updates. On April 14th, the City Council adopted the City's 6th Cycle Housing Element

COUNCIL ACTION:

Update, which was subsequently forwarded to the Department of Housing and Community Development (HCD) for review and certification. On July 21, 2021, the City received comments from HCD requesting additional revisions necessary to fully comply with State Housing Law. Kimley-Horn has prepared an additional scope of work and a cost estimated to complete the additional revisions requested by HCD. The scope and cost are included in Attachment 2 to the Staff Report.

CEQA COMPLIANCE STATEMENT:

This is not a project under the California Environmental Quality Act (CEQA).

FISCAL IMPACT:

As part of the FY 2019/20 and FY 2020/21 Adopted Budgets, the City Council approved expenditures associated with the work plan efforts. The original contract for Housing and Safety Element Updates with Kimley-Horn and Associates Inc. is for \$79,999, an amount funded by a SB 2 grant from HCD. The costs and services to complete the Housing and Safety Element Updates associated with Amendment #1 in an amount of \$65,000 is covered by the Local Early Action Planning (LEAP) Grant.

The additional \$11,200 cost to complete the Scope of Work to address HCD comments can be covered by General Fund salary savings. This action will increase the General Plan Update – Housing Plan project number 9905.03 by \$11,200 in FY 2022, for a three-year total project amount of \$156,200.

WORK PLAN:

Authorization to execute this contract amendment will complete the key task in bullet one of Community Character Priority A.1 (General Plan Update), to select a consultant to assist with the City's Housing and Safety Element update.

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2021-109 (Attachment 1) authorizing the City Manager to execute Amendment #2 to the Professional Services Agreement with Kimley-Horn and Associates Inc. for an additional amount not to exceed \$11,200.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-109
2. Revised Scope of Work – Kimley-Horn and Associates Inc.
3. HCD Letter

RESOLUTION 2021-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING PROFESSIONAL SERVICES AGREEMENT AMENDMENT #2 WITH KIMLEY-HORN AND ASSOCIATES INC. FOR PROFESSIONAL PLANNING SERVICES TO UPDATE THE CITY'S HOUSING AND SAFETY ELEMENTS

WHEREAS, in August 2019, the City Council authorized the City Manager to execute a Professional Services Agreement (PSA) to update the City Housing and Safety Element with Kimley-Horn and Associates (Kimley-Horn) for an amount not to exceed \$79,999; and

WHEREAS, in October 2020, City Council approved an amendment of the Kimley-Horn PSA, in an amount not to exceed \$145,000, to address newly adopted statutes and additional services necessary to complete the General Plan Housing and Safety Element update; and

WHEREAS, since the execution of the first amendment to the Kimley-Horn PSA, it was identified that additional services beyond the scope of the existing agreement were necessary to address additional comments received from the Department of Housing and Community Development; and

WHEREAS, those additional services result in additional costs, up to \$11,200.

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 authorizes the City Manager to execute Amendment #2 to the professional service agreement with Kimley-Horn and Associates Inc. for an amount of \$11,200 to provide additional professional planning services to update the City's Housing and Safety Element.
3. That the City Council approves adjusting the Fiscal Year 2022 budget to utilize savings in General Fund salaries to cover the additional \$11,200 in the General Plan Update - Housing Plan project 9905.03.

PASSED AND ADOPTED this 8th day of September 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



August 10, 2021

Mr. Joseph Lim
635 Hwy 101
Solana Beach, CA 92075

RE: *Amendment #2 to the Kimley-Horn Existing Housing Element Contract*

Kimley-Horn requests an amendment to the existing Housing Element contract dated September 1, 2019. This amendment would modify the existing agreement to include services to be performed by Consultant for compensation as set forth below in accordance with the terms of the original Agreement, which are incorporated by reference.

Kimley Horn will supplement the approved Scope of Work for the following tasks:

Scope of Work Task 11. 2nd Adopted Department of Housing and Community Development (HCD) Submittal Draft. Kimley-Horn will prepare one revised document to respond to HCD’s comments in the Housing Element review letter dated July 21, 2021. HCD’s review letter requires additional analysis to support the City’s site analysis strategy, fair housing, and the potential addition of housing programs based on that analysis. Kimley-Horn will complete the required analysis and make the associated revisions to the City of Solana Beach’s 6th Cycle Housing Element document. This includes preparing one revised version of the Housing Element to be submitted back to HCD for review. Should an additional round of review with HCD be required, that will be considered additional services.

Kimley-Horn anticipates 25 hours of work will be needed to complete this task.

Scope of Work Task 12. HCD/City Meetings. The remaining updates to the Housing Element to address HCD’s comments require additional coordination with City Staff and HCD. Kimley-Horn will anticipate 18 total hours of meeting time will be necessary to complete a the final draft document prior to resubmittal to HCD. This includes team meeting with City Staff and meeting with HCD staff to coordinate responses/edits to the Housing Element based on HCD feedback.

Scope of Work Task 13. Public Hearing (2nd Round). This scope assumes up to two members of the Kimley-Horn project team will attend two City Council Meetings virtually to adopt the revised Housing Element document. Should the City receive a letter of substantial compliance from HCD, the City will be required to adopt the revised version to replace the currently adopted Housing Element document. This task includes preparation of a powerpoint presentation for one meeting.

For the services set forth above, Client shall pay Consultant the following compensation.

Task to be Amended	Fee
Task 11. 2 nd Adopted HCD Submittal Draft	\$5,500
Task 12. HCD Coordination	\$3,900
Task 13. Public Hearings (2 nd Round)	\$1,800
Total:	\$11,200

With Kimley-Horn, you should expect more and will experience better. Please contact me at (714) 786-6111 or nick.chen@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Chen".

Nick Chen, AICP

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



July 21, 2021

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

Dear Greg Wade:

RE: Solana Beach's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Solana Beach's (City) housing element adopted April 14, 2021 and received for review on April 22, 2021. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted housing element addresses many statutory requirements from the February 16, 2021 letter; however, additional revisions are necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due April 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to make revisions to the element as described herein, re-adopt, and submit to HCD to regain housing element compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. When the element fully

Greg Wade, City Manager
Page 2

meets statutory requirements, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the dedication and effort the City's housing element team provided throughout the course of the housing element review. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jose Ayala, of our staff, at Jose.Ayala@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" written in a larger, more prominent script than the last name "West".

Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX CITY OF SOLANA BEACH

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

Housing Conditions: The prior review noted the element must estimate the number of units in need of rehabilitation and replacement. In response, the element now states a minimal need for rehabilitation but also indicates over 80 code enforcement reports in a year (pages 2-29) and concludes housing conditions as a contributing factor to fair housing issues (pages 3-61). The element should reconcile this information, estimate the number of units in need of rehabilitation and replacement and add or revise programs as appropriate.

2. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

While the element provides some additional data, it includes little to no analysis to address HCD's findings in the prior review. For example, the element includes a table with household income for the City compared to the county and the state but no analysis of the differences, trends or conclusions in terms of fair housing issues. Please see HCD's prior review and guidance at <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Realistic Capacity: As noted in the February 16, 2021 review, the element must include an analysis to support the number of units estimated on each site and account for the

likelihood of residential development in zones allowing non-residential uses. While the element includes information on recent developments with a residential component, the analysis must still address the likelihood of 100 percent non-residential occurring and adjust the calculation of residential capacity as appropriate. To address this requirement, the element should examine past trends in non-residential zones, determine how often a residential component is included and adjust the calculation of residential capacity accordingly.

Suitability of Nonvacant Sites: While the element provides additional information for past development of nonvacant sites and some information regarding redevelopment potential for some sites, this analysis must be completed for all sites in the inventory including sites intended to accommodate lower, moderate and above moderate income households. For example, many sites describe existing uses such as retail and that no recent renovation is apparent and then concludes the site has potential for additional development. This analysis by itself is insufficient and should consider additional factors to demonstrate the use will likely discontinue such as interest from owners or developers, age of the structure and existing floor area versus the allowable floor area.

The element should clearly identify reliance on nonvacant sites to accommodate the housing need for lower-income households. If the housing element relies upon nonvacant sites to accommodate more than 50 percent of the Regional Housing Needs Allocation for lower-income households, as part of the resolution to re-adopt the housing element, the City must make findings based on substantial evidence pursuant to Government Code section 65583.2, subdivision (g)(2).

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (Gov. Code, § 65583, subd. (a)(5).)*

Land Use Controls: While the element includes some calculations to show maximum densities can be achieved with two-story heights, additional information such as input from developers, should be included to demonstrate heights are not a constraint. Further, as noted in the prior letter, heights and the City's definition of density appear to be constraints, and the element should include programs to address these constraints as appropriate.

Housing for Persons with Disabilities: Generally, the element lists parking requirements for group homes in Solana Beach and nearby cities and then concludes there is no constraint on housing for persons with disabilities. However, there is no analysis of impacts on costs, feasibility or supply of housing for persons with disabilities. For example, the parking requirements could result in imposing 6 spaces for a typical group home for six persons or less in a single-family home. Yet, there is no mention of how these requirements are well in excess of a single-family home that is not a group home.

Further, group homes should be treated no differently. As noted in HCD's prior review, the element should add or modify programs to address these parking requirements as a constraint.

B. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding A3, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. The element must include programs as appropriate based on the outcomes of a complete analysis. In addition:

Program 1B (Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development): While the element commits to information sharing and potential fee waivers (required by state law), this program should be expanded with additional actions to provide incentives for ADU and JADUs.

Program 4B (Emergency Shelters): Parking requirements for emergency shelters of one space per ten beds are inconsistent with state law. This program should be revised to specifically address parking requirements for emergency shelters.

2. *Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

The element now includes actions to assist in the development of housing for extremely low-income households but should also revise programs to proactively reach out to developers of housing affordable to lower income households, including extremely low-income, on an annual basis. In addition, the element must still include programs to assist in the development of housing for households and individuals with special needs (e.g., farmworkers, persons experiencing homelessness, persons with disabilities, including developmental) as noted in the prior review.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable*

accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

As noted in Finding A4, the element does not include a complete analysis of governmental constraints and must add or revise programs as appropriate based on the outcomes of a complete analysis.

4. *Promote and affirmatively further[ing] fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding A2, the element does not include a complete analysis regarding affirmatively furthering fair housing. Based on a complete analysis of fair housing issues in the jurisdiction, the element must add or revise programs as appropriate.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 8, 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP and SDP to Demolish the Existing Single-Story, Single-Family Residence, Maintain an Existing Detached Single-Car Garage, Construct a Replacement Two-Story, Single-Family Residence, and Perform Associated Site Improvements at 510 North Acacia Avenue. (Application: DRP20-012, SDP21-016; Applicants: Janet Churches and Kristian Rauhala; APN: 263-043-12; Resolution 2021-105)**

BACKGROUND:

The Applicants, Janet Churches and Kristian Rauhala, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish the existing single-story, single-family residence, maintain an existing legal nonconforming detached single-car garage, construct a replacement two-story, single-family residence, and perform associated site improvements at 510 North Acacia Avenue. The 4,999 square-foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ).

The project proposes grading in the amounts of 29 cubic yards of cut, 19 cubic yards of fill, and 10 cubic yards of export. The maximum building height is proposed at 23.47 feet above the proposed grade with the highest pole at 121.67 feet above mean sea level (MSL). The project meets two thresholds for the requirement of a DRP, including: 1) construction in excess of 60 percent of the maximum allowable floor area and 2) construction of a second story that exceeds 35% of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2021-105 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The subject property is located on the east side of the 500-block of North Acacia Avenue, two properties north from the intersection of North Acacia Avenue and Solana Vista Drive. The project site fronts on both North Acacia Avenue and the public alley between North Highway 101 and North Acacia Avenue. The site is relatively flat and is currently developed with a single-story, single-family residence and a detached legal nonconforming single-car garage with access from the alley. Pursuant to SBMC Section 17.16.060, nonconforming structures can be maintained provided the proposed project would not increase the size or degree of the existing nonconformity.

The Applicants propose to demolish the existing single-story residence, maintain the existing legal nonconforming detached single-car garage, construct a replacement two-story single-family residence, and perform associated site improvements including grading, hardscape, fencing, and landscape. 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:	510 N Acacia Av	Zoning Designation:	MR (5-7 du/ac)															
Lot Size:	4,999 ft ²	# of Units Allowed:	1 SFR, 1 ADU, 1 JADU															
Max. Allowable Floor Area:	2,500 ft ²	# of Units Requested:	1 SFR															
Proposed Floor Area:	2,304 ft ²	Setbacks:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Required</th> <th style="width: 20%; text-align: center;">Proposed</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Front (W)*</td> <td style="text-align: center; padding: 2px;">20'</td> <td style="text-align: center; padding: 2px;">25'-2"</td> </tr> <tr> <td style="padding: 2px;">Exterior Side (N)**</td> <td style="text-align: center; padding: 2px;">5'</td> <td style="text-align: center; padding: 2px;">5'-3"</td> </tr> <tr> <td style="padding: 2px;">Interior Side (S)</td> <td style="text-align: center; padding: 2px;">5'</td> <td style="text-align: center; padding: 2px;">18'-0"</td> </tr> <tr> <td style="padding: 2px;">Rear (E)**</td> <td style="text-align: center; padding: 2px;">25'</td> <td style="text-align: center; padding: 2px;">34'-5"</td> </tr> </tbody> </table>		Required	Proposed	Front (W)*	20'	25'-2"	Exterior Side (N)**	5'	5'-3"	Interior Side (S)	5'	18'-0"	Rear (E)**	25'	34'-5"
	Required	Proposed																
Front (W)*	20'	25'-2"																
Exterior Side (N)**	5'	5'-3"																
Interior Side (S)	5'	18'-0"																
Rear (E)**	25'	34'-5"																
Below Max. Floor Area by:	196 ft ²	*Reduced because lot depth less than 100 feet. **Legal nonconforming garage located in rear and side-yard setback																
Max. Allowable Height:	25 ft.																	
Max. Proposed Height:	23.47 ft.																	
Highest Point/Ridge:	121.67 MSL																	
Overlay Zone(s):	SROZ																	
PROPOSED PROJECT INFORMATION																		
Floor Area Breakdown:		Required Permits:																
Existing Detached Garage	224 ft ²	DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area and a second story that exceeds 40% of the first floor. SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.																
Proposed Main Level Living Area	1,075 ft ²																	
Proposed Upper Level Living Area	1,205 ft ²																	
Subtotal:	2,504 ft ²																	
Required Parking Exemption:	- 200 ft ²																	
Total Floor Area:	2,304 ft²																	
Proposed Grading: 29 yd ³ cut, 19 yd ³ of fill and 10 yd ³ of export																		
Proposed Parking:		Existing Development:																
Existing Detached 1-Car Garage		Single-story, single-family residence with detached single-car garage																
Proposed Exterior Parking Space (1)																		
Proposed Fences and Walls: Yes																		
Proposed Accessory Dwelling Unit: No																		
Proposed Accessory Structure: Yes																		

Development Review Permit Compliance (SBMC Section 17.68.40):

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2021-105. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made:

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

If the above findings cannot be made, the Council shall deny the DRP.

In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The property is located within the MR Zone and is currently developed with a single-story, single-family residence with an detached legal nonconforming single-car garage. Surrounding properties along both sides of North Acacia Avenue as well as those on Solana Vista Drive and Ocean Street are also located in the MR Zone and are developed with one- and two-story single-family residences. Properties located to the east across the alley and along North Highway 101 are located in the Office Professional (OP) Zone, Scenic Area Overlay Zone (SAOZ), and Highway 101 Corridor Specific Plan Area. These properties are developed with one- and two-story office buildings with surface-level off-street parking located on the west side with access from the public alley.

The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020, which permits one single-family residence and one Accessory Dwelling Unit (ADU) per lot. The property is designated Medium Density Residential in the General Plan and intended for single- and multi-family residential development with a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential

neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with, the regulations of the SROZ. The project is also located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Building and Structure Placement:

The Applicants propose to construct a replacement 2,280 square-foot two-story single-family residence located on the northern side of the buildable area. The existing 224 square-foot legal nonconforming single-car garage located in the northeast corner of the property would be maintained with the project in accordance with SBMC Section 17.16.060. An additional uncovered parking spot would be located on the south side of the garage and the existing driveway access to the alley would be expanded to the south.

The proposed 1,075 square-foot first floor would consist of an open concept kitchen, living and dining room with a laundry and power rooms. The 1,205 square-foot second floor would consist of a primary bedroom suite, two bedrooms, one bathroom, and an area adjacent to the stairs open to the floor below. The first floor would be surrounded by a raised deck on the south, north, and west sides of the residence and would not exceed 30 inches in height above grade. An open trellis would cover the southern side of the deck area.

A single-family residence is required to provide two off-street parking spaces. 200 square feet of floor area is exempted per required parking space that is provided in a garage. The existing garage provides one 9 ft. X 19 ft. parking space and a second uncovered exterior space would be located on the south side of the garage. Therefore, 200 square feet would be exempt from the calculation of floor area.

The total proposed floor area would be 2,304 square feet, which is 196 square feet below the maximum allowable floor area for the 4,999 square-foot lot. The maximum floor area calculation for this project is as follows:

$$\begin{array}{r} 0.500 \text{ for first } 6,000 \text{ ft}^2 \\ \hline \text{Total Allowable Floor Area:} \end{array} \qquad \begin{array}{r} 3,000 \text{ ft}^2 \\ \hline 2,500 \text{ ft}^2 \end{array}$$

The proposed project, as designed, would meet the minimum required setbacks, provide the required off-street parking, and would be below the maximum allowable floor area for the property. The legal nonconforming garage is located within both the side and rear yard setbacks providing a side yard setback of 1'-11 1/2" (where 5 feet is required) and a rear yard setback of 5'-3 1/2" (where 25 feet is required). As stated above, this legal nonconforming garage can remain in accordance with SBMC Section 17.16.060.

Neighborhood Comparison:

Staff compared the proposed project to 30 other properties within the surrounding area. This area includes properties along North Acacia Avenue, Pacific Avenue, Ocean Street, and Solana Vista Drive as shown on the following map:



The properties evaluated in this comparison are located in the MR Zone. The existing homes range in size from 884 square feet to 4,897 square feet, according to the County Assessor records. It should be noted that some properties were developed prior to the implementation of the SROZ, and the County Assessor does not include the garage, covered patio area, or accessory building area in the total square footage. However, the County Assessor does include finished basements, which the City does not. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the existing and proposed garages as follows:

Project Gross Building Area:	2,504 ft ²
Delete Garage:	- 224 ft ²
Project Area for Comparison to Assessor's Data:	2,280 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 ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	199 Ocean St	6,096	2,733		3,017	MR
2	518 N Acacia Ave	4,740	2,730		2,370	MR
3	516 N Acacia Ave	4,900	1,230		2,450	MR
4	514 N Acacia Ave	5,000	3,046		2,500	MR
5	512 N Acacia Ave	4,930	1,564		2,465	MR
6	510 N Acacia Ave	4,999	884	2,280	2,500	MR
7	508 N Acacia Ave	5,000	1,659		2,500	MR
8	116 Solana Vista Dr	5,300	2,500		2,650	MR
9	506 N Acacia Ave	5,200	1,008		2,600	MR
10	202 Solana Vista Dr	5,400	1,718		2,700	MR
11	204 Solana Vista Dr	5,500	1,661		2,750	MR
12	507 N Acacia Ave	5,500	1,143		2,750	MR
13	511 N Acacia Ave	5,800	3,761		2,900	MR
14	515 N Acacia Ave	6,200	3,866		3,035	MR
15	519 N Acacia Ave	6,400	2,145		3,070	MR
16	523 N Acacia Ave	6,750	1,016		3,131	MR
17	527 N Acacia Ave	6,500	884		3,088	MR
18	201 Ocean St	6,600	1,897	2895	3,105	MR
19	211 Ocean St	8,360	1,259		3,413	MR
20	223 Ocean St	12,679	4,036		4,169	MR
21	502 Pacific Ave	5,600	2,245		2,800	MR
22	504 Pacific Ave	5,600	2,730		2,800	MR
23	506 Pacific Ave	5,930	1,540		2,965	MR
24	508 Pacific Ave	4,500	778		2,250	MR
25	510 Pacific Ave	6,500	2,447		3,088	MR
26	512 Pacific Ave	4,700	1,414		2,350	MR
27	514 Pacific Ave	6,000	1,542		3,000	MR
28	516 Pacific Ave	6,750	1,827		3,131	MR
29	520 Pacific Ave	6,808	4,601		3,141	MR
30	524 Pacific Ave	7,049	4,897		3,184	MR
31	528 Pacific Ave	5,963	2,647		2,982	MR

Fences, Walls and Retaining Walls:

Within the front yard setback area, SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. However, one walkway feature up to a maximum height of 6 feet provided 50% of the area is open to light and air and one driveway architectural feature up to a maximum

height of 10 feet provided at least 50% of the area is open to light and air are permitted for each lot. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to six feet in height with an additional 2 feet that is 50% open to light and air.

The existing privacy fencing located along the side and rear property lines would remain in place as well as the existing low picket fence that encroaches approximately 5.5 feet into the North Acacia Drive public right-of-way. The picket fence is aligned with fences of similar height and style on the two properties to the south as well as various other low fences and walls located within the North Acacia Drive public right-of-way. The existing public improvements in the North Acacia Drive public right-of-way consist of a standard gutter, six-inch curb, and four-foot sidewalk, which would be maintained with the project.

Currently, the plans show existing onsite fencing to remain that complies with the requirements of SBMC 17.20.040(O) and 17.60.070(C) and existing fencing in the right-of-way that is consistent with the surrounding neighborhood and the height limit for fences and walls located in a front yard setback area. As a condition of approval, the Applicants would be required to record an Encroachment Maintenance Removal Agreement (EMRA) to verify the property owner's responsibility in perpetuity to maintain and remove the encroachment if deemed necessary by the City. If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Landscape:

The project is not subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscape areas that exceed 500 square feet. The Applicants are proposing to modify 439 square feet of landscape area.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. One parking space would be located in the existing legal nonconforming garage and a second uncovered exterior parking space would be located on the south side of the garage. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage are exempt from the floor area calculation. Two spaces are required for the principal residence and one space is located in an existing, legal nonconforming one-car garage, therefore, 200 square feet of garage area is exempt from the project's floor area calculation.

Grading:

The project would include grading in the amounts of 29 cubic yards of cut, 19 cubic yards of fill, and 10 cubic yards of export to regrade the existing building pad and add the exterior parking space.

Lighting:

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

Usable Open Space:

The project consists of a replacement single-family residence on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on June 3, 2021 showing a maximum building height of 23.47 feet above the existing grade or 121.67 feet above Mean Sea Level (MSL). Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by July 26, 2021. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 23.47 feet above the existing grade or 121.67 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

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 2021-105 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. Additionally, as a condition of project approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

PUBLIC HEARING NOTICE:

Notice of the City Council Public Hearing 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 May 28, 2020. As of the date of preparation of this Staff Report, Staff has not received any formal correspondence from neighbors or interested parties in support of, or in opposition to, the proposed project.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 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 2021-105.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a SDP and DRP.
- Deny the project if all required findings for the DRP and SDP.

DEPARTMENT RECOMMENDATION:

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2021-105 conditionally approving a DRP and SDP to demolish the existing single-story, single-family residence, maintain an existing legal nonconforming detached single-car garage, construct a replacement two-story, single-family residence, and perform associated site improvements at 510 North Acacia Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-105
2. Project Plans

RESOLUTION 2021-105

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 THE EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE, MAINTAIN AN EXISTING LEGAL NONCONFORMING DETACHED SINGLE-CAR GARAGE, CONSTRUCT A REPLACEMENT TWO-STORY, SINGLE-FAMILY RESIDENCE, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 510 NORTH ACACIA AVENUE, SOLANA BEACH

APPLICANTS: JANET CHURCHES AND KRISTIAN RAUHALA

APPLICATION: DRP20-012 and SDP20-016

WHEREAS, Janet Churches and Kristian Rauhala (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 September 8, 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 the existing single-story residence, maintain the existing 224 square-foot legal nonconforming detached single-car garage, construct a replacement 2,280 square-foot, two-story single-family residence and perform associated site improvements at 510 Acacia Avenue, Solana Beach, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

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

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the Medium Residential (MR) Zone and cited by SBMC Section 17.020.030 including the nonconforming regulations for Additions to Nonconforming Structures (SBMC Section 17.16.060).

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 MR Zone. The surrounding neighborhood consists of a mix of properties that are one- and

two-story, single-family residences. The project site is currently developed with a one -story, single-family residence.

The property is located within the MR Zone and is currently developed with a single-story, single-family residence with a detached legal nonconforming single-car garage. Surrounding properties along both sides of North Acacia Avenue as well as those on Solana Vista Drive and Ocean Street are also located in the MR Zone and are developed with one- and two-story single-family residences. Properties located to the east across the alley and along North Highway 101 are located in the Office Professional (OP) Zone, Scenic Area Overlay Zone (SAOZ), and Highway 101 Corridor Specific Plan Area. These properties are developed with one- and two-story office buildings with surface-level off-street parking located on the west side with access from the public alley.

The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020, which permits one single-family residence and one Accessory Dwelling Unit (ADU) per lot. The property is designated Medium Density Residential in the General Plan and intended for single- and multi-family residential development with a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with, the regulations of the SROZ. The project is also located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

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

The Applicants propose to construct a replacement 2,280 square-foot two-story single-family residence located on the northern side of the buildable area. The existing 224 square-foot legal nonconforming single-car garage located in the northeast

corner of the property will be maintained with the project in accordance with SBMC Section 17.16.060. An additional parking spot will be located on the south side of the garage and the existing driveway access to the alley will be expanded to the south.

The proposed 1,075 square-foot first floor will consist of an open concept kitchen, living and dining room with a laundry and powder rooms. The 1,205 square-foot second floor will consist of a primary bedroom suite, two bedrooms, one bathroom, and an area adjacent to the stairs open to the floor below. The first floor will be surrounded by a raised deck on the south, north, and west sides of the residence and would not exceed 30 inches in height. An open trellis will cover the southern side of the deck area.

A single-family residence is required to provide two off-street parking spaces. 200 square feet of floor area is exempted per required parking space that is provided in a garage. The existing garage provides one 9 ft. X 19 ft. parking space and a second uncovered exterior space will be located on the south side of the garage. Therefore, 200 square feet will be exempt from the calculation of floor area.

The total proposed floor area will be 2,304 square feet, which is 196 square feet below the maximum allowable floor area for the 4,999 square-foot lot. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
<hr/> Total Allowable Floor Area:	2,500 ft ²

The proposed project, as designed, will meet the minimum required setbacks, provide the required off-street parking, and will be 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. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscape areas that exceed 500 square feet. The Applicants are proposing to modify 439 square feet of landscape area.

- 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. One parking space will be located in the existing legal nonconforming garage and a second uncovered exterior parking space will be located on the south side of the garage. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. Two spaces are required for the principal residence and one space is located in a garage, therefore, 200 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 will include grading in the amounts of 29 cubic yards of cut, 19 cubic yards of fill, and 10 cubic yards of export to regrade the existing building pad and add the exterior parking space.

- 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 a replacement single-family residence on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

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

All required permits, 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 existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on June 3, 2021 showing a maximum building height of 23.47 feet above the existing grade or 121.67 feet above Mean Sea Level (MSL). Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by July 26, 2021. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 23.47 feet above the existing grade or 121.67 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the 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 September 8, 2021, and located in the project file with a submittal date of August 25, 2021.
- 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 23.47 feet above the proposed grade on the west elevation and the highest point of the structure will not exceed 121.67 MSL in conformance with the plans as approved by the City Council on September 8, 2021.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. 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.
- VIII. 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.

- IX. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction 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. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a 1/2" inch stroke width for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- IV. AUTOMATIC FIRE SPRINKLER SYSTEM – ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- V. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to Final Inspection of the Building Permit. 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:
 - a. Existing wood picket fence.
 - b. Existing planter bed.
- II. The Applicants shall obtain an Engineering Permit. The Engineering Permit shall be prepared by a Registered 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. The Engineering Permit plan shall be in accordance with the BMP Site Plan prepared by Pasco Laret Suiter & Associates dated October 2020. A Preliminary Hydrology Study prepared, and all recommendations of the Hydrology Study shall be incorporated into the Engineering Permit plan. A soils report is not required.
- III. All construction demolition materials shall be recycled according to the City’s Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

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 8th day of September, 2021, by the following vote:

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

LESA HEEBNER, MAYOR

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

ATTACHMENT 1

North Acacia Residence

510 North Acacia Avenue, Solana Beach, CA 92075
DRP / SDP Submittal 4

JLC Architecture
337 South Cedros Avenue, Suite J
Solana Beach, CA 92075
www.jlcarc.com
office 858 436 7777



These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect.

