

CITY OF SOLANA BEACH

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



AGENDA

Joint REGULAR Meeting

Wednesday, October 23, 2019 * 6:00 p.m.

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

- City Council meetings are video recorded and archived as a permanent record. The [video](#) recording captures the complete proceedings of the meeting and is available for viewing on the City's website.
- Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a [Records Request](#).

PUBLIC MEETING ACCESS

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

AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch [Library](#) (157 Stevens Ave.), La Colonia Community Ctr., and online www.cityofsolanabeach.org. Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings. Writings and documents regarding an agenda of an open session meeting, [received](#) after the official posting, and distributed to the Council for consideration, will be made available for public viewing at the same time. In addition, items received at least 1 hour 30 minutes prior to the meeting time will be uploaded online with the courtesy agenda posting. Materials submitted for consideration should be forwarded to the [City Clerk's department](#) 858-720-2400. The designated location for viewing of hard copies is the City Clerk's office at City Hall during normal business hours.

SPEAKERS

Please submit a speaker slip to the City Clerk prior to the meeting, or the announcement of the Section/Item, to provide public comment. Allotted times for speaking are outlined on the speaker's slip for each agenda section: Oral Communications, Consent, Public Hearings and Staff Reports.

SPECIAL ASSISTANCE NEEDED

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

As a courtesy to all meeting attendees, please set cellular phones and pagers to silent mode and engage in conversations outside the Council Chambers.

CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

Please submit your speaker slip to the City Clerk prior to the meeting or the announcement of the Item. Allotted times for speaking are outlined on the speaker's slip for Oral Communications, Consent, Public Hearings and Staff Reports.

READING OF ORDINANCES AND RESOLUTIONS:

Pursuant to [Solana Beach Municipal Code](#) Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting of this agenda

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

1. Red Ribbon Week

ORAL COMMUNICATIONS:

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. 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 presentation is THREE MINUTES (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern by submitting to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be 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 City Council Meetings held May 22, 2019 and July 10, 2019.

[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 September 21– October 04, 2019.

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

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

A.3. General Fund Adopted Budget for Fiscal Year 2019-2020 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2019-2020 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. Emergency Storm Drainpipe Repairs in the Solana Beach Towne Centre Notice of Completion (File 0850-40)

Recommendation: That the City Council

1. Adopt **Resolution 2019-142**:
 - a. Accepting as complete the Emergency Storm Drainpipe Repairs in the Solana Beach Towne Centre Project, performed by Crest Equipment, Inc.
 - b. Authorizing the City Clerk to file a Notice of Completion for this project.

[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. 2019 City Streets Concrete Repairs Project – Notice of Completion. (File 0820-35)

Recommendation: That the City Council

2. Adopt **Resolution 2019-037**:
 - a. Accepting as complete the 2019 City Streets Concrete Repairs Project, Bid 2019-02, performed by Dick Miller, Inc.
 - b. Authorizing the City Clerk to file a Notice of Completion for this project.

[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.

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

B. PUBLIC HEARINGS: (B.1. – B.2.)

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

B.1. Public Hearing: Introduce (1st Reading) Ordinance 506 – Building and Fire Code Updates. (File 0250-70)

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. Find the project categorically exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines.
3. Introduce **Ordinance 506** (1st Reading).

[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: 731 Avocado, Applicant: Harris, Case 17-18-15. (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 2019-138** conditionally approving a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish the existing single-family residence and construct a replacement two-story, single-family residence with an attached garage and perform associated site improvements at 731 Avocado Place, Solana Beach.
4. Adopt **Resolution 2019-141** ordering the vacation of excess public street right-of-way at 731 Avocado Pl.

[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.3.)

Submit speaker slips to the City Clerk.

C.1. View Assessment Ordinance Discussion. (File 0600-45)

Recommendation: That the City Council

1. Provide direction to staff.

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

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

C.2. Year-End Budget Adjustments for Fiscal Year 2018/19 (File 0330-30)

Recommendation: That the City Council

1. Accept and file the General Fund Update for Fiscal Year 2018/19.
2. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to fund the PARS Irrevocable Trust for Pensions as part of a budget appropriation to the General Fund and other funds as determined by the Finance Department for Fiscal Year 2018/19.
3. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to fund the City CIP fund.
4. Approve **Resolution 2019-145** revising appropriations in the Fiscal Year 2018/19 Budget.

[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. Citizen Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Consider the applications submitted and appoint (by Council-at-large) one member to the position on the Public Arts Commission with a term expiration date of January 2020.

[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.

WORK PLAN COMMENTS:

Adopted June 12, 2019

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

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

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

ADJOURN:

Next Regularly Scheduled Meeting is November 13, 2019
Always refer the City's website Event Calendar for updated schedule or contact City Hall.
www.cityofsolanabeach.org 858-720-2400

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the October 23, 2019 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 October 16, 2019 at 2:00 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., October 23, 2019, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

Regularly Scheduled, or Special Meetings that have been announced, as of this Agenda Posting. Dates, times, locations are all subject to change. See the [Citizen Commission's Agenda webpages](#) or the City's Events [Calendar](#) for updates.

- **Budget & Finance Commission**
Thursday, November 21, 2019, 5:30 p.m. (City Hall)
- **Climate Action Commission**
Wednesday, November 20, 2019, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**
Thursday, November 14, 2019, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**
Tuesday, October 22, 2019, 5:30 p.m. (City Hall)
- **View Assessment Commission**
Tuesday, November 19, 2019, 6:00 p.m. (Council Chambers)

CITY OF SOLANA BEACH

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



AGENDA

Joint Meeting - Closed Session

Wednesday, May 22, 2019 * 4:30 p.m.

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

CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless

Absent: None

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

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

CLOSED SESSION:

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957

City Manager review.

No reportable action.

ADJOURN:

Mayor Zito adjourned the meeting at 6:05 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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

Joint REGULAR Meeting

Wednesday, May 22, 2019 * 6:00 p.m.

Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.
City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California

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CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Zito called the meeting to order at 8:07 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Joseph Lim, Community Development Dir.

CLOSED SESSION: No reportable action.

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 5/0.** Motion carried unanimously.

PROCLAMATIONS:

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to add a proclamation. **Approved 5/0.** Motion carried unanimously.

Mayor Zito presented a proclamation for National gun violence prevention day.

Cindi Clemons thanked the City for issuing the proclamation, and spoke about efforts with the Del Mar Fairgrounds Gun shows, statistics of gun violence, and that they wear orange as a color for declaring safety in woods and in honor of victims, and presented their orange t-shirt to the Mayor.

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

San Diego County Fair

Amy Laughlin presented a PowerPoint (on file) and spoke about the theme 'The Wizard of Oz' and this year's highlighted programs.

Council and Ms. Laughlin discussed how many nighttime concerts were planned in addition to Saturday and Sunday nights, offsite parking options at Mira Costa, Torrey Pines High school, buses routed on the I-5, horse park parking for \$5, all parking locations provided shuttles to the O'Brien gate, that the recent bluff failure near the train tracks was not anticipated to cause any issues, Del Mar's activity working on the bluff failure that was expected to be completed by June 4th or 5th, accommodating direction flagman to assist during the repairs, and the new foods this year included deep fried crème brulee and monte cristo sandwiches.

ORAL COMMUNICATIONS: None

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. 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 presentation is THREE MINUTES (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.10.)

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern by submitting to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be 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 April 20 - May 03, 2019.

Item A.1. Report (click here)

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

A.2. General Fund Adopted Budget for Fiscal Year 2018-2019 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2018-2019 General Fund Adopted Budget.

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

A.3. Emergency Storm Drain Repair Report - Update No. 3 (File 0840-50)

Recommendation: That the City Council

1. Receive Update No. 3 and provide further direction, if necessary.

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

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

A.4. Solana Beach Coastal Rail Trail Maintenance District Engineer's Report, Annual Levy, and Collection of Assessments. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2019-060**, initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District for Fiscal Year 2019/20.
2. Adopt **Resolution 2019-061**, approving the Engineer's Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2019-062**, declaring intention to provide for the annual levy and collection of assessments in Coastal Rail Trail Maintenance District and setting a time and date for a public hearing for June 26, 2019.

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

A.5. Solana Beach Lighting Maintenance District Engineer's Report, Annual Levy, and Collection of Assessments. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2019-063** approving the Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2019/20 for proceedings of the annual levy of assessments within a special maintenance district.
2. Adopt **Resolution 2019-064** declaring intention to provide for an annual levy and collection of assessment in a special maintenance district and setting a time

and date for a public hearing; and scheduling the public hearing for June 26, 2019.

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

[Item A.5. Updated Report #1 \(Updated 5-22 at 4:45pm\)](#)

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

A.6. Glencrest Drive Vertical Realignment Project Bid 2019-03 (File 0820-75)

Recommendation: That the City Council

1. Adopt **Resolution 2019-072:**

- a. Awarding the construction contract to Portillo Concrete, in the amount of \$205,690, for the Glencrest Drive Vertical Realignment Project, Bid No. 2019-03.
- b. Approving an amount of \$30,000 for construction contingency.
- c. Authorizing the City Manager to execute the construction contract on behalf of the City.
- d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
- e. Authorizing the City Manager to execute a reimbursement agreement between the City and Santa Fe Irrigation District, in the amount of \$60,000, for relocating the water main in Glencrest Drive.
- f. Authorizing an appropriation of \$60,000, to be reimbursed by Santa Fe Irrigation District, into the Reimbursement Agreement Revenue Account for Capital Projects, and appropriating the same amount into the project budget unit, both in the City CIP fund.
- g. Authorizing an appropriation of \$96,000 to the project budget unit in Gas Tax funds.
- h. Authorizing the City Treasurer to amend the Fiscal Year 2018/19 Adopted Budget accordingly.

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

A.7. Public Works Vehicle Purchase. (File 0370-26)

Recommendation: That the City Council

1. Adopt **Resolution 2019-058:**

- a. Approving the purchase of a 2019 Ford -350 for \$60,000.
- b. Authorizing an appropriation of \$60,000 from the Asset Replacement Reserve Fund into the Asset Replacement Public Works Vehicle Expenditure account.
- c. Authorizing the City Treasurer to amend the FY 2018/2019 Adopted Budget accordingly.

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

A.8. Stormwater Program Management Services. (File 0850-40)

Recommendation: That the City Council

1. Adopt **Resolution 2019-073** authorizing the City Manager to sign the amendment to the Professional Services Agreement with Mikhail Ogawa Engineering for Stormwater Program Management Services for FY 2019/20 to increase the total cost of the agreement by \$30,000 for an amount not exceed \$115,000 and to extend the agreement for one additional year.

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

A.9. Information Technology (IT) Manager Job Description. (File 0510-20)

Recommendation: That the City Council

1. Adopt **Resolution 2019-075** approving the adoption of the IT Manager job description and authorizing the City Manager to make any future subsequent changes to the job description as deemed necessary for the position.

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

A.10. Master Encroachment Maintenance and Removal Agreement for Construction of Fiber Optic Facilities in Public Right of Way. (File 1000-10-05)

Recommendation: That the City Council

1. Adopt **Resolution 2019-077** approving a Master Encroachment Maintenance and Removal Agreement for Fiber Optic Cables in the Public Right of Way.

[Item A.10. Report \(click here\)](#)

[Item A.10. Supplemental Docs \(Updated 5-22 at 4:45pm\)](#)

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.

This item was pulled from Consent by a public speaker.

Johanna Canlas, City Attorney, addressed some statements in the blue folders submittals, and said that this template was before Council because the City was being inundated by requests to fill the right-of-way with fiber optics, that it was not a franchise agreement and did not supersede or inoculate from Digital Infrastructure and Video Competition Act (DIVCA), that franchises were not exempt from over-seeing certain aspects as it affected the public right-of-way, and that it was subject to time, place, and manner that would inconvenience the public.

Michael Hadland, Cox Communications, spoke about being a provider to Solana Beach for over 40 years made possible through local franchises and DVICA, concerns about the proposed agreements, Cox being fully authorized to use the City's public right-of-way due to DIVCA and no further agreements were necessary or permitted, the proposed

agreement appearing to violate Cox's rights, intending to be used by entities not covered by DIVCA for the purpose of providing telecommunication services, which were defined to specifically exclude video services, and far exceeding the City's limited authority to regulate Cox's access to the public right-of-way, recommending that Council pull this item and have City Staff review the agreement language which did not comply with state and federal law, and have Staff work with them towards the intent without violating DIVCA or the cable act, and referencing their submittal outlining Cox's position and interest in being a resource.

Tiffany Bromfield, Charter Communications, operating as Spectrum, spoke about their being a partner in the community, the concern that the maintenance removal agreement exceeded the bounds of DIVCA, and referenced their submittal to the City.

John Osborne, AT&T, requested that the City involve industry input in determining a final template agreement regarding some constraints, and spoke about the City's right to control time, place and manner, concerns about some additional cost to carriers and the five-year plan, insurance requirements, carriers usually being self-insured, and their interest in providing more feedback to the proposed agreement before it was finalized.

Jack Demers, CEO of Netly Fiber, spoke about their open access fiber optic company, having submitted plans to the City to provide fiber optics to all residents, their initial concerns about the agreement, and their current position in support of the proposed agreement template.

Council and Staff discussed that three other municipalities had gone through this process with three carriers signing on, and that all vendors would need to be treated equally so the template would be a standard for all applicants, protecting interests of the City.

Motion: Moved by Deputy Mayor Edson and second by Mayor Zito to approve. **Approved 5/0.** Motion carried unanimously.

B. PUBLIC HEARINGS: (B.1. – B.2.)

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

B.1. Public Hearing: Solana Energy Alliance (SEA) Rate Schedule and Quarterly Update. (File 1010-40)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Adopt **Resolution 2019-076** amending the rate schedule for Solana Energy Alliance.

3. Receive and file report on Solana Energy Alliance (SEA) Activities and Operations and provide comment and/or direction.

Item B.1. Report (click here)

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

Greg Wade, City Manager, introduced the item, and presented a PowerPoint (on file) reviewing Solana Energy Alliance goals and that it was a major element of the City meeting its Climate Action goals.

Barb Boswell, Bay Shore, continued the PowerPoint reviewing the quarterly update.

Jeff Fuller, The Energy Authority, continued the PowerPoint reviewing the financial outlook.

Ty Tosdall, Tosdall Law Firm, continued the PowerPoint reviewing regulatory activity.

Dan King, Assistant City Manager, continued the PowerPoint.

Greg Wade, City Manager, continued the PowerPoint reviewing recommendations.

Mayor Zito opened the public hearing.

Council and consultants discussed how appealing the Solana Beach program was and whether it would be able to combine with another program, alternative options for ongoing operations, assessing the most feasible options, and that the majority of tenured programs were located in northern California.

Lane Sharman (time donated by R. Sharman) said that he was the Executive Director of San Diego Energy District Foundation and presented a PowerPoint (on file).

Motion: Moved by Mayor Zito and second by Deputy Mayor Edson to close the public hearing. **Approved 5/0.** Motion carried unanimously.

Council and Staff discussed that even if some projections were not met and the program broke even, that the main purpose would have been achieved in meeting Climate Action Plan goals, aiming to continue to offer the 3% reduction from SDG&E rates, the importance of offering choice and better rates, staying the course, that it was a benefit to the residents, and primary objective was to meet Climate Action Plan, be green, and provide local control to decide for themselves between green efforts and lower rates or a balance of both.

Motion: Moved by Mayor Zito and second by Deputy Mayor Edson to approve. **Approved 5/0.** Motion carried unanimously.

B.2. Public Hearing: 325-327 Pacific Avenue, Applicant: Laughlin/Greenberg, Case 17-18-28. (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, could be found to be consistent with the General Plan and could be found, as

conditioned, to meet the discretionary findings required as discussed in this report to approve a CUP (Conditional Use Permit). 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 Proposed Project exempt from the requirements of CEQA pursuant to 2019 State California CEQA Guidelines §15269 as emergency conditions exist onsite.
3. Adopt **Resolution 2019-074** conditionally approving a Conditional Use Permit (CUP) and Development Review Permit (DRP) to increase the height of an existing bluff retention device, reconstruct the mid- and upper-bluff with soil, geogrid, soil nails and grade beams, and landscaping the reconstructed coastal bluffs below 325 and 327 Pacific Avenue, Solana Beach.

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

[Item B.2. Supplemental Docs \(updated 5-22 at 12:15pm\)](#)

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

Councilmember Harless recused herself due to having property within 500 ft. of the project.

Greg Wade, City Manager, introduced the item.

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

Council disclosures.

Bob Trettin, applicant representative, presented a PowerPoint (on file) and spoke about the request that was a continuation of the same project he presented to Council 18 years ago with a shorter wall and a tie back system in the top, with the idea that someday it might become exposed and would require a resurface resulting in an upper wall, this project having been approved long before the City's current policies, a past bluff failure that exposed clean sand lanes and an 8 ft. deep grouting system pumped into the bluff to stabilize the areas that had eroded down to around 6 ft. of grouting, the 2007 request for a permit for aesthetic improvement because the grade beam in the upper bluff system had become exposed from erosion and a portion of an overhanging patio was removed, their anticipation that they would return someday to Council to at least surface the upper wall, the City adopted LCP would require reconstruction of the bluff instead of building a second wall, rebuilding the bluff would require reconstruction of the bluff landscaping with native planting to be consistent with the surrounding area's newer and higher seawalls and landscaping, Coastal Commission's sand mitigation fee formula measured a project from the top of the seawall to the top of the bluff and everything inside it, which would be the beach quality portion of the sand that would reach the beach if it were not retained, their project area had already had a bluff failure and the sand had reached the beach, the Coastal Commission had not been mitigating for sand that was no longer present, this project qualified for a seawall in 2001 and Coastal mandated improvements to the seawall, the confusion with the sand mitigation fee regarding sand that was no longer there, nor being prevented from erosion, their support of the Staff Report and agreement to pay a fee

if it were assessed, their opinion that a fee should not be charged as they would be paying twice for the same sand, consideration of how to assess the fee if it were charged so they would not be paying for sand that was no longer there, and their request for approval of an amended permit.

Kristin Brinner, resident and co-lead of the Beach Preservation Committee of Surfrider, presented a PowerPoint (on file) and spoke about the bluffs being public lands, this property being constructed after the Coastal Act and therefore had no right to protective armoring, allowing private property owners to take public land solely for protection of their private home gave the City the right to deny this request, public land was being essentially given away to private property owners, the public recreation fee calculates for the space that the seawall occupies on the beach which was 10 ft. long by 2.2 ft. 4 inch deep which is the initial rate, the complication of this project is that the seawall has already been in place for 19 years preventing natural erosion for that period of time, assuming a retreat rate of 0.4 ft. a yr., means that the bluff should be back about 7 ½ ft. from where it was now, the seawall having artificially fixed the back of the beach now occupying a much greater area of the beach since the bluff was not allowed to retreat, the initial area rates should be corrected to take into account the 19 years of occupation of this bluff if the seawall was approved, and the City's right to not approve these seawalls since they are on public lands.

Bob Trettin said that assessing mitigation fees back in time for permits approved 10, 20, or 30 years ago was not appropriate, that Coastal Commission determined to start the sand fees in 2005, that it was wrong to assess fees for a period of time before the fee was even created or assessed, and the City's 2007 established fee of \$1,000 per linear foot was from that point on and did not go backwards and assess past approvals with more fees or credits.

Council and Mr. Trettin discussed that the seawall had been there for the last 18 yrs., it was improved aesthetically at one time, and now being improved so that the upper bluff would not wear off.

Council and staff discussed fee calculations, and the irrigation and types of new landscaping.

Jim Knowlton, Geopacifica, City's 3rd party consultant, stated that the seawall could not have been built that steep in the past, that plants stabilize the surface soils and reduce erosion, the reinforcement was inside of the slope and not on the surface, that only the soil and planting would be seen, some wind screens are used initially to protect new planting for two years to ensure their attachment and growth and require limited irrigation, that further irrigation is assessed after that period and continued only if needed.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to close the public hearing. **Approved 4/0/1** (Recused: Harless). Motion carried.

Council and Staff discussed that if landscape plants did not take after 2 years that some other solutions would be allowed, the sand mitigation fee was not as large in the beginning, whether a proration of the fee already paid would be assessed, whether the fee

was used per the permit issuance, and preventing the dirt from upper bluff planting ending up on the beach.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Becker to approve with modifications. **Approved 4/0/1** (Recused: Harless). Motion carried.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS: Council Committees

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

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

ADJOURN:

Mayor Zito adjourned the meeting at 10:35 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint Meeting - Closed Session

Wednesday, July 10, 2019 * 5:00 p.m.

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

CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless

Absent: None

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

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

CLOSED SESSION:

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957
City Manager review.

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

No reportable action.

ADJOURN:

Mayor Zito adjourned the meeting at 6:05 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, July 10, 2019 * 6:00 p.m.

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

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

- City Council meetings are video recorded and archived as a permanent record. The [video](#) recording captures the complete proceedings of the meeting and is available for viewing on the City's website.
- Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a [Records Request](#).

CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Zito called the meeting to order at 6:15 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve. **Approved 5/0.** Motion carried unanimously.

ORAL COMMUNICATIONS:

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. 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 presentation is THREE MINUTES (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

Tim Tully spoke about being a Nero-scientist, his Labrador retrievers, his receiving a red tag on his door from the San Diego Humane Society regarding a welfare check on his dogs, their requirement to enter his house to check on the dogs, his request that the City's Mayor or the CEO of the Humane Society be present and their refusal to do so, and how a false accusation or accuser would be handled. He asked Council to review the policy and procedures with its contract with the Humane Society since they had refused to provide him those documents.

Holly Cline spoke about the request by the Humane Society to see the dogs, the accusation being false, and how to handle any possible recourse they would have with the Humane Society.

Mayor Zito stated that he would meet with Mr. Tully and the CEO/CMO of the Humane Society.

Carol Bohl spoke about the need for residential parking permits in the area where she lived that would be enforced, that the two-hour parking was only partially enforced during the County Fair and Track racing, the parking restriction not being consistently enforced at other times, and that parking permits would be easier to enforce.

Jill Cooper, Bikewalksolana.org, announced a loop ride event at La Colonia Park.

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.8.)

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern by submitting to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be 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 June 8 – June 21, 2019.

Item A.1. Report (click here)

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 5/0.** Motion carried unanimously.

A.2. Emergency Storm Drainpipe Repairs in the Solana Beach Towne Centre Update No. 6. (File 0850-40)

Recommendation: That the City Council

1. Receive Update No. 6 and provide further direction, if necessary.

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

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 5/0.** Motion carried unanimously.

A.3. Solana Energy Alliance (SEA) Administrative Services. (File 1010-45)

Recommendation: That the City Council

1. Adopt **Resolution 2019-110**, authorizing the City Manager to execute a Professional Services Agreement with Bayshore Consulting Group, Inc., for administrative services not to exceed \$40,000 for Fiscal Year (FY) 2019/20 in support of SEA.

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

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 5/0.** Motion carried unanimously.

A.4. Legal Services. (File 0400-05)

Recommendation: That the City Council

1. Adopt **Resolution 2019-108** ratifying approval of the Professional Services Agreement with Kane Ballmer & Berkman.

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

[Item A.4. Updated Report #1 \(added 7-9 at 4:45pm\)](#)

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 Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 5/0.** Motion carried unanimously.

A.5. League of California Cities' 2019 Annual Business Meeting Voting Delegate Designees. (File 0140-10)

Recommendation: That the City Council

1. Appoint Councilmember Harless, primary voting delegate, Councilmember Becker, 1st alternate, and City Manager Gregory Wade, 2nd alternate, as the voting delegates for the 2019 Annual Business Meeting of the League of California Cities Annual Conference being held October 16-18, 2019 in Long Beach, or provide alternative appointments.
2. Authorize the City Clerk to attest to the appointments and submit the Official Voting Form to the League of California Cities before October 4, 2019.

[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.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 5/0.** Motion carried unanimously.

A.6. Community Development Department Agreements. (File 0600-05)

Recommendation: That the City Council

1. Adopt **Resolution 2019-101** authorizing the City Manager to execute a Professional Services Agreement with Summit Environmental Group Inc.
2. Adopt **Resolution 2019-102** authorizing the City Manager to execute a Professional Services Agreement with Pamela Elliott Landscape Architect.

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

[Item A.6. Updated Report #1 \(added 7-10 at 4:15pm\)](#)

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 Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 5/0.** Motion carried unanimously.

A.7. Other Postemployment (OPEB) Actuarial Valuations Services. (File 0350-55)

Recommendation: That the City Council

1. Adopt **Resolution 2019-103** authorizing the City Manager to approve a Professional Services Agreement with Bartel Associates for a three-year term to provide actuarial valuation services for Fiscal Year (FY) 2018/19 through FY 2020/21 for an amount not to exceed \$28,000.

[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 Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 5/0.** Motion carried unanimously.

A.8. City of Kindness. (File 0160-80)

Recommendation: That the City Council

1. Adopt **Resolution 2019-111** authorizing the City to join the City of Kindness Coalition.

[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.

Greg Wade, City Manager, introduced the item.

Johnathan Collopy and Rebecca Collopy spoke about some updates since May, including events and their special 'Coins of Kindness' for Council to give out in the City of Kindness endeavor.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 5/0.** Motion carried unanimously.

B. PUBLIC HEARINGS: (B.1.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a speaker slip (located on the back table) to the City Clerk. After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record. An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen

minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each. Please be aware of the timer light on the Council Dais.

B.1. Public Hearing: 431 Marview Lane, Applicant: John Freis, Case # 17-18-23.

(File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and 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 2019-106** conditionally approving a DRP and an administrative SDP to construct a new two-story, single-family residence with an attached two-car garage and perform associated site improvements on a vacant lot at 431 Marview Lane, Solana Beach.

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

[Item B.1. Supplemental Docs \(Updated 7-10 at 8:30am\)](#)

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.

Katie Benson, Associate Planner, presented a PowerPoint (on file) reviewing the proposed project.

Mayor Zito opened the public hearing.

Council disclosures.

Councilmember Hegenauer announced that she lived outside of the 500 ft. radius but within the 1,000 ft. radius of the project, that the project had no impact on her positively or negatively, and that she could be impartial on the project.

Jennifer Bolen, project architect, AOS Architecture, said that the road easement was where the property set back was calculated from which created some restrictions to the design on the property, that the design was in observance of the neighborhood character, that 800 ft. of the FAR was completely underground which helped to keep the bulk of the building lower scale, that they had discussed with the neighbors at a recent meeting some changes in the proposed landscaping, and that she could speak to what was agreed upon, if needed.

Council and Ms. Bolen discussed the redesign of the house after erecting preliminary story poles and meeting with neighbors, that the intention of the landscaping was for privacy, that they had no intention of blocking views, that the applicant would continue to work with the

neighbors to verify the species of landscaping of heights, that the agreement was a formal legal agreement, the project had solar panel plans on the design, considering the approval of the building envelope, and returning to Council with a modified landscape plan for its final approval.

Lesa Heebner (time donated by Don Davis) spoke about the applicant working well with the neighbors, that the landscape plan came as a surprise but she and the applicant had discussed it today, that some proposed plants would be much higher at maturity and would ask that they consider some species that would have a more limited height at maturity to prevent blocking views, and asked that Council have the applicant return to Council with landscape for Council's final review.

Greg Wade, City Manager, said that Council could direct Staff to approve modified landscape plans administratively or return to Council for formal review.

Gary Martin spoke about when the Solana Highlands project was considered that the landscape plans had to return to Council and whether this was a similar situation.

Council and Staff discussed that the only concerns among neighbors were the landscaping plans, that is was more helpful to have the landscape designs flushed out by the time the project came before Council, the support for the project structure, whether a written agreement regarding the landscape would be a condition, preventing the building permit from being issued until the agreement was completed, and that the project could continue processing the application but hold the building permit issuance until the landscape plan return to Council for final review.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to close the public hearing. **Approved 5/0.** Motion carried unanimously.

Motion: Moved by Councilmember Harless and second by Councilmember Becker to approve. **Approved 5/0.** Motion carried unanimously.

C. STAFF REPORTS: (C.1. - C.3.)
Submit speaker slips to the City Clerk.

C.1. Decommissioned San Onofre Nuclear Generating Station (SONGS) Safe Handling and Storage. (File 0220-40)

Recommendation: That the City Council

1. Discuss **Resolution 2019-090** and consider revising it to add stronger language per the request of members of the community.

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

[Item C.1. Supplemental Docs \(Updated 7-10 at 4:20pm\)](#)

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 stating that this item was a continuation from the June 26, 2019 Council meeting.

Mayor Zito recessed the meeting at 7:16 p.m. for a break and reconvened at 7:20 p.m.

Cathy Iwane (time donated by Dave Clemons) spoke about being a Japanese translator in Fukushima, evacuating with her two daughters following the meltdown, how being a board member on the Samuel Lawrence Foundation had allowed her to meet some preeminent researchers and scientists dealing with safe handling and storage of nuclear waste at San Onofre, and the local public becoming more aware of the dangers of storing 3.6 million pounds of high level nuclear waste within 100 ft. of the beach where children and families gather daily. She spoke about the public calling for the removal of this waste who were mostly unaware that the waste could not be transported in the thin-walled Holtec International's manufactured canisters currently used at San Onofre, how the U.S. Department of Energy, Department of Transportation, and the Nuclear Regulatory Commission (NRC) had stated this fact, the inability to maintain, repair, or inspect thin-walled canisters since they were welded shut, how thick-walled casks were available and being used in the U.S., thick-walled casks contents had remained unharmed during the earthquakes, tsunamis, and nuclear meltdowns of 2011 at Fukushima, Japan She asked Council to watch the May 13, 2019 congressional briefing called "Nuclear Power Oversight" on CSPAN for more information. She spoke about Mike Levin's task force, asking Council to add language concerning safety and thick-walled casks, and to set a precedence for this issue in the region.

Council and Ms. Iwane discussed the thick-walled casks being transportable, more than 30% of high burn-up fuel was contained in thin-walled casks which should be in thick-walled casks that were not welded shut, but closed with bolts, and could be reopened and transported, and the conflicting facts on whether thick-walled casks were federally approved for more than 45 gigawatt per metric ton,

Jim Jaffe (resident, co-lead of Beach Preservation Committee, San Diego Surfrider Foundation and National Surfrider Foundation) and Kristin Brinner (time donated by Michele Jaffee) said that he was an electrical engineer and wrote his master thesis in semi-conductor device physics, had worked in a lightening laboratory on electromagnetic pulse radiation, and would consider himself a layperson on nuclear energy. He said that it was difficult for any layperson to determine the engineering specifications with the magnitude of these consequences. He presented a PowerPoint (on file) reviewing a nuclear reactor, the fuel rods, uranium pellets made of zirconium, and its shield of radiation, and spoke about thousands of fuel rods at San Onofre sitting in a pool, that without circulation, would overheat, the information he submitted for blue folder that showed these rods needed to be removed from the pools after 5 years, which was last year, which should be motivation to get the rods out of the pool and area from the area, one way to protect it would be to place it into a cabin for more protection from elements or attacks. He said that the thin-walled canisters were certified for transport but the thick casks did not pass initial certifications because material leaked through may have not yet met the required certification for transport. He said that everyone agreed to get it off the coast even though many things would have to fail at the same time to cause some of the scenarios proposed, since there were additional protections and shields, that the questions should be focused on the issue for immediate protection, funding would be needed working with Congressman Levin to get proper oversight and movement from the coast.

Kristin Brinner (resident, co-lead on Beach Preservation Committee) spoke about the urgency to remove the material from the pools, maintain the current resolution and stay the course.

Council and Mr. Jaffe discussed the conflicting opinions of whether the thin-walled casks and the thick-walled casks were certified for transportation, the link in his submittal under UMAX explaining the issues with thin-walled casks were not yet certified for transport of high burn-up fuel, that no new storage location had yet been identified, that scratches had been shown to be clear on casks, that the recent NRC did not determine that the thin-walled casks were defective, all of the conflicting opinions on whether they were defective or not. Discussion continued regarding the NRC having authorized reloading since they had not determined the casks were defective, whether thin-walled casks were transportable for high burn-up fuel, the over-pack was a requirement for transport of the casks to provide additional protection, asking Council to look at more operational aspects of SONGS and require Edison to have adequately designed ISFSI vaults and guiding rings that do not scratch the canisters during load events, whether this recommended mechanism was currently being used, the NRC inspection of scratches to determine if they were an issue or not, that incidental scratching and inspection to determine if the integrity of the canister would be compromised, that the focus should be on the oversight to make the correct determinations, that there was no indication to believe that the NRC was disingenuous, Congressman Levin's letter outlined concerns about the NRC and their oversight that had not been provided, the cooling pools were meant to be temporary storage and not for a long period of time, that safe storage should be the priority, that everyone agreed that the material needed to be removed from the pools, the conflicting information was whether the thin-walled casks were sufficient or thick-walled casks were necessary, what to do with the material until it is time to transport, and whether thick-walled canisters could be transported, and that a new safe storage for thick-walled casks would have to be designed on-site.

Torgen Johnson said that his training was in multi-disciplinary Planning at Harvard, to check the sources of information being presented from real experts, that the images presented were from the company in question that created the program, the NRC regulated from a self-reporting violations process, and Holtec assured the NRC that everything they were doing was safe. He presented a PowerPoint (on file) and spoke about Edison and Holtec racing through the decommission of this power plant, that it was more dangerous to decommission than to build one, they were canning the waste hotter than it should for storing, the NRC would license whatever they were asked to license, that Edison and Holtec reports were not true, various experts had not agreed with the current plan for storage, the new concern about stress corrosion and cracking, the impracticality of repairing thin-walled canisters because once damaged the radiation would pour out and no one would be able to handle it, that the loading needed to be stopped before something happens, and to store all material in thick-walled casks in a hardened building at a higher elevation for security and away from environmental hazards, He said that pressure needed to be placed on the Governor to demand the reloading to be stopped until it could all be sorted out with reassurances since the review board was concerned about hydrogen explosions.

Council and Mr. Johnson discussed the thick-walled casks being approved for transport of high burn-up fuel, thin-walled cask canisters sit in an over pack with air circulating through it, stainless steel being the worst material of choice, allowing salt air to circulate through the walls which was corroding, that it would take up to 40 years to cool off so the expediting movement would not be reached, the only option left was to use a thick transportable cask, the transportability conflicted opinions, that the thick-walled casks were certified for transportation and safe for touching, the thin-walled cask contact could cause death in 30 days, the transport ambiguity, that the thin-walled cask was not transportable because there was no gamma shield, relocation to a higher elevation on the same site would decrease some of the danger, a need to have the Governor lean on the CPUC to express that this was unacceptable, the thin-walled canisters were always 5/8 inches away from disaster since they have to have air circulation, they were using temporary workers from the construction industry, that a canister was hung up and it would fall, that if a canister fell 2 inches it would be disastrous with no plan in place to manage it, the best practice would be to shut down the entire processing, whether getting thick-walled casks would delay getting out of pool storage, that containment was the biggest issue, the need for better certification and training for workers. Discussion continued regarding the difficulty and lack of plans for relocating this amount of waste, the ambiguous facts and solutions, whether the shift to thick-walled casks pose significant delay in getting the material out of the pool, they were being loaded hotter than they should be loaded, the system was defective so the current movement of loading into thin canisters should be stopped, maybe smaller loads would be more effective and eventually get it all moved sooner, the near drops are a warning to stop and rethink the process, and that there was no reliable inspection process to know the dangers other than when they begin leaking.

Tracy Richmond spoke about the importance of moving material out of the pool but not at a risk of moving into an unsafe packing, the need to make it as safe as it can be, that the current location could not be the safest, if thick-walled casks took longer then that would be more important for safety, and asked Council to adopt a strong resolution to make it clear.

Council and Mr. Richmond discussed what delay threshold would be acceptable, the illusion of safety was risky and that safety should be the priority, whether waiting 30 years longer to make it safe would be acceptable.

Mayor Zito recessed the meeting at 8:55 p.m. and reconvened at 9:00 p.m.

Gary Martin spoke about the risk period of waiting versus safety, that 30 years would be acceptable if the alternative could be a meltdown and loss of people.

Council and Mr. Jaffe discussed that their scientist Kristi Day was an environmental scientist, whether to choose the temporary storage of an early warning system in thick-walled casks or the potential defectiveness of the thin-walled casks, two different canisters were vertical and horizontal each being by either Holtec or another manufacturer, the pool location was more concerning than the type of cask since the cooling system to prevent a meltdown was a higher risk of being defective and once they cool the pellets would be exposed and nothing could protect the environment from that exposure, the concern about thin-walled versus thick-walled as it still posed the greater threat of how to handle and

transfer the material to a different storage canister, to add the need for an evacuation plan to the resolution,

Council and Mr. Johnson discussed the NRC approval of the thin-walled cask for the waste and since learned it was impossible to bury the material because of its instability, the dry cask system was based on thick-cask system, and the best option forward was thick-walled casks to accompany removal from the pools.

Council discussed the problem with relying on factual information, alternative solutions, the City Council not being qualified to determine many of these issues, waiting for guidance from Mike Levin's task force, review of Mike Levin's letter to the NRC to inspect for Council's own direction of resolution additions, accelerated decommissioning should be replaced with safer decommissioning, identify on-site possibilities, stop the loading of canisters in order to fix the system, maximizing safety and transparency, the priority of removing material from the pools and getting it into dry storage, loading in federally certified casks, encouraging Congressional funding, demanding maximum safety via the resolution, adding best practices, safety managers on-site 24 hrs., improved training and handling, guiding rings, thick-walled canisters to be place into dry storage, to monitor inspect and repair canisters, remove from the beach area, and putting an evacuation plan in place.

Motion: Moved by Councilmember Hegenauer and second by Councilmember Becker to approve additional language adding the use of Best Practices in storage and transportation and every element that has to do with the process that is in the current decommissioning stage at San Onofre, requiring safety managers around the clock at San Onofre that have been trained and understand what they are charged with, improving handling practices, replacing thin-walled canisters with thick-walled canisters, moving the material to a dry storage system that could be monitored, inspected and repaired, relocating the material as far away as possible from the water and fault lines, and making a comprehensive evacuation plan. **Approved 4/1 (Noes: Zito).** Motion carried.

C.2. Speed Cushions Installation Policy. (File 0860-50)

Recommendation: That the City Council:

1. Consider and provide feedback on a proposed Council Policy under which the Council would consider the installation of speed cushions in residential neighborhoods within the City.

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

[Item C.2. Supplemental Docs \(Updated 7-10 at 4:30pm\)](#)

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.

Mo Sammak, Public Works/Engineering Dir., presented a PowerPoint (on file).

Sandra Hutton spoke about residents on S. Cedros who were interested in the effort, an initial draft petition was signed by 21 residents in her area, whether long-term renters could

sign the petition or only property owners, a 25mph threshold would be preferred to the 30mph, and the need for reflective signs for nighttime.

Perry Hayes presented a PowerPoint (on file) regarding he and his wife's support of speed cushions and the many reasons why.

Gary Martin spoke about the need for refining the draft policy's definitions, consistency, structural design, the need for residents considering this action to confirm ahead of time whether their street would be eligible before gathering signatures, and having an early public workshop to gather input and talk through some details.

Council and Staff discussed waiver requests for streets that were not eligible, how to handle the non-signers of a majority petition favoring speed cushion on their street and how the cost for the them might be allocated, speed cushions were required to be outside a certain distance from intersections, preventing driving around the speed cushion to miss it by driving into parking spaces on the side of the street, lowering some speed limit thresholds, a speed survey often results in speeds higher than are posted, whether the speeds should be different on streets with and without sidewalks, that this was not currently a Work Plan item so it would have to be worked into the workload, setting a prioritization of requests and set public expectations, and returning to Council with this feedback and then proceeding with a public workshop.

C.3. View Assessment Ordinance Discussion. (File 0600-45)
This item was not heard.

ADJOURN:

Mayor Zito adjourned the meeting at 10:50 p.m.

Angela Ivey, City Clerk

Approved: _____



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 23, 2019
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- 09/21/19 through 10/04/19		
Check Register-Disbursement Fund (Attachment 1)		\$ 611,848.21
Retirement Payroll	September 27, 2019	9,868.00
Net Payroll	October 4, 2019	170,004.16
Federal & State Taxes	October 4, 2019	44,118.28
PERS Retirement (EFT)	October 4, 2019	46,449.84
TOTAL		<u>\$ 882,288.49</u>

DISCUSSION:

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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for September 21, 2019 through October 4, 2019 reflects total expenditures of \$882,288.49 from various City funding sources.

WORK PLAN:

N/A

CITY COUNCIL ACTION: _____

OPTIONS:

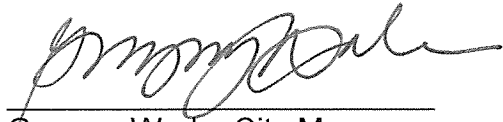
- Ratify the register of demands.
- Do not ratify and provide direction.

