

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 12, 2022 * 6:00 p.m.

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

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

PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's [Public Meetings](#) webpage.

WATCH THE MEETING

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

AGENDA MATERIALS

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

PUBLIC COMMENTS

Written correspondence (supplemental items) regarding an agenda item at an open session meeting should be submitted to the City Clerk's Office at clerkoffice@cosb.org with a) Subject line to include the meeting date b) Include the Agenda Item # as listed on the Agenda.

- Correspondence received after the official posting of the agenda, but two hours prior to the meeting start time, on the meeting day, will be distributed to Council and made available online along with the agenda posting. All submittals received before the start of the meeting will be made part of the record.
- Written submittals will be added to the record and not read out loud.

And/Or

Verbal Comment Participation:

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

Public speakers have 3 minutes each to speak on each topic. Time may be donated by another individual

who is present at the meeting to allow an individual up to 6 minutes to speak. Group: Time may be donated by two individuals who are present at the meeting allowing an individual up to 10 minutes to speak. Group Hearings: For public hearings only, time may be donated by two individuals who are present at the meeting allowing an individual up to 15 minutes to speak.

SPECIAL ASSISTANCE NEEDED

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

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

<u>CITY COUNCILMEMBERS</u>		
Lesa Heebner, Mayor		
Kelly Harless, Deputy Mayor		David A. Zito, Councilmember
Jewel Edson, Councilmember		Kristi Becker, 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.

Age Friendly

ORAL COMMUNICATIONS:

Comments relating to items on this evening's agenda are taken at the time the items are heard. This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES. No donations of time are permitted (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for September 10, 2022 – September 23, 2022.

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

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

A.2. General Fund Adopted Budget for Fiscal Year 2022/2023 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2022-2023 General Fund Adopted Budget.

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

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

A.3. Chamber of Commerce Visitors Center. (File 0130-90)

Recommendation: That the City Council

1. Adopt **Resolution 2022-124**:

- a. Authorizing the City Manager to execute an Agreement between the City and the Solana Beach Chamber of Commerce in an amount up to \$30,000 for operation of the Visitor Center and the development of visitor serving advertising/outreach.
- b. Authorizing the City Manager to execute future agreements at a cost of \$30,000, on a yearly basis, at the sole discretion of the City.
- c. If approved by Council, appropriate up to an additional \$15,000 in the Coastal Area Business & Visitor Assistance Fund to the Contributions to Agencies account.
- d. Authorize the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

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

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

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

B. PUBLIC HEARINGS: (B.1. – B.3.)

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

B.1. 2022 California Building and Fire Code Updates (File 0600-10)

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 527** (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: 729 Fresca Street, Applicant: Tom Griffiths & Tania Lombrozo, Case: DRP21-011, SDP21-012 (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-119** conditionally approving a DRP and SDP to allow for the construction of a first-story remodel and addition and a new second story to an existing one-story, single-family residence with an attached garage at 729 Fresca Street, Solana Beach.

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

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

B.3. Public Hearing: 675 S. Sierra, Applicant: Seascape Condominium Homeowners Association, Case: DRP22-022 (File 0600-40)

The proposed project meets the zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, should the City Council be able to make the findings to approve the DRP, 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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-122** conditionally approving a DRP to repair an existing legal nonconforming mid-bluff timber pole wall located on the coastal bluff at 675 South Sierra Avenue, Solana Beach.

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

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

WORK PLAN COMMENTS:

Adopted June 22, 2022

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

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

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

CITIZEN COMMISSION(S)

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

ADJOURN:

Next Regularly Scheduled Meeting is October 26, 2022
*Always refer to the City's website Event Calendar for an 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 12, 2022 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 5, 2022 at 5:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., October 14, 2022, 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, are posted on each Citizen Commission's Agenda webpage. See the [Citizen Commission's Agenda webpages](#) or the City's Events [Calendar](#) for updates.

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



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 12, 2022
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 - 09/10/22 through 09/23/22	
Check Register-Disbursement Fund (Attachment 1)	\$ 195,768.29
Net Payroll Staff N06	September 16, 2022
	<u>301,467.84</u>
TOTAL	<u>\$ 497,236.13</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 10, 2022 through September 23, 2022 reflects total expenditures of \$497,236.13 from various City sources.

WORK PLAN:

N/A

CITY COUNCIL ACTION: _____ _____

OPTIONS:


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

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

9/10/2022 - 9/23/2022

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
ICMA PLAN 302817	Payroll Run 1 - Warrant N06	09/14/2022	9000580	\$14,858.51
ICMA PLAN 302817	Payroll Run 1 - Warrant N06	09/14/2022	9000580	\$12.90
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant N06	09/14/2022	9000582	\$850.00
ICMA RHS 801939	Payroll Run 1 - Warrant N06	09/14/2022	9000581	\$2,110.96
SUN LIFE FINANCIAL	SEPT 22 LIFE & ADD INS	09/14/2022	9000584	\$1,432.10
SUN LIFE FINANCIAL	SEPT 22 SUPP LIFE INS	09/14/2022	9000584	\$270.20
SUN LIFE FINANCIAL	SEPT 22 LTD	09/14/2022	9000584	\$1,752.52
DIVISION OF THE STATE ARCHITECT	FY20-22 SB1186	09/14/2022	102557	\$1,035.40
STERLING HEALTH SERVICES, INC.	N06 FSA/DCA CONTRIBUTION	09/22/2022	9000588	\$1,302.08
STERLING HEALTH SERVICES, INC.	N06 FSA/DCA CONTRIBUTION	09/22/2022	9000588	\$439.77
FRANCHISE TAX BOARD	Payroll Run 1 - Warrant N06	09/14/2022	102559	\$100.00
MARTIN AND CYNTHIA BUSER	RFND-DRP20-015/SDP20-021	09/22/2022	102578	\$600.00
FORREST WRIGHT AND ROBERT YUCALLO	RFND-DRP20-015/SDP20-021	09/22/2022	102607	\$600.00
EOS ARCHITECTURE	RFND-DRP21-009/SDP21-010	09/22/2022	102587	\$600.00
JOE & DIANA DRISCOLL	RFND-DRP21-009/SDP21-010	09/22/2022	102589	\$600.00
TOTAL GENERAL FUND				\$26,564.44
1005150 - CITY CLERK				
ANGELA IVEY	REIMBSMNT-PARKING/SMALL CLAIMS COURT HEARING	09/14/2022	102548	\$30.00
ANGELA IVEY	LONG TERM PACKING MATERIAL FOR LG ROLLED PLANS	09/14/2022	102548	\$16.24
PERFECT IMAGE VIDEO	Council Mtgs Video Tape conversion	09/14/2022	102561	\$1,385.07
TOTAL CITY CLERK				\$1,431.31
1005200 - CITY MANAGER				
KEYSER MARSTON ASSOCIATES, INC	PROFESSIONAL SERVICES 2023	09/22/2022	102592	\$338.75
TOTAL CITY MANAGER				\$338.75
1005350 - SUPPORT SERVICES				
READY REFRESH BY NESTLE	AUG 22-DRINKING WATER	09/22/2022	102598	\$258.21
READY REFRESH BY NESTLE	AUG 22-DRINKING WATER	09/22/2022	102598	\$33.47
TOTAL SUPPORT SERVICES				\$291.68
1005400 - HUMAN RESOURCES				
SHARP REES-STEALY MEDICAL CTRS INC	PRE-EMPLOYMENT SCREENING	09/14/2022	102564	\$403.00
AMR	TB TESTS	09/22/2022	102575	\$194.83
DEPARTMENT OF JUSTICE	AUG 22-FINGERPRINT APP	09/22/2022	102583	\$32.00
TOTAL HUMAN RESOURCES				\$629.83
1005450 - INFORMATION SERVICES				
COX COMMUNICATIONS INC	07/19-08/18/22-0013410039730701	09/14/2022	102554	\$314.39
COX COMMUNICATIONS INC	08/19-09/18/22-0013410039730701	09/14/2022	102554	\$314.41
CDW GOVERNMENT INC	AUTOCAD LT SUB RENWEAL	09/14/2022	9000579	\$915.98

CDW GOVERNMENT INC	FY23 VOICEMAIL LICENSE	09/22/2022	9000586	\$2,180.00
VERIZON WIRELESS-SD	07/24-08/23/22-670601022-00001	09/14/2022	102568	\$87.07
AT&T CALNET 3	07/24-08/23/22-9391062899	09/14/2022	102549	\$167.08
AT&T CALNET 3	07/24-08/23/22-9391012278	09/14/2022	102549	\$3,569.64
AT&T CALNET 3	07/24-08/23/22-9391012282	09/14/2022	102549	\$25.00
TING FIBER INC.	SEPT 22-TIDE BEACH LG TOWER	09/14/2022	9000585	\$450.00
TING FIBER INC.	SEPT 22-DEL MAR SHORES LG TOWER	09/14/2022	9000585	\$450.00
TING FIBER INC.	SEPT 22-SB FACILITIES	09/14/2022	9000585	\$3,249.00
AMAZON.COM SALES, INC	COMPUTER HARDWARE	09/22/2022	102574	\$381.07
AMAZON.COM SALES, INC	KEYBOARD	09/22/2022	102574	\$21.01
AMAZON.COM SALES, INC	IPAD CHARGER CORDS	09/22/2022	102574	\$48.16
AMAZON.COM SALES, INC	HDMI CORDS	09/22/2022	102574	\$78.27
AMAZON.COM SALES, INC	MAIL CENTER BATTERY REPLACEMENT	09/22/2022	102574	\$258.59
TOTAL INFORMATION SERVICES				\$12,509.67
1005550 - PLANNING				
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP20-015/SDP20-021	09/14/2022	102567	\$487.08
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP21-021/SDP21-020	09/14/2022	102567	\$450.58
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP21-019/SDP21-018	09/14/2022	102567	\$463.02
OFFICE DEPOT INC	RUBBERBANDS	09/14/2022	102560	\$13.13
TOTAL PLANNING				\$1,413.81
1005560 - BUILDING SERVICES				
OFFICE DEPOT INC	PENS/PAPER/STAPLER/STAPLES	09/14/2022	102560	\$51.50
TOTAL BUILDING SERVICES				\$51.50
1005590 - PARKING ENFORCEMENT				
VERIZON WIRELESS-SD	442224168-00001-07/24/22-08/23/22	09/14/2022	102568	\$141.45
OFFICE DEPOT INC	PENS/PAPER/STAPLER/STAPLES	09/14/2022	102560	\$13.38
DEPARTMENT OF JUSTICE	AUG 22-FINGERPRINT APP	09/22/2022	102583	\$32.00
TOTAL PARKING ENFORCEMENT				\$186.83
1006120 - FIRE DEPARTMENT				
SANTA FE IRRIGATION DISTRICT	005512-000-07/02/22-09/01/22	09/22/2022	102600	\$690.23
US BANK	BATTERIES	09/14/2022	102552	\$452.64
US BANK	DEPARTMENT SUPPLIES	09/14/2022	102552	\$754.34
US BANK	DEPARTMENT SUPPLIES	09/14/2022	102552	\$40.45
US BANK	DEPARTMENT SUPPLIES	09/14/2022	102552	\$10.76
CULLIGAN OF SAN DIEGO	AUG-SEP 22-DRINKING WATER	09/22/2022	102582	\$91.60
VERIZON WIRELESS-SD	962428212-00001-07/29-08/28/22	09/22/2022	102605	\$568.51
RYAN PESTER	S212-05/16/22-05/17/22-PESTER	09/14/2022	102562	\$416.00
AT&T CALNET 3	9391059865-JUL 22	09/14/2022	102549	\$398.50
AT&T CALNET 3	9391059865-08/01/22-08/31/22	09/22/2022	102576	\$398.50
AT&T CALNET 3	9391059865-06/01/22-06/30/22	09/22/2022	102576	\$391.71
WEX BANK	JUL 22-AUTO FUEL/CR EXEMPT TAX	09/14/2022	102570	\$2,576.81
ALLSTAR FIRE EQUIPMENT, INC	FY 23-Turn Out Gear	09/22/2022	102573	\$1,242.00
ALLSTAR FIRE EQUIPMENT, INC	FY 23-Turnouts	09/22/2022	102573	\$6,591.12
TOTAL FIRE DEPARTMENT				\$14,623.17
1006130 - ANIMAL CONTROL				
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	SEP 22-ANIMAL SERVICES	09/14/2022	102563	\$7,603.00
TOTAL ANIMAL CONTROL				\$7,603.00

1006170 - MARINE SAFETY

CULLIGAN OF SAN DIEGO	SEPT 22-DRINKING WATER	09/14/2022	102556	\$49.83
VERIZON WIRELESS-SD	962428212-00001-07/29-08/28/22	09/22/2022	102605	\$152.04
BUSINESS PRINTING COMPANY INC	BUSINESS CARDS	09/14/2022	102551	\$148.90
TRAFFIC SUPPLY, INC	NO PARKING BARRICADE	09/14/2022	102565	\$420.12
BILL SMITH FOREIGN CAR SERVICE INC	F-150-OIL/OIL FILTER	09/14/2022	102550	\$62.16

TOTAL MARINE SAFETY**\$833.05****1006510 - ENGINEERING**

VERIZON WIRELESS-SD	362455526-00001-07/02-08/01/22	09/22/2022	102605	\$51.43
VERIZON WIRELESS-SD	362455526-00001-08/02-09/01/22	09/22/2022	102605	\$51.38

TOTAL ENGINEERING**\$102.81****1006520 - ENVIRONMENTAL SERVICES**

MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$10.97
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$10.97
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$10.97
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$13.62
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$13.62
AFFORDABLE PIPELINE SERVICES INC	J-SEWER MAINT	09/22/2022	102572	\$675.00
AFFORDABLE PIPELINE SERVICES INC	H-SEWER-STORMDRAIN MAINT	09/22/2022	102572	\$1,700.00
SANTA FE IRRIGATION DISTRICT	005506-014-AUG 22	09/22/2022	102600	\$237.41
VERIZON WIRELESS-SD	362455526-00001-07/02-08/01/22	09/22/2022	102605	\$51.44
VERIZON WIRELESS-SD	362455526-00001-08/02-09/01/22	09/22/2022	102605	\$51.37
CITY OF SAN MARCOS	FY22 CWMA MONITORING AND ASSESMENT	09/22/2022	102599	\$6,513.00

TOTAL ENVIRONMENTAL SERVICES**\$9,288.37****1006530 - STREET MAINTENANCE**

MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$18.80
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$18.80
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$18.80
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$23.35
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$23.35
SANTA FE IRRIGATION DISTRICT	011695-000-AUG 22	09/22/2022	102600	\$121.76
VERIZON WIRELESS-SD	362455526-00001-07/02-08/01/22	09/22/2022	102605	\$51.44
VERIZON WIRELESS-SD	362455526-00001-08/02-09/01/22	09/22/2022	102605	\$51.37
PACIFIC SAFETY CENTER	MEMBERSHIP-11/22-10/31/22	09/22/2022	102596	\$145.00
UNDERGROUND SVC ALERT OF SOCAL INC	AUG-DIG ALERT	09/22/2022	102604	\$76.50
TRAFFIC SUPPLY, INC	STOP AHEAD SIGNS WITH LED BEACON	09/22/2022	102602	\$3,694.98
TRAFFIC SUPPLY, INC	SINAGE/POSTS	09/22/2022	102602	\$1,227.57
TRAFFIC SUPPLY, INC	CUSTOM SIGNAGE	09/22/2022	102602	\$160.16
WEST COAST ARBORISTS, INC.	AUG 22-TREE MAINTENANCE SERVICES	09/22/2022	102606	\$647.40

TOTAL STREET MAINTENANCE**\$6,279.28****1006540 - TRAFFIC SAFETY**

REDFLEX TRAFFIC SYSTEMS, INC	AUG 22-RED LIGHT CAMERA ENFORCEMENT	09/22/2022	9000587	\$7,158.00
VERIZON WIRELESS-SD	362455526-00001-07/02-08/01/22	09/22/2022	102605	\$36.74
VERIZON WIRELESS-SD	362455526-00001-08/02-09/01/22	09/22/2022	102605	\$36.70
CHEN RYAN ASSOCIATES	JUL 22-ON-CALL TRAFFIC CONSULTING	09/22/2022	102580	\$4,785.00
AT&T CALNET 3	9391012279-06/24-07/23/22	09/22/2022	102576	\$50.64
AT&T CALNET 3	9391012279-07/24/22-08/23/22	09/22/2022	102576	\$54.66

TOTAL TRAFFIC SAFETY**\$12,121.74****1006550 - STREET CLEANING**

SANTA FE IRRIGATION DISTRICT	011695-000-AUG 22	09/22/2022	102600	\$71.59
PRIDE INDUSTRIES	AUG 22-TRASH ABATEMENT SERVICES	09/22/2022	102597	\$1,886.63

TOTAL STREET CLEANING**\$1,958.22****1006560 - PARK MAINTENANCE**

MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$13.32
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$13.32
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$13.32
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$16.54
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$16.54
DIXIELINE LUMBER CO INC	ELECTRICAL/RUBBER/PIPE/DUCT TAPE	09/22/2022	102584	\$37.93
DIXIELINE LUMBER CO INC	PVC ADAPT/COUPLING/CAP	09/22/2022	102584	\$16.83
DIXIELINE LUMBER CO INC	CONCRETE MIX	09/22/2022	102584	\$16.13
DIXIELINE LUMBER CO INC	CAR WASH/SKIMMER/CLEANER/KEY RING	09/22/2022	102584	\$46.60
DIXIELINE LUMBER CO INC	PVC/ELBOW/LITHIUM SPRAY	09/22/2022	102584	\$25.00
SANTA FE IRRIGATION DISTRICT	005506-000-JUL/AUG 22	09/22/2022	102600	\$102.10
SANTA FE IRRIGATION DISTRICT	005506-013-JUL/AUG 22	09/22/2022	102600	\$180.50
SANTA FE IRRIGATION DISTRICT	005979-001-JUL/AUG 22	09/22/2022	102600	\$112.01
SANTA FE IRRIGATION DISTRICT	012448-000-JUL/AUG 22	09/22/2022	102600	\$135.32
SANTA FE IRRIGATION DISTRICT	012448-001-JUL/AUG 22	09/22/2022	102600	\$88.26
SANTA FE IRRIGATION DISTRICT	005506-007-JUL/AUG 22	09/22/2022	102600	\$130.60
SANTA FE IRRIGATION DISTRICT	005506-009-JUL/AUG 22	09/22/2022	102600	\$76.94
SANTA FE IRRIGATION DISTRICT	005506-010-JUL/AUG 22	09/22/2022	102600	\$1,408.04
SANTA FE IRRIGATION DISTRICT	005506-011-JUL/AUG 22	09/22/2022	102600	\$330.95
SANTA FE IRRIGATION DISTRICT	005506-012-JUL/AUG 22	09/22/2022	102600	\$2,277.05
SANTA FE IRRIGATION DISTRICT	005506-001-JUL/AUG 22	09/22/2022	102600	\$76.94
SANTA FE IRRIGATION DISTRICT	005506-002-JUL/AUG 22	09/22/2022	102600	\$385.84
SANTA FE IRRIGATION DISTRICT	005506-004-JUL/AUG 22	09/22/2022	102600	\$76.94
SANTA FE IRRIGATION DISTRICT	005506-005-JUL/AUG 22	09/22/2022	102600	\$234.53
SANTA FE IRRIGATION DISTRICT	005506-006-JUL/AUG 22	09/22/2022	102600	\$121.31
SANTA FE IRRIGATION DISTRICT	005506-018-AUG 22	09/22/2022	102600	\$644.01
SANTA FE IRRIGATION DISTRICT	005506-019-AUG 22	09/22/2022	102600	\$1,346.39
SANTA FE IRRIGATION DISTRICT	005506-015-07/16/22-09/15/22	09/22/2022	102600	\$221.95
SANTA FE IRRIGATION DISTRICT	005506-016-07/16/22-09/15/22	09/22/2022	102600	\$699.99
SANTA FE IRRIGATION DISTRICT	005979-003-07/16/22-09/15/22	09/22/2022	102600	\$224.86
GRAINGER INC	SERVOMOTOR-WATER REGULATOR FOR SHOWERS	09/22/2022	102588	\$137.21
GRAINGER INC	SERVOMOTORS-WATER REGULATORS FOR SHOWERS	09/22/2022	102588	\$205.82
VERIZON WIRELESS-SD	362455526-00001-07/02-08/01/22	09/22/2022	102605	\$73.48
VERIZON WIRELESS-SD	362455526-00001-08/02-09/01/22	09/22/2022	102605	\$73.39
BILL SMITH FOREIGN CAR SERVICE INC	F-250/BRAKE PADS REPLACED	09/22/2022	102577	\$899.16
JOSE GARCIA	MILEAGE-08/21/22	09/22/2022	102591	\$35.10
JOSE GARCIA	MILEAGE-09/03/22	09/22/2022	102591	\$175.50
LUDWIG MASONRY	JULY 22-FCP RETAINING WALL	09/22/2022	102594	\$1,800.00
LUDWIG MASONRY	JULY 22-FCP RETAINING WALL	09/22/2022	102594	\$250.00

TOTAL PARK MAINTENANCE**\$12,739.72****1006570 - PUBLIC FACILITIES**

DIXIELINE LUMBER CO INC	URINAL CLOSET KIT	09/22/2022	102584	\$56.01
SANTA FE IRRIGATION DISTRICT	005506-008-JUL/AUG 22	09/22/2022	102600	\$440.73
LEE'S LOCK & SAFE INC	LG TOWER DEADBOLT REPLACED	09/22/2022	102593	\$427.74
LEE'S LOCK & SAFE INC	KEYS	09/22/2022	102593	\$15.41
CONSOLIDATED ELECTRICAL DIST INC	LAMPS	09/14/2022	102553	\$308.25
CONSOLIDATED ELECTRICAL DIST INC	LAMPS BALLAST KIT	09/14/2022	102553	\$53.88
CONSOLIDATED ELECTRICAL DIST INC	LAMPS	09/14/2022	102553	\$640.04
24 HOUR ELEVATOR, INC	SEPT 22-ELEVATOR PREVENTATIVE MAINT/REPAIR	09/22/2022	102571	\$185.22
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	09/22/2022	102581	\$119.24
TYCO FIRE & SECURITY MANAGMENT	FIRE EXTINGUISHER INSPECTION	09/22/2022	102590	\$1,470.13
CALIFORNIA OFFICE CLEANING, INC	AUG 22-JANITORIAL/CUSTODIAL SVC	09/22/2022	102579	\$7,345.00
CALIFORNIA OFFICE CLEANING, INC	AUG 22-JANITORIAL/CUSTODIAL SVC	09/22/2022	102579	\$150.00
PRIDE INDUSTRIES	AUG 22-TRASH ABATEMENT SERVICES	09/22/2022	102597	\$1,886.62
TOTAL PUBLIC FACILITIES				\$13,098.27
1205460 - SELF INSURANCE RETENTION				
SECTRAN SECURITY INC	SEPT 22-COURIER SRVC/FUEL	09/22/2022	102601	\$158.93
TOTAL SELF INSURANCE RETENTION				\$158.93
1355200 - ASSET REPLACEMENT-CTY MNGR				
TYLER TECHNOLOGIES, INC.	SEPT 22-50/50 WORK SPLIT	09/22/2022	102603	\$449.87
TOTAL ASSET REPLACEMENT-CTY MNGR				\$449.87
1355300 - ASSET REPLACEMENT-FINANCE				
TYLER TECHNOLOGIES, INC.	CASHERING APPLICATION SERVICES	09/14/2022	102566	\$4,102.08
TYLER TECHNOLOGIES, INC.	SEPT 22-50/50 WORK SPLIT	09/22/2022	102603	\$950.13
TOTAL ASSET REPLACEMENT-FINANCE				\$5,052.21
2037510 - HIGHWAY 101 LANDSC #33				
SANTA FE IRRIGATION DISTRICT	005979-000-JUL/AUG 22	09/22/2022	102600	\$523.87
SANTA FE IRRIGATION DISTRICT	005979-004-07/16/22-09/15/22	09/22/2022	102600	\$454.68
SANTA FE IRRIGATION DISTRICT	007732-000-07/16/22-09/15/22	09/22/2022	102600	\$214.19
TOTAL HIGHWAY 101 LANDSC #33				\$1,192.74
2047520 - MID 9C SANTA FE HILLS				
SANTA FE IRRIGATION DISTRICT	005979-025-AUG 22	09/22/2022	102600	\$802.35
SANTA FE IRRIGATION DISTRICT	005979-026-AUG 22	09/22/2022	102600	\$1,025.65
SANTA FE IRRIGATION DISTRICT	005506-020-AUG 22	09/22/2022	102600	\$1,917.52
SANTA FE IRRIGATION DISTRICT	005979-019-AUG 22	09/22/2022	102600	\$512.22
SANTA FE IRRIGATION DISTRICT	005979-020-AUG 22	09/22/2022	102600	\$1,025.65
SANTA FE IRRIGATION DISTRICT	005979-021-AUG 22	09/22/2022	102600	\$1,862.01
SANTA FE IRRIGATION DISTRICT	005979-022-AUG 22	09/22/2022	102600	\$1,326.09
SANTA FE IRRIGATION DISTRICT	005979-023-AUG 22	09/22/2022	102600	\$1,078.43
SANTA FE IRRIGATION DISTRICT	005979-024-AUG 22	09/22/2022	102600	\$1,037.83
SANTA FE IRRIGATION DISTRICT	005979-014-AUG 22	09/22/2022	102600	\$1,074.37
SANTA FE IRRIGATION DISTRICT	005979-015-AUG 22	09/22/2022	102600	\$599.35
SANTA FE IRRIGATION DISTRICT	005979-016-AUG 22	09/22/2022	102600	\$814.53
SANTA FE IRRIGATION DISTRICT	005979-017-AUG 22	09/22/2022	102600	\$61.56
SANTA FE IRRIGATION DISTRICT	005979-018-AUG 22	09/22/2022	102600	\$142.76
TOTAL MID 9C SANTA FE HILLS				\$13,280.32
2087580 - COASTAL RAIL TRAIL MAINT				
SANTA FE IRRIGATION DISTRICT	005506-003-JUL/AUG 22	09/22/2022	102600	\$127.60

TOTAL COASTAL RAIL TRAIL MAINT				\$127.60
2117600 - STREET LIGHTING DISTRICT				
VERIZON WIRELESS-SD	362455526-00001-07/02-08/01/22	09/22/2022	102605	\$14.70
VERIZON WIRELESS-SD	362455526-00001-08/02-09/01/22	09/22/2022	102605	\$14.68
TOTAL STREET LIGHTING DISTRICT				\$29.38
2135550 - DEVELOPER PASS-THRU- PLANNING				
CTE, INC	AUG 22-GEOTECHNICAL REVIEW FOR SCHRAGER RESIDENCE	09/14/2022	102555	\$1,840.00
TOTAL DEVELOPER PASS-THRU- PLANNING				\$1,840.00
2146120 - FIRE MITIGATION FEES				
ALLSTAR FIRE EQUIPMENT, INC	FY 23-Turnouts	09/22/2022	102573	\$6,000.00
TOTAL FIRE MITIGATION FEES				\$6,000.00
2505570 - COASTAL BUSINESS/VISITORS				
ELIZABETH MARUCHEAN	REIMB-MOVE NIGHT SUPPLIES	09/22/2022	102586	\$147.56
TOTAL COASTAL BUSINESS/VISITORS				\$147.56
2706120 - PUBLIC SAFETY- FIRE				
VERIZON WIRELESS-SD	962428212-00001-07/29-08/28/22	09/22/2022	102605	\$114.03
ALLSTAR FIRE EQUIPMENT, INC	FY 23-Turn Out Gear	09/22/2022	102573	\$1,907.00
TOTAL PUBLIC SAFETY- FIRE				\$2,021.03
2706170 - PUBLIC SAFETY- MARINE SAFETY				
GUARDIAN SAFTEY & SUPPLY, LLC	COLD PACKS	09/14/2022	102558	\$34.09
TOTAL PUBLIC SAFETY- MARINE SAFETY				\$34.09
4506190 - SAND REPLNSHMNT/RETENTION				
WARWICK GROUP CONSULTANTS, LLC	JUL 22-PROF SERVICE	09/14/2022	102569	\$5,833.00
WARWICK GROUP CONSULTANTS, LLC	AUG 22-PROF SERVICE	09/14/2022	102569	\$5,833.00
SUMMIT ENVIROMENTAL GROUP, INC.	JUL 22-SND 9926/PROF SRVC	09/14/2022	9000583	\$2,875.00
TOTAL SAND REPLNSHMNT/RETENTION				\$14,541.00
4506510 - SANDREPLNSHMNT/RETNTN-CIP				
DOMUSSTUDIO ARCHITECTURE	JUL 22-9449 MS CENTR	09/22/2022	102585	\$190.00
TOTAL SANDREPLNSHMNT/RETNTN-CIP				\$190.00
5097700 - SANITATION				
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$7.83
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$7.83
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$7.83
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$9.73
MISSION LINEN & UNIFORM INC	LAUNDRY	09/22/2022	102595	\$9.73
AFFORDABLE PIPELINE SERVICES INC	C-SEWER CLEANING-44,158	09/22/2022	102572	\$27,819.54
SANTA FE IRRIGATION DISTRICT	005506-014-AUG 22	09/22/2022	102600	\$712.23
VERIZON WIRELESS-SD	362455526-00001-07/02-08/01/22	09/22/2022	102605	\$14.70
VERIZON WIRELESS-SD	362455526-00001-08/02-09/01/22	09/22/2022	102605	\$14.68
AT&T CALNET 3	9391012277-06/24/22-07/23/22	09/22/2022	102576	\$15.82
AT&T CALNET 3	9391012277-07/24/22-08/23/22	09/22/2022	102576	\$18.19
TOTAL SANITATION				\$28,638.11
REPORT TOTAL:				\$195,768.29



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 12, 2022
ORIGINATING DEPT: Finance
SUBJECT: Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2022-23

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 September 28, 2022.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of September 28, 2022
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General Fund Operations

Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/23/2021	Reso 2021-092	Adopted Budget	22,148,385	(20,867,260)	(482,500)	\$ 798,625
07/14/2021	Reso 2021-097	MS MOU		(11,570)		787,055
04/13/2022	Reso 2022-034	Keyser Marston		(15,000)		772,055
06/08/2022	Reso 2022-041	On-Call Repair Svcs		(30,000)		742,055
06/08/2022	Reso 2022-065	Janitorial		(20,000)		722,055
06/22/2022	Reso 2022-082	FY23 Budget Update	1,965,100	(615,680)	(1,423,000)	648,475
08/24/2022	Reso 2022-106	Lew Edwards Group		(36,000)		612,475
09/14/2022	Reso 2022-102	SBFA MOU		(182,000)		430,475

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

COUNCIL ACTION: <hr/> <hr/>

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2022-2023 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 12, 2022
ORIGINATING DEPT: City Manager's Office
SUBJECT: **City Council Consideration of Resolution 2022-124 Approving the Chamber of Commerce Visitor Center Agreement**

BACKGROUND:

The Chamber of Commerce (Chamber) and the City of Solana Beach (City) have a mutual interest in the promotion and marketing of the City to the general public and have partnered in this endeavor since 1999. Accordingly, the City has contracted with the Chamber to provide information and assistance to visitors, and the City includes an amount in its annual budget that subsidizes a portion of the operations of the Visitor Center (Center) as well as other visitor serving advertising/outreach which directly benefits the City by providing information and assistance to visitors. The Center is the Chamber office located at 210 Plaza Street, however, a visitor information kiosk at the Train Station is still maintained and operated by the Chamber.