North Acacia Residence
510 North Acacia Avenue, Solana Beach, CA 92075

Date	Description

Project number	19038
Drawn by	TVS
Checked by	JLC
Purpose	DRP / SDP Submittal 4

G001
General Project Information

print Date: 6/21/2021 10:28:26 AM

GENERAL NOTES

- All notes listed below are applicable unless otherwise noted within the construction documents or specifications.
- Changes to the approved drawings and specifications shall be made only by owner approved addenda or change order.
- The contractor shall verify in the field all dimensions, elevations, flow lines and points of connection with adjacent properties, any discrepancies shall be called to the architect's attention before proceeding with the work.
- All dimensions are to face of studs, masonry or centerline unless noted otherwise. Do not scale drawings. Dimensions prevail.
- Dimensions shown at windows are to outside edge of window frame. Rough opening dimensions are the responsibility of the contractor.
- Grid lines align to face of studs, masonry or centerlines of columns unless otherwise noted.
- The contractor shall determine the location of utility services in the area prior to excavation. The contractor shall assume responsibility for the protection of existing utilities and pavement within the area of the work whether indicated on the drawings or not, unless otherwise noted. All utilities to be underground per utility company and local code requirements.
- Should any condition arise where the intent of the drawings is in doubt where there is a discrepancy or appears to be an error on the drawings between the drawings and the field conditions, the architect shall be notified as soon as reasonably possible for procedure to be followed.
- Where details are not shown for any part of the work, the construction shall be similar to other similar work, or contact the architect for clarification.
- Workmanship throughout shall be of the best quality of the trade involved.
- Each subcontractor is considered a specialist in his respective field and shall, prior to the submission of bid or performance of work, notify the general contractor or owner of any work called out on the drawings in his trade that cannot be fully guaranteed. The contractor and/or subcontractors shall be responsible for the appropriate "hook-up" to all utilities required to support the work.
- Permits, fees, taxes, licenses, and deposits shall be paid for and obtained by each sub-contractor and the general contractor as they relate to their work.
- These drawings do not include necessary components for construction safety of all parties present on the job site. This is the contractor's responsibility.
- The contractor shall protect adjacent properties and site work at all times.
- Do not make connection, brace, or suspend any construction or equipment from the roof deck or joists unless indicated on the drawings.
- Any periodic visits to the job site by the architect are for provisions of the contract documents, and are in no way a guarantee or insurance that the finished project totally complies with the contract documents.
- The architect does not assume any of the responsibility for methods or appliances used by the contractor, nor safety of the job in compliance with the laws and regulations.
- All construction and demolition debris shall be removed from around the buildings, the driveways, sidewalks and landscaping at the end of each work day. The driveways and sidewalks shall be swept clean.
- The contractor shall limit the site storage of material, supplies or temporary structures to those areas as indicated on the drawings or as approved by the owner's representative.
- The contractor shall repair or replace any items damaged during demolition or construction indicated to be reused or to remain, at no cost to the owners.

CONTRACTOR FIELD VERIFICATION

Before erection of structure and/or ordering of any building components, the General Contractor should field verify all horizontal, vertical dimensions and connections of existing/proposed components including, without being limited to:

- building setbacks
- existing/proposed grade
- maximum allowable height at walls and ridges
- insulation requirements at walls, floors and roof structure
- window/door energy performance requirements
- mechanical equipment location and clearances

DEFERRED SUBMITTALS

Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall NOT be installed until their design and submittal documents have been approved by the building official.

- Automatic Fire Sprinkler System.** General contractor to provide full design-build services including but not limited to survey of existing conditions, design, construction documents, permit, construction and testing. Sprinkler plans must be submitted for review prior to any general building inspections.

Fire Sprinkler Notes
The submittal of residential fire sprinkler plans required by California Residential Code Section R313 has been deferred.

To avoid delays in construction, plans for fire sprinkler plans shall be submitted not less than 30 calendar days prior to installation or prior to requesting a foundation inspection when the submittal of fire sprinkler plan is deferred. A framing/rough inspection shall not be requested prior to approval of the fire sprinkler plans.

Residential systems designed to the requirements of NFPA 13D or NFPA 13R shall include the following: a. Garage areas will be included in the area to be sprinklered. Protection of the heads will be required for all heads installed in garage areas. b. All bathrooms, regardless of square footage, shall be protected. c. A backflow protection device shall be required. d. A fire alarm signal shall be provided by a water flow switch located on the sprinkler riser and the alarm bell shall be of sufficient intensity to be clearly audible in all bedrooms. e. Domestic water supply shut off shall be installed so that the residential sprinkler system cannot be shut off, except at the meter. f. Residential dwellings constructed more than 150 feet from a roadway meeting public road standards shall be provided with a sprinkler system.

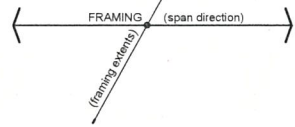
REQUIRED CERTIFICATIONS

The following certifications to be provided under the direction of the general contractor:

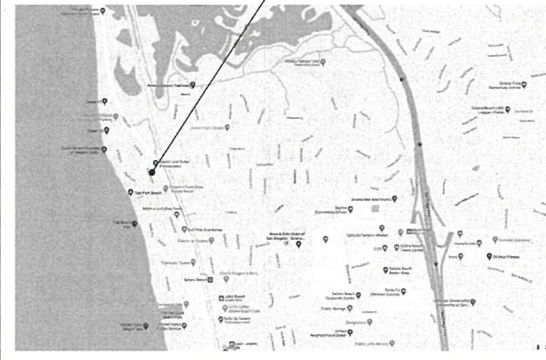
- Prior to requesting a framing inspection you are required to submit a height certification signed by a licensed land surveyor certifying that the structure ridge height will not exceed ___ MSL in height.
- Prior to receiving final approval for completion of the project the applicant shall submit, a signed certificate of completion and final documentation for the project within 10 days after the landscape installation, pursuant to SBMC 17.56.123.
- Completion of the Waste Management Plan (WMP) per SBMC 6.36.
- An encroachment permit is required for work in a public right of way. A certificate of liability insurance naming the city additionally insured is required of the contractor doing the work.
- The contractor responsible for the construction of the seismic-force-resisting system shall submit a written **Statement of Responsibility** to the building official prior to commencement of work on the system.
- Prior to final inspection the licensed contractor in responsible charge of the overall construction must provide to the building department official **written verification** that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CGC 102.3 prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building department official **written verification** that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CGC 102.3.

SYMBOLS

- EXTERIOR ELEVATION
- BUILDING SECTION
- INTERIOR ELEVATION
- DETAIL MARKER
- ELEVATION, HEIGHT
- SPOT ELEVATION, HEIGHT
- DOOR TAG
- WINDOW TAG
- SKYLIGHT TAG
- LIGHTING FIXTURE TAG 'A' (Type), '3' (Local Count)
- REVISION (DELTA)
- HOSE BIB
- ROOM TAG
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- EXHAUST FAN / CONTINUOUS EXHAUST FAN W/ DUCT RUN
- SHEAR WALL - #, LENGTH



VICINITY MAP



LOT AREA CALCULATIONS

	Existing	Proposed
Non-landscaped Area	2,310 sf	2,585 sf
Non-irrigated Landscape	0 sf	0 sf
Irrigated Landscape	2,618 sf	2,324 sf
Water Feature	0 sf	0 sf
Decorative Hardscape	71 sf	90 sf
Total Lot Area	4,999 sf	4,999 sf

	Area of Work
Irrigated Landscape	415 sf
Water Feature	0 sf
Decorative Hardscape	24 sf
Aggregate Landscape Area	439 sf

Aggregate Area <500 sf Landscape Documentation Package is not required

DEMOLITION

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.

GRADING AND EARTHWORK

Grading Quantities

Site Grading (outside of structure)	8 CY cut	5 CY fill
Site Grading (below structure)	21 CY cut	14 CY fill
Total Grading	48 CY	19 CY
Net Export	10 CY	

Note: Any required export shall be disposed of at a legal dump site.

PROJECT SCOPE

Demolition of existing single family home partial demolition of existing detached garage. Construction of new single family home and addition to existing detached garage.

PROJECT DATA

Project Number	DRP20-012 / SDP20-016
Address	510 North Acacia Avenue, Solana Beach, CA 92075
APN	263-043-12-00
Gross/Net Lot Size	4,999 SF
Base Zone	MRd
Overlay Zones	SROZ
FAR	max 2,500 SF (see calculation below)
Proposed Area	see table and calculations below
Use	Single-Family Home
Occupancy	R3
Construction Type	V-B
Parking Spaces	2 spaces required / 2 spaces provided

# of Stories	2 (house) / 1 (existing detached garage)
Building Height	23.47' (see roofline at east end of house, chimney exempt)

Front Setback	20' (reduced from standard 25' due to lot depth of <100')
Rear Setback	25' for primary structure, 5' for detached accessory structure
Side Setback	5'

Fire Sprinklers	none existing, new system required
Year Built (Original)	1947

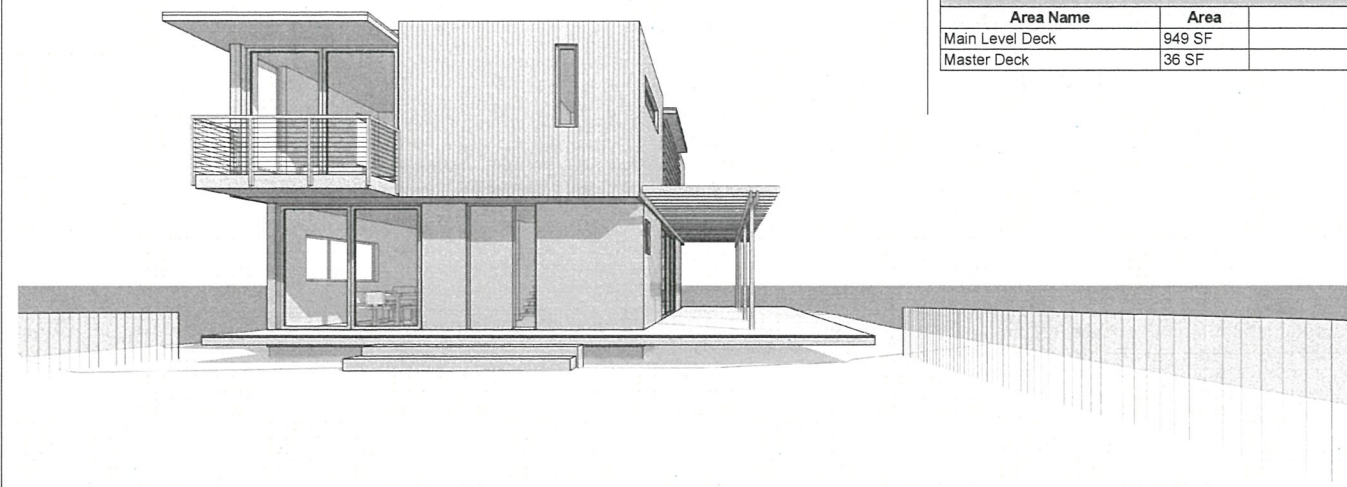
Max FAR Calculation

Lot size	4,999 SF
4,999 x 0.5	2,499.5 SF
Max Floor Area	2,500 SF

GROSS BUILDING AREA - PROPOSED		
Area Name	Area	Comments
Garage	224 SF	existing
House - 1st Floor	1,075 SF	
House - 2nd Floor	1,205 SF	
Grand total	2,504 SF	

Grand Total	2,504 SF
Exemptions	
Garage required parking exemption (max 200 SF)	-200 SF
Gross Floor Area	2,304 SF

ADDITIONAL EXTERIOR AREAS		
Area Name	Area	Comments
Main Level Deck	949 SF	
Master Deck	36 SF	



TOPOGRAPHIC SURVEY

EASEMENTS:

EASEMENTS AFFECTING THE PROPERTY PER TITLE INSURANCE POLICY ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, POLICY # 03711375, DATED SEPTEMBER 15, 2005, ARE AS FOLLOWS:
NO EASEMENTS LISTED.

OWNER:

KARI KRISTIAN RAUHALA AND JANET CHURCHES,
CO-TRUSTEES OF THE RAUHALA FAMILY TRUST

ADDRESS:

510 NORTH ACACIA AVENUE
SOLANA BEACH, CA 92075

APN:

263-043-12

BENCHMARK:

LED & TACK IN SIDEWALK @ 7.00' OFFSET TO SOUTHWESTERLY PROPERTY CORNER.
ASSUMED ELEVATION = 100.00'

LEGAL DESCRIPTION:

LOT 4, BLOCK 6, SOLANA BEACH VISTA, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2143, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 17, 1928.

NOTE:

BASIS OF BEARINGS IS N22°12'49"N ALONG THE EASTERLY LINE OF ACACIA AVENUE PER MAP 2143. BEARING AND DISTANCES SHOWN HEREON ARE BASED ON FOUND MONUMENTS AS SHOWN. RECORD DIMENSIONS PER MAP 2143 ARE SHOWN IN PARENTHESES.

PREPARED BY:

PASCO ENGINEERING INC.
535 N. COAST HWY 101, SUITE A
SOLANA BEACH, CA 92075
858-259-8212

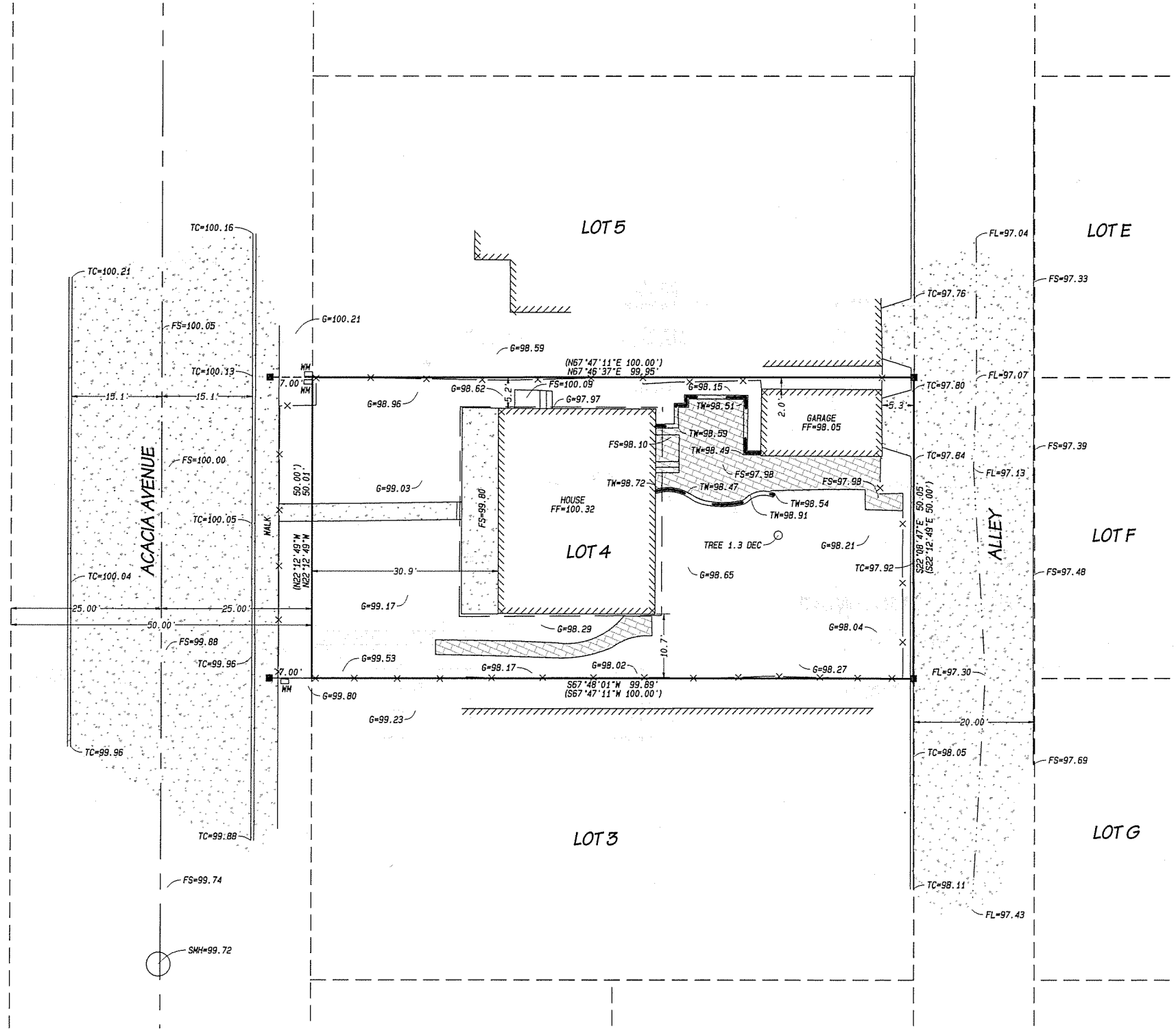
DATE: 04-25-2008



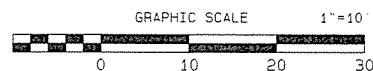
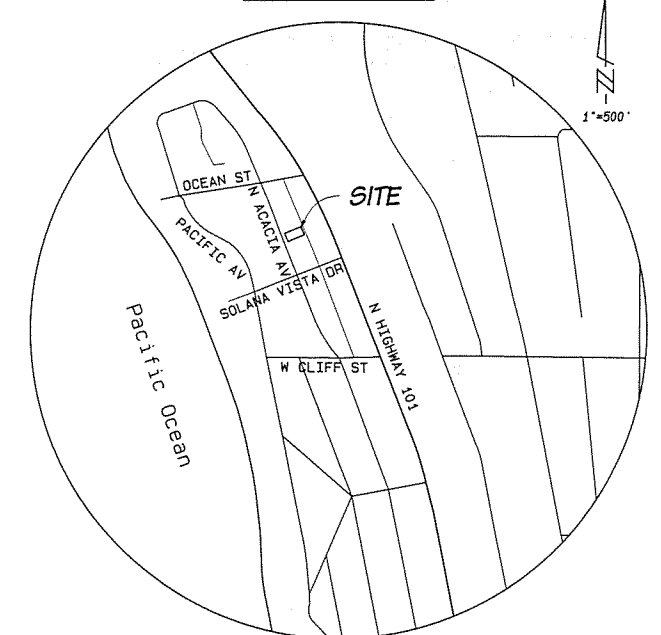
BLAKE E. TORGERSEN DATE
PLS 8548

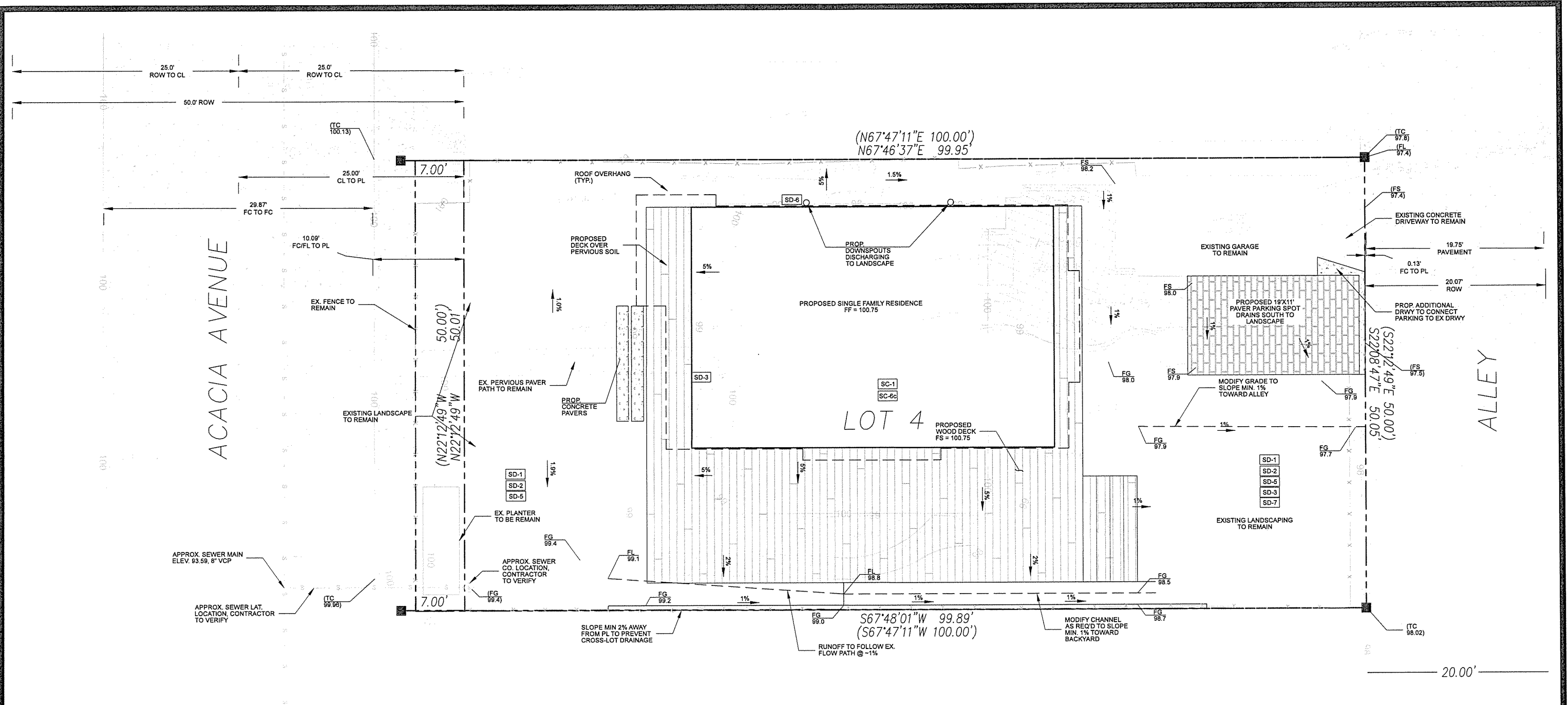
LEGEND:

- SURVEY BOUNDARY
- - - ADJOINING PROPERTY LINE
- FOUND LED & TAG IN CONCRETE
- x-x- FENCE LINE
- ▨ BUILDING FOOTPRINT
- ▧ EAVE / ROOF OUTLINE
- FLOWLINE
- ▬ SITE MALL / RETAINING WALL
- ▨ CONCRETE SURFACE
- ▧ BRICK PAVING SURFACE
- TM TOP OF MALL
- BM BOTTOM OF MALL
- FF FINISHED FLOOR
- FS FINISHED SURFACE
- G GROUND ELEVATION
- TC TOP OF CURB
- MM WATER METER
- SMH SEWER MANHOLE



VICINITY MAP





SOURCE CONTROL AND LID BMPs

- SC-1 PREVENTION OF ILLICIT DISCHARGE INTO THE MS4
- SC-6c NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL
- SC-6d LANDSCAPE/OUTDOOR PESTICIDE USE
- SC-6p PLAZAS, SIDEWALKS, AND PARKING LOTS
- SD-1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
- SD-2 CONSERVE NATURAL AREAS, SOIL, AND VEGETATION
- SD-3 MINIMIZE IMPERVIOUS AREA
- SD-4 MINIMIZE SOIL COMPACTION
- SD-5 IMPERVIOUS AREA DISPERSION
- SD-6 RUNOFF COLLECTION
- SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES

DRAINAGE AREAS

CONDITION	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)
EXISTING	4,999	1,697
PROPOSED	4,999	1,783

NET CHANGE IN IMPERVIOUS AREA = +86 SF

GRADING QUANTITIES

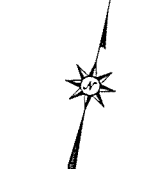
SITE GRADING (OUTSIDE OF STRUCTURE):
 CUT: 8 CY
 FILL: 5 CY

SITE GRADING (BELOW STRUCTURE):
 CUT: 21 CY
 FILL: 14 CY

EXCAVATION UNDER FOOTINGS (WALLS): 0 CY
 REMOVAL & RECOMPACTION: 0 CY

TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURES): 48 CY

TOTAL EXPORT: 10 CY

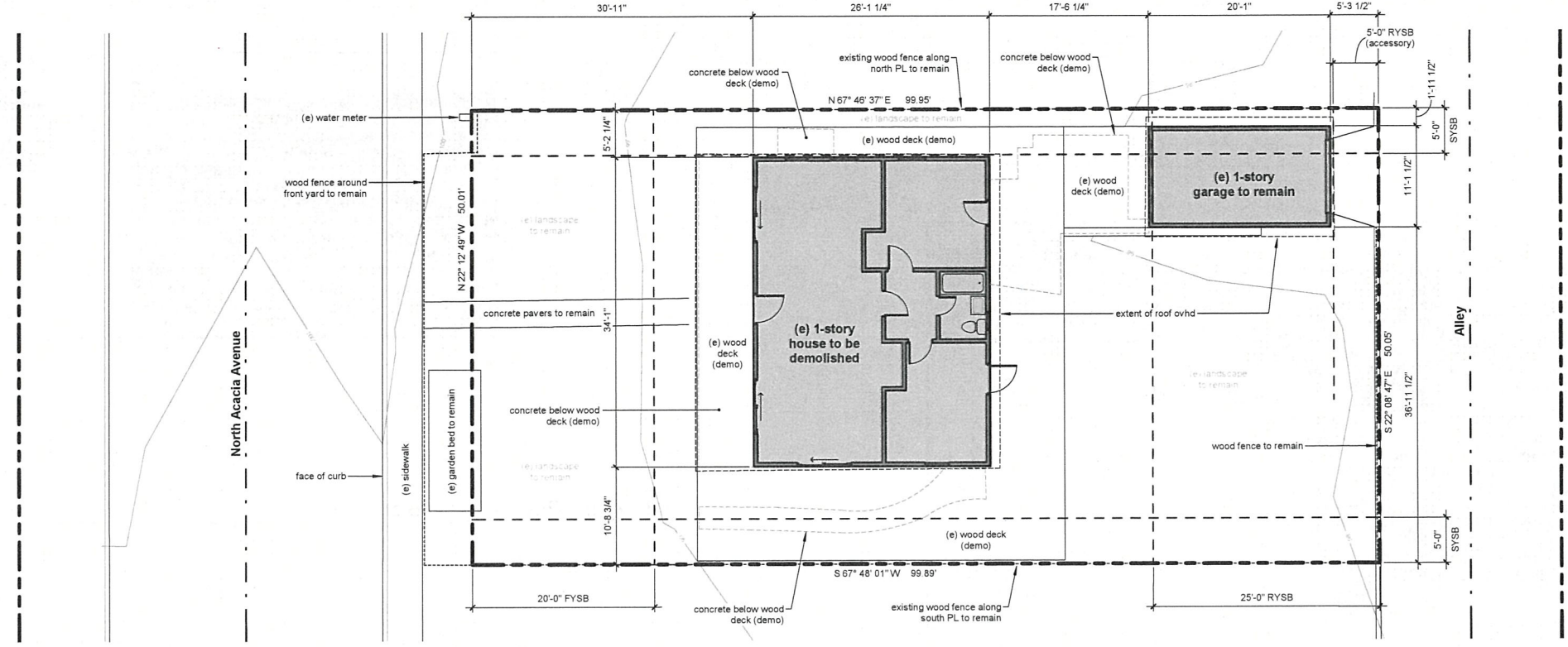


SCALE: N.T.S.

BMP SITE PLAN

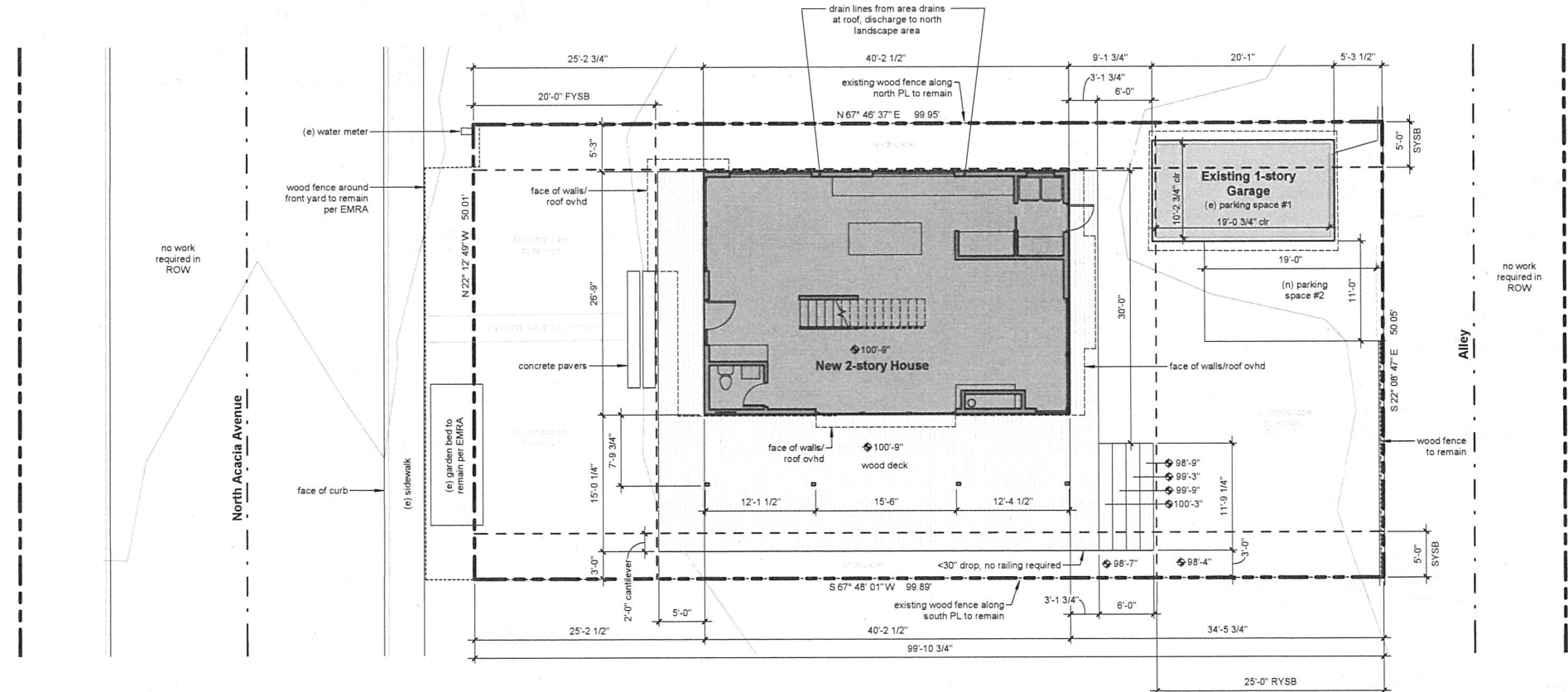
CHURCHES RESIDENCE
 510 N ACACIA AVE., SOLANA BEACH, CA 92075
 PROJECT NUMBER: PE 1712
 SCALE: N.T.S.
 DATE: JUNE 2021
 SHEET 1 OF 1

PASCO LARET SUITER & ASSOCIATES
 CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
 535 North Highway 101, Ste A, Solana Beach, CA 92075
 ph 858.259.8212 | fx 858.259.4812 | plsengineering.com



1 Site Plan - Existing

1/8" = 1'-0"



2 Site Plan - New

1/8" = 1'-0"

OUTDOOR LIGHTING

1. All new light fixtures shall be in conformance with the City-Wide lighting regulations of the Zoning Ordinance.
2. 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.