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund

PENTAMATION
 DATE: 10/07/2019
 TIME: 10:20:42

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.ck_date between '20190921 00:00:00.000' and '20191004 00:00:00.000'
 ACCOUNTING PERIOD: 4/20

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	95890	09/26/19	2137	AFLAC	001	SEPTEMBER 19	0.00	895.40
1011	95891	09/26/19	1977	AMERICAN SOCIETY OF CIVI	00165006510	MEMBSHIP-SAMMAK	0.00	295.00
1011	95892	09/26/19	4832	AT&T CALNET 3	00160006170	9391053651 6/25-7/24	0.00	233.48
1011	95892	09/26/19	4832	AT&T CALNET 3	00160006170	9391012281 6/25-7/24	0.00	78.02
TOTAL CHECK							0.00	311.50
1011	95893	09/26/19	5524	BIRD RIDES INC.	001	RFND BC-010047	0.00	104.00
1011	95898	09/26/19	1914	US BANK	00150005150	INDEX GUIDES	0.00	-32.31
1011	95898	09/26/19	1914	US BANK	00160006120	CLIPBOARD	0.00	-25.31
1011	95898	09/26/19	1914	US BANK	00160006140	DOCUMENT FEE	0.00	4.50
1011	95898	09/26/19	1914	US BANK	00160006170	BREAK BIKE CRANK ARM	0.00	5.39
1011	95898	09/26/19	1914	US BANK	00160006140	CERTIFIED MAIL	0.00	7.10
1011	95898	09/26/19	1914	US BANK	00165006530	PWI WATER	0.00	7.38
1011	95898	09/26/19	1914	US BANK	00165006530	PWI WATER	0.00	8.38
1011	95898	09/26/19	1914	US BANK	00160006120	LED MARKER LIGHTS	0.00	8.59
1011	95898	09/26/19	1914	US BANK	00150005150	STAPLE REMOVER	0.00	9.16
1011	95898	09/26/19	1914	US BANK	00150005450	HOSTING DOMAINS-JULY	0.00	9.95
1011	95898	09/26/19	1914	US BANK	00165006530	PWI WATER	0.00	11.18
1011	95898	09/26/19	1914	US BANK	00150005150	BINDER	0.00	11.75
1011	95898	09/26/19	1914	US BANK	00160006170	LAUNDRY DETERGENT	0.00	12.87
1011	95898	09/26/19	1914	US BANK	00165006530	WATERING CAN	0.00	14.00
1011	95898	09/26/19	1914	US BANK	00150005150	BATTERIES	0.00	14.41
1011	95898	09/26/19	1914	US BANK	00165006570	SECURITY FLOODLIGHT	0.00	14.54
1011	95898	09/26/19	1914	US BANK	00165006510	APWA LNCH-GLDBERG-8/5	0.00	15.00
1011	95898	09/26/19	1914	US BANK	00160006170	LAUNDRY DETERGENT	0.00	15.07
1011	95898	09/26/19	1914	US BANK	00160006170	BAND AIDS/FLEX WRAP	0.00	16.25
1011	95898	09/26/19	1914	US BANK	00160006120	STORAGE CONTAINER	0.00	16.47
1011	95898	09/26/19	1914	US BANK	25570007110	POPCICLES FOR CAMP	0.00	16.69
1011	95898	09/26/19	1914	US BANK	25560006180	4 KIDS SWIM TOPS	0.00	18.23
1011	95898	09/26/19	1914	US BANK	00150005150	FILE ORGANIZER	0.00	19.54
1011	95898	09/26/19	1914	US BANK	25570007110	ICE CREAM FOR CAMP	0.00	19.66
1011	95898	09/26/19	1914	US BANK	00150005450	ERGONOMIC MOUSE	0.00	19.99
1011	95898	09/26/19	1914	US BANK	00150005150	FILE ORGANIZER	0.00	22.81
1011	95898	09/26/19	1914	US BANK	00150005150	ORGANIZER	0.00	23.25
1011	95898	09/26/19	1914	US BANK	00150005150	COUNCIL PICTURE	0.00	23.66
1011	95898	09/26/19	1914	US BANK	25560006180	JG PATCHES	0.00	23.97
1011	95898	09/26/19	1914	US BANK	25560006180	JG PATCHES	0.00	24.75
1011	95898	09/26/19	1914	US BANK	50900007700	APWA LNCH-KERR-8/8	0.00	25.00
1011	95898	09/26/19	1914	US BANK	25560006180	GREASE/ADHSV/SQUEEGEE	0.00	26.63
1011	95898	09/26/19	1914	US BANK	00150005150	CIRCLE STICKERS	0.00	26.82
1011	95898	09/26/19	1914	US BANK	25570007110	DAY CAMP SUPPLIES	0.00	26.94
1011	95898	09/26/19	1914	US BANK	25560006180	BOARD RPR SUPPLIES	0.00	27.99
1011	95898	09/26/19	1914	US BANK	001	APWA PNK-KERR-09/07	0.00	27.99
1011	95898	09/26/19	1914	US BANK	25570007110	CAMP STAFF MTG FOOD	0.00	28.99
1011	95898	09/26/19	1914	US BANK	00160006170	TOOL OIL/GLUE/SNDPPR	0.00	36.58
1011	95898	09/26/19	1914	US BANK	00160006120	HEAT GUN	0.00	39.30
1011	95898	09/26/19	1914	US BANK	00160006170	PNT THINNER/PAINT	0.00	39.78
1011	95898	09/26/19	1914	US BANK	00165006570	EMERGENCY LGHT-FIRE	0.00	42.02
1011	95898	09/26/19	1914	US BANK	00160006120	TPE/KNIFE/BLADES/TIES	0.00	42.50

ATTACHMENT 1

PENTAMATION
DATE: 10/07/2019
TIME: 10:20:42

CITY OF SOLANA BEACH, CA
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
ACCTPA21

SELECTION CRITERIA: transact.ck_date between '20190921 00:00:00.000' and '20191004 00:00:00.000'
ACCOUNTING PERIOD: 4/20

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	95898	09/26/19	1914	US BANK	00165006560	1 RCYCL CONT LIDS	0.00	47.41
1011	95898	09/26/19	1914	US BANK	25560006180	4 SURFBOARD LEASH	0.00	50.27
1011	95898	09/26/19	1914	US BANK	00160006170	HOOKS/BUG SPRY/SLNT	0.00	50.47
1011	95898	09/26/19	1914	US BANK	00150005150	TISSUE/TABS/TAPE	0.00	55.34
1011	95898	09/26/19	1914	US BANK	00150005450	DRY ERASE BOARD	0.00	56.80
1011	95898	09/26/19	1914	US BANK	00150005150	COLORLED PAPER	0.00	57.53
1011	95898	09/26/19	1914	US BANK	00150005150	FILE SORTER	0.00	65.20
1011	95898	09/26/19	1914	US BANK	00160006140	FOLDERS/CHALK/LABELS	0.00	65.98
1011	95898	09/26/19	1914	US BANK	00150005450	COMP REPAIR TOOL KIT	0.00	69.49
1011	95898	09/26/19	1914	US BANK	00160006170	PLYWOOD/HARDWARE	0.00	70.87
1011	95898	09/26/19	1914	US BANK	00160006170	PLYWD/SCRWS/TPE-SIGN	0.00	71.96
1011	95898	09/26/19	1914	US BANK	00150005400	CONSTANT CONTACT-AUG	0.00	75.00
1011	95898	09/26/19	1914	US BANK	00150005400	NEW HIRE LUNCH	0.00	75.67
1011	95898	09/26/19	1914	US BANK	00150005150	BINDERS	0.00	75.82
1011	95898	09/26/19	1914	US BANK	25560006180	JG BNQT CONTAINRS	0.00	84.25
1011	95898	09/26/19	1914	US BANK	25570007110	CAMP FIELD TRIP-07/30	0.00	89.95
1011	95898	09/26/19	1914	US BANK	00160006170	BUSNSS WRITING-SHOOK	0.00	99.00
1011	95898	09/26/19	1914	US BANK	00165006560	4 RCYCL CONT LIDS	0.00	105.12
1011	95898	09/26/19	1914	US BANK	00165006560	CHROME VALVE	0.00	109.99
1011	95898	09/26/19	1914	US BANK	00160006120	SURG PROT/BAG/GAUGE	0.00	114.20
1011	95898	09/26/19	1914	US BANK	25560006180	JG BNQT DRINKS	0.00	115.45
1011	95898	09/26/19	1914	US BANK	00150005450	KEYBOARD	0.00	119.53
1011	95898	09/26/19	1914	US BANK	00150005150	HOLE PUNCH	0.00	119.81
1011	95898	09/26/19	1914	US BANK	25560006180	SUNSCREEN	0.00	134.99
1011	95898	09/26/19	1914	US BANK	00150005450	CABLE/SURG PROT/HOOK	0.00	136.23
1011	95898	09/26/19	1914	US BANK	00165006560	3 RCYCL CONT LIDS	0.00	142.23
1011	95898	09/26/19	1914	US BANK	001	APWA PWX-KERR-09/07	0.00	146.60
1011	95898	09/26/19	1914	US BANK	00160006170	USLA DUES-5 PERMS	0.00	150.00
1011	95898	09/26/19	1914	US BANK	25560006180	2 JG TENTS	0.00	161.60
1011	95898	09/26/19	1914	US BANK	13560006120	3 WAY PLYO BOX-FIRE	0.00	164.30
1011	95898	09/26/19	1914	US BANK	00160006120	GARDEN HOSE	0.00	176.18
1011	95898	09/26/19	1914	US BANK	25570007110	ICE CREAM FOR CAMP	0.00	182.75
1011	95898	09/26/19	1914	US BANK	25560006180	JG BNQT CHAIRS	0.00	185.00
1011	95898	09/26/19	1914	US BANK	00160006120	TONER/CLIP BOARDS	0.00	196.51
1011	95898	09/26/19	1914	US BANK	00150005150	FOLDERS/TABS/POST-ITS	0.00	205.68
1011	95898	09/26/19	1914	US BANK	25560006180	3 JG TENTS	0.00	205.89
1011	95898	09/26/19	1914	US BANK	00160006170	SHARK SIGHTNG SIGNS	0.00	206.88
1011	95898	09/26/19	1914	US BANK	25570007110	CAMP FIELD TRIP-08/13	0.00	213.00
1011	95898	09/26/19	1914	US BANK	27060006120	AED PADS	0.00	241.36
1011	95898	09/26/19	1914	US BANK	00165006530	SURFACE STABILIZER	0.00	249.90
1011	95898	09/26/19	1914	US BANK	00160006170	LOGO PRNT RSHGRDS/TPS	0.00	295.85
1011	95898	09/26/19	1914	US BANK	25560006180	3 JG SURFBOARDS	0.00	323.22
1011	95898	09/26/19	1914	US BANK	25570007110	CMP FLD TRP DPST-7/30	0.00	341.81
1011	95898	09/26/19	1914	US BANK	001	APWA INST-BORRO-10/8	0.00	349.00
1011	95898	09/26/19	1914	US BANK	001	APWA INST-WRIGHT-10/8	0.00	349.00
1011	95898	09/26/19	1914	US BANK	001	CA CHIEFS-FORD-SEPT	0.00	411.90
1011	95898	09/26/19	1914	US BANK	27060006120	WILDLAND MEDIC PACK	0.00	564.12
1011	95898	09/26/19	1914	US BANK	25055005570	MOVIE NGHT RNTL EQUIP	0.00	661.88
1011	95898	09/26/19	1914	US BANK	25570007110	CAMP FIELD TRIP-08/20	0.00	676.64
1011	95898	09/26/19	1914	US BANK	25570007110	CAMP FIELD TRIP-08/06	0.00	728.85
1011	95898	09/26/19	1914	US BANK	25570007110	CAMP FIELD TRIP-07/23	0.00	745.80
1011	95898	09/26/19	1914	US BANK	25055005570	MOVIE NGHT RNTL EQUIP	0.00	800.00

PENTAMATION
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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	95898	09/26/19	1914	US BANK	13560006120	DUMBELL SET-FIRE	0.00	848.30
1011	95898	09/26/19	1914	US BANK	001	APWA PWX-KERR-09/07	0.00	954.00
1011	95898	09/26/19	1914	US BANK	13560006120	MULTI-GYM-FIRE	0.00	986.40
TOTAL CHECK							0.00	14,728.44
1011	95899	09/26/19	211	CONSOLIDATED ELECTRICAL	00165006570	60-32W FLOUR BULBS	0.00	141.58
1011	95900	09/26/19	5171	CORELOGIC SOLUTIONS, LLC	00155005550	PROPERTY PRO DATA-JUL	0.00	96.83
1011	95901	09/26/19	5610	ERGOSTOP INC.	12050005460	DEPT-CTY CLRK CHAIRS	0.00	1,596.32
1011	95902	09/26/19	223	FEDEX	00150005150	SHIPPING-09/11/19	0.00	25.62
1011	95903	09/26/19	5488	TYCO FIRE & SECURITY MAN	00165006570	FIRE EXTNGSHR INSPCT	0.00	654.76
1011	95904	09/26/19	2102	LEGAL SHIELD CORP	001	PPD LEGAL-SEP 19	0.00	64.75
1011	95905	09/26/19	5764	LILLIAN MCCORMICK	001	RFND FCCC-10/26/19	0.00	1,125.39
1011	95906	09/26/19	4738	MEDICAL EYE SERVICES	001	EE# -SEP 19	0.00	29.14
1011	95906	09/26/19	4738	MEDICAL EYE SERVICES	001	VISION SEP 19	0.00	432.53
1011	95906	09/26/19	4738	MEDICAL EYE SERVICES	001	EE# -SEP 19	0.00	-11.29
1011	95906	09/26/19	4738	MEDICAL EYE SERVICES	00150005400	ROUNDING SEP 19	0.00	-0.23
1011	95906	09/26/19	4738	MEDICAL EYE SERVICES	001	EE# -SEP 19	0.00	11.29
TOTAL CHECK							0.00	461.44
1011	95907	09/26/19	191	NAPA AUTO PARTS INC	00160006120	ANTI FREEZE/DEFROST	0.00	192.76
1011	95908	09/26/19	5600	NIELSON BUILDERS	001	RFND-SBGR345/216 OCEA	0.00	55,592.00
1011	95909	09/26/19	4522	NISSHO OF CALIFORNIA	00165006560	COASTAL RAIL LINE RPR	0.00	302.50
1011	95910	09/26/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1715.39/310 S. RIOS	0.00	250.00
1011	95910	09/26/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1715.28/475 PACIFIC	0.00	250.00
1011	95910	09/26/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1716.31/826 SEABRIG	0.00	250.00
1011	95910	09/26/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1714.22/412 E. CLIFF	0.00	250.00
1011	95910	09/26/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1714.22/412 E. CLIFF	0.00	250.00
1011	95910	09/26/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1715.22/525 SAN JULI	0.00	250.00
1011	95910	09/26/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.06/346 GLENMON	0.00	250.00
1011	95910	09/26/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1714.22/412 E. CLIFF	0.00	250.00
1011	95910	09/26/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.01/236 PATTY H	0.00	375.00
1011	95910	09/26/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.11/984 AVOCADO	0.00	625.00
TOTAL CHECK							0.00	3,000.00
1011	95911	09/26/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-FC	0.00	30.00
1011	95911	09/26/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-LC	0.00	30.00
1011	95911	09/26/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-PW	0.00	30.00
1011	95911	09/26/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-MS	0.00	30.00
1011	95911	09/26/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-FS	0.00	35.00
1011	95911	09/26/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-CH	0.00	45.00
TOTAL CHECK							0.00	200.00

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	95912	09/26/19	1087	PREFERRED BENEFIT INS AD	001	DENTAL SEP 19	0.00	2,409.80
1011	95912	09/26/19	1087	PREFERRED BENEFIT INS AD	001	EE TIMING SEP 19	0.00	-43.50
1011	95912	09/26/19	1087	PREFERRED BENEFIT INS AD	00150005400	ADMIN FEE- SEP 19	0.00	4.50
TOTAL CHECK							0.00	2,370.80
1011	95913	09/26/19	1112	RANCHO SANTA FE SECURITY	00165006570	KEYPAD ISSUES-LC	0.00	78.00
1011	95914	09/26/19	314	SAN ELIJO JPA	50900007700	Q1 MAINT & OP	0.00	405,523.00
1011	95914	09/26/19	314	SAN ELIJO JPA	00165006520	FY20 STRM DRAIN SEDIMN	0.00	2,675.00
1011	95914	09/26/19	314	SAN ELIJO JPA	00165006570	FY20 GENERATR MAINT	0.00	3,288.00
TOTAL CHECK							0.00	411,486.00
1011	95915	09/26/19	141	SANTA FE IRRIGATION DIST	00160006120	005512000 0702-090319	0.00	573.37
1011	95915	09/26/19	141	SANTA FE IRRIGATION DIST	00165006560	005506015 0716-091619	0.00	136.32
1011	95915	09/26/19	141	SANTA FE IRRIGATION DIST	00165006560	005506016 0716-091619	0.00	315.16
1011	95915	09/26/19	141	SANTA FE IRRIGATION DIST	00165006560	005979003 0716-091619	0.00	284.87
1011	95915	09/26/19	141	SANTA FE IRRIGATION DIST	20375007510	005979004 0716-091619	0.00	536.08
1011	95915	09/26/19	141	SANTA FE IRRIGATION DIST	20375007510	007732000 0716-091619	0.00	187.14
TOTAL CHECK							0.00	2,032.94
1011	95916	09/26/19	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC-JUL	0.00	113.37
1011	95916	09/26/19	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC FUEL-JUL	0.00	14.74
TOTAL CHECK							0.00	128.11
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	JULY 19 LIFE&ADD INS	0.00	1,107.96
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	AUG 19 LIFE&ADD INS	0.00	1,130.21
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	AUGUST 19 LTD	0.00	1,490.78
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	JULY 19 LTD	0.00	1,507.85
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	ADJ LTD BLNC-JUL 19	0.00	8.66
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	ADJ LTD BLNC-PY	0.00	15.71
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	ADJ LIFE BLNC-JUL 19	0.00	17.23
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	ADJ LTD BA-AUG 19	0.00	-0.12
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	ADJ LTD BA-AUG 19	0.00	0.12
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	ADJ LIFE BAL-AUG 19	0.00	1.68
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	ADJ LIFE BLNC-JUL 19	0.00	-17.23
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	ADJ LTD BLNC-PY	0.00	-15.71
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	ADJ LTD BLNC-JUL 19	0.00	-8.66
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	ADJ LIFE BAL-AUG 19	0.00	-1.68
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	JULY 19 SUPP LIFE INS	0.00	297.30
1011	95917	09/26/19	4465	SUN LIFE FINANCIAL	001	AUG 19 SUPP LIFE INS	0.00	297.30
TOTAL CHECK							0.00	5,831.40
1011	95918	09/26/19	4534	TRAFFIC SUPPLY, INC	00165006540	RED PAINT/NO PRKNG	0.00	636.31
1011	95918	09/26/19	4534	TRAFFIC SUPPLY, INC	00165006540	NO BIKE SGNS/HRDWARE	0.00	283.19
TOTAL CHECK							0.00	919.50
1011	95919	09/26/19	5457	VORTEX INDUSTRIES, INC	00165006570	REPAIR DOORS-FCCC	0.00	2,235.93
1011	95920	09/26/19	5594	WEX BANK	00160006120	AUTO FUEL-JUL	0.00	2,095.55
1011	95920	09/26/19	5594	WEX BANK	00160006120	CR EXEMPT TAX	0.00	-126.97
TOTAL CHECK							0.00	1,968.58

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	95921	09/26/19	37	XEROX CORPORATION	00150005350	W7830PT CLRKS-JUL	0.00	218.99
1011	95921	09/26/19	37	XEROX CORPORATION	00150005350	EXCESS BLK-6/21-7/21	0.00	30.50
1011	95921	09/26/19	37	XEROX CORPORATION	00150005350	EXCESS CLR-6/21-7/21	0.00	156.07
1011	95921	09/26/19	37	XEROX CORPORATION	00150005350	W7830PT UPSTRS-JUL	0.00	199.60
1011	95921	09/26/19	37	XEROX CORPORATION	00150005350	EXCESS BLK-6/21-7/21	0.00	34.21
1011	95921	09/26/19	37	XEROX CORPORATION	00150005350	EXCESS CLR-6/21-7/21	0.00	118.89
1011	95921	09/26/19	37	XEROX CORPORATION	00150005350	D95CP PLNG LEASE-JUL	0.00	555.18
1011	95921	09/26/19	37	XEROX CORPORATION	00150005350	EXCSS COPYS 6/30-7/21	0.00	65.86
TOTAL CHECK							0.00	1,379.30
1011	95922	10/03/19	1135	AFFORDABLE PIPELINE SERV	50900007700	I-SEWR CLEANING -FD	0.00	425.00
1011	95922	10/03/19	1135	AFFORDABLE PIPELINE SERV	50900007700	I-SEWR CLEANING -CH	0.00	425.00
1011	95922	10/03/19	1135	AFFORDABLE PIPELINE SERV	50900007700	I-SEWR CLEANING -FD	0.00	485.00
1011	95922	10/03/19	1135	AFFORDABLE PIPELINE SERV	50900007700	C-SEWR CLEANING 11367	0.00	5,683.50
1011	95922	10/03/19	1135	AFFORDABLE PIPELINE SERV	00165006520	P-46 STRM DRN BASINS	0.00	4,370.00
TOTAL CHECK							0.00	11,388.50
1011	95923	10/03/19	1968	ANGELA IVEY	001	CCAC CONF-IVEY	0.00	73.22
1011	95924	10/03/19	3704	ARCO GASPRO PLUS	00170007110	AUTO FUEL-09/03-10/02	0.00	62.60
1011	95924	10/03/19	3704	ARCO GASPRO PLUS	00165006560	AUTO FUEL-09/03-10/02	0.00	72.88
1011	95924	10/03/19	3704	ARCO GASPRO PLUS	00165006570	AUTO FUEL-09/03-10/02	0.00	121.49
1011	95924	10/03/19	3704	ARCO GASPRO PLUS	00165006510	AUTO FUEL-09/03-10/02	0.00	133.63
1011	95924	10/03/19	3704	ARCO GASPRO PLUS	50900007700	AUTO FUEL-09/03-10/02	0.00	145.78
1011	95924	10/03/19	3704	ARCO GASPRO PLUS	00160006140	AUTO FUEL-09/03-10/02	0.00	225.70
1011	95924	10/03/19	3704	ARCO GASPRO PLUS	00165006530	AUTO FUEL-09/03-10/02	0.00	352.31
1011	95924	10/03/19	3704	ARCO GASPRO PLUS	00160006120	AUTO FUEL-09/03-10/02	0.00	386.83
1011	95924	10/03/19	3704	ARCO GASPRO PLUS	00165006520	AUTO FUEL-09/03-10/02	0.00	388.74
1011	95924	10/03/19	3704	ARCO GASPRO PLUS	00160006170	AUTO FUEL-09/03-10/02	0.00	687.34
TOTAL CHECK							0.00	2,577.30
1011	95925	10/03/19	4832	AT&T CALNET 3	00160006170	9391053651 7/25-8/24	0.00	234.82
1011	95925	10/03/19	4832	AT&T CALNET 3	00160006170	9391012281 7/25-8/24	0.00	77.11
TOTAL CHECK							0.00	311.93
1011	95926	10/03/19	3069	JOSHUA BLEA	00165006540	MILEAGE-09/14/19	0.00	29.00
1011	95927	10/03/19	4777	BLUE CARD-ACROSS THE STR	00160006120	BLUE CARD RENEWAL	0.00	216.00
1011	95928	10/03/19	3480	BUSINESS PRINTING COMPAN	00160006140	BUS CARD-JEMISON	0.00	77.87
1011	95928	10/03/19	3480	BUSINESS PRINTING COMPAN	00155005550	BUS CARD-LIM	0.00	77.88
TOTAL CHECK							0.00	155.75
1011	95929	10/03/19	1056	CALIFORNIA PARK & RECREA	00170007110	CPRS MEMBRSH-PWENGER	0.00	170.00
1011	95930	10/03/19	4168	CHEN RYAN ASSOCIATES	00165006540	ONCALL TRFFC 08/31	0.00	185.00
1011	95931	10/03/19	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-CH	0.00	159.07
1011	95931	10/03/19	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-PW	0.00	56.58
TOTAL CHECK							0.00	215.65
1011	95932	10/03/19	2631	CLEAN STREET	00165006550	STREET SWP-JUL	0.00	3,364.00

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT	
1011	95933	10/03/19	108	DEL MAR BLUE PRINT COMPA	00150005150	RR:W 1865/336 S NARDO	0.00	21.41	
1011	95934	10/03/19	94	ESGIL CORPORATION	00155005560	BLDG PRMT 07/29-08/02	0.00	2,194.66	
1011	95934	10/03/19	94	ESGIL CORPORATION	00155005560	BLDG PRMT 07/22-07/26	0.00	6,992.07	
1011	95934	10/03/19	94	ESGIL CORPORATION	00155005560	BLDG PRMT 08/19-08/23	0.00	388.88	
1011	95934	10/03/19	94	ESGIL CORPORATION	00155005560	BLDG PRMT 08/05-08/09	0.00	2,200.61	
1011	95934	10/03/19	94	ESGIL CORPORATION	00155005560	BLDG PRMT 08/26-08/30	0.00	8,819.21	
1011	95934	10/03/19	94	ESGIL CORPORATION	00155005560	BLDG PRMT 08/12-08/16	0.00	11,715.77	
1011	95934	10/03/19	94	ESGIL CORPORATION	00160006120	FIRE PRMT 08/05-08/09	0.00	198.75	
TOTAL CHECK								0.00	32,509.95
1011	95935	10/03/19	5262	GEORGE HILLS COMPANY, IN	12050005460	CLM.1903-PRO SVC-AUG	0.00	22.50	
1011	95935	10/03/19	5262	GEORGE HILLS COMPANY, IN	12050005460	CLM.2001-PRO SVC-AUG	0.00	90.00	
TOTAL CHECK								0.00	112.50
1011	95936	10/03/19	167	GOVERNMENT FINANCE OFFCR	00150005300	MMB MBRSHD DUES 2020	0.00	190.00	
1011	95937	10/03/19	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 10/04/19	0.00	10,743.60	
1011	95938	10/03/19	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 10/04/19	0.00	2,080.10	
1011	95939	10/03/19	5768	JEFFREY SZEKERES AND AMY	001	RFND-SBGR-341/525 SAN	0.00	16,506.60	
1011	95940	10/03/19	99	LAWNMOWERS PLUS	00160006120	CHAIN SAW/LOOP/PLATE	0.00	1,765.77	
1011	95941	10/03/19	172	LEE'S LOCK & SAFE INC	00160006170	KEYS	0.00	42.02	
1011	95941	10/03/19	172	LEE'S LOCK & SAFE INC	00165006570	CODE CNGE/ REKY FD	0.00	325.84	
TOTAL CHECK								0.00	367.86
1011	95942	10/03/19	5014	MANAGED SOLUTION	00150005450	HARD DRIVE KIT	0.00	274.73	
1011	95942	10/03/19	5014	MANAGED SOLUTION	00150005450	PROF SVC-AUG	0.00	2,312.50	
TOTAL CHECK								0.00	2,587.23
1011	95943	10/03/19	5508	MERCHANTS BUILDING MAINT	00165006570	JANITORIAL SVC-SEP	0.00	4,581.35	
1011	95944	10/03/19	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	47.85	
1011	95944	10/03/19	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	48.89	
1011	95944	10/03/19	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	49.42	
TOTAL CHECK								0.00	146.16
1011	95945	10/03/19	2636	NRTH CNTY HOUSE OF MOTOR	00160006170	2016PLARIS-PEDAL/OIL	0.00	525.57	
1011	95946	10/03/19	341	PACIFIC SAFETY CENTER	50900007700	MBSHP RNWL11/19-10/20	0.00	145.00	
1011	95947	10/03/19	4767	PARTNERSHIPS WITH INDUST	00165006550	TRASH ABTMNT PE08/31	0.00	747.49	
1011	95947	10/03/19	4767	PARTNERSHIPS WITH INDUST	00165006570	TRASH ABTMNT PE08/31	0.00	747.48	
TOTAL CHECK								0.00	1,494.97
1011	95948	10/03/19	1008	PSC, LLC	00165006520	HHW-AUG	0.00	1,239.70	
1011	95949	10/03/19	1112	RANCHO SANTA FE SECURITY	00165006560	RESTRM LCK/UNLCK-JUL	0.00	529.42	

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	95949	10/03/19	1112	RANCHO SANTA FE SECURITY	00165006560	ALARM MONITORING-JUL	0.00	205.09
TOTAL CHECK								734.51
1011	95950	10/03/19	5767	RONALD JOHNSON	001	RFND-1717.47/127+ GRA	0.00	600.00
1011	95951	10/03/19	1073	SEASIDE HEATING & AIR CO	00165006570	CLR CONDENS LINE--CH	0.00	120.00
1011	95951	10/03/19	1073	SEASIDE HEATING & AIR CO	00165006570	REPLC TRANSFRMER-CH	0.00	173.00
TOTAL CHECK								293.00
1011	95952	10/03/19	5725	SIEMENS MOBILITY, INC.	00165006540	TRAFFIC SGNL MNT-AUG	0.00	1,062.88
1011	95952	10/03/19	5725	SIEMENS MOBILITY, INC.	00165006540	TRAFFIC CALL OUT-AUG	0.00	784.92
TOTAL CHECK								1,847.80
1011	95953	10/03/19	5766	S CA PRECISION CONCRETE	001	RFND-EP#4199/524 STEV	0.00	530.00
1011	95954	10/03/19	4840	STC TRAFFIC, INC	00165006540	ONCALL TRFFC -JUL	0.00	630.00
1011	95954	10/03/19	4840	STC TRAFFIC, INC	00165006540	ONCALL TRFFC -APR-JUL	0.00	2,742.50
TOTAL CHECK								3,372.50
1011	95955	10/03/19	5699	SUNBELT RENTALS, INC.	00160006170	FORKLIFT -MS	0.00	675.69
1011	95956	10/03/19	40	UNDERGROUND SVC ALERT OF	00165006510	DIG ALERT-SEP	0.00	72.70
1011	95957	10/03/19	2097	UT SAN DIEGO - NRTH COUN	00150005150	CITIZN COMN AD-09/26	0.00	250.00
1011	95957	10/03/19	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-1718.23 DRP	0.00	268.69
1011	95957	10/03/19	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-1718.22 DRP	0.00	366.85
TOTAL CHECK								885.54
1011	V900058	10/03/19	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 10/04/19	0.00	913.50
TOTAL CASH ACCOUNT							0.00	611,848.21
TOTAL FUND							0.00	611,848.21
TOTAL REPORT							0.00	611,848.21



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 23, 2019
ORIGINATING DEPT: Finance
SUBJECT: **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2019/20**

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 October 9, 2019.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of October 9, 2019						
Action	Description	Revenues	Expenditures	Transfers from GF		Net Surplus
Reso 2019-085	Adopted Budget	19,357,000	(19,141,500)	(151,100)	(1)	\$ 64,400
	(1) Transfers to:					
	Debt Service for Public Facilities		151,100			
				151,100		

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

FISCAL IMPACT:

N/A

COUNCIL ACTION:

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 2019-2020 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: October 23, 2019
ORIGINATING DEPT: Engineering Department
SUBJECT: **Council Consideration of Resolution 2019-142
Authorizing the City Clerk to File a Notice of Completion
for the Emergency Storm Drainpipe Repairs in the
Solana Beach Towne Centre**

BACKGROUND:

The City of Solana Beach owns an 84-inch diameter Corrugated Metal Pipe (CMP) located just west of the Interstate 5 Freeway in the Solana Beach Towne Centre near San Rodolfo Drive. A failure of the pipe was discovered and, on April 10, 2019, the City Council declared an emergency under Public Contract Code sections 20168 and 22050. As part of the Declaration of Emergency, the City Council authorized the City Manager to take any directly related and immediate action required by the emergency and directed Staff to report to the City Council regarding the emergency as required by Public Contract Code section 22050 and Resolution No. 2008-091. Immediately after receiving direction from the City Council, Staff retained the professional services of Crest Equipment Inc. a reputable contractor with expertise in repairing CMP. The contractor started the repair work in April 2019 and completed the work on October 4, 2019.

This item is before the City Council to consider adoption of Resolution 2019-142 (Attachment 1) to report the project was completed in accordance with the approved plans, specifications and task lists to the satisfaction of the City Engineer and to seek City Council's authorization to file a Notice of Completion with the County of San Diego consistent with public Contract Code.

COUNCIL ACTION:

AGENDA ITEM A.4.

DISCUSSION:

Since the last time the project was presented to the City Council on October 9, 2019, the contractor completed all surface improvements and corresponding striping and signage to the satisfaction of the City Engineer. This project was completed below the original estimate partly due to Staff’s continuous inspections resulting in supplementing consultant’s work and partly due to the contractor’s expertise, which resulted in more efficient use of labor, materials and equipment during each construction phase. A detailed cost breakdown is provided in the Fiscal Impact section of this report.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302(c) of the State CEQA Guidelines.

FISCAL IMPACT:

The initial construction cost associated with this repair was estimated at \$835,000, which included the construction work, geotechnical engineering, field and laboratory testing and building permit costs. Table 1 shown below has the final costs associated with the project. The funding previously appropriated for the project is sufficient to cover all of the City’s costs associated with the project.

Table 1 – Final Project Costs

Item	Vendor	Cost
84” Storm Drain Replacement	Crest Equipment	\$ 569,284
Geotechnical Engineering / Field and	Geopacifica	6,780
Structural Engineering Third-Party Review	Zabih Fozi	5,970
Building Permit for Tower Structure	EsGil Corporation	47
Total - City CIP Fund		\$ 582,081
Sewer Lateral Cleanup	Affordable Pipeline	\$ 1,140
	Crest Equipment	14,764
Total - Sanitation Fund		\$ 15,904
Total Cost		\$ 597,985

WORK PLAN:

N/A

OPTIONS:

- Receive this report.
- Provide comments or direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2019-142:

1. Accepting as complete the Emergency Storm Drainpipe Repairs in the Solana Beach Towne Centre Project, performed by Crest Equipment, Inc.
2. Authorizing the City Clerk to file a Notice of Completion for this project.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachment:

1. Resolution No. 2019-142

RESOLUTION NO. 2019-142

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ACCEPTING AS COMPLETE THE EMERGENCY STORM DRAINPIPE REPAIRS IN THE SOLANA BEACH TOWNE CENTRE PROJECT, AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION

WHEREAS, the City of Solana Beach owns an 84-inch Corrugated Metal Pipe (CMP) located just west of Interstate 5 Freeway in the American Asset's property along San Rodolfo Drive near the Discount Tire store; and

WHEREAS, around September 2018, the City was notified of a sinkhole in the Solana Beach Town Center parking lot near the entrance to the Discount Tire Store directly under a covered walkway promenade; and

WHEREAS, immediately after being notified, the City began a comprehensive investigation of the sinkhole including visual inspections, performing Closed Circuit Televising, consulting with experts and researching the available record drawings associated with the construction of the subject pipeline; and

WHEREAS, soon after the initial investigation, it was apparent that the pipeline needed to be repaired in an emergency manner. Staff retained the professional services of a structural engineer, a geotechnical engineer and a licensed contractor for this work; and

WHEREAS, pursuant to Solana Beach Municipal Code section 3.08.060, the City Manager authorized Professional Services Agreements (PSA) for the emergency work to protect the public's safety, prevent further damage to the public infrastructure, and avoid harm to private properties; and

WHEREAS, on April 10, 2019, the City Council ratified the City Manager's decision to execute agreements with the structural engineer, geotechnical engineer and a licensed contractor for this work; and

WHEREAS, the Emergency Storm Drainpipe Repairs in the Solana Beach Towne Centre Project has been completed in accordance with the plans and specifications included as part of the agreement with Crest Equipment, Inc. to the satisfaction of the City Engineer.

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

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Engineer to accept as complete the Emergency Storm Drainpipe Repairs in the Solana Beach Towne Centre Project, performed by Crest Equipment, Inc.
3. That the City Council authorizes the City Clerk to file a Notice of Completion for this project.

PASSED AND ADOPTED this 23rd day of October, 2019, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following:

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

DAVID A. ZITO, 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: October 23, 2019
ORIGINATING DEPT: Engineering Department
SUBJECT: **Consideration of Resolution No. 2019-137 Authorizing the City Clerk to File a Notice of Completion for the 2019 City Streets Concrete Repairs Project**

BACKGROUND:

At the May 8, 2019 Council Meeting, the City Council awarded a construction contract to Dick Miller, Inc. (DMI) for the 2019 City Streets Concrete Repairs Project, Bid No. 2019-02. The project performed a number of Portland Cement Concrete (PCC) repairs, replacements and improvements at various locations. The following is a summary of the work:

1. On East Cliff Street at North Rios Avenue, curbs and decomposed granite walkways were constructed.
2. At 503 South Sierra Avenue next to the Seascapes beach access, the deteriorated curb inlet was partially reconstructed and the adjacent emergency access driveway, located at the crosswalk, was replaced with an ADA accessible ramp that also serves as a driveway.
3. At 606 Marsolan Avenue (Cedros side), the deteriorated curb inlet top was reconstructed.
4. On South Cedros Avenue at Rosa Street, lifted sidewalk panels were replaced.
5. In the alley behind 503-543 North Highway 101, four utility potholes were patched.
6. At 407-414 Pacific Avenue, failed PCC pavements were replaced.
7. Damaged cross gutters were replaced on Santa Rosita at Santa Dominga, on Santa Inez at Santa Florencia/Santa Hidalga, and on Santa Olivia at Santa Hidalga.
8. At the La Colonia Park pedestrian entrance, between 691 & 701 Valley Ave, the root damaged concrete walkway was replaced.

CITY COUNCIL ACTION:

This item is before the City Council to consider adoption of Resolution 2019-137 (Attachment 1) to report the final project costs, accept the project as complete, and to direct the City Clerk to file a Notice of Completion (NOC).

DISCUSSION:

DMI completed all work associated with the PCC repair project in accordance with the approved plans and specifications of Bid No. 2019-02 to the satisfaction of the City Engineer. The City will release the retention, which is approximately 5% of the construction cost (\$3,367), 35 days after the Notice of Completion is approved by the City Council.

DMI performed additional PCC repairs at the request of City Staff. This work included replacing damaged curb, gutter and sidewalk at 503 Santa Carina. The property owner agreed to pay DMI for an equitable portion associated with the driveway repairs.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(c) of the State CEQA Guidelines.

FISCAL IMPACT:

The construction contract was awarded to DMI in the amount of \$71,081. Council authorized a contingency of \$10,000 for unanticipated extra work, for a total construction budget of \$81,081. The cost associated with the extra work at 503 Santa Carina is \$5,871, which excludes the amount DMI invoiced to the property owner. The final contract amount is \$76,952. The unused amount will be returned to the Gas Tax reserves, which is the original source of the excess funding.

WORK PLAN:

Although this project was not mentioned in the Fiscal Year (FY) 2018/19 Work Plan, it is consistent with the Unprioritized Community Character Issues. Since the project was originally funded in FY 2018/19, this project is not identified in the FY 2019/20 Work Plan.

OPTIONS:

- Adopt Staff recommendation.
- Deny Staff recommendation and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2019-137:

1. Authorizing the City Council to accept as complete the 2019 City Streets Concrete Repairs Project, Bid 2019-02, performed by Dick Miller, Inc.
2. Authorizing the City Clerk to file a Notice of Completion.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2019-137

RESOLUTION 2019-137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ACCEPTING AS COMPLETE THE 2019 CITY STREETS CONCRETE REPAIRS PROJECT, AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION

WHEREAS, the City's Capital Improvement Program funds the maintenance and repairs of public streets; and

WHEREAS, on May 8, 2019, the City Council awarded a construction contract to Dick Miller, Inc. for the 2019 City Streets Concrete Repairs Project, Bid No. 2019-02; and

WHEREAS, the 2019 City Streets Concrete Repairs Project has been completed in accordance with the plans and specifications included as part of the public works contract with Dick Miller, Inc. to the satisfaction of the City Engineer.

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 Engineer to accept as complete the 2019 City Streets Concrete Repairs Project, Bid 2019-02, performed by Dick Miller, Inc.
3. That the City Council authorizes the City Clerk to file a Notice of Completion for the project.

PASSED AND ADOPTED this 23rd day of October 2019, 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

DAVID A. ZITO, 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: October 23, 2019
ORIGINATING DEPT: Community Development
SUBJECT: **Introduce (1st Reading) Ordinance 506 – Building and Fire Code Updates**

BACKGROUND:

On November 9, 2016, the City Council adopted the 2016 California Building Standards Code with the approval of Ordinance 471. The International Building Code, Uniform Plumbing Code, Uniform Mechanical Code, the National Electrical Code and the California Fire Code are the basis of the California Building Standards Code. These codes have now been replaced by the 2019 Edition of the California Building Standards Code that was adopted by the California Building Standards Commission on July 1, 2019. The new codes will go into effect beginning January 1, 2020.

This item is before the Council to introduce Ordinance 506 (Attachment 1) to consider approving the proposed Building and Fire Code updates with local amendments.

DISCUSSION:

The model building codes are typically updated every three years. The codes are amended and adopted by the State of California Building Standards Commission. State law requires that local jurisdictions enforce the state adopted codes as the minimum standard for construction.

The proposed Ordinance 506 (Attachment 1) would update the provisions of Title 15 of the Solana Beach Municipal Code (SBMC) to be consistent with the current State mandated building and fire code editions. The building and fire code sections of Title 15 would be repealed and replaced with new sections and local amendments. Local amendments that are necessary to reflect local topographic, climatic or geological conditions have been prepared for City Council consideration. The adoption of local amendments, and more stringent standards, are supported in the findings. There are no new substantive local amendments to the various building code sections being proposed. The City may only locally amend these State codes when a finding can be

CITY COUNCIL ACTION:

made that certain local physical conditions exist to support the necessity for a local amendment. The most significant statewide change in the 2019 building and fire code is that any new home construction will require a solar photovoltaic system to be installed.

The Climate Action Commission (CAC) is reviewing for recommendation to City Council additional local building code amendments consistent with the objectives and tasks contained in the City's Climate Action Plan. There are voluntary standards that are contained in the 2019 building code that can be made mandatory. Voluntary provisions that the CAC is considering to recommend to City Council as mandatory include electric vehicles charging stations, greater water efficiency standards, higher construction waste reduction/recycling requirements, higher bicycle parking requirements and designated parking provisions for clean air vehicles. Those amendments will be brought forward for City Council consideration later in the current fiscal year.

CEQA COMPLIANCE STATEMENT:

This project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) because it entails the adoption of State mandated building and fire codes with or without minor amendments, intended to improve the public health, safety and welfare, and will not have a significant effect on the environment.

FISCAL IMPACT:

There would be no impact to the General Fund from Ordinance 506, as proposed. No changes to existing City fees are proposed at this time.

WORK PLAN:

N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

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

2. Find the project categorically exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines.
3. Introduce Ordinance 506 (1st Reading).

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Ordinance 506

ORDINANCE NO. 506

ORDINANCE OF THE CITY OF SOLANA BEACH, CALIFORNIA, RESCINDING TITLE 15, CHAPTERS 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24; 15.28, 15.32, 15.33, 15.34 AND 15.35 OF THE SOLANA BEACH MUNICIPAL CODE AND ADOPTING NEW CHAPTERS 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24, 15.32, 15.33, 15.34 AND 15.35 REGARDING THE ~~2019~~ CALIFORNIA BUILDING STANDARDS, WHICH INCLUDES, THE ~~2016-2019~~ CALIFORNIA ADMINISTRATIVE CODE; THE ~~2016-2019~~ CALIFORNIA BUILDING CODE; THE ~~2016-2019~~ CALIFORNIA RESIDENTIAL CODE; THE ~~2016-2019~~ CALIFORNIA ELECTRICAL CODE; THE ~~2016-2019~~ CALIFORNIA PLUMBING CODE; THE ~~2016-2019~~ CALIFORNIA MECHANICAL CODE; THE ~~2016-2019~~ CALIFORNIA ENERGY CODE; THE ~~2016-2019~~ CALIFORNIA GREEN BUILDING CODE; THE ~~2015-2018~~ INTERNATIONAL PROPERTY MAINTENANCE CODE; THE ~~2016-2019~~ CALIFORNIA FIRE CODE AND ~~2015-2018~~ INTERNATIONAL FIRE CODE; THE ~~2016-2019~~ CALIFORNIA HISTORICAL BUILDING CODE, THE ~~2016-2019~~ CALIFORNIA EXISTING BUILDING CODE, AND THE ~~2016-2019~~ CALIFORNIA REFERENCED STANDARDS CODE.

WHEREAS, on October 23, 2019 the City Council of the City of Solana Beach held a public hearing on this proposed ordinance; and

WHEREAS, the City of Solana Beach last revised its construction codes in 2016; and

WHEREAS, California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

WHEREAS, the City Council finds that the modifications and changes to the Uniform Codes are reasonably necessary because of the following climatic, geologic, and topographical conditions:

1. The City is situated in hilly, inland terrain. Approximately 50% of the area, for fire purposes, is wildland", covered by native vegetation on steep inaccessible hillsides. The native ground cover is highly combustible grasses, dense brush and chaparral. Natural firebreaks in these areas are insignificant.
2. The climate is warm and dry. The winds prevail from the west with seasonal strong dry east winds that vary in duration and intensity. These winds can significantly enlarge wildland fire as well as cause abrupt and unpredictable changes in fire direction. Temperatures ranging between 75 and 100 degrees F are common throughout the year.

3. The potential for fire damage is great in the wildland area, as such, a fire can spread rapidly, and difficult terrain and explosive vegetation can slow response time.
4. Rural roads include many narrow winding roadways, often with grades in excess of that necessary for optimal response time for large fire apparatus. An additional factor affecting response time is the distance between the two fire stations and the fire location.
5. The water supply is limited making it necessary for fire apparatus to travel time consuming distances to refill once their initial water supply has been utilized.

WHEREAS, As required by Health and Safety Code section 17958 the City of Solana Beach does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due certain climatic, topographic or geological features existing in the City of Solana Beach. The City Council hereby makes the following findings concerning the special circumstances and the climatic, topographic and geological conditions that: (a) exist in the City of Solana Beach: (b) increase the exposure of the public to the dangers of fire; (c) could severely restrict the response of emergency services to fire dangers; and (d) can be mitigated by amendments to the international fire and construction codes:

1. The City of Solana Beach is bisected by a major transportation corridor (Interstate 5) which traverses in a north/south direction. Interstate 5 is used to transport hazardous materials and is designated by the State of California as an approved route for transporting highly toxic and radioactive materials.

The City of Solana Beach is bisected by a railroad line running north/south. Hazardous materials are transported on the railroad.

Underground pipes run parallel to the railroad line and carry natural gas under high pressure. Underground pipes run in a north/south direction in the eastern portion of the City and carry liquid petroleum under high pressure.

The transport, through the City, of hazardous, toxic and radioactive materials, as well as natural gas and liquid petroleum, on a regular basis, increases the threat of fire ignition and spread. This adds to the fire danger posed by the City's climatic, topographic and geological conditions.

2. The City of Solana Beach topography is characterized by many large hillsides. The City's climate promotes the heavy growth of natural vegetation that covers the hillsides and is highly flammable, especially in the dry season. There are numerous areas of wildland-urban interface where structures, especially residences, are in close proximity to the natural vegetation.

The City's climate is characterized by Santa Ana conditions involving dry gusty winds. In summer and fall, the typical weather is hot and dry. In combination, these climatic conditions create an extreme fire danger to the community.

Seasonal winds also have the potential for impeding emergency vehicle access by toppling trees (especially eucalyptus and pine which is a species that is prevalent in the City and susceptible to being felled by winds). As a result of the above conditions, the risk of fire ignition is greater. Also, once a fire is ignited, it is more likely that embers will be blown into the air, increasing the spread of the fire into the community. Therefore, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

3. The City of Solana Beach is situated on the west slope of the coastal foothills that contain drainages, which contribute to flooding within the community.

Because flooding conditions can impede fire service vehicles reaching the site of a fire, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

4. The City of Solana Beach is situated near the Rose Canyon Fault, the Elsinore Fault, and the Agua Caliente Fault. A cluster of faults known as the "South Coast Offshore Zone of Deformation" is located off the City's coast. These geologic conditions are capable of generating earthquakes of significant magnitude at any time.

An earthquake may: (1) cause fires; (2) impede emergency vehicles responding to fires; and (3) interrupt the City's water supply which is needed to fight fires.

Because the community is subject to damage from earthquakes, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

5. The City of Solana Beach and Southern California are semi-arid regions and experience water shortages from time to time. Those shortages can have a severely adverse effect on water availability for firefighting. Fires starting in sprinkled buildings are typically controlled by one to three sprinkler heads, flowing as little as 13 gallons per minute.

Hose streams used by engine companies on well-established structure fires operate at approximately 250 gallons per minute each, and the estimated water needed for a typical residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office and the International Fire Code.

The water estimate for a commercial building is typically greater than that of a residential structure.

Under circumstances such as; lack of water, infrastructure, earthquakes, multiple fires and wildland fires within a community, the limited water demand needs of residential fire sprinklers would control and extinguish many fires before they spread from building to wildland or building to building. In such a disaster, water demands needed for conflagration firefighting probably would not be available.

6. Due to the sloping topography and coastal foothills in the City of Solana Beach, the potential exists that new and future development will result in taller buildings on smaller parcels. Defining mid-rise buildings from 75 feet in height to 4 story modifies the application of special provisions for these buildings to all occupancies. Because of the need to mitigate the potential danger of mid-rise this change is necessary.