This item is before the Council to consider approval of Resolution 2022-124 (Attachment 1) approving the Fiscal Year 2022/23 Agreement (Agreement) and authorizing the City Manager to execute additional one-year agreements at the sole discretion of the City.

DISCUSSION:

The City had been contractually providing funding of \$15,000 annually to the Chamber of Commerce to operate the Center since 1999. However, at the December 8, 2021 City Council (Council) meeting, the Council approved the Chamber's request to increase the funding to \$30,000 for Fiscal Year 2021/22 to improve the services that they are offering to the community and visitors in order to provide greater benefit to the business community. The Chamber is requesting that the funding remain in the amount of \$30,000 for this year and to continue at this amount for future years.

COUNCIL ACTION:

The agreement states that the Chamber shall utilize City funding to partially offset the cost of operating the Visitor Center, shall manage the Center, and furnish marketing for Solana Beach attractions, lodging, and hospitalities by providing information and assistance to visitors and tourists with the goal of increasing travel and tourism to the City. The Chamber will continue to offer a variety of local area and regional guides, travel brochures, maps, etc. at the kiosk at the Train Station and the Chamber Office, and act as the ambassador of the community. Council also requested that the Chamber report to the City specific metrics regarding the average number of visitors to the Visitor Center per month, the number of hits to the new and improved website and any other outreach/marketing efforts conducted in FY 2021/22. The Chamber submitted this report that includes these metrics for last fiscal year and the 1st quarter of FY 2022/23 (Attachment 2). The Chamber was also to provide updates to the Business Liaison Committee, which they have done this past fiscal year.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

City financial assistance to the Chamber of Commerce of \$15,000 is budgeted in the FY 2022/23 Coastal Business/Visitors' adopted budget. However, should Council approve the increased contract request, an additional allocation of up to \$15,000 would be required.

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation
- Approve Staff recommendation with alternative amendments / modifications
- Deny Staff recommendation

DEPARTMENT RECOMMENDATION:


Staff recommends that the City Council adopt Resolution No. 2022-124:

1. Authorizing the City Manager to execute an Agreement between the City and the Solana Beach Chamber of Commerce in an amount up to \$30,000 for operation of the Visitor Center and the development of visitor serving advertising/outreach.
2. Authorizing the City Manager to execute future agreements at a cost of \$30,000, on a yearly basis, at the sole discretion of the City.

3. If approved by Council, appropriate up to an additional \$15,000 in the Coastal Area Business & Visitor Assistance Fund to the Contributions to Agencies account.
4. Authorize the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-124

RESOLUTION 2022-124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AGREEMENT WITH THE SOLANA BEACH CHAMBER OF COMMERCE FOR THE OPERATION OF THE VISITOR CENTER FOR FISCAL YEAR 2022/23

WHEREAS, the City of Solana Beach and the Chamber of Commerce have a mutually beneficial interest in the promotion and marketing of the City to the general public; and

WHEREAS, the City of Solana Beach has maintained a contract with the Chamber of Commerce to provide funding assistance for the Visitor Center to partially offset the cost of operating the Visitor Center, to manage the Center, and to furnish marketing for Solana Beach attractions, lodging, and hospitalities by providing information and assistance to visitors and tourists with the goal of increasing travel and tourism to the City; and

WHEREAS, it is an important service for the City to provide public information and assistance to visitors; and

WHEREAS, increasing travel and tourism to the City is a benefit to the businesses in the City and to the public generally.

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 approves an agreement with the Solana Beach Chamber of Commerce for the partial funding of the Visitor Center in the amount of up to \$30,000 and in exchange for the Chamber of Commerce performing certain services for the City.
3. That the City Council authorizes the City Manager to extend and execute an agreement, at the City's discretion, with the Solana Beach Chamber of Commerce on a yearly basis for \$30,000.
4. That the City Council appropriates \$15,000 in the Coastal Area Business & Visitor Assistance Fund to the Contributions to Agencies account.
5. That the City Council authorizes the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

PASSED AND ADOPTED this 12th day of October, 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



Solana Beach

**VISITOR CENTER REPORT
PRESENTATION**

FY 2021-2022

&

Q1 2022-2023: July – Sept 2022

ATTACHMENT 2

VISITOR CENTER OFFICE



of visitors

Fiscal Year 2021-2022	Q1 Fiscal Year 2022-2023
288	95

**Average quarterly increase of in-person
visitors over last FY is 32%**

WEBSITE METRICS

	OLD VISITSOLANABEACH.COM WEBSITE	NEW VISITSOLANABEACH.COM WEBSITE
	FISCAL YEAR 2021-2022	Q1 FISCAL YEAR 2022-2023 (JULY-SEPT)
# OF VISITORS	200	4.8K
# OF PAGE VIEWS	829	10k
# MAP PAGE VIEWS	77	1,186

SOCIAL MEDIA METRICS

	FISCAL YEAR 2021-2022	Q1 FISCAL YEAR 2022-2023 (JULY-SEPT)
FACEBOOK	9,990 (LIKE), 10,023 (FOLLOW)	9,990 (LIKE), 10,023 (FOLLOW)
INSTAGRAM	1,836 FOLLOW	1,962 FOLLOW (+126)

VISITOR CENTER FUNDS USE

FISCAL YEAR 2021 - 2022



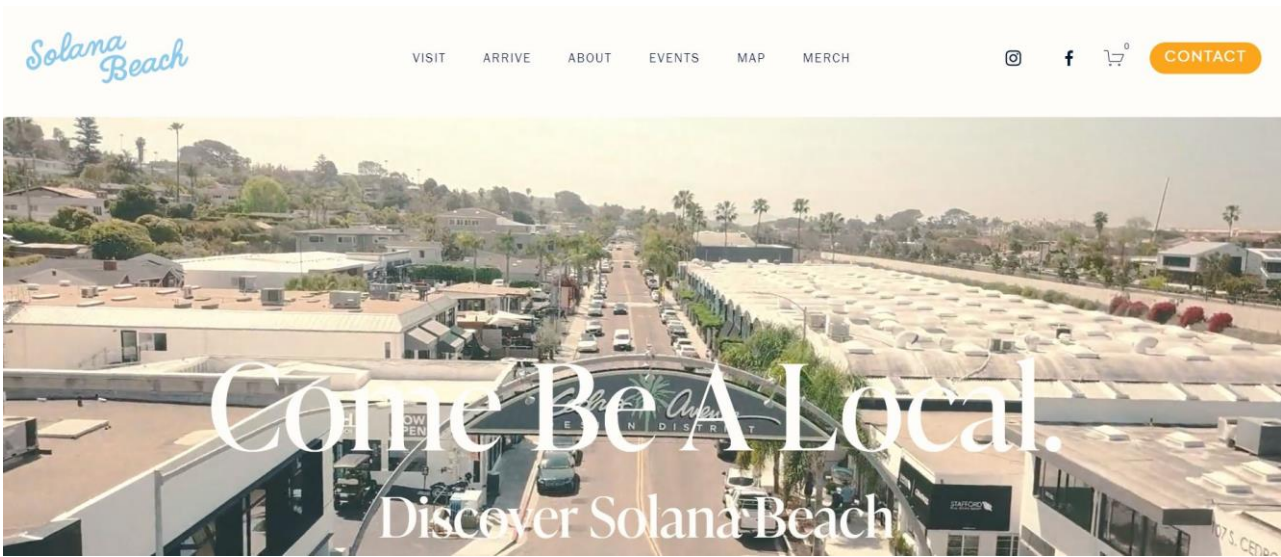
Creation of walking map with QR code

Printing and distribution of map

**Updates/Maintenance of website
VisitSolanaBeach.Com**

**Updates/Maintenance of Social Media platforms
for Visitor Center**

**Staff & Operational expenses related to running
the Visitor Center**



New responsive VisitSolanaBeach.Com website

Yearly ad in the Solana Beach/Del Mar Visitor Guide (16 views so far)

Increased posts/maintenance of Social Media platforms for Visitor Center

Staff & Operational expenses related to running the Visitor Center

Funding for upcoming campaigns for rest of FY

VISITOR CENTER

FUNDS USE

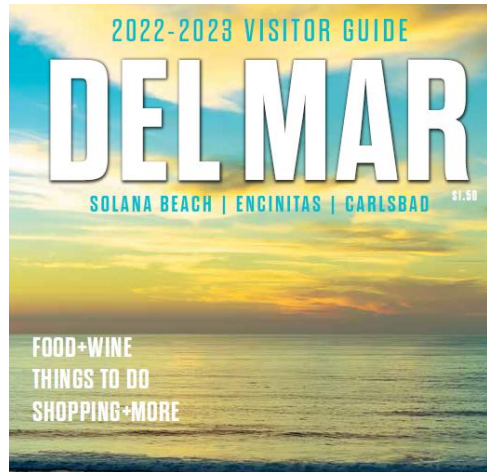
FISCAL YEAR 2022 - 2023



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Solana Beach

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STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 12, 2022
ORIGINATING DEPT: Community Development
SUBJECT: **Introduce (1st Reading) Ordinance 527 – Building and Fire Code Updates**

BACKGROUND:

On October 23, 2019, the City Council adopted the 2019 California Building Standards Code with the approval of Ordinance 506. 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 2022 Edition of the California Building Standards Code that was adopted by the California Building Standards Commission on July 1, 2022. The new codes will go into effect beginning January 1, 2023.

This item is before the Council to introduce Ordinance 527 (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 527 (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 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 (CAP). There are voluntary standards that are contained in the 2022 Building Code that can be made mandatory. Voluntary provisions that the CAC are considering for recommendation 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.

Lastly, new local amendments to Chapters 15.08 and 15.24 have been added for adoption. The proposed amendments would provide additional standards for the City's Code Compliance Staff to better address health, safety and property maintenance concerns where present standards may be less explicit. This includes provisions that will further address overgrown vegetation and maintenance, illegal construction activity, and expand upon vehicle abatement and recreational vehicle related public nuisances. Also included is updated administrative language that clarifies appeals procedures regarding enforcement actions for building violations.

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 527, 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 527 (1st Reading).

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Ordinance 527

ORDINANCE NO. 527

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 2022 CALIFORNIA BUILDING STANDARDS, WHICH INCLUDES, THE 2022 CALIFORNIA ADMINISTRATIVE CODE; THE 2022 CALIFORNIA BUILDING CODE; THE 2019 CALIFORNIA RESIDENTIAL CODE; THE 2022 CALIFORNIA ELECTRICAL CODE; THE 2022 CALIFORNIA PLUMBING CODE; THE 2022 CALIFORNIA MECHANICAL CODE; THE 2022 CALIFORNIA ENERGY CODE; THE 2022 CALIFORNIA GREEN BUILDING CODE; THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE; THE 2022 CALIFORNIA FIRE CODE AND 2021 INTERNATIONAL FIRE CODE; THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, THE 2022 CALIFORNIA EXISTING BUILDING CODE, AND THE 2022 CALIFORNIA REFERENCED STANDARDS CODE.

WHEREAS, on October 12, 2022 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 2019; 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.
 7. 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. 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 506); 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 2022
California Code of Regulations.

The California Administrative Code, 2022 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 109.4 amended.**
- 15.08.050 Section 109.5.1 amended.**
- 15.08.060 Section 109.7 amended.**
- 15.08.070 Section 110.1.1 amended.**
- 15.08.080 Section 113.3 amended**
- 15.08.090. Table 1505.1 amended.**
- 15.08.100. 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 2022 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the 2022 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 2022 California Building Code which is based on the International Building Code, 2021 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 2022 California Building Code, to require more fire-retardant roof coverings.

C. Deletions, revisions and additions to the 2022 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 subparagraph 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 109.4 amended.

Section 109.4 WORK COMMENCING BEFORE PERMIT ISSUANCE. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by a resolution adopted by the City Council that shall be in addition to the required permit fees. In addition to assessing a fee, new applications for projects may

be denied at the discretion of officer or employee authorized to enforce the provisions of this code, until the unapproved work has been addressed under a permit.

15.08.050 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.

15.08.060 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.

15.08.070 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.

15.08.080 Section 113.1 and 113.3 amended.

**SECTION 113
BOARD OF APPEALS**

Section 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. Appeals of a Notice of Order issued to enforce the requirements of this Chapter shall have the same meaning as “administrative hearing: inquiry” as defined under Solana Beach Municipal Code Section 2.32.040. Any Request for Appeal to the decision of the City Building Official or to an issued Notice and Order shall be received in writing within fifteen (15) days from the date of the notice of decision or date of the Notice and Order. This Section does not apply to specified actions by Code Compliance Officers enforcing any non-conformance with adopted Building Codes, such as issuance of Courtesy Notice letters, Notice of Violation letters and Citations, as such actions rely

upon separately established appeal procedures under Solana Beach Municipal Code Chapters 1.18 and 2.32. With regard to the declaration of any building, structure, or building service equipment as posing, creating or causing a Public Nuisance, the enforcement and appeal processes established under Chapters 2.32 and 6.04 would govern, after a Notice and Order or Notice to Abate has been issued. Failure to submit a written appeal request within the statutory deadline shall constitute a waiver of the right to an administrative hearing and adjudication of the decision, notice or order issued to enforce the provisions of this Chapter.

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.

15.08.090 Table 1505.1 Amended. Table 1505.1 of the 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

15.08.100. Appendices C, H and I are adopted; Appendix B has been rescinded and replaced by Amended Section 113.1 and 113.3.

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 2022 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 2022 California Residential Code which is based on the International Residential Code, 2021 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, 2021 Edition, shall be as follows:

Chapter 1, DIVISION II, SCOPE AND ADMINISTRATION, of the California Residential Code, 2022 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) 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 2022 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 2022 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 2022 California Plumbing Code and the Uniform Plumbing Code 2021 Edition, published by the California Building Standards Commission.

15.16.020 Deletions to the 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 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, 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 2022 California Mechanical Code and any rules and regulations promulgated pursuant thereto, published by the California Building Standards Commission.

15.20.020 Deletions to the 2019 California Mechanical Code.

Chapter 15.22

ENERGY CODE

Sections:

15.22.010 Adoption.

15.22.013 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 2022 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 2022 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 2022 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 2022 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:

15.24.010 Adoption.

15.24.020 Deletions, revisions and additions.

15.24.030 Section 107.2 Amended.

15.24.040 Section 111 Amended, with subsections redacted.

15.24.050 Section 301.2 Amended.

15.24.060 Section 302.8 Amended.

15.24.070 Section 302.4 Amended.

15.24.010 adoption of the International Property Maintenance Code. The International Property Maintenance Code, 2021 edition, Chapter 15.24 is adopted by reference without change to Buildings and Construction Title 15.

15.24.020 Deletions, revisions and additions to the International Property Maintenance Code, 2021 Edition, shall be as follows:

15.24.030 Section 107.2 Amended

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
5. Inform the property owner or owner's authorized agent of the right to appeal after issuance of a Citation or Notice and Order, as identified under Solana Beach Municipal Code Chapters 1.18, 2.23, and 6.04 or 6.06.
6. Include a statement of the right to file a lien in accordance with Section 106.3, 6.04 and 6.06.

15.24.040 Section 111 Amended, with Subsections Redacted

SECTION 111 MEANS OF APPEAL

111.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within fifteen (15) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. This Section does not apply to specified actions by Code Compliance Officers enforcing any non-conformance with this Chapter, such as issuance of Courtesy Notice letters, Notice of Violation letters and Citations, as such actions rely upon separately established appeal procedures under Solana Beach Municipal Code Chapters 1.18 and 2.32. Failure to submit a written appeal request within the statutory deadline shall constitute a waiver of the right to an administrative hearing and adjudication of the decision, notice or order issued to enforce the provisions of this Chapter.

111.1.A Appeal Procedure. Appeals of a Notice of Order issued to enforce the requirements of this Chapter shall have the same meaning as "administrative hearing: inquiry" as defined under Solana Beach Municipal Code Section 2.32.040. The appeal hearing and nuisance abatement procedures established under Solana Beach Municipal Code Chapters 2.23 and 6.04 would apply to accepted appeal requests received within the statutory deadline indicated above.

111.2 Membership of board. The members of City Council shall serve as the "appeals board" under this Chapter.

Sections 111.2.1 to 111.7 are redacted.

111.3 Stays of enforcement. Appeals of a notice, order, decision or an issued Notice and Order (other than Imminent Danger notices) shall stay the enforcement of the decision, notice or order until the appeal is heard by the appeals board.

15.24.050 Section 301.2 Amended

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code or the Solana Beach Municipal Code. A person shall not occupy as owner-occupant, non-owner occupant, nor permit another person to occupy any premises or structure that are not maintained in a sanitary and safe condition, and that do not comply with the requirements of this Chapter, Title 15, nor in any manner that would create, cause or contribute to a public nuisance. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition, that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

No person as owner, manager, occupant or lessor shall maintain, allow, cause or create any “substandard building” as that term is defined in the California Health and Safety Code Sections 17920.3 and 17920.10. Any condition(s) meeting the definition of “substandard building” as defined in the California Health and Safety Code Sections 17920.3 and 17920.10 may be enforced as a violation of this Chapter, as well as Chapters 1.16 and 1.18 of the Solana Beach Municipal Code.

15.24.060 Section 302.8 Amended

302.8 Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles and vessels shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth, unless such activity would conflict with other provisions of the Solana Beach Municipal Code. All vehicles stored on residential lots shall be registered to the lawful occupant(s) of a legally established residence on the property.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

All vehicles in the front yard of single family lots shall be parked or stored upon approved, designated parking areas, such as a driveway. For multifamily or higher density residential properties, vehicles shall be parked upon approved, designated parking areas or parking lots.

No recreational vehicle, trailer or vessel may be used or occupied anywhere within the City, except where allowed by other provisions of the Solana Beach Municipal Code or during the lawful transport, driving or operation within the City.

The parking or storage of recreational vehicles, vessels and trailers is restricted to "storage condition", only. Recreational vehicles, vessels or trailers may be stored and shall be disconnected from any utilities, unless allowed under a permit or where allowed by other provisions of the Solana Beach Municipal Code., No recreational vehicle, trailer or vessel may be parked or stored in any manner that would conflict with other provisions of the Solana Beach Municipal Code.

15.24.070 Section 302.4 Amended

302.4 Vegetation Maintenance. The premises and exterior property shall be maintained free from weeds. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

All privately maintained vegetation, trees and shrubs growing near or among required pedestrian accessible walkways and/or designated vehicle driving surfaces, including parking lots, roadways and access roads, shall not obstruct vehicle travel and shall not obstruct pedestrian movement. A minimum vertical clearance of eight (8) feet over walkways and a minimum vertical clearance of 13.5 feet (thirteen feet and 6 inches) over driving surfaces shall be provided. Privately maintained vegetation shall not obstruct any mandated traffic sign, street marking, signal or device, nor pose any unsafe condition impacting any public right-of-way, Privately maintained areas along public rights-of-way shall be free of weeds, dead or dying vegetation, shrubs and trees.

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

The following matrix lists the corresponding amendments to Chapter 15.32 of the Solana Beach Municipal Code, entitled “Fire Code”:

<i>Chapters or Sections</i>	<i>FINDING (S)</i>
Chapter 1 Administration	
Section 101.5 Validity	All
Section 102.13 Repeal Conflicting Ordinance	All
Section 104.12 Response Map Updates	All
Section 112.4 Violation Penalties	All
Chapter 2 Definitions	All
Chapter 3 General Precautions Against fire	All
Section 308.1.6.3 Sky Lanterns	All
Section 324 Mid-Rise Buildings	All
Section 324.1 General	
Section 324.2 Fire Equipment Control Room	
Section 324.3 Road Dimensions	
Chapter 5 - Fire Service Features	All
Section 503.1.2 Additional Access	All
Section 503.2.1 Dimensions	All
Section 503.2.3 Surface	All
Section 503.2.7 Grade	All
Section 503.2.8 Angles of Approach and Departure	All
Section 503.2.9 Roadway Turnouts	All
Section 503.3 Marking	All
Section 503.6. Security Gates	All
Section 507.2.2 Water Storage Tanks	All
Section 507.1.1.1 Required Installation	All
Chapter 9 - Fire Protection Systems	All
Section 902.1 Definitions	All
Section 903.2 Where Required	All
Section 903.2.01 Group R	All
Section 903.2.02 New Commercial and Group U	All
Section 903.3.02 Existing Commercial Office Buildings	All
	All
Section 905 Standpipe Systems – Required Installations	All
Section 905.3 New Commercial Buildings	
Section 905.3.1 Existing Commercial buildings	
Chapter 56 Explosives and Fireworks,	All

Section 5608.2 Fireworks: Use, Display, Disposal, Seizure	
Section 5608.4 Fireworks Penalty	All
Chapter 57 Flammable & Combustible Liquids	
Section 5704.2.9.6.1 Class I, II and III Liquids	All
Section 5706.2.4.4 Class I & II Storage in Residential	All
Chapter 61 Liquefied Petroleum Gases	
Section 6104.2 Bulk Storage of Liquefied Petroleum Gases	All
Appendix "B" Fire-Flow Requirements for Buildings (No Amendments to Appendix	All
Appendix "I" Fire Protection Systems – Non Compliant Conditions <i>(No Amendments to Appendix)</i>	All

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 2022 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 2022 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 506, which conflict or are inconsistent with the provisions of this Ordinance or of the Code or standards hereby adopted are hereby repealed.

Section 104.12.4 Response Map Updates

104.12.4 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 112.4.2 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 112.4.1 of the 2022 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 2022 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 designated by the local jurisdiction as a moderate, high or very high fire hazard area, or which the FAHJ has determined is a hazardous fire area; the type and condition of vegetation, topography, weather, or structure density which may increase the possibility of the area being susceptible to wildfire.

Mid-Rise Building – A building four stories or more in height, but not exceeding 75 feet and not defined as a high-rise building by section 202 of the California Building Code. 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 324 shall imply or allow a building height in excess of current City of Solana Beach planning and zoning requirements.

Level – An area above or below grade including but not limited to: basements, garages, cellars, mezzanines, or similar uses.

Whenever the terms "This Code" and "2021 International Fire Code" are used they shall mean the 2022 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, wherever the following words or phrases are used in this chapter, they shall have the meanings established by this section:

- A. "Jurisdiction" means the City of Solana Beach.
- B. "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 2022 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 2022 California Fire Code and the 2021 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.

1. EXCEPTIONS: 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 fire code official, with a maximum capacity of 550 gallons. Such tanks may be located within a building when the fire code official 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 approval of the fire code official, 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 fire code official may disapprove the installation of such containers when in his opinion their use presents a risk to life or property.
5. With the approval of the fire code official, 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. The aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons.

15.32.050 Section 308.1.6.3– Sky Lanterns.

Section 308.1.6.3 is revised in the 2022 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 324– Mid-Rise Buildings.

Section 324 is added to the 2022 California Fire Code to read as follows:

Section 324 Mid-Rise Buildings

Section 324.1 General

All newly constructed mid-rise buildings, or any 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 324.1- 324.5

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 324.2 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 code official 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).
- 5) Set of complete building plans.

Section 324.3 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 107.7 is added in the 2022 California Fire Code to read as follows:

SECTION 107.7 – FEES

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 1154 - Firefighting Cost Recovery.

Section 1154.1 is added in the 2022 California Fire Code to read as follows:

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

15.32.130 Section 112.4 Abatement of Violation-Non-Compliance Penalty

Section 112.4 is added in the 2022 California Fire Code to read as follows:

When a person fails to comply with a second notice of correction, notice of violation, or notice to cure, the fire code official 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 2022 California Fire Code shall be revised to read as follows:

Chapter 5 - Section 503, Fire Apparatus Access Roads

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 503.2.3 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% 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. Maximum grade shall not exceed 20%.

Section 503.2.8 Angles of Approach and Departure

The angle of approach and departure of a fire access roadway shall not exceed 12% or as approved by the fire code official.

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, 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 – Fire Lane parking restrictions.

Sections 503.4.2-503.4.3 are added to the 2022 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 fire code official 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 fire code official may designate existing roadways as fire access roadways consistent with California Vehicle Code Section 22500.1, and 22685 (a) where it determined that such designation is necessary to provide adequate emergency apparatus access.

15.32.200 Section 503.6 – Security gates

Section 503.6 of the 2022 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 approval of the fire code official.

1. 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.
2. 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.
3. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.
4. 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.
5. 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.
6. 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 2022 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 fire 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, or as approved by the fire code official 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 2022 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 sections 903.2.01.1 through 903.2.12, and may be required in additions and remodels of existing structures as described in section 903.2.01

Section 903.2.01 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 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.
- 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.

903.2.02 - 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.

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

Standpipe systems shall be installed where required by Sections 905.3.01 through 905.3.11.1. Standpipe systems are allowed to be combined with automatic sprinkler systems.

Exception: Standpipe systems are not required in Group R-3 occupancies.

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 standpipes may be required.

15.32.350 Explosives and Fireworks

The following sections of Chapter 56 – Explosives and Fireworks, in the 2022 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, 2022 edition, Chapter 15.33 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.34

EXISTING BUILDING CODE

Sections:

15.34.010 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, 2022 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,

2022 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 12th day of October, 2022; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California on the ___ day of _____, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 12, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Development Review Permit and Structure Development Permit for First-Story Remodel and Addition and a New Second-Story Addition to an Existing One-Story, Single-Family Residence with an Existing Attached Garage 729 Fresca Street (Case # DRP21-011, SDP21-012 Applicants: Tom Griffiths and Tania Lombrozo; APN: 298-430-18-00; Resolution 2022-119)**

BACKGROUND:

The Applicants, Tom Griffiths and Tania Lombrozo, are requesting City Council (Council) approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a first-story addition and remodel and a new second story to an existing one-story, single-family residence with an attached garage. The 8,584 square-foot lot is located at 729 Fresca Street and is within the Low Medium Residential (LMR) Zone and the Hillside Overlay Zone (HOZ).