FENCES AND WALLS

Any proposed onsite fencing, walls and retaining walls or any combination thereof shall comply with applicable regulations of SBMC Section 17.20 040 and 17.60 070 (Fences and Walls).

LANDSCAPE

1. No invasive species will be allowed to remain or be planted on site.
2. All landscaping will be drought tolerant natives/adapted species.
3. Drip irrigation, soaker hoses, or micro-spray systems are to be utilized and run in a way to avoid surface runoff to stormwater drains.
4. Watering schedule to respond to seasonal conditions and local rainfall to minimize water use.

NOTE: All dimensions shown on this sheet are measured to the exterior wall surface.



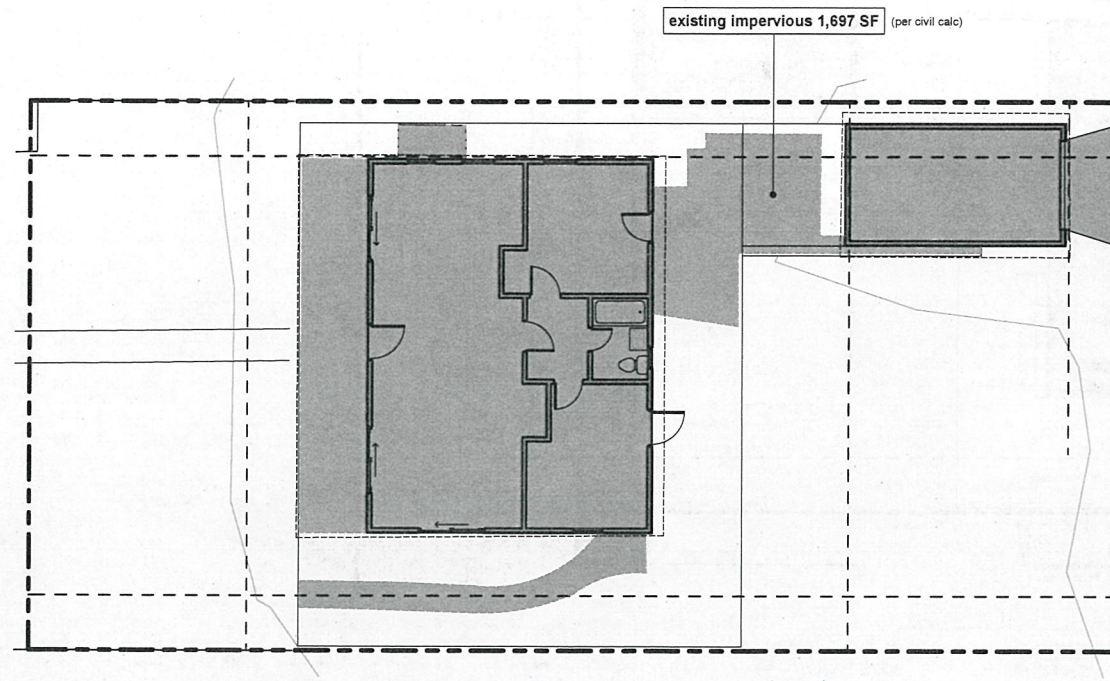
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North Acacia Residence
 510 North Acacia Avenue, Solana Beach, CA 92075

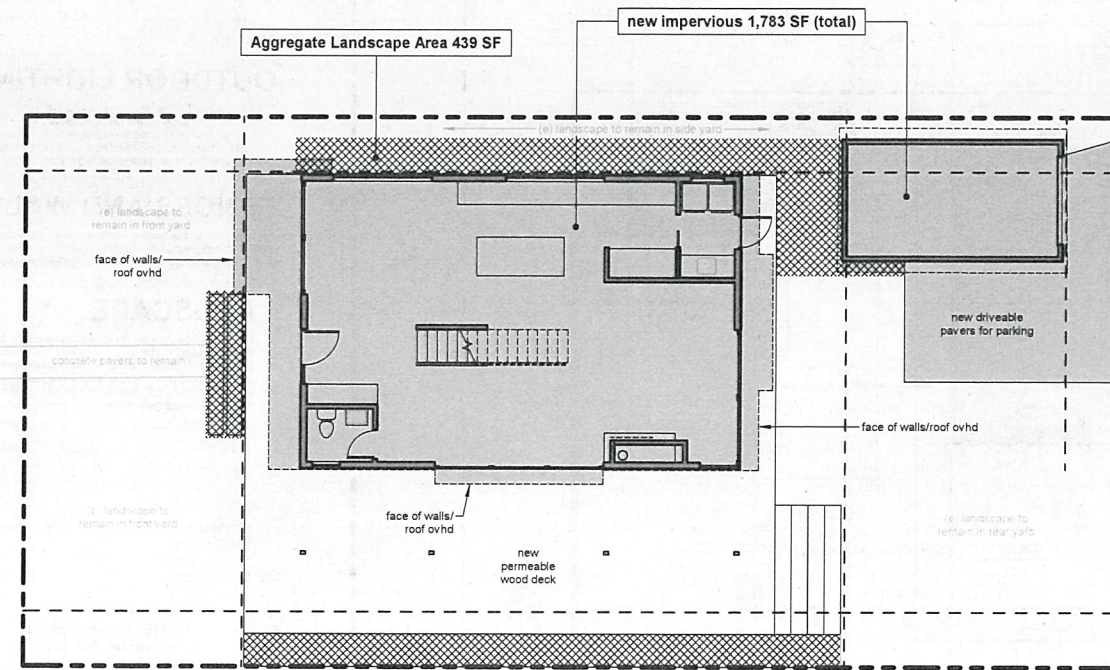
No.	Description	Date

Project number	19038
Drawn by	TVS
Checked by	JLC
Purpose	DRP / SDP Submittal 4

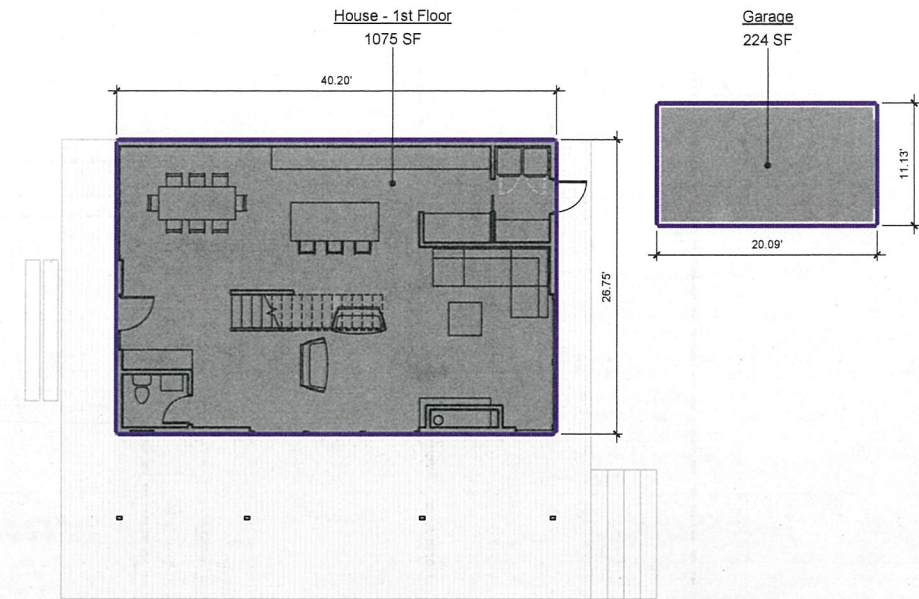
A002
 Site Plans



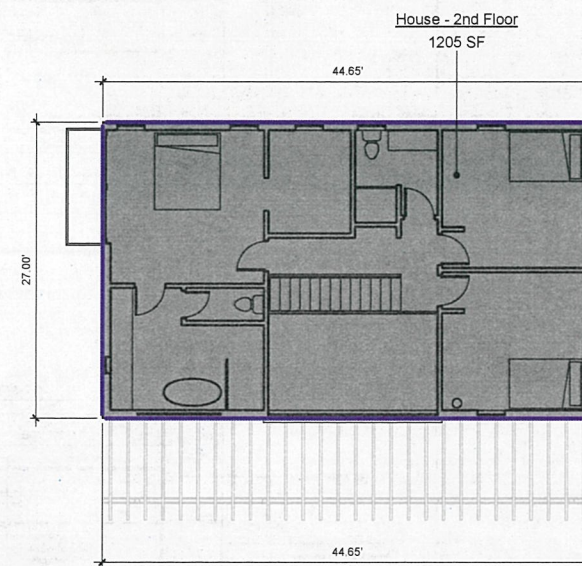
3 Pervious Area Calcs - Existing
1/8" = 1'-0"



4 Pervious Area / New Landscape Area Calcs - New
1/8" = 1'-0"



1 Area Plan - 1st Floor
1/8" = 1'-0"



2 Area Plan - 2nd Floor
1/8" = 1'-0"

Max FAR Calculation	
Lot size	4,999 SF
4,999 x 0.5	2,499.5 SF
Max Floor Area	2,500 SF

GROSS BUILDING AREA - PROPOSED		
Area Name	Area	Comments
Garage	224 SF	existing
House - 1st Floor	1,075 SF	
House - 2nd Floor	1,205 SF	
Grand total	2,504 SF	

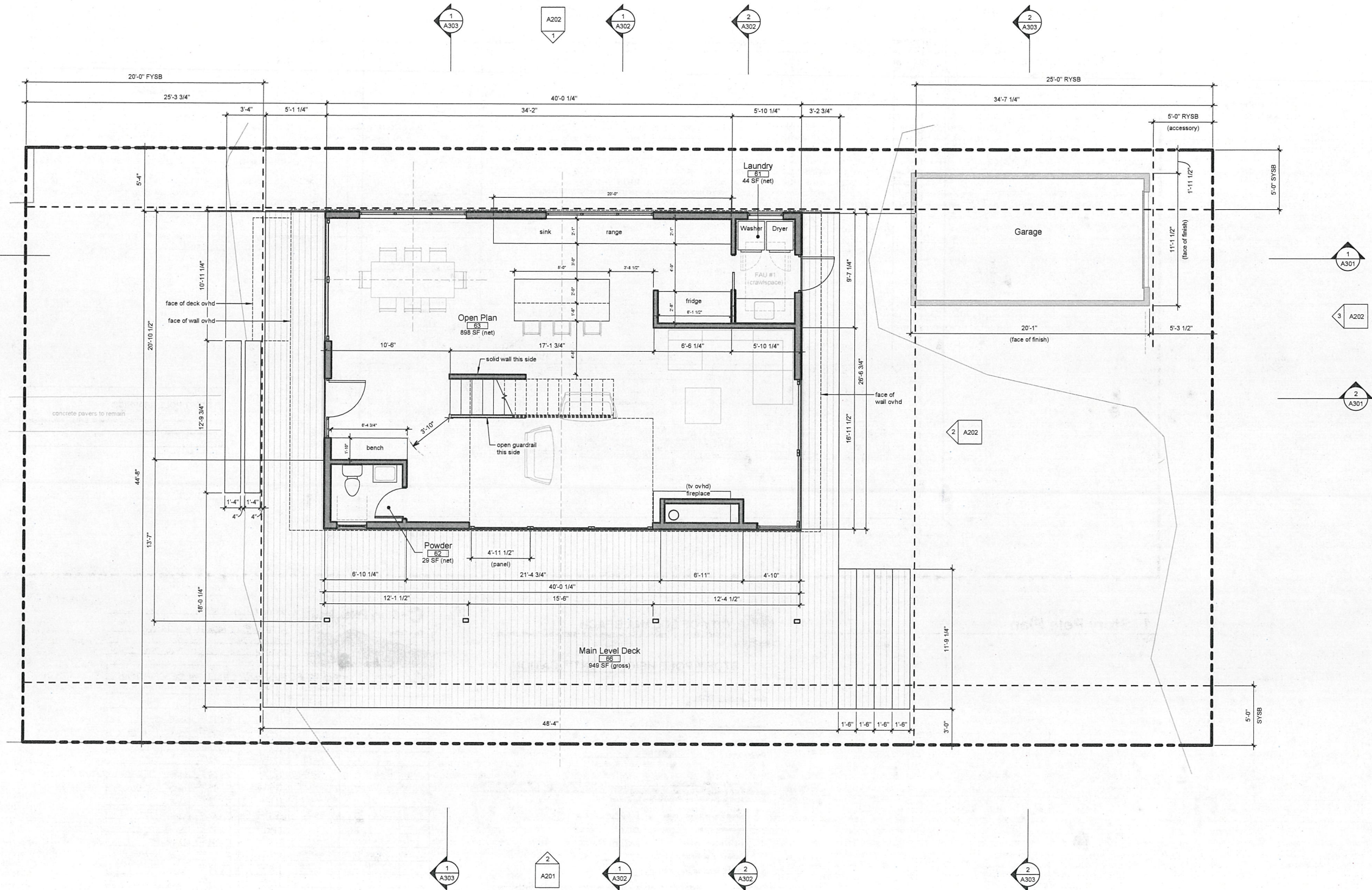
Grand Total	2,504 SF
Exemptions	
Garage required parking exemption (max 200 SF)	-200 SF
Gross Floor Area	2,304 SF

NOTE: All dimensions shown on this sheet are measured to the exterior wall surface.



Date	
Description	
No.	

Project number	19038
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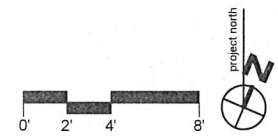


1 1st Floor Plan

1/4" = 1'-0"

No.	Description	Date

Project number	19038
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Purpose	DRP / SDP Submittal 4

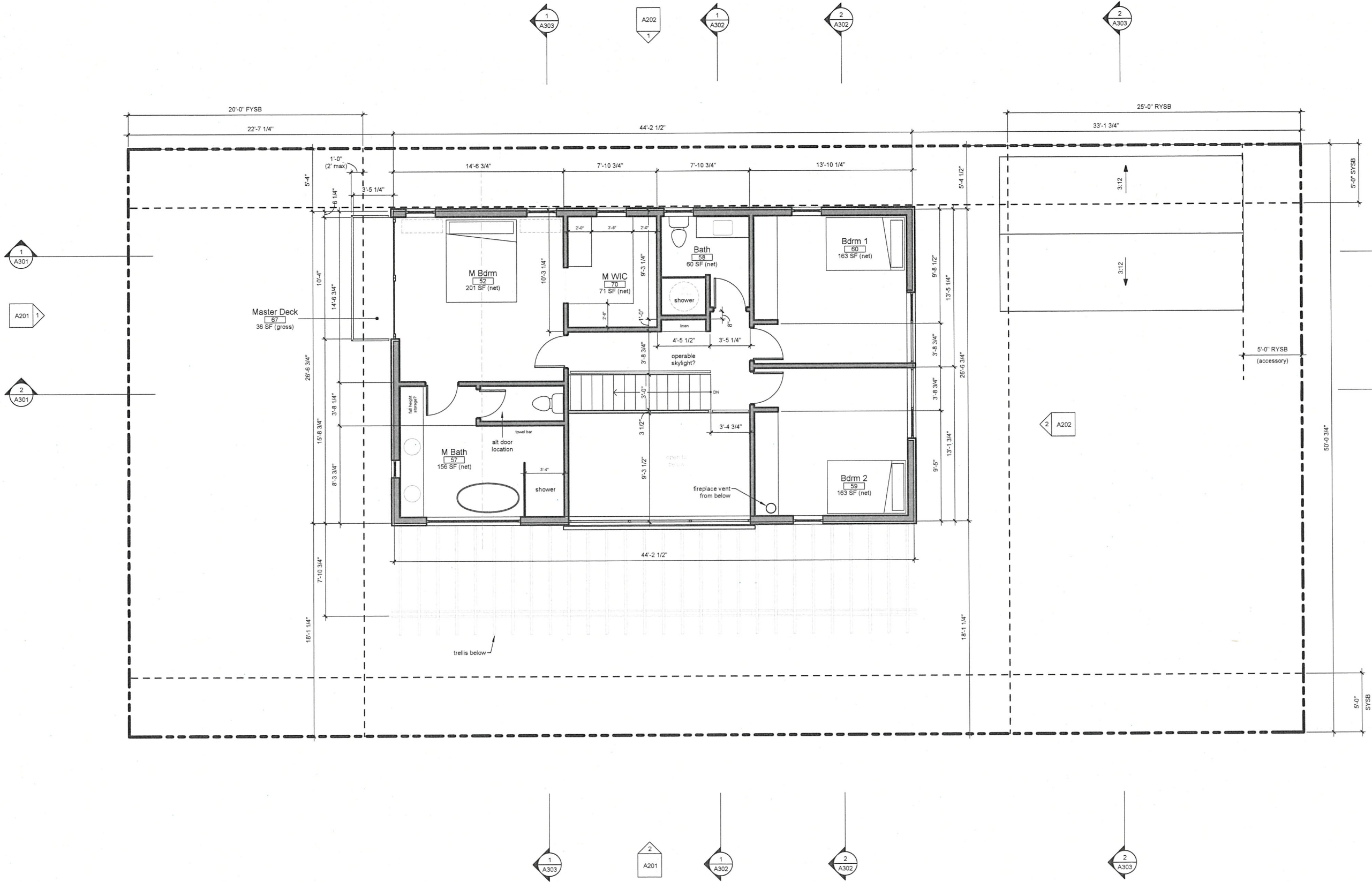


North Acacia Residence
 510 North Acacia Avenue, Solana Beach, CA 92075

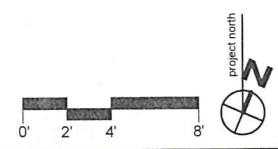
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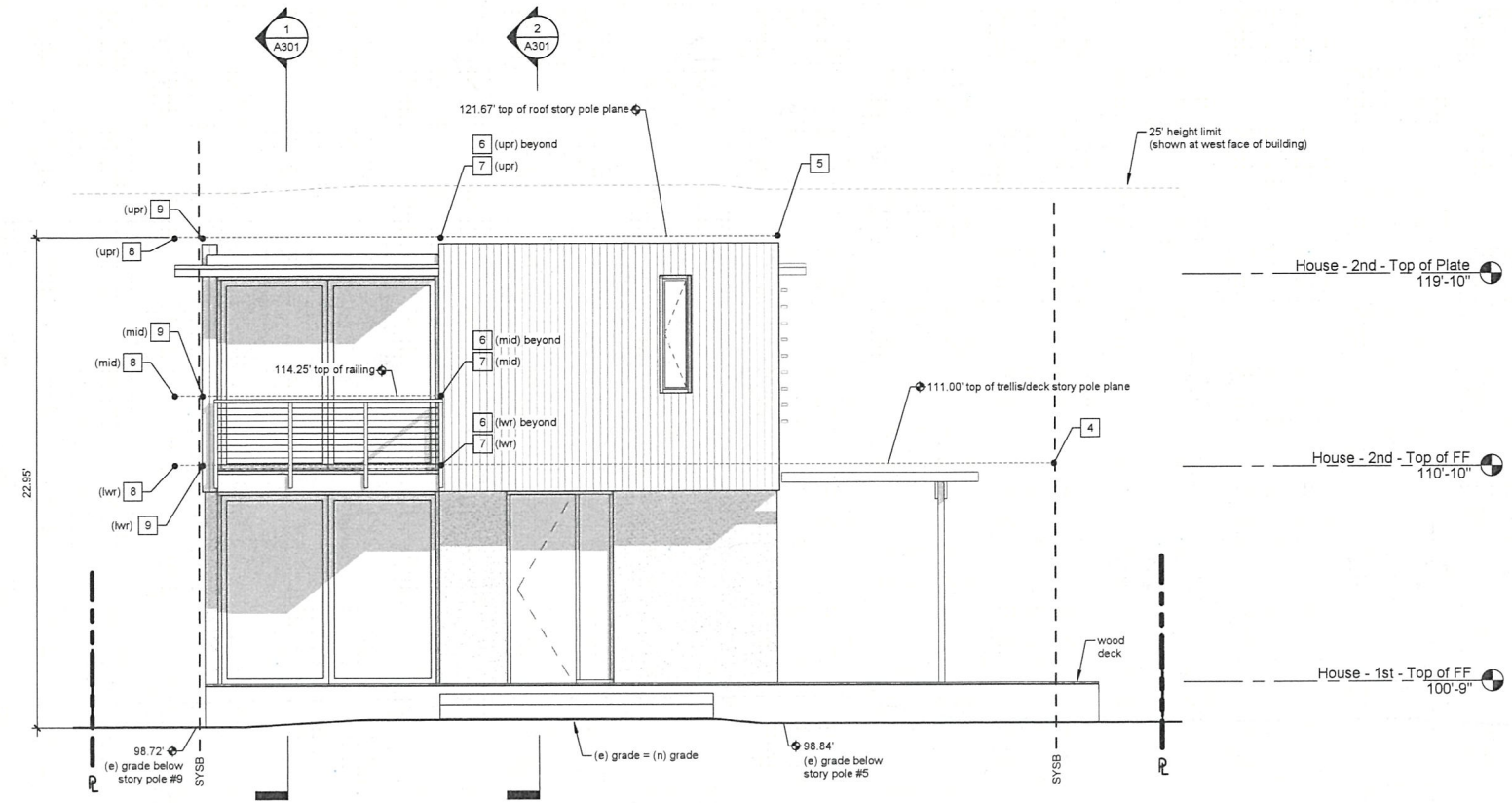
Project number	19038
Drawn by	TVS
Checked by	JLC
Purpose	DRP / SDP Submittal 4

A102
 Floor Plans

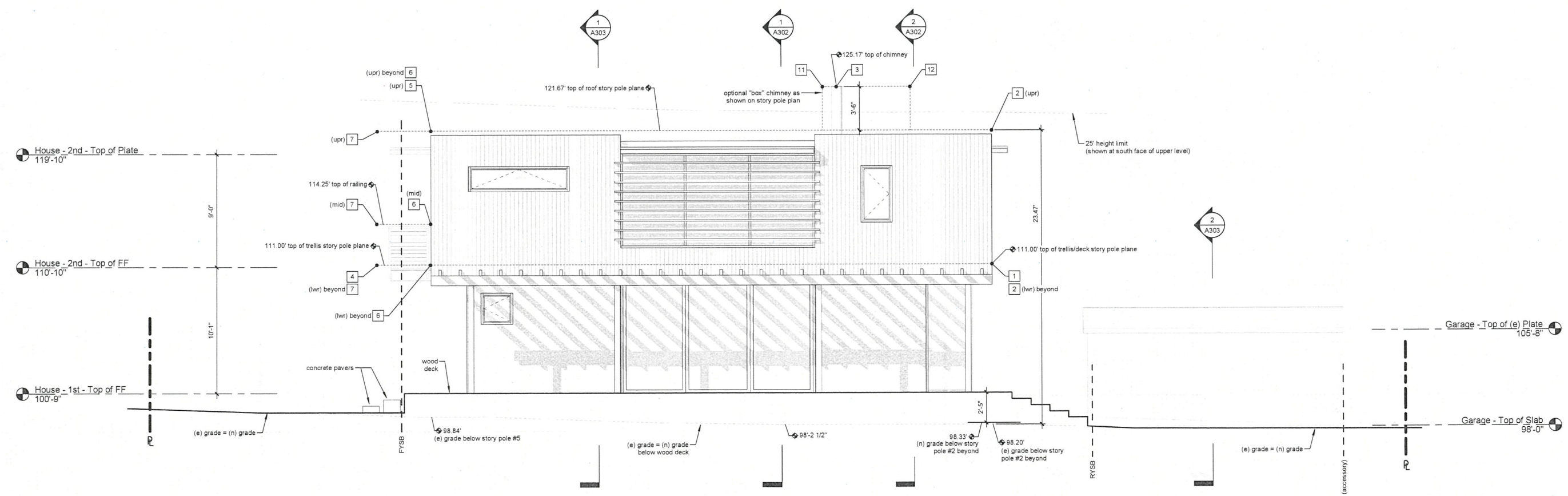


1 2nd Floor Plan
 1/4" = 1'-0"

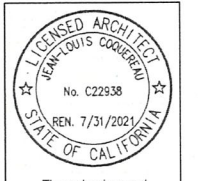




1 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



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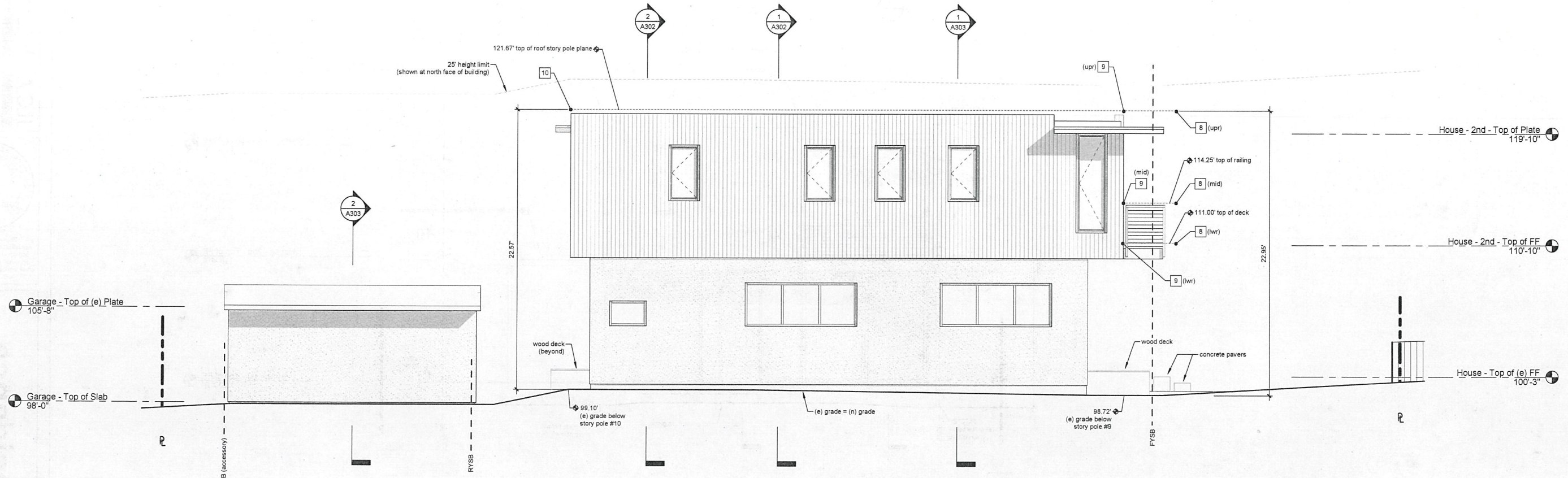
North Acacia Residence
510 North Acacia Avenue, Solana Beach, CA 92075

Date	Description	No.