In addition, the limitations of available firefighting equipment, limited availability of human resources in local fire departments, and the necessity to climb vertically up flights of stairs, greatly impacting the response time to reach an incident scene, it is necessary to define the height of mid-rise buildings. The reduced height and built in protection will mitigate extended fire department response time and keep incidents manageable.

- 4-7. Based upon the circumstances previously described, the protection of persons and property requires the City to adopt standards that are more stringent than those set forth in: (1) the State Building Standards Code Sections 202, 308, 321, 503, 507, 902, 903, 905, 5608, 5704, 5706, 6104, B, I and Section 3 of the International Fire Code.

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

SECTION 1: The City Council of the City of Solana Beach finds that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061 (b) 3 in that the adoption of the State mandated building codes as proposed could not cause an adverse impact on the environment.

SECTION 2: The City Council of the City of Solana Beach hereby:

A. Rescinds Chapters 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24, 15.28, 15.32, 15.33, 15.34, and 15.35 of the Solana Beach Municipal Code (Ordinance 471); and

B. Adopts new Chapters 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24, 15.28, 15.32, 15.33, 15.34 and 15.35 of the Solana Beach Municipal Code to read as follows:

Chapter 15.04

CALIFORNIA ADMINISTRATIVE CODE

Chapter 15.04 CALIFORNIA ADMINISTRATIVE CODE

Adoption of the California Administrative Code, Part 1, Title 24 of the 2016-2019 California Code of Regulations.

The California Administrative Code, 2016-2019 edition, Chapter 15.04 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.08

BUILDING CODE

Sections:

- 15.08.010 Adoption
- 15.08.020 Section 105.1.3 amended.
- 15.08.030 Section 105.8 amended.
- 15.08.040 Section 109.5.1 amended.
- 15.08.050 Section 109.7 amended.
- 15.08.060 Section 110.1.1 amended.
- 15.08.070 Section 113.3 amended
- 15.08.080. Table 1505.1 amended.
- 15.08.090. Appendices adopted

15.08.010 Adoption of the California Building Code. Part 2. Title 24 of the California Code of Regulations.

A. There is adopted and incorporated by reference herein as the city building code for the purpose of prescribing regulations in the City of Solana Beach for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the 2019 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the 2019 California Building Standards Code, as defined in the California State Health and Safety Code, Section 18901 et seq. , including those Appendix Chapters not shown as deleted by this Chapter. Except as otherwise provided by this Chapter all erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures within the City of Solana Beach shall be in conformance with the 2019 California Building Code which is based on the International Building Code, 2018 Edition and the adopted Appendix chapters, published by the California Building Standards Commission.

B. Findings. The City of Solana Beach has many large brush-covered hillsides. The City is subject to frequent Santa Ana conditions consisting of dry gusting winds, which create extreme fire dangers. The City Council specifically finds that these geographic and topographic conditions necessitate greater fire protection than that provided by the

State Building Code. Therefore, this chapter alters the ~~2016-2019~~ California Building Code, to require more fire-retardant roof coverings.

C. Deletions, revisions and additions to the ~~2016-2019~~ California Building Code shall be as follows:

15.08.020 Section 105.1.3 added.

Permits shall not be issued for construction on a site until the Director of Community Development, or his designee, determines that all other development permits or approvals required by this code or city ordinance have been issued, and that all site preparation, grading or public improvement work has been satisfactorily completed to allow building permits to be issued, and so notifies the Building Official in writing.

Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site endanger the public safety or welfare.

15.08.030 Section 105.8 added.

105.8 Progress of work and call for inspections.

1. The provisions of this subparagraph 1 shall apply to building permits issued for single family residential structures or accessory structures on lots zoned for single family dwellings. All work under a building permit shall be completed and call for final inspection of the work shall be made not more than 24 months from the date that the permit was first issued; provided, however, that all exterior work shall be completed and call for final inspection of the exterior work shall be made not more than 12 months from the date that the permit was first issued. Upon written request of permittee, or the owner where the permittee is not the owner, the building official with the written consent of the City Manager, may one-time extend the time periods established by this paragraph for a maximum cumulative time of six months if both of the following are met: (i) the permittee is not in violation of the permit or any of the uniform construction codes adopted by the city; and(ii) the permittee has diligently done work under the permit, but for a good cause shown the work has not been able to be completed within the specified time. The City Manager shall provide a copy of this section to any permittee seeking a first-time extension request and shall advise the permittee of the regulations relating to second request for time extensions.
2. The provisions of this paragraph 2 shall apply to permits issued for all construction other than construction subject to paragraph 1 above. All work under a building permit shall be completed and call for final inspection of the work shall be made not more than 24 months from the date that the permit was first issued. Upon written request of the permittee, or owner where the permittee is not the owner, the building official with the written consent of the City manager, may extend that time periods established by this paragraph for

a maximum cumulative time period of one year if both of the following are met: (i) the permittee is not in violation of the permit or any of the uniform construction codes adopted by reference by the City; and (ii) the permittee has diligently done work under the permit, but for good cause shown the work has not been able to be completed within the specified time. The City Manager shall provide a copy of this section to any permittee seeking a first-time extension request and shall advise the permittee of the regulations relating to the time extensions.

3. The provisions of this subparagraph 3 shall apply to permits issued for all construction where work pursuant to the permit is undertaken to cure or abate a notice of violation of any city ordinance or state statute, including but not limited to violations resulting from construction commenced without the prior issuance of a permit. All such work shall be completed not less than nine months after the issuance of the permit or within such shorter period of time as may be established by order of an officer or employee authorized to enforce the provisions of this code, or the city attorney, as a consequence of code enforcement activity. Extensions of time may be granted by the city council.
4. In addition to the other penalties, a violation by a permittee of the provisions of this subsection (f) shall be grounds for revocation of the permit.
5. In order to recommence work on a project for which the permit has been revoked under the provisions of this subsection (f), the permittee shall submit a new permit application accompanied by new full plan review fees and complete plans and specifications for review by all applicable agencies and/or City departments. Before a new permit can be issued, the permittee shall pay a new full permit fee. Failure to remove the partially completed work shall cause the work to be considered a dangerous building or structure and the City may proceed with abatement of the work as a public nuisance.
6. If a permittee desires more than one extension of the time periods for completion under Subsection (1) and (2) of this Section, the permittee must make a written application to the Community Development Director at least 30 days prior to the expiration of the permit. Such extension of time may be granted by the City Council at a public meeting. The applicant must provide a 300-foot public notice package to the Planning Department.

15.08.040 Section 109.5.1 PERMIT HISTORY SURVEY FEE.

Section 109.5.1 The fee for conducting a permit history survey for an existing structure of facility shall be established by a resolution adopted by the City Council.

15.08.050 Section 109.7 added.

Section 109.7. The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fee for filing an application for

a building permit pursuant to this Code, unless City building inspection services are requested. If so requested, the regular fee schedule shall apply.

15.08.060 Section 110.1.1 added.

110.1.1 INSPECTION RECORD CARD.

1. INSPECTION RECORD CARD. Work requiring a permit shall not be commenced until the permit holder or his agent shall have posted or otherwise made available and inspection record card such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the building official.

2. CIRCUIT CARDS. A complete schedule of circuits, showing the number and arrangement of outlets on each circuit, shall be posted or otherwise made available at the service equipment location prior requesting inspection of the rough electrical wiring. Circuit cards furnished by the building official shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used.

15.08.070 Section 113.3 amended.

Section 113.3. BUILDING CONSTRUCTION APPEALS BOARD. The City Council shall serve as the Appeals Board to hear appeals of any code interpretation by the City Building Official.

15.08.080 Table 1505.1 Amended. Table 1505.1 of the ~~2016~~-2019 California Building Code is amended to read as follows:

Table 1505.1
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF
CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

15.08.090. Appendices C, H and I are adopted.

Chapter 15.10

RESIDENTIAL CODE

Sections:

15.10.010 Adoption

15.10.020. Deletions, revisions and additions

15.10.030 Section R101.1 Title Amended.

15.10.040 Section R105.3.1 Amended.

15.10.050 Section R108.1.1 Added.

- 15.10.060 Section R112.1 Amended.**
- 15.10.070 Section R902.1.3 Amended.**
- 15.10.080 Section R313.1 Exception amended.**
- 15.10.090 Section R313.2 Exception amended.**
- 15.10.100 Appendix H Adopted.**

15.10.010 Adoption of the California Residential Code, Part 2.5, Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city residential code for the purpose of prescribing regulations in the City of Solana Beach for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of one- and two-family dwellings and townhouses not over three stories above grade and their accessory structures, the ~~2016-2019~~ California Residential Code, Part 2.5, Title 24 of the California Code of Regulations a portion of the California Building Standards Code. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of one- and two-family dwellings and townhouses not more than three stories above grade, shall be in conformance with the ~~2016-2019~~ California Residential Code which is based on the International Residential Code, ~~2015-2018~~ Edition, and the adopted appendix chapters, published by the California Building Standards Commission.

15.10.020 Deletions, revisions and additions to the California Residential Code and the International Residential Code, ~~2015-2018~~ Edition, shall be as follows:

Chapter 1, DIVISION II, SCOPE AND ADMINISTRATION, of the California Residential Code, ~~2016-2019~~ Edition, shall be amended as follows:

15.10.030 Section R101.1 Title Amended. “City of Solana Beach,”

15.10.040 R105.3.1 Action on applications Amended.

Permits shall not be issued for construction on a site until the Director of Community Development, or his designee, determines that all other development permits or approvals required by this code or city ordinance have been issued, and that all site preparation, grading or public improvement work has been satisfactorily completed to allow building permits to be issued, and so notifies the Building Official in writing. Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site endanger the public safety or welfare.

15.10.050 Section R108.1.1 shall be added: The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fee for filing an application for a building permit pursuant to this Code, unless City building inspection services are requested. If so requested, the regular fee schedule shall apply.

15.10.060 Section R112.1 Amended: “The City Council shall serve as the Appeals

Board to hear appeals of any code interpretation by the City Building Official.”

15.10.070 Section R902.1.3 amended. Section R902.1.3 is amended to read as follows: R902.1.3 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within a one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class A.

15.10.080 Section R313.1 Exception amended. Section R313.1 Exception is amended to read as follows: R313.1 Exception: An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

15.10.090 Section R313.2-(1)Exception amended. Section 313.2(1) Exception is amended to read as follows: R313.2 Exception: An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations to existing buildings that are not already provided with an automatic residential fire sprinkler system.

15.10.100 Appendix H adopted. Appendix H of the California Residential Code is adopted.

Chapter 15.12

ELECTRICAL CODE

Sections:

15.12.010 Adoption.

15.12.010 Adoption of the California Electrical Code, Part 3. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city electrical code for the purpose of prescribing regulations in the City of Solana Beach, for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the ~~2016-2019~~ California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all installation, alteration or repair of electrical systems within the City of Solana Beach shall be in conformance with California Electrical Code, published by the California Building Standards Commission.

Chapter 15.16

PLUMBING CODE

Sections:

15.16.010 Adoption

15.16.020 Deletions.

15.16.010 Adoption of the California Plumbing Code. Part 5. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city plumbing code for the purpose of prescribing regulations in the City of Solana Beach for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the ~~2016~~2019 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the City of Solana Beach shall be in conformance with ~~2016~~2019 California Plumbing Code and the Uniform Plumbing Code 2018 Edition, -published by the California Building Standards Commission.

15.16.020 Deletions to the ~~2016~~2019 California Plumbing Code.

Chapter 15.20

MECHANICAL CODE

Sections:

15.20.010 Adoption.

15.20.030 Deletions.

15.20.010 Adoption of the California Mechanical Code. Part 4. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city mechanical code for the purpose of prescribing regulations in the City of Solana Beach for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the ~~2016~~2019 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. which is based on the Uniform Mechanical Code, ~~2015~~2018 Edition. Except as otherwise provided by this Chapter all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with the ~~2016~~2019 California Mechanical Code and any rules and regulations promulgated pursuant thereto, published by the California Building Standards Commission.

15.20.020 Deletions to the ~~2016~~2019 California Mechanical Code.

Chapter 15.22

ENERGY CODE

Sections:

15.22.010 Adoption.

15.22013 Adoption of the California Energy Code. Part 6. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city energy code for the purpose of prescribing regulations in the City of Solana Beach for the conservation of energy the ~~2016-2019~~ California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. Except as otherwise provided by this Chapter all construction of buildings where energy will be utilized shall be in conformance with ~~2016-2019~~ California State Code and any rules and regulations promulgated pursuant thereto as published by the California Building Standards Commission.

Chapter 15.23

GREEN BUILDING CODE

Sections:

15.23.10 Adoption

15.23.010 Adoption of the California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city green building code for the purpose of improving public health, safety and general welfare by enhanced design and construction of buildings through the use of building concepts having a reduced negative impact or a positive environmental impact and encourage sustainable construction practices the ~~2016-2019~~ California Green Building Standards Code, Part 11 of Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code , Section 18901 et. seq. excluding the appendix chapters. Except as otherwise provided by this Chapter the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, shall be in conformance with the ~~2016-2019~~ California Green Building Code and any rules and regulations promulgated pursuant thereto as published by the California Building Standards Commission.

Chapter 15.24

INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:

15.24.10 Adoption

15.24.010 adoption of the International Property Maintenance Code. The International Property Maintenance Code, ~~2015-2018~~ edition, Chapter 15.24 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.32

FIRE CODE

Sections:

- 15.32.010 Adoption of the 2019 California Fire Code
- 15.32.030 Definitions – Revised
- 15.32.040 Establishment of limits of districts in which storage of flammable or combustible liquids in outside above ground tanks is prohibited.
- 15.32.050 Section 308.1.6.3 – Sky Lanterns
- 15.32.100 Section 321 - Revised – Mid-Rise Buildings
- 15.32.110 Section 6106.6 - Revised – Fees
- 15.32.120 Section 114.1 – Firefighting cost recovery
- 15.32.130 Section 109.5 Added – Enforcement cost recovery.
- 15.32.170 Section 503 – Fire Apparatus Access Roads
- 15.32.190 Sections 503.4.2, 503.4.3 - Added – Fire lane parking restrictions
- 15.32.200 Section 503.6 - Revised – Security gates
- 15.32.210 Section 507 - Revised – Fire Protection Water Supplies.
- 15.32.230 Sections 903, 905 - Revised – General fire extinguishing system requirements
- 15.32.350 Sections 5608.2 – 5608.3 - Added - Explosives and Fireworks

15.32.010 Adoption of California Fire Code

A. That a certain document, three (3) copies of which are on file in the office of the City of Solana Beach Fire Department being marked and designated as the 2016–2019 California Fire Code, including Appendix I as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Solana Beach, in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use, and maintenance of buildings and structures, including that providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Solana Beach Fire Department are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in this Chapter.

B. Sections of Chapter 1 Administration are hereby revised in or added to the 2016 2019 California Fire Code to read as follows:

Section 101.5 City of Solana Beach Validity

The City Council of the City of Solana Beach hereby declares that should any section, paragraph, sentence or word of this ordinance or of the code hereby

adopted be declared for any reason to be invalid, it is the intent of the City Council of the City of Solana Beach that it would have passed all other portions of this ordinance independently of the elimination here from of any such portion as may be declared invalid.

Section 102.13 Repeal of Conflicting Ordinances, Resolutions or Motions

All former ordinances, resolutions or motions, or parts thereof, including Ordinance 471, which conflict or are inconsistent with the provisions of this Ordinance or of the Code or standards hereby adopted are hereby repealed.

Section 104.12 Response Map Updates

104.12 Response Map Updates. Any new development, project, or request for change of address which necessitates updating of emergency response maps by virtue of new structures, fire hydrants, roadways or similar features, shall be charged a reasonable fee for the updating of all response maps.

Section 109.4 Violation penalties

A. Any person, corporation, association or entity that violates the provisions of Sections 105, 106, 107, 109,110, 111 or 113 of the California Fire Code is guilty of a misdemeanor. Any person, corporation, association or entity that violates any other provisions of this chapter is guilty of a misdemeanor or infraction as determined under Chapter 1.16 SBMC. The penalty for violations shall be determined under Chapter 1.16 SBMC. Each day or portion thereof that a violation of this chapter exists shall constitute a separate violation. Each violation of this chapter, in addition to the offenses under this section, shall constitute a public nuisance.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

C. Section 109.4.110.4.11 of the 2016-2019 California Fire Code shall remain in effect.

15.32.030 Definitions

Chapter 2 Definitions – Certain definitions of Section 202 are hereby amended in or added to the 2016-2019 California Fire Code to read as follows:

Section 202 General Definitions

Fire Hazard - is any condition or conduct which a) increases or may increase the threat of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or

extinguishing fire or b) may obstruct, delay, hinder or interfere with the operations of the fire department or egress of occupants in the event of fire.

Fireworks - is any combustible or explosive composition, or any substance or combination of substances, or device prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, firecrackers, torpedoes, sky-rockets, roman candles, Daygo bombs, sparklers, snap caps, poppers or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term "fireworks" shall not include any auto flares, paper caps containing not in excess of an average of twenty-five hundredths of a grain of explosive content per cap and toy pistols, toy canes, toy guns or other devices for use of such caps, the sale and use of which shall be permitted at all times. "Fireworks" shall include snap caps and poppers, regardless of the amount of explosive content included in each device.

Hazardous Fire Area - Any geographic area mapped by the State or local jurisdiction as a moderate, high or very high fire hazard area, or as set forth by the FAHJ that contains the type and condition of vegetation, topography, weather, and structure density to potentially increase the possibility of vegetation conflagration fires shall be considered a hazardous fire area.

Mid-Rise Building – A building not defined as a high-rise building by section 202 of the California Building Code and is ~~three~~four stories or more in height. Measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level. Nothing in section ~~319~~321 shall imply or allow a building height in excess of current City of Solana Beach planning and zoning requirements.

~~Story – STORY also includes basements, garages, cellars, mezzanines or similar structures or uses. The definition of the word STORY differs in that used in the International Building Code. Separate contiguous levels of a building will be considered as separate stories.~~

Level – An area above or below grade including but not limited to: basements, garages, cellars, mezzanines, or similar structures or uses. Separate contiguous levels of a building will be considered separate stories.

Whenever the terms "This Code" and "~~2015 International~~ 2018 International Fire Code" are used they shall mean the ~~2016-2019~~ California Fire Code as modified by the City of Solana Beach with the deletions, revisions and additions set forth in the amendments.

In addition to the definitions set forth in the California Fire Code as adopted by reference, whenever the following words or phrases are used in this chapter, they shall have the meanings established by this section:

- A. "Chief of fire prevention bureau" means the fire marshal or, if there is none, the chief of the fire department.
- B. "Jurisdiction" means the City of Solana Beach.
- C. "Corporation Counsel" means the city attorney of Solana Beach.

15.32.040 Establishments of limits of districts in which any storage of flammable or combustible liquids in containers and tanks regardless of location are prohibited.

That the geographic limits referred to in certain sections of the 2019 California Fire Code are hereby established and are to read as follows:

Chapter 57 -Flammable and Combustible Liquids

Section 5704.2.9.6.1 Location Where Above-ground Tanks are Prohibited:

In the City of Solana Beach, (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): The limits referred to in Section 5704 .2.9. 6.1 And 5706 .2.4.4 of the 2019 California Fire Code and the 2018 International Fire Code in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited are hereby established as the jurisdictional limits of the City of Solana Beach.

EXCEPTIONS:

1. 2,000 gallons maximum temporary (six months maximum) above ground tanks meeting UL 2085 for private use on farms, agricultural and rural property, remote construction sites, earth moving projects, gravel pits or borrow pits. Such tanks shall be specially designed, approved and listed, and have features incorporated into their design which mitigates concerns for exposure to heat (two-hour fire resistance), ignition sources and mechanical damage. A fire department permit will be required.
2. Crankcase draining may be stored in specially constructed above ground storage tanks, approved by the Chief, with a maximum capacity of 550 gallons. Such tanks may be located within a building when the Chief deems appropriate, and the container meets the following: specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage.
3. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. In no case shall such storage be permitted in residential or institutional property. All installations require a fire department permit.

4. With the fire code officials approval, Class I and II liquids may be stored aboveground tanks inside or outside of buildings in specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage. Class I liquids will be limited to 550 gallons and class II liquids will be limited to 1,100 gallons. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. The Chief may disapprove the installation of such containers when in his opinion their use presents a risk to life or property.
5. With the Chief's approval, temporary storage of a maximum 10,000 gallons of Class II liquids may be permitted for a period not to exceed ninety (90) days at remote construction sites, earth moving projects, gravel pits or borrow pits, consistent with 5704 and 5706.

Section 5706 Special Operations

Section 5706.2.4.4 Locations Where Above-ground Tanks are Prohibited

The storage of Class I and Class II liquids in above-ground tanks is prohibited in residential areas within the geographic limits of the City of Solana Beach.

Section 5706.4 Bulk Plants or Terminals

The geographic limits in which bulk plants and terminals of flammable and combustible liquids are received are prohibited for the protection of heavily populated and congested areas and are hereby established as jurisdiction limits of the City of Solana Beach.

Chapter 61 Liquefied Petroleum Gases

Section 6104.2 Maximum Capacity Within Established Limits

The geographic limits in which the bulk storage of liquefied petroleum gas is prohibited for the protection of heavily populated and congested areas is hereby established as jurisdiction limits of the City of Solana Beach except for areas zoned by the County of San Diego for mixed, general or high impact industrial uses.

15.32.050 Section 308.1.6.3 Revised – Sky Lanterns.

Section 308.1.6.3 is revised in the [2016-2019](#) California Fire Code to read as follows:

Section 308.1.6.3 – Sky lanterns

Sky lanterns, floating luminary, and similar devices propelled by open flame are prohibited for sale or use.

15.32.100 Section ~~319-321~~ Revised – Mid-Rise Buildings.

Section ~~319-321~~ is added to the ~~2016-2019~~ California Fire Code to read as follows:

Section ~~320-321~~ Mid-Rise Buildings

Section ~~320.1321.1~~ General

All newly constructed mid-rise buildings, ~~and~~, or any ~~existing~~ midrise building which undergoes a complete structural or non-structural renovation that requires the complete vacancy of the building to complete the renovation shall comply with sections 321.1- 321.5 ~~require the installation of fire sprinklers and standpipes throughout the building. The renovation of an existing mid-rise building which is less than \$100,000 dollars in cost; which includes any and all work that requires a Building, Mechanical, Electrical, Plumbing or Fire Protections System Permit, will not require the installation of a fire sprinkler or standpipe system. Any change of use in occupancy classification of an existing mid-rise building shall require the installation of fire sprinklers throughout the building and a class I standpipe system, with 2-1/2 inch hose outlets in each stair enclosure and on each floor level. The fire department connection serving a wet-pipe fire sprinkler system and wet-pipe standpipe system shall be interconnected. Dry-pipe standpipe systems when used shall have a stand-alone fire department connection.~~

Exceptions:

1. Buildings used exclusively as an open parking garage.
2. Buildings where all floors above the fourth-floor level are used exclusively as an open parking garage.
3. Buildings such as a power plant, lookout tower, steeple, grain house, or other similar structures with intermittent human occupancy.

Section 321.2 Fire Equipment Control Room

A fire equipment control room for fire department operations shall be provided. The location and accessibility of the room shall be approved by the fire department and be separated from the remainder of the building by not less than a 1-hour barrier. The room shall contain the following at a minimum:

- 1) Voice alarm and public address panels.
- 2) Fire alarm control panel.
- 3) Status indicators and controls for air-handling systems.

4) Fire pump status indicators (if required).

4)5) Set of complete building plans.

Section 319.1.2 Elevators

~~At least one elevator cab shall be assigned for fire department use, which shall serve all floors of the building~~Section 321.3 Road Dimensions

Fire apparatus access roads serving buildings or portions of buildings or facilities that exceed 30 feet in height above the lowest level of fire department vehicle access shall have an unobstructed width of not less than 26 feet.

15.32.110 Section Fees

Section ~~413.6~~106.6 is ~~revised~~added in the ~~2016~~2019 California Fire Code to read as follows:

SECTION ~~413.6~~106.6 – FEES

~~413.6~~—When any construction project, building, manufacturing process, hazardous occupancy or such similar occurrence present demands on the fire protection service levels that are in excess of those already established and provided by the fire department, and cannot be mitigated by the installation of fire protection appliances or devices, then the owner and/or operator of that entity shall be responsible for costs associated with necessary training and equipment purchases that may be incurred by the fire department to provide an adequate and safe level of emergency response. This level of emergency response will be established by the Fire Chief.

15.32.120 Section ~~114.1~~Revised – Firefighting cost recovery.

Section 114.1 is ~~revised~~added in the ~~2013~~2019 California Fire Code to read as follows:

SECTION ~~114~~ – FIRE FIGHTING COST RECOVERY

~~114.1~~—Where a fire has resulted from failure to comply with fire safety requirements after notice was given, the Chief may recover costs relating to the response, suppression and overhaul of the fire from the responsible party.

15.32.130 Section 109.4 Abatement of Violation-Non-Compliance Penalty

Section 109.4 is ~~revised~~added in the ~~2016~~2019 California Fire Code to read as follows:

Section 109 – Violations

~~109.4~~ When a person fails to comply with a second notice of correction, notice of violation, or notice to cure, the Chief may impose a fee for the recovery of expenses incurred as a result of activities undertaken pursuant to enforcing the fire prevention provisions of this Code. The penalty for non-compliance shall be determined under Chapter 1.16 SBMC.

15.32.170 Section 503 Fire Apparatus Access Roads

The following sections of Chapter 5 – Section 503, Fire Apparatus Access Roads, of the 2103-2019 the California Fire Code shall be revised to read as follows:

Chapter 5 - Section 503, Fire Apparatus Access Roads

Section 503.1.2 Additional Access

~~The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.~~

~~The Chief may require one or more secondary means of access to a project: development or area where he deems that such access is necessary for emergency operations and/or evacuation. The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:~~

Parcels zoned for less than 1 acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1,320 feet
Parcels zoned for 5 acres to 19.99 acres	2,640 feet
Parcels zoned for 20 acres or larger	5,280 feet

~~These requirements may be modified when in the opinion of the Chief conditions warrant. All lengths shall be measured from the edge of the roadway sizes, requiring different length limits, the shortest allowable length shall apply.~~

Section 503.2.1 Dimensions

Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet, except for single-family residential driveways; serving no more than two, single-family dwellings, shall have a minimum of 16 feet of unobstructed improved width.

EXCEPTION:

1. Fire access roadways, gated entrances with card readers, guard stations or center medians, which have separated lanes of one-way traffic, shall be not less than 14 feet wide per lane.

Section 503.2.1.1 Road Phasing Policy – Single Family Dwellings

~~The fire access roadway requirement for widening existing improved fire apparatus roadway shall be per TABLE 503.2.1.1A – PHASING POLICY – Fire Apparatus Access and will extend from the property out to the nearest public road.~~

TABLE 503.2.1.1A – PHASING POLICY
Fire Apparatus Access – Single Family Dwellings

Number of Parcels	Unobstructed Road-width	Roadways Over 600 foot Long	Extend to Nearest Public Road
1-2	16-foot, paved	Turnouts every 400-feet	Yes
3-8	20-foot, paved	Turn-outs every 400-feet	Yes
9 or more	24-foot, paved	Not required	Yes

~~Existing legal lots that have easement access roadways less than 20 feet wide that provide primary access to other lots shall record a covenant granting Easement rights for emergency vehicle ingress and egress purposes and shall Relinquish rights to build any building, wall, fence or other structure within 5 Feet of the existing access easement.~~

Section 503.2.3 Surface

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs. and shall be provided with an approved paved surface to provide all-weather driving capabilities.

Section 503.2.7 Grade

Grades exceeding 15.0% (incline or decline) on fire apparatus access roads shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete (PCC), with a deep broom finish perpendicular to the entire direction of travel, or equivalent, to enhance traction the entire length of the grade. ~~The Chief may require additional mitigation measures where he deems appropriate.~~ Maximum grade shall not exceed 20%.

Section 503.2.8 Angles of Approach and Departure

The angle of ~~departure approach~~ and angle of ~~departure approach~~ of a fire access roadway shall not exceed seven degrees (12 percent) or as approved by the Chief.

Section 503.2.9 Roadway Turnouts

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25-foot taper on each end.

Section 503.3 Marking

When required by the fire code official, approved signs or other approved notices or markings shall be provided for all public and private fire apparatus access roads to identify such roads or prohibit obstruction thereof. Signs ~~or~~ notices or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. All new public roads, all private roads within major subdivisions and all private roads serving four or more parcels shall be named. Road name signs shall comply with City of Solana Beach standards.

15.32.190 Sections 503.4.2, 503.4.3 - Added – Fire lane parking restrictions.

Sections 503.4.2-503.4.3 are added to the ~~2016~~ 2019 California Fire Code to read as follows:

503.4.2 Fire Lanes – No Parking

No person shall park, stand or leave unattended any vehicles in any fire lane or fire apparatus access road designated and marked according to the provisions of this Section.

503.4.3 Fire Lanes-No Parking

The Chief or the Fire Marshal shall have the authority to designate fire lanes or fire apparatus access roads within the City, and to enforce the provisions of this Section. The Chief or the Fire Marshal may designate existing roadways as fire access roadways consistent with California Vehicle Code Section 22500.1, and 22685 (a) where he/she determines that such designation is necessary to provide adequate emergency apparatus access.

15.32.200 Section 503.6 – Security gates

Section 503.6 of the 2016 California Fire Code is revised to read as follows:

Sec. 503.6 Security Gates

No person shall install a security gate or security device across a fire access roadway without the fire code official's approval.

1. All gates providing access from a road to a driveway shall be located a minimum of 30 feet from the nearest edge of the roadway and shall be at least two feet wider than the width of the traffic lane(s) serving the gate.

2. An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.

3. A gate accessing more than four residences or residential lots or a gate accessing hazardous institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure.

4. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.

5. An automatic gate serving more than one dwelling or residential lot in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.

6. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.

7. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

15.32.210 Section 507 - Fire Protection Water Supplies

The following sections of Chapter 5 – Section 507, Fire Protection Water Supplies, in the ~~2016-2019~~ California Fire Code shall be revised to read as follows:

Chapter 5 Fire Service Features

Section 507.2.2 Water Tanks

Section 507.2.2A Water Tanks Table 507.2.2A - Water storage tanks, when permitted by the ~~Chieffire code official~~, shall comply with Table No. 507.2.2A

WATER STORAGE TANKS

Table No. 507.2.2A

TABLE NO. 507.2.2A			
Building Square Feet	Gallons Per Minute Water Flow	Capacity Gallons	Duration Minutes
Up to 1,500	250	5,000	20
Over 1,500	250	10,000	40

When exposure distance is one hundred feet (100') or less from adjacent property, Or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.

1. Tank elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the fire department. Tank size may be increased to serve multiple structures on a single parcel.
2. Supply outlet shall be at least 4 inches in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall provide an approved means of controlling water flow.
3. The outlet shall be located along an access roadway and shall not be closer than 50 feet or further than 150 feet from the structure.
4. All exposed tanks and supply pipes shall be of an alloy or other material listed for above ground use. Adequate support shall be provided.

Section 507.5.1 Where Required

The location, type and number of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public or private street, or on the site of the premises to be protected or both. Fire hydrants shall be accessible to fire department apparatus by roads meeting the requirements of section 503.

Section 507.5.1.01 Requirements for single family dwellings

In zones other than industrial, commercial and multi-family, fire hydrants shall be installed in accordance with Table No. 507.5.1.1A.

Table No. 507.5.1.1A

TABLE 507.5.1.1A	
Parcels ½ acre and larger:	Every 500 feet to the structure
Parcels less than ½ acre:	Every 350 feet

Section 507.5.1.02 Requirements for multi-family, commercial and industrial zones

In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, and every 300 feet of fire access roadways, regardless of parcel size.

15.32.230 Sections 903, 905 - General fire extinguishing system requirements

The following sections of Chapter 9 – Fire Protection Systems, in the ~~2016~~2019 California Fire Code shall be revised to read as follows:

Section 902.1 Definitions – Added Definition

LIFE SAFETY SPRINKLER SYSTEM shall meet National Fire Protection Association Standards 13-D and 13-R latest addition, and City of Solana Beach installation policies as appropriate

Section 903 – Automatic Sprinkler Systems

Section 903.2 - Where required

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in ~~this~~ sections 903.2.01.1 through 903.2.12, and may be required in additions and remodels of existing structures as described in section ~~903.2.(A)~~903.2.01 through 903.2(E)

Section 903.2(A)–~~Additions.01~~ Additions, Remodels and Reconstruction

An automatic sprinkler system installed in accordance with 903.3 may be required to be installed throughout structures when the addition is more than 50% of the existing building or ~~when the altered building will exceed a fire flow of 1,500 gallons per minute as calculated per section 507.3.~~ The fire code official may require an automatic sprinkler system be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade, bluffs and canyon rims, hazardous brush and response times greater than 5 minutes by a fire department where the scope of work includes significant modifications to the interior/or roof of the building.

Exceptions:

- 1) If the cost of the installation exceeds 15 percent of the valuation of the project. Formal bids shall be provided to the fire prevention bureau to be reviewed for acceptance.

4)2) If the addition to the existing building is strictly for the creation of a new Accessory Dwelling Unit; no additions or remodels to the existing building is permitted.

Section 903.2(B) Remodels or Reconstruction

~~An automatic sprinkler system installed in accordance with section 903.3 may be required if the scope of work includes significant modification to the interior of the dwelling or the roof of the building, and the cost of the installation does not exceed 15 percent of the construction costs of the remodel.~~ This section is not intended to require fire sprinkler retrofits for maintenance or improvements of the infrastructure around the structure. Maintenance shall be defined for this section as the normal replacement of existing fixtures. Examples of maintenance work include items such as flooring, plumbing repairs or windows. Improvements required by legislation such as the Americans with Disabilities Act (ADA) do not require fire sprinkler protection under this section.

903.2(C.02) - New Commercial and Group U

An automatic sprinkler system Installed in accordance with section 903.3 shall be required in new buildings and structures where the required fire flow exceeds 1,500 gallons per minute as calculated by section 507.3., or when the square footage of a new commercial building exceeds 5,000 square feet. ~~The fire code official may also require an automatic sprinkler system to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade, bluffs and canyon rims, hazardous brush.~~

Exception:

Agricultural buildings constructed of wood or metal frame, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.

903.2.03(D) - Existing Commercial Office Buildings

An automatic sprinkler system installed in accordance with section 903 shall be required in existing buildings and structures when the total valuation of the remodel exceeds one hundred thousand (\$100,000.00) dollars.

The renovation of an existing commercial building that is less than \$100,000.00 in cost; that includes any and all work that requires a Building, Mechanical, Electrical, Plumbing or Fire Protection System Permit, will not require the installation of a fire sprinkler or standpipe system. This section

shall not supersede state mandated requirements for a specific occupancy, nor apply to any change in use of occupancy.

903.2(E) – Exception

~~Agricultural buildings constructed of wood or metal frame, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.~~

Section 905 Standpipe Systems - Required Installations

Section 905.3 Standpipes for New Commercial Buildings:

A Class I standpipe with 2.5-inch hose valves shall be provided for all new commercial buildings three levels or more in height, regardless of occupancy type. Hose valves and connections shall be located in each stair enclosure and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class I standpipe connections may be required when hose pull lengths exceed 150 feet.

Section 905.3.1 Standpipes for Existing Commercial Buildings:

A Class I standpipe system with 2.5-inch hose valves shall be provided for existing commercial buildings three levels or more in height, when the valuation of a remodel exceeds one hundred thousand (\$100,000.00) dollars. The renovation of an existing commercial building which is less than \$100,000.00 in cost; which includes any and all work that requires a Building, Mechanical, Electrical, Plumbing or Fire Protections System Permit, will not require the installation of a standpipe system. If an existing commercial occupancy has a change in use of occupancy, then standpipes will be required to be installed. Hose valves and connections shall be located in each stair enclosure and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class I standpipe connections may be required when hose pull lengths exceed 150 feet.

15.32.350 Explosives and Fireworks

The following sections of Chapter 56 – Explosives and Fireworks, in the ~~2016~~2019 California Fire Code shall be added to read as follows:

Chapter 56 Explosives and Fireworks

Section 5608.2 Fireworks

Fireworks shall not be sold, manufactured, disposed or discharged within the jurisdictional boundaries of the City of Solana Beach, except when all necessary permits have been issued by all the relevant agencies, including a permit for public display, theatrical purposes and/or group entertainment issued by the fire department, to a California State Fire Marshal licensed pyro-technician and the minimum requirements of Title-19, California Code of Regulations, Chapter-6, fireworks are met. The San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108 may be used as a guide when enforcing these requirements.

Section 5608.3 Fireworks Penalty

Any person violating any provisions or failing to comply with this Chapter or the requirements of Title-19 California Code of Regulations, chapter 6, and/or San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108, shall be guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine not to exceed One Thousand dollars (\$1,000) or by imprisonment in the County jail for a period of not more than one year or by both such fine and imprisonment.

Chapter 15.33

HISTORICAL BUILDING CODE

Sections:

15.33.10 Adoption

15.33.010 adoption of the California Historical Building Code, Part 8, Title 24 of the California Code of Regulations. The California Historical Building Code, ~~2016~~ 2019 edition, Chapter 15.33 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.34

EXISTING BUILDING CODE

Sections:

15.34.10 Adoption

15.34.010 adoption of the California Existing Building Code, Part 10, Title 24 of the California Code of Regulations. The California Existing Building Code, ~~2016~~ 2019 edition, Chapter 15.34 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.35

REFERENCED STANDARDS CODE

Sections:

15.35.10 Adoption

15.35.010 adoption of the California Referenced Standards Code, Part 12, Title 24 of the California Code of Regulations. The California Referenced Standards Code, ~~2016-2019~~ edition, Chapter 15.35 is adopted by reference without change to Buildings and Construction Title 15.

SECTION 3: SEVERABILITY

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. Such section, subsection, sentence, clause or phrase, instead, shall be superseded and replaced by the corresponding provisions, if any exist, of Title 24 of the California Code of Regulations. The City Council of the City of Solana Beach hereby declares that it would have passed this Ordinance and each section or subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 4: INCONSISTENCIES

To the extent the terms and provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance, motion, resolution, rule or regulation governing the same subject, the terms of this Ordinance shall prevail with respect to the subject matter thereof.

SECTION 5: INTERPRETATION

In interpreting this Ordinance or resolving any ambiguity, this Ordinance shall be interpreted in a manner that effectively accomplishes its stated purposes.

EFFECTIVE DATE: This Ordinance shall be effective thirty (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 § 36933.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Solana Beach, California on the 23rd day of October, 2019; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California on the ___ day of _____, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

DAVID A. ZITO, 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: October 23, 2019
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP and SDP to Demolish the Existing Single-Family Residence and Construct a Replacement Two-Story, Single-Family Residence with an Attached Garage and Perform Associated Site Improvements at 731 Avocado Place. (Case # 17-18-15 Applicants: Truc and Alex Harris; APN: 298-381-17; Resolution No. 2019-138, Resolution No. 2019-141)**

BACKGROUND:

The Applicants, Truc and Alex Harris, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish the existing single-family residence and construct a replacement two-story, single-family residence with an attached garage and perform associated site improvements at 731 Avocado Place. The 39,309 square foot lot is located within the Estate Residential (ER-2) Zone and the Dark Sky Area.

The project proposes grading in the amounts of 20 cubic yards of excavation for footings, 340 cubic yards of removal and recompaction for slabs, 230 cubic yards of cut, 4,200 cubic yards of fill, and 3,970 cubic yards of import. The maximum building height is proposed at 25 feet above the proposed grade with the highest story pole measured to 263.0 feet above mean sea level (MSL). The project meets two thresholds for the requirement of a DRP, including: 1) an aggregate grading quantity in excess of 100 cubic yards; and 2) construction in excess of 60 percent of the maximum allowable floor area. 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 2019-138 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The 39,309 square foot lot is located on the northwest side of Avocado Place, three lots south of the intersection of Avocado Place and Highland Drive. The lot is an irregular, pie shaped lot that contains a 20-foot wide private road easement along the northern property line which provides vehicular access from Avocado Place to the subject lot as well as two neighboring properties to the west. The property is currently developed with an existing, two-story 3,018 square foot residence with an attached 505 square foot garage. The property has a U shaped drive that accesses both the private road easement along the northern property line and Avocado Place along the eastern property line.

The topography of the property slopes downward diagonally from northeast to the western property line, with the highest elevation, 249.5 feet above Mean Sea level (MSL), located at the intersection of Avocado Place and the private road easement to the lowest elevation, at approximately 233 feet above MSL, at the northwest corner of the lot and approximately 228 MSL at the intersection of the west and east property lines.

The Applicants are proposing to demolish the existing structure onsite and construct a replacement two-story, 8,054 square foot, single-family residence with an attached 976 square foot attached garage as well as associated site improvements including grading, landscaping and the reconfiguration of the U shaped driveway to have both curb cuts on the eastern property line along Avocado Place. Proposed project plans have been provided in Attachment 2.

Figure 1 (below) shows the subject lot with the proposed topography and footprint of the proposed structure:

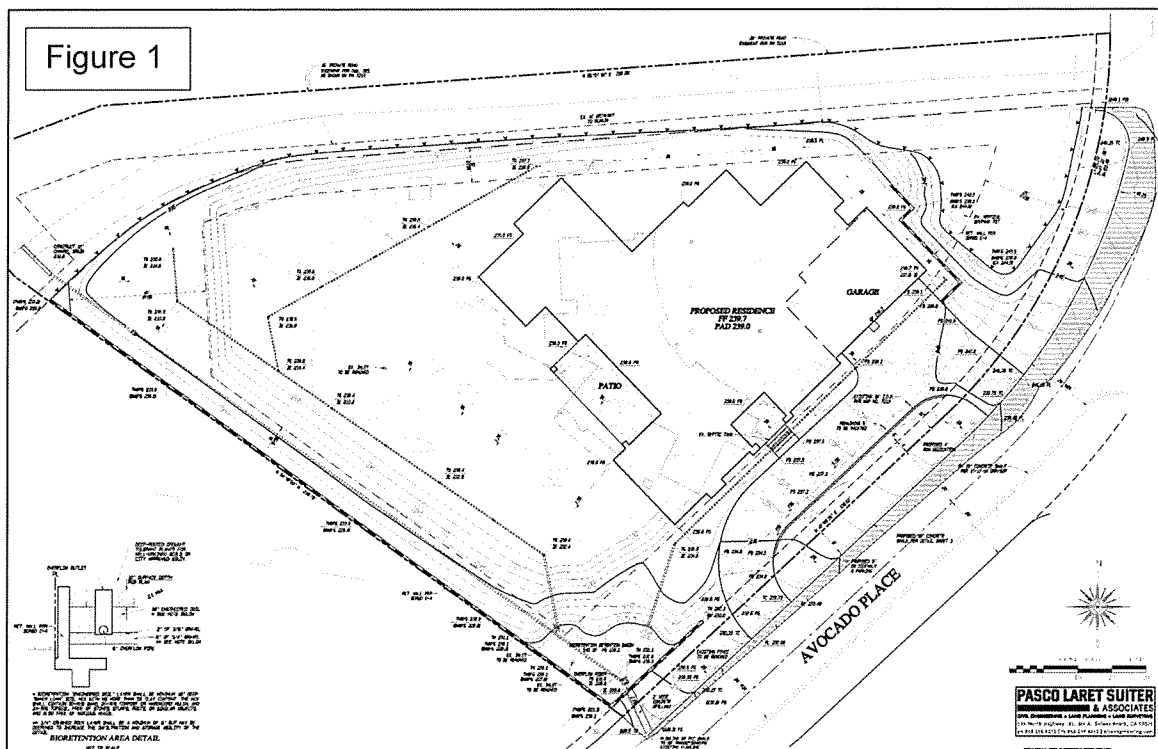


Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicants' proposed design.

Table 1			
LOT INFORMATION			
Property Address:	731 Avocado Pl.	Zoning Designation:	ER-2 (1-2 du/ac)
Lot Size (Net):	39,310 ft ²	# of Units Allowed:	1 Dwelling Unit, 1 ADU
Max. Allowable Floor Area:	10,397 ft ²	# of Units Requested:	1 Dwelling Unit
Proposed Floor Area:	8,630 ft ²		
Below Max. Floor Area by:	1,767 ft ²	Setbacks:	Required Proposed
Max. Allowable Height:	25 ft	Front (E)	25 ft. 25 ft.
Max. Proposed Height:	25 ft	Interior Side (N)	10 ft. 11 ft.
Highest Point/Ridge:	25 ft./ 263.0 MSL	Interior Side(W)	10 ft. 56 ft.
Overlay Zone(s):	Dark Sky Area	Rear(NW Corner)	40 ft. 80 ft.
PROPOSED PROJECT INFORMATION			
Floor Area Breakdown:		Required Permits:	
Proposed First Floor:	5,518 ft ²	DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area, and for grading in excess of 100 cubic yards (aggregate) SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
Proposed Second Floor:	1,582 ft ²		
Proposed First Floor Garage:	976 ft ²		
Proposed First Floor Entry:	142 ft ²		
Proposed First Floor Cover Patio:	464 ft ²		
Proposed Second Floor Deck:	348 ft ²		
Subtotal:	9,030 ft ²		
Off Street Parking Exemption:	- 400 ft ²		
Total Floor Area:	8,630 ft²		
Proposed Grading: 230 cubic yards of cut, 4,200 cubic yards of fill, 3,970 cubic yards of import, and 340 cubic yards of removal and recompaction			
Proposed Parking: 3-Car Garage		Existing Development:	
Proposed Fences and Walls: Yes		Two-story, single-family residence with an attached one-car garage	
Proposed Accessory Dwelling Unit: No			
Proposed Accessory Structure: No			

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for the following reasons: 1) the proposal includes an aggregate grading quantity that exceeds 100 cubic yards of grading; and 2) construction in excess of 60 percent of the maximum allowable floor area; and 3) construction of a second story that exceeds 40% of the floor area of the first floor.