The Applicants propose aggregate grading in the amount of 5 cubic yards. The highest point or elevation of new construction is proposed at 22.38 feet above the proposed grade with a story pole height of 134.60 feet above Mean Sea Level (MSL). The project meets two thresholds for the requirement of a DRP, including: 1) construction in excess of 60 percent of the maximum allowable floor area; and 2) construction of a second story that exceeds 35% of the floor area of the first floor. The project requires an 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 2022-119 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The subject site is located on the west side of Fresca Street, north of the intersection of South Nardo Avenue and Fresca Street. The 8,584 square-foot lot is rectangular in shape, fronting on Fresca Street to the east, with residential properties to the north, south and the west. The existing topography slopes upward towards the west from the street. The elevation at the front property line is at approximately 109 feet above Mean Sea Level (MSL) and the rear property line is approximately 130 MSL, resulting in a change of elevation of approximately 21 feet. The finished floor elevation of the existing garage and residence are approximately three (3) feet higher than the street elevation. With the proposed project, the driveway location would remain on the north side of the eastern portion of the lot.

The site is currently developed with an 1,873 square-foot single-story, single-family residence and an attached 459 square-foot garage. The Applicants propose to remodel the existing residence, add 55 square feet to the first floor, and construct a new 1,346 square-foot second story. A single-family residence is required to provide two (2) off-street parking spaces pursuant to Solana Beach Municipal Code (SBMC) Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). The existing 459 square-foot garage would allow for two (2) conforming parking spaces. Since the parking spaces in the proposed garage would comply with the OSPDM, the project would qualify for a 400 square-foot floor area exemption. Therefore, the total proposed floor area would be 3,608 square feet. The existing garage is located towards the east portion of the lot and will maintain access from Fresca Street. The maximum proposed building height would be 22.38 feet above existing grade. The project plans are provided in Attachment 2.

This west (rear) portion of the lot consists of undeveloped and vegetated steep slopes that are preserved by the provisions of the HOZ and the City's adopted Local Coastal Program Land Use Plan (LCP/LUP). The Applicants provided a slope analysis which is included in the project plans (Attachment 2). The slope analysis indicates that no building or grading will take place on slopes that exceed 25 percent, therefore, the project is exempt from the requirements of the HOZ.

Table 1 (on the next page) provides a comparison of the zoning regulations with the Applicants' proposed design.

Table 1

LOT INFORMATION			
Property Address:	729 Fresca St.	Zoning Designation:	LMR (4 du/ac)
Lot Size (Net):	8,584 ft ²	# of Units Allowed:	1 Dwelling Unit, 1 ADU, 1 JADU
Max. Allowable Floor Area:	4,075 ft ²	# of Units Requested:	1 Dwelling Unit
Proposed Floor Area:	3,608 ft ²		
Below Max. Floor Area by:	467 ft ²		
Max. Allowable Height:	25.00 ft.	Setbacks:	Required Proposed
Max. Proposed Height:	22.38 ft.	Front (E)	20 ft.* 34.30 ft.
Highest Point/Ridge:	134.60 MSL	Interior Side (N)	5 ft. 9.79 ft.
Overlay Zone(s):	HOZ	Interior Side (S)	5 ft. 6.03 ft.
		Rear (W)	25 ft. 52.25 ft.
*The required front yard setback is reduced from 25 feet to 20 feet because the ROW width is 55 feet or greater.			
PROPOSED PROJECT INFORMATION			
Floor Area Breakdown:		Required Permits:	
Existing First Floor:	1,873 ft ²	DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area, and for a second story that exceeds 35% of the first floor	
First Floor Addition:	55 ft ²		
New Second Story:	1,346 ft ²		
Clerestory (15'+ Ceiling):	275 ft ²		
Existing Garage to Remain:	459 ft ²		
Subtotal:	4,008 ft ²	SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade	
Off Street Parking Exemption:	- 400 ft ²		
Total Floor Area:	3,608 ft²		
Proposed Grading: 5 cubic yards of grading for excavation of new footings			
Proposed Parking: Existing Attached 2-Car Garage to Remain		Existing Development:	One-story, single-family residence with an attached two-car garage
Proposed Fences and Walls: No			
Proposed Accessory Dwelling Unit: No			
Proposed Accessory Structure: No			

The following is a discussion of the findings for a DRP as they apply to the proposed project as well as references to recommended conditions of approval contained in Resolution 2022-119.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the total proposed floor area exceeds 60% of the maximum allowable floor area and 35% of the floor area of the first story existing floor area. The total floor area proposed is 3,608 square feet and 4,075 square feet is the maximum. Therefore, the proposal is 89% of the allowable floor area.

In addition to meeting the 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 2022-119 provides the full discussion of the findings.

1. The proposed development is consistent with the general plan and all applicable requirements of this title, 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 any of the above findings cannot be made, the Council shall deny the DRP.

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

Relationship with Adjacent Land Uses:

The subject site is located within the Low-Medium Residential Zone (LMR) Zone. Properties surrounding the lot are located within the same zone and consist of a mix of one- and two-story, single-family residences. The project site is currently developed with a single-story, single-family residence and an attached two-car garage. The Applicants propose to construct a first-story addition and remodel.

As designed, the project is consistent with the permitted uses for the LMR Zone as described in Solana Beach Municipal Code (SBMC) Sections 17.20.010 and 17.12.020, which permits one single-family residence, one accessory dwelling unit (ADU) and one junior accessory dwelling unit (JADU). The property is designated Low-Medium Residential in the General Plan and intended for residential development with a maximum

density of four (4) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas. 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.

Building and Structure Placement:

The site is currently developed with an 1,873 square-foot one-story, single-family residence and an attached 459 square-foot garage located on a flat building pad approximately three (3) feet higher than the street. The Applicants propose to remodel the existing residence and add 1,928 square feet of living area. The existing garage is located towards the eastern portion of the lot and will maintain pedestrian and vehicular access from Fresca Street.

The LMR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 5-foot interior side-yard setbacks. The subject property fronts a public right-of-way that is 55 feet or greater in width, therefore, the front-yard setback is reduced from 25 feet to 20 feet (SBMC 17.20.030(D)(1)(b)). The additions are proposed to be located within the buildable area. The proposed residence is set back 34.30 feet from the front property line, 52.25 feet from the rear property line, 9.79 feet from the north side property line and 6.03 feet from the south side property line.

The 1,928 square-foot first floor will consist of a kitchen, dining room, primary suite, one bedroom, one bathroom and an office. The new 1,175 square-foot second story will consist of a family room, flex space, closet, two bedrooms and two bathrooms. The proposed addition will include 275 square feet of clerestory. A 161 square-foot second-story deck is proposed on the western side of the residence. The existing garage is located at the northeast corner of the structure and pedestrian and vehicular access would be maintained on the eastern side of the residence from the existing driveway.

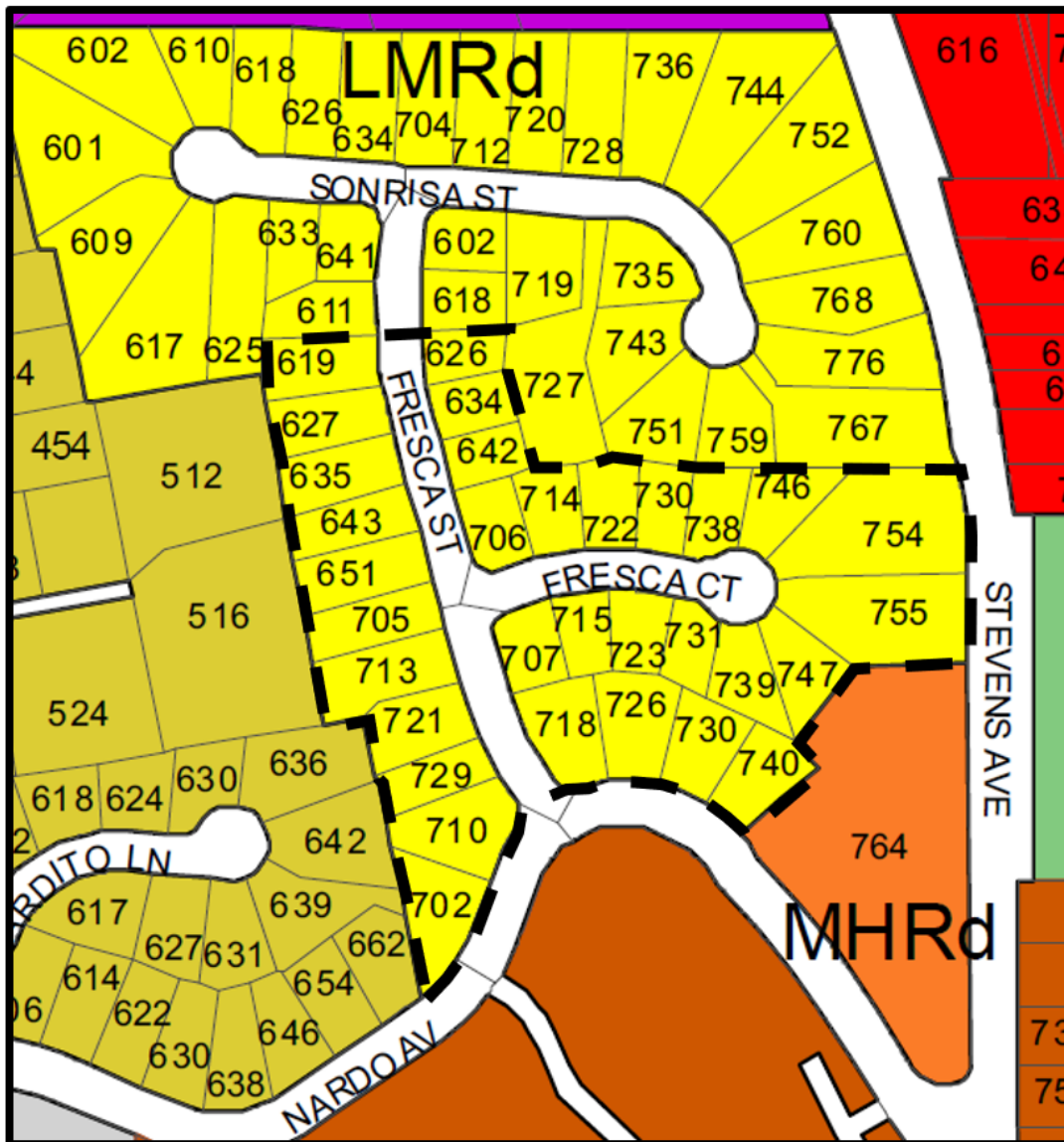
The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in the 459 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 3,608 square feet, which is less than the maximum allowable floor area for the lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.600 for first 5,000 ft ²	3,000 ft ²
0.300 for 5,001 – 20,000 ft ²	1,075 ft ²
Total Allowable Floor Area:	4,075 ft²

The proposed project, as designed, meets the minimum required front-, side-, and rear-yard setbacks.

Neighborhood Comparison:

Staff compared the proposed project to 31 other properties within the Fresca Street, Fresca Court and South Nardo Avenue neighborhood as shown on the following map:



The properties evaluated in this comparison are located in the LMR Zone. The existing homes range in size from 1,553 square feet to 3,186 square feet, according to the County

Assessor records. It should be noted that the County Assessor does not include garages, covered porches, unfinished basements or accessory buildings 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 garage as follows:

Project Gross Building Area:	4,008 ft ²
Delete Garage Area:	- 459 ft ²
Delete Clerestory Area:	- 275 ft ²
Project Area for Comparison to Assessor's Data	3,274 ft ²

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

Table 2						
#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	702 S NARDO AVE	12,935	2,466		5,381	LMR
2	710 S NARDO AVE	13,285	1,891		5,486	LMR
3	718 S NARDO AVE	12,283	1,644		5,185	LMR
4	726 S NARDO AVE	12,535	1,553		5,261	LMR
5	730 S NARDO AVE	10,574	1,891		4,672	LMR
6	740 S NARDO AVE	10,314	2,021		4,594	LMR
7	619 FRESCA ST	11,162	1,891		4,849	LMR
8	627 FRESCA ST	10,529	2,021		4,659	LMR
9	635 FRESCA ST	11,220	2,316		4,866	LMR
10	643 FRESCA ST	9,420	2,155		4,326	LMR
11	651 FRESCA ST	12,059	2,252		5,118	LMR
12	705 FRESCA ST	10,642	2,536		4,693	LMR
13	713 FRESCA ST	13,204	3,186		5,461	LMR
14	721 FRESCA ST	10,806	2,021		4,742	LMR
15	729 FRESCA ST	8,584	1,873	3,274	4,075	LMR
16	626 FRESCA ST	6,576	2,048		3,473	LMR
17	634 FRESCA ST	7,216	1,644		3,665	LMR
18	642 FRESCA ST	6,658	2,021		3,497	LMR
19	706 FRESCA CT	8,574	1,553		4,072	LMR
20	707 FRESCA CT	8,128	1,923		3,938	LMR
21	714 FRESCA CT	8,483	1,891		4,045	LMR
22	715 FRESCA CT	6,940	1,891		3,582	LMR
23	722 FRESCA CT	8,655	2,581		4,097	LMR
24	723 FRESCA CT	7,688	1,553		3,806	LMR
25	730 FRESCA CT	7,264	1,644		3,679	LMR
26	731 FRESCA CT	6,902	3,055		3,571	LMR

27	738 FRESCA CT	7,724	1,913		3,817	LMR
28	739 FRESCA CT	9,266	2,093		4,280	LMR
29	746 FRESCA CT	9,615	3,073		4,385	LMR
30	747 FRESCA CT	10,253	2,111		4,576	LMR
31	754 FRESCA CT	28,272	1,691		5,741	LMR
32	755 FRESCA CT	24,832	1,553		5,225	LMR

Fences, Walls and Retaining Walls:

The Applicants are not proposing fences, walls or retaining walls as a part of this project. If the Applicants decide to modify any of the existing or proposed fences and walls or construct additional fences and walls, a condition of project approval indicates that they would be required to be in compliance with SBMC 17.20.040(O) and 17.60.070(C) and (D).

Landscape:

The project is not subject to the water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscaped areas that exceed 500 square feet. The proposed project does not include any new or modified irrigated landscaping.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual require two (2) parking spaces for a single-family residence. The Applicants are not proposing any modifications to the existing 459 square-foot garage. The existing garage would continue to provide two (2) off-street parking space that are 9' x 19' and clear of obstruction, therefore, the proposed project would be in compliance with the parking standards.

Grading:

The total proposed grading includes 5 cubic yards excavation for new footings.

Lighting:

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

Usable Open Space:

The project consists of the construction of an addition to a single-family residence; 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 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 May 2, 2022, showing a maximum building height of 22.38 feet above the existing and proposed 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 August 4, 2022. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 22.38 feet above the proposed/existing grade or 134.60 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations, and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-119 for Council's consideration based upon the information in the report. The applicable SBMC sections are provided in the 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.

Property Frontage & Public Right-of-Way Improvements:

The existing house fronts on Fresca Street, which is a fully improved street with a 60-foot right of way, 40-foot-wide travelled way with asphalt concrete pavement and curb, gutter and sidewalks on both sides of the street. Existing private frontage improvements in the public right of way include landscaping, flagstone pavers on each side of the driveway and boulders behind the sidewalk. The Applicants are required to enter into an Encroachment Maintenance and Removal Agreement with the City for all private improvements in the public right of way.

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

September 28, 2022. 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 Section 15303 of the State CEQA Guidelines. Section 15303 is a Class 3 exemption for new construction or the conversion of small 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 2022-119.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-119 conditionally approving a DRP and SDP to allow for the construction of a first-story remodel and addition and a new second story to an existing one-story, single-family residence with an attached garage at 729 Fresca Street, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-119
2. Project Plans

RESOLUTION 2022-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT FOR FIRST-STORY REMODEL AND ADDITION AND A NEW SECOND-STORY ADDITION TO AN EXISTING ONE-STORY, SINGLE-FAMILY RESIDENCE WITH AN EXISTING ATTACHED GARAGE 729 FRESCA STREET, SOLANA BEACH

APPLICANT: Tom Griffiths and Tania Lombrozo
CASE NO.: DRP 21-011, SDP21-012

WHEREAS, Tom Griffiths and Tania Lombrozo (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 12, 2022, the City Council received and considered evidence concerning the proposed application; and

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

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

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

1. That the foregoing recitations are true and correct.
2. That the project is exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines.
3. That the request for a DRP and SDP to construct a first-story remodel and addition and add a new second story to an existing one-story, single-family residence with an attached garage, on a 8,584 square-foot lot within the Low-Medium Residential (LMR) Zone is conditionally approved based upon the following Findings and subject to the following Conditions:
4. FINDINGS
 - A. In accordance with Section 17.68.040 (Development Review Permit) of the City

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low-Medium Residential Density, which allows for four (4) dwelling units per acre. Further, 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.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the Low-Medium Residential (LMR) Zone and cited by SBMC Section 17.020.030 and Hillside Overlay Zone (HOZ) and cited by SBMC Section 17.48.020.

The project meets the minimum required front-, side- and rear-yard setbacks and does not exceed the maximum allowable Floor Area Ratio (FAR) for the property.

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

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

The subject site is located within the Low-Medium Residential Zone (LMR) Zone. Properties surrounding the lot are located within the same zone and consist of a mix of one- and two-story, single-family residences. The project site is currently developed with a single-story, single-family residence and an attached two-car garage. The Applicants propose to construct a first-story addition and remodel.

As designed, the project is consistent with the permitted uses for the LMR Zone as described in Solana Beach Municipal Code (SBMC) Sections 17.20.010 and 17.12.020, which permits one single-family residence, one accessory dwelling unit (ADU) and one junior accessory dwelling unit (JADU). The property is designated Low-Medium Residential in the General Plan and intended for residential development with a maximum density of four (4) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas. 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.

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

The site is currently developed with an 1,873 square-foot one-story, single-family residence and an attached 459 square-foot garage located on a flat building pad approximately three (3) feet higher than the street. The Applicants propose to remodel the existing residence and add 1,928 square feet of living area. The existing garage is located towards the eastern portion of the lot and will maintain pedestrian and vehicular access from Fresca Street.

The LMR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 5-foot interior side-yard setbacks. The subject property fronts a public right-of-way that is 55 feet or greater in width, therefore, the front-yard setback is reduced from 25 feet to 20 feet (SBMC 17.20.030(D)(1)(b)). The additions are proposed to be located within the buildable area. The proposed residence is set back 34.30 feet from the front property line, 52.25 feet from the rear property line, 9.79 feet from the north side property line and 6.03 feet from the south side property line.

The 1,928 square-foot first floor will consist of a kitchen, dining room, primary suite, one bedroom, one bathroom and an office. The new 1,175 square-foot second story will consist of a family room, flex space, closet, two bedrooms and two bathrooms. The proposed addition will also include 275 square feet of clerestory. A

161 square-foot second-story deck is proposed on the western side of the residence. The existing garage is located at the northeast corner of the structure and pedestrian and vehicular access would be maintained on the eastern side of the residence from the existing driveway.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, 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. As designed, the proposed residence would provide two (2) parking spaces in the 459 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 3,608 square feet, which is less than the maximum allowable floor area for the lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.600 for first 5,000 ft ²	3,000 ft ²
0.300 for 5,001 – 20,000 ft ²	1,075 ft ²
Total Allowable Floor Area:	4,075 ft ²

The proposed project, as designed, meets the minimum required front-, side-, and rear-yard setbacks.

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

The project is not subject to the water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscaped areas that exceed 500 square feet. The proposed project does not propose any new or modified irrigated landscaping.

- 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 require two (2) parking spaces for a single-family residence. The Applicants are not proposing any modifications to

the existing 459 square-foot garage. The existing garage would continue to provide two (2) off-street parking space that are 9' x 19' and clear of obstruction, therefore, the proposed project would be in compliance with the parking standards.

- 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 total proposed grading includes 5 cubic yards excavation for new footings.

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

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

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

The project consists of the construction of a new single-family residence, 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 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.*

All required permits are being processed concurrently with the DRP.

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

As a condition of project approval, the Applicants will be required to obtain approval from the California Coastal Commission (CCC) prior to the 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 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 May 2, 2022, showing a maximum building height of 22.38 feet above the existing and proposed 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 August 4, 2022. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 22.38 feet above the proposed/existing grade or 134.60 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

5. CONDITIONS

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

- A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development, Public Use Facilities and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on October 12, 2022 and located in the project file with a submittal date of September October 3, 2022.
- III. The residence will not exceed 22.38 feet in height above the existing grade or 134.60 feet above MSL.

- IV. Any proposed onsite fences, walls, and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
 - V. The Applicants shall obtain required 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.
 - VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
 - VII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
 - VIII. 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.
 - IX. 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 Fresca Street and minimize impact to the surrounding neighbors.
 - X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- B. Fire Department Conditions: Please note that this list provides detailed Fire Department requirements and is not meant to be an all-inclusive plan check list of the Fire Department comments.
- I. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.

- II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
 - III. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 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.
 - IV. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Sprinklers will be required due to additions being over 50% of existing structure per SB Municipal Code Chapter 15.32 Section 15.32.230 Section 903.2.01.
 - V. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- C. Engineering Department Conditions:
- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - A. Construction of the proposed SDRSD G-14A driveway approach.
 - II. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be recorded against this property for all private improvements in the Public Right-Of-Way including, but not limited to:
 - A. Existing flagstone pavers

B. Existing landscaping and boulders

- III. Construction fencing (if required) shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
 - IV. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted before issuance of the building permit.
 - V. The Applicants are required to repair any damaged portions of the private drainage swale along the westerly property line to the satisfaction of the City Engineer. The Applicants are required to maintain their drainage swale free and clear of all landscaping and other obstacles.
 - VI. Due to actual field conditions encountered during construction, additional engineering department conditions may be added as warranted.
6. ENFORCEMENT: Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.
 7. EXPIRATION: The DRP for the project will expire 24 months from the date of this Resolution, unless the Applicants have obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council, subject to SBMC Section 17.72.110.
 8. 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 12th day of October, 2022, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

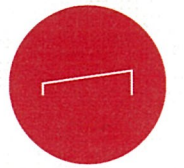
ANGELA IVEY, City Clerk

Lombrozo/Griffiths Residence

Second Story Addition

729 Fresca Street Solana Beach CA 92075

Republic of Rational Design



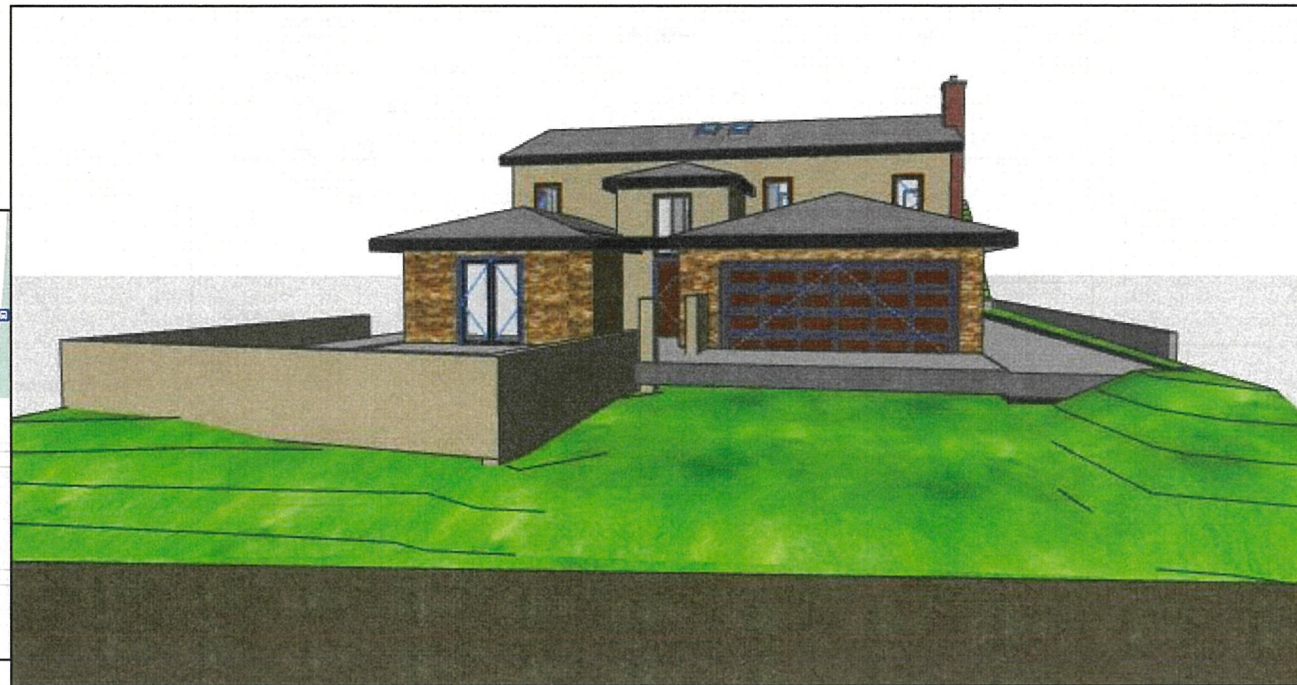
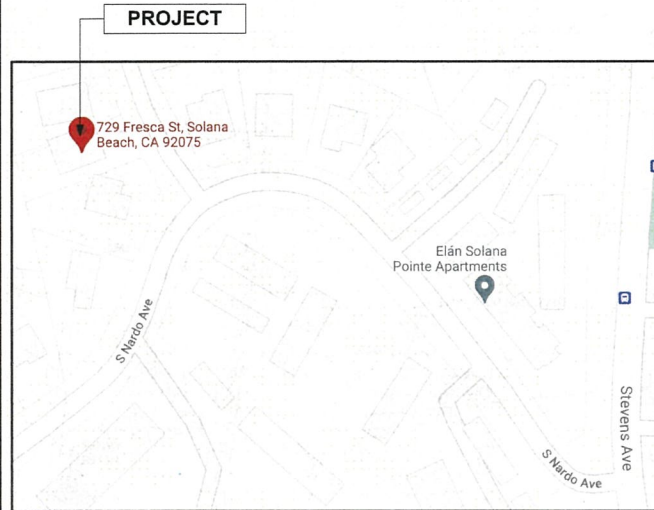
RofRD.com heidi@rofrd.com 213.359.8830

CONSULTANTS

Lombrozo/Griffiths Residence

ADDITION

729 Fresca Street Solana Beach CA 92075



PROJECT TEAM

DESIGNER
Republic of Rational Design
1737 Catalpa Road, Carlsbad, CA 92011
(213) 359-8830, heidi@rofrd.com

OWNER
Tania Lombrozo & Tom Griffiths
729 Fresca Street
Solana Beach, CA 92075
(858) 356-2508
hillcrafthouse@gmail.com

PROJECT INFORMATION

ADDRESS 729 Fresca Street Solana Beach CA 92075
APN 1 298-430-18
SITE AREA 8,583.50 SF
LEGAL DESCRIPTION Lot 62 of Solana Del Mar, in the city of Solana Beach, County of San Diego, State of CA
OCCUPANCY RU/3
ZONE LMR
OVERLAY HOZ
CONSTRUCTION TYPE TYPE V-B
NUMBER OF STORIES 2
BUILDING HEIGHT Maximum 25'
Existing 15'9" Proposed 22'-7 1/4" (above existing/proposed grade) MSL (134.60)
PARKING 2 Required
2 Existing garage spaces to remain
SPRINKLERS Required per SB Municipal Code Chapter 15.32, Section 15.32.230, Section 903.2.01

SCOPE OF WORK

Addition to existing single family residence. First floor addition of 55 sf and proposed second floor of 1,346 SF. Existing attached garage (459 SF) to remain and proposed exterior deck (161 SF) on upper level. No changes to existing grade or drainage.

SITE

SITE AREA 8,583.50 SF
EXISTING BUILDING AREA 2,332 SF
PROPOSED ADDITION 1,505 SF

SETBACKS	ALLOWED	EXISTING	PROPOSED
FRONT SETBACK	20'	34.3'	34.3'
SIDE SETBACK	5'	9.79'/6.03'	9.79'/6.03'
REAR SETBACK	25'	52.25'	52.25'

REQUIRED FRONT-YARD SETBACK IS REDUCED TO 20 FEET BECAUSE THE FRESCA STREET ROW IS 56 FEET WIDE.