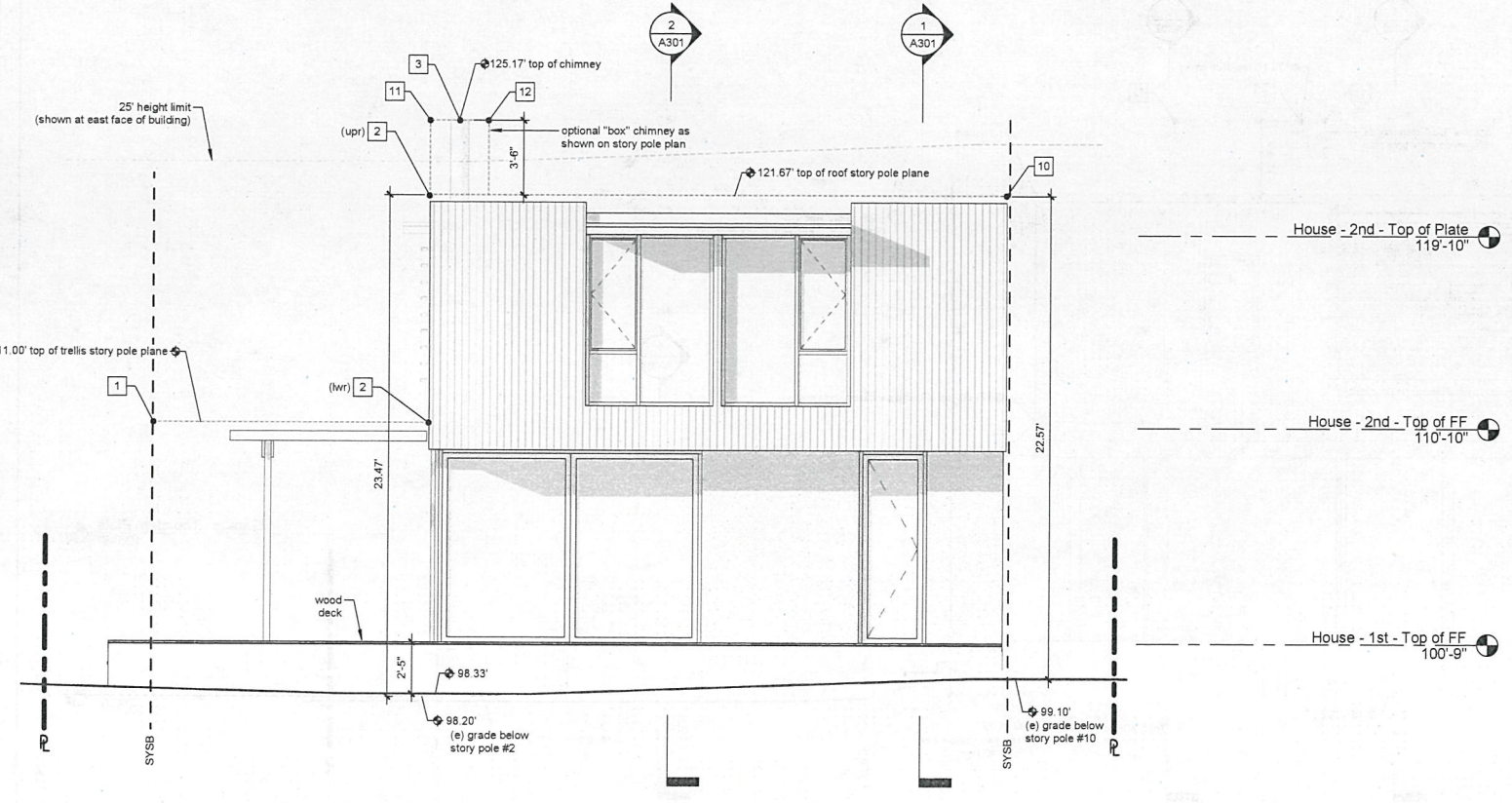
Project number 19038
Drawn by TVS
Checked by JLC
Purpose DRP / SDP Submittal 4

A201
Elevations

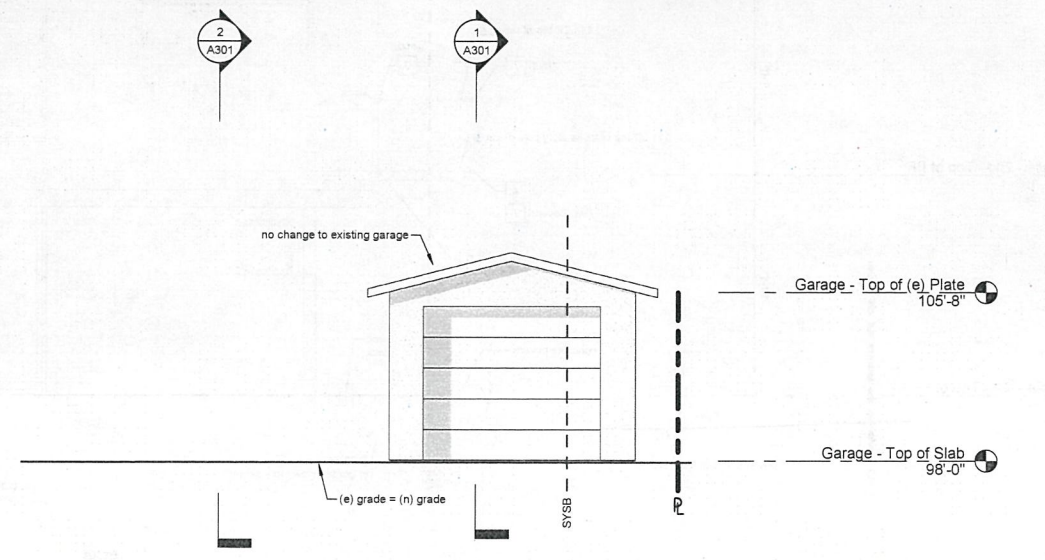




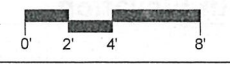
1 North Elevation
1/4" = 1'-0"



2 East Elevation (House)
1/4" = 1'-0"

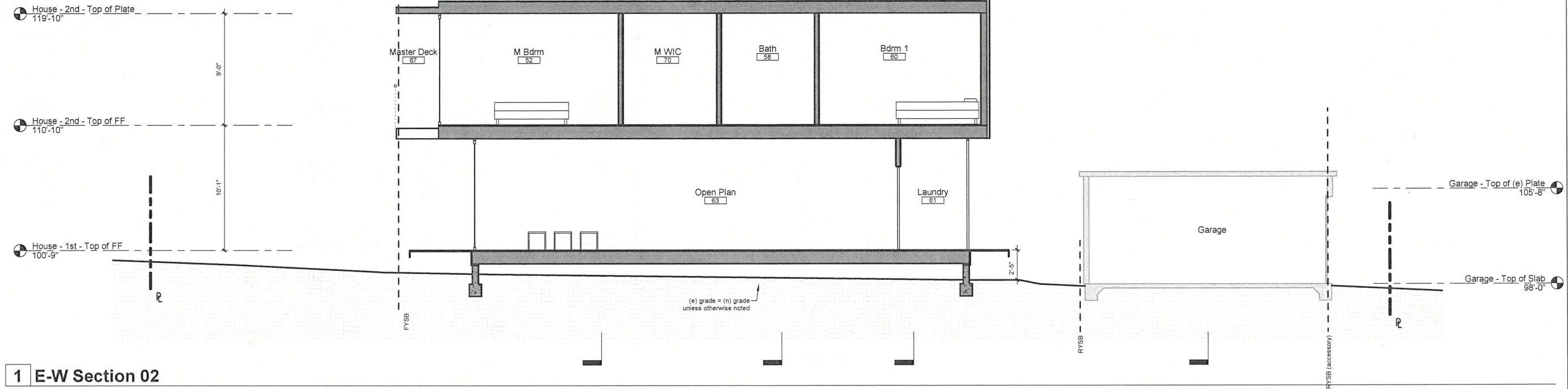


3 East Elevation (Garage)
1/4" = 1'-0"

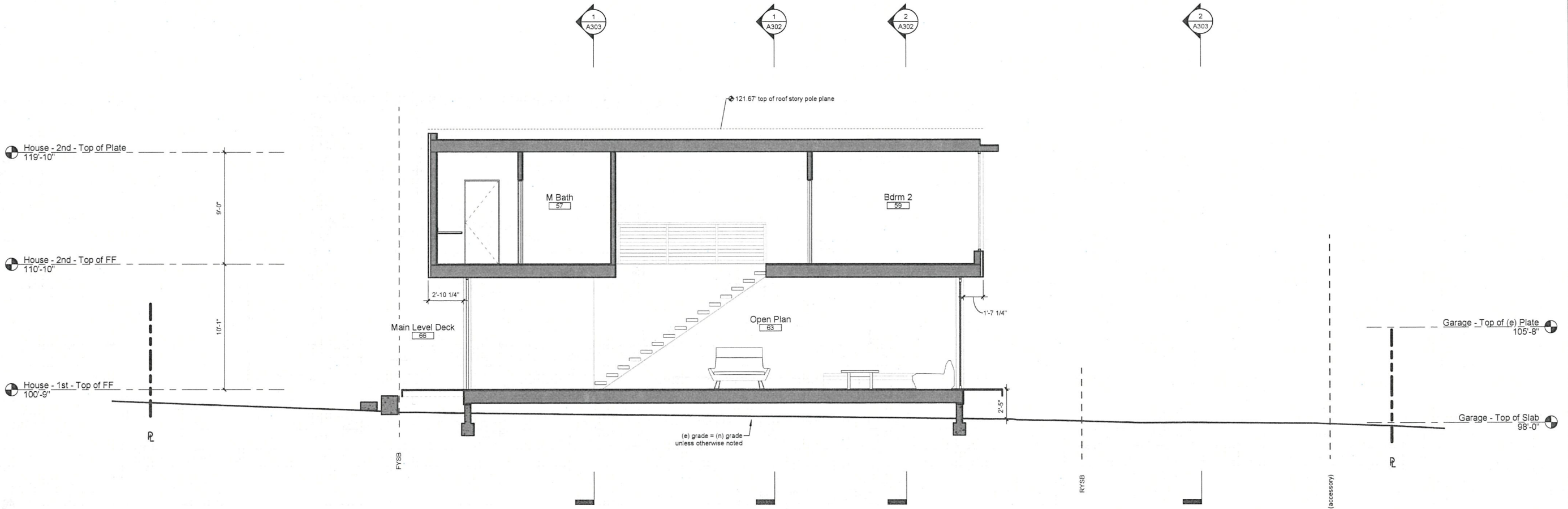


No.	Description	Date

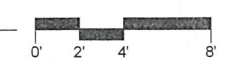
Project number 19038
Drawn by TVS
Checked by JLC
Purpose DRP / SDP Submittal 4



1 E-W Section 02
1/4" = 1'-0"



2 E-W Section 01
1/4" = 1'-0"

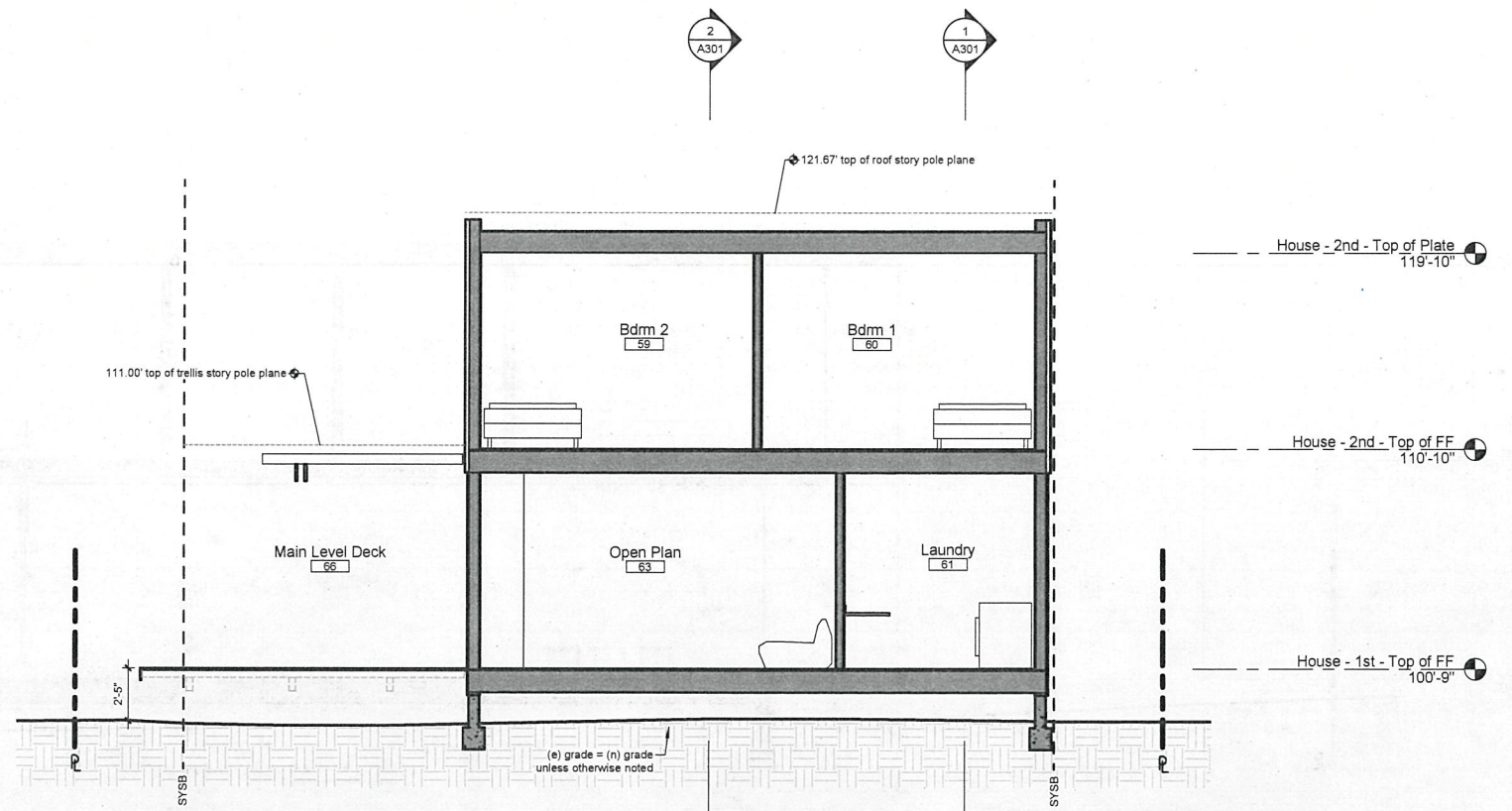


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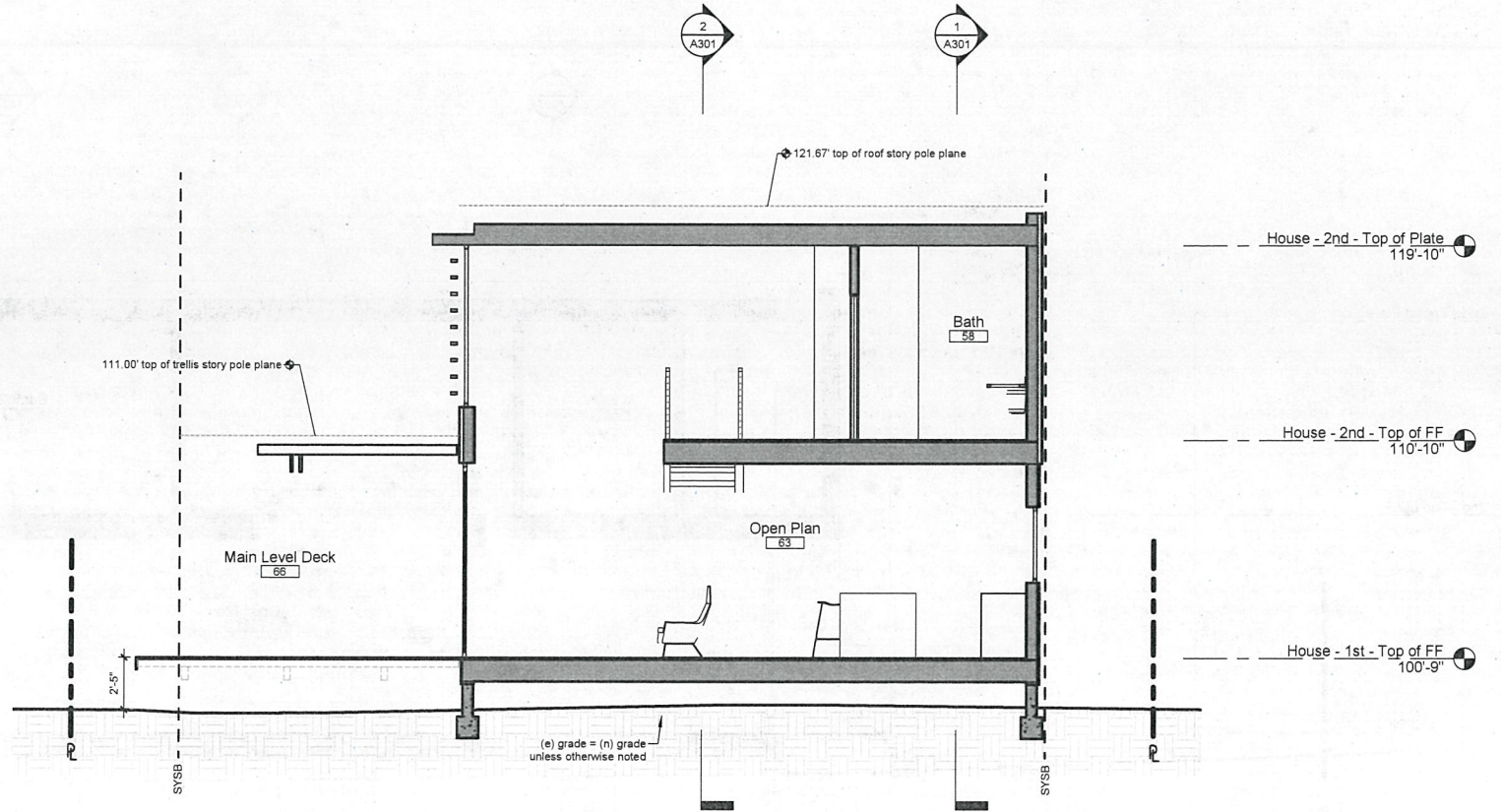
North Acacia Residence
510 North Acacia Avenue, Solana Beach, CA 92075

No.	Description	Date

Project number	19038
Drawn by	TVS
Checked by	JLC
Purpose	DRP / SDP Submittal 4



2 N-S Section 01
1/4" = 1'-0"

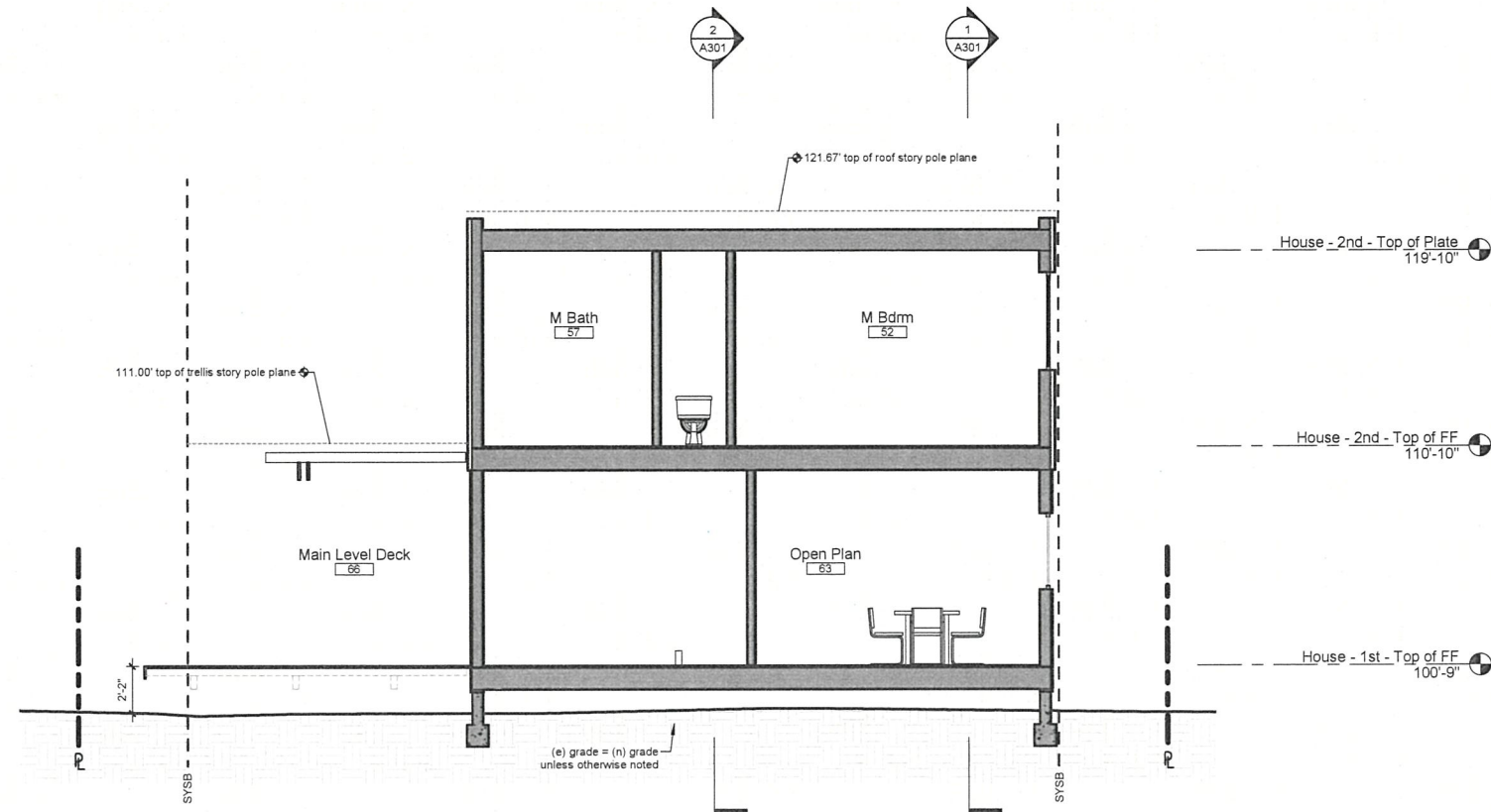


1 N-S Section 02
1/4" = 1'-0"

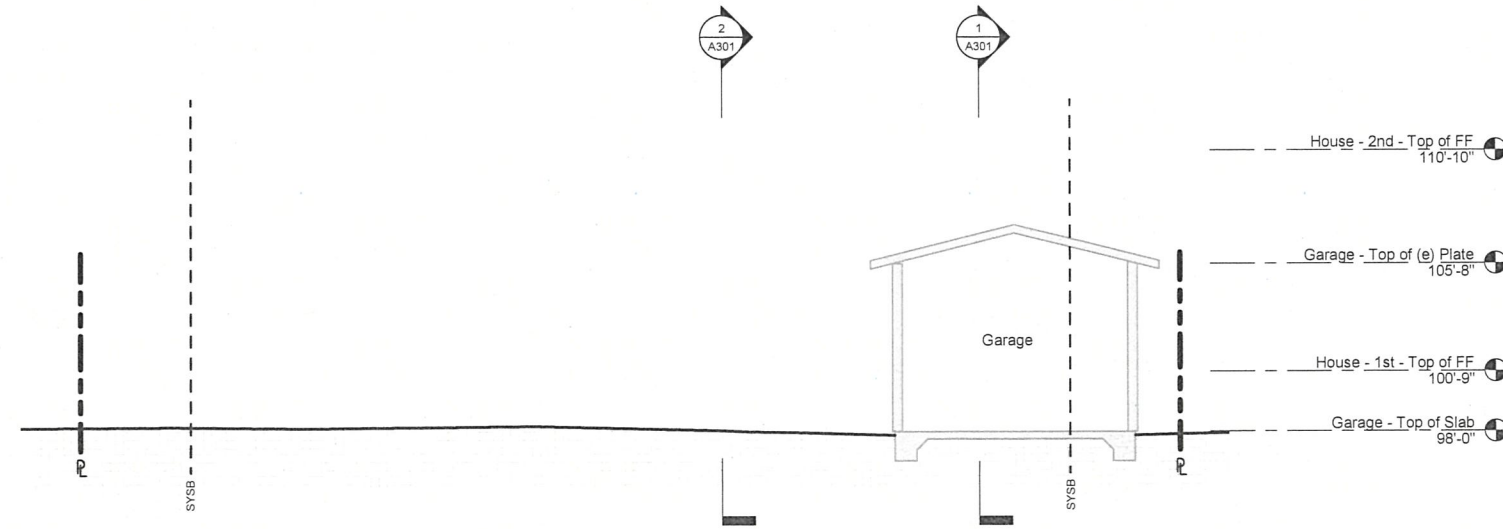


No.	Description	Date

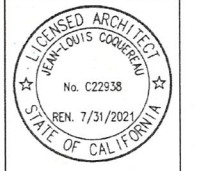
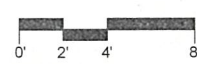
Project number	19038
Drawn by	TVS
Checked by	JLC
Purpose	DRP / SDP Submittal 4



1 N-S Section 03
1/4" = 1'-0"



2 N-S Section at Garage
1/4" = 1'-0"



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North Acacia Residence
510 North Acacia Avenue, Solana Beach, CA 92075

No.	Description	Date

Project number	19038
Drawn by	TVS
Checked by	JLC
Purpose	DRP / SDP Submittal 4



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 8, 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP to Construct a Single-Story, Single-Family Residence with an Attached Garage and Perform Associated Site Improvements on a Vacant Lot Located at 521 Canyon Drive. (Applicant: Greg Agee; Application: DRP21-003; APN: 263-191-04; Resolution No. 2021-104)**

BACKGROUND:

The Applicant, Greg Agee, is requesting City Council approval of a Development Review Permit (DRP) to construct a 4,280 square-foot, single-story single-family residence with an attached 550 square-foot garage and perform associated site improvements at 521 Canyon Drive. The 14,170 square-foot vacant lot is located within the Low Residential (LR) Zone, Scaled Residential Overlay Zone (SROZ), and the Very High Fire Severity Zone.

The project proposes grading in the amounts of approximately 120 yd³ of cut, 5 yd³ of fill, and 115 yd³ of export. The project requires a DRP for grading in excess of 100 cubic yards and for construction that exceeds 60% of the maximum allowable floor area. The maximum proposed building height of the residence would not exceed 16 feet as measured from the pre-existing grade (or 316.92 MSL); therefore, the project is exempt from the requirements of View Assessment/Structure Development Permit (SBMC Chapter 17.63).

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2021-104 (Attachment 1).

DISCUSSION:

The 14,170 square-foot property is located on the south side of Canyon Drive, one property south of the intersection of Canyon Drive and Ford Avenue. A single-family residence was demolished on the property in 2014 and yard improvements including a

CITY COUNCIL ACTION: _____ _____

trellis and patio, chicken coop, and garden beds were subsequently constructed on site as an extension of the yard at 533 Canyon Drive to the east. Despite these surface improvements, the site is considered vacant as it contains no habitable structures. The property is relatively flat but slopes up approximately two to four feet from the Canyon Drive public right-of-way to the front yard. There are recorded easements located in the front (north) and east side yards that restrict building location and structure height for the benefit of the property to the east at 533 Canyon Avenue. There is also a water easement located along the rear (south) property line that is for Santa Fe Irrigation District.

The Applicant is requesting approval of a DRP to demolish all existing improvements on site and construct a single-story, single-family residence with an attached two-car garage and perform associated site improvements including grading, a pool and spa, hardscape, fencing, and landscaping. The project plans are provided in Attachment 2.

Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicant's proposed design.

Table 1			
LOT INFORMATION			
Property Address:	521 Canyon Dr.	Zoning Designation:	LR (3 du/ac)
Lot Size (Gross):	14,170 ft ²	# of Units Allowed:	1 Dwelling Unit
Max. Allowable Floor Area:	4,430 ft ²	# of Units Requested:	1 Dwelling Unit
Proposed Floor Area:	4,430 ft ²	Setbacks:	Required Proposed
Below Max. Floor Area by:	0 ft ²	Front (N)	20 ft.* 20 ft.
Max. Allowable Height:	25 ft.	Interior Side (W)	5 ft. 6 ft.
Max. Proposed Height:	15.5 ft.	Interior Side (E)	5 ft. 7 ft.
Highest Point/Ridge:	316.92 MSL	Rear (N)	25 ft. 26 ft.
Existing Development:	Accessory structures to be demolished.	* The front yard setback can be reduced to 20 feet as Canyon Drive is 60 ft. in width.	
Proposed Parking:	2 spaces in a garage		
Accessory Structures:	No		
Fences and Walls:	Yes		
PROPOSED PROJECT INFORMATION			
Floor Area Breakdown:		Required Permits:	
Proposed Living Area	4,264 ft ²	DRP: for grading in excess of 100 cubic yards and construction that exceeds 60% of the maximum allowable FAR	
Proposed Attached Garage	550 ft ²		
Proposed Enclosed Patio	16 ft ²		
Subtotal	4,830 ft ²		
Off-Street Parking Exemption	- 400 ft ²		
Total Floor Area:	4,430 ft²		
Proposed Grading: 120 yd ³ cut, 5 yd ³ of fill, 115 yd ³ of export			

Staff has prepared draft findings for approval of the project in the attached Resolution 2021-104 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect

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

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2021-104.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards and construction of a residence in excess of 60% of the maximum allowable floor area for the property. 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 2021-104 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 LR Zone. Surrounding properties are also located within the LR Zone and are developed with a mixture of one- and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Density Residential in the General Plan and intended for single-family residences developed at a maximum density of three dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ. The project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Building and Structure Placement:

The Applicant is proposing to demolish the existing accessory yard improvements and construct a single-story, single-family residence with an attached two-car garage and perform associated improvements. The project would be located in the buildable area of the lot and the driveway access would be taken from Canyon Drive at the northwest corner of the front (north) property line.

The 4,264 square-foot residence would consist of the main entry, an open-concept living room, dining room, and kitchen with a pantry, a powder room, a primary bedroom suite and four additional bedrooms with ensuite bathrooms, a laundry room, and an attached 550 square-foot, two-car garage. Proposed exterior areas include a covered porch at the front entry, a partially covered patio located between the Garage and Bedroom 4, and a covered porch on the south side of the residence adjacent to the proposed pool.