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

1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas

5. Grading
6. Lighting
7. Usable Open Space

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2019-138 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 ER-2 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 two-story, single-family residence with an attached garage.

The project, as designed, is consistent with the permitted uses for the ER-2 Zone as described in Solana Beach Municipal Code (SBMC) Sections 17.20.010 and 17.12.020, which permits one single-family residence and one ADU per lot. The property is designated Estate Residential in the General Plan and intended for residential development with a maximum density of one to two 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 Dark Sky Area and within the Coastal Zone. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior

to the issuance of Building or Grading Permits. In addition, subject to the conditions of approval the project could be found to be in conformance with the regulations of the Dark Sky Area.

Building and Structure Placement:

The site is currently developed with a two-story, single-family residence with an attached garage. The Applicants propose to demolish the existing structure and construct a replacement two-story, 8,054 square foot, single family residence with an attached 976 square foot garage and perform associated site improvements.

The existing U-shaped driveway would be reconfigured so that both curb cuts are on Avocado Place off of the eastern property line instead of one off of the private drive and one from Avocado Place in the northeast corner of the lot.

The proposed structure would be located towards the northeast corner of the pie-shaped lot. The main floor would be made up of a three-car garage, a great room, kitchen and dining room, an office, powder room, laundry room, three bedrooms with ensuite bathrooms and a master suite. The second floor would be made up of an additional master suite with a loft and a view deck.

The ER-2 Zone requires a 25-foot front yard setback, 10-foot side yard setbacks, and a 40 foot rear yard setback. The proposed residence is setback 25 feet from the front property line, which is the eastern property line, where the lot abuts Avocado Place. The proposed residence would be setback approximately 11 feet from the north side property line, approximately 55 feet from the western property line. Due to the fact that the property only has three sides, the rear yard setback is taken from the corner of the lot at the point where the north and west property lines are ten feet apart. As designed, the proposed project will comply with the required setbacks.

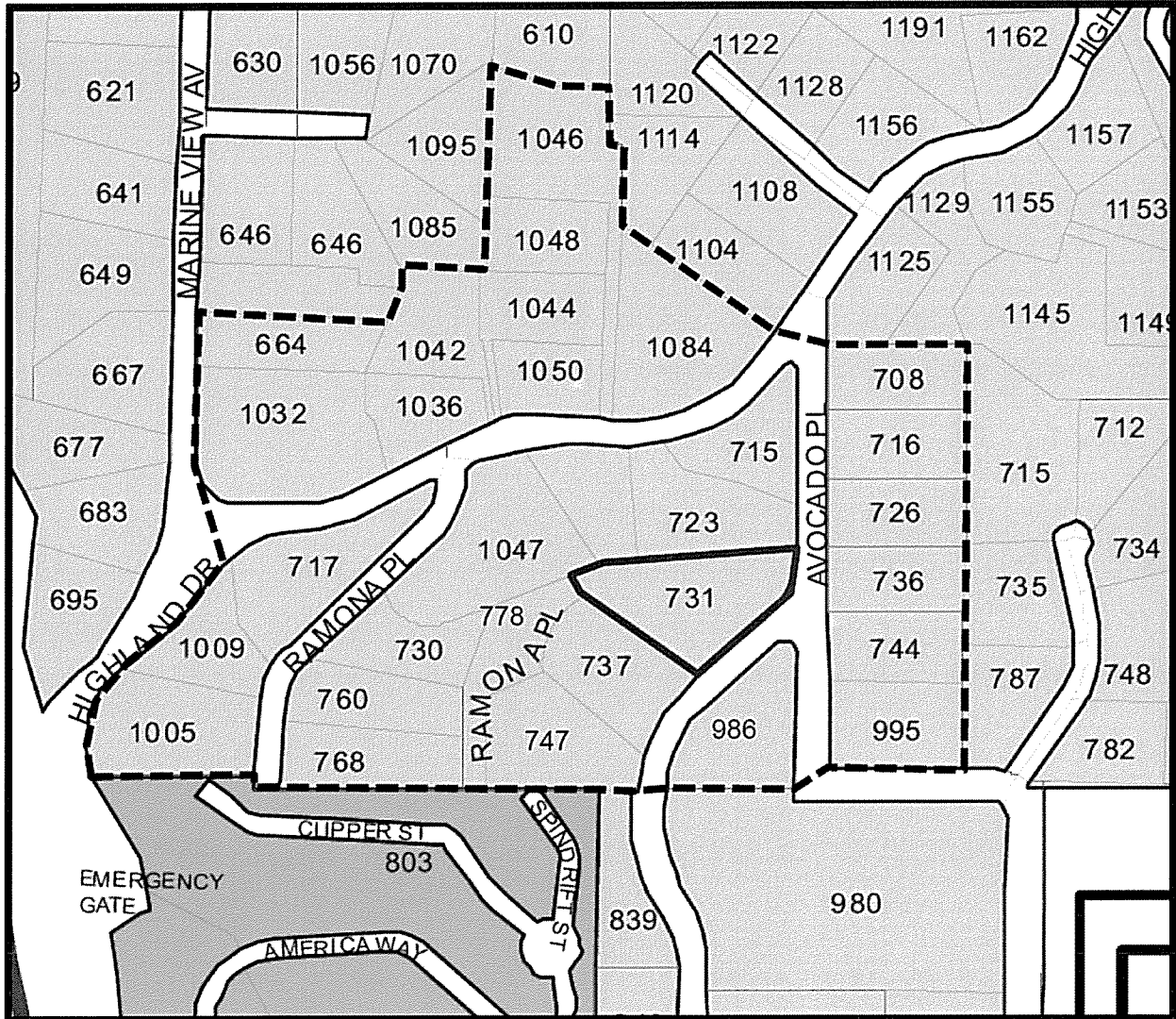
The SBMC parking regulations require two off-street parking spaces per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces; therefore, the project is afforded a 400 square-foot exemption. The maximum floor area calculation for the 39,310 square foot property is as follows:

0.60 for the first 5,000 SF	3,000 SF
0.30 for between 5,000 SF-20,000 SF	4,500 SF
0.15 for SF above 20,000 SF	2,897 SF
Maximum Allowable Floor Area:	10,397 SF

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

Neighborhood Comparison:

Staff compared the proposed project to 29 other properties within the surrounding area. This area includes properties along Highland Drive, Ramona Place, and Avocado Place as shown on the following map:



The properties evaluated in this comparison are located in the ER-2 Zone. The existing homes range in size from 1,448 square feet to 6,391 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, decks or covered patios 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 existing and proposed garages as follows:

Project Gross Building Area:	9,030 ft ²
Delete Garage:	- 976 ft ²
Delete First Floor Entry:	- 142 ft ²
Delete First Floor Cover Patio:	- 464 ft ²

Delete Second Floor Deck: - 348 ft²
 Project Area for Comparison to Assessor's Data: 7,100 ft²

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

Table 2						
#	Property Address	Lot Size in ft ² (GIS)	Existing ft ² Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	1084 HIGHLAND DR	43,124	1,950		10,969	ER-2
2	0 HIGHLAND DR	20,334	Vacant		7,550	ER-2
3	778 RAMONA PL	24,829	4,598		8,224	ER-2
4	986 AVOCADO PL	31,799	Vacant	5,719	9,270	ER-2
5	708 AVOCADO PL	21,780	2,795		7,767	ER-2
6	716 AVOCADO PL	21,780	2,182		7,767	ER-2
7	726 AVOCADO PL	21,780	2,422		7,767	ER-2
8	736 AVOCADO PL	21,780	2,875		7,767	ER-2
9	744 AVOCADO PL	21,780	2,572		7,767	ER-2
10	995 AVOCADO PL	28,750	2,952		8,813	ER-2
11	731 AVOCADO PL	39,310	2,408	7,100	10,397	ER-2
12	737 AVOCADO PL	27,878	2,954		8,682	ER-2
13	747 AVOCADO PL	30,056	3,910		9,008	ER-2
14	723 AVOCADO PL	33,541	4,143		9,531	ER-2
15	715 AVOCADO PL	22,866	Not Available		7,930	ER-2
16	664 MARINE VIEW AVE	21,780	1,568		7,767	ER-2
17	164 HIGHLAND DR	59,242	2,631		13,386	ER-2
18	1036 HIGHLAND DR	21,780	1,448		7,767	ER-2
19	1042 HIGHLAND DR	23,522	1,540		8,028	ER-2
20	1046 HIGHLAND DR	43,124	3,247		10,969	ER-2
21	1048 HIGHLAND DR	21,040	Not Available		7,656	ER-2
22	1050 HIGHLAND DR	15,816	1,653		3,245	ER-2
23	1044 HIGHLAND DR	25,265	1,730		8,290	ER-2
24	1005 HIGHLAND DR	35,719	2,765		9,858	ER-2
25	1009 HIGHLAND DR	22,651	2,530		7,898	ER-2
26	717 RAMONA PL	35,284	4,535		9,793	ER-2
27	1047 HIGHLAND DR	46,174	1,456		11,426	ER-2
28	730 RAMONA PL	21,780	2,020		7,767	ER-2
29	760 RAMONA PL	21,780	6,391		7,767	ER-2
30	768 RAMONA PL	25,700	3,048		8,355	ER-2

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. 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.

A retaining wall that ranges in height from 0 to 3 feet as measured from the existing grade is proposed along the entire western property line and along the southernmost 35 feet of the eastern property line. As viewed from the property south of the subject lot, this wall would range in height from 1 foot to 3.6 feet as measured from the proposed finished grade. An additional retaining wall is proposed that would be constructed entirely below the existing grade but would have a height of 3.5 feet above the proposed grade at the northeast corner of the proposed residence. The proposed retaining walls comply with the fence and wall height regulations of the SBMC. If the Applicants decide to modify any of the proposed walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants propose to plant five Desert Museum Palo Verde Trees along the frontage of Avocado Place that would have a mature height of 25 feet and a canopy span of approximately 25 feet. In addition, the Applicants propose to maintain an existing pine tree towards the center of the rear yard area. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform inspections during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct an attached, 976 square foot, three-car garage and storage area accessed by a driveway along the eastern property line. 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, therefore, the garage area of 400 square feet is exempt from the project's floor area calculation.

Grading:

The project proposes grading in the amounts of 20 cubic yards of excavation for footings, 340 cubic yards of removal and recompaction for slabs, 230 cubic yards of cut, and 4,200 cubic yards of fill. The proposed site grading would create a flat building pad and usable yard area in the center of the lot and provide driveway access along the eastern property line.

Partial Street Dedication:

According to Parcel Map No. 7213, the property currently has a 10-foot Irrevocable Offer of Dedication (I.O.D.) along the street frontage of Avocado Place. With the proposed project, the City is requiring a 4-foot dedication along the street frontage and the Applicants have requested that the City vacate the remaining 6 feet of the existing 10-foot I.O.D. The Streets and Highways Code, Section 8334, states that the local agency may summarily vacate excess right-of-way of a street that is not required for street purposes. Section 8331 also states that the local agency may summarily vacate a street if:

- A. For a period of five consecutive years, the street or highway has been impassable for vehicular travel; and
- B. No public money was expended for maintenance on the street or highway during such period.

As part of the evaluation of the proposed partial street vacation request, Staff confirmed the following facts:

1. The excess right-of-way is not being used for street purposes or maintained by the City. Staff cannot find any evidence that the excess right-of-way has ever been used for street purposes.
2. There are no plans to use the excess right-of-way and the vacation does not affect the Circulation Element of the General Plan.
3. A minimum right-of-way width of 48-feet would remain after the vacation, which meets the Circulation Element recommendations.
4. The attached Resolution 2019-141 (Attachment 3) for the partial street vacation includes legal descriptions and plats. If approved by the City Council, the Resolution would be recorded at the County Recorder. The proposed vacation was published and posted in accordance with Sections 8320, 8322 and 8323 of the Streets and Highways Code.

Lighting:

The project site is located within the City's Dark Sky Area which has specific lighting regulations to preserve the traditional semirural character of the area which includes low levels of nighttime illumination. These regulations prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). 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; and that aesthetic illumination of the proposed residence or landscaping is prohibited.

Usable Open Space:

The project consists of the construction of a replacement two-story, single-family residence with an attached garage; 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 Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on March 15, 2019 showing a maximum building height of 25 feet above the existing grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by June 20, 2019. One Application for View Assessment was received from the neighbor at 736 Avocado Place.

The project was heard at the regularly scheduled August 20, 2019 View Assessment Commission (VAC) meeting. At that meeting the VAC was not able to make the required findings and recommended denial of the project. The notice of recommendation is provided in Attachment 4.

The Applicants are requesting that the City Council reconsider the VAC recommendation and approve the project as designed.

The Council may approve, or conditionally approve, a Structure Development Permit only if all of the findings listed below can be made:

1. The Applicants for the structure development permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the

matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.

2. The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.
3. The structure is designed and situated in such a manner as to minimize impairment of views.
4. There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.
5. The proposed structure is compatible with the immediate neighborhood character.

The SDP findings have been left blank in the attached draft Resolution and would be updated to reflect the determination of the Council. If the Council is not able to make the required findings and upholds the VAC's recommendation, the project shall be continued for a redesign or denied based on Council's direction.

In conclusion, the proposed project, as conditioned, and dependent upon the Council's determination on the SDP, 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 2019-138 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 Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

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 October 11, 2019. 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 2019-138.
- 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 or SDP cannot be made.

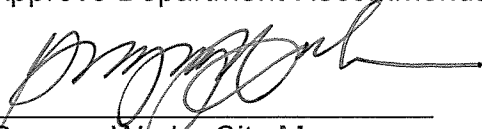
DEPARTMENT RECOMMENDATION:

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 2019-138 conditionally approving a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish the existing single-family residence and construct a replacement two-story, single-family residence with an attached garage and perform associated site improvements at 731 Avocado Place, Solana Beach.
4. Adopt Resolution 2019-141 ordering the vacation of excess public street right-of-way at 731 Avocado Place.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2019-138
2. Project Plans
3. Resolution 2019-141
4. VAC Notice of Recommendation

RESOLUTION NO. 2019-138

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND AN ADMINISTRATIVE STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH THE EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A REPLACEMENT TWO-STORY, SINGLE-FAMILY RESIDENCE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 731 AVOCADO PLACE, SOLANA BEACH

APPLICANTS: Truc and Alex Harris
CASE NO.: 17-18-15 DRP/SDP

WHEREAS, Truc and Alex Harris (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 October 23, 2019, the City Council received and considered evidence concerning the proposed application; and

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and a SDP to demolish the existing single-family residence and construct a replacement 8,054 square foot, two-story, single family residence with an attached 976 square foot garage and perform associated site improvements 731 Avocado Place, 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 Estate Residential, which allows for single-family residential development on semirural estate lots with a maximum density range of one to two 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 Estate Residential (ER-2) Zone and cited by SBMC Section 17.020.030.

The project is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum allowable Floor Area Ratio (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 complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The subject site is located within the Estate Residential (ER-2) Zone. The surrounding neighborhood consists of a mix of one- and two-story, single-family residences.

The project, as designed, is consistent with permitted uses for the ER-2 Zone. The property is designated Estate Residential in the General Plan and intended for single-family residential development on semirural estate lots within a density range of one to two units per acre. The proposed development is

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 Dark Sky Area and within the Coastal Zone. As conditioned, the project could be found to be in conformance with, the regulations of the Dark Sky Area.

- b. Building and Structure Placement: Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

The site is currently developed with a two-story, single-family residence with an attached garage. The Applicants propose to demolish the existing structure and construct a replacement two-story, 8,054 square foot, single family residence with an attached 976 square foot garage and perform associated site improvements.

The existing U-shaped driveway would be reconfigured so that both curb cuts are on Avocado Place off of the eastern property line instead of one off of the private drive and one from Avocado Place in the northeast corner of the lot.

The proposed structure would be located towards the northeast corner of the pie-shaped lot. The main floor would be made up of a three-car garage, a great room, kitchen and dining room, an office, powder room, laundry room, three bedrooms with ensuite bathrooms and a master suite. The second floor would be made up of an additional master suite with a loft and a view deck.

The ER-2 Zone requires a 25-foot front yard setback, 10-foot side yard setbacks, and a 40 foot rear yard setback. The proposed residence is setback 25 feet from the front property line which is the eastern property line where the lot abuts Avocado Place. The proposed residence would be setback approximately 11 feet from the north side property line and approximately 55 feet from the western property line. Due to the fact that the property only has three sides, the rear yard setback is taken from the corner of the lot at the point where the north

and west property lines are ten feet apart. As designed, the proposed project will comply with the required setbacks.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces; therefore, the project is afforded a 400 square-foot exemption. The maximum floor area calculation for the 39,310 square foot property is as follows:

0.60 for the first 5,000 SF	3,000 SF
0.30 for between 5,000 SF-20,000 SF	4,500 SF
0.15 for SF above 20,000 SF	2,897 SF
Maximum Allowable Floor Area:	10,397 SF

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

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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

conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct an attached, 976 square foot, three-car garage and storage area accessed by a driveway along the eastern property line. 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, therefore, the garage area of 400 square feet 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 proposes grading in the amounts of 20 cubic yards of excavation for footings, 340 cubic yards of removal and recompaction for slabs, 230 cubic yards of cut, 3,970 cubic yards of import and 4,200 cubic yards of fill. The proposed site grading would create a flat building pad and usable yard area in the center of the lot and provide driveway access along the eastern property line.

- 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).*

The project site is located within the City's Dark Sky Area which has specific lighting regulations to preserve the traditional semirural character of the area which includes low levels of nighttime illumination. These regulations prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). 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; and that aesthetic illumination of the proposed residence or landscaping is prohibited.

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

The project consists of the construction of a replacement two-story, single-family residence with an attached garage; 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 are being processed concurrently with the Development Review Permit.

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

The Applicants shall obtain approval from the California Coastal Commission prior to issuance of Building 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 March 15, 2019 showing a maximum building height of 25 feet above the existing grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by June 20, 2019. One Application for View Assessment was received from the neighbor at 736 Avocado Place.

The project was heard at the regularly scheduled August 20, 2019 View Assessment Commission (VAC) meeting. At that meeting the VAC was not able to make the required findings and recommended denial of the project.

The Applicants are requesting that the City Council reconsider the VAC recommendation and approve the project as designed.

In making a decision on a matter for which view assessment has been requested, the City Council shall be required to make the following findings:

- I. *The applicant for the structure development permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*

[To be completed once Council has made a determination]

- II. *The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.*

[To be completed once Council has made a determination]

- III. *The structure is designed and situated in such a manner as to minimize impairment of views.*

[To be completed once Council has made a determination]

- IV. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.*

[To be completed once Council has made a determination]

- V. *The proposed structure is compatible with the immediate neighborhood character.*

[To be completed once Council has made a determination]

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 Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. The Applicants shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- III. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on October 23, 2019, and located in the project file with a submittal date of May 16, 2019.
- IV. Prior to requesting a framing inspection, the Applicants shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope (which is represented by the story poles) is in conformance with the plans as approved by the City Council on October 23, 2019 and the certified story pole plot plan, and will not exceed 25 feet in height from the existing grade or 263 feet above MSL.
- V. 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).
- VI. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- 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. Any new exterior lighting fixtures shall be in conformance with the City-

Wide Lighting Regulations of SBMC 17.60.060.

- IX. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
 - X. Due to the property's location within the Dark Sky Area, the outside illumination for aesthetic or dramatic purposes of any building or surrounding landscape, including environmentally sensitive habitat areas (public or private) is prohibited.
 - XI. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Avocado Place and minimize impact to the surrounding neighbors.
 - XII. 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. **FIRE ACCESS ROADWAY EXCEPTION:** Gated entrances with card readers, guard stations or center medians, which have separated lanes of one-way traffic, shall be not less than 14 feet wide per lane.
 - III. **GATES:** All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.
 - IV. **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.

- V. 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.
 - VI. 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.
 - 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. Obtain an Improvement Permit in accordance with Chapter 11.20 of the Solana Beach Municipal Code, prior to the construction of any improvements within the public right-of way including, but not limited to, demolition and construction of surface improvements as follows:
 - a. Provide improvements to Avocado Place along the property frontage consistent with the Proposed Engineering Plan Prepared by Pasco Engineering Dated 1/30/19 to the satisfaction of the City Engineer.
 - b. Construct a 19" swale along property frontage.
 - c. Construct an 8-foot wide stabilized Compacted Decomposed Granite (D.G.) parking area, contiguous with the swale.
 - d. Construct SDRSD G-14 driveway approaches.
 - e. Construct a 2' wide concrete spillway.
 - f. All proposed improvements within the public right-of-way shall comply with City standards including, but not limited to, the Off-Street Parking Design Manual.

- II. All construction demolition materials shall be recycled according to the City's construction and demolition debris recycling program and an approved Waste Management Plan shall be submitted.
- III. An Encroachment Maintenance Removal Agreement (EMRA) shall be recorded against this property for all private improvements within the public right-of-way including, but not limited to, the 2' wide Concrete Spillway in the public right-of-way at the southern corner of the property.
- 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 Solana Beach municipal code which allows otherwise.
- V. A detention basin easement shall be recorded for maintenance of the detention basin by the property owner in perpetuity, prior to the occupancy of this project.
- VI. A 4' width of property frontage along Avocado Place shall be dedicated to the City of Solana Beach as Public Right-Of-Way. The Applicants shall provide the Plat and Legal Description prepared by a Registered Civil Engineer prior to final inspection.
- XIII. 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 Grading Plan shall be 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. The Grading Plan shall be in accordance with the Preliminary Grading Plan and the Preliminary Hydrology Study prepared by Pasco, Laret, Suiter, and Associates, dated 1/31/19 and 7/16/18 respectively. All recommendations of the Hydrology Study shall be incorporated into the Grading Plan.
 - b. A Soils Report shall be 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. All retaining walls and drainage structures shall be shown. 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.

- d. The grading plan shall show post-development storm water Best Management Practices (BMP's) that reduce pollutant discharges from the site. For example, maximize permeable areas (landscaping, driveway grass strips, gravel paths, concrete pavers on sand) to allow runoff seepage into the ground and drain impermeable surfaces (roofs, hardscape, driveways) to permeable areas (i.e. planted areas) and other approved pollutant treatment BMP's.
- e. The Applicants shall prepare a City of Solana Beach Storm Water Checklist for Standard Projects to address potential water quality impacts to ensure that pollutants and runoff from this development are reduced to the maximum extent practicable.
- f. The Applicants are responsible to protect the adjacent properties during construction. If any grading or other types of construction are anticipated beyond the property lines, the Applicants shall obtain a written permission from the adjoining property owners for incidental grading or construction that may occur and submit the letter to the City Engineer prior to the anticipated work.
- g. Pay 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.
- h. Obtain and submit grading security in a form prescribed by the City Engineer.
- i. Obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- j. 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.
- k. An Erosion Control Plan shall be prepared. Best management practices shall be developed and implemented to manage storm

(EDU). The EDU assignment is determined by SBMC 14.08.060.

- IX. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.

V. ENFORCEMENT

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

VI. EXPIRATION

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

VII. INDEMNIFICATION AGREEMENT

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

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

Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 23rd day of October, 2019, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

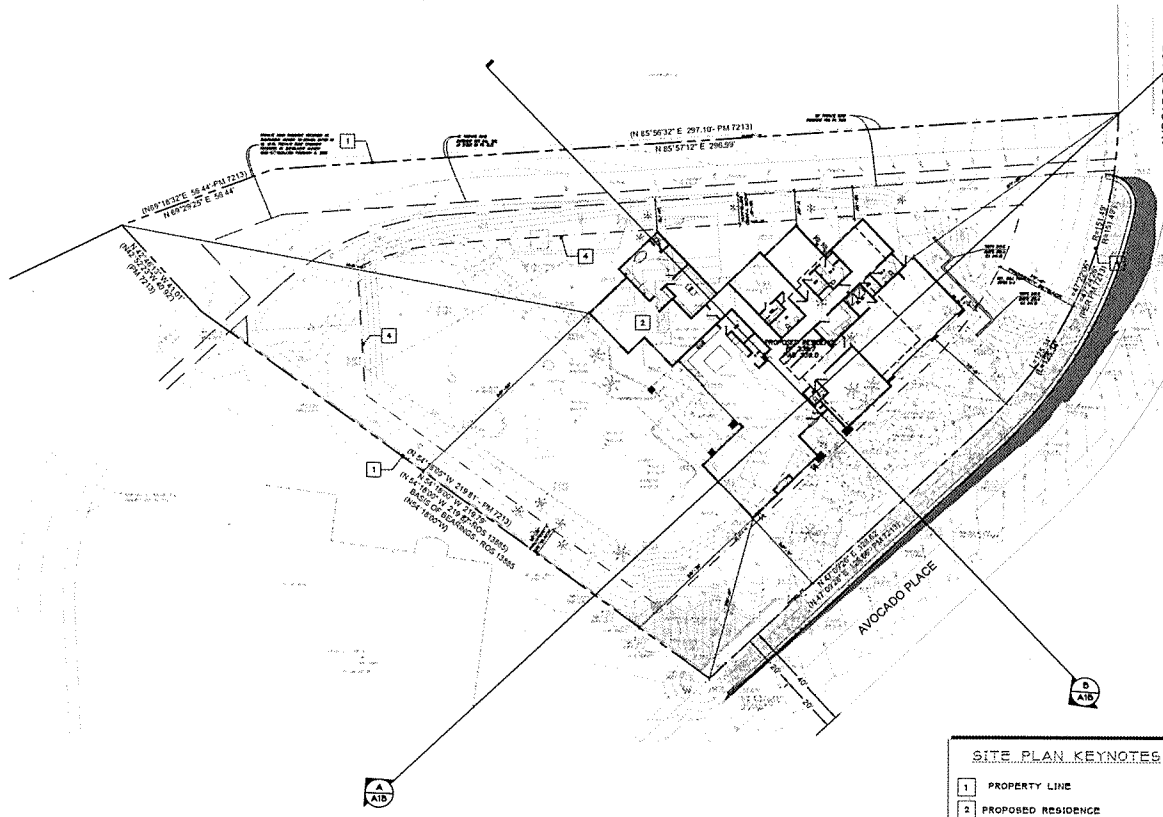
SITE NOTES

- FLOOR PLAN SHOWN FOR SITE REFERENCE ONLY, SEE SHEET A-1A FOR EXACT LAYOUT.
- ALL WALKS, DRIVEWAYS, PATIOS AND GENERAL LANDSCAPE IN DIAGRAMMATIC, SEE LANDSCAPE PLANS FOR EXACT LOCATION AND DESCRIPTION.
- PROVIDE EXPANSION AND CONTRACTION JOINTS AS REQUIRED FOR ALL CONCRETE DRIVES AND WALKS. COORDINATE THEIR PLACEMENT W/ LANDSCAPE ARCHITECT. SEE SOILS REPORT AND LANDSCAPE PLAN.
- CONSTRUCT CONCRETE SIDEWALKS, CURBS, BUTTERS AND DRIVEWAY APPROACHES TO PUBLIC WORKS STANDARD SPECIFICATIONS AS A MINIMUM.
- CONNECT ROOF AND YARD DRAINS TO SUBSTANTIAL DRAINS AND STORM DRAINS AS REQUIRED PER LANDSCAPE AND GRADING PLAN.
- PROVIDE MINIMUM 1% SLOPE AWAY FROM BUILDING AT ALL ADJACENT SURFACES TO BUILDING. SITE DRAINAGE SHALL NOT DRAIN ONTO ADJACENT PROPERTIES.
- REFER TO GRADING PLAN AND LANDSCAPE PLAN FOR SITE WORK.
- SEE LANDSCAPE PLANS FOR ALL LIGHTING AND LIGHT FIXTURES SEPARATE FROM STRUCTURE. VERIFY THEIR PLACEMENT W/ OWNER PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY LOCATION AT STREET OF:
 - NATURAL GAS
 - CABLE TV
 - ELECTRICAL
 - SEWER
 - WATER AND WATER METER
 - TELEPHONE
- GENERAL CONTRACTOR SHALL USE THE SOILS RECOMMENDATIONS AS AN A MINIMUM REQUIREMENT. GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF PROPER COMPACTION AND PROCEDURES AND MATERIALS RELATED TO THE FOLLOWING BUT NOT LIMITED TO:
 - FOUND STRUCTURE
 - FLAT WORK, PATIOS AND DRIVEWAYS
 - RETAINING WALLS
 - PRECASTING WALLS
 - POOLS OR WATER FEATURES
 - LANDSCAPE PILLS
 - ETC
- HOSE BIBBS: SEE LANDSCAPE ARCHITECTS PLANS
- SEE LANDSCAPE ELECTRICAL PLAN FOR SITE ELECTRICAL INFORMATION
- SEE LANDSCAPE PLANS FOR HARDSCAPE & VERMILITE PATTERNS.
- VERIFY SEWER LINE LOCATION @ STREET. VERIFY SEWER CONNECTION POINT FROM TO PLUMBING FOUR-IN
- THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS ANOVOR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.
- THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE
- BUILDING STRUCTURE WILL USE NATURAL GAS
- ALL GATES OR OTHER STRUCTURES OR DEVICES WHICH COULD OBSTRUCT FIRE ACCESS ROADWAYS OR OTHERWISE HINDER EMERGENCY OPERATIONS ARE PROHIBITED UNLESS THEY MEET STANDARDS APPROVED BY THE CHIEF AND RECENT SPECIFIC APPROVAL. GATES SHALL HAVE A 10 FOOT SETBACK FROM MAIN ROAD.
- THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE 28 FEET OR AS APPROVED BY THE CHIEF.
- WHEN ACCESS TO OR WITHIN A STRUCTURE OR AREA IS UNOKEY CUFFEDLY BECAUSE OF SECURED OPENINGS OR WOODS IMMEDIATE ACCESS IS NECESSARY FOR LIFE SAVING OR FIREFIGHTING PURPOSES, THE CHIEF IS AUTHORIZED TO REQUIRE A KEY SWITCH BRUX BOX TO BE INSTALLED IN AN ACCESSIBLE LOCATION.
- THE ANGLE OF DEPARTURE AND ANGLE OF APPROACH OF A FIRE ACCESS ROADWAY SHALL NOT EXCEED 7 DEGREES OR 1/3 OF AS APPROVED BY THE CHIEF.
- THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT EXCEED 10% GRADES EXCEEDING 10% ENCLINE OR DECLINE SHALL NOT BE PERMITTED WITHOUT MITIGATION. NORMAL MITIGATION SHALL BE THE INSTALLATION OF A SURFACE OF PORTLAND CEMENT CONCRETE PCC WITH A HEAVY-TROCK FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL TO
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS NOT LESS THAN 120,000 LBS AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE 80 AS TO PROVIDE ALL-WEATHER, ENTRANCE TRACTION.
- APPROVED NUMBERS AND/OR ADDRESS SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLACED VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY. PROMINENTLY 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 3/8" STROKE FOR RESIDENTIAL BUILDINGS, POST AT ROADWAY.
- THE FIRST FIRE WOODPILING ZONE INCLUDES THE AREA FROM THE BUILDING TO A POINT 60 FEET AWAY. THIS ZONE MUST BE MOWED AND PLANTED WITH FIRE RESISTIVE PLANTS, GRASS AND OTHER VEGETATION LOCATED MORE THAN 10 FEET FROM BUILDINGS OR STRUCTURES AND LESS THAN 4 INCHES (432mm) IN HEIGHT ABOVE THE GROUND. WEEDS NOT BE REMOVED WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION. IRRIGATION REQUIRED.
- THE SECOND ZONE IS THE AREA BETWEEN 60 TO 100 FEET FROM THE BUILDING. IN THIS ZONE THE NATIVE VEGETATION MAY REMAIN BUT IT MUST THOUSED BY SOG AND ALL DEAD AND DYING VEGETATION MUST BE REMOVED. IRRIGATION OPTIONAL.
- LANDSCAPE PLANS ARE REQUIRED TO MEET FIRE DISTRICT STANDARDS AND SHALL BE APPROVED PRIOR TO GRADING INSPECTION. PLEASE CONTACT THE FIRE PREVENTION BUREAU SHOULD YOU HAVE ANY QUESTIONS ABOUT THE STANDARDS. LANDSCAPE NOTICE MUST BE SHOWN WHEN PLANS ARE PLOTTED UP.
- LANDSCAPE AND FIRE WOODPILING SHALL BE INSTALLED BEFORE GRADING INSPECTION, TO INSURE A FIRE SAFE ENVIRONMENT.
- PROPERLY COMPLETED AND SIGNED INSTALLATION CERTIFICATES (CP-68 FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR PROJECTS REQUIRING HOUS VERIFICATION AND/OR GEOTECHNICAL TESTING. THE CP-68 FORMS MUST BE REGISTERED.
- ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 12'-0".

FIRE DEPARTMENT REQUIREMENT

CONTACT THE SOLANA BEACH FIRE DEPARTMENT REGARDING COMPLIANCE WITH THE FOLLOWING CONDITION(S):

- 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 width 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.
 - Frontage roadway shall comply with a minimum 20 feet fire access width that is clear and unobstructed.
 - Parking shall be a minimum 8 feet wide outside of fire access.
- FIRE ACCESS ROADWAY EXCEPTION:** Gated entrances with card readers, guard stations or center medians, which have separated lanes of one-way traffic, shall be not less than 14 feet wide per lane.
- GATES:** All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.
- OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- ADDRESS NUMBERS; STREET NUMBERS:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 3/8" stroke width for residential buildings, 6" 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.
- ADDRESS NUMBERS FOR STRUCTURES LOCATED OFF ROADWAY:** Where structures are located off a roadway on long easement/driveways, a monument marker shall be placed at the entrance where the easement/driveway intersects the main roadway. Permanent address numbers with height conforming to Fire Department standards shall be affixed to this marker.
 - Properties served by private easement shall have the ability to post address numbers per fire code.
- AUTOMATIC FIRE SPRINKLER SYSTEM:** Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department.
- AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS:** Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- CLASS "A" ROOF:** All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.



SITE PLAN KEYNOTES

- PROPERTY LINE
- PROPOSED RESIDENCE
- CONCRETE DRIVE
- SETBACK
-

NOTE: NO FENCING IS PROPOSED

SITE PLAN

SCALE: 1" = 20'-0"



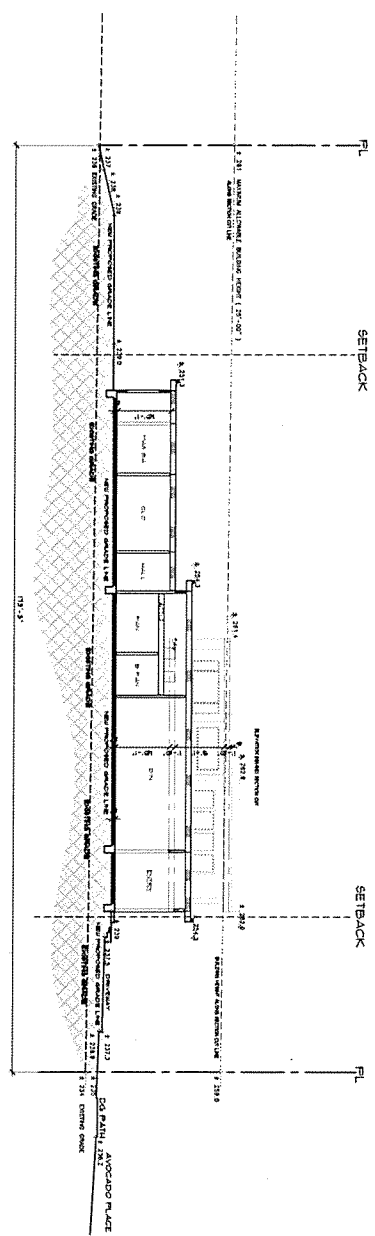
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TREVINO ARCHITECT
ARCHITECTURE & PLANNING

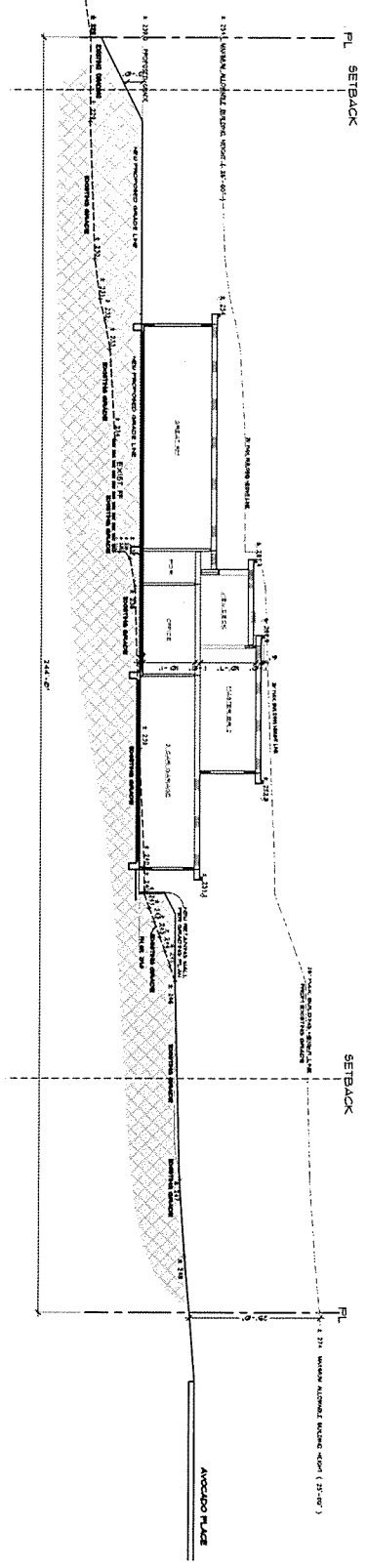


PROPOSED RESIDENCE FOR:
HARRIS RESIDENCE
731 AVOCADO PLACE
DEL MAR, CALIFORNIA, 92014

DATE: 01/11/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
JOB NO.
SHEET
A-1A
SITE PLAN



SITE SECTION "B"
SCALE: 3/32" = 1'-0"

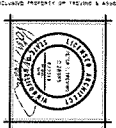


SITE SECTION "A"
SCALE: 3/32" = 1'-0"

1	
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9	
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TREVINO ARCHITECT
ARCHITECTURE & PLANNING

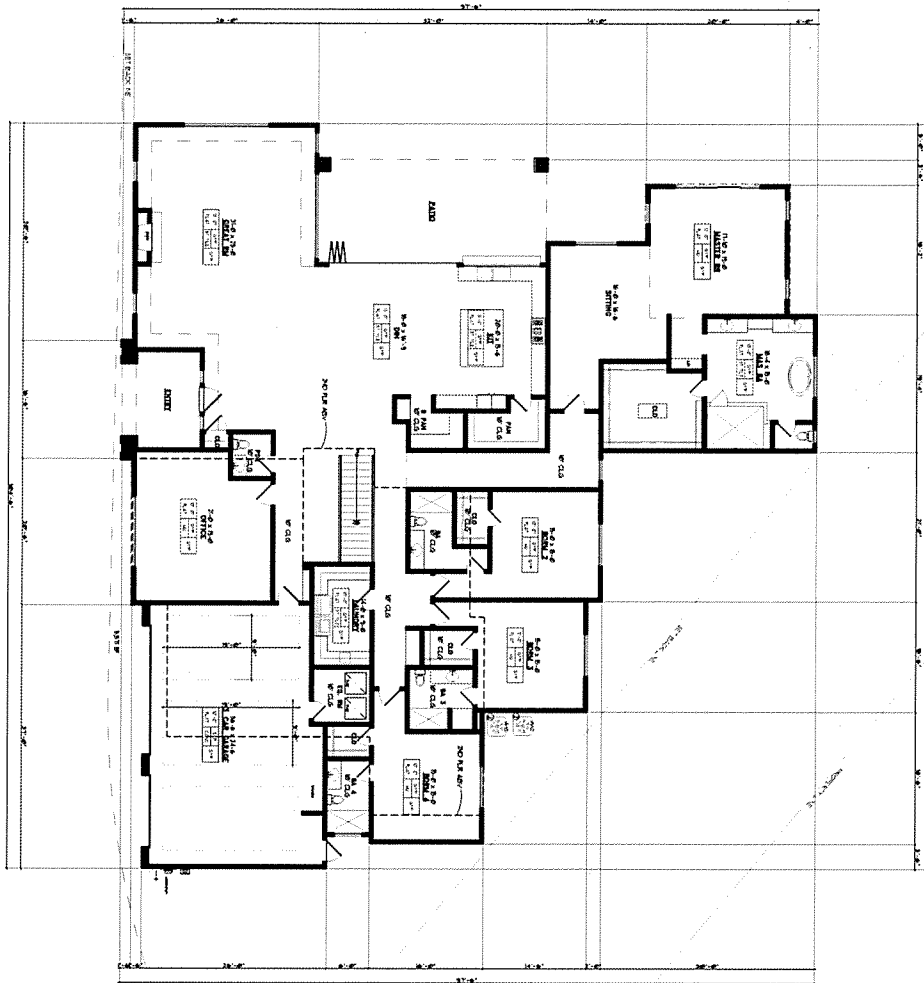
190 BOX 116
ESCONDIDO, CA 92023
TEL: (760) 291-3140 FAX: (760) 294-0318



PROPOSED RESIDENCE FOR:
HARRIS RESIDENCE
731 AVOCADO PLACE
DEL MAR, CALIFORNIA, 92014

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

A-1B

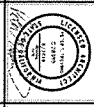


FIRST FLOOR PLAN

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



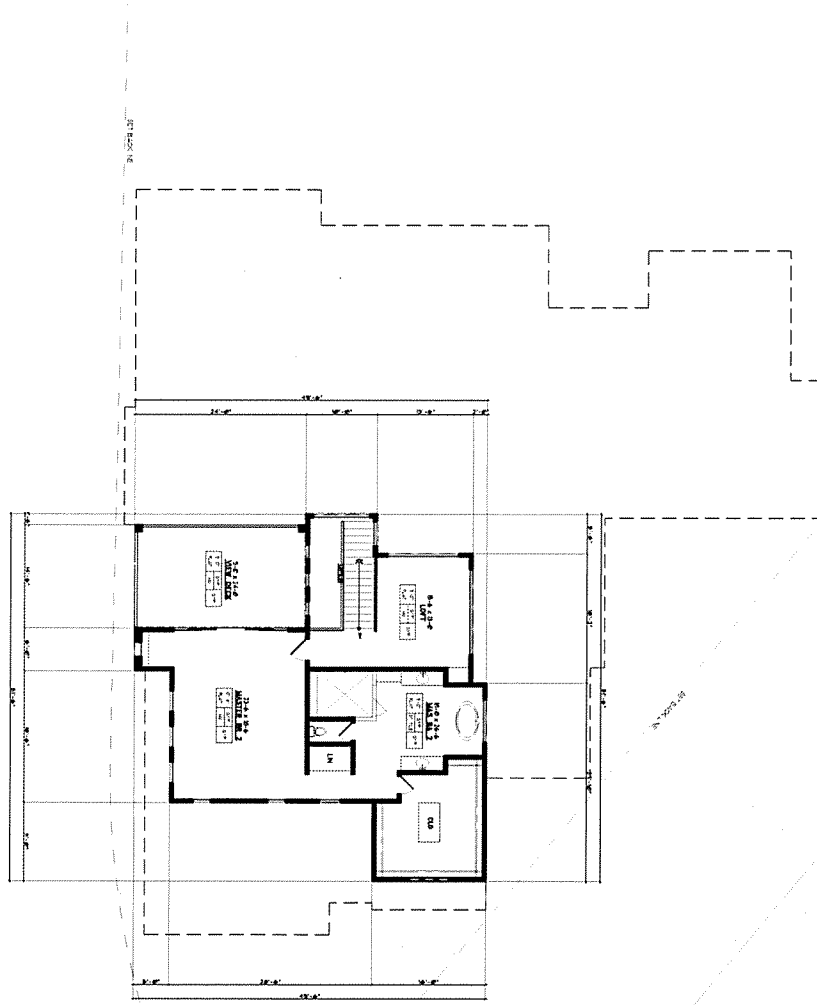
PROPOSED RESIDENCE FOR:
HARRIS RESIDENCE
 731 AVOCADO PLACE
 DEL MAR, CALIFORNIA, 92014



TREVINO ARCHITECT
 ARCHITECTURE & PLANNING

PO BOX 716
 ESCOBEDO, CA 92633
 TEL: (760) 294-3316 FAX: (760) 294-3318

DATE: 08/14/01	BY: JCT	DESCRIPTION: FIRST FLOOR PLAN
DATE: 08/14/01	BY: JCT	DESCRIPTION: FIRST FLOOR PLAN
DATE: 08/14/01	BY: JCT	DESCRIPTION: FIRST FLOOR PLAN
DATE: 08/14/01	BY: JCT	DESCRIPTION: FIRST FLOOR PLAN
DATE: 08/14/01	BY: JCT	DESCRIPTION: FIRST FLOOR PLAN

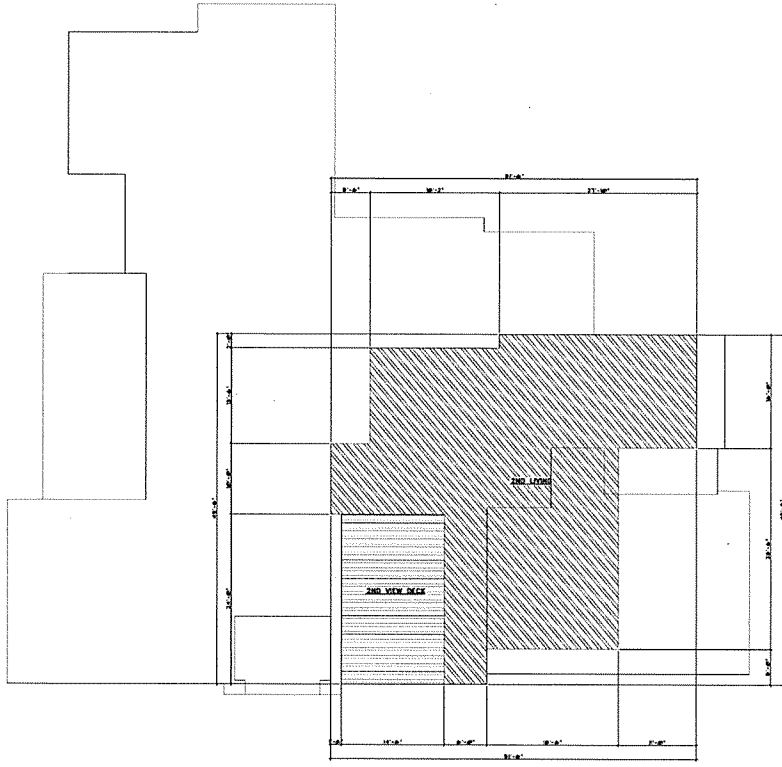


SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



OWNER'S ASSOCIATION TAKING THEIR OWNERSHIP AND OTHER PROPERTY RIGHTS IN THESE PLANS, ALL OTHER SPECS, AND PLANS REPRESENTED BY THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF TREVINO & ASSOCIATES AND WILL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TREVINO & ASSOCIATES.