Proposed Floor Area Breakdown

Existing First Floor Living Area	1,873 SF
Existing Garage	459 SF
Proposed First Floor Living Area Addition	55 SF
Proposed Second Floor Living Area Addition	1,346 SF
Proposed Ceilings > 15'	275 SF
Subtotal of Floor Area	4,008 SF
Off-Street Parking Exemption (2 spaces)	-400 SF
Total Proposed Floor Area	3,608 SF
Proposed Deck - Upper Floor	161 SF
Maximum Floor Area Calculation	4,075 SF
Lot Area 8,583.5 SF	
x 0.600 (5,000 SF)	3,000 SF
x 0.300 (3,583.5 SF)	1,075 SF

APPLICABLE CODES

2019 California Residential Code (CRC)
2019 California Mechanical Code (CMC)
2019 California Plumbing Code (CPC)
2019 California Energy Code 2019 California Fire Code (CFC)
2019 California Green Building Standards Code (CALGreen Code)
2019 California Electrical Code
2019 California Building Code

Lot Coverage

Paved Area - Pervious (all existing, no proposed)	
(E) Non-landscape Area	2,910.50 SF
(E) Driveway (included in above) 689.5 SF	
Decorative Hardscape (E) Flagstone II	359.5 SF
Decorative Hardscape (E) Flagstone	835.75 SF
Decorative Hardscape (E) Tile	1,402.5 SF
TOTAL	5,508.25 SF

Landscaped Area - Impervious (all existing, no proposed)

Non-Irrigated Landscape (E) Ground cover	2,276 SF
Non-Irrigated Landscape (E) Ground cover III	319.25 SF
Non-Irrigated Landscape (E) Ground cover II	240 SF
Irrigated Landscape (E) -planters	240 SF
TOTAL	3,075.25 SF

Unimproved Area (all existing, no proposed)

(E) Unimproved Area	0 SF
TOTAL	0 SF

Grading

W C. Y. - Site Grading	0
X C. Y. - Excavation for the footings of new construction	<5
Y C. Y. - Removal and Re-compaction for construction	0
Z C. Y. - Total Grading	5

SHEET INDEX

Design Development

CP-01	Title Sheet
T-01	Existing Site Survey
T-02	Existing Street Survey
A-01	Proposed Architectural Site Plan
A-02	Floor Area Diagrams
A-03	Existing/Demo & Proposed Floor Plans
A-04	Proposed Upper Floor & Roof Plans
A-05	Proposed Elevations
A-06	Proposed Elevations
A-07	Building Sections
A-08	Building Section II
A-09	Site Section
A-10	Story Pole Plan
A-11	Project Renderings
	Story Pole Plan Over Survey

PROJECT NO: Project No.
MODEL FILE: Fresca_CD_080321.pln
DRAWN BY: Heidi Kohler
COPYRIGHT:

SHEET TITLE

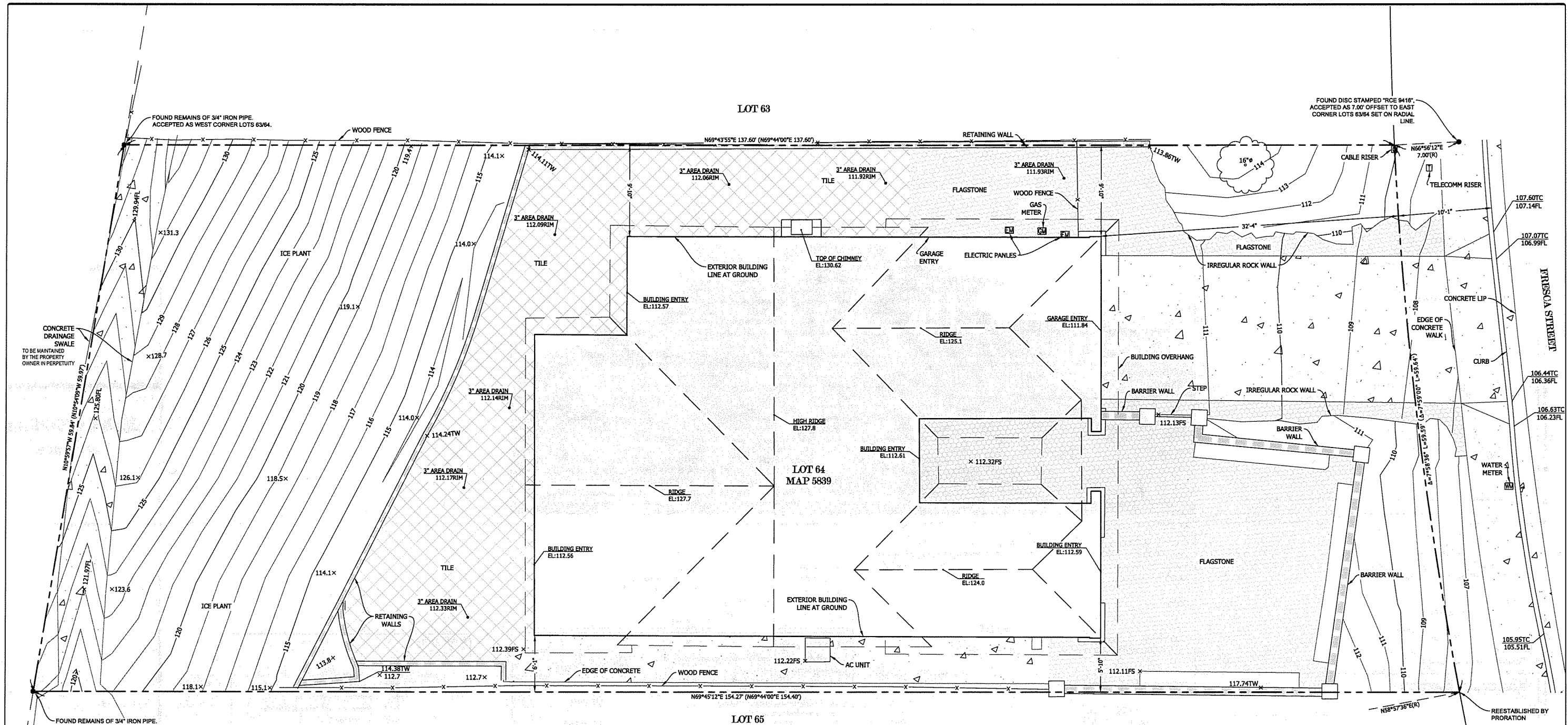
Title Sheet

CP-01

SHEET 58

OF 72

ATTACHMENT 2

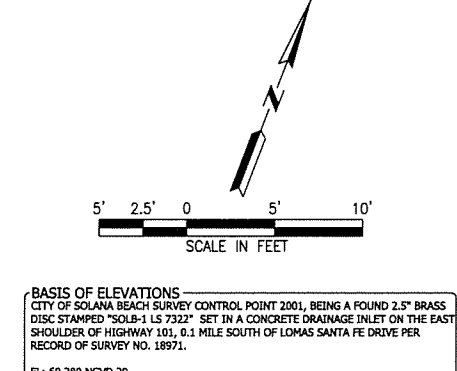


SURVEYOR'S NOTES

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.
- THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS.
- THERE IS AN EASEMENT AFFECTING THIS PROPERTY THAT IS NOT PLOTTABLE PER PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE COMPANY ORDER NO. CA0410-18000883-42 DATED FEBRUARY 16, 2019. EASEMENT GRANTED TO: SANTA FE IRRIGATION DISTRICT PURPOSE: WATER PIPELINES RECORDED: MARCH 30, 1925 IN BOOK 1050 AND PAGE 494, DEEDS.

LEGEND

	FOUND MONUMENT AS NOTED RECORD DATA PER MAP 5839
	CENTER LINE
	CONTOUR MAJOR (5' INTERVAL)
	CONTOUR MINOR (1' INTERVAL)
	PROPERTY LINE
	RIGHT OF WAY LINE
	RETAINING WALL
	DIRT/GROUND COVER SPOT ELEVATION
	FLOWLINE ELEVATION
	CONCRETE SURFACE ELEVATION
	TOP OF CURB ELEVATION
	CONCRETE
	TREE (6" OR GREATER) WITH DIAMETER NOTED



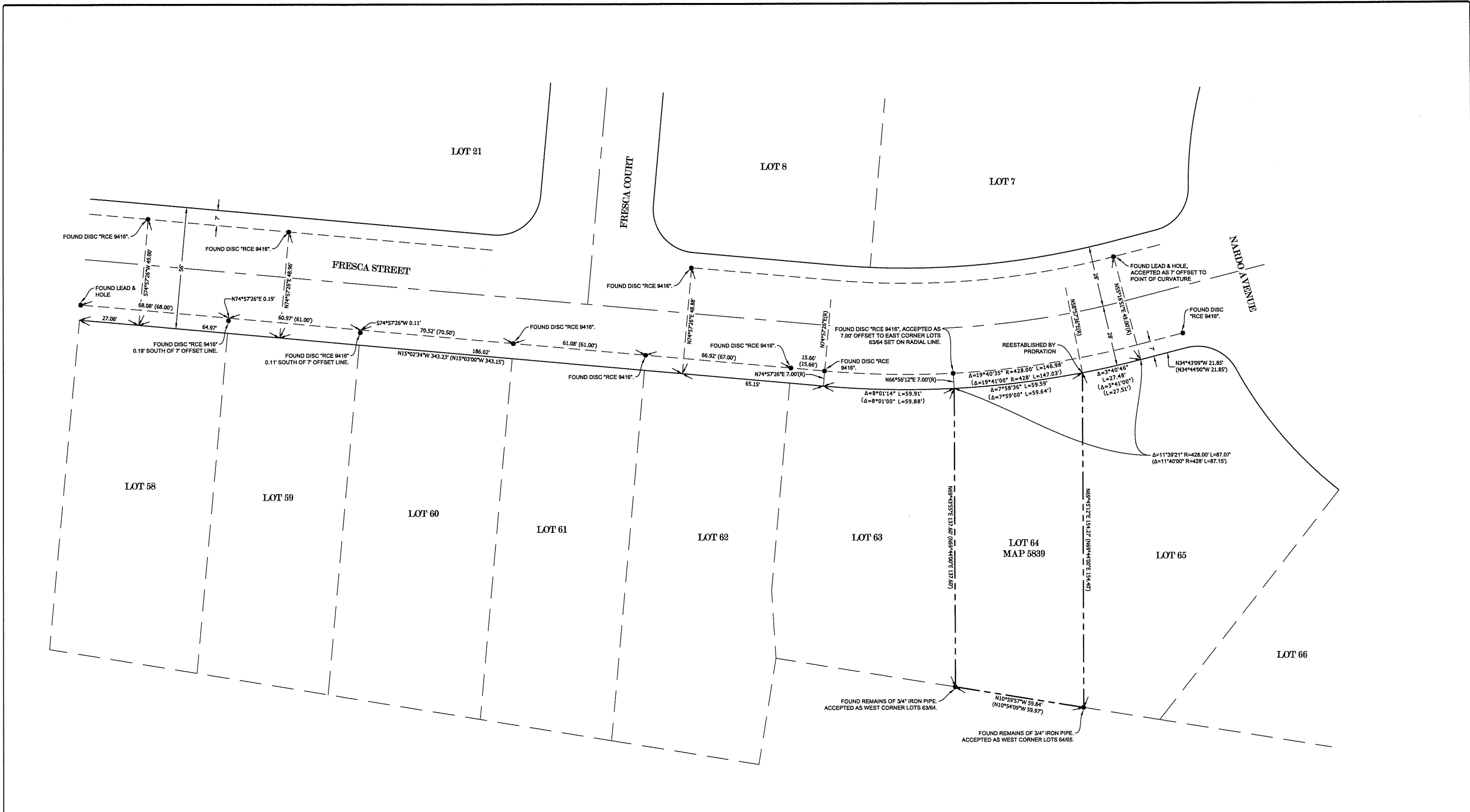
PROPERTY LEGAL DESCRIPTION
LOT 62 OF SOLANA DEL MAR, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5839, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 15, 1967
BEING MORE PARTICULARLY DESCRIBED IN A GRANT DEED DOCUMENT NO. 2020-0189227 DATED APRIL 14, 2020.

SURVEYOR'S STATEMENT
THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.
DATED: 4/16/2021
COLIN T. O'BRIEN L.S. 9296

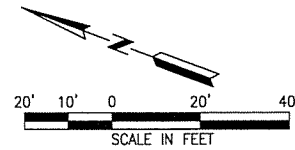
O'BRIEN LAND SURVEYING
1081 BORDEN RD., SUITE 105C, ESCONDIDO CA 92026
(858) 947-8647 | COLIN@OBRLENPLS.COM

TOPOGRAPHIC SURVEY FOR
LYKINS & CADELL RESIDENCE
729 FRESCA STREET, SOLANA BEACH CA 92075

APN 298-430-18 SCALE: 1"=5'	SURVEY DATE: 4/15/2021 DRAWING DATE: 4/16/2021
JOB No. 414	SHEET 1 OF 1




PROPERTY LEGAL DESCRIPTION
 LOT 62 OF SOLANA DEL MAR, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5839, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 15, 1967
 BEING MORE PARTICULARLY DESCRIBED IN A GRANT DEED DOCUMENT NO. 2020-0189227 DATED APRIL 14, 2020.



LEGEND

●	FOUND MONUMENT AS NOTED
—	CENTER LINE
—	PROPERTY LINE
—	RIGHT OF WAY LINE
()	RECORD DATA PER MAP 5839

 O'BRIEN LAND SURVEYING 1081 BORDEN RD., SUITE 105C, ESCONDIDO CA 92026 (858) 947-8647 COLIN@OBRLENPLS.COM	
BOUNDARY SURVEY FOR LYKINS & CADELL RESIDENCE 729 FRESCA STREET, SOLANA BEACH CA 92075	
APN 298-430-18 SCALE: 1"=20'	SURVEY DATE: 4/15/2021 DRAWING DATE: 4/16/2021
JOB No. 414	SHEET 1 OF 1

	Existing (SF)	Proposed Total (SF)
Non-landscaped Area ^a	2,857.75 SF	2,910.50 SF
Non-irrigated Landscape ^b	2,835.25 SF	2,835.25 SF
Irrigated Landscape	240 SF	240 SF
Water Features ^c	0 SF	0 SF
Decorative Hardscape ^d	2,6505.5 SF	2,597.75 SF
Total Lot Area	8,583.50 SF	8,583.50 SF

	Area of Work ^e (SF)
Irrigated Landscape	0 SF
Water Features ^c	0 SF
Decorative Hardscape ^d	0 SF
Aggregate Landscape Area^f	0 SF

Lot Coverage		
Proposed Area - Permitted (all existing, no proposed)		
(E) Non-landscape Area	2,910.50 SF	
(E) Non-landscape Area (E) Driveway (included in above)	899.5 SF	
Decorative Hardscape (E) Flagstone II	833.75 SF	
Decorative Hardscape (E) Flagstone	1,402.5 SF	
Decorative Hardscape (E) Tile	5,298.25 SF	
TOTAL		
Landscaped Area - Impervious (all existing, no proposed)		
Non-irrigated Landscape (E) Ground cover	2,276 SF	
Non-irrigated Landscape (E) Ground cover II	319.25 SF	
Non-irrigated Landscape (E) Ground cover III	240 SF	
Irrigated Landscape (E) planters	240 SF	
TOTAL	3,075.25 SF	
Unimproved Area (all existing, no proposed)		
(E) Unimproved Area	0 SF	
TOTAL	0 SF	

Proposed Floor Area Breakdown		
Existing First Floor Living Area	1,873 SF	
Existing Garage	459 SF	
Proposed First Floor Living Area Addition	55 SF	
Proposed Second Floor Living Area Addition	1,344 SF	
Proposed Ceiling > 15'	275 SF	
Subtotal of Floor Area	4,006 SF	
Off-Street Parking Exemption (2 spaces)	-400 SF	
Total Proposed Floor Area	3,606 SF	
Proposed Deck - Upper Floor	161 SF	
Total Proposed Floor Area	3,767 SF	
Maximum Floor Area Calculation	4,075 SF	
Lot Area x 0.600 (5,000 SF)	3,000 SF	
Lot Area x 0.300 (2,583.5 SF)	1,075 SF	
TOTAL	4,075 SF	

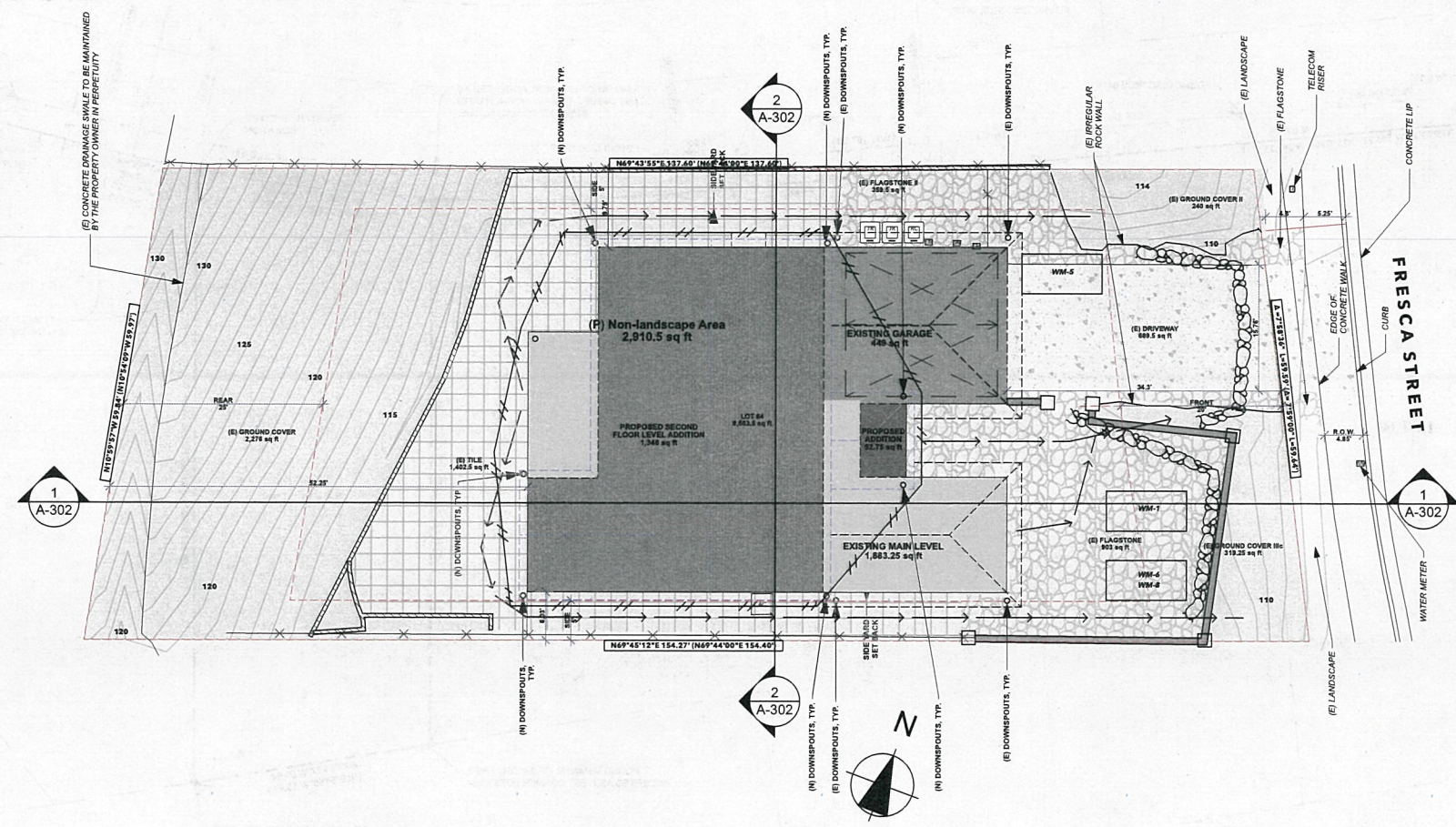
Parking		
Required	2	
Existing garage spaces to remain	2	
TOTAL	4	

Grading		
W.C.Y. - Site Grading	0	
X.C.Y. - Excavation for the footings of new construction	<5	
Y.C.Y. - Removal and Re-compaction for construction	0	
Z.C.Y. - Total Grading	5	

LEGEND:

- PROPERTY LINE
- LIMITS OF CONSTRUCTION AREA
- DIRECTION/COURSE OF FLOW - NO PROPOSED CHANGES
- (E) FENCES ARE TO REMAIN
- (E) RETAINING WALLS ARE TO REMAIN
- (E) BARRIER WALLS ARE TO REMAIN
- (E) ROOF EAVES
- (M) ROOF EAVES
- GRAVEL BAG BERM/BARRIER
- MATERIALS DELIVERY AND STORAGE AREA
- TEMPORARY TRASH/SOLID WASTE
- HAZARDOUS AND CONCRETE WASTE MANAGEMENT
- STREET SWEEPING

* STANDARD DRAWINGS (SE 5, WM 5, ETC.) CAN BE FOUND IN HANDBOOK LOCATED AT THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) WEBSITE: <http://www.casqa.org/resources/handbooks>



1 Proposed Architectural Site Plan
SCALE: 1" = 10'

CONCRETE DRIVEWAY - TYPE A (CONTIGUOUS SIDEWALK)

NOTES:

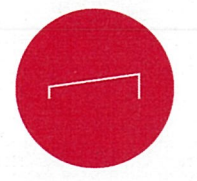
- NO CONCRETE SHALL BE PLACED UNTIL FORMS AND SUBGRADE ARE INSPECTED BY THE AGENCY.
- FOR RESIDENTIAL USE, CONCRETE SHALL BE 500-C-2500; FOR COMMERCIAL USE, CONCRETE SHALL BE 505-C-3200.
- SEE STANDARD DRAWINGS G-15 AND G-16 FOR WIDTH AND LOCATION REQUIREMENTS.
- DRIVEWAY RAMP TO EXTEND 10' FROM CURB FACE OR TO PROPERTY LINE, WHICHEVER IS LESS.
- PLACE EXPANSION JOINT AT RIGHT-OF-WAY OR 10' WHICHEVER IS LESS.
- SEE STANDARD DRAWINGS G-7 AND G-10 FOR CURB AND JOINT DETAILS.
- DIMENSIONS SHOWN REFLECT A 6" CURB HEIGHT.

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/17/23	ISSUED FOR PERMITS

GENERAL NOTES

- DRIVEWAY TO MEET CURRENT CITY STANDARDS PER G-14A.
- ALL EXISTING PRIVATE IMPROVEMENTS ADJACENT TO THE DRIVEWAY SHALL BE REMOVED TO ACCOMMODATE THIS CONSTRUCTION.
- ACCESS ROAD SHALL BE 16', CURB LINE TO CURB LINE, OF UNOBSTRUCTED IMPROVED WIDTH.
- ACCESS ROAD SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF NOT LESS THAN 75,000 POUNDS AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- ALL ROADWAYS SHALL BE A MINIMUM OF 20 FEET IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING PARKING OF VEHICLES, IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE SOLANA BEACH FIRE DEPARTMENT.
- STREET NUMBERS: APPROVED NUMBERS AND/OR ADDRESSED SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECT OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" STROKE WIDTH FOR RESIDENTIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS.
- SPRINKLERS WILL BE REQUIRED DUE TO ADDITION BEING OVER 50% OF EXISTING STRUCTURE PER SB MUNICIPAL CODE CHAPTER 15.32 SECTION 15.32.230 SECTION 903.2.01.
- ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT.



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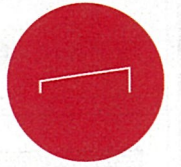
CONSULTANTS

Lombrozo/Griffiths Residence

ADDITION
729 Fresca Street Solana Beach CA 92075

PROJECT NO: Project No.
MODEL FILE: Fresca_CD_080321.pln
DRAWN BY: Heidi Kohler
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SHEET TITLE
Proposed Architectural Site Plan



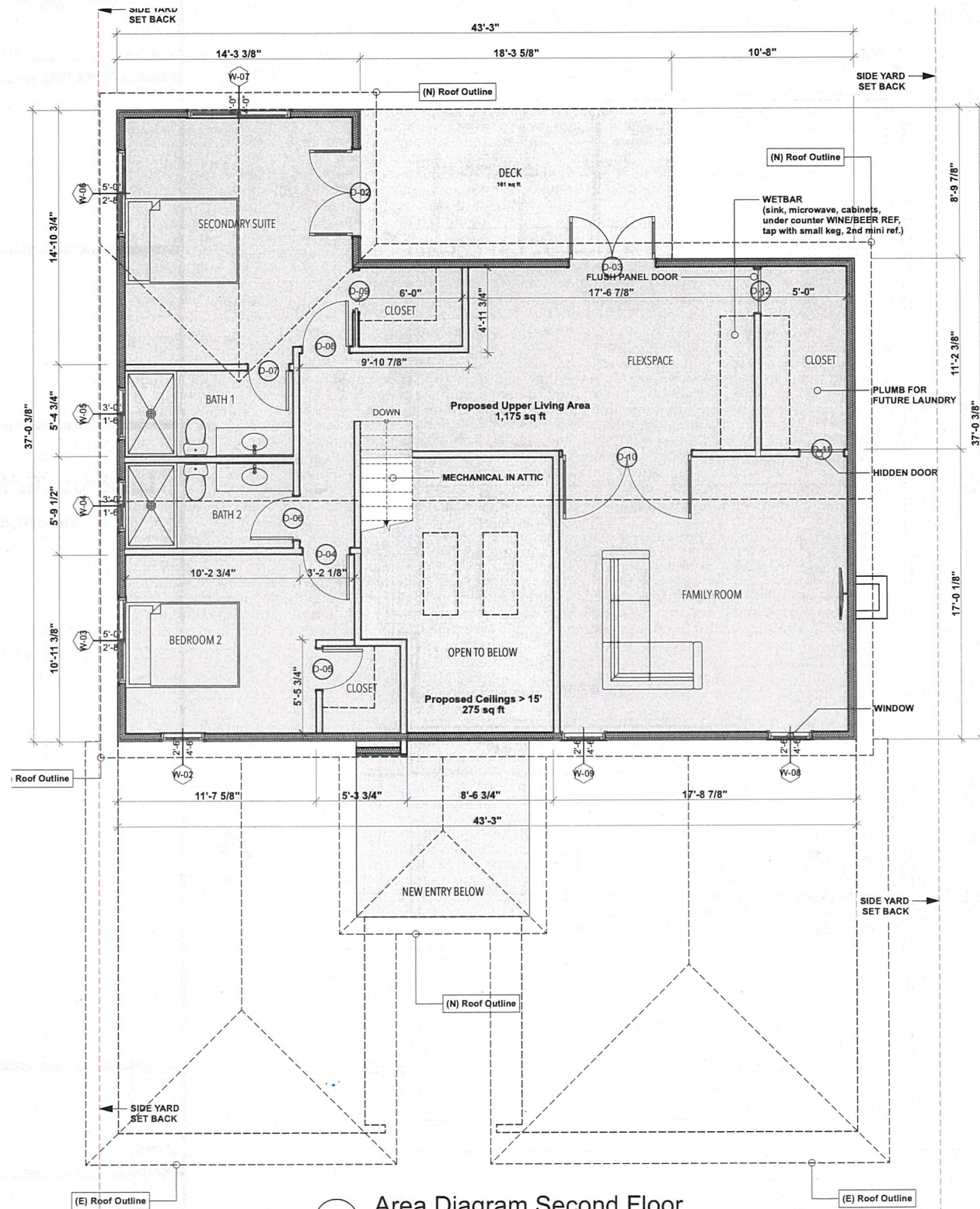
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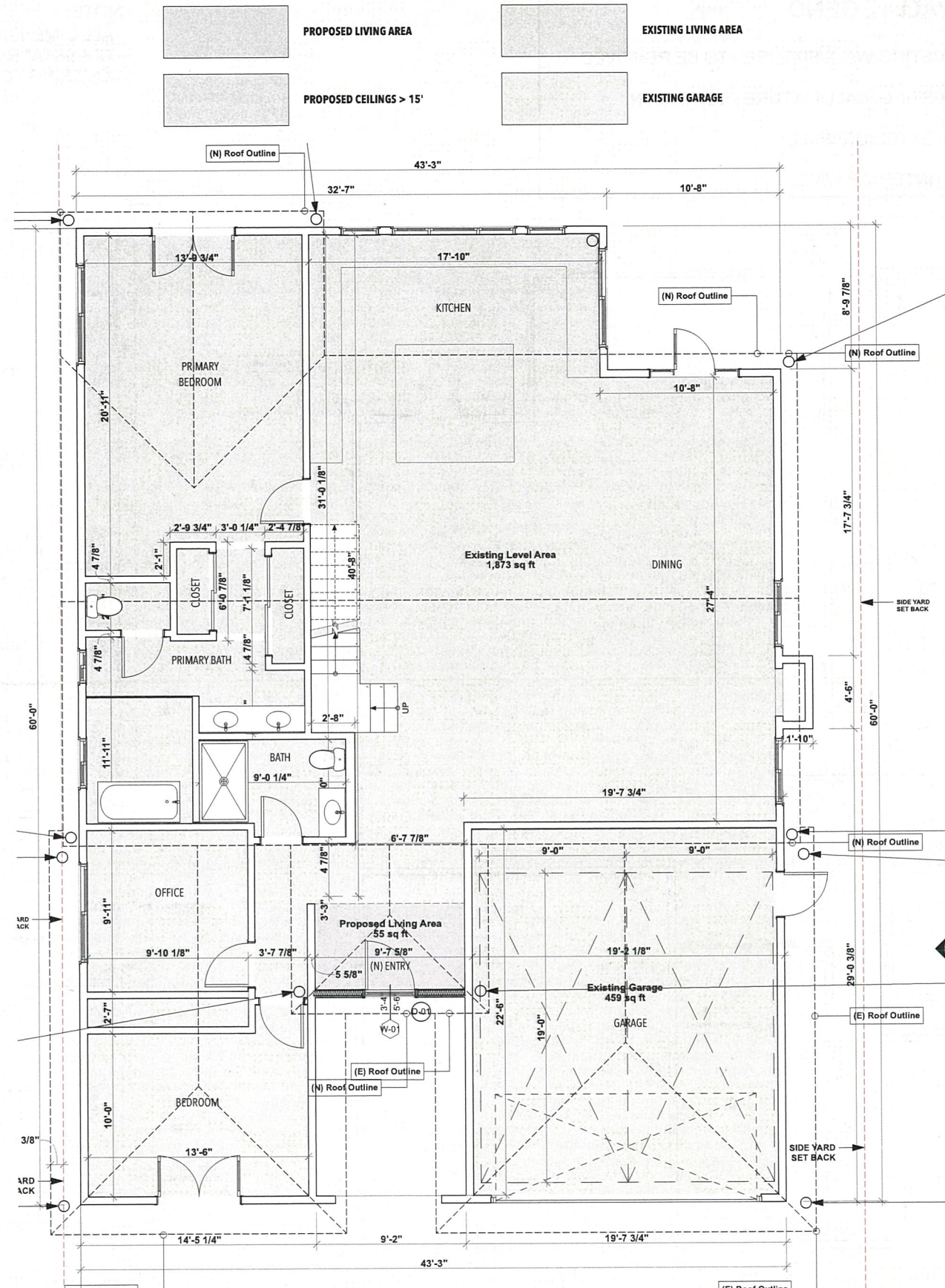
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SHEET TITLE
Floor Area Diagrams