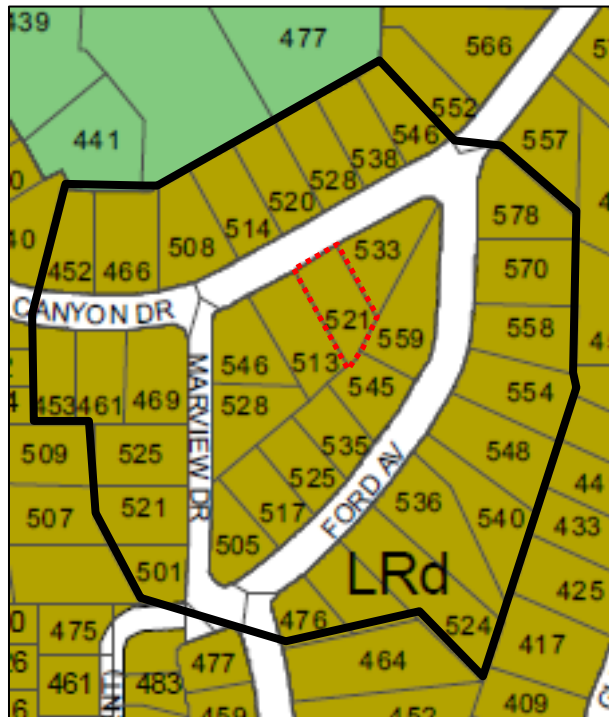
The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 550 square-foot attached garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area. With the exemption, the total proposed floor area would be 4,430 square feet, which is the exact maximum allowable floor area for the 14,170 square-foot lot located in the SROZ. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	1,430 ft ²
<hr/> Maximum Allowable Floor Area:	4,430 ft ²

As designed, the project complies with all required setbacks. The residence would be setback 25 feet from the front property line, 6 feet from the western side property line, 26 feet from the rear property line, and 7 feet from the eastern side property line. The maximum building height for the LR Zone is 25 feet. The proposed residence is proposed to not exceed 16 feet above the pre-existing grade with the highest portion of the structure to be at 316.92 feet above MSL and two chimneys at 317.42 feet above MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

Neighborhood Comparison:

Staff compared the proposed project to 34 other properties within the surrounding area. This area includes properties on the north and south sides of Canyon Drive and Ford Avenue and the east and west sides of Marview Drive as shown on the following map.



The properties evaluated in this comparison are also located in the LR Zone. The existing homes range in size from 1,576 square feet to 5,358 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or non-habitable accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage and the outdoor covered area:

Project Gross Building Area:	4,830 ft ²
Delete Attached Garage:	- 550 ft ²
Delete Covered Patio:	- 16 ft ²
<hr/> Project Area for Comparison to Assessor's Data:	<hr/> 4,264 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 ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ,ft ²	Zone
1	501 Marview Drive	10,600	3,083		3,805	LR
2	521 Marview Drive	14,200	5,358		1,435	LR
3	525 Marview Drive	15,600	2,186		4,635	LR
4	476 Marview Drive	9,700	2,124	3,564	3,648	LR
5	516 Ford Avenue	13,919	Vacant	3,863	4,386	LR
6	524 Ford Avenue	28,750	3,501		5,513	LR
7	540 Ford Avenue	22,651	2,772		5,208	LR
8	536 Ford Avenue	23,958	2,311		5,273	LR
9	546 Marview Drive	13,700	1,606		3,348	LR
10	528 Marview Drive	15,700	2,180		4,645	LR
11	513 Canyon Drive	16,800	1,923		4,755	LR
12	521 Canyon Drive	14,170	N/A	4,264	4,430	LR
13	533 Canyon Drive	14,500	2,749		4,488	LR
14	559 Ford Avenue	19,000	2,255		4,975	LR
15	545 Ford Avenue	12,500	1,934		4,138	LR
16	535 Ford Avenue	10,800	3,211		3,840	LR
17	525 Ford Avenue	11,800	1,612		4,015	LR
18	505 Ford Avenue	13,000	4,550		4,225	LR
19	578 Ford Avenue	16,500	1,928		4,725	LR
20	570 Ford Avenue	19,900	3,267		5,065	LR
21	558 Ford Avenue	17,800	2,194		3,855	LR
22	554 Ford Avenue	20,000	1,663		5,075	LR
23	548 Ford Avenue	21,800	3,573		5,165	LR
24	452 Canyon Drive	12,500	2,026		4,138	LR
25	466 Canyon Drive	19,300	1,914		5,005	LR
26	508 Canyon Drive	17,500	1,728		4,825	LR
27	514 Canyon Drive	14,000	1,576	3,911	4,400	LR
28	520 Canyon Drive	14,000	3,728		4,400	LR
29	528 Canyon Drive	14,000	5,233		4,400	LR
30	538 Canyon Drive	14,000	3,331		4,400	LR
31	546 Canyon Drive	12,400	2,746		4,120	LR
32	453 Canyon Drive	12,600	2,619		4,155	LR
33	461 Canyon Drive	13,300	2,040		4,278	LR
34	469 Canyon Drive	16,100	3,912		4,685	LR

Fences, Walls and Retaining Walls:

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

The Applicant is proposing to maintain the existing six-foot high wood fence located along the side and rear property lines. Low retaining walls are proposed in the front yard to create a stepped walkway up to the front entry and covered porch from Canyon Drive.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code.

Landscape:

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant is proposing to construct a 550 square foot attached garage in the northwest corner of the proposed residence. The garage would be accessed by a driveway on the northwest corner of the property from Canyon Drive. 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 9-foot by 19-foot parking spaces that are clear of obstruction. Therefore, 400 square feet of garage area is exempt from the project's total floor area calculation.

Grading:

The project would include grading in the amount of 120 yd³ of cut, 5 yd³ of fill and 115 yd³ of export in order to create a flat building pad at 301.5 feet above MSL and construct drainage improvements including a bio retention basin located in the northeast portion of the front yard.

Lighting:

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

Usable Open Space:

The project consists of the construction of a single-story, single-family residence with an attached garage and associated site improvements on a vacant residential lot that was previously developed with a single-family residence, 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 Applicant will be required to pay the applicable Park Development Fee

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on August 26, 2021. Staff has not received correspondence about the proposed development.

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 2021-104 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

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

CEQA COMPLIANCE STATEMENT:

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

zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2021-104.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP and cannot be made.

DEPARTMENT RECOMMENDATION:

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2021-104 conditionally approving a DRP to construct a 4,280 square-foot, single-story single-family residence with an attached 550 square-foot garage and perform associated site improvements at 521 Canyon Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-104
2. Project Plans

RESOLUTION 2021-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A SINGLE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND PERFORM ASSOCIATED IMPROVEMENTS AT 521 CANYON DRIVE, SOLANA BEACH.

**APPLICANT: GREG AGEE
APPLICATION: DRP21-003**

WHEREAS, Greg Agee (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on September 8, 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 Public Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the Public Hearing.

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct a single-story, single-family residence with an attached garage and perform associated site improvements at 521 Canyon 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 Density Residential, which allows for a maximum of three dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

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

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

The property is located within the LR Zone. Surrounding properties are also located within the LR Zone and are developed with a mixture of one- and two-story single-family residences.

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

neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ. The project has been evaluated and has been found to be in conformance with the regulations of the SROZ. The project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

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

The Applicant is proposing to demolish the existing accessory yard improvements and construct a single-story, single-family residence with an attached two-car garage and perform associated improvements. The project will be located in the buildable area of the lot and the driveway access will be taken from Canyon Drive at the northwest corner of the front (north) property line.

The 4,264 square-foot residence will consist of the main entry, an open-concept living room, dining room, and kitchen with a pantry, a powder room, a primary bedroom suite and four additional bedrooms with ensuite bathrooms, a laundry room, and an attached 550 square-foot, two-car garage. Proposed exterior areas include a covered porch at the front entry, a partially covered patio located between the Garage and Bedroom 4, and a covered porch on the south side of the residence adjacent to the proposed pool.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 550 square-foot attached garage will provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area. With the exemption, the total proposed floor area is 4,430 square feet, which is the exact maximum allowable floor area for the 14,170 square-foot lot located in the SROZ. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	1,430 ft ²
Maximum Allowable Floor Area:	4,430 ft ²

As designed, the project complies with all required setbacks. The residence will be setback 25 feet from the front property line, 6 feet from the western side property line, 26 feet from the rear property line, and 7 feet from the eastern side property line. The maximum building height for the LR Zone is 25 feet. The proposed residence will not exceed 16 feet above the pre-existing grade with the highest portion of the structure to be at 316.92 feet above MSL and two chimneys at 317.42 feet above MSL.

As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

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

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

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

topography, by the placement of buildings and structures, or by landscaping and plantings.

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant is proposing to construct an attached 550 square-foot, two-car garage in the southeast corner of the proposed residence. The garage will be accessed by a driveway on the northwestern corner of the property from Canyon Drive. 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 9-foot by 19-foot parking spaces that are clear of obstruction. Therefore, 400 square feet of garage area is exempt from the project's total 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 of 120 yd³ of cut, 5 yd³ of fill and 115 yd³ of export in order to create a flat building pad at 301.5 feet above MSL and construct drainage improvements including a bio retention basin located in the northeast portion of the front yard.

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

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

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

The project consists of the construction of a single-story, single-family residence with an attached garage and associated site improvements on a vacant residential lot that was previously developed with a single-family residence, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of approval, the Applicant will be required to pay the City's Park Impact Fee.

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

All required permits are being processed concurrently with the Development Review Permit.

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

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

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The 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 September 8, 2021, and located in the project file with a submittal date of August 26, 2021.
- III. Prior to requesting a framing inspection, the Applicant shall submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with the plans as approved by the City Council on September 8, 2021, and will not exceed 16 feet in

height from the pre-existing grade or 316.92 feet above MSL.

- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to Building Permit issuance, which will be reviewed and inspected by the City's third party landscape professional.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. 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. 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. FUEL MODIFICATION ZONES/FIRE BREAKS: The Applicant shall provide and maintain fire/fuel breaks to the satisfaction of the Solana Beach Fire Department. Fire/fuel breaks size and composition shall be determined by the Fire Department and shown on the improvement /grading plans and final map and building plans.
- IV. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- V. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.
- VI. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS: Structures shall meet all wildland/urban interface standards to the satisfaction of the Fire Department. Structures shall comply with current California Building Code Chapter 7A.
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Construction of 9" X 9" X 12" concrete curb along the property frontage with transitions to the existing improvements on both ends to the satisfaction of the City Engineer.
 - b. Construction of a 10' wide decomposed granite (DG) area compacted and graded at maximum 2% towards the flow line for walking and parking purposes to the satisfaction of the City Engineer.
 - c. Construction of the SDRSD driveway approach with 2:1 transitions to the proposed D.G. pathway.
 - d. Construction of the concrete ribbon gutter.
- II. The Applicant 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. The EMRA shall be recorded against this property for all improvements in the Public Right-Of-Way including, but not limited to:
 - a. Concrete ribbon gutter
- III. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- V. 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 Applicant 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 Applicant 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 Applicant 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 Applicant 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 Applicant is 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 Applicant 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 Applicant 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 Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.

- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. Prior to obtaining a building permit, submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.

D. City Council Conditions:

- I. N/A

V. EXPIRATION

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

VI. INDEMNIFICATION AGREEMENT

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 8th day of September 2021, by the following vote:

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

LESA HEEBNER, MAYOR

APPROVED AS TO FORM:

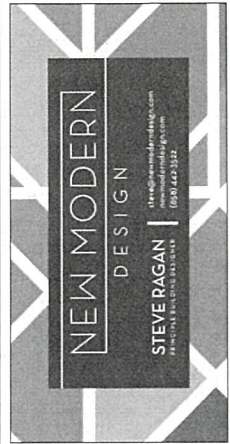
ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

CANYON RESIDENCE

521 CANYON DR.
SOLANA BEACH, CA 92075
APN: 263-191-04



DATE

08.02.2021

CANYON RESIDENCE

521 CANYON DR.
SOLANA BEACH, CA 92075
APN: 263-191-04-00

COVER SHEET

ATTACHMENT 2

A-0.0

IRRIGATED AREA

	EXISTING (SF)	PROPOSED TOTAL (SF)
NON-LANDSCAPED AREA	0 S.F.	8466 S.F.
NON-IRRIGATED LANDSCAPE	0 S.F.	0 S.F.
IRRIGATED LANDSCAPE	14170 S.F.	5088 S.F.
WATER FEATURES	0 S.F.	616 S.F.
DECORATIVE HARDSCAPE	0 S.F.	0 S.F.
TOTAL LOT AREA	14170 S.F.	14170 S.F.

	AREA OF WORK (SF)
IRRIGATED LANDSCAPE	5088 S.F.
WATER FEATURES	616 S.F.
DECORATIVE HARDSCAPE	0 S.F.
AGGREGATE LANDSCAPE AREA	5704 S.F.

FIRE DEPT. NOTES

- ACCESS ROAD MINIMUM DIMENSIONS:** FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 20 FEET; CURB LINE TO CURB LINE, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. EXCEPTION: SINGLE-FAMILY RESIDENTIAL DRIVEWAYS; SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLINGS, SHALL HAVE MINIMUM OF 16 FEET, CURB LINE TO CURB LINE, OF UNOBSTRUCTED IMPROVED WIDTH. ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF NOT LESS THAN 75,000 POUNDS AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- DEAD ENDS:** ALL DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. A CUL-DE-SAC SHALL BE PROVIDED IN RESIDENTIAL AREAS WHERE THE ACCESS ROADWAY SERVES MORE THAN FOUR (4) STRUCTURES. THE MINIMUM UNOBSTRUCTED PAVED RADIUS WIDTH FOR A CUL-DE-SAC SHALL BE 36 FEET IN RESIDENTIAL AREAS WITH NO PARKING. HOSE PULL EXCEEDS 150 FEET.
- 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. RESIDENCE IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE AND MUST MEET CHAPTER 7A REQUIREMENTS.
- THE HOSE PULL EXCEEDS 150 FEET AND DOES NOT EXTEND TO ALL PORTIONS OF THE STRUCTURE, BELOW ARE THE CONDITIONS FOR THIS PROJECT:**
 - SPRINKLERS WILL BE REQUIRED IN ALL SPACES INCLUDING ATTIC, CLOSETS, BATHROOMS, ETC.
 - PATIOS OR OUTDOORS COVERS OVER 10 FEET OR GREATER IN DEPTH, WILL BE REQUIRED TO HAVE SPRINKLERS.
 - AN UNOBSTRUCTED 3 FOOT WALKABLE PATHWAY AROUND THE RESIDENCE.

PROJECT DATA

OWNER:
GREG AGEE - 858.967.9504
130 S. CEDROS AVE.#200
SOLANA BEACH, CA 92075
SITE ADDRESS:
521 CANYON DR.
SOLANA BEACH, CA 92075
APN:
263-191-04-00
LEGAL DESCRIPTION:
LOT 3 IN BLOCK "K" OF MARVIEW HEIGHTS UNIT NO. 4, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2829, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 27, 1951.
ZONING:
LOW RESIDENTIAL, LRD, SROZ, VERY HIGH FIRE

CITY OF SOLANA BEACH SETBACKS:
FRONT: 25'
SIDE: 5'
REAR: 25'
HEIGHT LIMIT:
16'-0"

PROPOSED SQUARE FOOTAGE:

LIVING AREA	4,264 S.F.
GARAGE AREA	550 S.F.
COVERED AREA (FAR EXEMPT)	1,643 S.F.
EXTERIOR COVERED AREA	16 S.F.

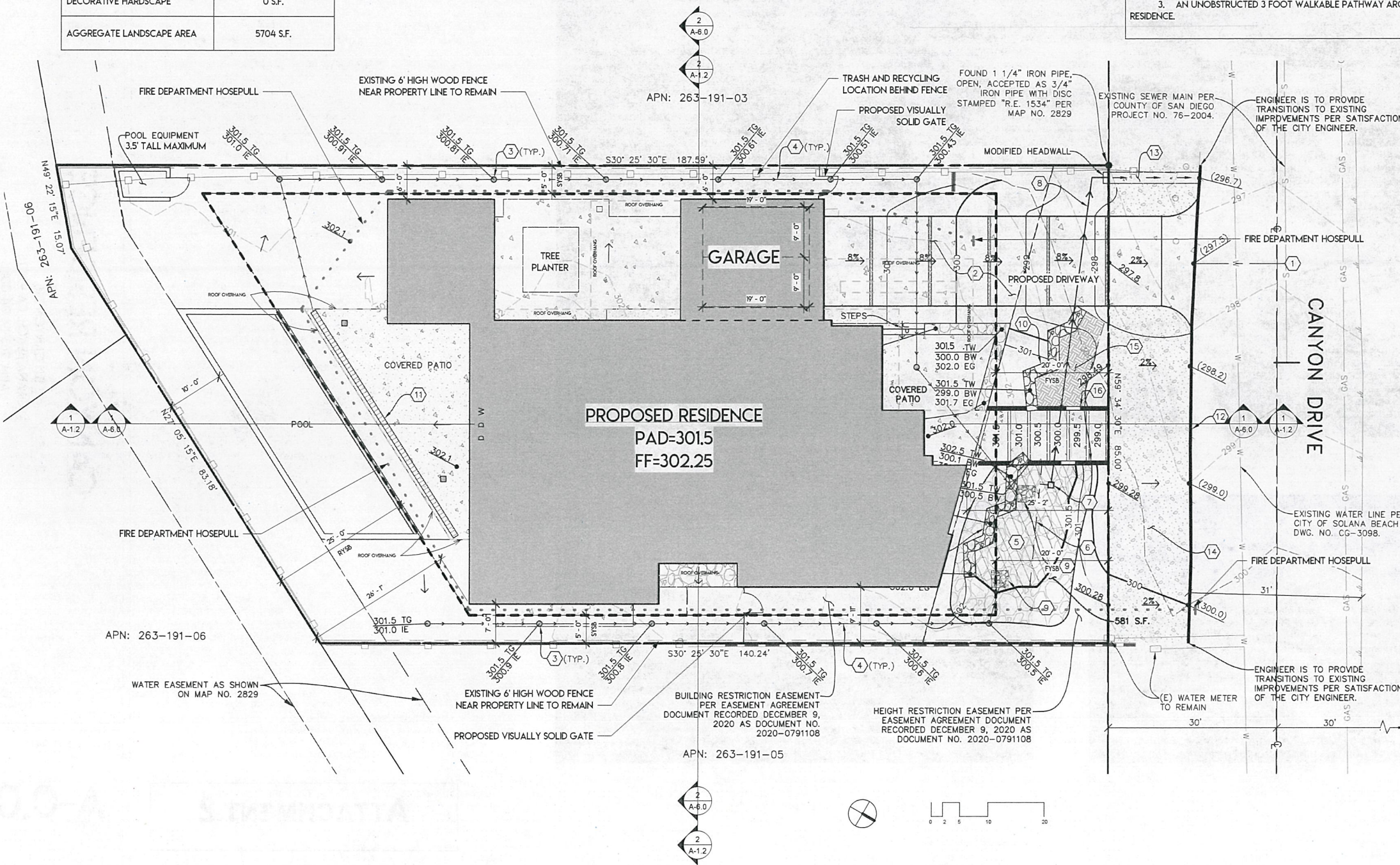
ALLOWABLE FAR
3000 S.F. (1ST 6000 S.F. OF LOT)
±1430 S.F. (1470 S.F. - 6000 S.F. X 0.175)
4430 S.F.

PROPOSED FAR

LIVING AREA	4264 S.F.
GARAGE AREA	550 S.F.
EXTERIOR COVERED AREAS	16 S.F.
SUBTOTAL	4830 S.F.
OFF STREET PARKING EXEMPTION (2 SPACES)	-400 S.F.
TOTAL PROPOSED FLOOR AREA	4430 S.F.

LOT ACREAGE
.32 AC (14,170 S.F.)

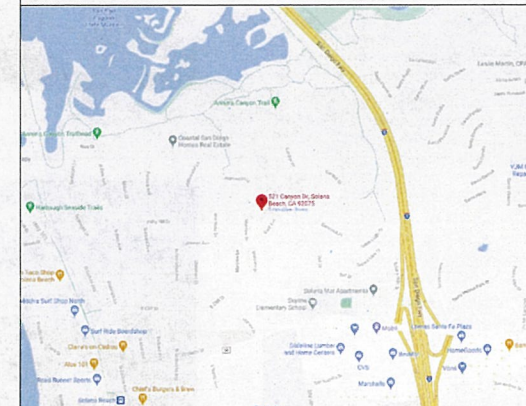
BUILDING TYPE: V-A SPRINKLED (1 HOUR RATED)



SCOPE OF WORK

- PROPOSED SINGLE FAMILY RESIDENCE
- ATTACHED 2 CAR GARAGE

VICINITY MAP



SHEET INDEX

SHEET #	SHEET NAME
A-0.0	COVER SHEET
A-1.0	SITE PLAN
A-1.2	SITE SECTIONS
C-1.0	CIVIL
C-2.0	CIVIL
A-2.0	FLOOR PLAN
A-3.0	ROOF PLAN
A-4.0	FLOOR AREA DIAGRAM
A-5.0	ELEVATIONS
A-5.1	ELEVATIONS
A-6.0	BUILDING SECTIONS
L-1.0	LANDSCAPE
L-2.0	LANDSCAPE

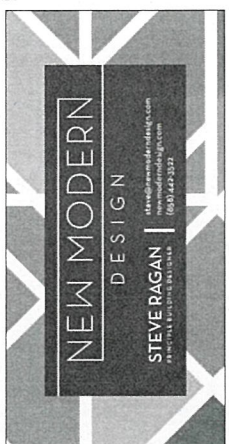
CANYON RESIDENCE

521 CANYON DR.
SOLANA BEACH, CA 92075
APN: 263-191-04-00

SITE PLAN

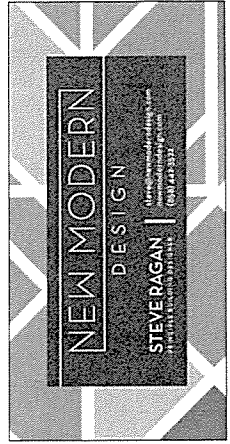
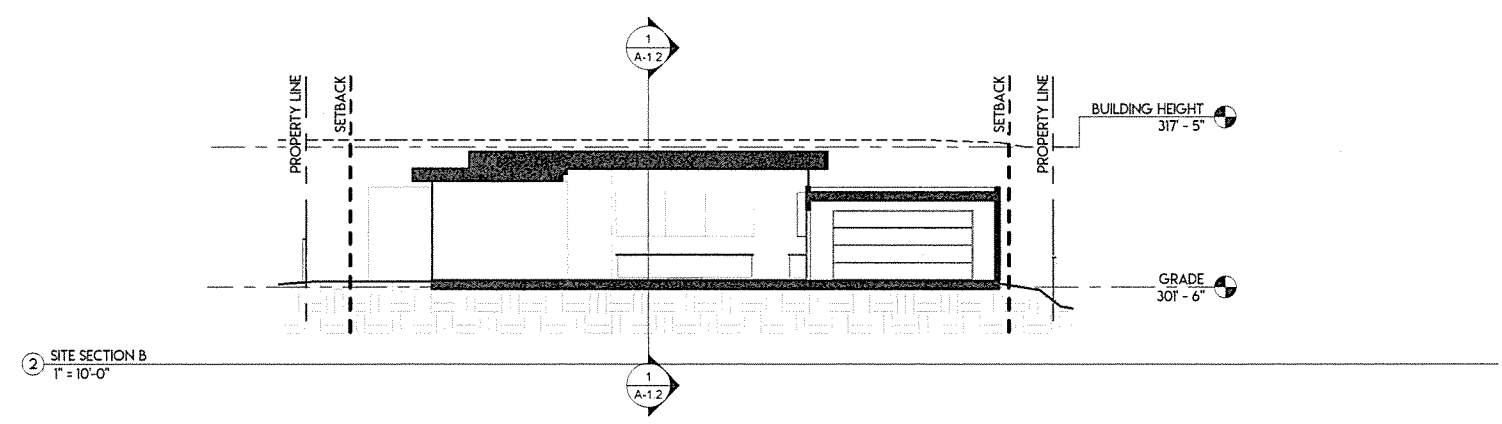
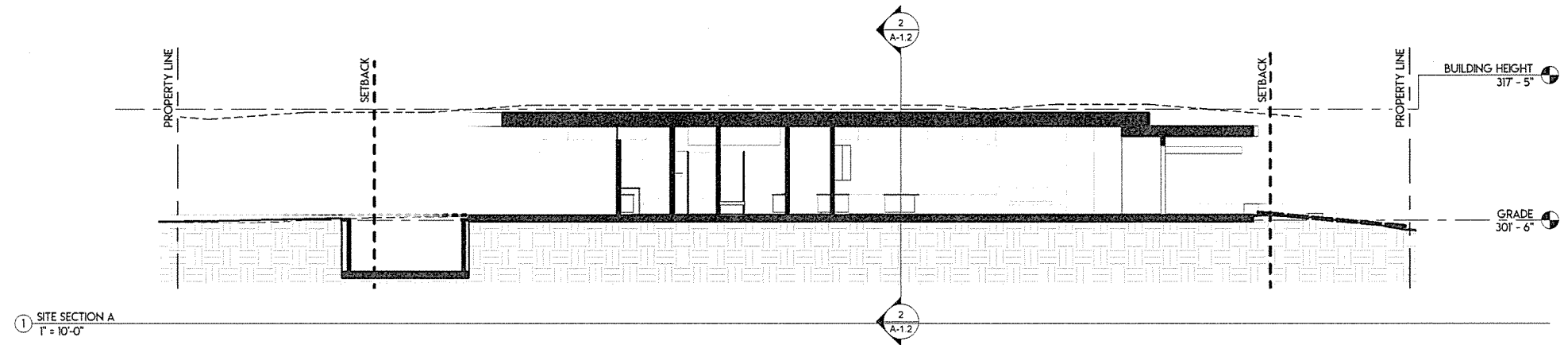
A-1.0

1" = 10'-0"



DATE

08.02.2021



DATE
08.02.2021

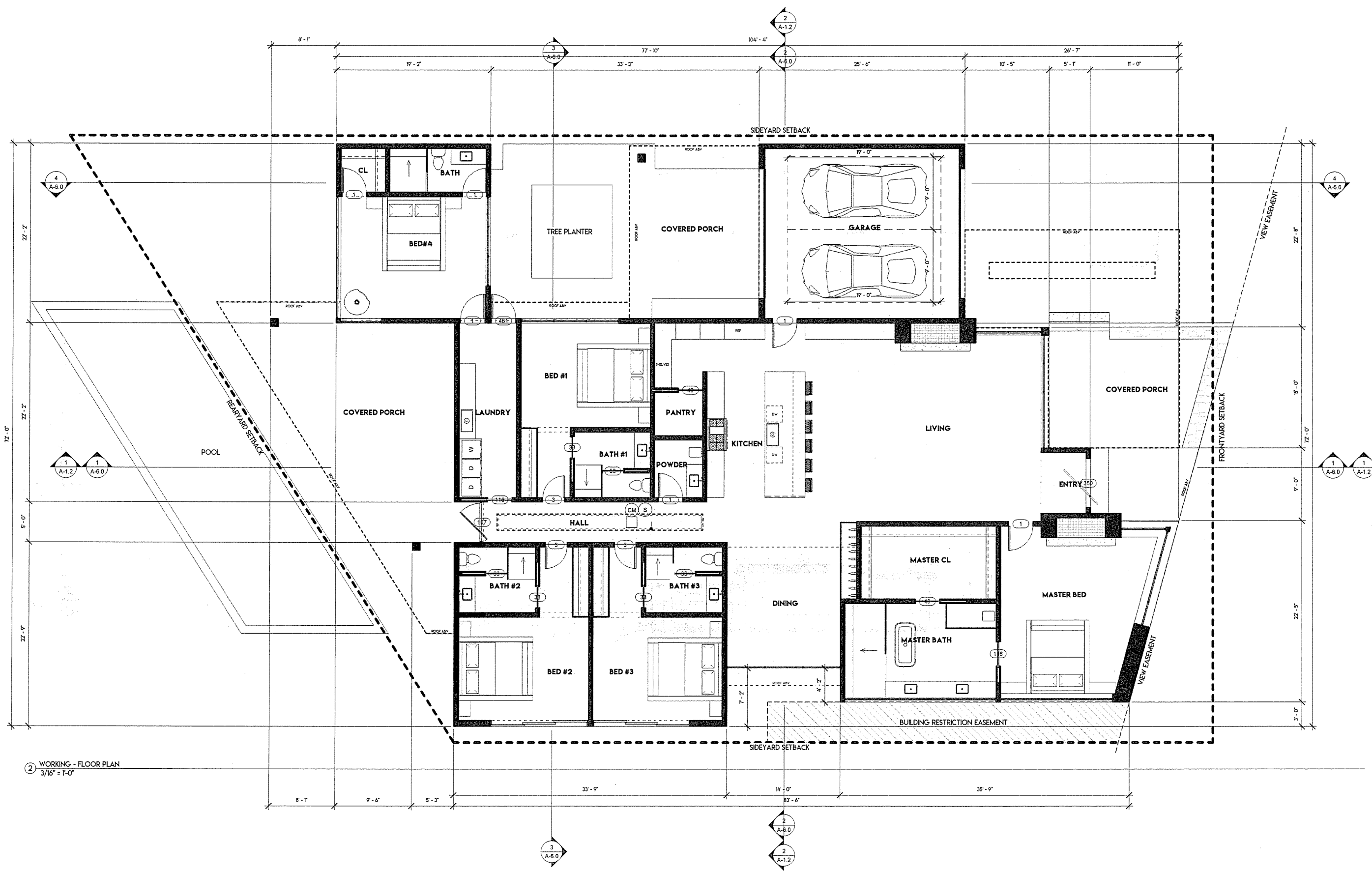
CANYON RESIDENCE

521 CANYON DR.
SOLANA BEACH, CA 92075
APN: 263-191-04-00

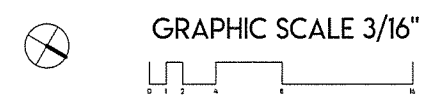
SITE SECTIONS

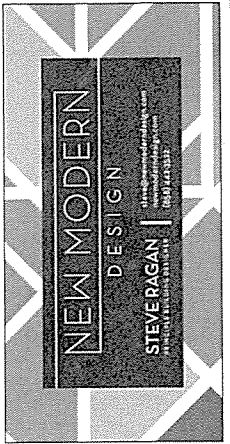
A-1.2

1" = 10'-0"