PROJECT NO. SHEET NO. DATE DRAWN BY CHECKED BY SCALE 1/8" = 1'-0" A-2B 48x60" PLAN	PROPOSED RESIDENCE FOR: HARRIS RESIDENCE 731 AVOCADO PLACE DEL MAR, CALIFORNIA, 92014		<p>TREVINO ARCHITECT ARCHITECTURE & PLANNING</p> <p>PO BOX 716 ESCONCADO, CA 92533 TEL : (760) 291-3316 FAX: (760) 291-3318</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">NO.</td> <td style="width: 5%;">REV.</td> <td style="width: 5%;">DATE</td> <td style="width: 5%;">BY</td> <td style="width: 5%;">CHK.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REV.	DATE	BY	CHK.																				
NO.	REV.	DATE	BY	CHK.																									



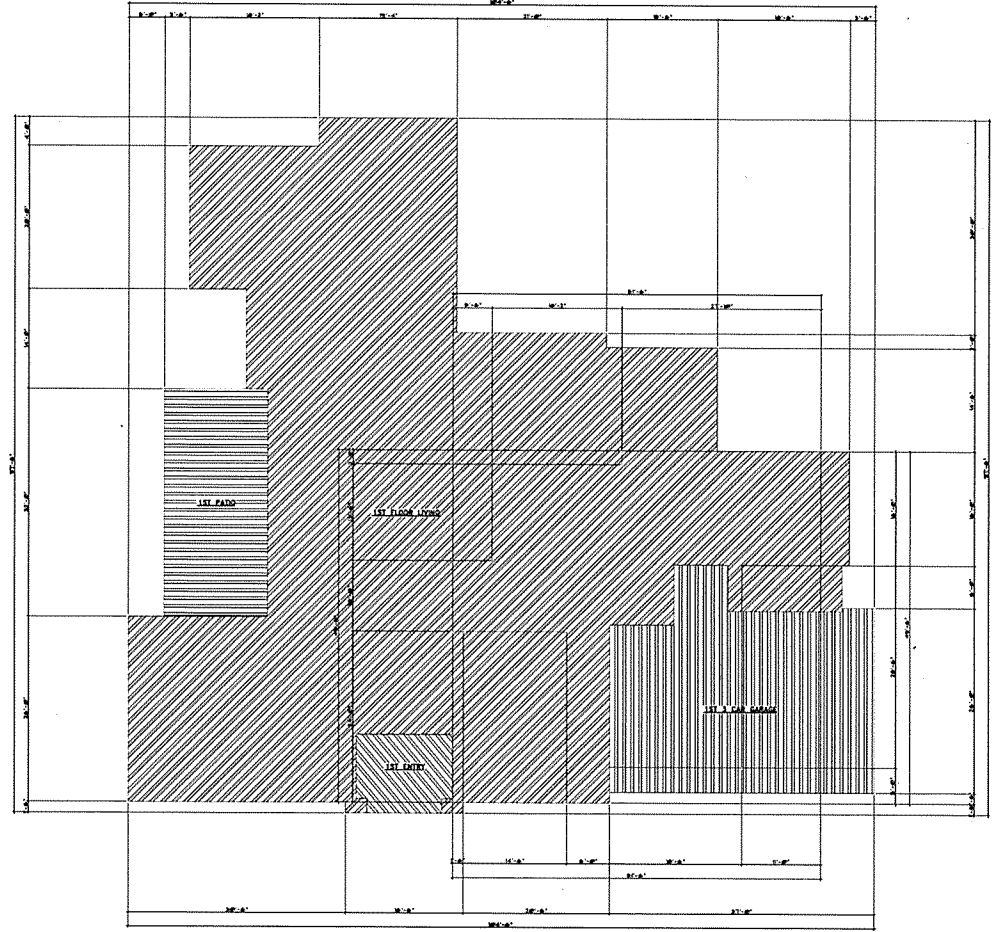
FAR SECOND FLOOR

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

1ST FLOOR	5518 SQ. FT.
2ND FLOOR	1542 SQ. FT.
1ST FLR GARAGE	876 SQ. FT.
1ST FLR MAIN ENTRY	142 SQ. FT.
1ST FLR COVER PATIO	484 SQ. FT.
2ND FLR DECK	348 SQ. FT.
SUBTOTAL:	8030 SQ. FT.

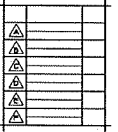
OFF-STREET PARKING EXEMPTION IS SPACES=400 SF
 TOTAL PROPOSED FLR ARCA: 8630 SQ. FT.

NOTE: ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.



FAR FIRST FLOOR

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



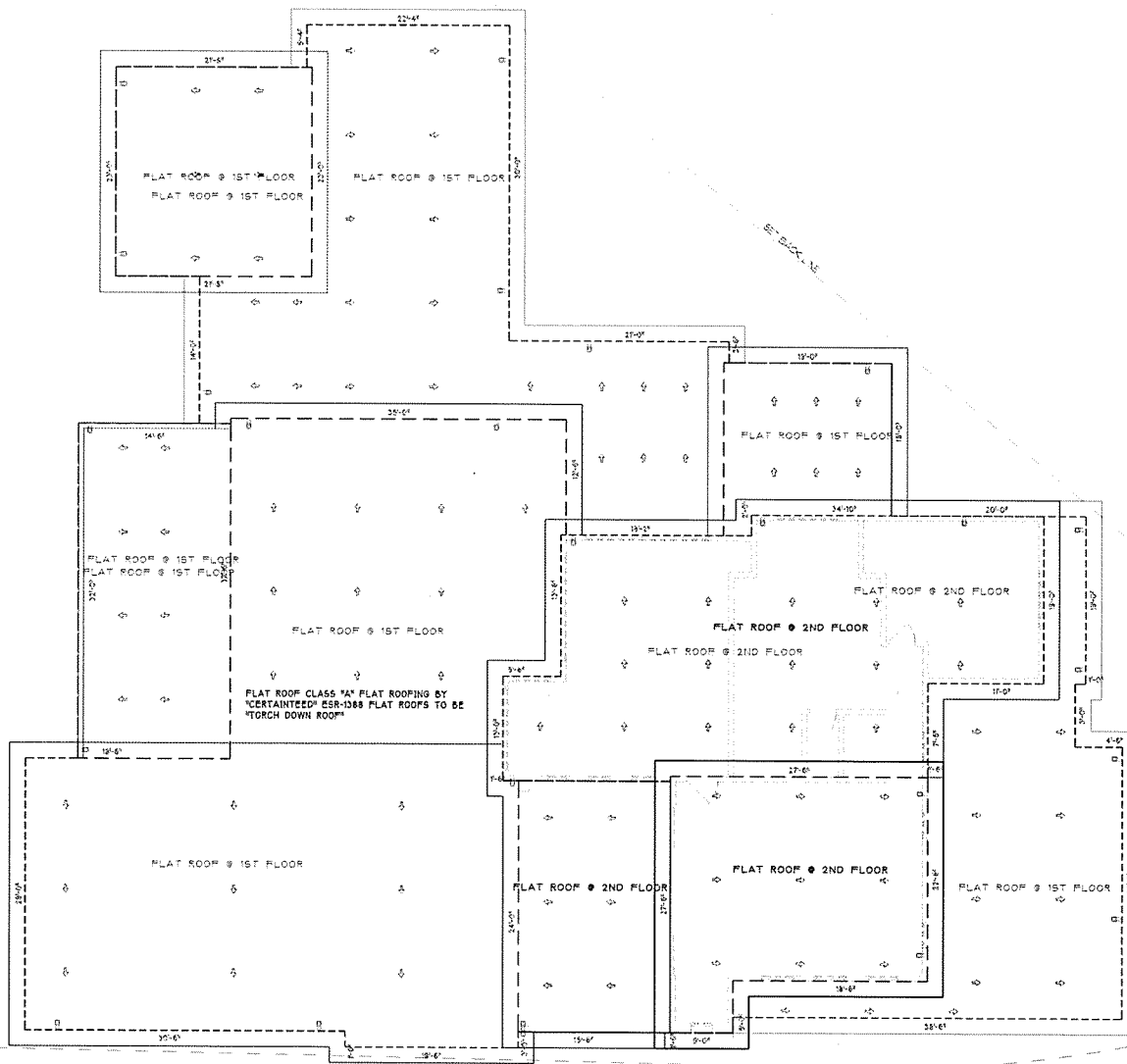
TREVINO ARCHITECT
 ARCHITECTURE & PLANNING
 100 BOX 714
 ESCROWING, CA 92623
 TEL: (949) 284-2318 FAX: (949) 284-2318



PROPOSED RESIDENCE FOR:
HARRIS RESIDENCE
 731 AVOCADO PLACE
 DEL MAR, CALIFORNIA, 92014

DATE BY: _____
 CHECKED BY: _____
 DATE: _____
 SCALE: _____
 JOB NO: _____
A-2c
 SHEET
 FIRST FLOOR PLAN PAR
 NO. 080219

TREVINOS ARCHITECTURE, PLANNING AND DESIGN, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE EXISTING PROPERTY IS NOT TO BE DISTURBED. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DEL MAR ZONING ORDINANCES.



ROOF PLAN

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



NORTH

SYMBOLS LEGEND

- DIRECTION OF ROOF SLOPE - FLAT ROOF
- ↔ DIRECTION OF ROOF SLOPE - PER FLAT ROOF
- RAIN WATER DOWNSPOUT
- ROOF DRAIN

A	
B	
C	
D	
E	
F	

TREVINO ARCHITECT
 ARCHITECTURE & PLANNING
 100 BOX 276, THE ROCKS
 DEL MAR, CALIFORNIA, 92028
 TEL.: (760) 291-2300 FAX: (760) 291-2318



PROPOSED RESIDENCE FOR:
HARRIS RESIDENCE
 731 AVOCADO PLACE
 DEL MAR, CALIFORNIA, 92014

DATE	01/14/14
DRAWN BY	TRV
CHECKED BY	TRV
DATE	01/14/14
SCALE	AS SHOWN
JOB NO.	14-001
SHEET	A-5A
ARCHITECTURAL	ROOF PLAN

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED PERMITTING AGENCIES. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPACT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND TERRACED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
UNDERGROUND S.A. 811
SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK ON GRADING TO BE PERFORMED UNLESS THE OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, MAINTENANCE, DECOMMISSIONING OR PLANNING OF FINISHED EQUIPMENT CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED MOVING EQUIPMENT, SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY, AND NO EARLY MORNING OR LATE EVENING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTINUED TRANSITION FROM THE FILL FACES TO NATURAL GROUND AND AVOIDING CUT ON FILL FACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE PERMITTING AGENCIES' APPROVAL, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO WORK SHALL BE CONDUCTED ON LAND STREET, SIDEWALK, ALLEY, FUNCTION OF THE SEWER DISCHARGE OR ON ANY OTHER PUBLIC PROPERTY WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER. PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, OR LEAKING SOIL OR ANY OTHER DAMAGE SHALL BE THE RESPONSIBILITY OF THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CONSTRUCTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 2:1 FILL 2:1
REMEDIAL GRADING: 3:0 CY REMOVAL/COMPACTION
NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
- THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDDING. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO GO ON.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGLE OPERATION. NO PARTIAL RELEASES SHOULD BE COMPLETED. SEPARATE PERMITS AND PERMIT APPLICATIONS SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE COMPLETED ON ALL SLOPES PRIOR TO OBTAINING THE APPROVED LANDSCAPE PLAN. SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1 PRIOR TO ANY PLANTING OPERATIONS SHALL BE APPROVED BY THE CITY ENGINEER AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE MAJOR ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AS GRADING OPERATIONS SHALL BE SHUTTING THE GRADING PERMIT NO. 2089-218 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN AS SHOWN ON THE ATTACHED AS-GRADED PLAN. THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SIGNING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

EROSION CONTROL NOTES

- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING AND MAINTAINING AS APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL, CONFORMING TO THE FOLLOWING:
A. NON-VULNERATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT A 600 LB/ACRE.
B. TOPS OF ALL SLOPES SHALL BE Diked OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
C. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
D. SAND BAG CHECK DAMS, SILT FENCES, FIBER PILES OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2% AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
E. SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
F. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
G. THE CONTRACTOR SHALL SWEEP ROADSWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
H. THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE DUST DURING DRY WEATHER CONDITIONS AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
I. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.



VICINITY MAP
NOT TO SCALE

IMPERVIOUS AREA TABULATION

TOTAL EXISTING IMPERVIOUS AREA ON-SITE: 4,503 SF
TOTAL PROPOSED IMPERVIOUS AREA ON-SITE: 8,306 SF
NET INCREASE IN IMPERVIOUS AREA: 4,773 SF

PRELIMINARY GRADING PLAN

LEGAL DESCRIPTION
PARCEL 1 OF PARCEL MAP NO. 7213, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREON FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 27, 1976.

A.P.N. 299-381-17
SITE ADDRESS 731 AVOCADO PLACE DEL MAR, CA 92014
OWNER/PERMITTEE TRUC HARRIS 731 AVOCADO PLACE DEL MAR, CA 92014

TOPOGRAPHIC SURVEY PASCO LARET SUITER & ASSOCIATES 555 N. HWY. 101, SOLANA BEACH, CA 92075

EASEMENTS

EASEMENT NOTES BASED ON PRELIMINARY TITLE REPORT PROVIDED BY CALIFORNIA TITLE COMPANY AS ORDER NUMBER 400-180333-01, DATED JULY 9, 2015.
COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 1988, PAGE 247, DATED FEBRUARY 18, 1929, NOT PLOTTED HEREON.
COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 1988, PAGE 208, DATED AUGUST 8, 1933, NOT PLOTTED HEREON.
DECLARATION OF COVENANTS RECORDED AS INSTRUMENT NUMBER 1977-202345, DATED OCTOBER 19, 1977, NOT PLOTTED HEREON.
IRREVOCABLE OFFER OF MEDICATION RECORDED AS INSTRUMENT NUMBER 1978-102703, DATED MARCH 18, 1978, PLOTTED HEREON.
PRIVATE ROAD EASEMENT RECORDED AS INSTRUMENT NUMBER 78-203461, DATED MAY 18, 1978, PLOTTED HEREON.
PRIVATE ROAD EASEMENT RECORDED AS INSTRUMENT NUMBER 1909-286033, DATED JULY 11, 1978, PLOTTED HEREON.
PRIVATE ROAD EASEMENT RECORDED AS INSTRUMENT NUMBER 1909-60499, DATED FEBRUARY 3, 1989, NOT PLOTTED HEREON.
PRIVATE ROAD EASEMENT RECORDED AS INSTRUMENT NUMBER 1909-57772, DATED FEBRUARY 8, 1989, PLOTTED HEREON.

OWNER'S CERTIFICATE

I, THE SIGNER HEREIN, AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY A REGISTERED CIVIL ENGINEER WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE TO THIS GRADING PLAN.
IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS. IT IS FURTHER AGREED THAT THE OWNER/DEVELOPER SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.
I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 90 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, INSPECTIVE AND INTERFERED BY ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF RECORD FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS A LICENSED PROFESSIONAL CIVIL ENGINEER AND PROFESSIONAL ENGINEER, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2014-063.
I UNDERSTAND THAT THE DESIGN OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.
BY: BRIAN ARDOLINO, P.E. No. 7185, Exp. 12/31/2019
PASCO LARET SUITER & ASSOCIATES



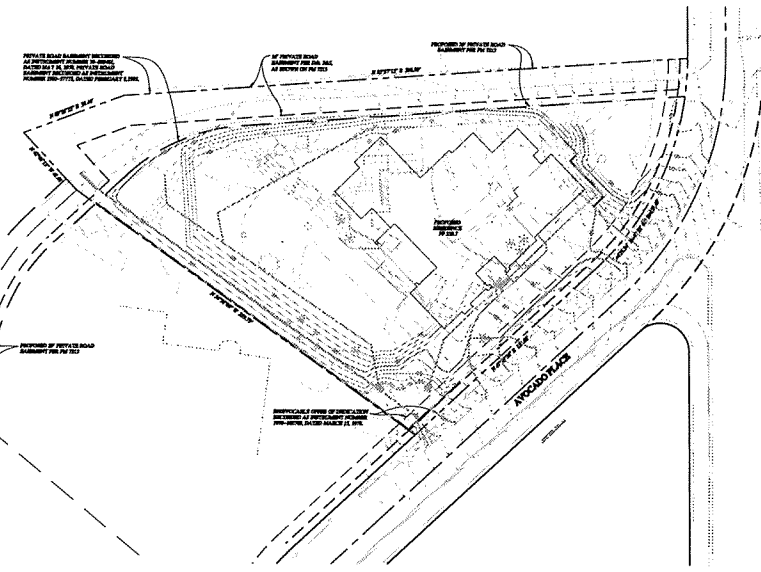
WORK TO BE DONE

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

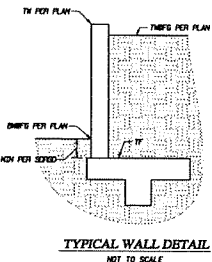
NO.	ITEM DESCRIPTION	STD. CNG.	SYMBOL
1.	HISTORY RETAINING WALL		
LEGEND			
ITEM DESCRIPTION			
PROPERTY BOUNDARY			
EXISTING CONTIGUOUS			
EXISTING FENCE LINE			
PROPOSED CONTIGUOUS			
PROPOSED FOOTPRINT			
PROPOSED LIMIT OF GRADING			
PROPOSED SHALE FLOW LINE			
PROPOSED FLOW LINE			
PROPOSED HATCHWARE			
PROPOSED RETAINING WALL			
PROPOSED BMP AREA			
PROPOSED DR AREA			
PROPOSED ASPHALT PAVING			
CONTIGUOUS EX. GRADE			

EARTHWORK QUANTITIES:

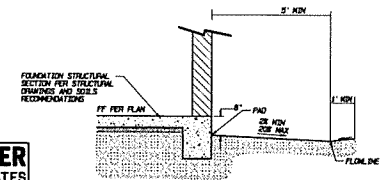
- EXCAVATION FOR FOOTINGS: 20 CY
- REMOVAL/RECOMPACTION FOR SLABS: 340 CY
- GRADING ASSOCIATED WITH PROJECT: 200 CY CUT & 4,000 CY FILL
- TOTAL GRADING: 3,700 CY
- EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED FIN PLACED VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SMELL FACTORS.
- MAXIMUM FILL HEIGHT = 5.0'
- MAXIMUM CUT HEIGHT = 5.0'



KEY MAP
SCALE 1"=30'



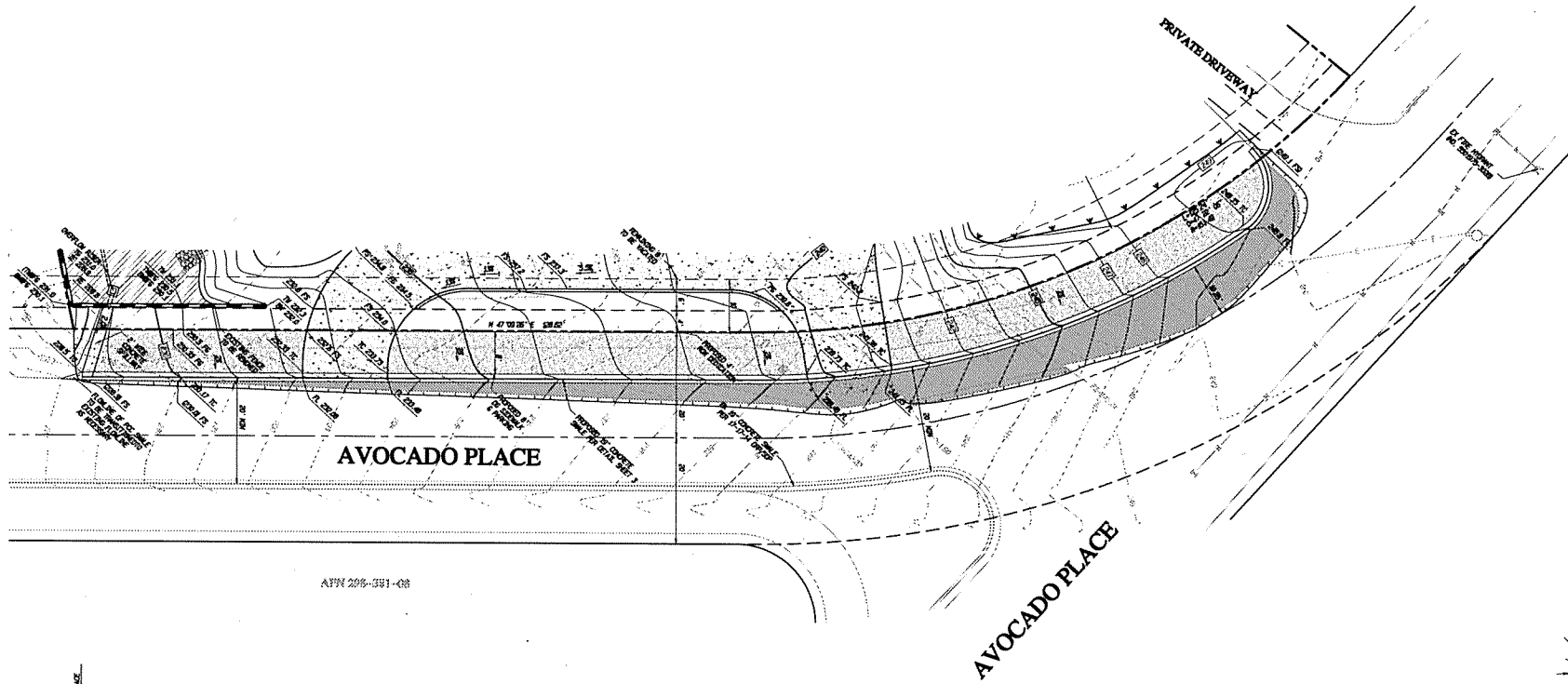
TYPICAL WALL DETAIL
NOT TO SCALE



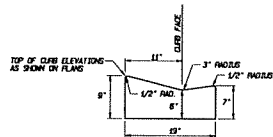
TYPICAL DETAIL - PAD ELEVATION DETAIL
NOT TO SCALE

PASCO LARET SUITER & ASSOCIATES
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P: 954.239.8212 | F: 954.239.4612 | pl@pascoengineering.com

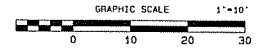
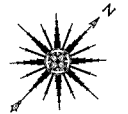
INDEXER OF WORK By: <u>BRIAN ARDOLINO</u> Date: <u>12/31/19</u> Drawn By: <u>R.C.C. 71851</u>		CITY APPROVED CHANGE Approved: _____ Date: _____		APPROVED FOR CONSTRUCTION By: _____ Date: _____ Review Engineer: _____		BENCH MARK DESCRIPTION: _____ LOCATION: _____ RECORDED FROM: _____ DATE: _____		CITY OF SOLANA BEACH COMMUNITY COMMISSION PERMIT NO. _____ 731 AVOCADO PLACE PRELIMINARY GRADING PLAN FOR		DRAWING NO. _____ SHEET 1 OF 3 PLSA 2411 1/30/2019	
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APPN 2016-081-08



CONCRETE SWALE DETAIL
NOT TO SCALE



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COASTAL COMMISSION PERMIT NO.

ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
Date: _____ Drawn By: BRITAN ARKOLINO Name: _____ B.C.R. 71851 Date: 12/31/19					By: _____ Review Engineer: _____ Date: _____	By: _____ City Engineer: _____ Date: _____	DESCRIPTION: CITY OF SOLANA BEACH STREET CORRECTION LOCATION: STATION 52+8.11 - 45' SOUTH OF ROSTRUM RECORDED FROM: _____ BLVD: 315.15 DATE: 11/10/19	PRELIMINARY GRADING PLAN FOR 731 AVOCADO PLACE	SHEET 3 OF 3 PLSA 2411 1/30/2019

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THEREOF REMAINS IN THE LANDSCAPE ARCHITECT'S POSSESSION. VISUAL CONTEXT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS. USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED.

GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE LANDSCAPE ARCHITECT OF WORKS:

- 1 NOTES ARE DIRECTED TO THE WORK OF THE LANDSCAPE CONTRACTOR UNLESS NOTED ON PLANS
- 2 WORK NOT INTENDED TO BE UNDER LANDSCAPE CONTRACTOR'S CONTRACT
- 3 'N/C' (NOT IN CONTRACT)
- 4 'A/N' (REFERS TO IMPROVEMENTS THAT ARE PRESENTLY ON THE SITE)
- 5 CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT PLANS ARE CURRENT AND APPROVED
- 6 WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES, AND THE REQUIREMENTS OF THE CITY OF SOLANA BEACH
- 7 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS
- 8 THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA
- 9 THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF WORK TO BE APPROVED BY THE PROJECT OWNER PRIOR TO BEGINNING THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH SAID SCHEDULE
- 10 THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES
- 11 CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION WILL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULD SUCH A CONDITION BE DISCOVERED
- 12 MATERIAL SHALL BE NEW UNLESS OTHERWISE SPECIFIED
- 13 THE CONTRACTOR SHALL IMMEDIATELY UPON BEING AWARDED THE CONTRACT MAKE ANY ARRANGEMENTS NECESSARY TO ENSURE THAT ALL MATERIALS, CONNECTIONS, AND SUPPLIES WILL BE AVAILABLE UNINTERRUPTED FOR THE PROJECT
- 14 UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS PART OF THE CONTRACT WITH THE OWNER AND PRIOR TO BEGINNING WORK TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR
- 15 NO ALTERATIONS WILL BE CONSIDERED FOR ITEMS SPECIFICALLY CALLED FOR ON THESE PLANS
- 16 DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT
- 17 THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS
- 18 SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE
 - A. PRE-CONSTRUCTION
 - B. LANDSCAPE LAYOUT
 - C. IRRIGATION COVERAGE AND PRESSURE TEST
 - D. SPECIES TREE LOCATION
 - E. PRE-MAINTENANCE
 - F. POST-MAINTENANCE (FINAL)
- 19 'LANDSCAPE' SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE
- 20 SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DO NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES
- 21 CONTRACTOR SHALL BE BACKCHARGED FOR LANDSCAPE ARCHITECTS TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR APPOINTMENT IS NOT KEPT. TIME WILL BE CHARGED ON AN HOURLY BASIS, PLUS TRANSPORTATION, AT THE THEN EXISTING HOURLY RATE FOR THE PERSONNEL PROVIDING THE OBSERVATIONS
- 22 THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE
- 23 CONTRACTOR SHALL PROVIDE A C.L.C.A. CERTIFIED LANDSCAPE TECHNICIAN ON THE JOB TO DIRECT ALL PHASES OF THE CONSTRUCTION
- 24 THE CONTRACTOR SHALL BE RESPONSIBLE FOR, UNLESS SPECIFICALLY STATED OTHERWISE IN THE CONTRACT AGREEMENT, DAMAGES TO THE CONTRACTOR'S WORK DUE TO ACTS OF GOD, WORK BY OTHERS, AND THEFT OF THE CONTRACTOR'S EQUIPMENT, MATERIALS, AND SUPPLIES
- 25 CAUTION
BEFORE EXCAVATING, VERIFY THE LOCATION OF UNDERGROUND UTILITIES



IRRIGATION NOTES

- 1 IT IS INTENDED THAT THE CONTRACTOR SHALL CONSTRUCT ASSEMBLY AND INSTALL SYSTEMS IN A SATISFACTORY MANNER ACCORDING TO THE HIGHEST PERFORMANCE STANDARDS, COMPLETE AND FUNCTIONING PROPERLY IN EVERY WAY, LEFT READY FOR ITS INTENDED USE AND/OR OPERATION BY THE OWNER
- 2 CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE DURING INSTALLATION OF PLANTS AND MAINTENANCE PERIOD
- 3 CONTRACTOR SHALL CHECK ALL SITE CONDITIONS, AND VERIFY THE EXISTENCE, LOCATION AND SIZE OF UTILITIES AND SERVICES PRIOR TO TRENCHING
- 4 PRIOR TO BEGINNING WORK CONTRACTOR SHALL VERIFY WATER PRESSURE AT THE WATER METER AT THE ELEVATION INDICATED ON THE PLANS, AND ALSO VERIFY MAIN LOCATIONS AND SIZES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES
- 5 CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES
- 6 CONTRACTOR SHALL COORDINATE WITH OWNER AND OTHER TRADES TO HAVE POWER AVAILABLE TO THE CONTROLLER WHEN NEEDED
- 7 CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC. UNLESS OTHERWISE NOTED
- 8 POINT OF CONNECTION (P.O.C.) SHALL BE AS SHOWN ON PLANS
- 9 CONNECTIONS FROM MAIN SUPPLY LINES SHALL BE MADE HORIZONTALLY
- 10 NO CLOSE FITTINGS OR CROSSIES SHALL BE USED
- 11 PIPING AND P.V.C. ELECTRICAL SLEEVES (P.V.C. SCHEDULE 40) WITH NO. 12 PULL WIRE UNDER EXISTING OR FUTURE PAVING SHALL BE INSTALLED (2" MINIMUM BELOW PAVING EXCEPT 1" FOR IRRIGATION LATERALS) PRIOR TO PAVING OR REPAIRS, AND EXTEND 3" FEET OUTSIDE EDGE OF PAVING. NO TEES, ELBS, OR OTHER THINGS IN PIPING SHALL BE LOCATED UNDER PAVING. PERMANENTLY MARK PAVING SURFACE ON NOTICES OF CROSSING. SLEEVES SHALL BE A MINIMUM OF 2 TIMES THE DIAMETER OF PIPE TO BE ENCLOSED OR, FOR ELECTRICAL SLEEVES, LARGE ENOUGH FOR ALL WIRES INCLUDING AT LEAST 2 SPACERS
- 12 METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVE, 12 INCHES DIRECTLY ABOVE THE SLEEVE. TAPE SHALL BE MARKED "MINIATION" IN 2 INCH CAPITAL LETTERS EVERY 3 FEET ALONG THE TAPE
- 13 ALL TRENCH BACKFILL SHALL BE COMPACTED TO THE SAME DENSITY AS ADJACENT SOIL
- 14 PLANS ARE DIAGNOSTIC AND APPROXIMATE. VALVES AND OTHER IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. PIPING SHALL BE LOCATED ALONG THE INSIDE EDGES OF PLANTING AREAS EXCEPT WHERE NOT FEASIBLE TO DO SO
- 15 ADJUST PRESSURE REGULATING VALVE TO ACHIEVE 10.0 PSI MORE THAN THE MINIMUM HEAD OPERATING PRESSURE FOR EACH TYPE OF HEAD AT THE HIGHEST SYSTEM AND/OR LARGEST SYSTEM (SEE IRRIGATION LEGEND FOR LOWEST OPERATING PRESSURE RANGE OF EACH HEAD)
- 16 BALL VALVE BODIES SHALL BE MANUFACTURED BY AMTEK (BOX #182001 AND COVER #182002) OR CARSON (PART #12)
- 17 SET VALVE BODIES 2" ABOVE FINISH GRADE IN SHRUB AREAS. FOR BALL VALVES BURIED INTO THE LID THE LETTERS "BV" LETTERS SHALL BE 1/2" HIGH
- 18 REMOVE BURKS FROM GIP AND P.V.C. PIPE ENDS PRIOR TO CONNECTING OR SOLVENT WELDING
- 19 USE SOLVENT MANUFACTURER'S RECOMMENDATIONS FOR CLEANING PIPE ENDS PRIOR TO MAKING SOLVENT WELDED CONNECTIONS
- 20 FLUSH PIPE CLEAN PRIOR TO INSTALLING SPRINKLER HEADS
- 21 USE FITTINGS TO ACHIEVE DIRECTIONAL CHANGES IN PIPE. DO NOT BEND PIPE
- 22 CONTROLLER SHALL BE PROGRAMMED SO WATERING WILL NOT INTERFERE WITH CONSTRUCTION OR NORMAL USE OF THE PROPERTY, CUSTOMERS AND/OR PERSONNEL
- 23 DIRECT BURIAL CONTROL PIPE SHALL BE 600 VOLT SHIELD CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATIONS (UL APPROVED 14 GAUGE INHUMANIPILOT AND SPARE WIRE, 1/2 GAUGE MINIMUM) FOR COMMON 60/0/0 RETURN WIRE. WIRE COLOR TO BE AS FOLLOWS:
CONTROL PIPE - BLACK
COMMON 60/0/0 WIRE - WHITE
EXTRA CONTROL WIRE - RED
- 24 WIRE CONNECTIONS, NEUTRAL PILOT AND SPARE WIRES SHALL BE INSTALLED WITH A TWO FOOT (2') GULFED EXCESS WIRE LENGTH AT EACH END ENCLOSURE. EACH AND EVERY WIRE SPICE SHALL BE ENCASED IN "SCOTCH-PAK" OR "WETITE" W/INTERPROOF EPOXY CONNECTION. WIRE SPICES SHALL BE MADE ONLY IN VALVE OR PULL BOXES
- 25 CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 5' INTERVALS AND BURIED BENEATH MANHOLE WHERE POSSIBLE OR AT THE SAME DEPTH AS MANHOLE ALONG EDGES OF PLANTING AREAS
- 26 CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS TO FULLY COVER ALL PLANTING AREAS
- 27 IRRIGATION SYSTEMS SHALL NOT SPRAY WATER ACROSS PROPERTY LINES OR ONTO ROADS, PAVES, BUILDINGS AND WINDOWS
- 28 OBTAIN COVERAGE TEST APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING OR SEEDING
- 29 CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE SATISFIED AND APPROVED BY THE LANDSCAPE ARCHITECT:
A. VALVES SHALL BE PURGED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS
B. 'DRAWINGS OF RECORD' SHALL INCLUDE LOCATIONS OF MAINS, VALVES, CONDITS, CONTROL WIRE ROUTING, AND SPIN CHECK VALVES. LOCATE ON REPRODUCIBLE MATERIAL BY DIMENSIONS FROM FINISHED FIRM
- 30 WHERE FIELD CONDITIONS REQUIRE CHANGES, HEADS SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE MAINTENANCE SPACING LIMITS ESTABLISHED IN THE IRRIGATION LEGEND. IF FEES GOING SHALL BE ADDED ACCORDINGLY. WATER VELOCITY IN PIPES SHALL NOT EXCEED 5' FEET PER SECOND
- 31 IRRIGATION SYSTEMS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE COUNTY OF SAN DIEGO AND OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS

LANDSCAPE IMPROVEMENT PLANS

FOR
HARRIS RESIDENCE
731 AVOCADO PLACE
DEL MAR, CA 92014

SHEET INDEX

- | | |
|-----|---|
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| L-2 | IRRIGATION PLAN |
| L-3 | IRRIGATION DETAILS |
| L-4 | IRRIGATION SPECIFICATIONS |
| L-5 | PLANTING PLAN |
| L-6 | PLANTING NOTES AND DETAILS |
| L-7 | PLANTING SPECIFICATIONS |

LANDSCAPE MANAGEMENT PLAN

- 1 Observe plants for signs of stress on a regular basis so that field adjustments can be made to watering schedules
- 2 Regular irrigation inspections must be made to assure proper functioning of irrigation equipment and even water distribution. Repairs of malfunctioning equipment and leaking pipes and heads should be made immediately. Replacement spray heads must be the same as the other equipment on the same system
- 3 No overhead irrigation should be performed between 6:00AM and 6:00PM
- 4 Bark mulch should be replenished annually to maintain minimum 3" depth
- 5 As plantings grow and spread, it may be necessary to adjust spray heads to accommodate this growth
- 6 Plant replacement species must match the water requirements of existing plants in the same hydrozone
- 7 Monitor plantings for signs of pests and diseases. Treat immediately as appropriate, and remove dead, dying or diseased vegetation
- 8 Annually flush accumulated debris out of drip systems using flush valves provided
- 9 Maintain planter areas in a weed and debris free condition. Ensure eradication of invasive species
- 10 Backflow preventer shall be tested annually
- 11 An annual horticultural soil analysis should be made, and its recommendations followed relative to fertilization and soil management
- 12 Monitor for landscape for signs of root damage, and root prune as necessary, according to the recommendations of an ISA certified arborist
- 13 Prune trees and shrubs as necessary for good plant health, aesthetics, and safety including maintenance of unobstructed views. Airline pruning should be performed by an ISA certified arborist. No topping of trees should be permitted

SOIL MANAGEMENT REPORT

The soil management report shall be submitted after a grading permit is issued, prior to building permit issuance.

CITY REQUIREMENTS

- 1 AN AGRONOMIC SOILS TEST WITH AMENDMENT RECOMMENDATIONS WILL BE PREPARED FOLLOWING GRADING AND PRIOR TO PLANTING
- 2 AT THE TIME OF COMPLETION OF THE INSTALLATION, A CERTIFICATION OF COMPLETION USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE LANDSCAPE PLANS, WILL BE REQUIRED
- 3 THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO THE CITY'S INSPECTION
 - A. ALL LANDSCAPE WORK HAS BEEN INSTALLED AND COMPLETED PER THE PLANS APPROVED BY THE CITY OF SOLANA BEACH
 - B. A HYDRO-ZONE DIAGRAM SHALL BE PROVIDED ADJACENT TO THE IRRIGATION CONTROLLERS
 - C. THE PERSON OPERATING THE SYSTEM SHALL RECEIVE ALL REQUIRED MAINTENANCE AND IRRIGATION PLANS
 - D. ALL REQUIRED SOIL AMENDMENTS SHALL BE INCORPORATED AND VERIFIED BY THE LICENSED PROFESSIONAL
 - E. THE FOLLOWING SHALL BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION FORM:
 - 1) A COPY OF THE AGRONOMIC SOILS REPORT
 - 2) A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION
 - 3) AN IRRIGATION SCHEDULE THAT Delineates IRRIGATION TIMES AND WATER USE CONSISTENT WITH THE APPROVED PLANS' ESTIMATED TOTAL WATER USE (ETRW) AND CURRENT SANTA FE IRRIGATION DISTRICT REQUIREMENTS

LANDSCAPE ARCHITECT'S CERTIFICATION

I am familiar with the requirements for landscape and irrigation plans contained in the City's Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Design Manual. I certify that the plan implements those regulations to provide efficient use of water.

George Menger
GEORGE MENGER, RLA #4055

JUL 28
DATE

LANDSCAPE TITLE SHEET

IF PLANS LESS THAN 30" X 42" IT IS A REDUCED PRINT
REDUCE SCALE ACCORDINGLY



PROJECT
HARRIS RESIDENCE
731 AVOCADO PLACE
DEL MAR, CA 92014

CHANGES	
DATE	
PROGRESS PRINT DATE	
DRAWN	GM
CHECKED	GM
SCHEDULED	
PROJECT	18-110
SHEET	L-1
OF 7 SHEETS	

THE USE AND REPLICATION OF THESE PLANS, SPECIFICATIONS AND DETAILS SHALL BE RESTRICTED TO THE ORIGINAL SIZE AND PHASE FOR WHICH THEY WERE PREPARED AND THESE TERMS SHALL BE EXTENDED TO ANY REVISIONS OR AMENDMENTS TO THESE RESTRICTIONS.

GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE LANDSCAPE ARCHITECT OF WORK.

- NOTES ARE DIRECTED TO THE WORK OF THE LANDSCAPE CONTRACTOR UNLESS NOTED ON PLANS.
- WORK NOT INTENDED TO BE UNDER LANDSCAPE CONTRACTOR'S CONTROL.
- NOT IN CONTRACT (REFER TO THIS NOTE IN CONNECTION WITH ANY IMPROVEMENTS THAT ARE PRESENTLY ON THE SITE).
- CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT PLANS ARE CURRENT AND APPROVED.
- WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES, AND THE REQUIREMENTS OF THE CITY OF SOLANA BEACH.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF WORK TO BE APPROVED BY THE PROJECT OWNER PRIOR TO BEGINNING THE PROJECT. ALL WORK SHALL BE ACCORDANCE WITH SAID SCHEDULE.
- THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OTHER LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULD SUCH A CONDITION BE DISCOVERED.
- MATERIAL SHALL BE NON-FLAMMABLE UNLESS SPECIFIED.
- THE CONTRACTOR SHALL IMMEDIATELY UPON BEING AWARDED THE CONTRACT, MAKE ANY ARRANGEMENTS NECESSARY TO ENSURE THAT ALL MATERIALS, CONNECTIONS, AND SUPPLIES WILL BE AVAILABLE AT THE WORK SITE FOR THE PROJECT.
- UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS A PART OF THE CONTRACT WITH THE OWNER AND PRIOR TO BEGINNING WORK TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR.
- NO ALTERATIONS SHALL BE CONSIDERED FOR ITEMS SPECIFICALLY CALLED FOR IN THESE PLANS.
- DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
- SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:
 - PRE-CONSTRUCTION
 - LANDSCAPE LAYOUT
 - IRRIGATION COVERAGE AND PRESSURE TEST
 - SPECIFY TREE LOCATION
 - PRE-MAINTENANCE
 - POST-MAINTENANCE (ANNUAL)
- LANDSCAPE SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
- SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THE PROJECT DO NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
- CONTRACTOR SHALL BE BACKCHARGED FOR LANDSCAPE ARCHITECT'S WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR APPROVAL IS NOT MET. THE FEE BE CHARGED ON AN HOURLY BASIS PLUS TRANSPORTATION AT THE THEN EXISTING HOURLY RATE FOR THE PERSONNEL MAKING THE OBSERVATIONS.
- THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE HAZARDOUS.
- CONTRACTOR SHALL PROVIDE A G.C.A. CERTIFIED LANDSCAPE TECHNICIAN ON THE JOB TO DIRECT ALL PHASES OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNLESS SPECIFICALLY STATED OTHERWISE IN THE CONTRACT AGREEMENT DAMAGES TO THE CONTRACTOR'S WORK DUE TO "ACTS OF GOD" WORK BY OTHERS AND THEFT OF THE CONTRACTOR'S EQUIPMENT, MATERIALS, AND SUPPLIES.
- CAUTION. BEFORE EXCAVATING, VERIFY THE LOCATION OF UNDERGROUND UTILITIES.