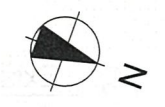
A-02




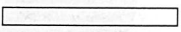

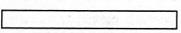
5 Area Diagram Second Floor
SCALE: 1/4" = 1'-0"

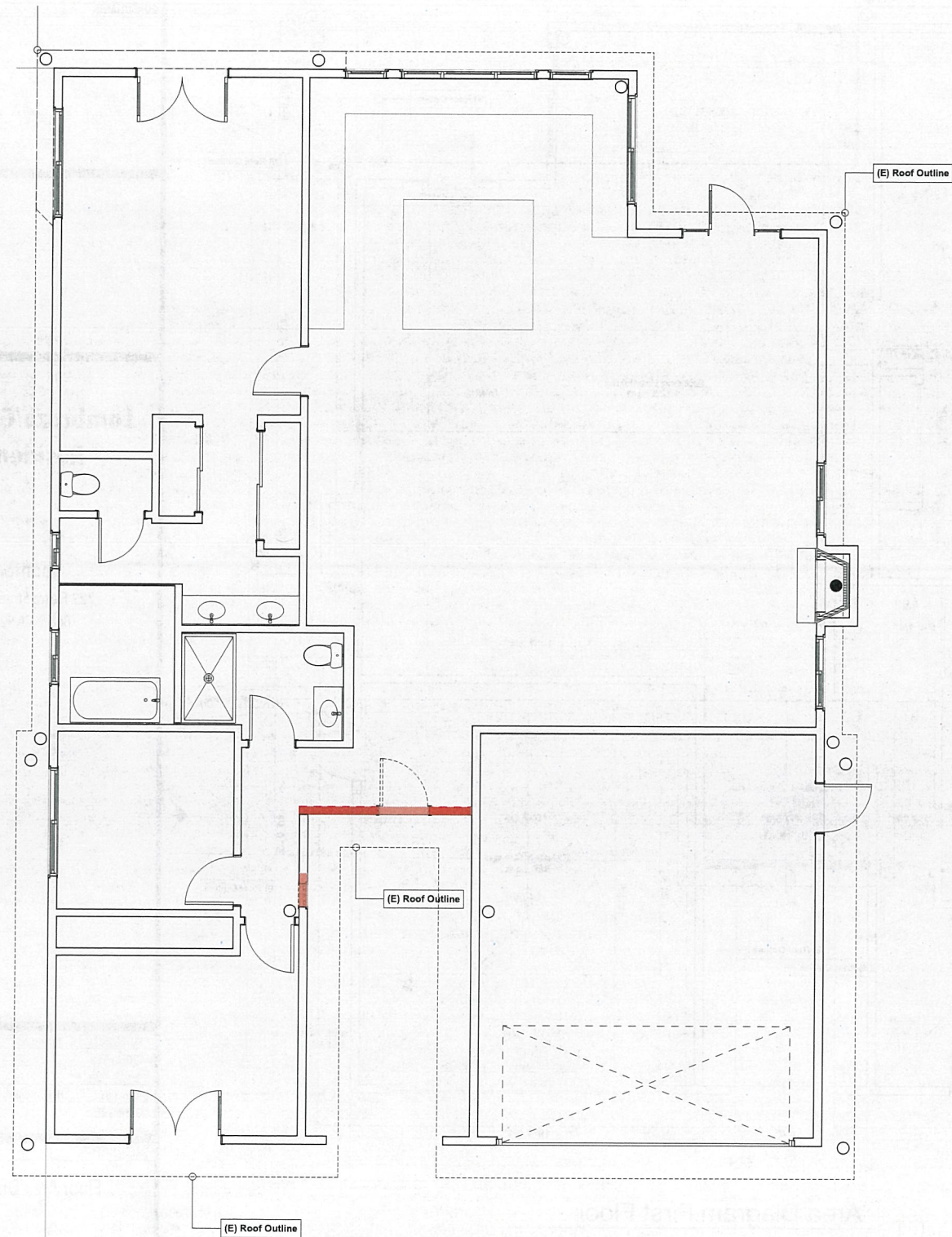


1 Area Diagram First Floor
SCALE: 1/4" = 1'-0"



WALL LEGEND

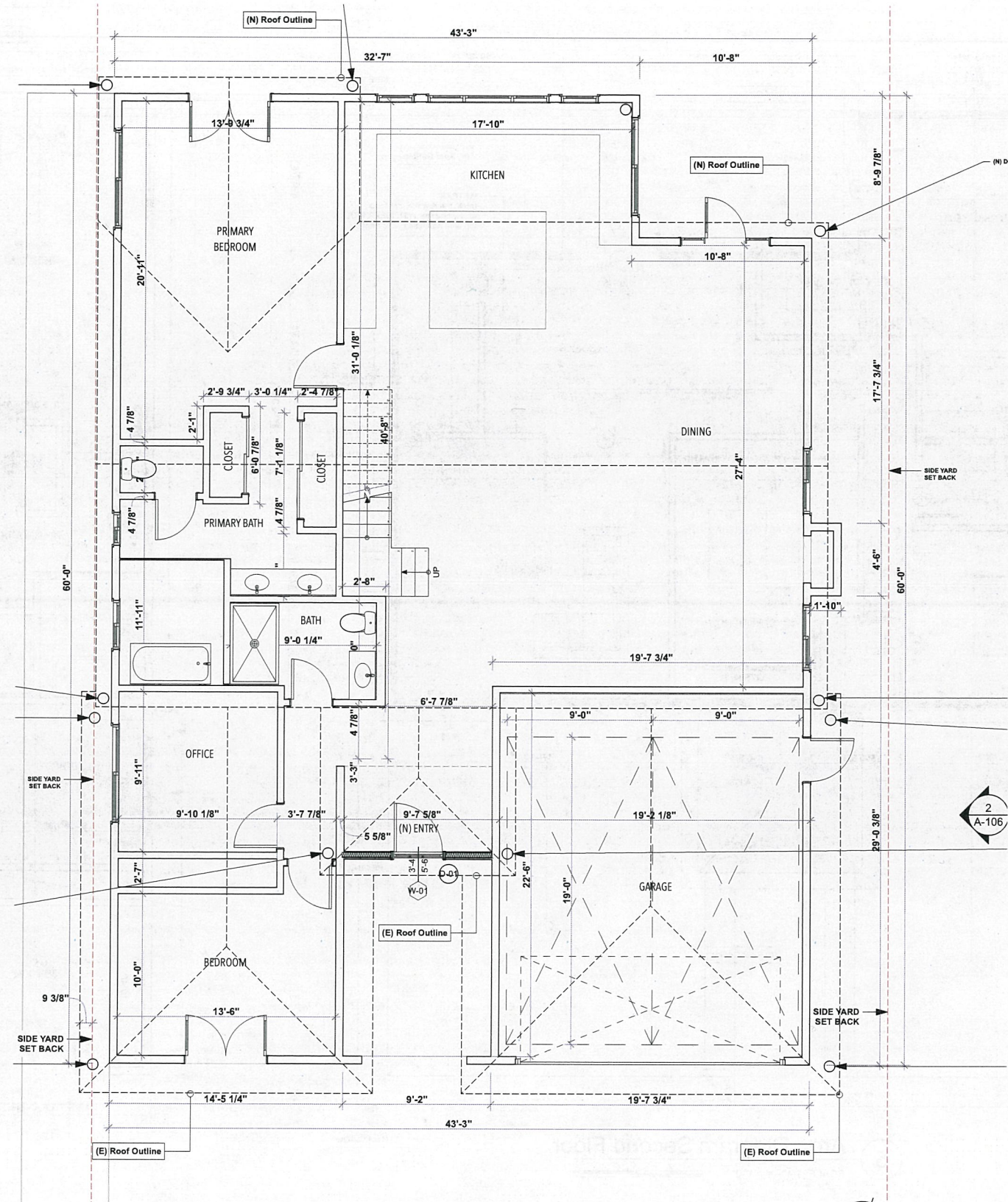
-  EXISTING WALL/FIXTURE - TO BE REMOVED
-  EXISTING WALL/FIXTURE - TO REMAIN
-  (N) EXTERIOR WALL
-  (N) INTERIOR WALL



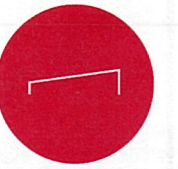
2 Existing /Demolition Plan
SCALE: 1/4" = 1'-0"

NOTE:

- ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR SURFACE OF THE STRUCTURE
- CLASS "A" ROOF. ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT



1 Proposed First Floor Plan
SCALE: 1/4" = 1'-0"



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Lombrozo/Griffiths Residence

ADDITION
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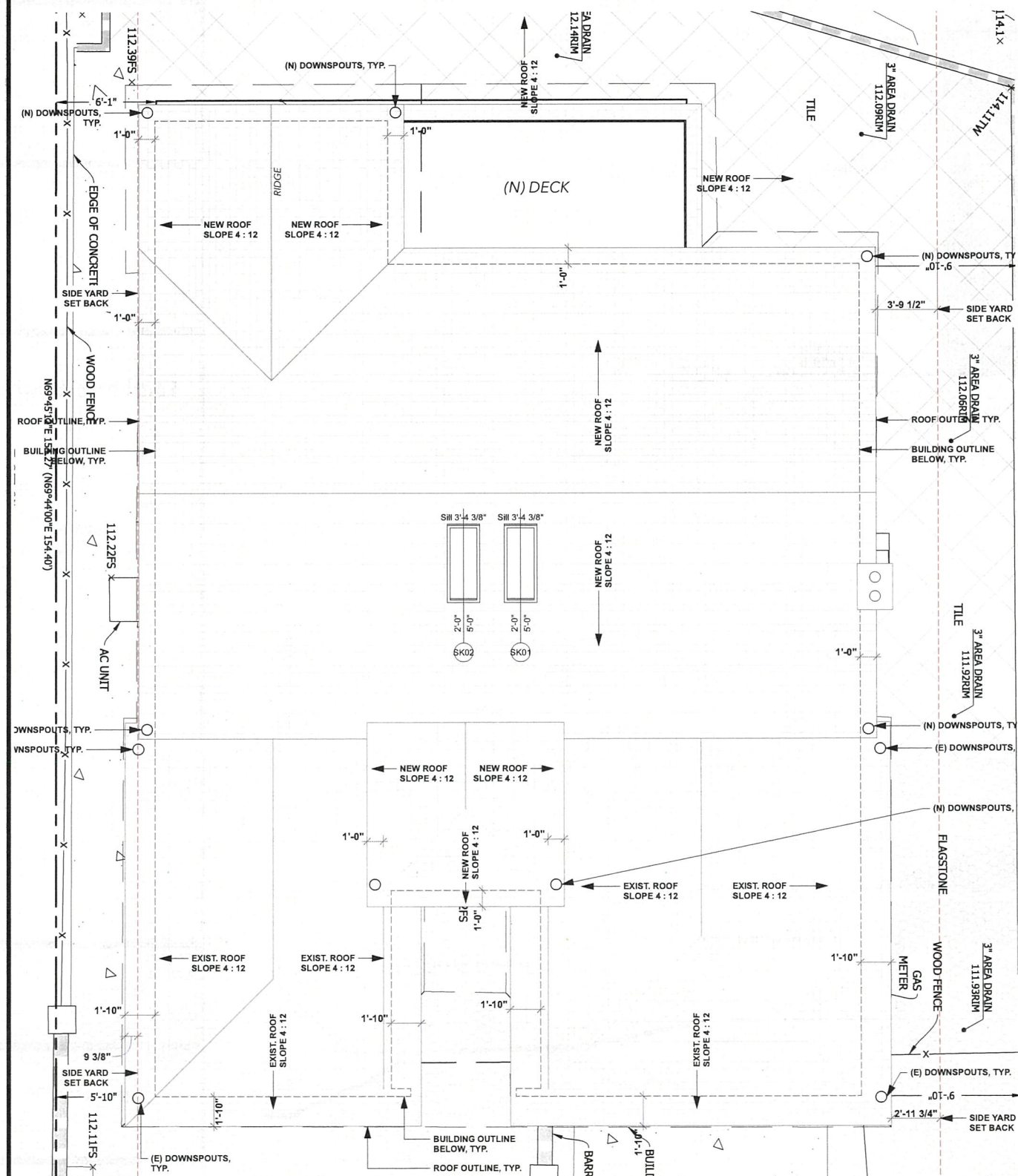
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MODEL FILE: Fresca_CD_080321.pln
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SHEET TITLE
Existing/Demo & Proposed Floor Plans

A-03

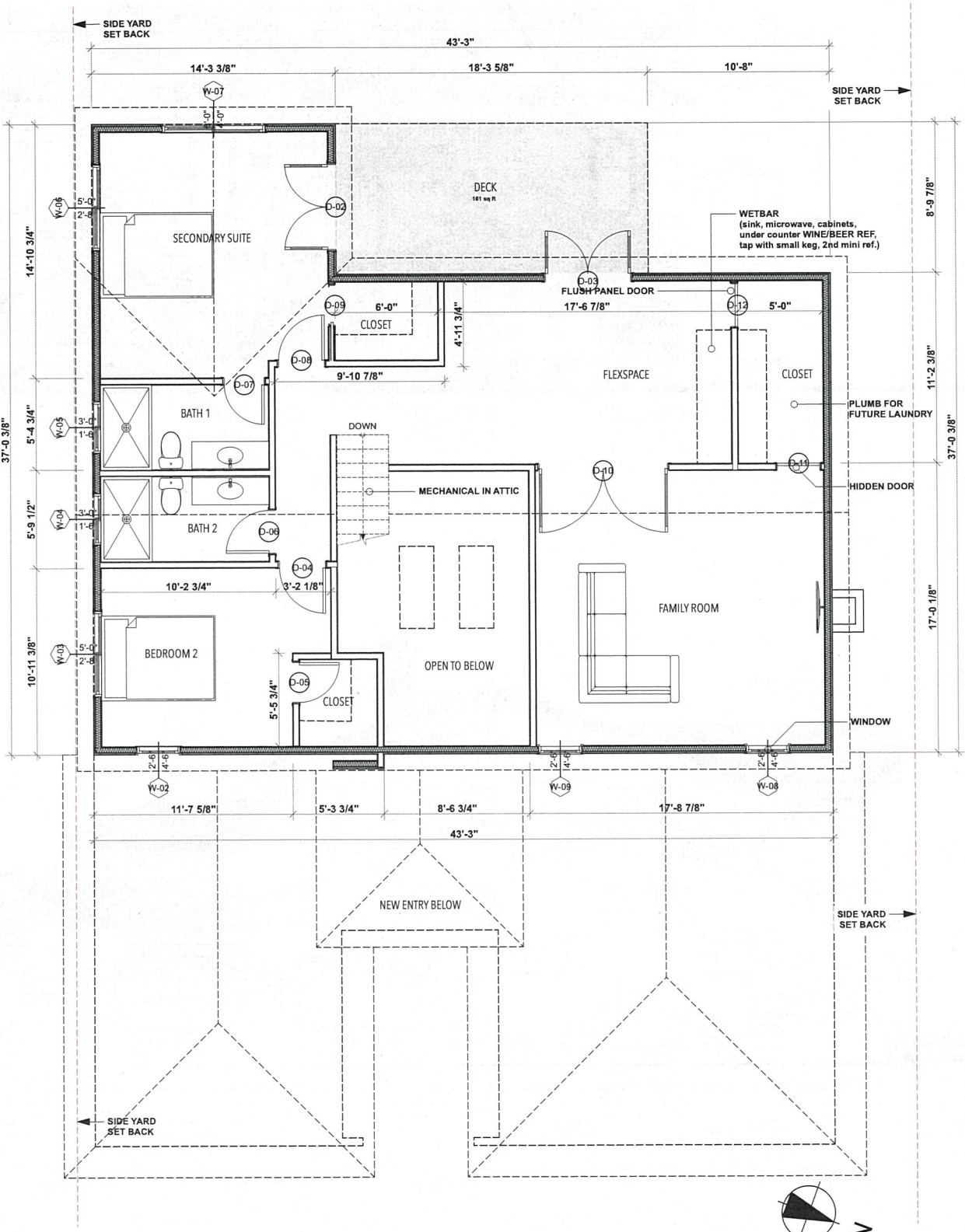
WALL LEGEND

-  EXISTING WALL/FIXTURE - TO BE REMOVED
-  EXISTING WALL/FIXTURE - TO REMAIN
-  (N) EXTERIOR WALL
-  (N) INTERIOR WALL

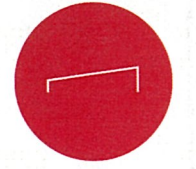


2 Roof Floor Plan
SCALE: 1/4" = 1'-0"

NOTE:
- ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR SURFACE OF THE STRUCTURE
- CLASS "A" ROOF. ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT



1 Proposed Upper Floor Plan
SCALE: 1/4" = 1'-0"



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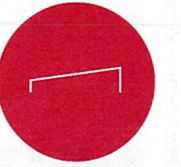
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SHEET TITLE
Proposed Upper Floor & Roof Plans

A-04



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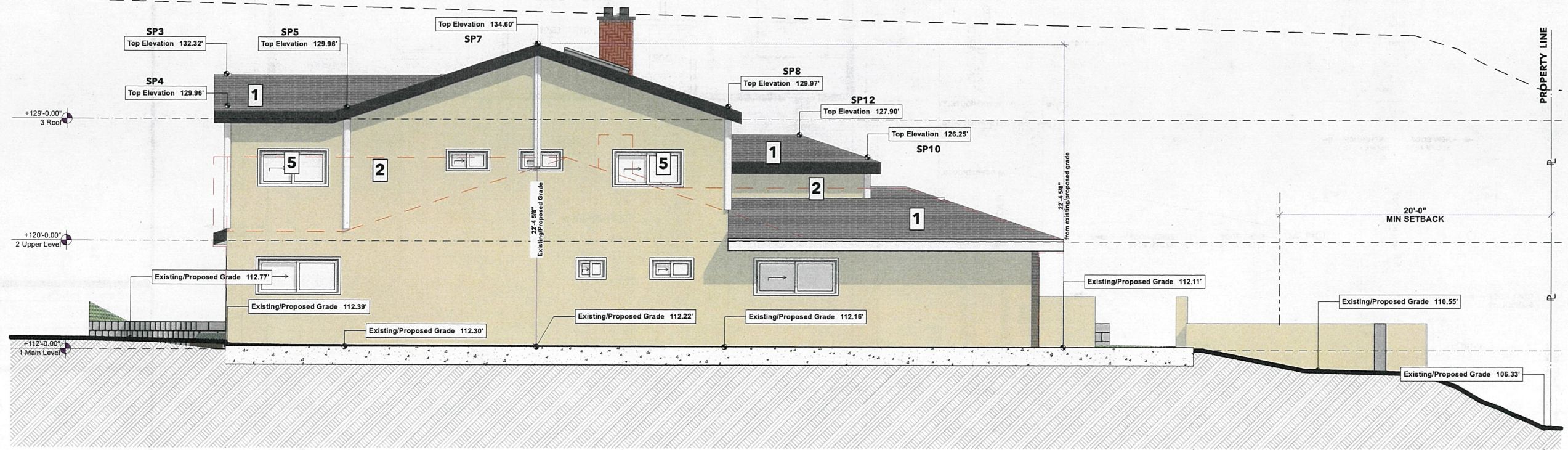
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Proposed Elevations

A-05
SHEET 65 OF 72

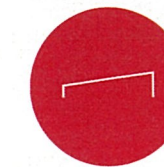
- 1 ASPHALT SHINGLES - CLASS 'A' ASSEMBLY
- 2 STUCCO TO MATCH EXISTING
- 3 STACKED LEDGER STONE TO MATCH EXISTING
- 4 GLASS RAILING WITH POWDER COATED BLACK METAL
- 5 DOOR & WINDOW TRIM WHITE TO MATCH EXISTING



3 Proposed East Elevation
A-05 SCALE: 1/4" = 1'-0"



2 Proposed South Elevation
A-05 SCALE: 1/4" = 1'-0"



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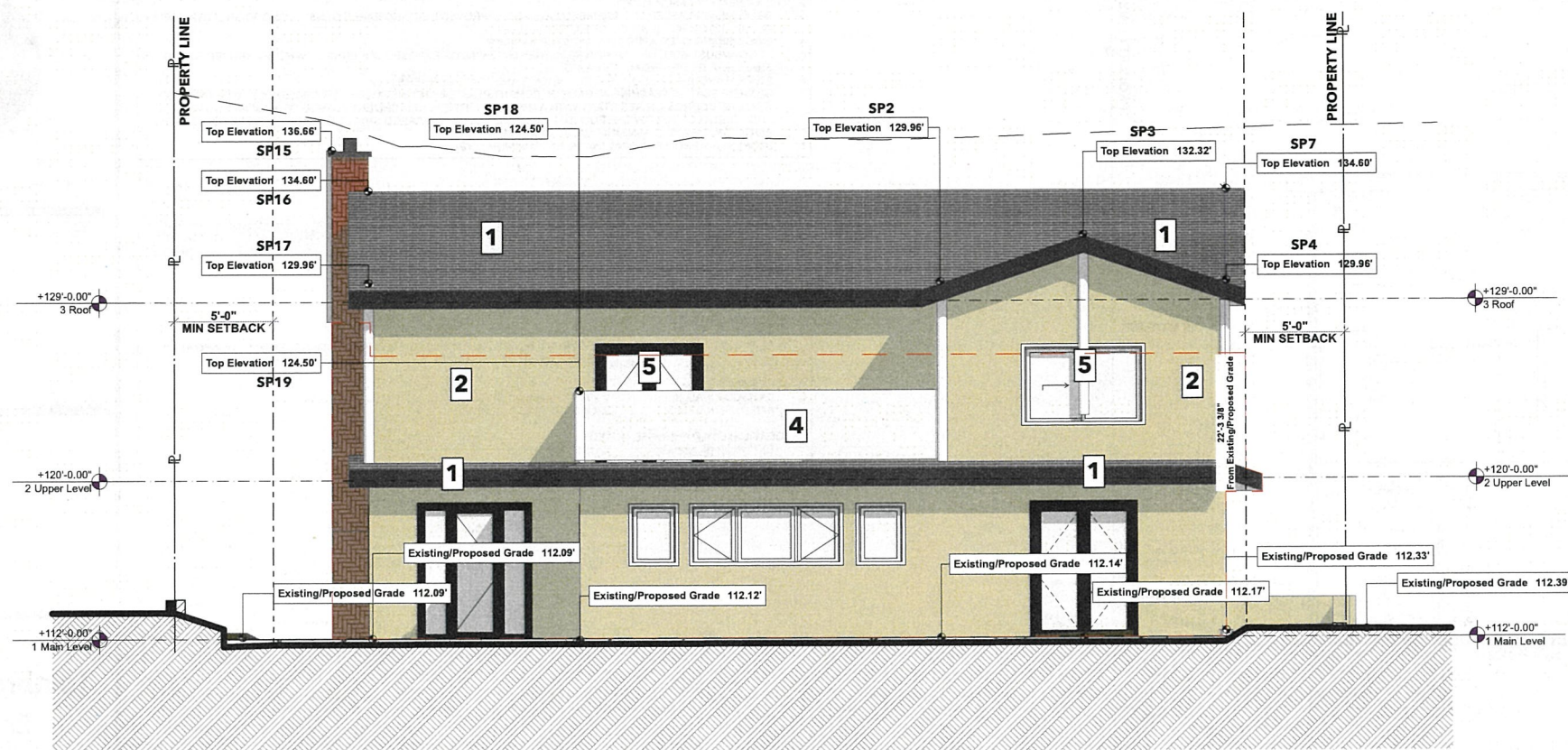
Proposed Elevations

A-06

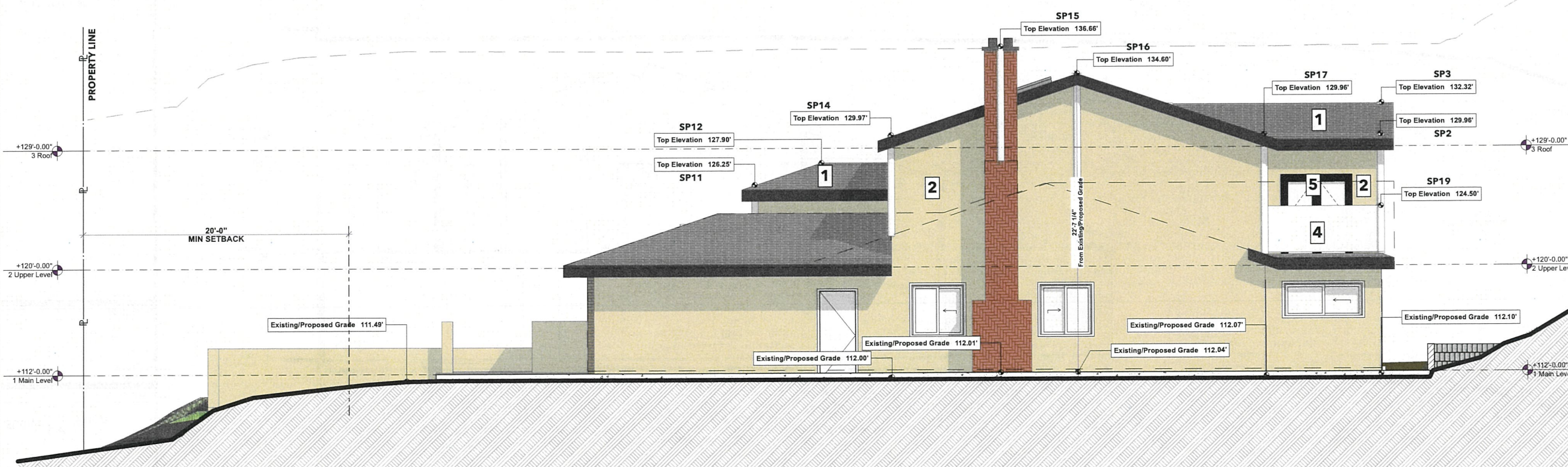
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OF 72