② WORKING - FLOOR PLAN
 3/16" = 1'-0"





DATE

08.02.2021

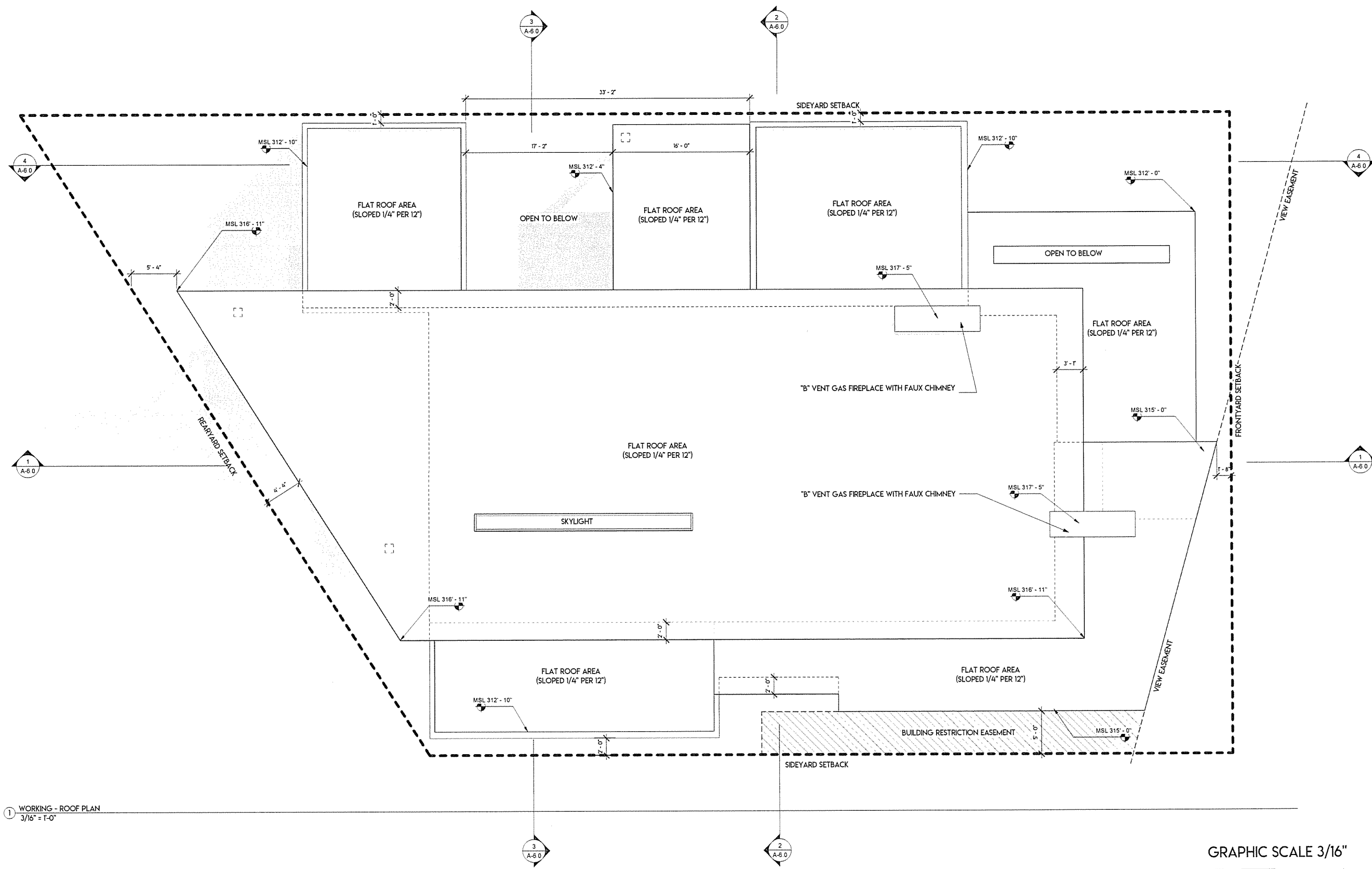
CANYON RESIDENCE

521 CANYON DR.
SOLANA BEACH, CA 92075
APN: 263-191-04-00

ROOF PLAN

A-3.0

AS INDICATED



1 WORKING - ROOF PLAN
3/16" = 1'-0"

GRAPHIC SCALE 3/16"



CANYON RESIDENCE
521 CANYON DR.
SOLANA BEACH, CA 92075
APN: 263-191-04-00



BUILDING AREA LEGEND

- LIVING
- GARAGE
- EX. COVERED
- COVERED (FAR EXEMPT)

Area Schedule (Gross Building)		
Area	Name	Comments
4264 SF	LIVING	
550 SF	GARAGE	
16 SF	EX. COVERED	
661 SF	COVERED (FAR EXEMPT)	
637 SF	COVERED (FAR EXEMPT)	
345 SF	COVERED (FAR EXEMPT)	
1643 SF		
6472 SF		

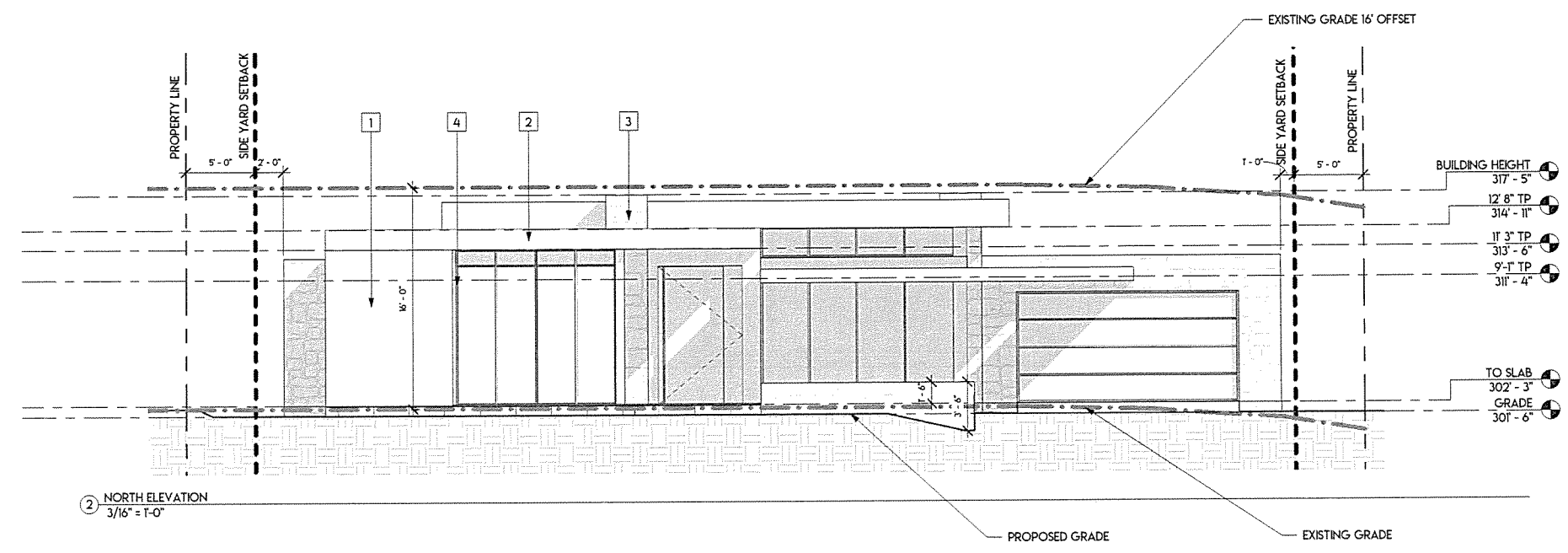
ALLOWABLE FAR
3000 S.F. (1ST 6000 S.F. OF LOT)
±1430 S.F. (1470 S.F. - 6000 S.F. X 0.175)
4430 S.F.

PROPOSED FAR
LIVING AREA 4264 S.F.
GARAGE AREA 550 S.F.
EXTERIOR COVERED AREAS 16 S.F.
SUBTOTAL 4830 S.F.
OFF STREET PARKING EXEMPTION (2 SPACES) -400 S.F.
TOTAL PROPOSED FLOOR AREA 4430 S.F.

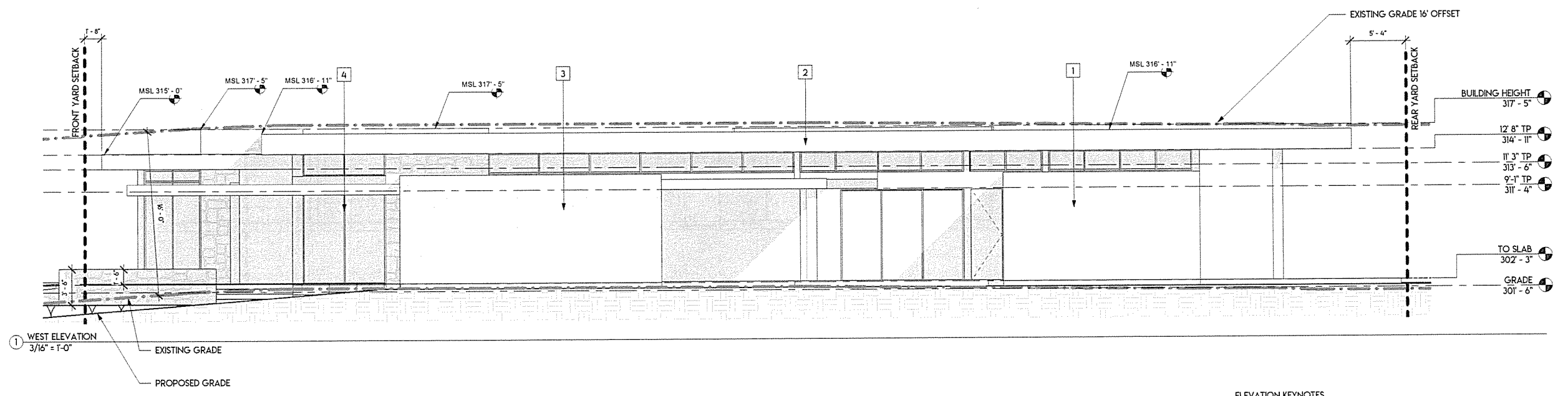
FLOOR AREA DIAGRAM

A-4.0

1/8" = 1'-0"

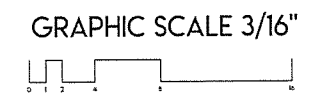


2 NORTH ELEVATION
3/16" = 1'-0"

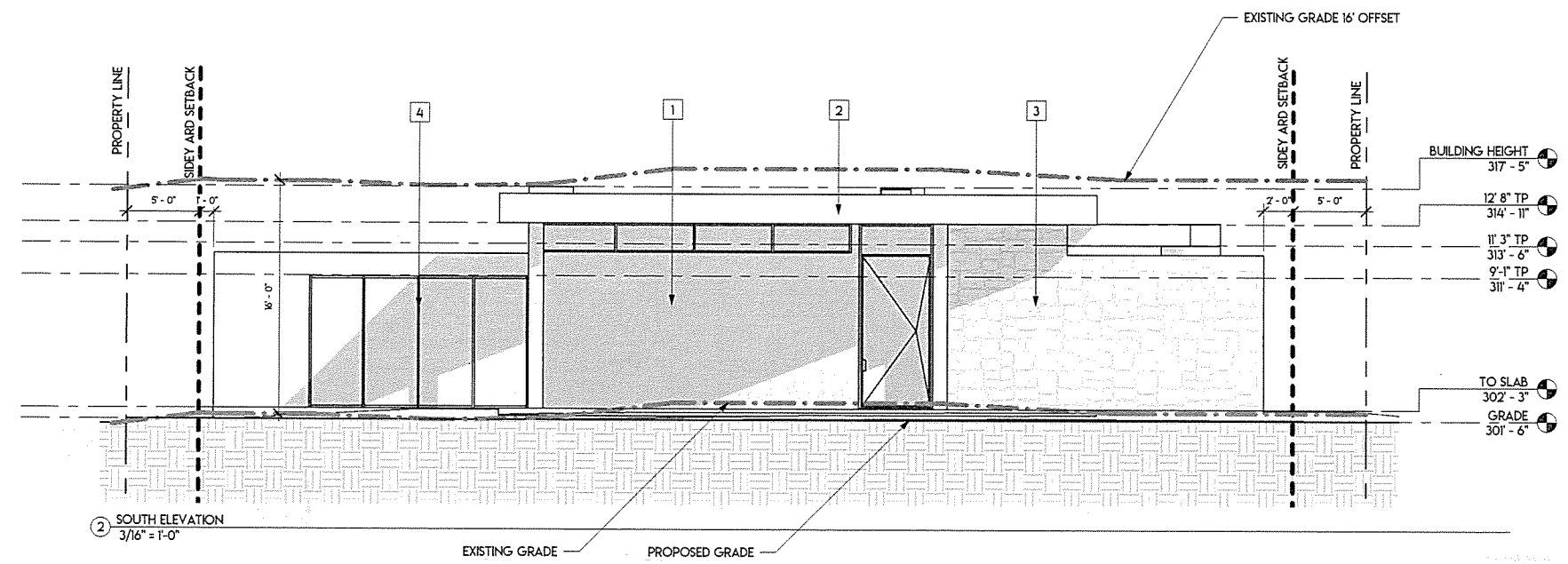


1 WEST ELEVATION
3/16" = 1'-0"

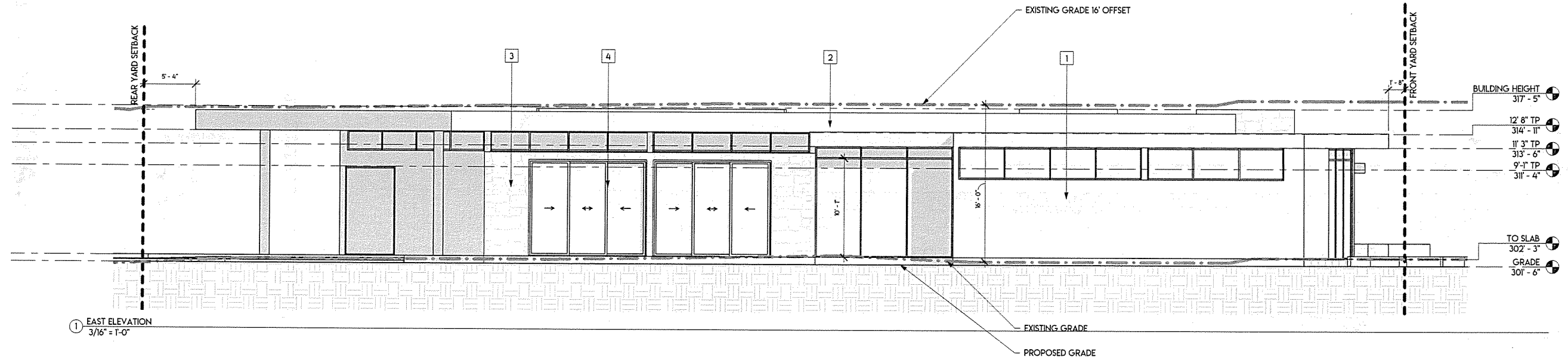
- ELEVATION KEYNOTES
- 1 7/8" SMOOTH WHITE STUCCO, TYP.
 - 2 BLACK ALUMINUM FASCIA, TYP.
 - 3 NATURAL STONE, TYP.
 - 4 DOOR AND WINDOW TRIM (BLACK ALUMINUM)



CANYON RESIDENCE
521 CANYON DR.
SOLANA BEACH, CA 92075
APN: 263-191-04-00



② SOUTH ELEVATION
3/16" = 1'-0"



① EAST ELEVATION
3/16" = 1'-0"

- ELEVATION KEYNOTES
- 1 7/8" SMOOTH WHITE STUCCO, TYP.
 - 2 BLACK ALUMINUM FASCIA, TYP.
 - 3 NATURAL STONE, TYP.
 - 4 DOOR AND WINDOW TRIM (BLACK ALUMINUM)



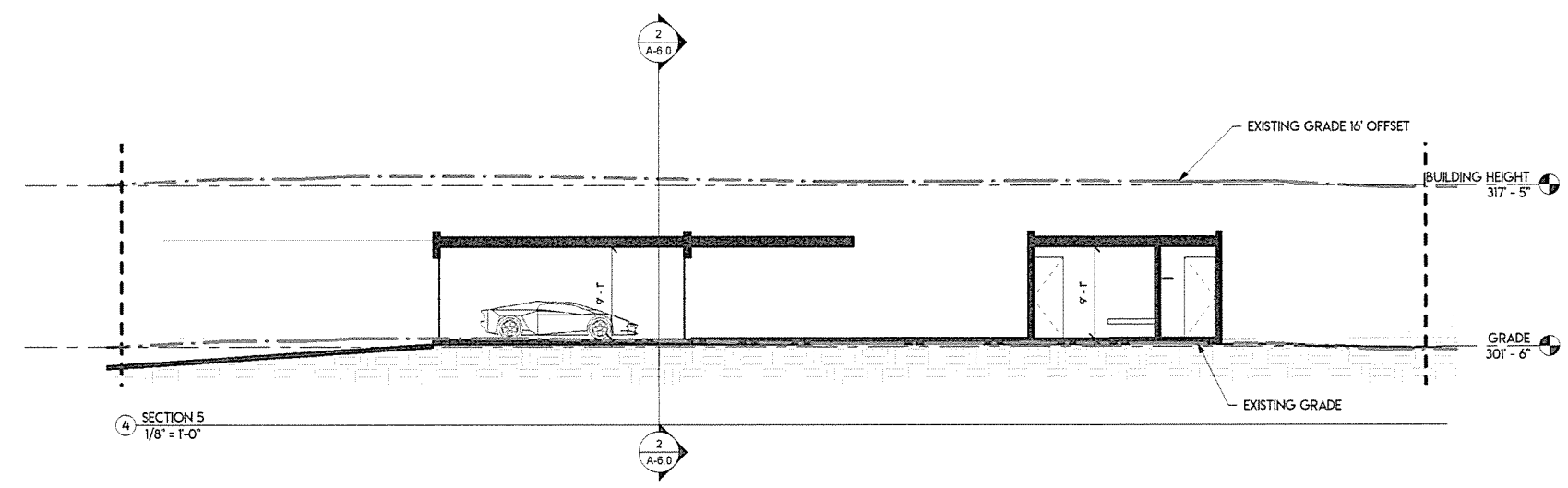
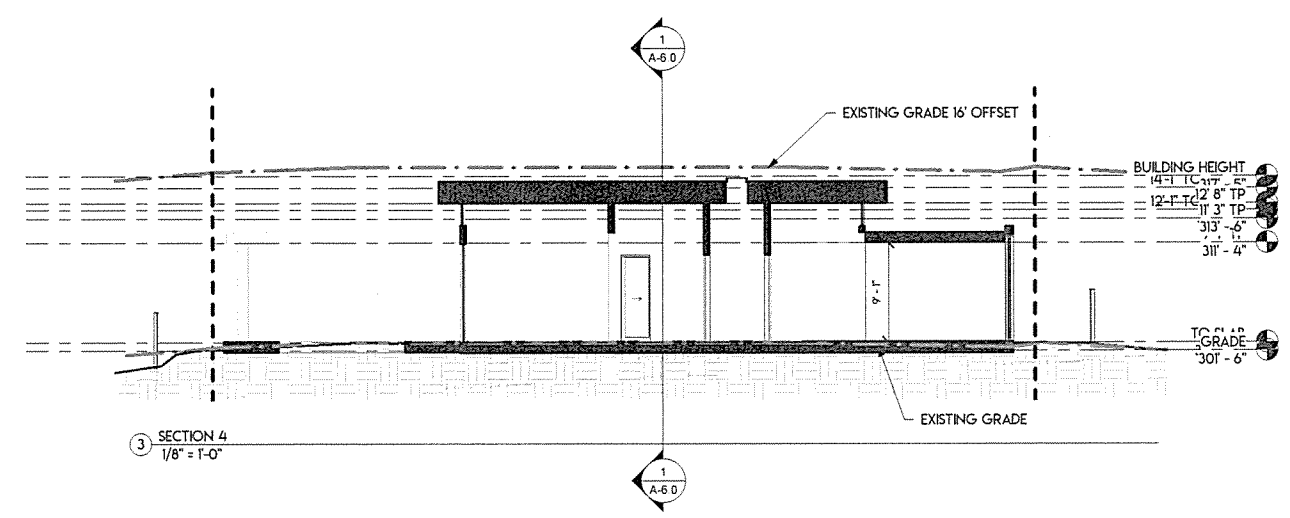
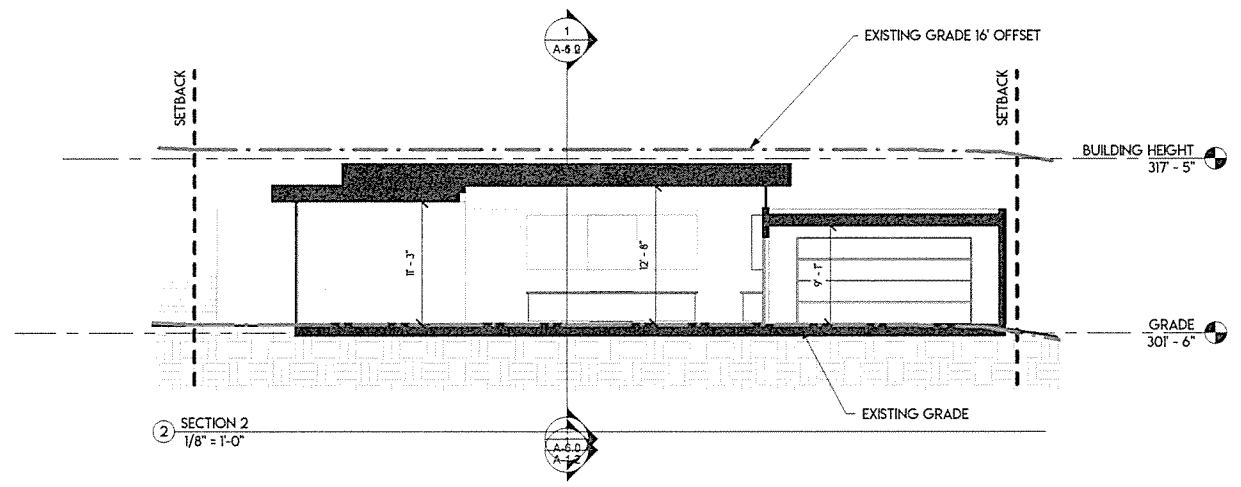
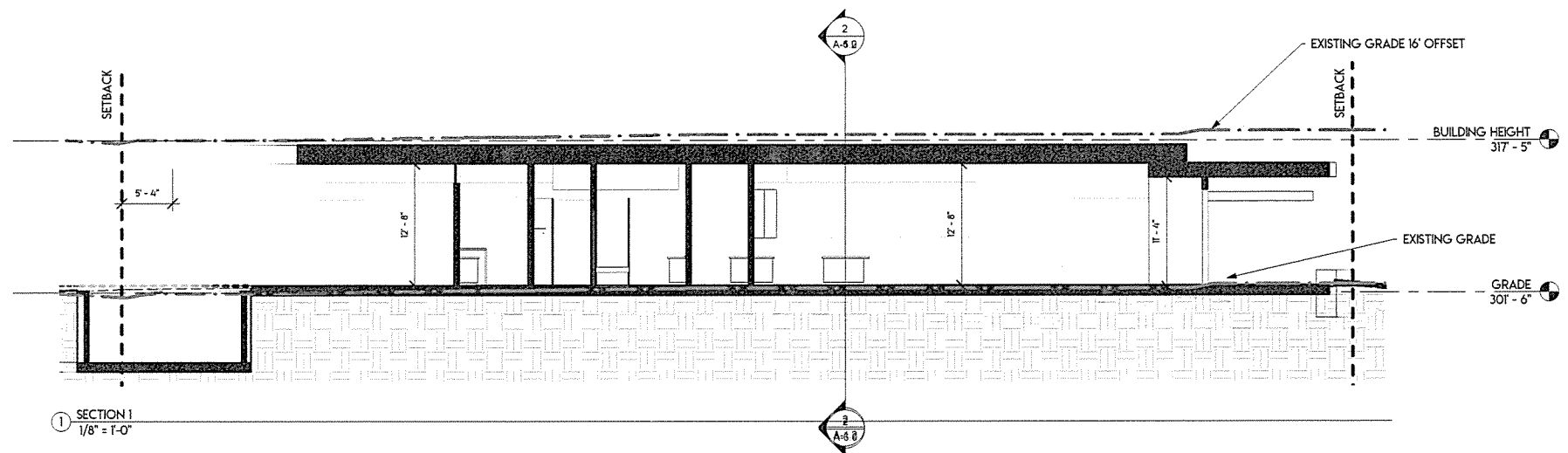
CANYON RESIDENCE

521 CANYON DR.
SOLANA BEACH, CA 92075
APN: 263-191-04-00

BUILDING SECTIONS

A-6.0

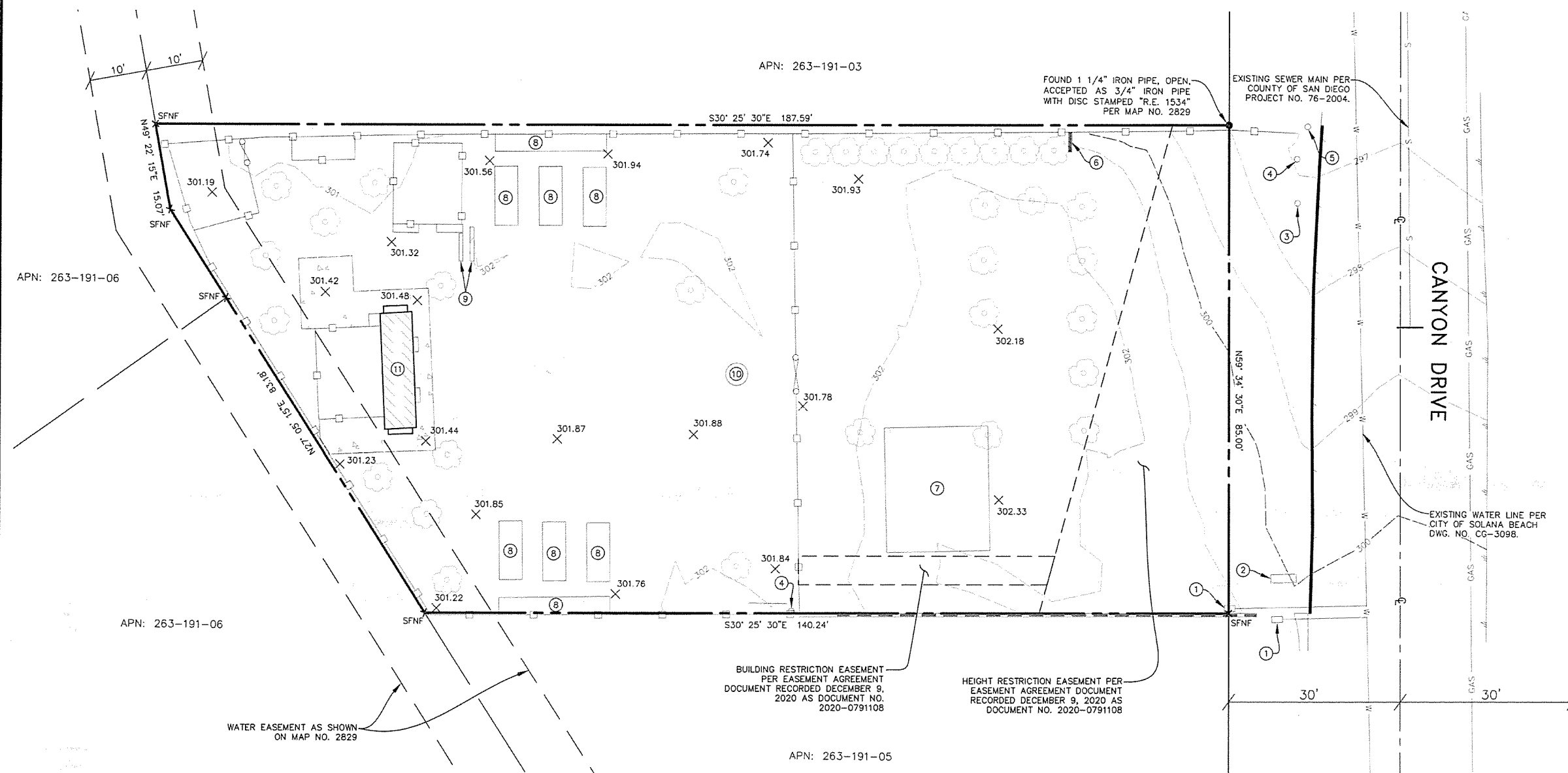
1/8" = 1'-0"



EXISTING TOPO & DEMO PLAN

LEGEND

- CALCULATED BOUNDARY
- EDGE OF PAVEMENT
- WOOD FENCE
- GATE
- CONCRETE
- CONCRETE
- TREE
- ① WATER METER
- ② DOG WATER FOUNTAIN
- ③ DRAIN
- ④ IRRIGATION CONTROL VALVE
- ⑤ MAILBOX
- ⑥ CMU WALL
- ⑦ PERGOLA
- ⑧ PLANTER
- ⑨ R.R. TIE STEP
- ⑩ WATER FOUNTAIN
- ⑪ CHICKEN COOP



LEGAL DESCRIPTION

LOT 3, IN BLOCK K, OF MARVIEW HEIGHTS UNIT NO. 4 IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 2829, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 27, 1951.