IRRIGATION NOTES

- IT IS INTENDED THAT THE CONTRACTOR SHALL CONSTRUCT AND INSTALL SYSTEMS IN A SATISFACTORY MANNER ACCORDING TO THE HIGHEST PROFESSIONAL STANDARDS, COMPLETE AND ACCURATELY AND PROPERLY IN EVERY WAY, LEFT READY FOR ITS INTENDED USE AND/OR OPERATION BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE DURING INSTALLATION OF PLANTS AND MAINTENANCE PERIOD.
- CONTRACTOR SHALL CHECK ALL SITE CONDITIONS AND VERIFY THE EXISTENCE, LOCATION AND SIZE OF UTILITIES AND SERVICES PRIOR TO BEGINNING.
- BEFORE BEGINNING WORK CONTRACTOR SHALL VERIFY WATER PRESSURE AT THE WATER METER AT THE ELEVATION INDICATED ON THE PLANS AND ALSO VERIFY MAIN LOCATIONS AND SIZES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES.
- CONTRACTOR SHALL COORDINATE WITH OWNER AND OTHER TRADES TO HAVE POWER AVAILABLE TO THE CONTROLLER WHEN NEEDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVINGS, THROUGH WALLS, ETC. UNLESS OTHERWISE NOTED.
- POINT OF CONNECTION (P.O.C.) SHALL BE AS SHOWN ON PLANS.
- CONNECTIONS FROM MAIN SUPPLY LINES SHALL BE MADE HORIZONTALLY.
- NO CLOSE WPPLES OR CROSSES SHALL BE USED.
- PIPING AND P.V.C. ELECTRICAL SLEEVES P.V.C. SCHEDULE 40 WITH NO. 13 WALL HEREJUNCTION EXISTING OR FUTURE PAVINGS SHALL BE INSTALLED 12" MINIMUM BELOW FINISH FLOOR 18" FOR IRRIGATION. LATERALS PRIOR TO PAVING OR REPAIRS AND EXTEND 3" BELOW FINISH FLOOR. NO TREE BELLS OR OTHER TRENCHES IN PIPING SHALL BE LOCATED UNDER PAVINGS. PERMANENTLY MARK PAVINGS WITH "ON" BOTH SIDES OF CROSSING. SLEEVES SHALL BE A MINIMUM OF 2 TIMES THE DIAMETER OF PIPE TO BE ENCASED OR FOR ELECTRICAL SLEEVES, LARGE ENOUGH FOR ALL PIPES INCLUDING AT LEAST 2" CLEARANCE.
- METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVE. IT IS HIGHLY RECOMMENDED THAT TAPE SHALL BE MARKED "IRRIGATION" IN 2" HIGH CAPITAL LETTERS PER FOOT ALONG THE TAPE.
- ALL TRENCH BACKFILL SHALL BE COMPACTED TO THE SAME DENSITY AS ADJACENT SOIL.
- PLANS ARE DIAGRAMMATIC AND APPROPRIATE VALVES AND OTHER IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. PIPING SHALL BE LOCATED ALONG THE MIDDLE EDGES OF PLANTING AREAS UNLESS OTHERWISE SPECIFIED.
- ADJUST PRESSURE REGULATING VALVE TO 10 PSI MORE THAN THE DESIGN HEAD OPERATING PRESSURE FOR EACH TYPE OF HEAD AT THE HIGHEST SYSTEM AND/OR HIGHEST AND LARGEST SYSTEM. SEE IRRIGATION LEGEND FOR LOWEST OPERATING PRESSURE RANGE OF EACH HEAD.
- BALL VALVE BODIES SHALL BE MANUFACTURED BY AMTREN (202) 419-2251 AND COVER #1820221 OR SIKORA (760) 421-1212.
- SET VALVE BOXES 3" ABOVE FINISH GRADE IN SHUB AREAS. FOR BALL VALVES, BURN INTO THE LID THE LETTERS "BV" LETTERS SHALL BE 3" HIGH, 1/2" WIDE.
- REMOVE BODIES FROM SHUB AND P.V.C. PIPE ENDS PRIOR TO CONNECTING TO SOLVENT WELDING.
- USE SOLVENT MANUFACTURER'S RECOMMENDATIONS FOR CLEANING PIPE ENDS PRIOR TO MAKING SOLVENT WELDED CONNECTIONS.
- FLUSH PIPE CLEAN PRIOR TO INSTALLING SPRINKLER HEADS.
- DO NOT TRY TO AGREE DIRECTIONAL CHANGES IN PIPE, DO NOT BEND PIPE.
- CONTROLLER SHALL BE PROGRAMMED SO WATERING WILL NOT INTERFERE WITH CONSTRUCTION OR NORMAL USE OF THE PROPERTY, CUSTOMER AND/OR PERSONNEL.
- DIRT BURIAL CONTROL WIRE SHALL BE 600 VOLT SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATIONS ONLY. APPROVED 12 GAUGE (MINIMUM) PLANT AND SPARE PIPES, 12 GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. WIRE CODE TO BE AS FOLLOWS:

CONTROL WIRE - BLACK	COMMON GROUND WIRE - WHITE
EXTRA CONTROL WIRE - RED	
- WIRE CONNECTIONS, NEUTRAL, PLANT AND SPARE PIPES SHALL BE INSTALLED WITH A TWO FOOT (2') GROUND BURIAL WIRE LENGTH IN EACH END ENCLOSURE. EACH AND EVERY WIRE ENDS SHALL BE ENCASED IN TIGHT PLUG OR WHITE WATERPROOF DUCT CONNECTION. WIRE ENDS SHALL BE MADE ONLY IN VALVE OR BALL BOXES.
- CONTROL WIRE SHALL BE BURIED WITH ELECTRICAL TAPE AT 90° INTERVALS AND BURIED BENEATH MANHOLE WHEN POSSIBLE OR AT THE SAME DEPTH AS MANHOLE ALONG EDGES OF PLANTING AREAS.
- CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS TO FULLY COVER ALL PLANTING AREAS.
- IRRIGATION SYSTEMS SHALL NOT SPRAY WATER ACROSS PROPERTY LINES OR ONTO ROADS, PAVES, BUILDINGS AND WINDOWS.
- OBTAIN GOVERNMENT TEST APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING OR REPAIRS.
- CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE SATISFIED AND APPROVED BY THE LANDSCAPE ARCHITECT:
 - VALVES SHALL BE HIRED TO CONTRACTOR IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.
 - TRAINING OF RECORD SHALL INCLUDE LOCATION OF MAINS, VALVES, CONTROL WIRE, ROUTING AND SPINS CHECK VALVES. LOCATE ON REPRODUCIBLE MATERIAL BY DIMENSIONS FROM END POINTS.
- PROVIDE A CONTROLLER CHART FOR THE AUTOMATIC CONTROLLER LAMINATED IN CLEAR PLASTIC, INDICATING THE AREA COVERED BY THE CONTROLLER FOR EACH SYSTEM SHOWN ON THESE PLANS. THE CHART SHALL BE MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR AND SHALL BE THE MAINTENANCE THE CONTROLLER DOOR WILL ALLOW. THE CHART IS TO BE A REDUCED DRAWING OF THE ACTUAL TRAINING OF RECORD. THE LINE HEIGHTS AND LETTERING ON THE CHART SHALL BE SO DARK AS TO BE CLEARLY READABLE.
- WHERE FIELD CONDITIONS REQUIRE CHANGES HEADS SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE MAXIMUM SPACING UNITS ESTABLISHED IN THE IRRIGATION LEGEND. PIPE SIZES SHALL BE ADJUSTED ACCORDINGLY. WATER VELOCITY IN PIPES SHALL NOT EXCEED 9 FEET PER SECOND.
- IRRIGATION SYSTEMS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CURRENT AND APPLICABLE EDITIONS OF THE SOUTH OF CALIFORNIA STANDARDS AND SPECIFICATIONS OF THE APPROVED DATE OF THESE PLANS.

LANDSCAPE IMPROVEMENT PLANS

FOR
HARRIS RESIDENCE
731 AVOCADO PLACE
DEL MAR, CA 92014

SHEET INDEX

L-1	TITLE SHEET, GENERAL & IRRIGATION NOTES
L-2	IRRIGATION PLAN
L-3	IRRIGATION DETAILS
L-4	IRRIGATION SPECIFICATIONS
L-5	PLANTING PLAN
L-6	PLANTING NOTES AND DETAILS
L-7	PLANTING SPECIFICATIONS

LANDSCAPE MANAGEMENT PLAN

- Observe plants for signs of stress on a regular basis so that field adjustments can be made to watering schedules.
- Regular irrigation inspections must be made to assure proper functioning of irrigation equipment and even water distribution. Reports of malfunctioning equipment and leaking pipes and drips should be made immediately. Replacement spray heads must be the same as the other equipment on the same system.
- No overhead irrigation should be performed between 8:00AM and 6:00PM.
- Bank mulch should be replenished annually to maintain minimum 3" depth.
- As plants grow and spread it may be necessary to adjust spray heads to accommodate this growth.
- Plant replacement species must match the water requirements of existing plants in the same hydrozone.
- Monitor plantings for signs of pests and diseases. Treat immediately as appropriate, and remove dead dying or diseased vegetation.
- Annually flush accumulated debris out of drip systems using flush valves provided.
- Maintain planter areas in a weed and debris free condition. Ensure eradication of invasive species.
- Backflow preventer shall be tested annually.
- An annual horticultural soil analysis should be made, and its recommendations followed relative to fertilization and soil management.
- Monitor landscape for signs of root damage, and root prune as necessary, according to the recommendations of an ISA certified arborist.
- Prune trees and shrubs as necessary for good plant health, aesthetics, and safety, including maintenance of roadway views. Air fire pruning should be performed by an ISA certified arborist. No topping of trees should be permitted.

SOIL MANAGEMENT REPORT

The soil management report shall be submitted after a grading permit is issued prior to building permit issuance.

CITY REQUIREMENTS

- AN AERONOMIC SOILS TEST WITH AMENDMENT RECOMMENDATIONS WILL BE PREPARED FOLLOWING GRADING AND PRIOR TO PLANTING.
- AT THE TIME OF COMPLETION OF THE INSTALLATION A CERTIFICATION ON COMPLETION USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE LANDSCAPE PLANS WILL BE REQUIRED.
- THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO THE CITY'S INSPECTION:
 - ALL LANDSCAPE WORK HAS BEEN INSTALLED AND COMPLETED PER THE PLANS APPROVED BY THE CITY OF SOLANA BEACH.
 - A HYDRO-ZONE DIAGRAM SHALL BE PROVIDED ADJACENT TO THE IRRIGATION CONTROLLERS.
 - THE MAINTENANCE OPERATING THE SYSTEM SHALL RECEIVE ALL REQUIRED MAINTENANCE AND REPAIR PLANS.
 - ALL REQUIRED SOIL AMENDMENTS SHALL BE INCORPORATED AND VERIFIED BY THE LICENSED PROFESSIONAL.
 - THE FOLLOWING SHALL BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION FORM:
 - A COPY OF THE AERONOMIC SOILS REPORT.
 - A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION.
 - AN IRRIGATION SCHEDULE THAT Delineates IRRIGATION TIMES AND WATER USAGE, COMPLETED WITH THE APPROVED PLANS ESTIMATED TOTAL WATER USE (RETRUN) AND CURRENT SANTA FE IRRIGATION DISTRICT REQUIREMENTS.

LANDSCAPE ARCHITECT'S CERTIFICATION

I am familiar with the requirements for landscape and irrigation plans contained in the City of Solana Beach Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Design Manual. I certify that the plan complies with those regulations to provide efficient use of water.

Greg Moore
 GEORGE MOORE, PLS 44662
 TITLE: _____
 DATE: _____

LANDSCAPE TITLE SHEET

IF PLAN IS LESS THAN 8 1/2" X 11" IT IS A REDUCED PRINT
REDUCE SCALE ACCORDINGLY



CLIENT
TRUC AND ALEX HARRIS

PROJECT
HARRIS RESIDENCE
731 AVOCADO PLACE
DEL MAR, CA 92014

CHANGES	
DATE	
PROGRESS PRINT DATE	

DESIGN: GJM
 DRAWING: GJM
 CHECKED:
 SCALE:
 PROJECT: 18-110

SHEET
L-1
OF 7 SHEETS

USE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT IS PROHIBITED. VISUAL CONTACT DIMENSIONS IMPORTANCE OF THESE RESTRICTIONS.

IRRIGATION SPECIFICATIONS

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION HEREWITH.

I. PURPOSE OF THE SPECIFICATIONS:

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

A. THE WORK OF ASSEMBLING AND INSTALLING THE SPRINKLER SYSTEMS WILL BE ACCOMPLISHED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST PERFORMANCE STANDARDS ESTABLISHED FOR SPRINKLER INSTALLATION AND OPERATION.

B. THAT THE FINISHED SYSTEM SHALL BE COMPLETE IN EVERY RESPECT AND SHALL BE LEFT READY FOR OPERATION TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE SPRINKLER SYSTEM CONTRACT.

II. SCOPE OF WORK:

A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOL, MATERIALS, PERMITS, APPLIANCES, TAPES AND ALL OTHER COSTS FORFEASIBLE AND UNFORSEENABLE AT THE TIME OF CONTRACTING. NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF A SPRINKLER SYSTEMS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.

B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE UNLESS THE WRITTEN AUTHORIZATION THEREOF, SIGNED BY THE OWNER OR HIS FULLY APPOINTED REPRESENTATIVE, HAS BEEN OBTAINED IN ADVANCE.

III. GENERAL CONDITIONS:

A. EXECUTION, COORDINATION AND INTENT OF DOCUMENTS:

THE CONTRACTOR SHALL ABIDE BY, AND COMPLY WITH, THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS TAKEN AS A WHOLE AND SHALL NOT BE UNLESS TO THE HONOR OF ANY HONEST ERROR OR OMISSION SHOULD ANY EXIST. FINISHED DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE, AND DETAILED DRAWINGS FURNISHED SHALL TAKE PRECEDENCE OVER GENERAL DIMENSIONS SO FURNISHED.

B. PERMITS, FEES AND REGULATIONS:

THE OWNER SHALL FURNISH ALL SURVEYS UNLESS OTHERWISE SPECIFIED. PERMITS AND FEES NECESSARY FOR THE EXECUTION OF THE WORK INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS FROM THE CITY OR COUNTY BUILDINGS DEPARTMENT AND OTHERS THAT APPLY TO THE WORK, SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

C. DIMENSIONS AND VERIFICATION OF DIMENSIONS:

1. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLOT PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLOT PLAN, IF ANY. ANY INDICATED DISCREPANCIES WILL BE CHECKED IMMEDIATELY BY THE OWNER BY IN-FIELD MEASUREMENTS AND IF ANY DISCREPANCY IS FOUND, THE OWNER WILL AUTHORIZE IN WRITING ALL NECESSARY ADDITIONS OR DELETIONS.

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

E. CHANGES:

THE OWNER AND CONTRACTOR HEREBY AGREE THAT THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES TO THE IRRIGATION SYSTEMS AND THEIR LOCATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

F. EXISTING CONDITIONS:

PRIOR TO SUBMISSION OF HIS BID, CONTRACTOR SHALL EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS THEREOF.

G. SITE CONFORMANCE:

PRIOR TO COMMENCING WORK ON THE PROJECT, THE CONTRACTOR SHALL ARRANGE AN ON-SITE CONFORMANCE WITH THE OWNER AND AT THAT TIME THE CONTRACTOR SHALL LAUNCH THE SYSTEM FOR APPROVAL.

H. CODES:

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL ORDINANCES AND PLUMBING CODES HAVING JURISDICTION.

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

J. PROTECTION OF WORK AND PROPERTY:

THE CONTRACTOR SHALL BE LIABLE FOR AND SHALL TAKE THE FOLLOWING ACTIONS AS THEY MAY BE REQUIRED, WITH REGARD TO DAMAGE TO ANY OF THE OWNER'S PROPERTY:

1. ANY EXISTING BUILDINGS, EQUIPMENT, PIPING, PVE COVERS, ELECTRICAL SYSTEMS, SEWERLINES, GROUND ROADS, LANDSCAPING OR STRUCTURE OF ANY KIND DAMAGED OR ENDANGERED WITHOUT INTENTIONAL DAMAGE FROM LEAKS IN THE PIPING SYSTEMS BEING INSTALLED OR HAVING BEEN INSTALLED BY CONTRACTOR OR THE CONTRACTOR OR HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS DURING THE COURSE OF HIS WORK, WHETHER THROUGH NEGLIGENCE OR OTHERWISE, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE IN A MANNER SATISFACTORY TO THE OWNER, WHICH REPAIR OR REPLACEMENT SHALL BE A CONDITION PRECEDENT TO OWNER'S OBLIGATION TO MAKE FINAL PAYMENT UNDER THE CONTRACT.

2. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGES TO ANY WORK COVERED BY THESE SPECIFICATIONS BEFORE FINAL ACCEPTANCE OF THE WORK. HE SHALL SECURELY COVER ALL OPERATIONS AND THE SYSTEMS AND COVER ALL APPARATUS, EQUIPMENT AND APPLIANCES, BOTH BEFORE AND AFTER BEING SET IN PLACE TO PREVENT OBSTRUCTIONS TO THE PIPES AND THE DAMAGEABLE HOUSE OR DISMEMBERMENT OF THE APPARATUS, EQUIPMENT OR APPLIANCE.
3. CONTRACTOR SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND CONTRACT DOCUMENT.
4. ACCESS TO AND INSPECTION TESTS AND APPROVAL OF WORK.
5. CLOSURE IN UNEXPECTED TESTS.

CONTRACTOR SHALL NOT CAUSE OR ALLOW ANY OF HIS WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN TESTED AND APPROVED BY THE OWNER. SHOULD ANY OF HIS WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER THE WORK AT HIS OWN EXPENSE IN ORDER TO AFFORD THE NECESSARY INSPECTION BY THE OWNER INSPECTION OR TESTING OF WORK. UNAPPROVED OR WORK FAILING INITIAL TESTING OR INSPECTION.

CONTRACTOR WILL PAY FOR AN ADDITIONAL TEST FOR REINJECTION OR RETESTING AT THE RATE OF A 10% PER HOUR OF THE OWNER OR HIS AUTHORIZED REPRESENTATIVE THAT ON THE JOB PLUS EXPENSE AMOUNT OWED BY THE CONTRACTOR HEREUNDER MAY BE DEDUCTED BY THE OWNER FROM THE PROGRESS PAYMENTS DUE TO CONTRACTOR NEXT FOLLOWING THE DATE OF FAILURE OF INSPECTION OR TESTING BASED UPON THE OWNER'S REASONABLE ESTIMATE OF THE TIME REQUIRED FOR REINJECTION OR RETESTING.

L. SUPERINTENDENCE - SUPERVISION:

THE CONTRACTOR SHALL KEEP ON HIS WORK DURING ITS PROGRESS, A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS, ALL SATISFACTORY TO THE OWNER. THE SUPERINTENDENT SHALL NOT BE CHANGED OR DEPT WITH THE CONSENT OF THE OWNER, UNLESS THE SUPERINTENDENT PROVES TO BE UNSATISFACTORY TO THE CONTRACTOR AND DEPARTS TO BE HIS EMPLOY. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR WHO IS ABSENT AND ALL DECISIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. HE SHALL BE FAMILIAR WITH ALL CONTRACT DOCUMENTS PLANS, SPECIFICATIONS AND DETAILS AND SHALL HAVE A COMPLETE SET OF PLANS ON THE JOB AT ALL TIMES.

M. SPECIAL CONDITIONS:

A. IRRIGATION SYSTEM:

1. THE IRRIGATION SYSTEM SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE OWNER.
2. ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPECIALTIES SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN REFERENCED IRRIGATION PLANS AND ALL OTHER CONSTRUCTION.
3. SUBSTITUTION OF MATERIALS, SIZES OR MANUFACTURER WILL NOT BE ALLOWED UNLESS THE OWNER AND LANDSCAPE ARCHITECT ASKED TO ANY PROPOSED CHANGES IN WRITING.

B. CLEANUP:

1. KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THE SECTION.

2. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE OWNER.

C. RESPONSIBILITY:

1. PROTECT WORK OF THIS SECTION AND WORK OF OTHERS AT ALL TIMES IN PERFORMANCE OF WORK OF THIS SECTION.
2. PROTECT ALL MATERIALS FROM THEFT. ALL CONTROLLERS FROM THEFT, UNLAWFUL USE AND MAINTENANCE PERIOD.
3. CAREFULLY NOTE ALL ESTABLISHED GRADES BEFORE COMMENCING WORK. RESTORE ANY ESTABLISHED GRADE CHANGES DURING COURSE OF THE WORK TO ORIGINAL CONDITIONS.

D. MATERIALS:

1. GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OR DOMESTIC MANUFACTURE AND CONFORM TO PERFORMANCE STANDARDS AND/OR DATA HEREIN AND AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.
2. PIPE (LINES UNDER TO DRAWINGS)
3. PLASTIC PPE AND FITTINGS:

A. PPE: EXTRUDIZED FROM 100% VIRSA POLY-VINYL CHLORIDE (PVC) TYPE I GRADE 4 CLASS 1120 MATERIAL.

1. ALL PLASTIC PPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1120 AND PRESSURE RATING (PSI).

2. MANUFACTURER SHALL MARK DATE OF EXTRUSION ON PPE. DATING TO BE PERFORMED IN CONJUNCTION WITH RECORDS HELD BY MANUFACTURER GOVERNING QUALITY CONTROL, TESTS, RAW MATERIAL BATCH NUMBER, AND OTHER INFORMATION DEEMED NECESSARY BY MANUFACTURER.

3. ALL SOLVENT SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF PPE FITTINGS AND AS APPROVED. USE NO SOLVENT FROM CANS WHICH HAVE BEEN OPENED OVERSEAS.

E. FITTINGS:

1. PLASTIC FITTINGS: PVC TYPE I, PG SCHEDULE 40, NSF APPROVED ON ALL PRESSURE LINES.
2. PVC TYPE I PG SCHEDULE 40 NSF APPROVED ON ALL NON-PRESSURE LINES.
3. COMPLIANCE: SHALL BE MADE FROM EXTRUDIZED STOCK, KEPT WITH A TAPER, AND ALL PLASTIC FITTINGS, A HOLDED FITTINGS.

4. ALL SPRINKLER HEADS: ALL SPRINKLER HEADS SHALL BE OF TYPE AND MODEL AS INDICATED IN THE LEGEND AND SHALL BE INSTALLED AS INDICATED ON DETAILED DRAWINGS.

5. BALL VALVES: BALL VALVES 1/2" IN SIZE AND SMALLER SHALL BE BLOCATED, TRUE INK GREASED WITH BALL BEARING FOR OPERATION. EACH BALL VALVE SHALL BE INSURED IN A BOX AS NOTED ON PLANS.

6. REMOTE CONTROL VALVES SHALL BE PER MODEL AND TYPE AS INDICATED ON THE DRAWINGS. VALVES SHALL BE WREED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

7. ALL DIRECT BURIAL CONTROL PPE SHALL BE 300V, SINGLE CONDUCTOR BOND CONFORM TO UL APPROVED 14-6A MINIMUM HEIGHT ONE PER VALVE. MANUFACTURER'S RECOMMENDATIONS, 12 GA. MINIMUM FOR COMMON GRAVITY RETURN PPE.

F. SITE CONDITIONS:

1. EXISTING UTILITIES: CAREFULLY EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLIGENCE.

2. COORDINATE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PPE, SO THERE SHALL BE NO INTERFERENCE EXCEPTS WHICH WOULD HINDER PLANTING, THE INSTALLATION OF UTILITIES AND OTHER CONSTRUCTION.

G. PHYSICAL LAYOUT:

1. PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATIONS OF SPRINKLER HEADS.

2. ALL LAYOUTS SHALL BE APPROVED BY AN ARCHITECT PRIOR TO INSTALLATION.

3. ALL SPRINKLER HEADS SHALL BE SET AT A FINISH HEIGHT TO ACCOMMODATE AND COMPENSATE LENGTH OF ADJACENT PLANT MATERIALS. HEADS SHALL NOT BE LOCATED BEHIND ANY PLANT MATERIAL SO THAT FUTURE GROWTH WOULD IMPAIR THE EFFECTIVENESS OF THE HEAD. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ALL COMPLETE BEFORE INSTALLATION.

H. WATER SUPPLY:

1. CONNECT SPRINKLER IRRIGATION SYSTEM TO OUTLETS AS INDICATED ON DRAWINGS.

2. CONNECTION SHALL BE MADE AT APPROPRIATE LOCATIONS SHOWN ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR INKOR CHANGES CAUSED BY ACTUAL SITE.

I. ASSEMBLIES:

1. ROUTING OF PRESSURE SUPPLY LINES AND LATERALS, AS INDICATED ON DRAWINGS, IS DETERMINED BY ARCHITECT. INSTALL LINES AND VARIOUS ASSEMBLIES IN SUCH A MANNER AS TO CONFORM WITH PLANS AND DETAILS.

2. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL, DRAWINGS OR SPECIFICATIONS PERTAINING TO SPECIFIC ITEMS REQUIRED TO COMPLETE WORK, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICE WITH PRIOR APPROVAL OF OWNER.

L. LINE CLEARANCE:

ALL LINES SHALL HAVE A MINIMUM OF 6" (6) INCHES CLEARANCE FROM EACH OTHER, AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

J. TRENCHING:

DIG TRENCHES STRAIGHT AND SUPPORT PPE CONTINUOUSLY ON BOTTOM OF DITCH. LAY PPE TO AN EVEN GRADE. TRENCHES EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS AND DETAILS. DEPTH OF PPE PER PLANS.

K. BACKFILLING:

CONTRACTOR BACKFILL FOR TRENCHES TO DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND CONFORM TO ADJACENT GRADES WITHOUT OVERSHEEN AREAS, HOLLOW OR OTHER WEAK AREAS. PLACE INITIAL BACKFILL ON ALL MATERIAL LARGER THAN 1/2" IN SIZE WILL BE REJECTED.

L. TESTING:

1. NO TESTS SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.

2. TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 150 LBS PER SQ. IN. AND TEST ALL NON-PRESSURE LINES UNDER EXISTING STATIC PRESSURE TO PROVE BOTH PLASTER TIGHT.

3. SUSTAIN PRESSURES IN LINES FOR NOT LESS THAN FOUR HOURS. IF LEAKS DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN PLASTER TIGHT.

4. TESTS SHALL BE OBSERVED AND APPROVED BY ARCHITECT PRIOR TO BACKFILL.

9. UPON COMPLETION OF EACH PHASE OF WORK, ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

10. THE ABOVE TESTS SHALL BE COMPLETED AND APPROVED PRIOR TO PLANTING OF ALL PLANTS EXCEPT SPECIENAR TREES.

11. HEADS IN PLANTING AREAS SHALL BE ADJUSTED FOR COVERAGE AND HEIGHT AS DIRECTED BY THE LANDSCAPE ARCHITECT.

M. INSPECTION OF WORK:

INSTALLATION AND OPERATIONS MUST BE APPROVED BY ARCHITECT AS SPECIFIED UNDER GENERAL CONDITIONS. FINAL INSPECTION WILL BE MADE AT THE CONCLUSION OF THE LANDSCAPE MAINTENANCE PERIOD.

N. COVERAGE TEST:

WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM AS COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT MALFUNCTIONS OF COVERAGE ONLY WHERE DRAWINGS AND DESIGN BY OWNER HAVE NOT BEEN FOLLOWED.

O. ADJUSTING OF SYSTEM:

1. ADJUST VALVES AND ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.

2. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS PRIOR TO FINISHING PROJECT.

3. ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

P. WARRANTIES:

1. THE WORK INCLUDED ON THESE PLANS SHALL BE GUARANTEED AGAINST ALL DEFECTS AND MALFUNCTIONS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY PROBABLE DEFECT WITHIN THE SPECIFIED PERIOD, ALL NECESSARY REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR IN AN EXPEDITIOUS MANNER AT NO ADDITIONAL COST TO THE OWNER. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELIEVING THE CONTRACTOR'S GUARANTEE OBLIGATIONS.

2. IN THE EVENT THE CONTRACTOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A PERIOD OF 48 HOURS, THE OWNER MAY HAVE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.

3. ANY SETTLEMENTS OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER HOLDING A COMPLETE RECORDATION OF ALL DAMAGED PLANTING, FENCES OR OTHER IMPROVEMENTS OF ANY KIND.

4. THE CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF ALL SYSTEMS.

5. THE CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK AS PART OF THIS CONTRACT:

A. "RECORD" DRAWINGS SHALL INCLUDE LOCATIONS OF ALL MAIN VALVES AND BLEEVES, LOCATED BY DIMENSIONS FROM TWO (2) FINISH POINTS ON A SET OF PLANES.

B. CONTROLLER MANUAL AND KEYS:



CLIENT: TRIG AND ALEX HARRIS

PROJECT: HARRIS RESIDENCE
731 AVOCADO PLACE
DEL MAR, CA 92014

CHANGES	
DATE	
PROGRESS PRINT DATE	
DRAWN	SM
CHECKED	SM
SCALE	
PROJECT	18-112

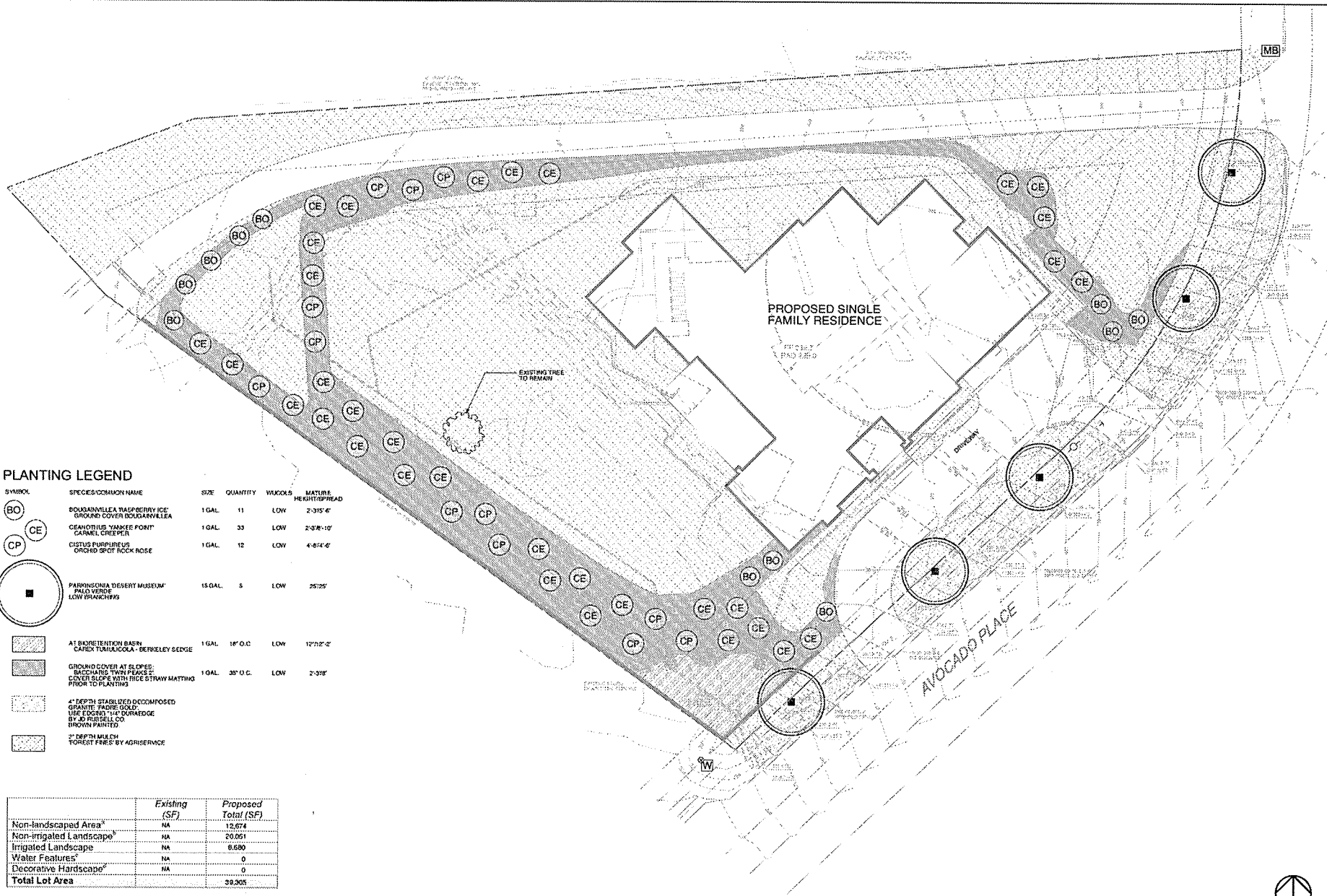
SHEET L-4 OF 7 SHEETS

IRRIGATION SPECIFICATIONS

IF PLAN IS LESS THAN 8 1/2" X 11" IT IS A RECOMMEND PRINT. REDUCE SCALE ACCORDINGLY.

WE WILL NOT WRITE OR PRINT ANYTHING ON THESE PLANS. ANY CHANGES AND REVISIONS SHALL BE RESTRICTED TO THE ORIGINAL. SITE AND PLANTING INFORMATION SHALL BE RESTRICTED TO THE ORIGINAL. VISUAL CONTACT CONSTRUCTION ACCEPTANCE OF THESE PLANS IS PROHIBITED.

THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS AND DETAILS SHALL BE RESTRICTED TO THE ORIGINAL. SITE AND PLANTING INFORMATION SHALL BE RESTRICTED TO THE ORIGINAL. VISUAL CONTACT CONSTRUCTION ACCEPTANCE OF THESE PLANS IS PROHIBITED.



PLANTING LEGEND

SYMBOL	SPECIES/COMMON NAME	SIZE	QUANTITY	WUOLDS	MATURE HEIGHT/FEET
BO	DOUGLASSVILLE TRANSPARENT ICE GROUND COVER DOUGLASSVILLE	1 GAL	11	LOW	2'-3'1/2'-4'
CE	CEANOTHUS 'LILY' YANKEE POINT CARNELI CREEPER	1 GAL	33	LOW	2'-3'1/2'-10'
CP	CISTUS PURPUREUS ORCHID SPOT ROCK ROSE	1 GAL	12	LOW	4'-6'1/4'-6'
MB	PANICUM THERBY MUSEUM PAID VARIETY LOW BRANCHES	15 GAL	5	LOW	25'-25'
[Pattern]	A1 BERM RETENTION BASKIN CANYON TURKISH TOOLS - BERKELEY SEDGE	1 GAL	18' O.C.	LOW	12'-12'-2'
[Pattern]	GROUND COVER AT SLOPES: BRICKS AND TRUNK FEASER COVER SLOPE WITH RICE STRAW MATTING PRIOR TO PLANTING	1 GAL	30' O.C.	LOW	2'-3'1/2'
[Pattern]	4" DEPTH STABILIZED DECOMPOSED GRANULITE FRACTION 50/100 USE 1/2" DRAINAGE BY 20 PERCENT CO BROWN PAINTED				
[Pattern]	2" DEPTH MULCH FOREST FIBER BY AGRISERVICE				

	Existing (SF)	Proposed Total (SF)
Non-landscaped Area*	NA	12,974
Non-irrigated Landscape*	NA	29,051
Irrigated Landscape*	NA	6,680
Water Features*	NA	0
Decorative Hardscape*	NA	0
Total Lot Area		48,905

	Area of Work* (SF)
Irrigated Landscape	6,680
Water Features*	0
Decorative Hardscape*	0
Aggregate Landscape Area*	6,680



CLIENT
TRUC AND ALEX HARRIS

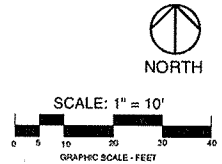
PROJECT
HARRIS RESIDENCE
731 AVOCADO PLACE
DEL MAR, CA 92014

CHANGES

PROGRESS PERTY DATE

DESIGN: GH
DRAWN: GH
CHECKED: GH
SCALE: 1/4" = 1'-0"
PROJECT: 18-112

SHEET
L-5
OF 7 SHEETS



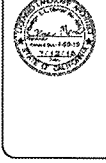
LANDSCAPE PLANTING PLAN

*PLANTS LESS THAN 8'0" X 4'2" IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

USE, REPRODUCTION OR PUBLICATION OF THESE PLANS, SPECIFICATIONS AND DETAILS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND THOSE FOR WHICH THEY WERE PREPARED AND SHALL BE LIMITED TO THE USE AND PURPOSES SPECIFIED IN THE CONTRACT DOCUMENTS.

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CLIENT: TRUC AND ALEX HARRIS

PROJECT: HARRIS RESIDENCE
731 AVOCADO PLACE
DEL MAR, CA 92014

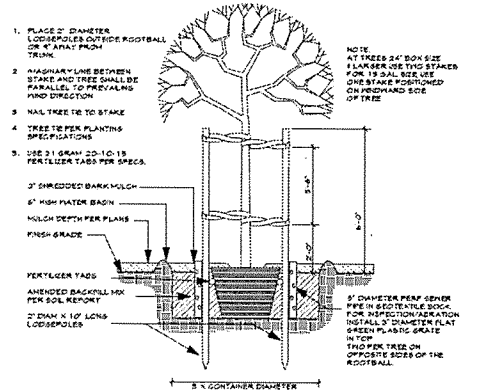
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PROJECT	18-112

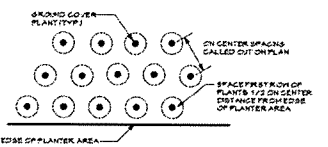
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OF 7 SHEETS

PLANTING NOTES

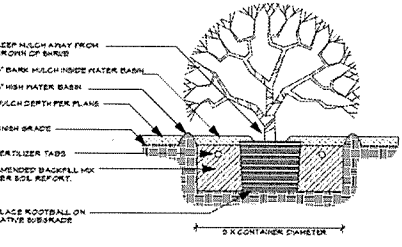
1. PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, THE CONTRACTOR SHALL VERIFY THE AVAILABILITY OF WATER TO THE SITE.
2. ALL PLANTED AREAS SHOWN ON THESE PLANS SHALL HAVE 100% HEAD-TO-HEAD IRRIGATION COVER.
3. PLANT QUANTITIES SHOWN ON PLANT LIST ARE FOR CONVENIENCE ONLY AND LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN PLANT COUNT AND AREA TAKE-OFFS.
4. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED EXCEPT WHERE SPECIFICALLY NOTED.
5. AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE SHALL HAVE AN IDENTIFICATION TAG FROM THE SUPPLIER INDICATING COMMON AND BOTANICAL PLANT NAMES.
6. PLANTS SHALL BE PROTECTED AGAINST HEAT, SUN, FROST, PESTS AND PHYSICAL DAMAGE DURING TRANSPORTATION TO THE SITE AND WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY.
7. PLANTS SHALL BE ACCLIMATED FOR THE CONDITIONS OF THEIR ULTIMATE USE AND LOCATION.
8. PLANTED PLANT MATERIAL SHALL NOT BE PLANTED OR USED ON THE PROJECT.
9. PLANT ROOT BALL SHALL NOT BE DAMAGED DURING TRANSPORTATION OR PLANTING PROCESSES.
10. LANDSCAPE CONTRACTOR SHALL REPAIR AND/OR REPLACE OR SOE KNOX AND QUALITY ANY PLANT MATERIAL EXISTING ON SITE WHICH IS DAMAGED DUE TO HIS NEGLIGENCE.
11. IMMEDIATELY UPON AWARD OF THE CONTRACT THE CONTRACTOR SHALL LEGATE, ORDER, AND PURCHASE OR HAVE HELD FOR HIM ALL SPECIFIED PLANT MATERIAL EXCLUDING PRE-SELECTED PLANT MATERIAL.
12. LANDSCAPE ARCHITECT SHALL APPROVE ALL TREES AT THE NUMBERED PRIOR TO SHIPPING OR CONTRACTOR SHALL IDENTIFY COLOR PRINT PHOTOGRAPHS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SHIPPING.
13. PLANT MATERIAL MAY BE RECEIVED AT ANY TIME BY THE LANDSCAPE ARCHITECT FOR IDENTIFICATION PURPOSES OR DAMAGE BEFORE OR AFTER PLANTING.
14. LANDSCAPE ARCHITECT SHALL APPROVE LANDSCAPE GRADING AND FINAL PLACEMENT OF ALL TREES AND SHRUBS PRIOR TO PLANTING.
15. ALL ROCKS AND DEBRIS SHALL BE REMOVED FROM PLANTED AREAS AROUND THE ROSE AND TREE FROM THE SITE, ACCORDANCE WITH THE FOLLOWING CRITERIA: 1" IN SHUB AREAS.
16. SOE PREPARATION SHALL BE IN ACCORDANCE WITH A SOE ANALYSIS TO BE OBTAINED BY CONTRACTOR AFTER GRADING.
17. CONTRACTOR SHALL SUBMIT ALL AMENDMENT QUANTITY RECEIPTS TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL AT THE TIME OF AMENDMENTS.
18. GROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOE AND HIGHER.
19. TREES SHALL BE OF ADEQUATE CALIPER TO STAND WITHOUT SUPPORT.
20. ALL TREES SHALL BE ESTABLISHED IN THEIR BOXES FOR NO LESS THAN FOUR MONTHS. ALL PLANTS 1 TO 2 GALLON IN SIZE SHALL BE ESTABLISHED IN THEIR CONTAINERS FOR A MINIMUM PERIOD OF THREE MONTHS BEFORE DELIVERY TO THE SITE UNLESS SPECIFICALLY AUTHORIZED BY THE LANDSCAPE ARCHITECT.
21. PINE PLANTS BOTH EXISTING AND PROPOSED DURING INSTALLATION OR MAINTENANCE AS DIRECTED BY LANDSCAPE ARCHITECT.
22. CIRCUIT AN ROOT SYSTEMS OF CONTAINER STOCKS SHALL BE SLASHED BY 4 TO 6 LOCATIONS ON THE EDGE AND THE ROOT BALL CUTTER FILED PRIOR TO PLANTING ROOT BOUND PLANTS ARE UNACCEPTABLE.
23. CONSTRUCT A 4" HIGH X 2" DIAMETER WATER BASIN FOR EACH ONE GALLON SIZE AND LARGER SHRUBS AND A 6" HIGH X 2" DIAMETER WATER BASIN FOR EACH TREE.
24. PLANTING PIT FOR TREES SHALL BE ENGRAVED NO LESS THAN THREE TIMES THE DIAMETER AND SLIGHTLY SMALLER THAN THE ROOTBALL.
25. INSTALL TREES AND SHRUBS PRIOR TO PLANTING OF GROUND COVER.
26. POSITION CENTER OF GRAVITY OF PLANTS CALLED OUT FOR PLACE A ROW OF PLANTS ONE HALF OF THEIR CENTER SPACING FROM THE EDGE OF THEIR CYLINDER ON THE PLAN.
EXAMPLE: IF SPACING IS CALLED OUT AT 10' OC, AND THE SYMBOL ON THE PLAN IS ADJACENT TO A HALK, PLACE A ROW OF GSAKSAH 8' FROM THE EDGE OF THE HALK AND SPACE THE PLANTS 10' OC.
27. TREE STAKING SHALL BE DONE AT CONTRACTOR'S DISCRETION (PER DETAIL). CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE STABILITY FOR THE LENGTH OF THE GUARANTEED PERIOD.
28. TREE STAKES SHALL BE TEN FEET (10) LONG, STRAIGHT GRADED LOGS (POLE PVC, TREATED WITH COPPER NANO PARTICLES), STAKES SHALL BE FREE OF NAILS, QUENERS, SPLITS AND DISPERSEMENTS. NUMBER OF STAKES PER TREE STAKING DETAIL.
29. TREES SHALL BE 1/2" CVT, WHITE OR BLACK HOSE, AVAILABLE FROM INDUSTRIAL NOTE: NUMBER IS 19 5/8" I.D. HALF CITY OF CONCORD, CA. 10344
30. TREES SHALL BE PLANTED AT LEAST 5 FEET FROM ANY DRAINAGE PUGH LINE UNDERGROUND UTILITIES SUCH AS SEWERS, WATERLINE, GAS LINES, ETC.
31. PLANTINGS SHALL NOT BE LOCATED SUCH THAT THEY WOULD CAUSE A LINE OF SITE PROBLEM FOR VEHICULAR TRAFFIC.
32. SHRUBS ARE TO BE SPALL AND DOWN TO THE GROUND.
33. TREES AND SHRUBS TO BE ONE GALLON SIZE MINIMUM. SOE SHALL BE BASED ON KNOWN PLANT AVAILABILITY. SPECIFY QUANTITIES AND SIZES IN PLAN.
34. PLANT TABLETS SHALL BE PLACED IN PLANTING PITS WITHIN THE TOP 3" OF FINISH GRADE.
35. PROVIDE AIR PUMP 20-10'S, 2 OZ. FERTILIZER TABLETS PER EACH 20-10'S PER PLANTING PLAN (1) PER PLANTS.
36. PLANTS ONE GALLON SIZE AND LARGER SHALL BE PLANTED WITH 20-10'S FERTILIZER TABLETS (1) BAKAN AT THE FOLLOWING RATES: 1/1" GALLON 3/9 GALLON 3/18 GALLON 1/2" OR 2" FROM THE 8/24 BOX SIZE.) DO NOT USE POTTING SACKS.
37. GROWN OF PLANTS SHALL BE SLIGHTLY HIGHER THAN MICH TOP DRAINAGE AFTER SETTLING. USE PLANTING PLAN FOR MICH DEPTH.
38. FERTILIZER CONTAINERS MUST BE KEPT OFF ALL HARDSCAPE. PROVIDE CYLINDER WITH RECEIPTS FOR FERTILIZER TYPE AND QUANTITY USED.
39. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTED AREAS MAINTAINED AND SOE FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD. ALL BERMUDA AND KROTTUNGRASS SHALL BE DUE OFF BY THE ROOTS AND REMOVED FROM THE SITE.
40. THE CONTRACTOR SHALL USE THE FOLLOWING PERCOLATION TESTING SPECIFICATION IMMEDIATELY FOLLOWING THE ROSE GRADING OPERATION TO DETERMINE WHETHER OR NOT A SUBDRAIN SYSTEM AND/OR ADAPTATION PIPES ARE REQUIRED.
 - A. EXCAVATION
UPON COMPLETION OF THE ROSE GRADING OF THE SITE THE LANDSCAPE ARCHITECT SHALL IDENTIFY A TYPICAL LOCATION FOR ONE OF THE LARGEST SPECIUM SOE TREES AND THE CONTRACTOR SHALL EXCAVATE THE PIT FOR THE TREE PER THE PROJECT SPECIFICATIONS AND DETAILS.
 - B. TESTS
WITH THE OWNER AND THE LANDSCAPE ARCHITECT PRESENT, THE CONTRACTOR SHALL FILL THE PIT WITH WATER TO A DEPTH OF 12" IF POSSIBLE. THE LENGTH OF TIME REQUIRED FOR THE WATER TO PERCOLATE INTO THE SOE LEAVING THE PIT EMPTY SHALL BE MEASURED BY THE CONTRACTOR AND VERIFIED BY THE PROJECT SUPERINTENDENT.
WITHIN SIX HOURS OF THE TIME THE WATER HAS DRAINED FROM THE PIT THE CONTRACTOR, WITH THE OWNER AND THE LANDSCAPE ARCHITECT PRESENT SHALL AGAIN FILL THE PIT WITH WATER TO A DEPTH OF 12". IF THE WATER DOES NOT COMPLETELY PERCOLATE INTO THE SOE WITHIN 4 HOURS A CELEBRATION WILL BE MADE BY THE OWNER AND THE LANDSCAPE ARCHITECT AS TO WHETHER OR NOT A DRAINAGE SYSTEM TO EACH TREE WILL BE REQUIRED.