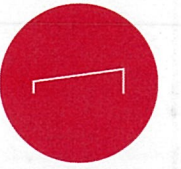
- 1 ASPHALT SHINGLES - CLASS 'A' ASSEMBLY
- 2 STUCCO TO MATCH EXISTING
- 3 STACKED LEDGER STONE TO MATCH EXISTING
- 4 GLASS RAILING WITH POWDER COATED BLACK METAL
- 5 DOOR & WINDOW TRIM WHITE TO MATCH EXISTING



2 Proposed West Elevation
A-06 SCALE: 1/4" = 1'-0"



3 Proposed North Elevation
A-06 SCALE: 1/4" = 1'-0"



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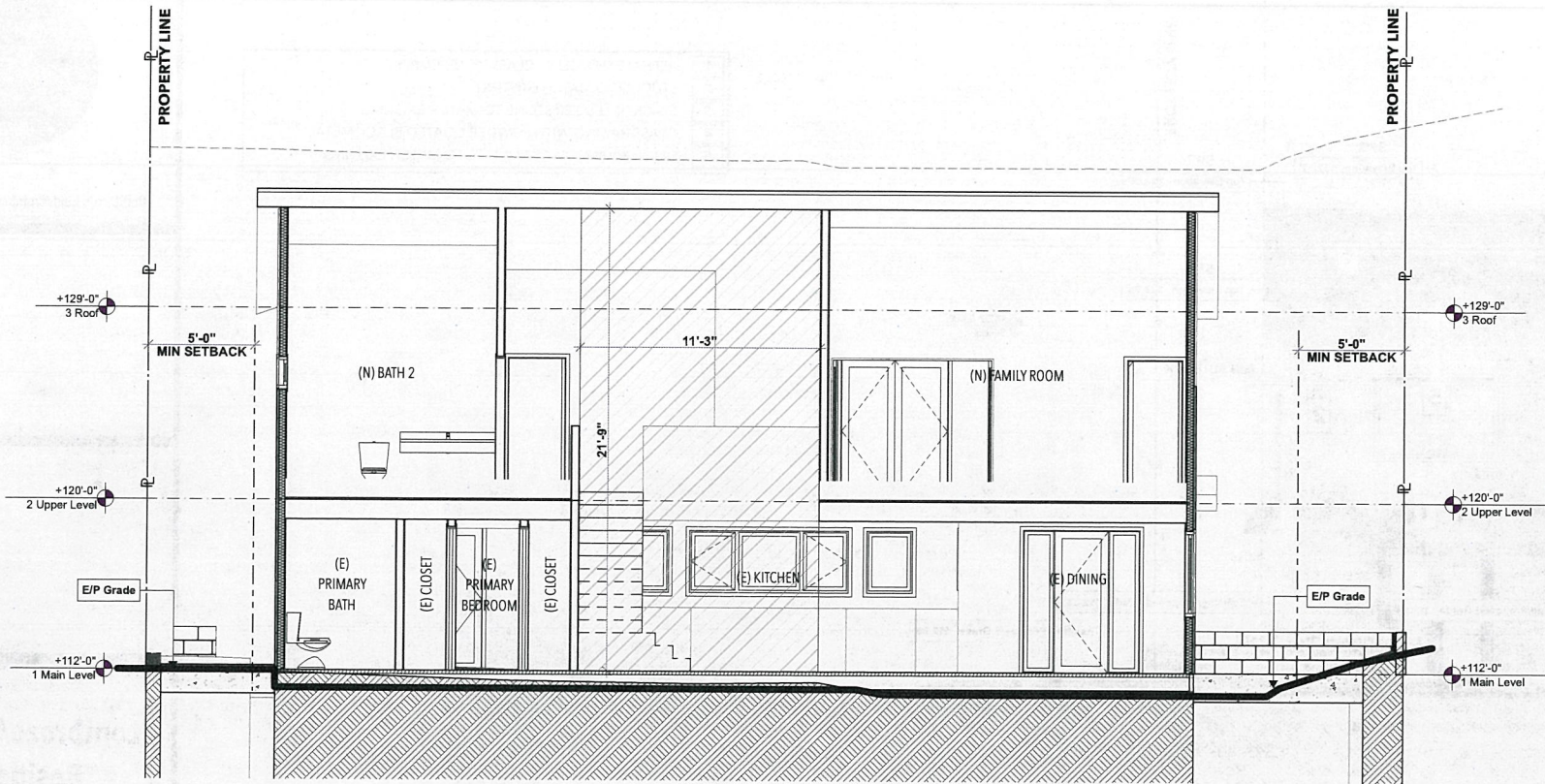
CONSULTANTS

SECTION NOTES

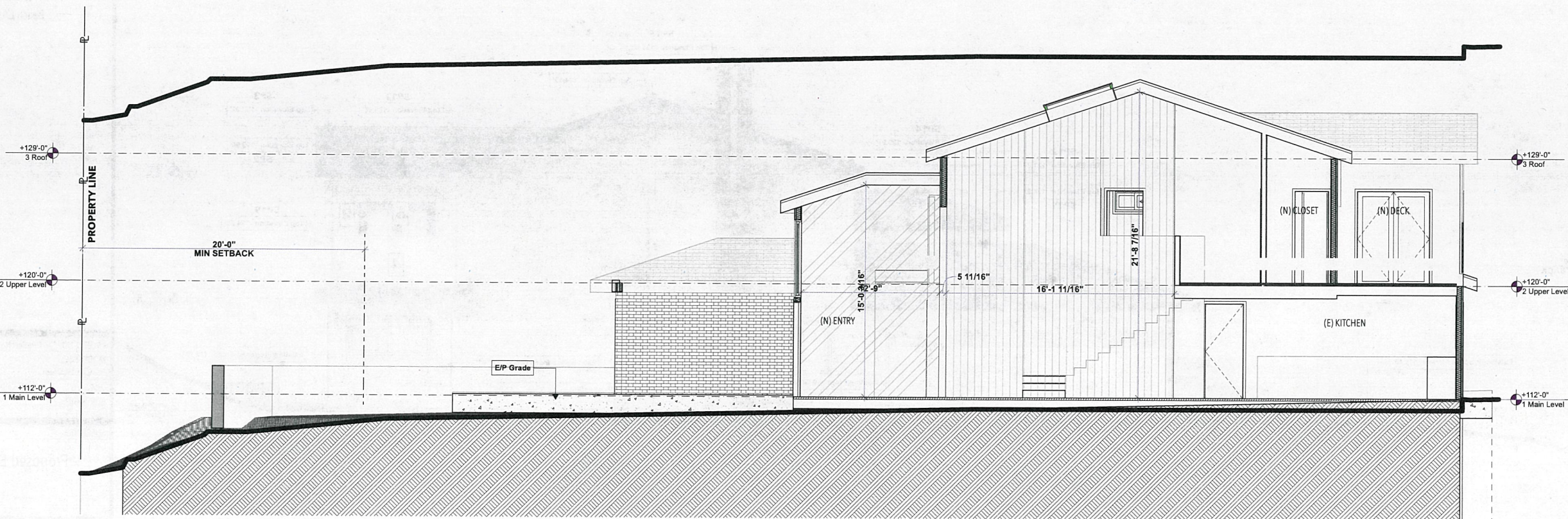
1. COMPOSITION SHINGLE ROOFS OF MIN OF CLASS A OVER 30 LB MINIMUM ROOFING FELT (TYP)
2. 2 X 8 HEM FIR FASCIA (TYP)
3. 7/8" CEMENT PLASTER O/ 3/4# RIBBED LATH AND APPROVED BUILDING PAPER O/ 5/8" PLYWOOD SHEATHING W/ Bd @ 6"-6" -12" ON HO. SURFACE OF EXTERIOR (TYP)
4. WOOD SIDING OVER APPROVED MOISTURE BARRIER
5. NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL ON EXPOSED UNDERSIDE. WHERE EXPOSED, WOOD SHALL BE FIRE RETARDANT-TREATED
6. 2 X TRIM AROUND ALL DOORS AND WINDOWS AND AT ALL CORNERS (TYP)
7. GA WEEP SCREED FLASHING AT BASE OF CEMENT PLASTER AND INSTALLED PER CBC2512.1.2. WEEP SCREED SHALL BE CORROSION RESISTANT WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AND SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE. THE SCREED SHALL BE PLACE A MINIMUM OF 4" ABOVE EARTH GRADE AND 2" MINIMUM ABOVE PAVED SURFACE
8. SLOPE AWAY FROM BUILDING 5% OR 10'0" MINIMUM (TYP)

SECTION NOTES:

- BUILDING INSULATION:**
 EXTERIOR WALL: R-21 MINIMUM (TYP)
 CEILING: R-38 MINIMUM (TYP)
- INTERIOR WALL MATERIAL:**
 WALLS: 1/2" GYPSUM BOARD
 CEILING: 5/8" GYPSUM BOARD (GARAGE WALLS & CEILING USE 5/8" TYPE "X" BOARD AND FOR USEABLE AREA UNDER STAIRS)
- WALL FRAMING:**
 EXTERIOR WALLS: 2 X 6 STUD WALLS @ 16" O/C
 INTERIOR WALLS: 2 X 4 STUD WALLS @ 16" O/C
- HEADERS UNLESS OTHERWISE NOTED:**
 EXTERIOR BEARING: 6X12 D.F. #1 (U.O.N.)
 EXTERIOR NON-BEARING: 6X12 D.F. #1 (U.O.N.)
 INTERIOR BEARING: 4X12 D.F. #2 (U.O.N.)
 INTERIOR NON-BEARING: 4X8 D.F. #2 (U.O.N.)



2 Building Section A
 A-07 SCALE: 1/4" = 1'-0"



3 Building Section B
 A-07 SCALE: 1/4" = 1'-0"

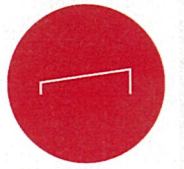
Lombrozo/Griffiths Residence

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SHEET TITLE
 Building Sections

A-07
 SHEET 67 OF 72



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**Lombrozo/Griffiths
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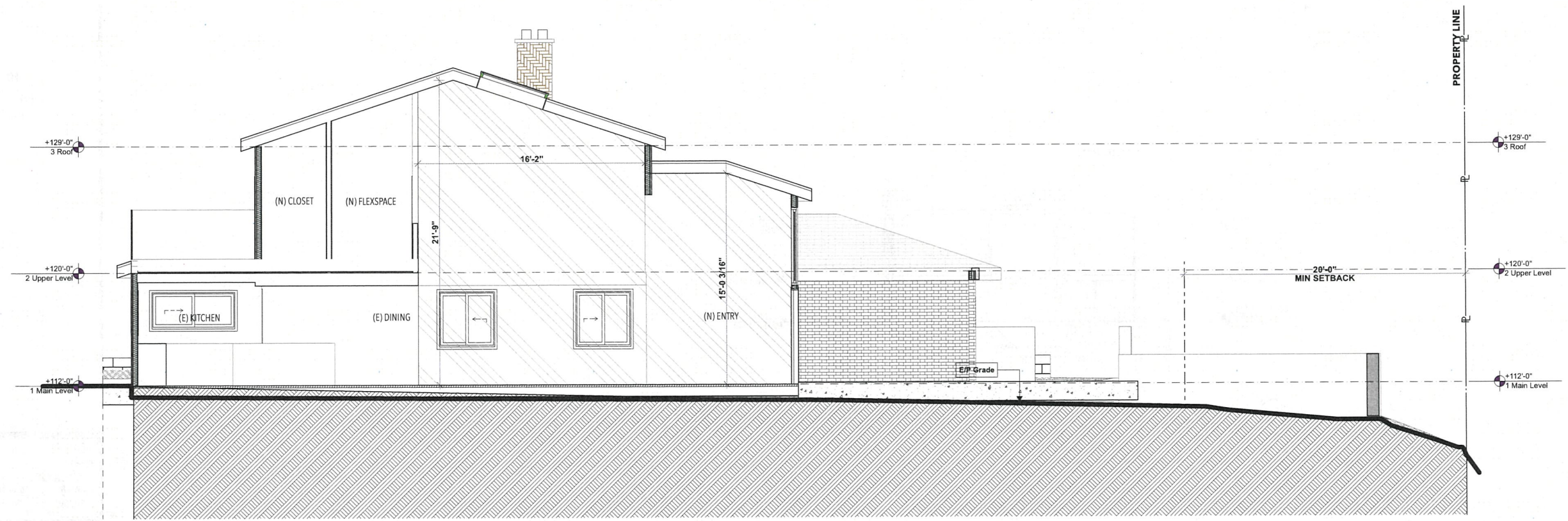
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Building Section II

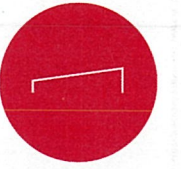
A-08

- SECTION NOTES**
1. COMPOSITION SHINGLE ROOFS OF MIN OF CLASS A OVER 30 LB MINIMUM ROOFING FELT (TYP)
 2. 2 X 8 HEM FIR FASCIA (TYP)
 3. 7/8" CEMENT PLASTER O/ 3/4" RIBBED LATH AND APPROVED BUILDING PAPER O/ 5/8" PLYWOOD SHEATHING W/ 8d @ 6"-6" -12" ON HC. SURFACE OF EXTERIOR (TYP)
 4. WOOD SIDING OVER APPROVED MOISTER BARRIER
 5. NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL ON EXPOSED UNDERSIDE. WHERE EXPOSED, WOOD SHALL BE FIRE RETARDANT-TREATED
 6. 2 X TRIM AROUND ALL DOORS AND WINDOWS AND AT ALL CORNERS (TYP)
 7. GA WEEP SCREED FLASHING AT BASE OF CEMENT PLASTER AND INSTALLED PER CBC2512.1.2. WEEP SCREED SHALL BE CORROSION RESISTANT WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" AND SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE. THE SCREED SHALL BE PLACE A MINIMUM OF 4" ABOVE EARTH GRADE AND 2" MINIMUM ABOVE PAVED SURFACE
 8. SLOPE AWAY FROM BUILDING 5% OR 10'0" MINIMUM (TYP)

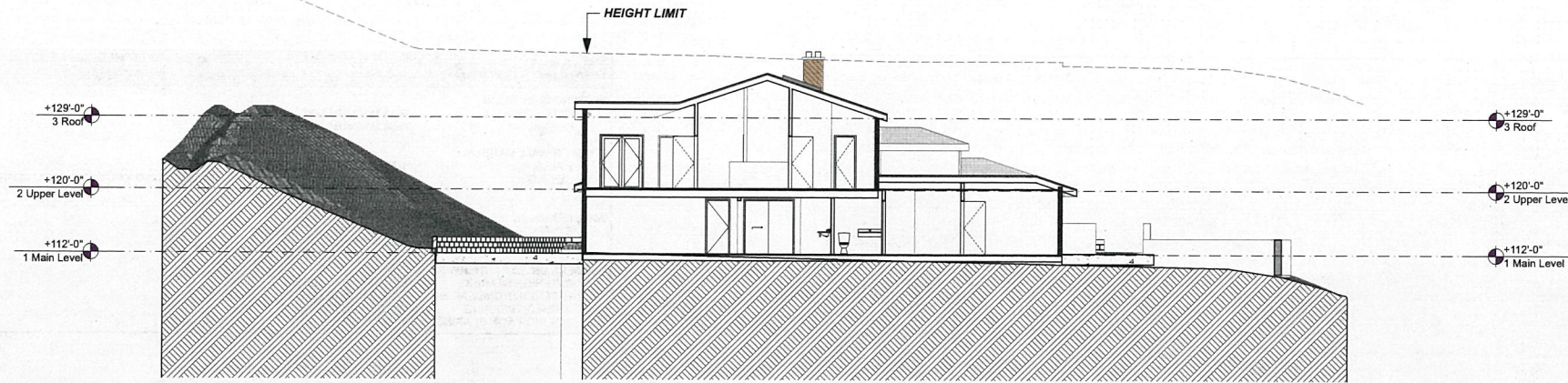
- SECTION NOTES:**
- BUILDING INSULATION:**
EXTERIOR WALL: R-21 MINIMUM (TYP)
CEILING: R-38 MINIMUM (TYP)
- INTERIOR WALL MATERIAL:**
WALLS: 1/2" GYPSUM BOARD
CEILINGS: 5/8" GYPSUM BOARD (GARAGE WALLS & CEILING USE 5/8" TYPE "X" BOARD AND FOR USEABLE AREA UNDER STAIRS)
- WALL FRAMING:**
EXTERIOR WALLS: 2 X 6 STUD WALLS @ 16" O/C
INTERIOR WALLS: 2 X 4 STUD WALLS @ 16" O/C
- HEADERS UNLESS OTHERWISE NOTED:**
EXTERIOR BEARING: 6X12 D.F. #1 (U.O.N.)
EXTERIOR NON-BEARING: 6X12 D.F. #1 (U.O.N.)
INTERIOR BEARING: 4X12 D.F. #2 (U.O.N.)
INTERIOR NON-BEARING: 4X8 D.F. #2 (U.O.N.)



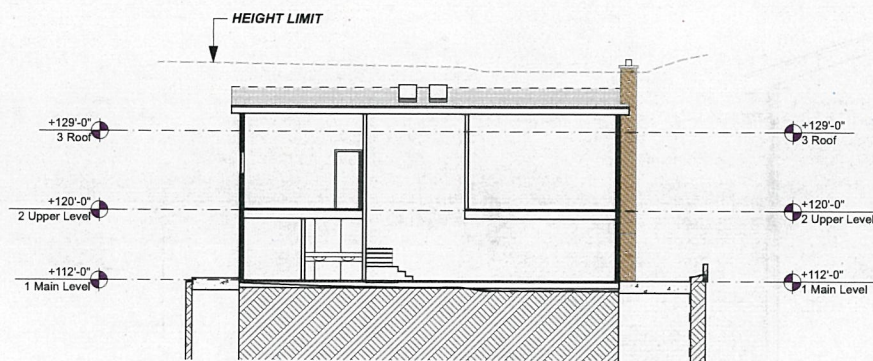
3 Building Section C
A-08 SCALE: 1/4" = 1'-0"



CONSULTANTS



1 Site Section A
A-09 SCALE: 1" = 10'



2 Site Section B
A-09 SCALE: 1" = 10'

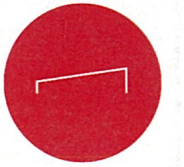
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SHEET TITLE
Site Section

A-09



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**Lombrozo/Griffiths
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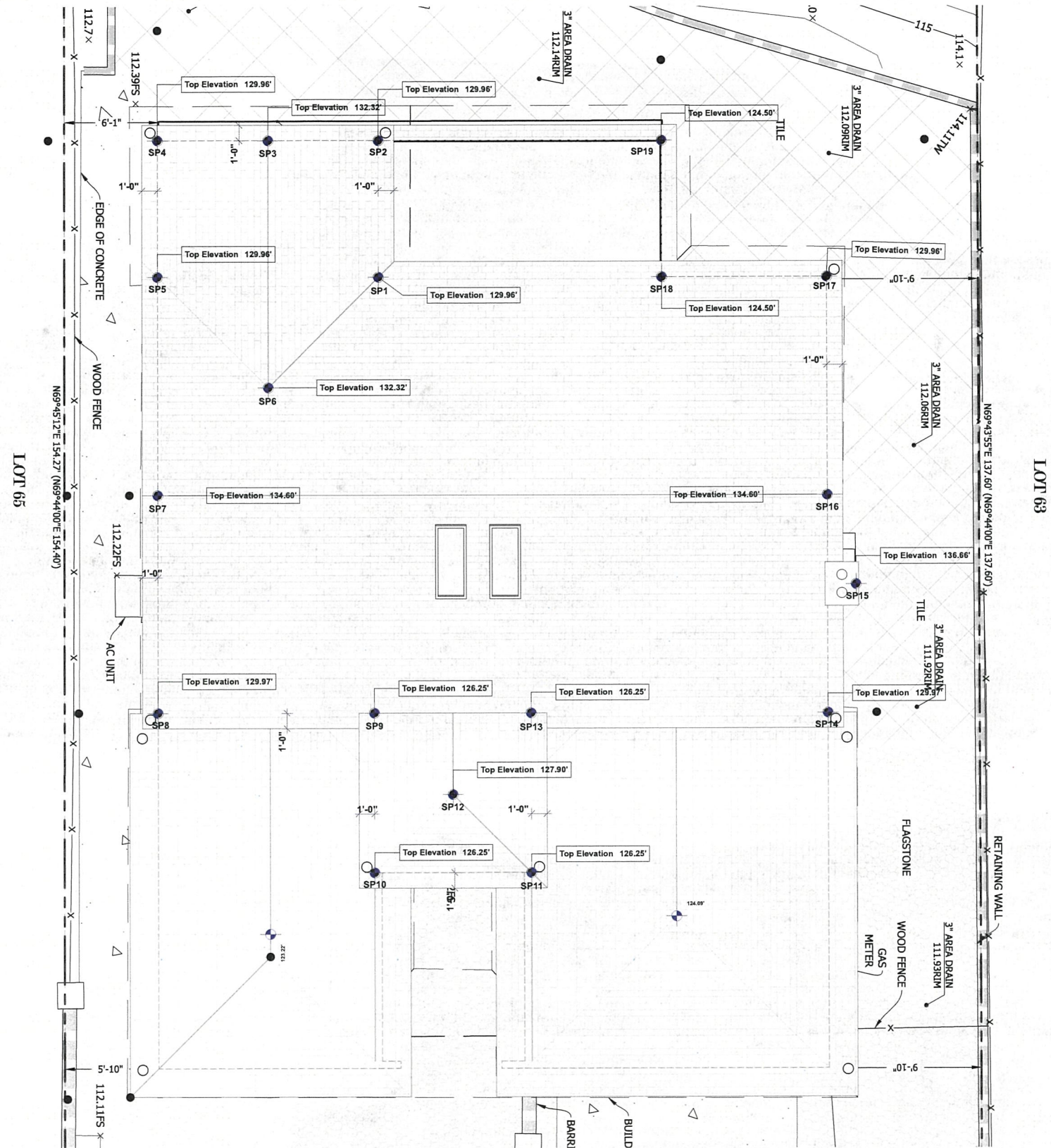
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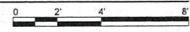
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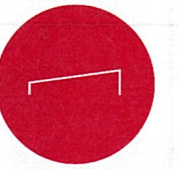
Story Pole Plan

A-10



1 Story Pole Plan
SCALE: 1/4" = 1'-0"





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Project Renderings

A-11



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 12, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Development Review Permit (DRP) to Repair an Existing Nonconforming 25-Foot-Long Timber Pole Wall Located Mid-Bluff Below the Seascape Condominium Complex at 675 South Sierra Avenue. (Applicant: Seascape Condominium Homeowners Association; Application: DRP22-022; APN: 298-211-67-01 through 298-211-67-50; Resolution No. 2022-122)**

BACKGROUND:

The Applicant, Seascape Condominium Homeowners Association, is requesting City Council approval of a Development Review Permit (DRP) to repair an existing legal nonconforming 25-foot-long timber pole wall, which was constructed in the early 1970's, located mid-bluff below the Seascape Condominiums complex, and supporting an existing mid-bluff private patio area. The repair consists of the installation of two steel C-channels placed horizontally across the face of the wall and held in place by threadbar anchors at four locations. No grading or landscaping is proposed in association with the project.

The project requires a DRP for development on a coastal bluff top property or on the face or toe of a bluff for which a Coastal Development Permit (CDP) issued by the California Coastal Commission is required.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2022-122 (Attachment 1).

DISCUSSION:

The Seascape Condominiums are bluff top residential development located on the west side of South Sierra Avenue between the Seascape Chateau (to the south) and Seascape Sur (to the north) residential developments. The property was originally developed in the early 1970's under the jurisdiction of the County of San Diego and prior to the California

CITY COUNCIL ACTION:

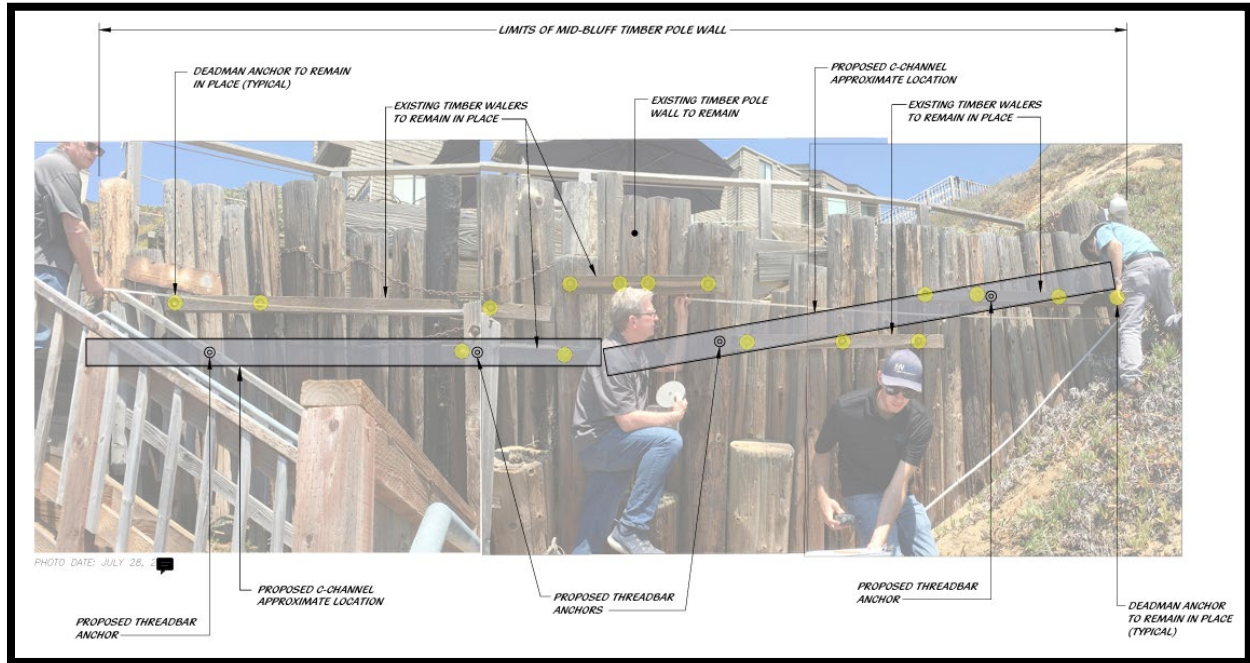
Coastal Act of 1977. The Seascape Condominium complex consists of several multi-unit residential buildings, a parking garage, common space including a pool, and a private access stairway down the coastal bluff to the public beach below with a mid-bluff landing/overlook. The mid-bluff overlook is supported by a 25-foot-long timber pole wall with five horizontal walers that are restrained by a total of 16 steel “deadman” anchors embedded into the bluff. The 50-year-old wall is currently leaning and rotating on its timber supports due to the failure of the deadman anchors. The photo below indicates the location of the timber wall.



A new Bluff Retention Device (BRD) similar to the existing timber wall would not be permissible under the provisions of the California Coastal Act, the City’s current coastal bluff protection regulations outlined in the Solana Beach Municipal Code (SBMC) Chapter 17.62, or the City’s certified Local Coastal Program (LCP) Land Use Plan (LUP) as BRD’s are not intended to protect private accessory structures such as the overlook. Therefore, the private overlook is considered existing legal nonconforming.

The Applicant is requesting to repair and stabilize the existing mid-bluff timber wall by installing two new 12.5-foot-long horizontal steel “C-channels” that would each be restrained by two new hollow threadbar anchors encased in concrete grout and embedded 25 feet into the bluff. The existing walers and deadman anchors would remain in place with the proposed repair work. The Applicant’s representative and geotechnical consultant, Walter Crampton with ENGEQ, Inc, provided a Limited Geotechnical Report (Attachment 2) and repair plans (project plans) (Attachment 3), which are included as separate attachments to this report. The photo composite wall project provided by the Applicant is included on the following page for reference and provides a graphic

representation of the existing timber walers and deadman anchors to remain as well as the proposed C-channels and threadbar anchors.