BOUNDARY NOTE

- BOUNDARY PLOTTED PER RECORD INFORMATION PROVIDED IN MAP NO. 2829.
- **THIS IS NOT A PRECISE BOUNDARY SURVEY**
- DUE TO MISSING PROPERTY CORNER MONUMENTS, IF PROPERTY LINES, PROPERTY CORNERS, AND/OR PROPERTY LINE SETBACKS ARE CRITICAL FOR THIS PROJECT THE MISSING MONUMENTS WILL NEED TO BE SET AND A CORNER RECORD FILED WITH THE COUNTY OF SAN DIEGO MUST BE PERFORMED.

ADDRESS

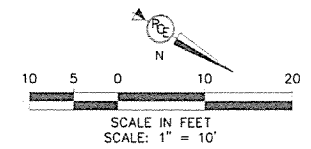
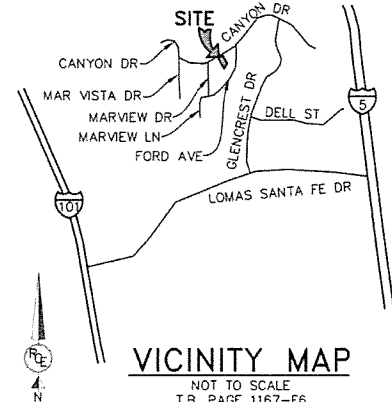
521 CANYON DRIVE
SOLANA BEACH, CA 92075

APN

263-191-04

EXISTING IMPERVIOUS AREA

ROOFS:	122	SOFT
DRIVEWAY:	2	SOFT
HARDSCAPE:	715	SOFT
TOTAL AREA:	837	SOFT



BENCHMARK

BENCHMARK FOR THIS SURVEY IS POINT ID NO. 2005, DESIGNATED AS SOLB-5, A 2.5" CITY OF SOLANA BEACH BRASS DISC SET IN CONCRETE DRAINAGE INLET AT THE EAST END OF FRESCA COURT IN THE CITY OF SOLANA BEACH, CA.
CITY OF SOLANA BEACH CONTROL NETWORK
ELEV: 107.12' NAVD: 88

RANCHO COASTAL ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

ENGINEER OF WORK
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DOUGLAS E. LOGAN
C 39726
DATE: 06/16/21
EXPIRES: 12/31/21



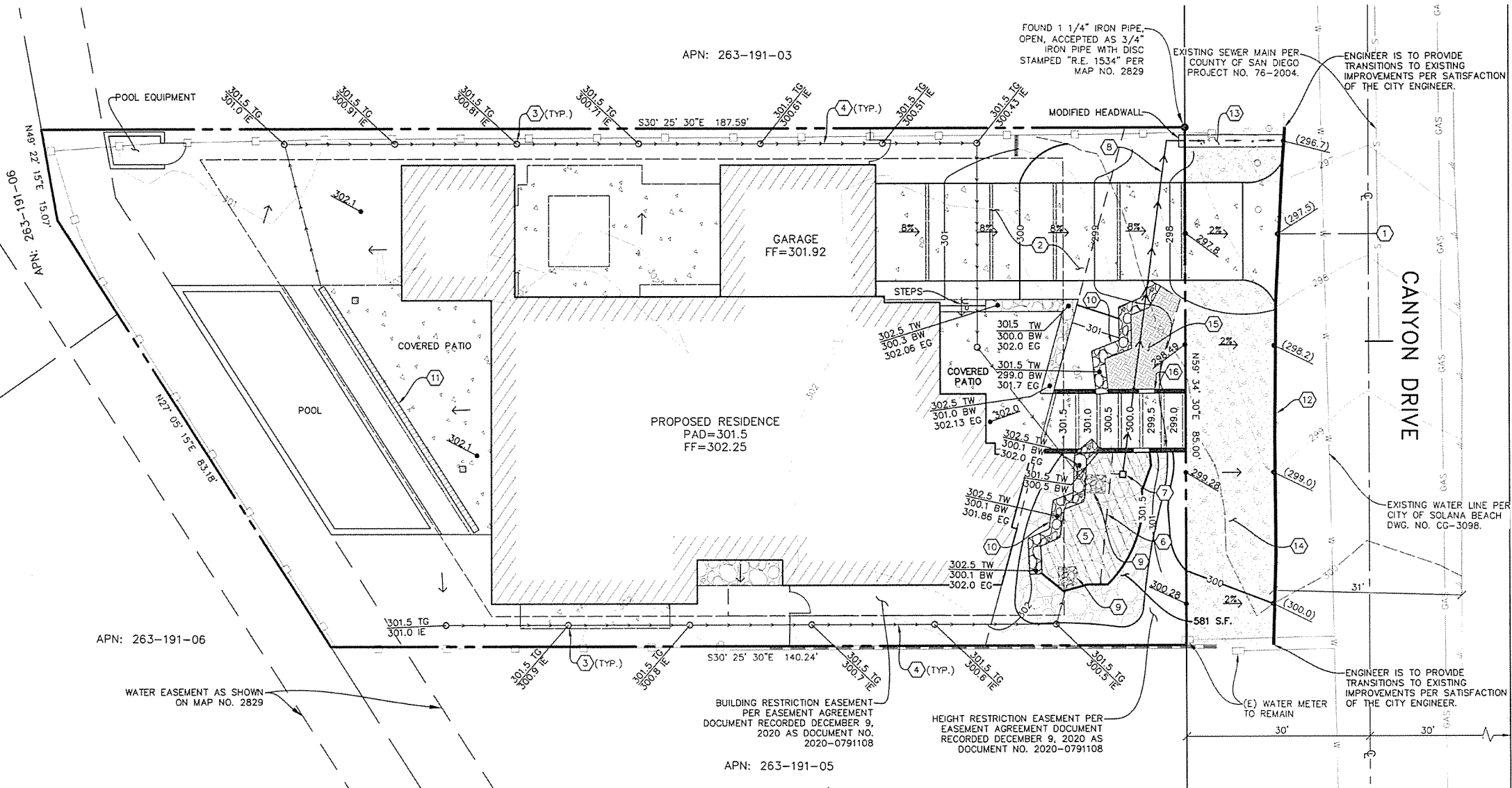
COASTAL COMMISSION PERMIT NO. _____

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	CITY OF SOLANA BEACH ENGINEERING DEPARTMENT	DRAWING NO.
BY: _____ DATE: _____	BY: _____ DATE: _____	BY: DOUGLAS E. LOGAN DATE: 06/16/21 DRAWN BY: RCE 39726 EXP. 12-31-21			BY: _____ DATE: _____	BY: MOHAMMAD SAMMAK, CITY ENGINEER R.C.E.: 37146 EXP: 06/30/22	EXISTING TOPO & DEMO PLAN: 521 CANYON DRIVE	C-1
							DRP/SDP CASE NO. _____	SHEET 1 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@CESD.COM

PRELIMINARY GRADING & DRAINAGE PLAN

APN: 263-191-03



WORK TO BE DONE:

- 1 16' WIDE DRIVEWAY OPENING.
- 2 P.C.C. DRIVEWAY W/ GRAVEL GAPS, SEE DETAIL THIS SHEET.
- 3 AREA DRAINS.
- 4 4" PVC DRAIN PIPE @ 0.5% MIN.
- 5 BIO-RETENTION BASIN, F.S.=300.1 AREA=263 S.F.
- 6 4" PERFORATED PVC PIPE.
- 7 12" RISER BOX.
- 8 SOLID 4" PVC/ABS DRAIN PIPE, OUTLET TO RIBBON GUTTER W/ SMOOTH TRANSITION.
- 9 NO. 2 BACKING RIP-RAP DISSIPATER.
- 10 ROCK RETAINING WALL.
- 11 SLOT DRAIN.
- 12 9" x 9" x 12" CONCRETE CURB PER DETAIL THIS SHEET.
- 13 CONCRETE RIBBON GUTTER TO OUTLET TO CANYON DRIVE.
- 14 D.G. PATH BETWEEN STREET & R.
- 15 PLANTER AREA PER LANDSCAPE PLANS, F.S.=299.0.
- 16 SMALL CURB OR WALL ALONG STEPS, 2"± MAX.

PROPOSED IMPERVIOUS AREA

ROOFS:	5,800	SQFT
DRIVEWAY:	8	SQFT
HARDSCAPE:	770	SQFT
TOTAL AREA:	6,570	SQFT
IMPERVIOUS AREA PRIOR TO CONSTRUCTION:	837	SQFT
IMPERVIOUS AREA AFTER CONSTRUCTION:	6,570	SQFT
INCREASE IN IMPERVIOUS AREA:	5,733	SQFT
IMPERVIOUS AREA REPLACED:	0	SQFT

EARTHWORK QUANTITIES

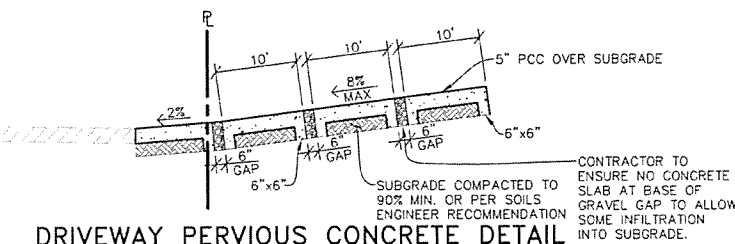
CUT = 120 C.Y. +/- FILL = 5 C.Y. +/-
EXPORT = 115 C.Y. +/-

EARTHWORK QUANTITIES NOTE:

THE QUANTITIES OF CUT/FILL SHOWN HEREON WERE CALCULATED USING REASONABLE ENGINEERING METHODS AND ON A THEORETICAL BASIS ONLY. THEY DO NOT INCLUDE VOLUMES FOR CLEARING/GRUBBING, SHRINKAGE AND/OR SWELLING WHICH CAN/WILL INEVITABLY AFFECT THESE QUANTITIES. THE QUANTITIES ESTIMATED ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC AGENCY. GRADING CONTRACTOR TO BE RESPONSIBLE FOR DETERMINING THEIR OWN GRADING QUANTITIES.

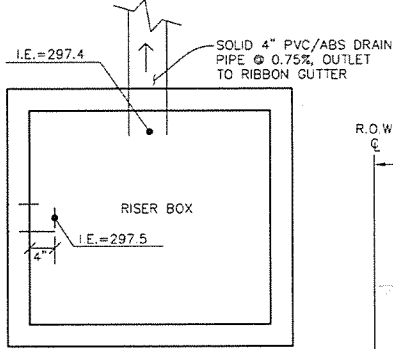
ROOF DRAINAGE NOTE:

ALL ROOF DRAINAGE TO CONNECT TO AREA DRAINS & ROUTED INTO BIO BASIN.



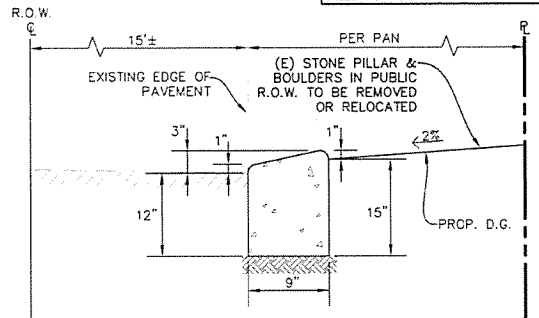
DRIVEWAY PERVIOUS CONCRETE DETAIL

NOT TO SCALE
THE GAP/Joint BETWEEN UNIT PAVERS SHALL BE MINIMUM 5% OF THE CPP DIMENSION; A JOINT SHALL BE INSTALLED AT THE OUTER BOUNDARY OF THE CPP. ALL JOINTS TO BE FILLED WITH 3/8" OR LARGER CRUSHED ROCK OR GRAVEL.



RISER BOX DETAIL

NOT TO SCALE

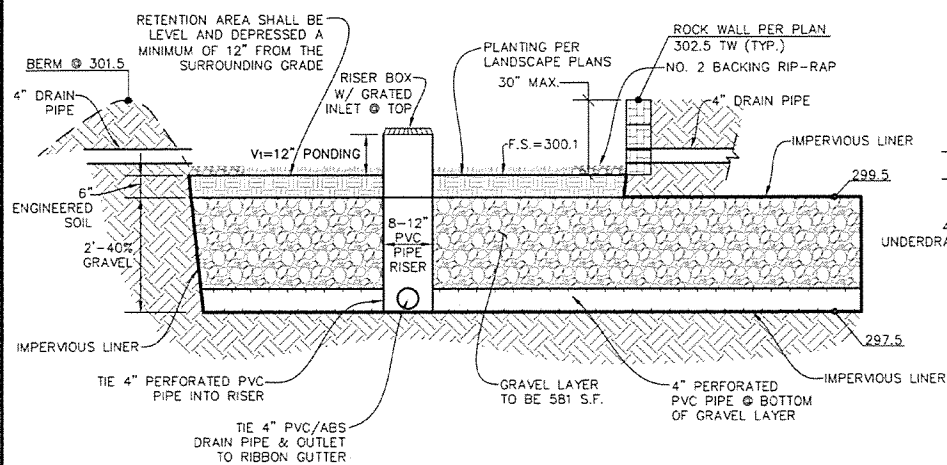


9"X9"X12" CONCRETE CURB

NOT TO SCALE
COLOR: SAN DIEGO BUFF

CONCRETE RIBBON GUTTER DETAIL

NOT-TO-SCALE
1 D.G. ALONG SIDES & 6" BASE UNDER CONCRETE, COMPACTED TO 90%.
2 2500psi - CONCRETE



BIO RETENTION BASIN DETAIL

NOT TO SCALE

BENCH MARK

BENCHMARK FOR THIS SURVEY IS POINT ID NO. 2005, DESIGNATED AS SOLB-5, A 2.5" CITY OF SOLANA BEACH BRASS DISC SET IN CONCRETE DRAINAGE INLET AT THE EAST END OF FRESCA COURT IN THE CITY OF SOLANA BEACH, CA.



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ENGINEER OF WORK

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DOUGLAS E. LOGAN
C 39726
DATE: 06/16/21
EXPIRES: 12/31/21

COASTAL COMMISSION PERMIT NO. _____

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
BY: FIRE CHIEF DATE:	BY: DISTRICT REPRESENTATIVE DATE:	BY: DOUGLAS E. LOGAN DATE: RCE 39726, EXP. 12-31-21			BY: DATE:	BY: MOHAMMAD SAMMAK, CITY ENGINEER R.C.E.: 37146 EXP: 06/30/22	PRELIMINARY GRADING & DRAINAGE PLAN: 521 CANYON DRIVE	DRP/SDP CASE NO. _____	C-2 SHEET 2 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION
ENGINEER'S NAME: RANCHO COASTAL ENGINEERING & SURVEYING
PHONE NO. (760) 510-3152 // EMAIL: DOUG@RCS.D.COM

LANDSCAPE PLANS

AGEE RESIDENCE

521 CANYON DRIVE
SOLANA BEACH, CALIFORNIA

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE AND BECOME AWARE OF ALL GRADE DIFFERENCES AND ANY OTHER EXISTING SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS WITHIN THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION. MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF SCHEDULE TO PERMIT REVISIONS TO PLANS (IF REQUIRED) DUE TO ACTUAL LOCATION OF UTILITIES OR BOULDERS.
- IT IS CONTRACTOR'S RESPONSIBILITY, IN CASE OF DISCREPANCIES OR QUESTIONS AS TO THE SCOPE OF WORK WHICH MAY ARISE IN THE FIELD TO NOTIFY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS PRIOR TO BIDDING OR CONSTRUCTION OF THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING ELEMENTS TO REMAIN, CAUSED BY THEMSELVES OR THEIR SUBCONTRACTORS OR ANYONE UNDER THEIR DIRECTION, AND SHALL PAY FOR ALL COSTS OF REPLACEMENT OR REPAIR.
- CONTRACTOR IS RESPONSIBLE TO PERFORM ALL CLEAN UP ANY AND ALL TRASH, DEBRIS, SPILLS, ETC. CREATED BY THEMSELVES OR SUBCONTRACTORS. REMOVE ANY DEMOLITION ITEMS COMPLETELY FROM SITE AND DISPOSE OF IN LEGAL MANNER. CLEARING CONSISTS OF SATISFACTORY DISPOSAL OF VEGETATION NOT APPLICABLE TO THE PLANTING PLAN INCLUDING SNAGS, BRUSH AND RUBBISH OCCURRING WITHIN PROPERTY LINE. STUMPS, ROOTS AND BOULDERS IN AREAS TO BE CLEARED SHALL BE CUT OFF AT GRADE OR REMOVED TO 6" BELOW GRADE.
- ALL WORKMANSHIP AND MATERIALS TO CONFORM TO LOCAL GOVERNING CODES, ORDINANCES AND IN ACCORDANCE WITH LOCAL REGIONAL STANDARD DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- SUBGRADE UNDER PAVED AREAS SHALL BE COMPACTED TO 90%.
- ALL LANDSCAPE AREAS SHALL DRAIN A MINIMUM 2% AWAY FROM STRUCTURES.
- REMOVE ALL EXISTING ON SITE PAMPAS GRASS AND OTHER NOXIOUS WEEDS.

MAINTENANCE PROGRAM

CONTINUOUSLY MAINTAIN ALL LANDSCAPE AREAS WITHIN THE PROJECT. MAINTENANCE SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:

- MAINTAIN THE PROJECT IN A SAFE AND HAZARD-FREE CONDITION AT ALL TIMES.
- PROVIDE APPROPRIATE WATERING OF ALL PLANT MATERIAL, INCLUDING PROPER SCHEDULING AND MAINTENANCE OF THE IRRIGATION SYSTEM.
- PROVIDE FERTILIZATION, AS NECESSARY, TO MAINTAIN PLANTS IN A HEALTHY CONDITION.
- CONTINUALLY REMOVE ALL WEEDS, TRASH AND DEBRIS.
- REPLACE ANY DEAD, DYING, OR DAMAGED SHRUBS OR TREES.
- PRUNE TREES AND SHRUBS TO SHAPE, REMOVE WEAK OR CROSSED BRANCHES, MAINTAINING NATURALISTIC PLANT SHAPE. DO NOT TOP TREES. TREES OVER 15 FEET TALL SHOULD BE REVIEWED BY A CERTIFIED ARBORIST PRIOR TO PRUNING WITH PRUNING MADE PER ARBORIST RECOMMENDATIONS. AVOID SHEARING OF SHRUBS INDIVIDUALLY, ALLOWING MASSINGS TO FORM INFORMAL GROUPINGS OF LIKE SPECIES. LIMIT HEDGING TO APPROPRIATE LOCATIONS.
- PROVIDE ALL NECESSARY PEST CONTROL, PER RECOMMENDATIONS OF A CERTIFIED PEST CONTROL ADVISOR.
- REPLENISH MULCH AS NECESSARY TO MAINTAIN SPECIFIED DEPTH.
- WHERE PRESENT, MOW LAWNS AS REQUIRED, NO LESS THAN WEEKLY IN ACTIVE GROWING SEASON, TO MAINTAIN PROPER HEIGHT. REMOVE GRASS CLIPPING FROM THE SITE.
- RE SOD DEAD OR DAMAGED TURF AREAS.
- CLEAN, ADJUST, REPAIR, AND REPLACE IRRIGATION SYSTEM COMPONENTS AS NECESSARY TO MAINTAIN THE IRRIGATION SYSTEM IN EXCELLENT CONDITION. TO THE EXTENT POSSIBLE, REPLACE EQUIPMENT WITH ORIGINALLY SPECIFIED PRODUCT.
- MAINTAIN ALL DRAINAGE FACILITIES IN EXCELLENT CONDITIONS. CONTINUOUS CLEAN DRAIN INLETS AND SURFACE FLOW LINES. FLUSH AND CLEAN SUBSURFACE DRAINS ONCE A YEAR (MINIMUM), IN SEPTEMBER/OCTOBER, WITH CLEAR WATER TO AVOID BUILDUP OF SILT AND DEBRIS. ALSO CHECK DRAINAGE SYSTEMS AFTER HEAVY RAINS.
- MAINTAIN ACCURATE RECORDS FOR ALL MAINTENANCE ACTIVITIES, INCLUDING LOGS OF ALL PESTICIDE AND FERTILIZER APPLICATION.

SITE ADDRESS

521 CANYON DRIVE
SOLANA BEACH, CALIFORNIA

DRAWING INDEX

SHEET	CONTENTS
L-1	TITLE SHEET, NOTES
L-2	WATER CONSERVATION PLAN CONCEPTUAL LANDSCAPE PLAN, LEGEND

LANDSCAPE ARCHITECT COMPLIANCE STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE WATER 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.

By: *Stan Ahles*
LANDSCAPE ARCHITECT

DATE: FEB 2016

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Application Title	Project Plan (Check Number)	Project Address
AGEE		521 CANYON DRIVE

The project's Estimated Total Water Use is calculated using the following formula: $ETWU = (ETa)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$

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

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Line	Hydro-zone Number (1-4 Below - use as many tables as necessary to complete all hydrozones)	1	2	3	4	SLA	POOL	
Evapotranspiration Rate (ETa) See "A" below	1	Use 41 (west of I-5) / 29.14 (east of I-5)						
Conversion Factor - 0.62	2	0.62						
(Line 1 x Line 2)	3	25.42 (west of I-5) / 17.94 (east of I-5)						
Plant Factor (PF) See "B" below	4	0.6	0.3	0.6	0.6		1.0	
Hydrozone Area (HA) - in square feet	5	0	414	352	592		616	
(Line 4 x Line 5)	6	0	122.4	229.2	355.2		616.0	
Irrigation Efficiency (IE) See "C" below	7	0.81	0.81	0.81	0.81		1.0	
(Line 6 - Line 7)	8	0	152.7	283.0	438.5		616.0	
TOTAL of all Line 8 boxes + SLA	9	2261.2						
Line 3 x Line 9	10	12,131.3						
Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	12,131.3						

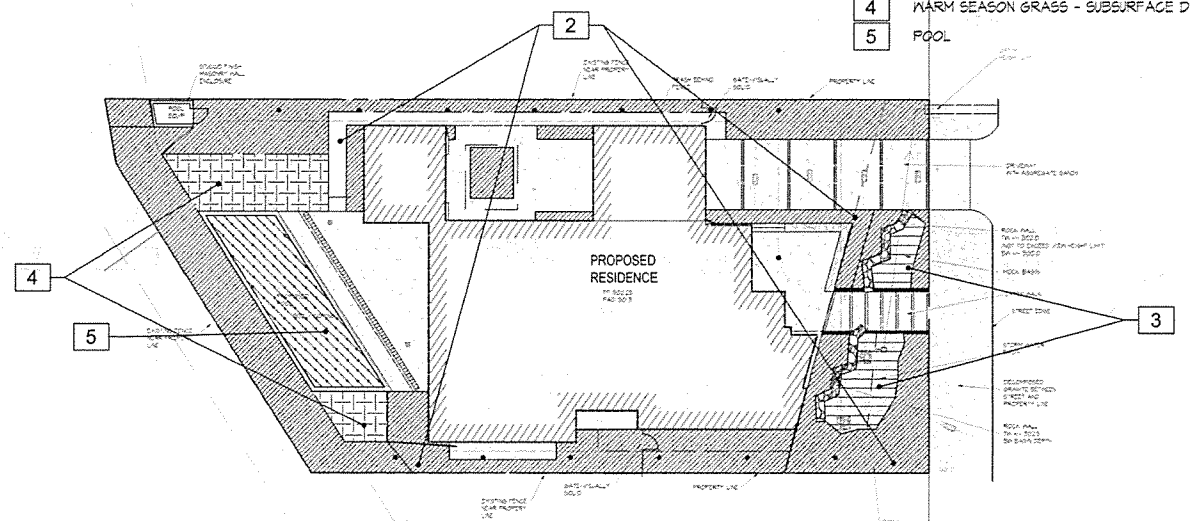
MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:
 Evapotranspiration equivalent factor (EFAF) use 55 residential 45 non-residential

25.42	(EFAF x 5,104)	+ ((EFAF x 0)	=	MAWA	12,131.3
25.42 or 29.14	(55)	Total Landscape Area		Total SLA	

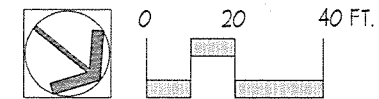
January 2016 Page 3 of 9

HYDROZONE KEY MAP

- | | |
|---|-------------------------------------|
| 1 | NOT USED |
| 2 | LOW WATER SHRUBS - DRIP |
| 3 | MODERATE (BASINS) - DRIP |
| 4 | WARM SEASON GRASS - SUBSURFACE DRIP |
| 5 | POOL |



WATER CONSERVATION PLAN



ISSUE: _____ DATE: _____

LANDSCAPE ARCHITECT OF WORK
AHLES LANDSCAPE ARCHITECTURE
 P.O. Box 1503
 Rancho Santa Fe, CA 92067
 858.756.8963
 ala@ahlesland.com

CITY APPROVED CHANGES

APPD DATE

CITY OF SOLANA BEACH
 CONCEPTUAL LANDSCAPE PLAN FOR
521 CANYON DRIVE
 AGEE RESIDENCE

DRAWING NO.
L-1
 SHEET OF

PLANT SCHEDULE

TREES BOTANICAL / COMMON NAME CONT WATER USE QTY MATURE HEIGHT

	ARBUTUS UNEDO STRAWBERRY TREE SHRUB	24 IN. BOX	LOW	2	25-30 FEET
	OLEA SPECIES OLIVE TRANSPLANT FROM EXISTING TREES ON SITE	TRANSPLANTED	LOW	3	20-30 FEET

GROUND COVERS BOTANICAL / COMMON NAME CONT SPACING QTY

	CAREX PRAEGRACILIS SLENDER SEDGE	LINER	12" o.c.	391	MODERATE
	ECHEVERIA X 'IMBRICATA' HEN AND CHICKS	4" POT	10" o.c.	173	LOW
	KALANHOE FUMILA FUMILA KALANHOE	FLATS	12" o.c.	65	LOW
	SEDUM X 'FIREGLOW' FIREGLOW SEDUM	FLATS	8" o.c.	87	LOW

NON-LIVING GROUNDCOVER BOTANICAL / COMMON NAME CONT SPACING QTY

	BARK MULCH BARK MULCH	3 IN. DEPTH		3,929 SF
	DECOMPOSED GRAPHITE GREY	2 IN. DEPTH		441 SF

SOD/SEED BOTANICAL / COMMON NAME CONT SPACING QTY

	PLATINUM PASPALUM SEASHORE PASPALUM WARM SEASON SOD	SOD		783 SF MODERATE
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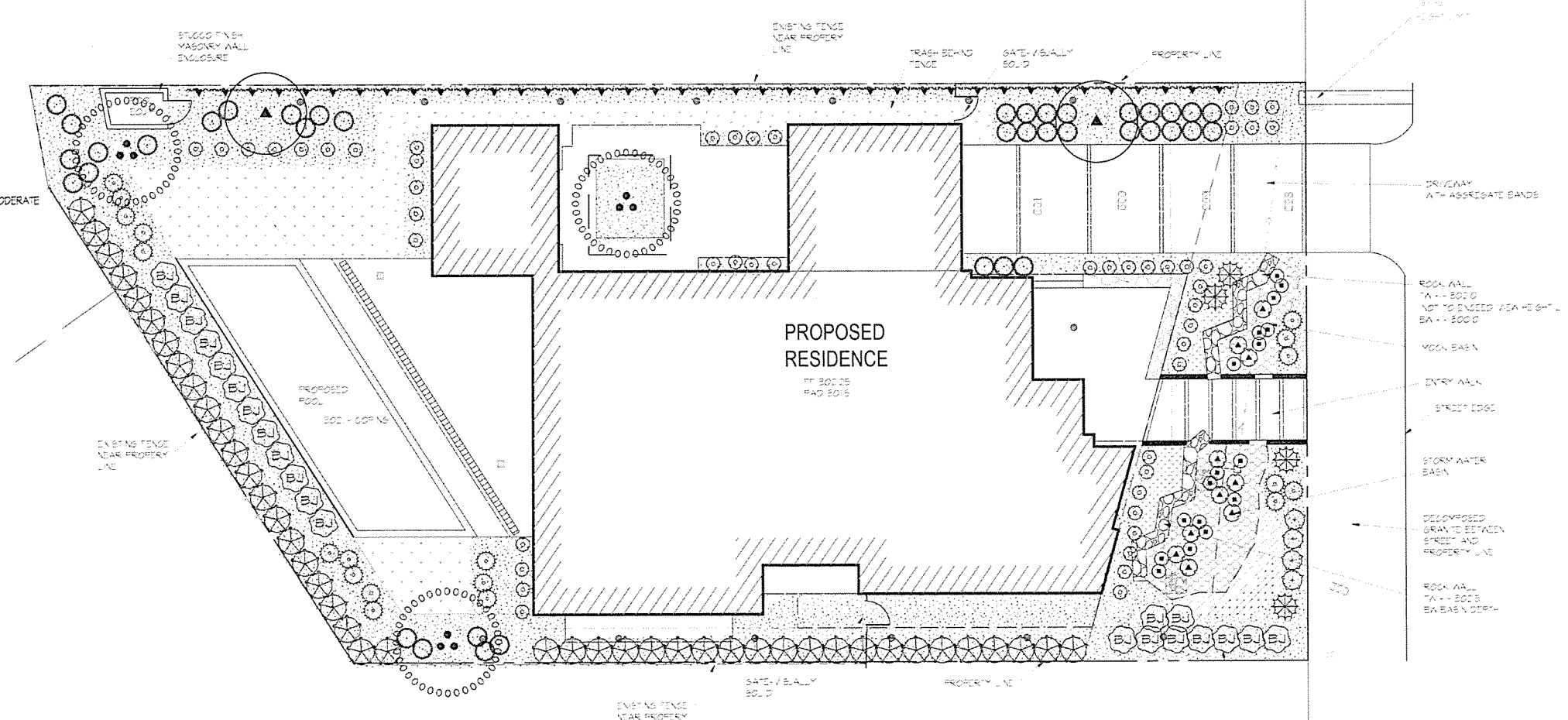
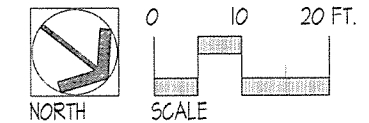
SHRUBS BOTANICAL / COMMON NAME CONT WATER USE QTY MATURE HEIGHT

	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	5 GALLON	LOW	14	LESS THAN 3 FEET
	BOUGAINVILLEA X 'LA JOLLA' BOUGAINVILLEA	5 GAL	LOW	21	LESS THAN 3 FEET
	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL.	MODERATE	17	LESS THAN 3 FEET
	CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	5 GALLON	LOW	4	LESS THAN 3 FEET
	CHONDRPETALUM TECTORUM CAPE RUSH	5 GAL	LOW	36	3- 5 FEET
	DIANELLA TASMANICA 'VARIEGATA' FLAX LILY	5 GAL	MODERATE	10	LESS THAN 3 FEET
	DODONAEA VISGOSA 'PURPUREA' PURPLE HOPSEED BUSH COLUMNAR	15 GAL	LOW	43	10-12 FEET
	KALANHOE THYRSIFLORA 'FLAPJACK' DESSERT CABBAGE	1 GAL	LOW	48	LESS THAN 3 FEET
	YUCCA 'BRIGHT STAR' BRIGHT STAR YUCCA	1 GALLON	LOW	4	LESS THAN 3 FEET

VINE/ESPALIER BOTANICAL / COMMON NAME CONT QTY

	HARDENBERGIA VIOLACEA LILAC VINE	15 GAL	39	VINE
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CONCEPTUAL LANDSCAPE PLAN



ISSUE: _____ DATE: _____	LANDSCAPE ARCHITECT OF WORK AHLES LANDSCAPE ARCHITECTURE P.O. Box 1503 Rancho Santa Fe, CA 92067 858.756.8963 ala@ahlesland.com	CITY APPROVED CHANGES	APPD DATE	CITY OF SOLANA BEACH CONCEPTUAL LANDSCAPE PLAN FOR: 521 CANYON DRIVE AGEE RESIDENCE	DRAWING NO. L-2 SHEET OF
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STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 8, 2021
ORIGINATING DEPT: City Manager's Department
SUBJECT: **Council Consideration of Resolution 2021-107
Regarding the Net Energy Metering Proceeding Before
the California Public Utilities Commission**

BACKGROUND:

Customers who install small solar, wind, biogas, and fuel cell generation facilities to serve all or a portion of onsite electricity needs are eligible for the state's Net Energy Metering (NEM) program. NEM allows customers who generate their own energy to serve their energy needs directly onsite and to receive a financial credit on their electric bills for any surplus energy fed back to their utility.