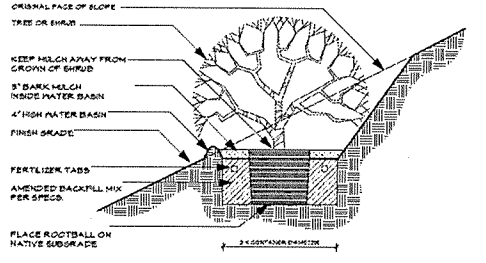
A TREE PLANTING
SCALE 3/4"=1'



B GROUND COVER PLANTING
plan view



C SHRUB PLANTING
SCALE 3/4"=1'



D SLOPE PLANTING

PLANTING NOTES & DETAILS

IF PLANT IS LESS THAN 50" X 42" IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

THE USE AND REUSE OF THESE PLANS, SPECIFICATIONS AND DETAILS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PLACE FOR WHICH THEY WERE PREPARED AND SHALL BE LIMITED TO THE ORIGINAL CONTRACT. ACCEPTANCE OF THESE RESTRICTIONS.

LANDSCAPE PLANTING SPECIFICATIONS

NOTE: GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION THEREWITH.

I. PURPOSE OF THE SPECIFICATIONS

IT IS THE INTENT OF THE SPECIFICATIONS THAT:
A. THE WORK OF CONSTRUCTING AND INSTALLING THE LANDSCAPING IS ACCOMPLISHED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS.
B. THE FINISHED INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT TO THE SATISFACTION OF THE OWNER. ADDITIONALLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE LANDSCAPE CONTRACT.

C. SCOPE OF WORK:
THE WORK PROVIDED BY THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, AND SERVICES. THESE ARE ALL COVERED COSTS FORDENOTED BY THE TERM OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.
D. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS OR REQUIREMENTS AND SUCH PROVISIONS SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREOF, SIGNED BY THE OWNER OR HIS DULY AUTHORIZED REPRESENTATIVE, HAS BEEN OBTAINED IN ADVANCE.

II. GENERAL CONDITIONS

A. INTERPRETATION OF PLANS AND SPECIFICATIONS:
1. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS AND WHERE ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
2. AMBIGUOUS ITEMS APPEAR TO BE AN ERROR OR DISCREPANCY IN OR BETWEEN THE PLANS, SPECIFICATIONS, AND PLANTING LISTS, THE CONTRACTOR SHALL PREFER THE MATTER TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH THE WORK WITHOUT SO NOTIFYING THE MATTER, HE DOES SO ON HIS OWN RESPONSIBILITY.

B. QUALITY OF WORK:
THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST TWO DAYS PRIOR TO WORK COMMENCEMENT BY THE CONTRACTOR AND PRIOR TO INSPECTION VISITS BY THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER ACCORDING WITH ALL PLANS AND SPECIFICATIONS AND BEST CONSTRUCTION PRACTICE. SHALL MEET WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER, AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL BUILDING CODES, ORDINANCES, AND REGULATIONS. ANY DEFECTIVE WORK WILL BE REDONE AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

III. PERMITS

THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY BUILDING PERMITS FROM THE CITY OR OTHER GOVERNMENTAL AGENCIES.

IV. LICENSE REQUIREMENTS

THE CONTRACTOR SHALL CARRY NECESSARY CONTRACTOR'S CALIFORNIA STATE LICENSE OR CERTIFICATE FOR THE TYPE OF WORK LISTED SUCH AS THE LANDSCAPE CONTRACTOR'S LICENSE NO. 0-27.

V. INSURANCE COVERAGE

THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE DAMAGE (BUT NOT LIMITED TO THE OWNER'S LIABILITY) IN THE COURSE OF THE WORK BY THE CONTRACTOR, AND WILL SHOW THE OWNER SUCH EVIDENCE OF INSURE INDICATED INSURANCE COVERAGE.

VI. PROPERTY, ETC., DAMAGE RESPONSIBILITY

1. THE CONTRACTOR IS TO PROTECT AT ALL TIMES ALL EXISTING UTILITIES, STRUCTURES, TREES, PLANTS, AND OTHER FEATURES KNOWN TO REMAIN ON THE SITE, AND TO REPAIR OR REPLACE ANY DAMAGED ITEM BY A REASONABLE MANNER DURING AND IN CONNECTION WITH HIS WORK. HE SHALL ASSUME ALL DAMAGE OR INJURY THAT MAY OCCUR TO ALL SUCH PROPERTY AND/OR TO PERSONS WHERE SUCH DAMAGE OR INJURY OCCURS IN CONNECTION WITH HIS WORK, OR BE DUE TO HIS NEGLIGENCE OR TO HIS LEAVING OPEN UNPROTECTED PORTIONS OF STREETS OR OTHER PROPERTY.
2. SHOULD ANY PART OF THE WORK UNDER THIS CONTRACT BE DAMAGED BY OTHER CONTRACTORS, THE CONTRACTOR AND PARTY CAUSING SUCH DAMAGE SHALL MAKE ADJUSTMENTS BETWEEN THEMSELVES AND NOT WITH THE OWNER, RELATIVE TO THE REPAIRS OR RECONSTRUCTION AND PAYMENT THEREFOR.

VII. VARIATION OF SITE

IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED HIMSELF AS TO THE SITE CONDITIONS, AND SHALL HAVE VERIFIED ALL DIMENSIONS AS WELL AS ASCERTAINING THE MEANS OF GETTING MATERIAL INTO THE SITE, AND ANY OTHER FACTORS AFFECTING THE WORK.

VIII. SEGREGATION OF COSTS

AT THE TIME OF EXECUTION OF THE CONTRACT, THE CONTRACTOR SHALL FURNISH TO THE OFFICE OF THE OWNER, FOR PURPOSES OF ACCOUNTING AND SCHEDULE, A SEGREGATED COST SCHEDULE ON REVISIONS OF THE CONTRACT PRICE, LISTING THE VARIOUS COMPONENTS IN THE PLANS, AS WELL AS UNIT PRICES OF EACH COMPONENT SPECIFIED, IN A FORM SATISFACTORY TO THE OWNER. THESE SCHEDULES SHALL ALSO BE USED AS THE BASIS FOR ADJUSTING THE PROPOSED PAYMENTS TO BE MADE TO THE CONTRACTOR, AND THESE COST BREAKDOWNS SHALL BE PART OF THE CONTRACT.

IX. EXTRA OR CHANGED:

ANY EXTRA OR CHANGE FROM THE CONTRACT ON THE JOB SHALL HAVE THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT AND OWNER.

X. INCREASED COSTS

IF THE EXTRA OR CHANGE IS TO BE DONE AT AN INCREASED COST OVER AND ABOVE THE CONTRACT PRICE, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH ADDITIONAL FUND FOR THE WORK PRIOR TO ACTUALLY DOING THE WORK.

XI. SITE CONDITION

THE CONTRACTOR, IN THE COURSE OF HIS WORK, IS TO KEEP THE SITE AS NEAR AND TRY TO MAINTAIN AS MUCH AS IS PRACTICAL, SO AS NOT TO DISRUPT THE NORMAL USAGE OF THE SURROUNDING AREAS BY THE OWNER OR BY OTHERS.

XII. SITE CLEARANCE

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROPERLY CLEAN AND TRY TO MAINTAIN THE SURROUNDING AREA AS USED BY THE OWNER PRIOR TO ALL EXCESS MATERIALS, DEBRIS FROM THE SITE, OR TO DISPOSE OF SAME AS DIRECTED BY THE LANDSCAPE ARCHITECT.

XIII. OWNER'S MATERIALS

DURING THE COURSE OF THE WORK, ANY MATERIALS, EQUIPMENT AND SERVICES MAY BE PROVIDED BY THE OWNER AND USED BY THE CONTRACTOR AT THE JOB, FOR SUCH MATERIALS, EQUIPMENT AND SERVICES, THE CONTRACTOR TO GIVE CREDIT TO THE OWNER AT THE STANDARD CONTRACT RATE FOR SUCH ITEMS. SUCH CREDIT, IF ANY, WILL APPEAR IN THE FINAL BILLING BY THE CONTRACTOR TO THE OWNER.

XIV. PLANS AND SPECIFICATIONS

ALL LANDSCAPING INCLUDING PLANTS, TREES, CONTAINERS, SOIL, ADDITIVES, AND OTHER ACCESSORIES LANDSCAPE ITEMS SHALL BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH PLEASE SEE SPECIFICATIONS PREVIOUSLY CITED.

XV. CHANGES

THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION FOR PRACTICALITY OF DESIGN AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COST.

XVI. SPECIAL CONDITIONS

A. GRADES

GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO INSURE PROPER DRAINAGE AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, PAVED DRAINS SHALL BE INLOW HARDSCAPE AS FOLLOWS: 1" FOR COUNCILS COVER AREAS.

B. MATURE PLANTING

THE SOIL SHALL NOT BE WORKED WHEN HUMIDITY CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR. WORK SHALL BE SO DONE THAT DUST WILL OCCUR AND FORM THE AIR OR THAT DUST WILL NOT BEAT HEAVILY. WATER SHALL BE APPLIED IF NECESSARY TO PROVIDE IDEAL HUMIDITY CONTENT FOR TILING.

C. WEED REMOVAL

WEEDS, PLUS WEEDING GRASS, ETC., SHALL BE REMOVED FROM ALL PLANTING AREAS BY THEIR ROOTS WHEREVER POSSIBLE AND REMOVED FROM THE SITE. WHERE NECESSARY TO DISRUPTAGE, PREVENTION OF THIS MATERIAL, THE CONTRACTOR SHALL APPLY ONE OR MORE TREATMENTS OF A SATISFACTORY CHEMICAL PER MANUFACTURER'S DIRECTIONS IN RELATION TO CONTOUR, PLUS ALLOWANCE OF AN APPROPRIATE PERIOD FOR EFFECTIVE PERFORMANCE PRIOR TO CULTIVATION. THE SITE SHALL BE MAINTAINED IN A WEED AND LITTER FREE CONDITION DURING THE MAINTENANCE PERIOD. WEEDS SHALL BE PREVENTED AT FUTURE DRAINAGE ADJACENT TO THE INSTALLATION OF WEED BARRIERS.

D. PLANTS

1. PROTECTION
PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL ON DELIVERY BY LANDSCAPE ARCHITECT AT PLACE OF DELIVERY AND/OR THE PROJECT SITE AT ANY TIME BEFORE OR DURING PROGRESS OF WORK. THE SOIL SHALL BE MAINTAINED IN A WEED AND LITTER FREE CONDITION DURING THE MAINTENANCE PERIOD. WEEDS SHALL BE PREVENTED AT FUTURE DRAINAGE ADJACENT TO THE INSTALLATION OF WEED BARRIERS.

E. IDENTIFICATION

PLANTS SHALL BE IDENTIFICATION, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, PRODUCE FREE FROM PLANT DISEASE, INSECT PESTS ON THEIR EDGES, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.

F. PROTECTION

PROTECT AND MAINTAIN ALL PLANTS FROM SEAL, DROUGHT, WIND, FROST, RAIN AND HEAT. AT ALL TIMES BEFORE AND DURING PLANTING OPERATIONS.

G. PLANTING REQUIREMENTS FOR TREES

1. PLANT MATERIALS IN QUANTITIES AND BEER SPECIFIED SHALL, AFTER DRAINING OPERATIONS, BE SPECIES APPROPRIATELY AS SHOWN ON THE LANDSCAPE DRAWINGS AND ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING REMOVED FROM CONTAINERS AND EXAMINING SOIL FOR PLANTING.

2. ALL BACKFILL MATERIALS SHALL BE NEEDED THOROUGHLY ON SITE BEFORE USING.

SOIL PREPARATION

USE FOR TWO PURPOSES ONLY. ACTUAL QUANTITIES SHALL BE BASED UPON A SOIL ANALYSIS TO BE OBTAINED BY CONTRACTOR AFTER DRILLING. SUBMIT A COPY TO LANDSCAPE ARCHITECT FOR APPROVAL BEFORE ORDERING AMENDMENTS:

1. THE FOLLOWING SHALL BE APPLIED FOR 100 SQ. FT. OF PLANTING AREA AND TILLED INTO THE SOIL TO A DEPTH OF 6":

- A. NITROGEN STABILIZED MANURE: 4 CUBIC YARDS
- B. COMMERCIAL FERTILIZER 8-20-20: 25 LBS
- C. GYPHOLAM: 25 LBS

2. BACKFILL FOR ALL SHRUBS (EXCEPT AZALEAS, GARDENIAS AND GIBBERNARIAS) AND TREES SHALL CONSIST OF THE FOLLOWING MATERIALS PER 15 CUBIC YARDS:

- A. ON SITE SOIL: 8 CUBIC YARDS
- B. NITROGEN STABILIZED MANURE: 2 CUBIC YARDS
- C. GYPSUM: 25 LBS

AMENDED BACKFILL TO BE PLACED IN THE UPPER 1/3 OF BACKFILL ONLY. SOIL BACKFILL BELOW THIS DEPTH SHALL NOT CONTAIN ANY ORGANIC MATERIAL.

BACKFILL FOR AZALEAS, GIBBERNARIAS AND GARDENIAS SHALL BE A SOIL MIX SPECIFICALLY FORMULATED FOR ACID LOVING PLANT MATERIAL. AS AZALEAS, GIBBERNARIAS AND GARDENIAS EXCHANGE PLANTING PITS THREE TIMES WIDER THAN FOOTBALL WIDTH.

3. SUBMIT ALL RECEIPTS AND RETURN ALL EMPTY BAGS FOR ALL AMENDMENTS FOR APPROVAL BY LANDSCAPE ARCHITECT.

K. PLANTING

1. CONTAINER GROWN PLANTS 5 GALLON AND SMALLER SHALL BE PLANTED IN PLANT PITS THREE (3) TIMES WIDER THAN PLANT CONTAINER AND THE SAME DEPTH OR THE HEIGHT OF PLANT CONTAINER. PLANT SHOULD BE BURIED 1/2 INCH DEEPER THAN ITS ORIGINAL GROWN HEIGHT AFTER SETTLING.

2. PLANTING PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.

3. ALL PLANTS SHALL BE WRAPPED BY CONTRACTOR, BEFORE EACH PLANTING PITS.

4. ALL AREAS RECEIVING PLANTS AND SOIL SHALL BE MOIST TO A DEPTH OF 6" AT TIME OF PLANTING.

5. USE APPROX 20-19-5, 2" OSMO TABLETS PER MANUFACTURER'S SPECIFICATIONS, WITH ALL SHRUBS AND TREES. 1 PER LITER OR 1 GALLON, 2 PER 1/2 GALLON, 3 PER 1/3 GALLON, 4 PER FOOT OF BOW WIDTH.

6. PLANT ALL TREES AND SHRUBS 5 MINIMUM FEET FROM EXISTING FOUNDATION HEADS (EXCEPT TREES).

7. SOAKIFY THE FEET OF EACH PLANT PRIOR TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT.

8. PLANT QUANTITIES ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE AND NOT QUANTITIES TO BE ACCURATE.

9. PLANT SPECIES AND PRECEDENCE OVER QUANTITIES SPECIFIED.

10. ALL WORK SHALL BE AS DIRECTED BY LANDSCAPE ARCHITECT WHO SHALL BE APPOINTED PRIOR TO THE COMMENCEMENT OF THE WORK.

L. RECEIPTS

CONTRACTOR SHALL SUBMIT ALL MATERIAL RECEIPTS TO LANDSCAPE ARCHITECT.

M. MAINTENANCE

1. THE MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER.

2. THE MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 90 DAYS.

ALL PLANTS AND PLANTING SHALL BE GUARANTEED FOR THE FOLLOWING DURATION BEGINNING AT THE FIRST DAY OF THE MAINTENANCE PERIOD:

- A. TREES AND SHRUBS 1/2 GALLON AND LARGER: 365 DAYS
- B. SHRUBS 5 GALLON AND SMALLER, LARVY AND GROUND COVER: 90 DAYS

ALL DEAD, DAMAGED OR PROVEN PLANT MATERIAL, INCLUDING DRAINAGE COVER, SHALL BE REPLACED AT TWO WEEK INTERVALS.



CLIENT
TRUC AND ALEX HARRIS

PROJECT
HARRIS RESIDENCE
731 AVOCADO PLACE
DEL MAR, CA 92014

CHANGES	
DATE	
PROGRESS PARTY DATE	
DESIGN	GM
DRAWN	GM
CHECKED	
SCALE	
PROJECT	18-110

SHEET
L-7
OF 7 SHEETS

PLANTING SPECIFICATIONS

IF PLANS LESS THAN 30" X 42" IT IS A REDUCED PRINT
REDUCE SCALE ACCORDINGLY

RESOLUTION NO. 2019-141

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SOLANA BEACH, CALIFORNIA, ORDERING THE
VACATION OF EXCESS PUBLIC STREET RIGHT-OF-WAY
AT 731 AVOCADO PLACE**

WHEREAS, according to Parcel Map No. 7213, there is currently a ten foot Irrevocable Offer to Dedicate (I.O.D.) along Avocado Place at 731 Avocado Place; and

WHEREAS, the City has determined that the excess right-of way is not being used for street purposes or maintained by the City and the City cannot find any evidence that the excess right-of-way has ever been used for street purposes; and

WHEREAS, there are no plans to use the excess right-of-way and the vacation does not affect the Circulation Element of the General Plan; and

WHEREAS, a minimum right-of-way width of 48 feet would remain after the vacation; and

WHEREAS, the proposed resolution includes legal description and plats, if approved by the City Council, the Resolution would be recorded by the County Recorder. The proposed vacation was published and posted in accordance with Sections 8320, 8322 and 8323 of the Streets and Highways Code; and

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

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

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

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

PASSED AND ADOPTED this 23rd day of October 2019, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

DAVID A. ZITO, 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: October 23, 2019
ORIGINATING DEPT: Community Development
SUBJECT: **View Assessment Ordinance Discussion**

BACKGROUND:

The City of Solana Beach Work Plan identifies a number of priorities that further the City's Community Character Objective – to maintain the small town coastal community charm that respects our beachside setting with consideration for scenic views and scale of development; and to promote an outdoor lifestyle and walkable/pedestrian scale community support by local businesses that foster a friendly neighborhood ambience. Community Character – Land Use and Planning Priority #4 is to update the City's View Assessment Ordinance to clarify its provisions, the duties of the View Assessment Commission members, responsibilities of the project applicant, and update view assessment procedures.

This item is before Council to discuss and provide direction to Staff regarding possible View Assessment Ordinance amendments.

DISCUSSION:

In 2014, the City's View Assessment Ad Hoc Committee concluded a multi-year review of the City's View Assessment Ordinance. As a result of these meetings, the Ad Hoc Committee identified modifications to the existing View Assessment Ordinance. An underline/strikeout of the Ad Hoc Committee draft Ordinance is included in Attachment 1 to the Staff Report and contains ~~strikeouts~~ for sections that were proposed to be removed and underline for portions that are proposed to be added.

In addition to the Ad Hoc Committee's proposed changes to the View Assessment Ordinance, the City Council may also choose to consider the following:

COUNCIL ACTION:

- Removal of “Lot Coverage” definition. Lot coverage is defined and used in other sections of the Solana Beach Municipal Code (SBMC) and other specific plans.
- Removal of “Building Setback” definition. Definition of setbacks are located in other definitions within the Zoning Code which is also covered under SBMC Section 17.63.030.
- Moving Section 17.63.020(G) from the Definitions section to a more appropriate section of the View Assessment Ordinance since it is not a definition.
- Addition of Structure Development Permit waiver procedures and requirements section to the View Assessment Ordinance. The current ordinance does not contain any formal procedures for a waiver request. Inclusion of a formalized process will minimize any ambiguity.
- Removal of references to mediation. Staff is unaware of applicants or view appellants that have used a formal mediator. The applicant and view appellant can engage in mediation regardless of it being codified in the ordinance.
- Renaming “View Appellant” to “View Claimant” to more clearly differentiate between an applicant and appellant. Additionally, depending on the action of the View Assessment Commission, both the applicant and claimant could be an appellant to the VAC decision/recommendation.
- Addition of “View Claimant” application information requirements, which may include contact information required and identification of “Primary Viewing Area.”
- Addition of language for View Assessment Commission continuance requests by either the applicant or view appellant consistent with existing procedures. View appellant(s) and applicants are currently allowed one continuance once an item has been scheduled for a hearing. In instances of multiple view appellants, only one continuance is allowed for all view appellants.
- Addition of language allowing a proxy to act on behalf of either the applicant or view appellant.
- Modifying Section 17.63.150(A) to read as follows to eliminate any confusion as to when an applicant may remove the poles:
 - Within 30 days of the ~~granting of a SDP or other~~ final decision by the City approving or denying the application, the Project Applicant shall remove the story poles referred to in Section 17.63.040(E) if applicable. Story poles left erected after 30 days of the granting of the permit or final determination denying the permit are unlawful and deemed abandoned. Violations of this section are subject to the penalties set out in SBMC Title 1, Chapters 1.16 or 1.18.

Staff is seeking Council direction on the Ad Hoc Committee’s proposed ordinance amendments and direction on any additional amendments to the existing ordinance including, but not limited to the above mentioned items.

CEQA COMPLIANCE STATEMENT:

This discussion item is not a project as defined by CEQA.

FISCAL IMPACT:

This item is for discussion purposes only. Therefore, there is no fiscal impact as a result of this item.

WORK PLAN:

This is consistent with Item 4 – View Assessment Ordinance Update of the Community Character - Land Use and Planning section of the Fiscal Year (FY) 2019/20 Work Plan.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council provide direction to Staff.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachment:

1. 2014 Ad Hoc Committee Draft – View Assessment Ordinance modifications

Chapter 17.63 VIEW ASSESSMENT

Sections:

- [17.63.010](#)— Purpose and intent.
- [17.63.020](#) Definitions.
- [17.63.030](#) Application of zoning regulations.
- [17.63.040](#) ~~Procedures~~ Application procedures and requirements for structure development permits.
- [17.63.050](#) Exemptions.
- [17.63.060](#) Notice of application for Structure Development Permit.
- [17.63.070](#) Application procedures and requirements for view assessment.
- [17.63.080](#) Findings.
- [17.63.090](#) Mediation.
- [17.63.100](#) Appeals.
- [17.63.110](#) Notice of Appeal.
- [17.63.120](#) Expiration of permits.
- [17.63.130](#) Extensions.
- [17.63.140](#) Severability.
- [17.63.150](#) Removal of abandoned Story Poles.

17.63.010 Purpose and intent.

The hillsides, canyons, and natural geographic features of the ~~city~~ City of Solana Beach constitute a limited natural resource in their scenic value to all city residents and visitors. These unique features have also led to a development pattern whereby vista points and views from lots have been created. The community character and property values will be adversely affected if the impact of new construction on existing viewsheds is not assessed and regulated. It is therefore the purpose and intent of this chapter:

- A. To provide a process for the ~~view~~ View assessment ~~Assessment committee~~ Commission (VAC) to review all feasible solutions for development and choose ~~that the~~ alternative ~~which that~~ provides the best balance between the owner's (~~the~~ "Project Applicant") desire to develop his/her property in accordance with applicable regulations and the neighbor's (~~the~~ "View Appellant") desire to protect his/her view. This chapter does not create a right to an unobstructed view.
- B. To preserve the existing character of established residential neighborhoods, and the desire to protect, where feasible, public and private views, aesthetics, and other property values in a manner which is compatible with reasonable development of property.
- C. To implement those sections of the ~~general~~ General plan ~~Plan~~ land ~~Land use~~ Use element ~~Element~~ ~~which that~~ call for the adoption of ordinances to encourage the preservation of public and private views where feasible.
- D. To promote the health, safety and general welfare of the public by preventing the needless destruction and impairment of these limited, unique, and irreplaceable views for this and future generations.

E. To provide a public notification process to encourage the resolution of view impairment issues by those property owners and residents directly affected without further involvement of the city. (Ord. 201 § 1, 1994)

17.63.020 Definitions.

For purposes of this chapter the following words, phrases and terms shall have the following corresponding meanings:

A. "Building setback" means the minimum distance as prescribed by this title between any property line, or private easement boundary used for vehicular and/or pedestrian access, and the closest point on any building or structure above ground level on the property.

B. "Lot coverage" means that portion of a lot or building site which is occupied by any building or structure.

~~C. "Neighborhood character" means the existing characteristics of a neighborhood in terms of the following: "Project Applicant" means the person who has submitted an application for a Structure Development Permit (SDP).~~

~~1. Scale of residences in the vicinity of the subject property;~~

~~2. Style of residences in the vicinity of the subject property;~~

~~3. Building setbacks to other property in the same zone.~~

~~D. "Owner" means the person who has submitted an application for a structure development permit. "View Appellant" means the person who has submitted an application to appeal the proposed project by means of a view assessment by the VAC or the City Council in the event of an appeal as set out in Section 17.63.100 and Section 17.63.110 of this chapter.~~

~~E. "Privacy" means reasonable protection from intrusive visual observation and/or noise. "Primary Viewing Area" shall be that area of the View Appellant's structure (excluding bathrooms, hallways, garages or closets) or lot (excluding the building setback areas) where the VAC, or the City Council in the event of an appeal as set out in Section 17.63.100 and Section 17.63.110 of the chapter, determines the best and most important view exists. The finished floor elevation of any interior primary viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to that primary viewing area. The determination shall be made by balancing the nature of the view to be protected and the importance of the area of the structure or lot from where the view is observed.~~

~~F. "Scale" means the total square footage, apparent bulk and lot coverage of a residence and accessory structures. "View Assessment Commission" (VAC) shall be a Commission of seven persons appointed by the City Council and vested with authority to administer this chapter. The terms and qualification for service on the VAC are established in Chapter 2.74 and the general provisions for the VAC are established in Chapter 2.60. The VAC shall consist of members who are residents within the City of Solana Beach. The Community Development Director ("Director") or the Director's designee shall be an ex-officio member of the VAC. The City Council adopted "Guidelines and Toolkit" shall be applied to assist in the implementation of this chapter.~~

~~G. "Structure" shall mean anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which is located on or on top of the ground, and exceeding seven feet in height. All other requirements, terms or conditions applicable to the VAC that are not covered in this Section, shall be referenced in Chapter 2.60.~~

~~H. "Style" shall mean design elements which consist of the following:~~

1. Height of structure;
2. Open space between structures;
3. Roof shape;
4. The mass of the structure;
5. Number of stories.

I. "Viewing area" shall be that area of the structure (excluding bathrooms, hallways, garages or closets) or lot (excluding the building setback areas) where the view assessment committee, or the city council on appeal, determines the best and most important view exists. The finished floor elevation of any viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to that viewing area. The determination shall be made by balancing the nature of the view to be protected and the importance of the area of the structure or lot from where the view is taken.

J. "View assessment commission" shall be a commission of seven persons appointed by the city council and vested with authority to administer this chapter. The terms and qualification for service on the commission are established in Chapter 2.74 SBMC and the general provisions for the commission are established in Chapter 2.60 SBMC. The commission shall consist of resident members who are also property owners within the city of Solana Beach. The community development director or the community development director's designee shall be an ex officio member of the commission. The city council adopted "guidelines and toolkit" shall be applied to assist in the implementation of this chapter and shall be binding on the view assessment commission.

K. All other terms of this commission that are not covered in this section shall be referenced in Chapter 2.60 SBMC. (Ord. 370 § 1, 2008; Ord. 201 § 1, 1994)

17.63.030 Application of zoning regulations.

Building height, building coverage, and building setback regulations for all zones shall be as set forth in the applicable provisions of this title, subject to specific design modifications as determined necessary by the view assessment committee VAC or the city City council Council ~~on~~ in the event of an appeal as set out in Section 17.63.100 and Section 17.63.110 of this chapter in order to achieve the purpose and intent of this chapter. The city City council Council adopted "guidelines Guidelines and toolkit Toolkit" shall be utilized in conjunction with this chapter. (Ord. 201 § 1, 1994)

17.63.040 Procedures Application procedures and requirements for structure Structure development Development permits Permits.

Any project Applicant proposing to construct a new structure or an addition to an existing structure that exceeds a height of 16 feet above existing grade shall be required to submit an application for a SDP to the City. The application shall be in a form established by the Director and shall contain sufficient information and plans to allow review pursuant to this chapter, including a complete set of preliminary plans, a site plan and all exterior elevations.

A. Application for Structure Development Permit. Any owner proposing to construct a new structure, or an addition to an existing structure, exceeding a height of 16 feet above existing grade, shall be required to submit an application for a structure development permit to the city. The application shall be in a form established by the community development director and shall contain sufficient information and plans to permit review pursuant to this chapter, including a complete set of preliminary plans, a site plan and all exterior elevations. The applicant (sometimes called "owner" in this chapter) shall also submit a current property owner list,

postage, and one set of mailing labels for all property owners and occupants within 300 feet of the subject property or for the nearest 20 properties, whichever is greater. An application processing fee in an amount established by city council resolution shall be paid at the time of submission of the application. In the case of very minor additions to existing structures, the community development director has the authority to determine whether or not a structure development permit is required. The community development director also has the authority to waive the requirement, established by subsection B of this section, to erect story poles as a part of the application for a structure development permit for projects where there is no likelihood of a view impairment; provided, however, that if an application for review of the project is filed, the view assessment committee may require that story poles be erected. When a project requires both a city council discretionary permit under the applicable provisions of this title and a structure development permit under this chapter, the applications shall be consolidated and the matter heard by the city council according to the procedures established elsewhere in this title. An application for view assessment under subsection E of this section is required for a hearing on a consolidated application. Notice of the review period will be mailed by city staff in accordance with the above requirements and applications for view assessment must be reviewed within 30 days in accordance with subsection E of this section. The city council shall decide the consolidated application based on the standards of both the zoning ordinance and this chapter. Prior to the city council hearing, staff shall refer the consolidated application to the view assessment committee for a report, which report shall be filed within 60 days. It is required that the Project Applicant: a) meet with, and visit the property of all persons who formally file for a view assessment pursuant to Section 17.63.070, so that the Project Applicant can observe the views from the View Appellant(s) property; and b) offer to meet with the View Appellant(s) to discuss the proposed project in order to determine whether there are any mutually agreeable design solutions to preserve the primary viewing area at-issue. Failure of the Project Applicant to complete items (a) and (b) above may be considered by the VAC or the City Council in their deliberations and decision in the view assessment process as it pertains to the finding required under Section 17.63.080(A).

B. Roofline "Story" Poles. Unless waived by the community development director pursuant to subsection A of this section, as a part of the application for a structure development permit including permits consolidated with a city council discretionary permit, the applicant shall erect, or cause to be erected, temporary poles connected with string marked with colored pennants sufficient to show the height and general outline of the proposed structure. If the community development director has waived the requirement for story poles, the view assessment committee may require the poles upon a determination by the committee that the poles will aid in making the required determinations under this chapter. The accuracy of the

structural outline established by the story poles shall be verified by a signed statement of a licensed land surveyor on a story pole plot plan. Conformance of the structure, as approved or conditionally approved, to the structural outline established by the story poles, or by the conditionally approved structure development permit if different, shall be verified before final inspection of the framing by a licensed land surveyor. An application processing fee in an amount established by City Council resolution shall be paid at the time of submission of the application. In the case of very minor additions to existing structures, the Director has the authority to determine whether or not a SDP is required. The Director also has the authority to waive the requirement established by subsection E of this Section to erect story poles as a part of the application for a SDP for project where there is no likelihood of a view impairment; provided, however, that if an application for review of the project is filed the VAC may require that story poles be erected.

C. Mediation. At the time that an application for a structure development permit is filed the applicant may make an offer in writing to submit the matters of any view impairment to mediation by a private independent mediator. When a person accepts an owner's offer to submit a matter to mediation, or when the owner accepts an offer to mediate made by a person whose view may be impaired, either party to the mediation shall notify the community development director that the matter will be submitted to mediation and all time periods for action by the community development director or the view assessment committee shall be stayed until the owner notifies the community development director in writing that mediation has been concluded. If the matter of view impairment is successfully mediated, the owner shall submit revised plans showing any revisions agreed to during the mediation process along with a written statement of the mediator that the matter has been successfully mediated. If the matter is successfully mediated, the community development director shall refund the application fee paid by the owner, unless the proposed project also requires a city council discretionary permit under the zoning ordinance in which case the portion of the fee which is attributable to the view review process shall be refunded. If more than one person from more than one property have accepted an owner's offer to mediate or have voluntarily offered to submit the matter of a view impairment to mediation, the amount of the owner's application fee refunded for a successful mediation shall be proportional to the number of successfully resolved disputes. Further, if the matter is successfully mediated, the community development director shall refund to any person who has filed a request for view assessment, and with whom the owner has successfully mediated, the fee for filing the application for view assessment. If the matter is not successfully mediated, the conclusions of the mediator shall not be submitted to, or considered by, the view assessment committee. It is the intention of the city council that mediation be used to resolve view impairment issues whenever feasible. To that end, the community development director is authorized to keep a list of private mediators for reference. Any person who is qualified to act as a professional mediator and requests to be included on the list of mediators shall be included on the list. The cost of mediation shall be borne by the parties according to the usual practices of the mediator. The city council further finds that the refund of application fees to persons who successfully mediate disputes through private mediation serves the public interest by encouraging mediation and by reducing the staff time necessary to review and process applications. The VAC may approved, approve with conditions, or deny a project when the project includes only a SDP application and a request for view assessment is received by the City. Those proposed elements which are less than 16 feet in height may be required to be lowered in height in order to approve higher elements elsewhere on the project. This decision is final unless an appeal to the City Council is filed pursuant to the appeal process set out in Section 17.63.100 and section 17.63.110 of this chapter. When the project includes a SDP application and a related Development Review Permit application. Or any other permit that requires a City Council decision, and a request for view assessment is received by the City, then the VAC may recommend approval, approval with conditions, or denial of the project.

D. Notice. Except where the community development director determines a project to be exempt from the permit requirement, the city shall mail written notice to all property owners and occupants within a 300-foot radius of the subject site or the nearest 20 property owners, whichever is greater, of the pending application. Notice shall not be given until roofline, "story" poles have been erected. Only one notice (addressed to the homeowners' association) shall be required for all properties within a condominium subdivision. Notice shall be deemed given on the date of mailing of the notice. The notice shall include all of the following: When a project requires both a City Council discretionary permit under the applicable provisions of this title and a SDP under this chapter, the SDP, after a decision to recommend granting approval, conditions approval, or denial of the permit by the VAC, shall then be consolidated with the other discretionary permit and heard by the City Council according to the procedures established

elsewhere in this title. An application for View Assessment under Section 17.63.070. The City Council shall decide the consolidated application based on the standards of both the zoning ordinance and the View Assessment process outlined in this chapter.

1. A brief description of the structure;
2. A statement that the application and plans for the structure are available for public review in the planning department office;
3. A statement that residents who believe that their views may be impaired by the structure are encouraged to contact the subject property owner directly to work out a mutually acceptable solution;
4. A statement informing all property owners of their right to file an application for view assessment within 30 days of the date of the notice; and
5. If the owner has made an offer to submit the matter to mediation, the fact of that offer.

E. Roofline "Story" Poles. Unless waived by the community development director ("Director") pursuant to subsection B of this section, as a part of the application for a structure development permit including permits consolidated with a city council discretionary permit, the applicant shall erect, or cause to be erected, temporary poles connected with string marked with colored pennants attached, or other markings as determined by the Director sufficient to show the height and general outline of the proposed structure. If the Director has waived the requirement for story poles, the VAC may require the poles upon a determination by the VAC that the poles will aid in making the required determinations under this chapter. The accuracy of the structural outline established by the story poles shall be verified by a signed statement of a licensed land surveyor on a story pole plot plan. Conformance of the structure, as approved or conditionally approved, to the structural outline established by the story poles, or by the conditionally approved SDP if different, shall be verified before final inspection of the framing by a licensed land surveyor.~~Application for View Assessment. Any person who owns or has lawful possession of a residence from which a view may be impaired by the proposed structure, or in the case of an impact to a public view, any person who owns or has lawful possession of a residence in the city or the community development director, may, within 30 days of the date of notice, file an application for view assessment. The application shall include a description of the "viewing area" as defined in this chapter and the extent of impairment. An application processing fee in an amount established by city council resolution for applications involving impacts to a residence (but there shall not be a fee for applications based on impacts to public views) shall be paid at the time of submission of the application. If an application for view assessment is filed, all issues in dispute including, if necessary, the determination of a viewing area, shall be resolved by the view assessment committee. The view assessment committee shall hold a public meeting not more than 30 days after the last date for filing an application for view assessment. All applications for view assessment with respect to a proposed project shall be heard at the same hearing. Unless the applicant for the permit consents to a longer time period, the view assessment committee shall render its decision within 30 days following the first meeting on the application. If during the view assessment committee meeting the project is redesigned to extend outside the originally proposed three-dimensional building envelope, the meeting shall be continued and the new design renoticed in conformance with subsection D. The decision of the view assessment committee shall be incorporated as a condition of the structure development permit and any other discretionary permits required for the proposed structure. Written notice of the view assessment committee's decision shall be sent to the owner and all parties who filed for view assessment.~~

If no application for view assessment is filed within 30 days of the original date of notice, all rights to review are waived and the community development director shall grant the structure development permit unless any other city council discretionary permit is required by this title or the application does not comply with other applicable zoning or building laws.

F. Findings. In making a decision on a matter for which view assessment has been requested, the view assessment committee shall be required to make the following findings:

1. The applicant for the structure development permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.
2. The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.
3. The structure is designed and situated in such a manner as to minimize impairment of views.
4. There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.
5. The proposed structure is compatible with the immediate neighborhood character.

G. Appeals. The decision of the view assessment committee may be appealed to the city council by the owner or the person(s) who requested the view assessment only after written documentation that interested parties participated in mediation or some other nonbinding form of alternative dispute resolution. Subsection C of this section authorizes the community development director to keep a list of private mediators for reference. The cost of mediation shall be borne by the participants according to the usual practices of the mediator. Mediation must be requested in writing within 10 days of the date of notice of the decision of the view assessment committee with a copy of the written request also shared with the community development director. If upon completion of mediation, the dispute has not been resolved, only those parties who participated in the mediation may file an appeal of the view assessment committee decision. The decision of the mediator will be reviewed by the community development director to confirm that the mediated agreement is consistent with all provisions of the SBMC. If the mediated agreement meets the SBMC standards, the city council shall adopt a resolution of approval. If the mediated decision does not meet SBMC standards, it shall be returned to the mediator. If the mediator provides a written statement that the parties were unable to resolve the issues, then an appeal may be filed in accordance with the following provisions:

1. A notice of appeal must be filed in writing with the community development director (a) within but no later than 10 days after the date of a written decision by a mediator following confirmation by the community development director that the decision is final, or (b) within 10 days of written notification that mediation has not been successful, or (c) within 60 days of the date of the decision of the view assessment committee. The 60-day period may be extended if progress is being made through mediation and all parties in mediation agree to the extension. If mediation has been successful and the decision

becomes final, then no appeal is necessary. Assuming the design, conditions and standards associated with the mediation project meet all city standards, the community development director will prepare a resolution for city council approval on the consent calendar. The notice of appeal shall contain a statement of the grounds for the appeal. The community development director shall mail the notice of appeal to all persons who submitted oral or written testimony to the view assessment committee at the hearing on the project. The appellant shall pay the cost of the mailing.

2. At the time of filing a notice of appeal, an appeal fee to cover the cost of the appeal in an amount established by city council resolution shall be paid to the extent that payment is required by the city council resolution establishing the fee.

3. Within 10 days following the filing of a notice of appeal the appellant shall file with the community development director a statement on appeal which includes: (a) the grounds for the appeal; (b) a summary of the evidence presented to the view assessment committee; (c) a summary of the evidence presented during mediation as well as any written conclusions from the mediator; and (d) any argument the appellant wishes to make supporting the appeal. Upon receipt of the statement, the community development director shall make the statement available as a public record.

4. At a subsequent city council meeting which is more than 10 days after the filing of the appellant's statement on appeal, the city council shall conduct a hearing on the appeal.

5. Notice of the hearing on appeal shall be mailed 10 days prior to the hearing to the appellant(s), to the owner, to all persons who requested view preservation review and to all persons who appeared at the view assessment committee meeting or submitted comments for consideration by the view assessment committee. The determination of the city council on appeal includes a consideration of the following matters: (a) the issues submitted to the view assessment committee and identified in the notice of appeal; (b) the evidence presented to the committee at the hearing on the matter and any additional evidence which the city council finds could not reasonably have been submitted to the view assessment committee; (c) the resolution of the view assessment committee; (d) a transcript of the hearing before the committee if one has been prepared by the appellant(s) or other person and presented to the city council for its consideration; (e) written statements by persons authorized to appear at the public hearing; and (f) oral presentations by persons appearing at the public hearing. The city council shall permit any person who appeared at the committee hearing or who submitted written comments to the committee to be heard at the hearing on appeal and may permit any other person to be heard. The city council may exercise its independent judgment as to the matter, but shall not overturn the decision of the committee except on the affirmative vote of three members of the city council. The decision of the city council is final. (Ord. 329 § 1, 2004; Ord. 317 § 1, 2003; Ord. 312, 2003; Ord. 288 § 1, 2002; Ord. 201 § 1, 1994)

17.63.050 Exemptions.

A. structure development permitSDP pursuant to SBMC 17.63.040 shall not be required for the following development:the reconstruction of a structure which has been destroyed, in whole or in part, by fire or natural disaster, subject to the provisions for nonconforming uses as set forth in Chapter 17.16 of the Solana Beach Municipal Code

~~A. Any development project in conformance with a valid, unexpired site development plan, site development permit or building permit approved, conditionally approved or issued before the effective date of the ordinance codified in this chapter.~~

~~B. Any development project for which a site development plan, site development permit, or building permit has been requested and stamped as conditionally approved for processing prior to February 5, 1990.~~

~~C. The reconstruction of a structure which has been destroyed, in whole or in part, by fire or natural disaster, subject to the provisions for nonconforming uses as set forth in Chapter 17.16 SBMC. (Ord. 201 § 1, 1994)~~

17.63.060 Notice of application for Structure Development Permit.

A. The Project Applicant shall submit a current property owner list, postage and one set of mailing labels for all property owners and occupants within 300 feet of the subject property or for the nearest 20 properties, whichever is greater.

B. Except where the Director determines a project to be exempt from the SDP requirement, the City shall mail written notice to all property owners and occupants within a 300-foot radius of the subject site or the nearest 20 property owners, whichever is greater, of the pending application. Notice shall not be given until roofline, story poles have been erected. Only one notice (addressed to the homeowners' association) shall be required for all properties within a condominium subdivision. Notice shall be deemed given on the date of mailing of the notice. Notice shall also be posted by the City at the subject property in plain view and deemed given on the date of the posting of the notice. The notice shall include all of the following:

1. A brief description of the structure;

2. A statement that the application and plans for the structure are available for public review in the Community Development Department office;

3. A statement that residents who believe that their views may be impaired by the structure are encouraged to contact the Project Applicant directly to work out a mutually acceptable solution to any view impairment issues;

4. A statement informing all potential View Appellant(s) of their right to file an application for view assessment within 30 days of the date of the notice.

17.63.070 Application procedures and requirement for view assessment.

A. Any person who owns a residence from which a view may be impaired by the proposed structure, or in the case of an impact to a public view, any person who owns a residence in the City or the Director, may, within 30 days of the date of notice, file an application for view assessment. The application shall include a description of the "primary viewing area" as defined in this chapter and the extent of impairment. An application processing fee in an amount established by City Council resolution for applications involving impacts to a residence shall be paid at the time of submission of the application.