New and reconstructed mid-bluff shoreline defense structures (or BRD's) that would protect private accessory structures are prohibited under current coastal bluff regulations. However, repairs to existing shoreline defense structures, consistent with the Applicant's proposal, may be authorized administratively by the Community Development Director pursuant to SBMC 17.62.130:

(C) The Planning Director may authorize minor work to repair any legally existing shoreline defense structure or the bluff area immediately adjoining the structure; provided, that:

- 1. The repair work does not extend the height of the structure by more than one foot or the width of the structure by more than three feet;*
- 2. The repair work does not substantially alter the appearance of the structure;*
- 3. A building permit is obtained before any structural work requiring such a permit is commenced;*
- 4. The structure's surface will be modified to incorporate an earth-like appearance which will resemble as closely as possible the natural color and texture or the adjacent bluffs.*

Additionally, repair and maintenance of existing BRD's is permissible pursuant to Policy 5.46 of the City adopted LCP/LUP:

Repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities do not require a Coastal Development Permit (CDP), although the City may require a permit if the City determined such repairs and maintenance involve a substantial adverse environmental impact that cannot be mitigated.

As noted in the Limited Geotechnical Report, the Applicant considered various alternatives, including replacement of the timber wall, construction of a tied-back wall or drilled pier wall, or no project and found that the repairing the existing wall, as proposed, would “represent the minimum effort required to temporarily mitigate the effects of shoreline erosion” whereas the alternative options, though more effective, would not comply with the applicable LUP policies (Attachment 2, pages 5-6). The Applicant also provided analysis indicating that “when considering the total mass of the wall system” the proposed C-channels would “amount to approximately 0.4 percent of the existing wall system.” Additionally, “the proposed replacement anchors would be less than 20 percent of the existing composite anchor system.” (Attachment 2, pages 6-7). The Limited Geotechnical Report and project plans were reviewed by the City’s third-party geotechnical consultant, Construction Testing & Engineering, Inc. (CTE), and found to be consistent with all City requirements, as noted in a letter dated September 7, 2022 and included in Attachment 4.

The Applicant’s proposed repair work is considered repair and maintenance of an existing nonconforming BRD and is exempt from the discretionary entitlements of the City of Solana Beach. However, SBMC Section 17.68.040(B)(i) states that a DRP is required for “*any development on a coastal bluff top property or on the face or toe of a bluff for which a Coastal Development Permit (CDP) issued by the California Coastal Commission is required.*” In anticipation of the California Coastal Commission Staff’s possible determination that a full CDP would be required (versus a waiver or exemption), the Applicant has opted to first pursue City Council approval of the DRP in order to streamline the approval process.

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2022-122 for Council’s consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and recommended conditions of approval from the Community Development and Engineering Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2022-122.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for development on a coastal bluff top property or on the face or toe of a bluff for which a Coastal Development Permit (CDP) issued by the California Coastal Commission is required. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2022-122 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.

DRP Finding #1

General Plan Consistency

The proposed project may be found consistent with the following General Plan policies in the City's Land Use (LU) Element for residential land uses:

- Policy LU-5.1: To ensure that development does not create adverse environmental, geographic, or geologic impacts, the City Council shall maintain ordinances for the preservation of hillsides, floodplains, sensitive biological areas, canyons, wetlands, coastal lands, scenic public views and, where feasible, private views. The Council shall also continue to regulate development of property within special hazard areas, including floodplains, coastal bluffs, and steep hillside areas.
- Policy LU-7.5: Protect, maintain, and where feasible, enhance and restore coastal resources consistent with the Local Coastal Program.

The proposed project could be found consistent with the objectives and policies of the General Plan as it allows for maintenance of a deteriorating existing legal BRD.

Local Coastal Plan/Land Use Plan Consistency

The Solana Beach City Council adopted an LCP/LUP on February 27, 2013 (amended and certified on June 11, 2014). Although the LUP has been certified by the California

Coastal Commission, the Local Implementation Plan (LIP) portion of the LCP has not yet been certified; as such, the provisions of the LUP are considered by the Coastal Commission to be advisory rather than mandatory at this time.

The purpose of the LUP is to implement the State's goals for the coastal zone. The City's LUP provides long-term goals that promote the beneficial use of lands in the City and the beach and shoreline for residents and visitors alike. The LUP allows for existing structures to be maintained and repaired pursuant to the following policies:

- Policy 4.14: Existing, lawfully established structures that are located between the sea and the first public road paralleling the sea (or lagoon) built prior to the adopted date of the LUP that do not conform to the provisions of the LCP shall be considered legal nonconforming structures. Such structures may be maintained and repaired, as long as the improvements do not increase the size or degree of non-conformity. Additions and improvements to such structures that are not considered Bluff Top Redevelopment, as defined herein, may be permitted provided that such additions or improvements themselves comply with the current policies and standards of the LCP. Complete demolition and reconstruction or Bluff Top Redevelopment is not permitted unless the entire structure is brought into conformance with the policies and standards of the LCP. See also Policy 5.45 which addresses non-Bluff Properties.
- Policy 5.46: Repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities do not require a Coastal Development Permit (CDP), although the City may require a permit if the City determined such repairs and maintenance involve a substantial adverse environmental impact that cannot be mitigated.

The proposed project could be found to be consistent with the LCP/LUP as the proposed timber wall is existing legal nonconforming and the proposed repair would not enlarge or expand the wall. In addition, the proposed repair work would be the least impactful alternative to stabilize the existing wall and temporarily mitigate the effects of shoreline erosion.

Specific Plans and Special Overlays

The proposed project is located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a grading permit.

Zoning Ordinance Consistency

SBMC Section 17.62.140 specifies that the Community Development Director may administratively authorize repair and maintenance of existing legal shoreline protection devices subject to specified provisions. The Council could find that the proposed repair work would not extend the height or width of the structure nor substantially alter the

appearance of the structure as the work consists of adding two new C-channels, each with two new threadbar anchors. The Applicant will be required to obtain a Grading Permit through the Engineering Department prior to the commencement of work. Additionally, the proposed steel C-channels would be affixed to the timber wall and in an effort to blend with the existing wall, Staff has added a condition of approval that would require the surface of the C-channels to be modified to match the appearance of the existing timber wall. The Council could find that, as conditioned, the treated surface would meet the intent of the provision to “incorporate an earth-like appearance” because the repair work would match the existing condition of the timber wall without substantially altering the appearance of the existing structure.

DRP Finding #2

The development review criteria topics referenced in **DRP Finding #2** are listed below with further discussion as to how they relate to the proposed project:

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

The proposed project consists of repair work to an existing mid-bluff timber wall. The project does not include new site development, new structures, landscape improvements, new roads, pedestrian walkways, parking, and storage areas, grading or earthwork, new or modified exterior lighting, or changes to recreational open space on the property. Therefore, the Council could find that the proposed project is consistent with the development review criteria.

DRP Finding #3

As previously mentioned, the proposed repair and maintenance of an existing legal nonconforming mid-bluff timber wall is exempt from the discretionary entitlements of the City of Solana Beach. However, SBMC Section 17.68.040(B)(i) states that a *DRP* is required for “*any development on a coastal bluff top property or on the face or toe of a bluff for which a Coastal Development Permit (CDP) issued by the California Coastal Commission is required.*” In anticipation of the California Coastal Commission staff’s possible determination that a *CDP* would be required (versus a waiver or exemption), the Applicant has opted to first pursue City Council approval of the *DRP* in order to streamline the approval process.

DRP Finding #4

As previously mentioned, the project is located within the Coastal Zone and, as a condition of project approval, the Applicant will be required to obtain a Coastal

Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a Grading Permit.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the findings required to approve a DRP. The Draft Resolution of Approval (Attachment 1) includes findings in support of the DRP, the applicable SBMC sections in italicized text, and the recommended conditions of approval from the Community Development and Engineering Departments. 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 September 29, 2022. As of the publication of this report, no correspondence has been received on the project.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Subsection “d” of this exemption specifies restoration or rehabilitation of deteriorated or damaged structures to meet current health and safety standards.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-122.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

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

discretionary findings required as discussed in this report to approve a DRP. Therefore, should the City Council be able to make the findings to approve the DRP, 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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-122 conditionally approving a DRP to repair an existing legal nonconforming mid-bluff timber pole wall located on the coastal bluff at 675 South Sierra Avenue, Solana Beach.

CITY MANAGER’S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-122
2. Limited Geotechnical Report
3. Repair (Project) Plans
4. CTE Third-Party Consultant Review

RESOLUTION 2022-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A DEVELOPMENT REVIEW PERMIT TO REPAIR AN EXISTING LEGAL NONCONFORMING 25-FOOT-LONG TIMBER POLE WALL LOCATED MID-BLUFF BELOW THE SEASCAPE CONDOMINIUM COMPLEX AT 675 SOUTH SIERRA AVENUE IN SOLANA BEACH.

**APPLICANTS: SEASCAPE CONDOMINIUM
HOMEOWNERS ASSOCIATION**

CASE NO.: DRP22-022

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

WHEREAS, the City Council adopted the Amended Local Coastal Program (LCP) Land Use Plan (LUP) in June 2014 with policies allowing for repair and maintenance of existing, lawfully established structures as long as the improvements do not increase the size or degree of the nonconformity; and

WHEREAS, a Limited Geotechnical Report and Project Plans prepared by ENGEO Incorporated have been reviewed and confirmed by Construction Testing & Engineering, Inc. (CTE), the City’s third party independent geotechnical consultant, in a letter dated September 7, 2022 indicating the proposed project is required and has been designed consistent with all City requirements; and

WHEREAS, at the duly noticed Public Hearing held on October 12, 2022, the City Council received and considered evidence concerning the proposed application as received; and

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

WHEREAS, the City Council of the City of Solana Beach found the proposed project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines § 15301; and

WHEREAS, this decision is based upon the evidence contained in the subject application, testimony of CTE, evidence presented at the hearing and any information the City Council gathered by viewing the site and the area as disclosed at the Hearing.

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

1. That the foregoing recitations are true and correct.

2. That the project is categorically exempt from the requirements of CEQA pursuant to 2022 State California CEQA Guidelines 15301.
3. That the request for a DRP to repair an existing legal nonconforming 25-foot-long timber pole wall located mid-bluff below the Seascape Condominium Complex at 675 South Sierra Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

4. FINDINGS

A. Compliance with Solana Beach Municipal Code (SBMC) Findings 17.68.040 for a Development Review Permit:

- 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.*

General Plan Consistency

The City Council finds the proposed project to be consistent with the following General Plan policies in the City's Land Use (LU) Element for residential land uses as repair and maintenance of deteriorating existing legal structures is permitted:

- Policy LU-5.1: To ensure that development does not create adverse environmental, geographic, or geologic impacts, the City Council shall maintain ordinances for the preservation of hillsides, floodplains, sensitive biological areas, canyons, wetlands, coastal lands, scenic public views and, where feasible, private views. The Council shall also continue to regulate development of property within special hazard areas, including floodplains, coastal bluffs, and steep hillside areas.
- Policy LU-7.5: Protect, maintain, and where feasible, enhance and restore coastal resources consistent with the Local Coastal Program.

Local Coastal Plan/Land Use Plan Consistency

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

The purpose of the LUP is to implement the State's goals for the coastal zone. The City's LUP provides long-term goals that promote the beneficial

use of lands in the City and the beach and shoreline for residents and visitors alike. The LUP allows for existing structures to be maintained and repaired pursuant to the following policies:

- Policy 4.14: Existing, lawfully established structures that are located between the sea and the first public road paralleling the sea (or lagoon) built prior to the adopted date of the LUP that do not conform to the provisions of the LCP shall be considered legal nonconforming structures. Such structures may be maintained and repaired, as long as the improvements do not increase the size or degree of non-conformity. Additions and improvements to such structures that are not considered Bluff Top Redevelopment, as defined herein, may be permitted provided that such additions or improvements themselves comply with the current policies and standards of the LCP. Complete demolition and reconstruction or Bluff Top Redevelopment is not permitted unless the entire structure is brought into conformance with the policies and standards of the LCP. See also Policy 5.45 which addresses non-Bluff Properties.
- Policy 5.46: Repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities do not require a Coastal Development Permit (CDP), although the City may require a permit if the City determined such repairs and maintenance involve a substantial adverse environmental impact that cannot be mitigated.

The City Council finds the proposed project to be consistent with the LCP/LUP as the proposed timber wall is existing legal nonconforming and the proposed repair would not enlarge or expand the wall. In addition, the proposed repair work would be the least impactful alternative to stabilize the existing wall and temporarily mitigate the effects of shoreline erosion.

Specific Plans and Special Overlays

The proposed project is located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a grading permit.

Zoning Ordinance Consistency

SBMC Section 17.62.140 specifies that the Community Development Director may administratively authorize repair and maintenance of existing legal shoreline protection devices subject to specified provisions. The Council finds that the proposed repair work would not extend the height or width of the structure nor substantially alter the appearance of the structure as the work consists of adding two new C-channels, each with two new threadbar anchors. The Applicant will be required to obtain a Grading Permit

through the Engineering Department prior to the commencement of work. Additionally, the proposed steel C-channels will be affixed to the timber wall and in an effort to blend with the existing wall, Staff has added a condition of approval that would require the surface of the C-channels to be modified to match the appearance of the existing timber wall. The Council finds that, as conditioned, the treated surface would meet the intent of the provision to “incorporate an earth-like appearance” because the repair work would match the existing condition of the timber wall without substantially altering the appearance of the existing structure.

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

The proposed project consists of repair work to an existing mid-bluff timber wall. The project does not include new site development, new structures, landscape improvements, new roads, pedestrian walkways, parking, and storage areas, grading or earthwork, new or modified exterior lighting, or changes to recreational open space on the property. Therefore, the Council finds that the proposed project is consistent with the development review criteria.

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.

The proposed repair and maintenance of an existing nonconforming mid-bluff timber wall is exempt from the discretionary entitlements of the City of Solana Beach. However, SBMC Section 17.68.040(B)(i) states that a DRP is required for “any development on a coastal bluff top property or on the face or toe of a bluff for which a Coastal Development Permit (CDP) issued by the California Coastal Commission is required.” In anticipation of the California Coastal Commission staff’s possible determination that a CDP would be required (versus a waiver or exemption), the Applicant has opted to first pursue City Council approval of the DRP in order to streamline the approval process.

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

The Project is located within the Coastal Zone, and as a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a Grading Permit

5. CONDITIONS

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

A. Community Development Department Conditions:

- I. Grading Permit plans must be in substantial conformance with the plans presented to the City Council on October 12, 2022 and located in the project file with a submittal date of September 28, 2022.
- II. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development permit, waiver or exemption as determined necessary by the CCC, prior to the issuance of a Grading Permit.
- III. The new C-channels will incorporate a timber-like appearance which will resemble, as closely as possible, the existing timber wall.
- IV. Any bluff retention device shall be reasonably maintained and repaired by the bluff property owner on an "as needed" basis, at the bluff property owner's expense, in accordance with the implementing ordinances and any permit issued by the City. Any authorized assessing entity in which the project lies shall ensure such payments are reimbursed to the City if the bluff property owner fails to perform such work and the City elects to do so, subject to mandatory reimbursement. However, in all cases, after inspection, it is apparent that repair and maintenance is necessary, including maintenance of the color of the structures to ensure a continued match with the existing structures, the bluff property owner or assessing entity shall contact the City or CCC office to determine whether permits are necessary and, if necessary, shall subsequently apply for a coastal development permit for the required maintenance.
- V. No mechanized equipment shall be utilized for the construction of the project.
- VI. All construction debris shall be properly collected and removed from the area of work.

B. Fire Department Conditions:

- I. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.

- C. Engineering Department Conditions: Prior to obtaining any building or grading permits pursuant to this project, the Applicants shall:
- A. Prior to obtaining any building or grading permits pursuant to this mid-bluff timber wall maintenance project, the Applicant shall:
 - I. Prepare, execute and record a declaration of restrictions on real property approved by the City Attorney whereby the Applicant or the Applicant's successors in interest to the property will construct and maintain the shoreline defense structure in accordance with Conditions of this approval.
 - II. The declaration of restrictions shall include an agreement by the Applicant to 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 any claim for damages from any injury to person or property caused by the shoreline defense structure or by its failure.
 - III. Said declaration of restrictions shall be acknowledged and recorded in the office of the County Recorder.
 - IV. Per Policy 4.49 of the certified LUP, an Encroachment Maintenance and Removal Agreement is required when the proposed Bluff Retention Device (BRD) is located in whole or in part on public land. In order to determine if an Encroachment Removal Agreement is required for this project, submit an engineering plan clearly showing the property lines, existing topography and the location of the proposed BRD.
 - V. Obtain required California Coastal Commission permits, waiver or exemption as determined necessary by the CCC prior to the issuance of a grading permit or present evidence that an emergency waiver has been granted.
 - VI. Obtain any other permits or emergency waivers, which may be required from State and Federal agencies including the State Lands Commission and the U.S. Army Corps of Engineers.
 - VII. The project shall be designed and shall provide appropriate data to confirm the submitted design to the satisfaction of the City Engineer. This shall include, but is not limited to, a geotechnical report.

- VIII. If beach access is required during construction of the project, the property owners shall post securities to guarantee proper care and use of the Fletcher Cove Beach Access Ramp. No construction materials to be off-loaded on the ramp, at the end of the ramp or any public property including streets and Fletcher Cove Park. No washing of equipment shall occur unless a containment system is properly utilized.
- IX. For all projects on which equipment is driven on the Fletcher Cove Beach Access Ramp, the access ramp and adjacent parking lot must be swept daily to remove sand that has been tracked onto the ramp and into the parking lot. At least once a week, the access ramp and parking lot must be swept with a street sweeper that is capable of cleaning the streets and parking lots of paper, glass, dirt, silt, sand, rocks, litter and miscellaneous debris. The street sweeper shall be equipped with dual gutter brooms, and vacuum equipment may be used. If any sand is tracked outside the parking lot, these areas (including City streets) must also be cleaned weekly with a street sweeper.
- X. The property owners shall pay all inspection and plan check fees as required by the City.
- XI. Plans and specifications for the project shall be approved by the City Engineer in addition to approvals from the Director of Planning as may be required, and shall substantially conform to the plans submitted by the Applicant.
- XII. A grading/drainage plan shall be prepared by a registered civil engineer in accordance with the current Grading Ordinance and be submitted to the City Engineer for approval and permit issuance.
- XIII. The Applicant shall post with the City a Performance Bond equal to the full amount of the work to be completed to guarantee that once started, construction will be completed per approved plans.
- XIV. The Applicant shall submit a Certificate of Insurance naming the City of Solana Beach as an additional insured in the amount of \$2,000,000 on a policy of general liability insurance issued by an insurance company licensed to do business in California, and meeting the requirements established by City Council resolution for insurance companies doing business with the City, covering injuries to persons and property during the construction period.

- XV. If beach access is required during construction of the project, the Applicant shall obtain a Special Use (Marine Safety) Permit specifying the conditions governing use of vehicles, use of the Fletcher Cove Beach Access Ramp, and entry upon and use of areas of the public beach for construction equipment and vehicles. Evidence of permit issuance shall be submitted to the City Engineer before issuance of the permit for the project.
- XVI. If beach access is required during construction of the project, the Applicant shall have on file evidence from the Marine Safety Department and City Engineer that arrangements have been made to satisfy the following criteria:
- a. Prior to usage of the Solana Beach Fletcher Cove Beach Access Ramp or parking lot, a cash deposit, bond or other secured agreement to cover the following impact charges shall be deposited:
 - i. A six-dollar (\$6.00) per round trip vehicle charge for all construction related vehicles using the ramp.
 - ii. A three-dollar (\$3.00) per ton fee, or less if approved by the City Council, based on the estimated weight of the vehicle and load for all vehicles in excess of $\frac{3}{4}$ ton capacity, excluding any vehicles solely transporting beach grade replenishment sand.
 - iii. A twenty-nine dollars (\$29) per day charge for the first 30 days escalating to fifty-five dollars (\$55) per day for the 31st and subsequent days charge shall be collected to encourage a timely completion of all projects, unless otherwise modified for good cause by the City Council or City Manager.
 - iv. A 1.025% technology surcharge on all plan check and permit fees.
 - v. Any damage caused to the Solana Beach Fletcher Cove ramp and parking lot.
 - b. If beach access is required during construction of the project, at least one City of Solana Beach Lifeguard shall be contracted, at the Applicant's expense, through the Captain of Marine Safety, to monitor all activities in order to ensure full compliance with the conditions of this permit. The lifeguard(s) shall be on duty at all times when any construction activity takes place. Additional lifeguards may

be required at the discretion of the Captain of Marine Safety. In addition to the lifeguard staffing cost, the Applicant shall also pay a Marine Safety equipment use fee of four-dollar and sixty-four cents (\$4.64) per hour, based on the number of the number of hours the lifeguards are contracted for the project.

- c. If construction access is from Fletcher Cove Park, precautions shall be taken to avoid damage to the beach access ramp during construction and repairs. If damage to the ramp occurs, it shall be repaired to a condition equivalent to the condition at the start of construction activity to the satisfaction of the City of Solana Beach City Engineer. All City owned work areas including Fletcher Cove Park and access ramp shall be videotaped prior to the commencement of the project. The videotape shall establish the "as-is" condition. In any areas missed by the videotape, the City Engineer will determine "as-is" condition.
- XVII. Beach quality sand from the excavation for the proposed project shall be deposited and spread on the beach in front of this site unless unique and/or inappropriate conditions are encountered. The Applicant should reference this condition to other permitting agencies.
 - XVIII. An encroachment permit from the Engineering Department is required if a crane, construction materials, etc. are envisioned to be stationed in the public right of way. The City does not guarantee that an encroachment permit will be approved.
 - XIX. Any grout mixture used on the project that may be visible from the beach or surrounding areas shall be of similar color as the surrounding natural bluffs. Color samples shall be submitted and approved by the City prior to placing the grout.
 - XX. A qualified, licensed and insured contractor shall perform all required work as outlined by Certified/Registered Engineering geologist or Registered Civil Engineer on the construction plans. Special and general notes on said plans shall be followed to the satisfaction of the City Engineer or his designee.
 - XXI. Lateral pedestrian and Marine Safety vehicular access through the construction area, shall be provided past the site at all times, subject to high tides and safety issues. A 30-foot-wide safety/construction work zone shall be provided during work hours to separate the work zone from the open public beach.

XXII. No construction activities may occur on the beach during the busier recreational season, which is defined as the period between Memorial Day and Labor Day of any year. The contractor shall obtain approval from the City of Solana Beach Engineering and Marine Safety Departments regarding the use and timing of the Fletcher Cove parking lot and beach access ramp for all construction related access, staging and parking issues if such use becomes required.

XXIII. Pursuant to SBMC Section 7.34.100, Construction hours are limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturday. No work is allowed on Sunday or holidays unless specifically approved pursuant to SBMC Section 7.34.100.B. Engines shall not be started, no construction-related materials shall be moved, or any other construction-related activities occur outside these hours. Work is not permitted from the beach on Saturdays without the written approval of the City Manager.

B. Prior to Final Inspection of the project, the Applicant shall:

- I. Submit certification to the City Engineer from the Geotechnical Engineer and the Civil Engineer of Record for the project that they have inspected the project and certify that it was constructed per the approved plan, specifying the date of the plan.
- II. The Applicant and/or contractor shall repair any damage caused to the Solana Beach property and facilities, including but not limited to, Fletcher Cove ramp and parking lot to the satisfaction of the City Engineer.

C. The Applicant shall provide for and adhere to the following Conditions:

- I. All development on the site shall substantially conform to the final Conditional Use Permit Plan approved by the City Council.
- II. The property owner shall be responsible to immediately remove, in perpetuity, any graffiti or other markings should they appear on the project exterior face. If erosion exposes the steel rebar, the Applicant or their successor in interest shall arrange to apply a sculptor-coat of concrete over the exposed steel to match the natural bluff. The property owner shall be responsible for the removal of the structure or any portion thereof.

- III. If requested by the City Manager or his designee, the property owner or their successor in interest shall install and maintain signage about unstable bluffs fronting their property.
- IV. The Applicant shall provide "As-Built" plans and all certifications required to the City before the City will release the performance bond.

D. City Council Condition:

- I. N/A.

6. 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.
7. EXPIRATION: The Development Review Permit for the project will expire 24 months from the date of authorization from the California Coastal Commission in the form of a Coastal Development Permit, Waiver, or Exemption unless the Applicant has obtained a Grading Permit and commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council.
8. INDEMNIFICATION AGREEMENT: The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by Applicant.
9. NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution

you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 12th day of October 2022, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

Lesa Heebner, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

Project No.
T2265.020.000
Phase 003

March 22, 2022
Revised September 28, 2022

Mr. Robert Kuzman
Seascope Homeowners Association
675 South Sierra Avenue
Solana Beach, CA 92075

Subject: Mid-Bluff Wall Repair
Seascope Condominiums
675 South Sierra Avenue, Solana Beach, California

LIMITED GEOTECHNICAL REPORT

Dear Mr. Kuzman:

We are pleased to provide this geotechnical letter-report to be submitted along with your Conditional Use Permit (CUP) application required by the City of Solana Beach for the emergency mid-bluff wall repair at the Seascope Condominiums. This limited geotechnical report presents our findings pertaining to the general coastal processes in the project site area and the seriousness of the threat and risk to structures that is warranting recommendations for the proposed mid-bluff wall repair, along with engineering calculations supporting the basis of design, and an alternatives analysis.

INTRODUCTION

This report provides a description of the geotechnical conditions in the vicinity of the Seascope Condominiums (Seascope) property located at 675 South Sierra Avenue in Solana Beach, California (Figure 1, Vicinity Map). The subject property, which is located approximately one-half mile southerly of Fletcher Cove, consists of several multi-unit, wood-frame buildings. A wood staircase descends down the face of a steep coastal bluff, providing beach access at the lower seawall.

The development was originally constructed in 1970. In 1977, several sea-cliff failures occurred and, in March 1983, a relatively large lower sea cliff failure occurred, triggering upper-bluff failures extending about halfway up the face of the coastal bluff. In 1975, the Seascope Chateau condominium complex, located immediately to the south, also experienced a sea-cave collapse that triggered an upper-bluff failure. Additional failures occurred in 1977 and 1978, affecting both the lower sea cliff and upper bluff; and a major sea-cave collapse and upper-bluff failure occurred in April 1983, affecting the entire slope up to, and including, a small portion of the bluff top. By mid-1983, the Seascope Chateau upper-bluff failure had advanced approximately 25 feet onto the Seascope property, undermining Seascope's bluff-top perimeter sidewalk. To repair the 1983 failure, two reinforced earth walls were constructed on the Seascope Chateau property, with the upper wall extending approximately 10 feet onto the Seascope property, and the entire slope was reconstructed, including repair of slope-top improvements on the Seascope property.

Concurrently with Seascope Chateau's coastal bluff stabilization work, Seascope also applied for and obtained a Coastal Development Permit in October 1983 for the construction of a 30-foot-high, 120-foot-long seawall at the base of the coastal bluff. This permitted work also included the infill of a second

sea cave immediately southerly of the seawall and the placement of backfill soils behind the new seawall. The backfill comprised a 2:1 ascending slope daylighting into the face of the coastal bluff at elevations ranging from 35 feet to a maximum of 45 feet. In other words, the seawall was designed to reduce marine erosion and help at least partially stabilize the upper bluff after the 1983 failure.

Since those improvements nearly 40 years ago, erosion has continued to affect upper-bluff improvements at Seascape, including the mid-bluff wall supporting a portion of the beach access wood staircase. The sudden loss of this wall could be dangerous for residents, visitors, and workers using the bluff staircase, as well as beachgoers below the property.

PHYSIOGRAPHY AND GEOLOGY

The Solana Beach coastline extends approximately 1.4 miles from the south side of San Elijo Lagoon to the projection of Via De La Valle, the southerly City limits. The coastal bluffs extend southerly an additional 0.3 mile to the San Dieguito River Valley. This reach of coastline consists of steep coastal bluffs ranging in height from approximately 65 to 90 feet, with the seaward edge of the bluff top in the site vicinity at an approximate elevation of 83 feet.