The current NEM program was adopted by the California Public Utilities Commission (CPUC) in Decision (D.)16-01-044 on January 28, 2016. The program provides customer-generators rate credits for energy exported to the grid and requires them to pay charges that align NEM customer costs more closely with non-NEM customer costs. NEM is designed to support the installation of customer-sited renewable energy generation.

Recently, the CPUC launched a formal proceeding to update the current NEM structure. The new rulemaking is referred to as NEM 3.0 because this is the third iteration of the NEM program. Over 17 proposals have been submitted to the CPUC for consideration, including joint proposal from the state's big three investor-owned utilities (IOUs), Pacific Gas & Electric, Southern California Edison and San Diego Gas & Electric. Opponents of the big three IOUs' joint proposal claim that it would hinder the state's highly successful rooftop solar market which is a key strategy in the state reaching its lofty clean energy and environmental goals.

On August 11, 2021, the Climate Action Commission (CAC) introduced a draft resolution regarding the NEM 3.0 proceeding. The CAC voted to recommend that the

CITY COUNCIL ACTION:

City Council discuss and consider adoption of the resolution at an upcoming City Council meeting.

This item is before Council to discuss and consider adoption of Resolution 2021-107 (Attachment 1) regarding the NEM 3.0 proceeding presently before the CPUC.

DISCUSSION:

NEM 3.0 is currently progressing through the necessary steps at the CPUC as part of the rulemaking proceeding. While it would be premature at this time to advocate for one particular proposal of the over 17 submitted, the CAC is recommending that the Council consider the attached Resolution which is general in nature but includes key goals and themes that are consistent with what the City has supported in the past. These include:

- Protecting and expanding rooftop solar via a strong succeeding NEM tariff and expanding clean energy access by making it easier, not harder, for people to adopt rooftop solar and energy storage in order to meet California's ambitious clean energy targets and deploy solar in all communities and households, particularly those struggling to pay for electricity; and
- Expressing its support for the items as stated above, including;
 - Urging the CPUC to:
 - (i) strengthen NEM to expand access to all households, particularly of low-and-moderate income;
 - (ii) expand access to other clean energy technologies that pair with solar, such as batteries;
 - (iii) ensure that the solar installations continue to grow in order to meet State and City climate goals; and
 - (iv) exclude provisions set forth in the IOU Proposal such as high monthly fixed fees and reducing or eliminating credits for sharing electricity with the power grid.

While the big three IOUs' plan and the solar and environmental advocates plan are largely in opposition, a consensus is emerging that a fair and effective rooftop solar policy must share its benefits with low-income and disadvantaged communities that have previously been left out.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

There would be no fiscal impact as a result of this item.

WORK PLAN:

Environmental Sustainability

OPTIONS:

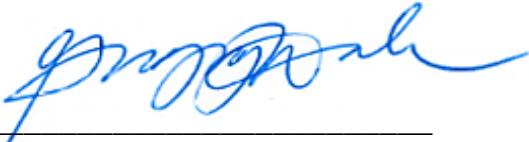
- Approve Staff recommendation.
- Do not approve Staff recommendation.
- Provide alternative direction.

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council discuss and consider adoption of Resolution 2021-107 regarding the NEM 3.0 proceeding presently before the CPUC.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-107

RESOLUTION 2021-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, REGARDING NET ENERGY METERING 3.0 PROCEEDING BEFORE THE CALIFORNIA PUBLIC UTILITIES COMMISSION

WHEREAS, Net Energy Metering (NEM) is designed to support the installation of customer-sited renewable energy generation; and

WHEREAS, NEM allows customers to receive bill credits for power generated by their solar system and shared with the power grid and ultimately save money on their utility bills; and

WHEREAS, NEM is what has allowed solar to become increasingly accessible to low and moderate income households; and

WHEREAS, the California Public Utilities Commission (CPUC) has launched a formal proceeding to update the current NEM structure to be introduced in 2022 as NEM 3.0 and a number of parties have submitted their proposal for what they believe NEM 3.0 should look like; and

WHEREAS, the California Investor Owned Utilities (IOUs), Pacific Gas and Electric, San Diego Gas & Electric and Southern California Edison, have submitted a joint proposal (the "IOU Proposal") that calls for drastic changes to NEM that would make customer-sited renewable energy more expensive, increase the amount of time it takes for customers to pay off their systems, and ground to a halt the installation of distributed solar in California; and

WHEREAS, The IOU Proposal would make it impossible for customer-sited renewables to continue to grow sustainably as mandated by law as a result of high monthly fixed fees for all solar installations, and slashing credits customers receive for sharing their excess electricity with the power grid; and

WHEREAS, proposals submitted to CPUC by Protect Our Communities Foundation, California Solar & Storage Association, Vote Solar, GRID Alternatives, Solar Energy Industries Association, and others not only would encourage new solar adoption but also include additional subsidies for low income customers; and

WHEREAS, California cannot meet its clean energy targets in time with utility scale solar alone and needs to triple the amount of rooftop solar, as reported by the California Energy Commission 2021 SB 100 Joint Agency Report Summary; and

WHEREAS, the cleantech industry provides over \$8.2 billion in economic benefits, as reported by Cleantech San Diego; and

WHEREAS, the San Diego County rooftop solar industry provides over 9,000 jobs to the region, as reported by the Solar Foundation Solar Jobs Census; and

WHEREAS, protecting rooftop solar and expanding access to rooftop solar in communities of concern will help California move toward 100 percent clean energy, lessen the impacts of the climate crisis, and reduce climate injustices from dirty energy; and

WHEREAS, we are in a climate crisis and need to make the transition to clean energy more accessible.

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

1. That the above recitations are true.
2. That the City Council supports protecting and expanding rooftop solar via a strong succeeding NEM tariff and expanding clean energy access by making it easier, not harder, for people to adopt rooftop solar and energy storage in order to meet California's ambitious clean energy targets and deploy solar in all communities and households, particularly those struggling to pay for electricity; and
3. That the City Council:
 - (a) expresses its support for the items as stated in numbered paragraph 2 immediately above; and
 - (b) urges the CPUC to (i) strengthen NEM to expand access to all households, particularly of low-and-moderate income; (ii) expand access to other clean energy technologies that pair with solar, such as batteries; (iii) ensure that the solar installations continue to grow in order to meet State and City climate goals; and (iv) exclude provisions set forth in the IOU Proposal such as high monthly fixed fees, and reducing or eliminating credits for sharing electricity with the power grid.

PASSED AND ADOPTED this 8th day of September 2021, at a meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 8, 2021
ORIGINATING DEPT: City Clerk's Office
SUBJECT: **Citizen Commission Vacancy: Public Arts Commission Appointment**

BACKGROUND:

Appointments to City Commissions and Committees are conducted in accordance with Council Policy No. 5 - *Appointment of Private Citizens to Committees, Boards, Task Forces* (Attachment 2). The Public Arts Commission's appointments are made by Council-at-large. A majority vote of the City Council is required for appointment.

This item is before the City Council to discuss and appoint a community member to serve out the remainder of an existing term on the Public Arts Commission. Commission member Sharon Perkowski resigned from the Public Arts Commission in June 2021. Her position's term expires at the end of January 2023.

DISCUSSION:

On June 25, 2021, the City Clerk posted a Notice of Vacancy, per Government Code 54974(a), with an application deadline of July 6th, in an effort to refill the position and bring the Commissions to full membership as quickly as possible. Recruitment notices were posted on the City's Official bulletin board, the City's website, and emailed twice via e-blast notice.

At the Council Meeting on July 14, 2021, Council extended the application period to August 25, 2021, to allow for additional applications. On July 19, 2021, the City Clerk posted the Notice of Vacancy (Attachment 1) for the extended application period. Recruitment notices were posted on the City's Official bulletin board, the City's website, and sent via three e-blast notices.

Application Submittals

As of the preparation of this report, two applications were received by the deadline which are listed on the Application Status List (Attachment 3). If applications are received after the deadline, they will not be forwarded as Council no longer considers late applications.

CITY COUNCIL ACTION:

Applications were not posted online but were submitted to Council for review and are available for public viewing at the City Clerk's Office.

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Make an appointment to the vacancy.
- Extend the deadline for submittal of additional applications.

DEPARTMENT RECOMMENDATION:

Staff recommends that City Council appoint one (1) member to the Public Arts Commission nominated/appointed by *Council-at-large* with a term ending January 2023.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gregory Wade, City Manager

Attachment:

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



PUBLIC NOTICE CITIZEN COMMISSION POSITION VACANCY DEADLINE

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

Applications are currently being accepted through **Wednesday, August 25, 2021 by 5:30 p.m.**
City Council is scheduled to make appointments at the September 8, 2021 City Council Meeting.

PUBLIC ARTS COMMISSION

The Public Arts Commission participates in reviewing certain matters regarding community art opportunities and conducts certain City events. [Agenda Posting page](#)

One vacancy – term will expire January 2023



- Regular Meetings: 4th Tuesday of each month at 5:30 p.m.
Virtually or at City Hall, due to COVID changes, as appropriate
- Requirements: At least 18 yrs. old ♦ Resident of the City.
- Composition: 7 members who are all appointed by the Council At-large.
- Staff Liaison: Kayla Moshki at 858-720-2438 or kmoshki@cosb.org

New applicants may want to review any past Agendas posted on the City's website or contact the Staff Liaison for any questions about the Commission. See the City's website for members, expiring positions, and further information.

Applicant Process

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

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

Posted July 19, 2021
Megan Bavin, Deputy City Clerk

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

PURPOSE:

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

POLICY STATEMENT:

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

POLICY PROCEDURES:

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

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

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

4. Appointments to Outside Agencies

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

**City of Solana Beach
Citizen Commission Members
Appointed by City Council**

Deadline – August 25, 2021 5:30 p.m.

LIST OF APPLICANTS

Public Arts Commission Applicants		Application Received
Last Name	First Name	
Day	Kristi	7-06-2021
Barnett	Marilyn	7-13-2021

ATTACHMENT 4

Applications

***This attachment is available for
viewing at the City Clerk's Office***

City of Solana Beach
635 S. Highway 101, Solana Beach, CA 92075
858-720-2400



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 8, 2021
ORIGINATING DEPT: City Manager/City Attorney
SUBJECT:
1. Introduce (1st Reading) Ordinance 515 -- Amending Section 2.08.040 Regarding Official Bonds and Insurance; and
2. Adopt Resolution 2021-106 Setting Minimum Insurance Policy Limit

BACKGROUND:

Section 2.08.040 of the Solana Beach Municipal Code (SBMC) currently requires the City Manager to furnish a corporate survey surety bond to be approved by the City Council in such sum as may be determined by the City Council. Government Code Section 36518 requires the City Clerk and City Treasurer to execute a bond in a reasonable amount recommended by the City Attorney and fixed by the City Council, by resolution, and may be changed during their terms of office.

Section 1463 of the Government Code provides in pertinent part as follows:

...a government crime insurance policy or employee dishonesty insurance policy, including faithful performance, may be provided as an alternative to the official bond by any county or city, subject to approval by the presiding judge of the superior court and recording and filing as provided in Sections 1457 to 1460.1, inclusive...

As Sections 1457 to 1460.1 do not require the official bonds of city officers to be approved by the presiding judge of the superior court, recorded or filed, Section 1463 authorizes the City to procure an insurance policy instead of an official bond.

Government Code Section 1463 also provides that “an insurance policy procured pursuant to this section may be used as a master bond as though it were an official bond,

CITY COUNCIL ACTION:

subject to approval of the appointing power or legislative body as provided in Section 1481.”

Government Code Section 1481 provides, in part, as follows:

(b) Notwithstanding any other provision of law, when deemed expedient by the legislative body of a local public agency, a master official bond or other form of master bond may be used which shall provide coverage on more than one officer, employee, or agent of the local public agency, whether elected or appointed, who is required by statute, regulation, the appointing power, the governing board of a local public agency, or the board of supervisors of a chartered or general law county to give bond.

This item is before the Council to consider the introduction (1st Reading) of Ordinance 515 amending the SBMC Section 2.08.040 to allow for an insurance policy as an alternative to an official bond and to adopt Resolution 2021-106 (Attachment 2) setting the insurance policy limit at no less than \$10,000,000 per occurrence.

DISCUSSION:

The City may use a master bond rather than separate official bonds pursuant to Government Code Section 1481 if the City Council deems it expedient. And the City may procure insurance as an alternative to a master bond pursuant to Government Code Section 1463 subject to approval of the City Council.

Proposed Ordinance 515 (Attachment 1) amends SBMC Section 2.08.040 to allow for an insurance policy as an alternative to an official bond. Resolution 2021-106 (Attachment 2) sets the insurance policy limit at no less than \$10,000,000 per occurrence.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

As proposed, Ordinance 515 and Resolution 2021-106 would eliminate separate official bond requirements and their premiums and maintain the City’s current insurance, which has coverage under the Master Crime Program, similar to a faithful performance bond, includes a Government Crime Policy on Discovery Form with the following coverages: Employee Theft including Faithful Performance of Duty (Per Loss Coverage); Forgery or Alteration including Credit, Debit or Charge Card Forgery; Inside the Premises – Theft of Money & Securities; Inside the Premises – Robbery or Safe Burglary of Other Property; Outside the Premises; Computer Fraud; Funds Transfer Fraud; and Money Orders and Counterfeit Paper Currency.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendations.
- Approve Staff recommendations with alternative amendments / modifications.
- Do not approve Staff recommendations.
- Provide alternative direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Introduce Ordinance 515 amending Section 2.08.050 of the Solana Beach Municipal Code; and
2. Adopt Resolution 2021-106 setting minimum insurance policy limit.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Ordinance 515
2. Resolution 2021-106

ORDINANCE 515

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING SECTION 2.08.040 REGARDING OFFICIAL BONDS AND INSURANCE

WHEREAS, Section 2.08.040 of the Solana Beach Municipal Code (SBMC) currently requires the City Manager to furnish corporate survey surety bond to be approved by the City Council in such sum as may be determined by the City Council;

WHEREAS, Government Code Section 36518 requires the City Clerk and City Treasurer to execute a bond in a reasonable amount recommended by the City Attorney and fixed by the City Council, by resolution, and may be changed during their terms of office;

WHEREAS, Section 1463 of the Government Code provides that a government crime insurance policy or employee dishonesty insurance policy, including faithful performance, may be provided as an alternative to the official bond by any city;

WHEREAS, Sections 1457 through 1460.1 of the Government Code do not require the official bonds of city officers to be approved by the presiding judge of the superior court, recorded or filed;

WHEREAS, Government Code Section 1463 also provides that “an insurance policy procured pursuant to this section may be used as a master bond as though it were an official bond, subject to approval of the appointing power or legislative body as provided in Section 1481”; and

WHEREAS, Government Code Section 1481(b) provides that, notwithstanding any other provision of law, when deemed expedient by the legislative body of a local public agency, a master official bond or other form of master bond may be used which shall provide coverage on more than one officer, employee, or agent of the local public agency, whether elected or appointed, who is required by statute, regulation, the appointing power, or the governing board of a local public agency to give bond; and

WHEREAS, using a master official bond that provides coverage for more than one officer or employee of the City and using insurance as an alternative to an official bond is expedient and in the best interests of the public.

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

SECTION 1. FINDINGS

The City Council finds that:

- A. The facts set forth in the recitals are true and correct and incorporated herein by this reference. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance.

SECTION 2. ENVIORNMENTAL REVIEW

This Ordinance is not a project as defined by the California Environmental Quality Act.

SECTION 3. AMENDMENT TO SBMC SECTION 2.08.040

Section 2.08.040 of the Solana Beach Municipal Code is hereby amended as follows (deletions in ~~strikeout~~ and additions in underline):

2.08.040 Bond or Insurance.

A. The city manager shall furnish a corporate survey surety bond to be approved by the city council in such sum as may be determined by the city council, and shall be conditioned upon the faithful performance of the duties imposed upon the city manager and acting city manager as prescribed in this chapter. Any premium for such bond shall be a proper charge against the city.

B. The bond requirement in Section 2.08.040 above and any other official bond required by law may be fulfilled by a master official bond which shall provide coverage on more than one officer, employee, or agent of the city, or, alternatively, with a government crime insurance policy or employee dishonesty insurance policy, including faithful performance, with a coverage limit approved by the city council.

SECTION 4. CONFLICTS WITH PRIOR ORDINANCES

If the provisions in this Ordinance conflict in whole or in part with any other City regulation or ordinance adopted prior to the effective date, the provisions in this Ordinance will control.

SECTION 5. SEVERABILITY

If any section, subsection, paragraph, sentence, clause, phrase or term (each a "Provision") in this Ordinance, or any Provision's application to any person or circumstance, is held illegal, invalid or unconstitutional by a court of competent jurisdiction, all other Provisions not held illegal, invalid or unconstitutional, or such Provision's application to other persons or circumstances, shall not be affected. The City Council declares that it would have passed this Ordinance, and each Provision therein, whether any one or more Provisions be declared illegal, invalid or unconstitutional.

SECTION 6. EFFECTIVE DATE

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

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Solana Beach, California, on September 8, 2021.

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, on September _____, 2021, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2021-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, SETTING MINIMUM INSURANCE POLICY LIMITS AS ALTERNATIVE TO OFFICIAL BOND

WHEREAS, Section 2.08.040 of the Solana Beach Municipal Code (SBMC) currently requires the City Manager to furnish corporate survey surety bond to be approved by the City Council in such sum as may be determined by the City Council; and

WHEREAS, Government Code Section 36518 requires the City Clerk and City Treasurer to execute a bond in a reasonable amount recommended by the City Attorney and fixed by the City Council, by resolution, and may be changed during their terms of office; and

WHEREAS, Section 1463 of the Government Code provides that a government crime insurance policy or employee dishonesty insurance policy, including faithful performance, may be provided as an alternative to the official bond by any city; and

WHEREAS, Sections 1457 through 1460.1 of the Government Code do not require the official bonds of city officers to be approved by the presiding judge of the superior court, recorded or filed; and

WHEREAS, Government Code Section 1463 also provides that “an insurance policy procured pursuant to this section may be used as a master bond as though it were an official bond, subject to approval of the appointing power or legislative body as provided in Section 1481”; and

WHEREAS, Government Code Section 1481(b) provides that, notwithstanding any other provision of law, when deemed expedient by the legislative body of a local public agency, a master official bond or other form of master bond may be used which shall provide coverage on more than one officer, employee, or agent of the local public agency, whether elected or appointed, who is required by statute, regulation, the appointing power, or the governing board of a local public agency to give bond; and

WHEREAS, using a master official bond that provides coverage for more than one officer or employee of the City and using insurance as an alternative to an official bond is expedient and in the best interests of the public.

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 use of a master official bond, or alternatively, a government crime insurance policy or employee dishonesty insurance policy, including faithful performance, in an amount not less than \$10,000,000 per occurrence is approved in lieu of any official bond required by law.
3. That the City's current Government Crime Policy on Discovery Form is approved as meeting the requirements of section 2 above.

PASSED AND ADOPTED this 8th day of September, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: City Attorney's Office
MEETING DATE: September 8, 2021
ORIGINATING DEPT: City Attorney's Office
SUBJECT: **Council Consideration of the Sixth Amendment to City Manager's Employment Agreement**

BACKGROUND:

On May 22, 2015, the City of Solana Beach ("City") entered into an employment agreement with Gregory Wade as City Manager ("Agreement"). On September 14, 2016, the City entered into the First Amendment to Employment Agreement with City Manager Wade. The Second Amendment to the Employment Agreement was approved on October 11, 2017. The Third Amendment to the Employment Agreement was approved on October 24, 2018. On September 25, 2019, the Fourth Amendment was approved. The Fifth Amendment was approved on September 9, 2020.

Under the Agreement, a performance review is conducted annually. The City Council conducted the annual evaluation for FY2020-21 during the summer and appointed a sub-committee composed of the Mayor and Deputy Mayor to review and recommend changes to the City Manager's compensation.

The item is before the City Council to consider approval of the Sixth Amendment to the City Manager's Agreement.

DISCUSSION:

For consideration before the City Council is the approval and adoption of Resolution 2021-108 (Attachment 1) approving the Sixth Amendment to the City Manager's Employment Agreement (Attachment 2) effective July 1, 2021. The proposed compensation terms include: a) base salary increase of 4.5% to \$230,592.00 effective July 1, 2021, b) Effective July 1, 2022, a 3% base salary increase to \$237,510.00, and c) a \$50 increase to the monthly vehicle allowance for a total of \$500.00.

COUNCIL ACTION:

All other terms would remain in full force and effect.

As proposed, the changes in compensation are based on merit and performance as evaluated during FY 2020-21. Subsequent changes as may be warranted for the 2021-22 annual performance evaluation period are not precluded.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The total fiscal impact of the amendment would be \$12,020 for Fiscal Year 2021-22.

WORK PLAN:

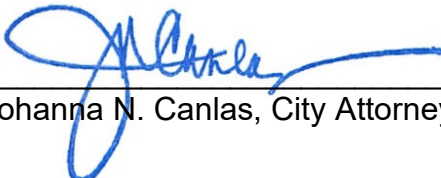
N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

The Council subcommittee recommends that the City Council consider and adopt Resolution 2021-108 authorizing the Mayor to execute the Sixth Amendment to the Employment Agreement between the City of Solana Beach and Gregory Wade to reflect a base salary increase of 4.5% to \$230,592.00 effective July 1, 2021, b) Effective July 1, 2022, a 3% base salary increase to \$237,510.00, and c) \$50 increase to the monthly vehicle allowance for a total of \$500.00.



Johanna N. Canlas, City Attorney

Attachments:

1. Resolution 2021-108
2. Sixth Amendment to City Manager Employment Agreement

RESOLUTION 2021-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE THE SIXTH AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF SOLANA BEACH AND GREGORY WADE TO REFLECT CHANGES TO COMPENSATION

WHEREAS, on May 22, 2015, the City of Solana Beach (“City”) entered into a three-year employment agreement with Gregory Wade for City Manager services (“Agreement”); and

WHEREAS, on September 14, 2016, the City and Gregory Wade entered into the First Amendment to Employment Agreement; and

WHEREAS, on October 11, 2017, the City and Gregory Wade entered into the Second Amendment to the Employment Agreement; and

WHEREAS, on September 26, 2018, the Third Amendment to the Employment Agreement was approved; and

WHEREAS, the Fourth Amendment was approved on September 25, 2019; and

WHEREAS, on September 9, 2020, the Fifth Amendment was approved; and

WHEREAS, the Agreement provides for annual performance and compensation review; and

WHEREAS, the Sixth Amendment to the Agreement is necessary to reflect these revisions.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the Mayor to execute the Sixth Amendment to the Employment Agreement between the City of Solana Beach and Gregory Wade.

PASSED AND ADOPTED this 8th day of September, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

**SIXTH AMENDMENT TO THE CITY MANAGER
EMPLOYMENT AGREEMENT
between the City of Solana Beach, a municipal
corporation, and Gregory Wade**

This Sixth Amendment to Employment Agreement is entered into this ____ day of September __, 2021 and is effective as of July 1, 2021, by and between the City of Solana Beach, California, a municipal corporation (hereinafter "City") and Gregory Wade, an individual (hereinafter "Officer") (City and Officer referred to collectively as "Parties") with respect to the employment of Officer as the City Manager of the City.

RECITALS

WHEREAS, on May 22, 2015, the City and Officer entered into the Employment Agreement. On September 14, 2016, the City and Officer entered into the First Amendment to Employment Agreement. The City and Officer entered into the Second Amendment to Employment Agreement on October 11, 2017. On September 26, 2018, the City and Officer entered into the Third Amendment to Employment Agreement. The Fourth Amendment between City and Officer was approved on September 25, 2019. On September 9, 2020, the Fifth Amendment was approved.

WHEREAS, the Sixth Amendment amends and incorporates the Agreement and subsequent amendments (First through Fifth) (Amended Agreement). The City and Officer intend that all terms of the Amended Agreement referenced above shall remain effective to the extent they are not amended by the Sixth Amendment to the Employment Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Parties agree as follows:

Section 1. Section 5(A)(1)(a) of the Employment Agreement is hereby amended to read as follows:

5. COMPENSATION

A. Compensation and Required Employer Costs

(1) Base Salary

(a) The annual base salary for the position of City Manager shall be \$230,592 effective July 1, 2021.

(i) An additional 3% increase in base salary for a total of \$237,510 will take effect on July 1, 2022.

Section 2. The vehicle allowance under Section 5 is set at five hundred dollars (\$500) a month.

Section 3. The changes outlined above shall be effective as of July 1, 2021 unless otherwise stated.

Section 4. The base salary increases outlined above are based on the Officer's annual performance evaluation conducted in the summer of 2021 and does not forego subsequent changes as may be warranted after the annual performance evaluation to be conducted in the spring/summer of 2022.

Section 5. Except as modified herein, all other terms and conditions of the Employment Agreement, First, Second, Third, Fourth, and Fifth Amendments to Employment Agreement shall remain the same.

IN WITNESS WHEREOF the Parties have executed this Third Amendment to Employment Agreement as of the day and year first above written.

CITY OF SOLANA BEACH

OFFICER

By: _____
Lesa Heebner, Mayor

By: _____
Gregory Wade

APPROVED AS TO FORM

By: _____
Johanna Canlas, City Attorney

ATTEST:

Angela Ivey, City Clerk