B. There shall not be a fee for applications based on impacts to public views.

C. If an application for view assessment is filed, all issues in dispute including, if necessary, the determination of a viewing area shall be resolved by the VAC. The VAC members shall inspect the claimed views from the View Appellants' property. Also, the VAC should inspect the Project Applicant's proposed project on site, if accessible, but need not meet with the Project Applicant. It is required that the members shall be allowed to enter and observe from inside all areas of the building at a property filing for view assessment. The Project Applicant is also required to enter and observe the views from the building where a view assessment has been applied for.

Therefore, the View Appellant shall also agree in writing, at the time of application for a view assessment, to provide timely access (within 30 days) to all rooms within their residence to all members of the VAC, and also shall agree to provide this access to the Project Applicant for purposes of the view assessment process.

D. A Project Applicant or a View Appellant, who fails to provide access as specified herein, may have their application deemed incomplete by the Director. Further, the application for view assessment may be deemed withdrawn by the Director if no access has been provided by a View Appellant to the VAC or the Project Applicant of the proposed project within 30 days of the filing for a view assessment. The view assessment fee shall not be refunded in this instance.

E. Once a primary viewing area has been established by the VAC decision, or by City Council decision in the event of an appeal as set out in Section 17.63.100 and Section 17.63.110 of this chapter, it shall not change thereafter for the application, unless significant and subsequent structural modification to the residence or view shed, as permitted by the City, have modified the subject property to the extent that the VAC or City Council determines a new primary viewing area has been created by the permitted modification.

F. All applications for view assessment with respect to a proposed project shall be heard at the same hearing. In appropriate instances, one continuance may be provided when a Project Applicant requests one for the purpose of redesign pursuant to this Section. Should the new design fall entirely within the building envelope of the original design, no re-noticing of the project is required. Should the new design fall outside of the building envelope of the original design, Story Pole modification, Height Certificate re-certification and re-noticing of the project is required.

G. After the notice for the meeting has been published, an opportunity for one (1) postponement may be requested by either party no later than 48 hours prior to the scheduled meeting.

H. Written notice of the VAC's decision shall be sent to the Project Applicant and all View Appellant(s).

I. If no application for view assessment is filed within 30 days of the original date of notice, all rights to review are waived and the Director shall grant the SDP unless any other City Council discretionary permit is required by this title or the application does not comply with other applicable zoning or building laws.

17.63.080 Findings.

In making a decision on a matter for which view assessment has been requested, the VAC shall be required to make the following findings:

A. There is a view from the View Appellant's property that is impaired in any amount by the proposed structure. This finding shall be made and voted on by the VAC before the VAC can proceed to determine if the remaining findings can be made. If this finding cannot be made, then the VAC shall not proceed to determine the remaining findings and the application for view assessment shall be denied.

B. The Project Applicant for the SDP has made a reasonable attempt to resolve the view impairment issues with the View Appellant(s).

C. The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bikeways, walkways and bridges) that has been identified in the City's General Plan, Specific Plans, Local Coastal Program or City designated viewing areas.

D. The structure is designed and situated in such a manner as to minimize impairment of views.

E. There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (1) considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction of structures on other parcel similar to the proposed structure.

17.63.090 Mediation.

A. If the Project Applicant is unable to come to an agreement with the View Appellant(s) and all parties agree, the parties may attempt to determine whether there are any mutually agreeable design solutions to preserve the primary viewing area at issue through private mediation. The parties are to agree to a Mediator, who is a neutral party and not beholden to any of the parties.

B. When a View Appellant accepts a Project Applicant's offer to submit a matter to mediation, or when the Project Applicant accepts an offer to mediate made by a View Appellant whose view may be impaired, either party to the mediation shall notify the Director that the matter will be submitted to mediation and all time periods for action by the Director or the VAC shall be stayed until the Mediator notifies the Director in writing that mediation has been concluded.

C. If the matter of view impairment is successfully mediated, the Project Applicant shall submit revised plans showing any revisions agreed to during the mediation process along with a written statement of the mediator that the matter has been successfully mediated.

D. The City Council finds that the refund of application fees to persons who successfully mediate disputes through private mediation serves the public interest by encouraging mediation and by reducing the Staff time necessary to review and process applications. If the matter is successfully mediated, the Director shall refund the application fee paid by the Project Applicant, unless the proposed project also requires a City Council discretionary permit under the zoning ordinance, in which case only the portion of the fee that is attributable to the view assessment process shall be refunded. If more than one View Appellant from more than one property has accepted a Project Applicant's offer to mediate or has voluntarily offered to submit the matter of a view impairment to mediation, the amount of the Project Applicant's application fee refunded for a successful mediation shall be proportional to the number of successfully resolved disputes. Further, if the matter is successfully mediated, the Director shall refund to any View Appellant who has filed a request for view assessment, and with whom the Project Applicant has successfully mediated, the fee for filing the application for view assessment.

E. If the matter is not successfully mediated, the conclusions of the mediator shall not be submitted to, or considered by, the VAC. It is the intention of the City Council that private mediation be used to resolve view impairment issues whenever feasible.

F. The Director is authorized to keep a list of private mediators for reference. Any person who is qualified to act as a professional mediator and requests to be included on this list of mediators shall be included on the list. The cost of mediation shall be borne by the parties according to the usual practices of the mediator.

17.63.100 Appeals

The decision of the VAC may be appealed to the City Council by the Project Applicant or by the View Appellant(s). The decision of the City Council on the matter is considered the final determination.

17.63.110 Notice of Appeal.

A. A notice of appeal must be filed in writing with the Director no later than 30 days after the date of the notice of decision. The notice of appeal must include: (a) the grounds for the appeal; (b) a summary of the evidence presented to the VAC; and (c) any argument the appellant

wishes to make supporting the appeal. Upon receipt of the statement, the Director shall make the statement available as a public record. The Director shall mail the notice of appeal to all persons who submitted oral or written testimony to the VAC at the hearing on the project. The person(s) appealing the decision shall pay the cost of the mailing.

B. At the time of filing a notice of appeal, an appeal fee to cover the cost of the appeal in an amount established by City Council resolution shall be paid to the extent that payment is required by the City Council resolution establishing the fee.

C. After the filing of the appellant's statement on appeal, the City Council shall conduct a hearing on the appeal.

D. Notice of the hearing on appeal shall be mailed 10 days prior to the hearing to the appellant(s), to the Project Applicant, to all persons who requested a view assessment, and to all persons who appeared at the VAC meeting or submitted comments for consideration by the VAC. The determination of the City Council on appeal includes a consideration of the following matters: (a) the issues submitted to the VAC and identified in the notice of appeal; (b) the evidence presented to the VAC at the hearing on the matter and any additional evidence that the City Council finds could not reasonably have been submitted to the VAC; (c) the record and resolution of the VAC; (d) a transcript of the hearing before the VAC if one has been prepared by the appellant(s) or other person and presented to the City Council for its consideration; (e) written statements by persons authorized to appear at the public hearing; and (f) oral presentations by persons appearing at the public hearing. The City Council shall visit the site as described in Section 17.63.042(A). The City Council shall permit any person who appeared at the VAC hearing or who submitted written comments to the VAC to be heard at the hearing on appeal and may permit any other person to be heard. The City Council shall exercise its independent judgment as to the matter, but shall not overturn the decision of the VAC except on the affirmative vote of three members of the City Council. The decision of the City Council is final.

17.63.060-120 Expiration of permits.

Unless a different time is otherwise specifically stated in the permit, All structure development permits SDPs shall expire and become void 24 months from the date of final approval unless a building permit is issued in accordance with the approved entitlement. permit and construction is commenced and diligently pursued toward completion. This requirement shall apply to all structure development permits issued under this chapter. With respect to permits issued pursuant to Ordinance No. 133, the permit shall expire 24 months after the date of adoption of the ordinance enacting this chapter. The community development director shall give written notice by first class mail of the 24-month expiration period to each holder of a permit under Ordinance No. 133 for which building permits have not been issued and construction commenced. The notice shall be mailed within 30 days of the date of adoption of the ordinance enacting this chapter. (Ord. 201 § 1, 1994)

17.63.130 Extensions.

All requests for extensions of SDPs are subject to Section 17.72.110 of Chapter 17.72 of this title.

17.63.140 Severability

The provisions of this ordinance are declared to be severable and if any provision, sentence, clause, section or part of this ordinance is held illegal, invalid, unconstitutional or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality or inapplicability shall

not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance or their application to persons and circumstances.

17.63.150 Removal of abandoned Story Poles

A. Within 30 days of the granting of a SDP or other final decision by the City approving or denying the application, the Project Applicant shall remove the story poles referred to in Section 17.63.040(E) if applicable. Story poles left erected after 30 days of the granting of the permit or final determination denying the permit are unlawful and deemed abandoned. Violations of this section are subject to the penalties set out in SBMC Title 1, Chapters 1.16 or 1.18.

B. In addition to the penalties set out in Chapters 1.16 and 1.18 of the SBMC, the City may require a deposit from the Project Applicant to be used to cover the cost of removal of the story poles in the event the Project Applicant fails to do so within 30 days of the granting of the permit or final decision denying the permit. The amount of the deposit shall be included in the City's master fee schedule and the amount shall be set by City Council resolution.

C. The legal obligation to timely remove story poles as set forth in subsection A and the corresponding penalties, shall apply to all Project Applicants, including those who received a final determination on their application prior to the enactment of this section.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 23, 2019
ORIGINATING DEPT: Finance
SUBJECT: **City Council Consideration of Resolution No. 2019-145 Approving Year-End Budget Adjustments for Fiscal Year 2018/19**

BACKGROUND:

The City of Solana Beach (City) expects to have its Comprehensive Annual Financial Report (CAFR) completed by mid-December. In the interim, Staff is presenting financial information and proposed Year-End Budget Adjustments for the General Fund for Fiscal Year (FY) 2018/19.

This item is before the City Council (Council) to file and accept the General Fund Update for FY 2018/19 and to consider adoption of Resolution 2019-145 revising appropriations in the FY 2018/19 Budget.

DISCUSSION:

Staff is presenting unaudited General Fund revenue and expenditure financial information for FY 2018/19. The following discussion is intended to highlight the areas of the budget – both revenues and expenditures – where the largest impacts were realized. If there are specific questions regarding any areas of the budget that Council may have, Staff will be prepared to address them.

Revenues

Revenues (unaudited) for the General Fund are summarized in Table 1, on the next page, and are provided in detail in Attachment 2.

CITY	COUNCIL	ACTION:

**TABLE 1
 GENERAL FUND REVENUES**

	<u>ADOPTED</u>	<u>AMENDED</u>	<u>ACTUAL</u>	<u>VARIANCE WITH AMENDED BUDGET POSITIVE (NEGATIVE)</u>	
				<u>\$</u>	<u>%</u>
Taxes and Fees Revenues	14,008,100	14,471,100	15,015,549	544,449	4%
Licenses and Permits	456,000	456,000	440,510	(15,490)	-3%
Fines and Penalties	487,000	487,000	502,249	15,249	3%
Investments and Rentals	195,000	195,000	570,291	375,291	192%
Intergovernmental Revenues	1,877,500	1,933,500	1,952,837	19,337	1%
Service Charges	770,000	838,000	953,305	115,305	14%
Other Revenues	199,100	618,567	663,363	44,796	7%
TOTAL GENERAL FUND	17,992,700	18,999,167	20,098,104	1,098,937	6%

Overall, the City is projected to receive \$20,098,104 in General Fund revenues for FY 2018/19, which is \$2,105,404 more than the projected revenue budget of \$17,992,700 as adopted as part of the two year budget for FY's 2018 and 2019 in June 2017 and amended in June 2018. After the mid-year budget amendments, which increased projected revenues to \$18,999,167, the City still received \$1,098,937, or 6%, more than the budgeted amount.

The following represents the revenue highlights of the FY 2018/19 Budget:

- **Property Tax:** Property tax revenue was \$7,952,416 for FY 2018/19 which was \$75,416, or 1%, more than the amended budget.
- **Sales Tax:** The City's sales tax revenue was \$3,502,561 for FY 2018/19 which was \$271,461 more than the adopted budget of \$3,231,100. Due to the implementation of a new system for collecting sales tax that the State of California implemented in May 2018, sales tax revenue for FY 2018/19 included revenue that was due to the City for the third and fourth quarter for FY 2017/18 but was delayed due to reporting problems for the new system. This delay in receiving revenue resulted in a one-time spike in sales tax revenue for FY 2018/19 of approximately \$125,000.
- **Transient Occupancy Tax (TOT):** TOT consists of revenue received from hotels and Short Term Vacation Rentals (STVRs). TOT receipts totaled \$1,553,081, which exceeded the adopted budget by \$173,081, or 12.5%, in FY 2018/19. Of this total, \$1,087,276 was in TOT from hotels and \$465,805 was in TOT from STVRs.
- **Fire Benefit Fees:** In FY 2018/19, higher than normal revenues for delinquent fire benefit fees were collected resulting in \$506,341 being received by the City. This was \$66,341, or 15%, greater than the adopted budget amount of \$440,000.

- **RDA Pass-Thru Payments:**

This revenue category is budgeted at \$80,000 and at mid-year was increased to \$148,000 based on revenue received for the first half of the fiscal year. The City received \$190,603 for the fiscal year. The increase in this revenue category is based on reductions in the Successor Agency's enforceable obligations reported on the ROPS for FY 2018/19 and 2019/20.

- **California Vehicle Code (CVC) Fines and Red Light Citations:** CVC fines revenue was budgeted at \$100,000 for FY 2018/19 and \$150,385 was received, an increase of \$50,385, or 50%, as compared to the amended budget amount. Red light citations revenue was budgeted at \$240,000 for the fiscal year and \$210,806 was received, a decrease of \$29,194, or 12%, as compared to the amended budget amount.

Both revenues come from the San Diego Superior Court and are unexpected variances. While, on its surface, this is likely a result of fewer red light infractions (and less citations being issued) and, conversely, an increase in the number of citations issued, Staff will continue to research why these variances occurred.

- **Use of Money and Property:** This category of revenue, which includes investment earnings and property rentals, reported a total of \$570,291 for FY 2018/19, an increase of \$375,291, or 192%, as compared to the adopted budget of \$195,000. In FY 2017/18, the General Fund's market to cost valuation for investments held by the City was a negative \$142,198. This negative amount reduced the investment income actually received by the General Fund for FY 2017/18. In FY 2018/19, General Fund's market to cost valuation for investments held by the City was a positive \$107,473. This amount of \$107,474, plus the reversal of the previous fiscal year's negative market to cost valuation of \$142,197, resulted in an increase in overall investment income of \$249,671. Actual investment revenue received by the General Fund for FY 2018/19 was \$237,380, which resulted in total investment income being reported at \$487,051.
- **City Clerk Fee Revenues:** The Special Election held on May 7, 2019 for Measure B, a request for voters to amend the Solana Beach Municipal Code to allow a state-licensed senior residential care facility at 959 Genevieve Street, had an initial cost estimate from the Registrar of Voters of \$125,000. The proponents of the measure deposited \$125,000 with the City to cover the initial cost estimate.

This amount has been recorded in the City Clerk Fee revenue category and will be appropriated as part of Resolution 2019-145. The final costs of the election equaled \$182,869. The City has billed the proponents the remaining amount due of \$57,869, but because the City is still awaiting receipt of the monies, the \$57,869 has been recorded as "Unavailable Revenue", or a liability, instead of revenue for FY 2018/19.

- **Miscellaneous Revenues:** Revenue received for this category, which includes one-time revenues that cannot otherwise be categorized and reimbursed costs, totaled \$150,514, an increase of \$48,047 as compared to the amended budget amount of \$102,467. This increase was primarily due to reimbursements from the City's Worker Compensation internal service fund of \$58,751 for payments made to fire fighters for 4850, or workers compensation pay.

Expenditures

Expenditures (unaudited) for the General Fund are summarized in Table 2, below, and are provided in detail in Attachment 3 by function and Attachment 4 by object code.

**TABLE 2
 GENERAL FUND EXPENDITURES BY FUNCTION**

	ADOPTED	AMENDED	ACTUAL	VARIANCE WITH AMENDED BUDGET POSITIVE (NEGATIVE)	
				\$	%
General Government	3,604,900	3,279,700	3,349,825	(70,125)	-2%
Community Development	1,187,700	1,150,200	1,146,486	3,714	0%
Public Safety	9,941,700	9,964,875	9,889,567	75,308	1%
Public Works	2,334,800	2,436,523	2,290,871	145,652	6%
Community Services	259,400	259,800	238,687	21,113	8%
Transfers Out	401,600	1,414,336	1,413,682	654	0%
TOTAL GENERAL FUND	17,730,100	18,505,434	18,329,118	176,316	1%

Overall, expenditures from the General Fund totaled \$18,329,118 in FY 2018/19, which was \$599,018 more than the expenditure budget of \$17,730,100 adopted as part of the two-year budget for FY's 2018 and 2019 in June 2017 and amended in June 2018. After the expenditure budget was amended to \$18,505,434, expenditures were \$176,316, or 1%, less than the amended expenditure budget amount.

The following represents the expenditure highlights of the FY 2018/19 Budget:

- **Salaries and Fringe Benefit Costs:**
 - Actual salaries and benefit costs totaled \$7,678,770, which was \$47,705 less than the amended budget.
 - Regular Salaries, Overtime, and Flex Credit Benefits were under spent by a combined total of \$53,544, due in part to vacancies in the City Clerk, Human Resources, Fire, Information Systems, and Engineering departments. These savings were partially offset by increased expenses in the Part-Time and Temporary Salaries cost categories.

- **Elections:** The City incurred a total of \$182,869 in costs for the Special Election held on May 7, 2019 for Measure B and will be appropriated as part of Resolution 2019-145.
- **City Manager:** Expenditures for the City Manager’s professional services and contingency accounts were \$13,541 and zero as compared to budget amounts of \$35,000 and \$37,500, respectively, resulting in a total savings of \$58,959.
- **Building Services:** Actual expenditures totaled \$385,896 which was \$35,796, or 10%, more than the amended budgeted amount of \$350,100. The increase in costs was due to increased revenues in plan-check fees, 75% of which go to EsGil, the City’s on-call building plan check consultant.
- **Professional Services:**
 - **Legal Services:** Actual expenditures for legal professional services were \$406,410 as compared to the amended budget amount of \$450,000, resulting in a savings for this budget unit of \$43,590.
 - **Planning:** There was a savings of \$40,950 in planning professional services since actual expenditures equaled \$10,150 as compared to the adopted budget amount of \$51,100.
 - **Public Works:** Total savings of \$51,191 was realized in Professional Services for the Public Works Department in the following areas: \$8,046 in Engineering, \$12,514 in Environmental Services, \$10,408 in Street Maintenance, \$12,267 in Traffic Safety, and \$7,956 in Street Sweeping.

Schedule of Revenue, Expenditures, and Changes In Fund Balance

The General Fund’s beginning fund balance at July 1, 2018 was \$9,685,550. With the unaudited revenue and expenditures reported for the Fiscal Year 2018/19, the projected unaudited fund balance will be \$11,454,536 as detailed in Table 3.

**TABLE 3
 GENERAL FUND - FUND BALANCE**

Beginning Fund Balance at 07/01/18	\$ 9,776,459
Revenues	20,098,104
Expenditures	18,329,118
Revenues over Expenditures	\$ 1,768,986
Ending Fund Balance at 06/30/19	\$11,545,445

A breakdown of the General Fund beginning fund balance at July 1, 2018 is provided in Attachment 5.

Retiree Health Benefits (RHB)

As part of determining the City’s Other Post Employment Benefit (OPEB) liability for audit purposes, it was found that some employees who retired before 2006 were not included on the City’s retiree reports for RHB. Staff is recommending that a transfer be made from the General Fund to the OPEB Obligation Internal Service fund of \$185,000 so that RHB payments can be made to these retirees.

Payment to PARS Trust

In FY 2014/15, the City Council approved and established a combined PARS Pension and OPEB Trust. Through FY 2017/18, Council has allocated a total of \$1,735,000 to the Trust using a portion of each of the FY’s General Fund surpluses as detailed in Table 4.

**TABLE 4
 PARS CONTRIBUTION BY GENERAL FUND**

FY	Projected Surplus	PARS Trust		
		Pension	OPEB	Total
2014/15	\$ 907,284	\$ 500,000	\$ 135,000	\$ 635,000
2015/16	613,462	236,220	63,780	300,000
2016/17	1,123,432	314,961	85,039	400,000
2017/18	1,121,884	314,961	85,039	400,000
	<u>\$ 3,766,062</u>	<u>\$ 1,366,142</u>	<u>\$ 368,858</u>	<u>\$ 1,735,000</u>

As part of the adoption of the FY 2019/20 and 2020/21 Budget, the City has established a funding policy to fund the OPEB PARS Trust (\$378,000 in FY 2019/20 and \$389,000 in FY 2020/21). Additionally, for FY 2018/19, the City extended the funding policy as part of the FY 2018/19 budget mid-year update at the June 12, 2019 Council meeting (\$323,000 in FY 2018/19).

To continue funding the Pension portion of the PARS Trust, Staff is recommending that Council again consider setting aside a portion of the FY 2018/19 projected surplus to fund the Pension Trust. Staff has prepared a resolution that will be updated if Council concurs and determines the General Fund amounts that will be used to fund the PARS Pension Trust. Since the Pension Trust provide funds for employee benefits, and employee benefits are paid by both General Fund and non-General Fund funds, an allocation method will be used similar to what is used for allocating the PERS Side Fund payment to ensure all funds which pay employee benefits contribute to the Trust payments.

Once Council determines the amount of the General Fund surplus to be used to fund the Trust, the General Fund and non-General funds amounts will be appropriated to the FY 2018/19 budget as determined by the Finance Department.

For example, if the Council determines that \$90,000 of the General Fund surplus will be used to fund the Pension trust, \$90,000 will be appropriated as a transfer out from the General Fund and be appropriated as a transfer in to the PARS Pension fund. Additionally, since the General Fund pays 90% of the City's total retirement cost and 10% is paid by non-General Fund funds such as the Street Lighting and Sanitation funds, an additional \$10,000 would be appropriated as a transfer out into the PARS Pension fund. This would allow a total amount of \$100,000 being made available to fund the PARS Pension Trust - \$90,000 from the General Fund and \$10,000 from non-General Fund funds.

City CIP Funding

The City CIP fund is supported by the General Fund and specific restricted revenue sources such as Gas Tax funds received from the State of California and TransNet funds received from SANDAG. Some projects in this fund are eligible to be paid for by these other restricted revenue sources, but not all of them. The projects not eligible are funded by the General Fund and other eligible funding sources including grants.

Staff is recommending that Council set aside a portion of the FY 2018/19 projected surplus to fund the City CIP fund for future project needs to be carried out by the City.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

Staff is recommending the following budget adjustments be made to the FY 2018/19 Budget for auditing purposes.

General Fund

- An increase in Professional Services in the Building Services budget unit of \$36,000 to reflect amounts to EsGil due to increased plan check costs and permit fee revenues.
- An increase in City Clerk Fee revenue of \$125,000 and in Election expenditures of \$182,900.
- An increase of \$11,000 in Administrative Charges revenue to reflect actual administrative costs charged to non-General Fund funds.

- A decrease of \$654 in Transfers Out to reflect actual transfers sent to the CALTRANS fund.
- A Transfer Out of \$185,000 to the OPEB Obligation Internal Service fund for RHB.

Other Funds

- An increase of \$2,800,000 in the Real Property Acquisition Fund to reflect the purchase of 700 Stevens Avenue.
- An increase of \$176,400 in the OPEB Obligation Internal Service fund to reflect payments made to retirees for their Retiree Health Benefit that was previously reported in the Human Services budget unit.
- A Transfers In of \$185,000 in the OPEB Obligation Internal Service fund.
- An increase in Administrative Charges in the Highway 101 MID fund of \$34,100, in the Street Lighting fund of \$67,100, and in the Sanitation fund of \$209,800 for a total of \$311,00 to offset the Administrative Charge Revenue amount previously approved by Council at the FY 2018/19 mid-year budget adjustment on June 12, 2019.
- An increase in Professional Services in the Santa Fe Hills MID fund of \$30,100 for one-time payments for landscaping services.
- An increase in Professional Services in the Developer Pass-Thru fund of \$44,000 for increased third party review services paid for by planning applicants.
- An increase in Professional Services in the COPS Program fund of \$200 for law enforcement costs.
- An increase in Interest Expense in the TransNet Extension fund of \$325,105 for interest due on the Build America Bond (ABA) that was issued with SANDAG in 2010.
- An increase of \$654 in Transfers Out in the CALTRANS fund to reflect actual transfers received from the General Fund to close out the CALTRANS fund.
- An increase of \$100 in Professional Services in the SB1 Streets & Road fund for investment related services.
- An increase of \$62,000 in salary and benefits in the Public Safety Special Revenue fund to account for overtime costs for City firefighters who staffed either City of Del Mar or City of Encinitas fire stations in accordance with

the Fire Resource Pool agreement or for firefighters who worked strike teams fighting fires outside the County. The City will be fully reimbursed by the cities or other agencies for these costs.

- An increase in Other Charges in the Undergrounding District CIP funds of \$45,000 for payments to property owners related to the final accounting reconciliation for the districts.

PARS Trust Funds

- Budget appropriations as determined by the Finance Department if Council authorizes funds be used from the proposed FY 2018/19 General Fund surplus to fund the PARS Pension Trust.

City CIP Fund

- Budget appropriations if Council authorizes funds be used from the proposed FY 2018/19 General Fund surplus to fund the City CIP fund.

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation.
- Provide alternative direction.

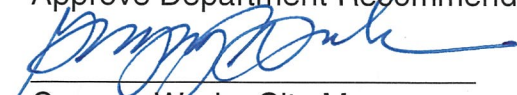
DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Accept and file the General Fund Update for Fiscal Year 2018/19.
2. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to fund the PARS Irrevocable Trust for Pensions as part of a budget appropriation to the General Fund and other funds as determined by the Finance Department for Fiscal Year 2018/19.
3. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to fund the City CIP fund.
4. Approve Resolution 2019-145 revising appropriations in the Fiscal Year 2018/19 Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2019-145
2. General Fund Revenues for FY 2018/19
3. General Fund Expenditures by Function for FY 2018/19
4. General Fund Expenditures by Object Code for FY 2018/19
5. Breakdown of General Fund Beginning Balance at July 1, 2018

RESOLUTION 2019-145

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, REVISING APPROPRIATIONS IN THE FISCAL YEAR 2018/19 BUDGET AND AUTHORIZING THE CITY TREASURER TO AMEND THE BUDGET ACCORDINGLY

WHEREAS, during the course of the fiscal year, new information becomes available to Staff which require adjustments to the adopted budget; and

WHEREAS, Section 3.08.040 of the Solana Beach Municipal Code limits the purchases by departments within the total departmental budget appropriations; and

WHEREAS, the City's Operating Budget Policies state that total expenditures of a particular fund may not exceed that which is appropriated by the City Council, without a budget amendment; and

WHEREAS, the City Manager, in coordination with the Finance Director, reviewed and analyzed the expenditures of the Fiscal Year 2018/19 Adopted Budget, and recommend certain amendments be made to the General Fund as well as other funds.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Solana Beach, California, does hereby resolve as follows:

1. That the above recitations are true and correct.
2. That the City Treasurer is authorized to amend appropriations in the 2018/19 fiscal year budget as follows:
 - a. General Fund
 - i. Increase in Professional Services in the Building Services budget unit of \$36,000.
 - ii. Increase in City Clerk Fee revenue of \$125,000 and in Election expenditures of \$182,900.
 - iii. Increase of \$11,000 in Administrative Charges revenue.
 - iv. Decrease of \$654 in Transfers Out to reflect actual transfers sent to the CALTRANS fund.
 - v. Transfer Out of \$185,000 to the OPEB Obligation Internal Service fund for RHB.
 - b. Increase of \$2,800,000 in the Real Property Acquisition Fund to reflect the purchase of 700 Stevens Avenue.
 - c. Increase of \$176,400 in the OPEB Obligation Internal Service fund.
 - d. Transfers In of \$185,000 in the OPEB Obligation Internal Service fund.

- e. Increase in Administrative Charges in the Highway 101 MID fund of \$34,100, in the Street Lighting fund of \$67,100, and in the Sanitation fund of \$209,800.
- f. Increase in Professional Services in the Santa Fe Hills MID fund of \$30,100.
- g. Increase in Professional Services in the Developer Pass-Thru fund of \$44,000.
- h. Increase in Professional Services in the COPS Program fund of \$200.
- i. Increase in Interest Expense in the TransNet Extension fund of \$325,105 for interest due on the Build America Bond (ABA) that was issued with SANDAG in 2010.
- j. Increase of \$654 in Transfers Out in the CALTRANS fund.
- k. Increase of \$100 in Professional Services in the SB1 Streets & Road fund.
- l. Increase of \$62,000 in salary and benefits in the Public Safety Special Revenue fund.
- m. Increase in Other Charges in the Undergrounding District CIP funds of \$45,000.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Solana Beach, California, this 23rd day of October 2019, by the following vote:

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

DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

**GENERAL FUND
REVENUES FOR FY 2017/18**

	ADOPTED	AMENDED	ACTUAL	VARIANCE WITH AMENDED BUDGET	
				POSITIVE (\$)	(NEGATIVE) %
Tax Revenues					
Property Taxes - Current	7,297,000	7,392,000	7,457,366	65,366	1%
Property Taxes - Delinquent	35,000	35,000	43,053	8,053	23%
Total Property Taxes	7,332,000	7,427,000	7,500,418	73,418	1%
Sales and Use Tax	3,233,100	3,233,100	3,191,410	(41,690)	-1%
Transient Occupancy Tax - Hotels	1,000,000	1,000,000	1,028,781	28,781	3%
TOT - Short-term Vacation Rentals	380,000	380,000	377,183	(2,817)	-1%
Franchise Fees	726,000	726,000	723,163	(2,837)	0%
Property Transfer Tax	160,000	160,000	199,010	39,010	24%
Street Sweeping	45,000	45,000	51,130	6,130	14%
Hazardous Household Waste	29,000	29,000	30,390	1,390	5%
Fire Benefit Fees	440,000	440,000	481,730	41,730	9%
Solid Waste Fee NPDES	240,000	240,000	238,195	(1,805)	-1%
RDA Pass Thru Payments	80,000	80,000	142,489	62,489	78%
Total Taxes and Fees Revenues	13,665,100	13,760,100	13,963,899	203,799	1%
Licenses and Permits					
Business Registration	135,000	135,000	137,493	2,493	2%
Building/Plumbing/Electrical/ Permits	290,000	340,000	319,705	(20,295)	-6%
Animal Licenses	20,400	20,400	18,142	(2,259)	-11%
Other Special Permits	31,000	31,000	33,208	2,208	7%
Total Licenses and Permits	476,400	526,400	508,548	(17,852)	-3%
Fines and Penalties					
CVC Fines	60,000	60,000	112,814	52,814	88%
Admin Citations	4,000	4,000	2,354	(1,646)	-41%
Parking Citations	140,000	140,000	146,563	6,563	5%
Red Light Citations	280,000	280,000	239,557	(40,443)	-14%
False Alarm Fines	3,000	3,000	3,350	350	12%
Total Fines and Penalties	487,000	487,000	504,638	17,638	4%
Use of Money and Property					
Investment Interest Earnings	85,000	85,000	68,092	(16,909)	-20%
Property Rental/Sale of Personal Property	110,000	110,000	96,638	(13,362)	-12%
Total Use of Money and Property	195,000	195,000	164,730	(30,270)	-16%
Intergovernmental Revenues					
Motor Vehicle in-Lieu	1,510,000	1,547,100	1,554,273	7,173	0%
State Homeowners Exemption (HOE)	53,000	53,000	50,647	(2,353)	-4%
Off Track Betting (OTB)	25,000	25,000	26,831	1,831	7%
Fire Revenue from Other Agencies	200,000	200,000	187,568	(12,432)	-6%
Miscellaneous	21,000	21,000	22,712	1,712	8%
Total Intergovernmental Revenues	1,809,000	1,846,100	1,842,030	(4,070)	0%
Service Charges					
Planning and Zoning	200,000	200,000	163,290	(36,710)	-18%
Building/Plan Check Fees	225,000	225,000	227,401	2,401	1%
Public Facilities Fees	50,000	50,000	82,005	32,005	64%
Engineering Fees	200,000	200,000	220,262	20,262	10%
Ramp Fees	15,000	15,000	-	(15,000)	-100%
Fire Plan Check Fees	90,000	90,000	97,126	7,126	8%
Recreation/Miscellaneous Fees	-	-	4,080	4,080	
Total Service Charges	780,000	780,000	794,165	14,165	2%
Other Revenues					
Special Contributions	12,500	27,500	25,000	(2,500)	-9%
Miscellaneous Revenues	40,000	49,700	151,713	102,013	205%
Administration Charges	146,600	146,600	135,250	(11,350)	-8%
Total Other Revenues	199,100	223,800	311,962	88,162	39%
TOTAL GENERAL FUND	17,611,600	17,818,400	18,089,972	271,572	2%

**GENERAL FUND
EXPENDITURES BY FUNCTION FOR FY 2018/19**

	ADOPTED	AMENDED	ACTUAL	VARIANCE WITH AMENDED BUDGET POSITIVE (NEGATIVE)	
				\$	%
General Government					
City Council	305,300	320,300	314,083	6,217	2%
City Clerk	463,800	453,800	593,803	(140,003)	-31%
City Attorney	724,500	474,500	461,513	12,987	3%
City Manager	325,400	334,800	291,136	43,664	13%
Finance	874,400	1,056,200	1,064,242	(8,042)	-1%
Non-Departmental	36,200	36,200	39,650	(3,450)	-10%
Human Resources	445,500	199,100	209,186	(10,086)	-5%
Information Services	429,800	404,800	376,212	28,588	7%
Total General Government	3,604,900	3,279,700	3,349,825	(70,125)	-2%
Community Development					
Planning	797,600	800,100	760,590	39,510	5%
Building Services	390,100	350,100	385,896	(35,796)	-10%
Total Community Development	1,187,700	1,150,200	1,146,486	3,714	0%
Public Safety					
Law Enforcement	4,094,500	4,094,500	4,087,358	7,142	0%
Fire Department	4,614,700	4,712,175	4,676,991	35,184	1%
Animal Regulation	83,100	86,600	84,922	1,678	2%
Code/Parking Enforcement	247,200	227,200	225,625	1,575	1%
Emergency Preparedness	30,700	30,700	26,663	4,037	13%
Marine Safety	870,400	812,600	787,008	25,592	3%
Shoreline Protection	1,100	1,100	1,000	100	9%
Total Public Safety	9,941,700	9,964,875	9,889,567	75,308	1%
Public Works					
Engineering	391,700	381,700	358,214	23,486	6%
Storm Water Management	349,800	365,000	335,831	29,169	8%
Street Maintenance	487,800	476,000	446,718	29,282	6%
Traffic Safety	180,900	298,803	277,797	21,006	7%
Street Sweeping	65,300	65,300	55,489	9,811	15%
Park Maintenance	402,400	404,200	389,560	14,640	4%
Public Facilities	456,900	445,520	427,262	18,258	4%
Total Public Works	2,334,800	2,436,523	2,290,871	145,652	6%
Community Services					
Community Services	88,700	88,900	76,390	12,510	14%
Recreation	170,700	170,900	162,297	8,603	5%
Total Community Services	259,400	259,800	238,687	21,113	8%
Subtotal General Fund					
	17,328,500	17,091,098	16,915,436	175,662	1%
Transfers Out					
	401,600	1,414,336	1,413,682	654	0%
TOTAL GENERAL FUND					
	17,730,100	18,505,434	18,329,118	176,316	1%

**GENERAL FUND
EXPENDITURES BY OBJECT CODE FOR FY 2018/19**

OBJECT CODE	EXPENSE CLASSIFICATION	ADOPTED	AMENDED	ACTUAL	VARIANCE WITH AMENDED BUDGET POSITIVE (NEGATIVE)	
					\$	%
SALARIES & FRINGE BENEFITS						
6101	Regular Salaries	4,475,800	4,203,772	4,186,478	17,294	0%
6102	Part Time & Temporary Salaries	414,600	411,100	437,605	(26,505)	-6%
6103	Overtime	386,400	659,935	638,205	21,730	3%
6104	Special Pay	111,400	110,353	106,720	3,633	3%
6105	Temporary Non-Payroll	-	46,000	44,250	1,750	4%
6205	Retirement	561,900	534,269	533,746	523	0%
6207	Retirement-UAL	698,900	698,900	698,852	48	0%
6210	Medicare	78,000	79,810	75,672	4,138	5%
6211	Social Security	15,500	15,500	14,163	1,337	9%
6220	Flex Credit Benefit	864,000	847,030	832,510	14,520	2%
6244	LT Disability Insurance	14,100	14,300	13,270	1,030	0%
6245	Life Insurance	15,000	15,000	10,755	4,245	28%
6248	RHSA % Benefit	37,200	38,206	35,075	3,131	0%
6255	2% Deferred Comp 457	4,000	8,800	8,995	(195)	0%
6260	Unemployment Insurance	20,000	6,000	7,627	(1,627)	-27%
6270	Retirees Health Insurance	176,400	-	-	-	-
6280	Auto Allowance	34,500	34,500	32,157	2,343	7%
6285	Uniform Allowance	2,000	2,000	2,096	(96)	-5%
6295	Rideshare	8,000	1,000	594	406	41%
TOTAL		7,917,700	7,726,475	7,678,770	47,705	1%
MATERIALS, SUPPLIES & SERV						
6315	Travel, Conferences & Meetings	35,100	34,800	14,605	20,195	58%
6320	Training	30,700	32,200	21,998	10,202	32%
6330	Membership and Dues	103,900	103,900	98,479	5,421	5%
6340	Clothing and Personal Expenses	30,600	30,600	28,289	2,311	8%
6341	Tuition Reimbursement	5,000	5,000	14,030	(9,030)	-181%
6350	Pre-Employment	5,000	5,000	12,563	(7,563)	-151%
6351	Recruitments	7,000	7,000	6,907	93	1%
6413	Fire Prevention Program	2,800	2,800	2,652	148	5%
6415	Elections	25,000	35,000	198,189	(163,189)	-466%
6416	Office Supplies	7,200	7,200	9,492	(2,292)	-32%
6417	Postage	9,000	9,000	8,897	103	1%
6418	Books, Subscriptions & Printing	29,900	29,900	20,525	9,375	31%
6419	Minor Equipment	36,700	48,955	35,002	13,953	29%
6420	Departmental Special Supplies	95,700	93,045	93,954	(909)	-1%
6421	Small Tools	1,200	1,200	1,019	181	15%
6427	Vehicle Operating Supplies	49,200	48,700	42,402	6,298	13%
6428	Vehicle Maintenance	85,000	109,500	88,821	20,679	19%
6522	Advertising	13,000	14,150	17,988	(3,838)	-27%
6523	Communications	72,300	77,000	62,328	14,672	19%
6524	Utilities - Electric	163,800	140,600	120,481	20,119	14%
6525	Rents and Leases	22,300	22,300	18,490	3,810	17%
6526	Maint. of Buildings & Grounds	313,600	323,320	310,156	13,164	4%
6527	Utilities - Water	70,600	72,400	48,720	23,680	33%
6529	Mileage	4,000	4,000	1,199	2,801	70%
6530	Professional Services	6,516,100	6,319,753	6,184,024	135,729	2%
6531	Maint. & Operation of Equipment	133,800	136,700	130,707	5,993	4%
6532	Contribution to Other Agencies	76,400	91,400	86,173	5,227	6%
6535	Community Television Production	59,600	59,600	52,148	7,452	13%
6538	Special Events	22,200	22,200	21,564	636	3%
6539	Contingency	37,500	37,500	-	37,500	100%
6540	Damage Claims	-	-	30,000	(30,000)	-
6570	Other Charges	191,500	165,900	176,130	(10,230)	-6%
6575	Public Arts Expenditures	4,500	4,500	3,752	748	17%
TOTAL		8,260,200	8,095,123	7,961,684	133,439	2%
CAPITAL, DEBT SVC & CHRGS						
6640	Equipment	-	-	-	-	-
6910	Claims Liability Charges	154,800	154,800	154,800	-	0%
6920	Worker's Comp Charges	286,700	286,700	286,700	-	0%
6930	Asset Replacement Chrgs	403,400	403,400	403,400	-	0%
6935	Facilities Replacement Charges	150,000	150,000	150,000	-	0%
6940	PERS Side Fund Charges	155,700	-	-	-	-
6960	PARS OPEB Charges	-	274,600	280,082	(5,482)	-2%
6810	Transfers Out	401,600	1,414,336	1,413,682	654	0%
TOTAL		1,552,200	2,683,836	2,688,664	(4,828)	0%
ACTIVITY TOTALS		17,730,100	18,505,434	18,329,118	176,316	1%

**Breakdown of General Fund Beginning Balance
@ 07/01/18**

	<u>General Fund</u>
Non-Spendable	
Prepays	\$72,579
Total Non-Spendable	<u>72,579</u>
Committed	
Public Facilities	402,318
Public Art	31,056
In-Lieu Housing	100,786
Parks & Recreation	26,699
Total Committed	<u>560,859</u>
Assigned	
Park Fee	36,903
Community Television	83,281
Street Sweeping	137,601
Housing	1,499,500
Total Assigned	<u>1,757,285</u>
Unassigned *	<u>7,385,733</u>
Total Fund Balance	<u><u>\$9,776,456</u></u>

* includes 17% contingency amount of \$2,992,935 per FY2018/19 Adopted Budget



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 23, 2019
ORIGINATING DEPT: City Clerk's Office
SUBJECT: **Citizen Commission Vacancy: Public Arts Commission Appointment**

BACKGROUND:

This item is before the City Council to discuss and appoint a community member to serve out the remainder of an existing term due to a member resignation. There is a vacancy on the Public Arts Commission (PAC). This vacancy has a term ending January 2020, when the position will be up for re-appointment.

DISCUSSION:

Appointments to City Commissions and Committees are conducted in accordance with Council Policy No. 5 - *Appointment of Private Citizens to Committees, Boards, Task Forces* (Attachment 2). Per Resolution 2015-127, members of the Public Arts Commission are all appointed by the Council-at-large. Therefore, the nomination may be made by any Councilmember and a majority vote of the City Council is required for appointment.

Noticing

On October 10, 2019, the City Clerk posted a Notice of Vacancy (Attachment 1), per Government Code 54974(a), with an application deadline of October 15th, in an effort to refill the position and bring the PAC 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.

Applicant Submittals

As of the preparation of this report, the list of applications received by the deadline are listed on Attachment 3. If applications are received after the deadline, they will be not be forwarded as Council had recently determined to no longer consider late applications.

CITY COUNCIL ACTION:

Applications

An applicant status list (Attachment 3) is provided with this report. Applications are 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 the City Council consider the application(s) submitted and appoint (by Council-at-large) one member to the position on the Public Arts Commission with a term expiration date of January 2020.

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

CITY OF SOLANA BEACH RESIDENT VOLUNTEERS



PUBLIC NOTICE of Citizen Commission Vacancy

Opportunity to serve on a Solana Beach Citizen Commission

NOTICE IS HEREBY GIVEN, pursuant to California Government Code §54974 that two unscheduled vacancies exist for the Public Arts Commission.

PUBLIC ARTS COMMISSION - one term expiring January 2020. This Commission participates in reviewing certain matters regarding community art opportunities and conducts certain City events.

Duties: At the direction of the City Council, this Commission provides input and recommendations concerning local public art projects, installations, temporary art, the Public Art Master Plan, the City hall art gallery exhibit selections, and various art events sponsored by the City.

Appointment: This appointment would complete the remaining period of a current term, which will expire January 2020. If you are appointed and interested in continuing beyond the expired term, you will need to re-apply for appointment. This position is appointed by *Council-at-large* upon a majority approval of the City Council.

Application Requirements: Seven members. **Members must be at least 18 years old and a city resident within the City of Solana Beach.** All members are appointed by the Council At-Large. Each position is a two-year term.

Meetings: Currently the regularly scheduled meeting of this group is on the fourth Tuesday of each month at 5:30 p.m. at City Hall. The first regularly scheduled meeting of this Commission following this pending appointment date is scheduled for November 26, 2019, or any Special Meeting that might be called before then.

Staff Liaison – Kayla Moshki 858-720-2438

Application Deadline: Applications are being accepted through Tuesday, October 15, 2019, at 5:30 p.m. The Appointment will be scheduled to take place at the October 9, 2019 City Council Meeting.

Citizen Interest Forms/Applications and a summary of all requirements (SBMC 2.60) and duties can be obtained on the City's Website at www.cityofsolanabeach.org (*click on city government, city clerk, citizen commissions*), or by contacting the front desk at City Hall, 635 S. Highway 101, Solana Beach, (858) 720-2400.

If you have questions about this appointment process or member requirements, please contact Angela Ivey, City Clerk, OR if you have specific questions about the Commissions, contact the Commission Liaisons noted above.



I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that I caused to be posted the foregoing Notice on Thursday, October 10, 2019 pursuant to the requirements of the California Government Code. Angela Ivey, City Clerk

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

PURPOSE:

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

POLICY STATEMENT:

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

POLICY PROCEDURES:

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

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

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

4. Appointments to Outside Agencies

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

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

Deadline – October 15, 2019 5:30 p.m.

LIST OF APPLICANTS

Public Arts Commission Applicants		Application Received
Last Name	First Name	
Rahmani	Denise	10-14-19
Mennie	Mark	10-15-19
Brown	Maggie	10-15-19

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