Geologic units present in the site vicinity include the older Eocene "bedrock" geologic units that form the lower cliffed portion of the bluffs, and the late Pleistocene marine terrace deposits that form the sloping upper coastal bluffs above the sea cliffs (Kennedy and Peterson, 1975).

Geologic Units

The bedrock consists of the Eocene-age Torrey Sandstone. The Torrey Sandstone is a well-indurated (cemented), light gray to light yellow-brown, medium- to coarse-grained sandstone. The lower portions of the Torrey Sandstone contain bioturbated beds and concretions, while the upper portions exhibit high-angle cross-bedding (Kennedy and Peterson, 1975).

The sloping, upper portion of the Solana Beach bluffs, above elevation 27 feet, is comprised of late Pleistocene (approximately 120,000 years old), moderately consolidated, poorly indurated, light reddish-brown, silty fine sands that include both nearshore marine and beach sands lithologically similar to terrace deposits (previously identified as the Bay Point Formation). The terrace deposits are typically capped by an iron oxide-cemented residual clayey sand deposit that forms a "beach ridge." This erosion-resistant capping material, formed by the concentration of clayey weathering products, secondary oxides of iron and aluminum, and leached and reprecipitated salts, is the result of long exposure to the elements during a period of tropical to temperate climate.

The nearshore (paralic) marine terrace deposits overlie a wave-cut abrasion platform formed on the Eocene bedrock approximately 120,000 years ago when sea level was 20-feet higher (Lajoie and others, 1992). At the time, the sea was at a high eustatic level due to substantial melting of the ice caps during an interglacial period. Today, the abrasion platform at the site is at an approximate elevation of 27 feet. The difference in elevation is a result of variable regional uplift associated with gentle tectonic folding during the last 120,000 years.

Groundwater

Unlike the other Eocene formations exposed on the San Diego County coastline (the Santiago and Delmar Formations), the Torrey Sandstone does not generally create an impermeable perching horizon, which encourages groundwater to exit the bluff face along the contact between the coastal

terrace deposits and the underlying cliff-forming Eocene formation. Although groundwater surfacing at the face of the bluff, causing sloughing and spring sapping, is often a problem within other North County coastal areas, the Solana Beach coastline appears to be relatively immune to this subaerial process.

Seismicity

The project area is located in a moderately active seismic region of Southern California that is subject to moderate to strong shaking from nearby and distant earthquakes. Ground shaking from earthquakes on six major active fault zones could affect the site. These fault zones would include the Rose Canyon, Coronado Bank, San Diego Trough, San Clemente, Elsinore, and San Jacinto/Superstition Hills Fault Zones. The nearest of these, the Rose Canyon Fault, parallels the shoreline and is located approximately 3.5 kilometers (about 2.2 miles) southwest of the site. The maximum credible earthquake for the Rose Canyon Fault is considered to be Magnitude 7. The maximum probable earthquake for this fault has been estimated at Magnitude 6.5.

Geologic Structure

The geologic structure of the Solana Beach coastline is the result of faulting and folding in the current tectonic regime, which began approximately 5,000,000 years ago when the Gulf of California began to open in association with renewed movement on the San Andreas fault system (Fisher and Mills, 1991). Movement along the Rose Canyon Fault appears to have caused gentle folding on the coastal side of the fault. The gentle folding has caused a small southeast dip in the Eocene formation, thus exposing progressively older formations northerly along the coast. More recently, the 120,000-year-old wave-cut abrasion platform has been tilted to the northwest at about 0.1 degree. Tectonic forces are also evident in the localized folding and faulting of the Eocene sediments. The episodes of faulting and long-continued tectonic stresses have resulted in hundreds of visible joints, fractures, and shear zones having both micro- and large-scale variations in erosion potential.

COASTAL ENVIRONMENT

The site is located within the southern portion of the Oceanside Littoral Cell. The Oceanside Littoral Cell is an area of sand movement along the coast bounded by the Dana Point Headland to the north and the La Jolla Submarine Canyon to the south, a distance of approximately 52 miles. Under natural conditions, a littoral cell is supplied with sediment by rivers and streams that empty into the ocean within its limits. The sandy material brought to the coast by fluvial action is then incorporated into the beach sands and transported south (in most areas) along the coast by wave action. This longshore transport of sand is ultimately intercepted by a submarine canyon or other sink, where it is diverted offshore and lost to the nearshore environment.

The Oceanside Littoral Cell is supplied with sediment by San Juan Creek in Orange County, the Santa Margarita, San Luis Rey and San Dieguito Rivers, and the San Onofre, Las Pulgas, Buena Vista, Agua Hedionda, San Marcos, Escondido, and Los Penasquitos Creeks in San Diego County. Presently, over 40 percent of these rivers are controlled by dams and flood control facilities. However, more importantly, significant sand mining activities within the upland watershed have robbed the majority of this beach-building material before it can reach the coastline. Because of these activities modifying the upland watershed, the sediment budget within the entire Oceanside Littoral Cell and in both Encinitas and Solana Beach is presently in a significant deficit, with sand loss exceeding supply. Consequently, the shoreline is gradually retreating at a rate of up to 1 foot per year locally (USACE, 1991; SANDAG, 1993).

EROSION AND BLUFF STABILITY

Marine Erosion of the Sea Cliff

As a result of loss of the sand beach, the annualized rate of marine erosion for Solana Beach has increased over the long-term geologic rate. Since the loss of the sand beach, the rate of marine erosion has at least doubled along the entire Solana Beach coast. The current estimated rate of sea-cliff erosion affecting this reach of the City's coastal bluffs is on the order of 0.4 to 0.5 foot per year, obtained from analysis relating beach width to erosion rate (USACE, 2003).

Subaerial Erosion of the Upper Bluff

When averaged over thousands of years, sea cliff and bluff-top erosion rates will be equal. However, after a century of storm quiescence, when the sea cliffs experience little or no erosion, bluff tops will continue to retreat as the sloping bluff matures and its slope becomes flatter. Conversely, after a period of intense storm activity, an increase in marine erosion will result in a temporary lag in bluff-top erosion due to the available (sacrificial) soil from the gently sloping bluff that must now be eroded prior to again encroaching on the top of the bluff. The presence of a partially cemented cap provides temporary additional upper-bluff stability by protecting the underlying, more erodible marine terrace deposits from subaerial erosion, allowing them to maintain a steeper equilibrium slope in balance with long-term erosion of the sea cliff and partially cemented cap.

After an increase in marine erosion of the sea cliff, headward erosion of the oversteepened bluff can undermine the upper bluff and partially cemented cap, causing the outer few feet to collapse. The susceptibility to undermining and collapse will continue until the original slope is reestablished.

Slope Stability

In order to assess the present global stability of the coastal bluff, slope stability analyses were performed using soil strengths based on our experience with numerous bluff failures in Solana Beach.

In order to assess the stability of the bluff, slope stability analyses were performed using the following soil strengths:

Torrey Sandstone: $\phi = 35$ degrees
 $c = 3,500$ psf
 $\gamma_t = 125$ pcf

Terrace Deposits: $\phi = 33$ degrees
 $c = 300$ psf
 $\gamma_t = 120$ pcf

The strengths of the terrace deposits are conservatively consistent with strengths we have used on numerous coastal projects in San Diego County for this particular geologic unit.

Stability analyses were performed using the computer program GSTABL7, which is a two-dimensional limit equilibrium slope stability program developed by Gregory Geotechnical Software (2000) that was based upon the original PCSTABL6 program developed by Purdue University.

The results of our analyses (Attachment A) indicate that the slope is stable, with a factor of safety of 1.76 assuming that the lower seawall does not exist and 1.80 when taking into allowance the presence of the existing seawall. The section location is shown on the Site Plan (Figure 2) and the Cross Section is depicted on Figure 3.

GEOTECHNICAL DESIGN CONSIDERATIONS

Maintaining the coastal bluff requires both support for the toe of the sloping upper-bluff terrace deposits and protection of the lower sea cliff from any further marine erosion by means of the existing seawall. In addition, stabilization of mid-bluff erosion must take into consideration both marine and subaerial erosion, providing support to the beach access stairway and landings with the use of timber pole walls.

EXISTING TIMBER POLE WALL CONDITION ASSESSMENT

Both Seascape and the private beach access stairway were built prior to the voter-approved Proposition A in November 1972 that led to the preparation of the California Coastal Act that became effective on January 1, 1977. The private beach access stairway included a mid-bluff landing, the downslope side of which was stabilized by a 25-foot-wide timber pole wall having a maximum exposed height of about 8 feet. The timber pole wall was stabilized with a series of timber whalers and steel deadman anchors embedded into the hillside to provide additional lateral support. The 50±-year-old timber pole wall is now yielding, likely due to the partial failure of the deadman restraints, with the tops of the timber poles rotating locally in excess of 1.5 feet and on the verge of collapse, creating a serious risk for anyone in the vicinity of the collapse, whether on the stairway or on the mid-bluff deck above the timber pole wall.

Details showing both the condition of the wall and proposed emergency repairs are provided in the proposed repair plans (provided separately). As indicated in the repair plans, the timber poles are in reasonably good condition, with the deadman anchors yielding and allowing the rotation of the timber poles. A minimal stabilization repair is proposed, consisting of two steel C-channels, each spanning 12.5 feet (or one-half the total wall length) and located at mid-height, and each restrained by a pair of hollow threadbar anchors encased in concrete grout to provide corrosion protection. In our view, the proposed stabilization measures appear to be very effective and the minimum necessary to stabilize the mid-bluff wall and protect anyone using either the 50-year-old stairway or mid-bluff deck.

Given the preceding discussions, it is our opinion that the project has been designed so that it will neither be subject to, nor contribute to, significant geologic instability for this coastal environment. The mid-bluff stabilization measures described in this report represent the minimum measures necessary to stabilize the mid-bluff wall and reduce the existing risks to the beach-going public associated with the otherwise unstable upper portion of the coastal bluff.

ALTERNATIVES TO THE PROPOSED REPAIR

We are providing a discussion of alternatives to the timber pole wall repair taken into consideration prior to our application submittal, and how those alternatives would impact the need for the proposed method of bluff stabilization. It must first be recognized that the existing mid-bluff will continue to fail. If not remedied, the failure of the timber pole wall would inevitably threaten other upper-bluff structures and result in debris from the failing mid-bluff wall falling onto the beach, threatening the countless number of beachgoers who unsuspectingly walk and recreate near these unstable cliffs on a daily basis. Given the above, we have considered the following.

Timber Pole Wall Replacement

Replacement of the existing mid-bluff timber pole wall could be constructed between the existing mid-bluff stairway landing and the failing timber pole wall. Conceptually, this wall would consist of 1-foot-diameter timbers, 30 feet in length, with a wall length of approximately 40 feet. This wall would be aesthetically consistent with the existing timber stairway.

Tied-Back Wall

Another alternative to the timber pole wall would be the construction of a tied-back, steel-reinforced, structural shotcrete wall. Although this wall would essentially behave the same as the timber pole wall, it would not be aesthetically consistent with other bluff-top improvements.

Drilled Pier Wall

A drilled pier wall could be installed similar to the timber pole wall to provide coastal protection. As the bluff continues to erode, the drilled piers would become exposed, requiring the eventual installation of tiebacks into the piers or grade beams spanning the piers. This alternative would not be aesthetically consistent with the other timber structures on the site.

No Project

If the coastal bluff is left in its current condition, a series of progressive upper-bluff and mid-bluff failures will result in the loss of upper bluff, ultimately leading to the loss of bluff-top improvements and failure of the existing wood stairway. Upper- and mid-bluff failures will imperil the beach-going public and bluff-top inhabitants alike. The proposed measures represent the minimum necessary effort to repair this section of coastline.

Alternatives Summary

The proposed measures represent the minimum effort required to temporarily mitigate the effects of shoreline erosion. The alternatives to the proposed measures, although significantly more effective from an engineering standpoint, do not adequately comply with current City of Solana Beach Coastal Land Use policies.

Response to Comments RE: CUP 22-001

In their letter of June 6, 2022, City Staff requested additional information specific to how the proposed mid-bluff wall repair complies with the City's Local Coastal Program (LCP) Land Use Plan (LUP), specifically Chapter 5 – New Development. The following response was provided in our June 30, 2022, letter to the City.

At the City's request, we visited the site to measure the dimensions and mass of the 50±-year-old, 25-foot-wide timber pole wall, along with its relationship to the adjacent beach access stairway and the mid-bluff landing, all of which were originally constructed prior to the formation of the California Coastal Act.

If we examine the entire mass of the exposed wall and its walers, and assume the average width of the timber pole wall is on the order of 1 foot, the entire existing wall, including its walers, has a total volume of approximately 299 cubic feet, with the existing walers comprising approximately 2.85 cubic

feet. The existing walers are restrained by a total of 16 anchors, each with deadman anchors, several of which are yielding. The new proposed walers have a total volume of 1.09 cubic feet, or 38 percent of the existing walers, or when considering the total mass of the existing wall system will amount to approximately 0.4 percent of the existing wall system.

Four new anchors are proposed to replace the existing 16 existing anchors, with the four new anchors representing 25 percent of the existing number of anchors. However, when including the deadman restraint for the existing anchors, which will not be replaced, the existing anchors and existing deadman restraint represent a more extensive composite restraint system than that currently being proposed. The proposed replacement anchors would be less than 20 percent of the existing composite anchor system.

When reviewing Policy 5.45 of the City's LUP, the existing 50±-year-old timber pole wall is considered existing non-conforming. Per Policy 5.45, the existing non-conforming structure will not be increased or expanded into additional locations or structures and, per Policy 5.45, "Such structures may be maintained and repaired as long as the improvements do not increase the size or degree of non-conformity." Policy 5.45 also states, "Additions and improvements to such structures may be permitted provided that such additions or improvements do not increase the size or degree of the non-conformity." The proposed improvements do not increase the size or degree of the existing non-conformity.

Specific to Policy 5.46 – Repair and Maintenance of the City's LUP, "Repair and maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities do not require a CDP, although the City may require a permit if the City determines such repairs and maintenance involve the substantial adverse environmental impact that cannot be mitigated. We would argue that the relatively minor proposed maintenance does not result in an addition to, or enlargement or expansion of, the 50±-year-old timber pole wall. Moreover, since the proposed maintenance is for an existing mid-bluff timber pole wall that has been in existence for 50± years, the relatively minor proposed maintenance does not involve a substantial adverse environmental impact. The proposed relatively minor maintenance does not involve any of the four triggers listed in Policy 5.46(a). Notably, and specific to Policy 5.46(a)(3), the two proposed C-channels constitute approximately 0.4 percent of the exterior materials of the existing structure, well below the 20 percent threshold listed in the City's LUP. Additionally, specific to Policy 5.46(s)(4), the proposed maintenance will not require the presence of mechanized construction equipment or construction materials.

Although the existing timber pole wall is not in any way connected to the existing beach access stairway, if this wall were to be included in the overall mass of the existing beach access stairway, we note that additional walers and anchors exist throughout the existing stairway, which if considered to be part of the whole mid-bluff system, all of the percentages of proposed improvements relative to existing components would in all cases be lower than the values indicated above.

In their letter of July 28, 2022, City Staff requested additional information. Provided below are the responses provided in our August 18, 2022, letter to the City. For completeness of the record, the City's comments are shown in italics, following by our responses.

1. *Provide graphic representation of the existing versus proposed comparisons of the wall system and anchors that explained in the June 30, 2022 letter. This could be achieved in the form of a "red-line" drawing added to the plans or a separate exhibit attached to the letter that uses color,*

dimensions, and labels to clearly depict the “existing to remain” timber pole wall/walers and 16 anchors/deadman restraints and the proposed 4 new anchors.

As indicated in the attached Figure 4, we have prepared a graphic presentation of the existing versus proposed comparison of the wall system and anchors, which was explained in our June 30, 2022, letter.

- 2. Please provide clarification in paragraph 5 on the type of equipment to be utilized in lieu of mechanized construction equipment.*

The contractor, J.C. Baldwin Construction Company, is proposing to scaffold the wall to easily access the timber pole wall, install the anchors, and place the channels. The threadbar anchors are self-drilling and would be installed with a small pneumatic hand drill with air to the drill provided by an air compressor in the underground parking garage with a pair of air hoses running down to the mid-bluff wall. The threadbar anchors would be installed, each with a coupler enabling two 4-meter (13.12-foot) threadbars to be installed with two sets of centralizers, per the construction drawings. The hollow threadbars would then be grouted, allowing the grout to cure before installing and loading the anchors.

The MC8x21.4 C-Channels weight about 270 pounds each and would be carried down the stairway by construction workers, temporarily placed against the scaffolding, and then each c-channel lifted in-place over its pair of anchors. The exposed end of the anchor would then be greased, an anchor nut installed, and then tensioned to 300 foot-pounds of torque. The inner cap would then be filled with grease and installed per the construction drawings.

As previously stated, there will be no mechanized equipment on the bluff.

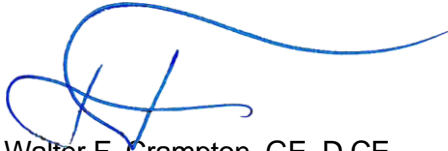
LIMITATIONS

Coastal engineering and the earth sciences are characterized by uncertainty. Professional judgments represented herein are based partly on our evaluation of the technical information gathered, partly on our understanding of the proposed construction, and partly on our general experience. Our engineering work and judgments rendered meet the current professional standards. We do not guarantee the performance of the project in any respect. This warranty is in lieu of all other warranties, express or implied.

We appreciate the opportunity to be of service and trust this information meets your needs. If you have any questions or require additional information, please give us a call.

Sincerely,

ENGEO Incorporated



Walter F. Crampton, GE, D.CE
Principal Engineer



Gregory A. Spaulding, CEG
Senior Geologist

wfc/gas/lt/jg

Attachments: References
Figures
Attachment A – Slope Stability Analyses

cc: Mr. Mo Sammak, City of Solana Beach
Mr. Dan Goldberg, City of Solana Beach

SELECTED REFERENCES

- Fisher, P.J., and G.I. Mills, 1991, "The Offshore Newport-Inglewood-Rose Canyon Fault Zone, California: Structure, Segmentation and Tectonics," in P.L. Abbott and W.J. Elliott (eds.), Environmental Perils - San Diego Region, published by San Diego Association of Geologists, pp. 17-36.
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- Kennedy, M.P., and G.L. Peterson, 1975, "Geology of the San Diego Metropolitan Area, California: Del Mar, La Jolla, Point Loma, La Mesa, Poway and Southwest 1/4 Escondido 72 minute quadrangles," California Division of Mines and Geology, Bulletin 200, Sacramento, 56 p. & plates.
- Lajoie, K.R., D.J. Ponti, C.L. Powell II, S.A. Mathieson, and A.M. Sarna-Wojcicki, 1992, "Emergent Marine Strandlines and Associated Sediments, Coastal California; A Record of Quaternary Sea-Level Fluctuations, Vertical Tectonic Movements, Climatic Changes, and Coastal Processes," in The Regressive Pleistocene Shoreline, Coastal Southern California, Annual Field Trip Guide Book, No. 20, South Coast Geological Society, Inc., pp. 81-104.
- San Diego Association of Governments, July 1993, Shoreline Preservation Strategy for the San Diego Region.
- U.S. Army Corps of Engineers, 1991, "State of the Coast Report, San Diego Region," CCSTWS, Vol. I - Main Report, Final - September 1991.
- U.S. Army Corps of Engineers, 2003, "Encinitas and Solana Beach Shoreline Feasibility Study, San Diego County, California," Appendix D – Draft Geotechnical Appendix, Los Angeles District, January 2003.

FIGURES

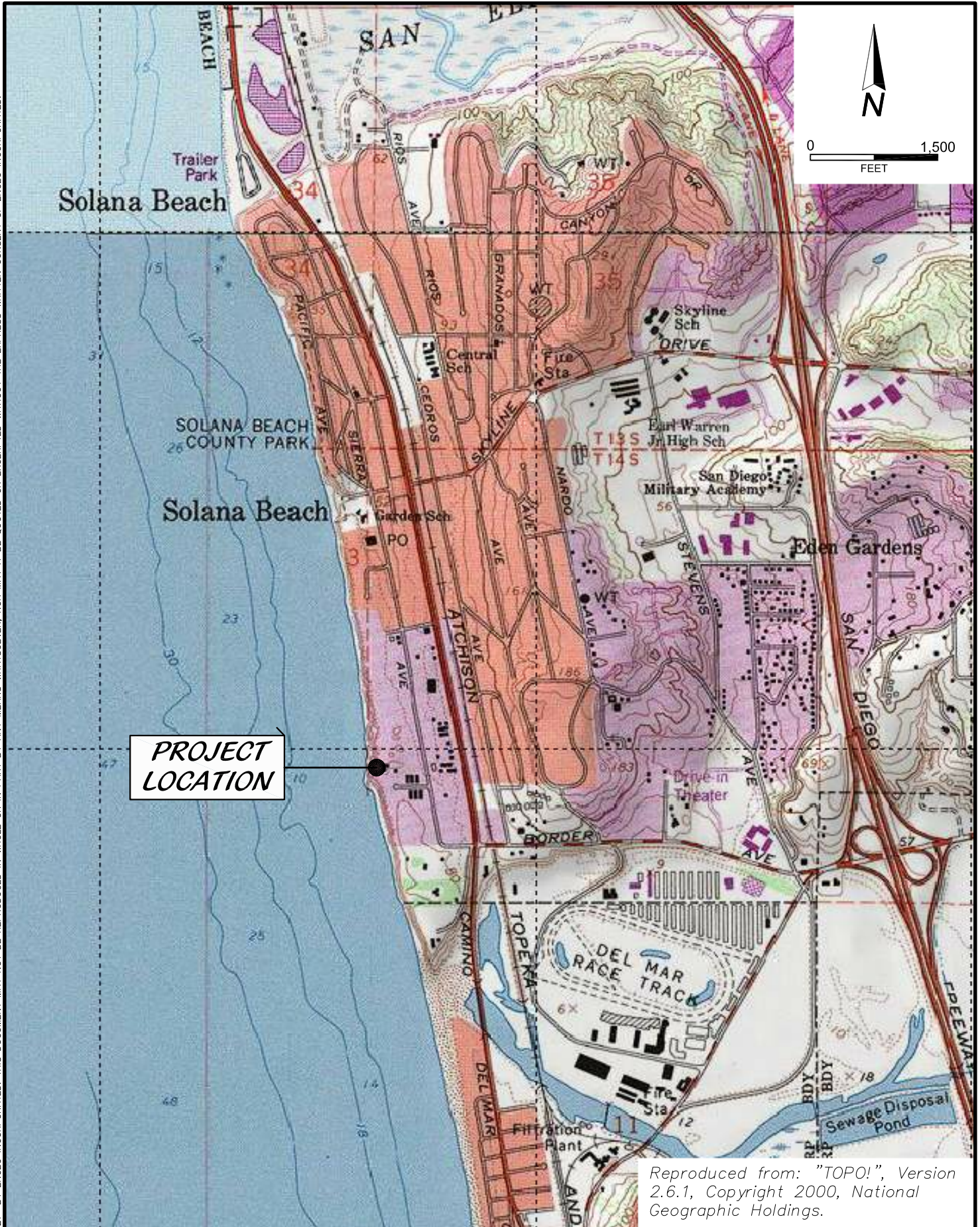
Figure 1 – Vicinity Map

Figure 2 – Site Plan

Figure 3 – Cross Section

Figure 4 – Photo Composite – Wall Profile

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VICINITY MAP
 SEASCAPE CONDOMINIUMS
 SOLANA BEACH, CALIFORNIA

PROJECT NO.:	T2265.020.000	FIGURE NO.	1
SCALE:	1" = 1,500'		
DRAWN BY:	LT	CHECKED BY:	



675 SOUTH SIERRA AVENUE

FIG 3

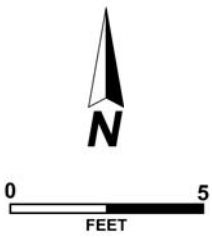
EXISTING STAIRWAY TO BE PROTECTED IN PLACE

EXISTING STAIRWAY MID-BLUFF LANDING TO BE PROTECTED IN PLACE

EXISTING STAIRWAY

TIMBER RAILING

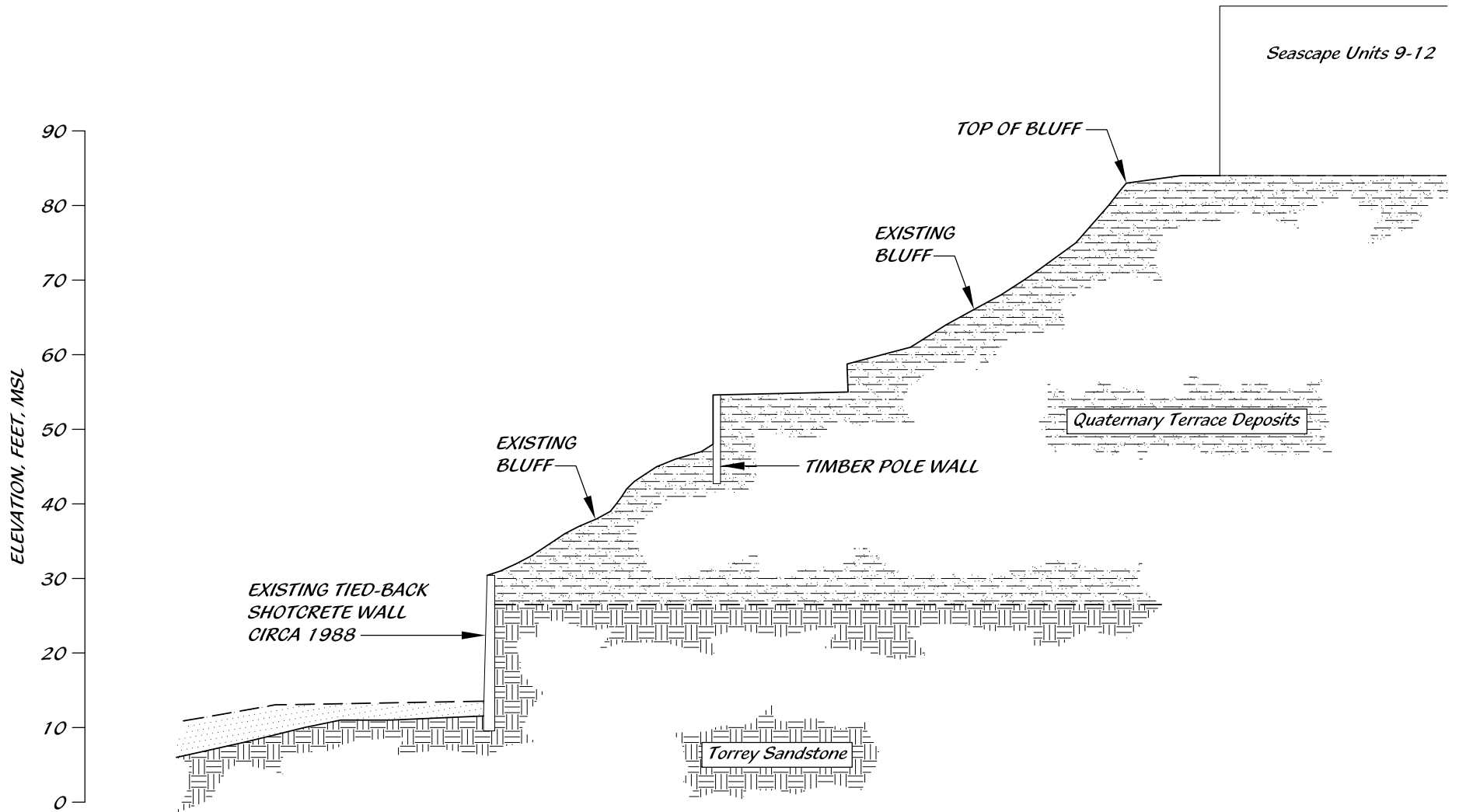
EXISTING TIMBER POLE WALL TO BE REPAIRED



SITE PLAN
SEASCAPE CONDOMINIUMS MID-BLUFF REPAIR
SOLANA BEACH, CALIFORNIA

PROJECT NO.:	T2265.020.000
SCALE:	1" = 5'
DRAWN BY:	LT
CHECKED BY:	WC

FIGURE NO.
2



	CROSS SECTION SEASCAPE CONDOMINIUMS MID-BLUFF REPAIR SOLANA BEACH, CALIFORNIA		PROJECT NO.: T2265.020.000	FIGURE NO.
			SCALE: 1" = 20'	3
			DRAWN BY: RF CHECKED BY: WC	

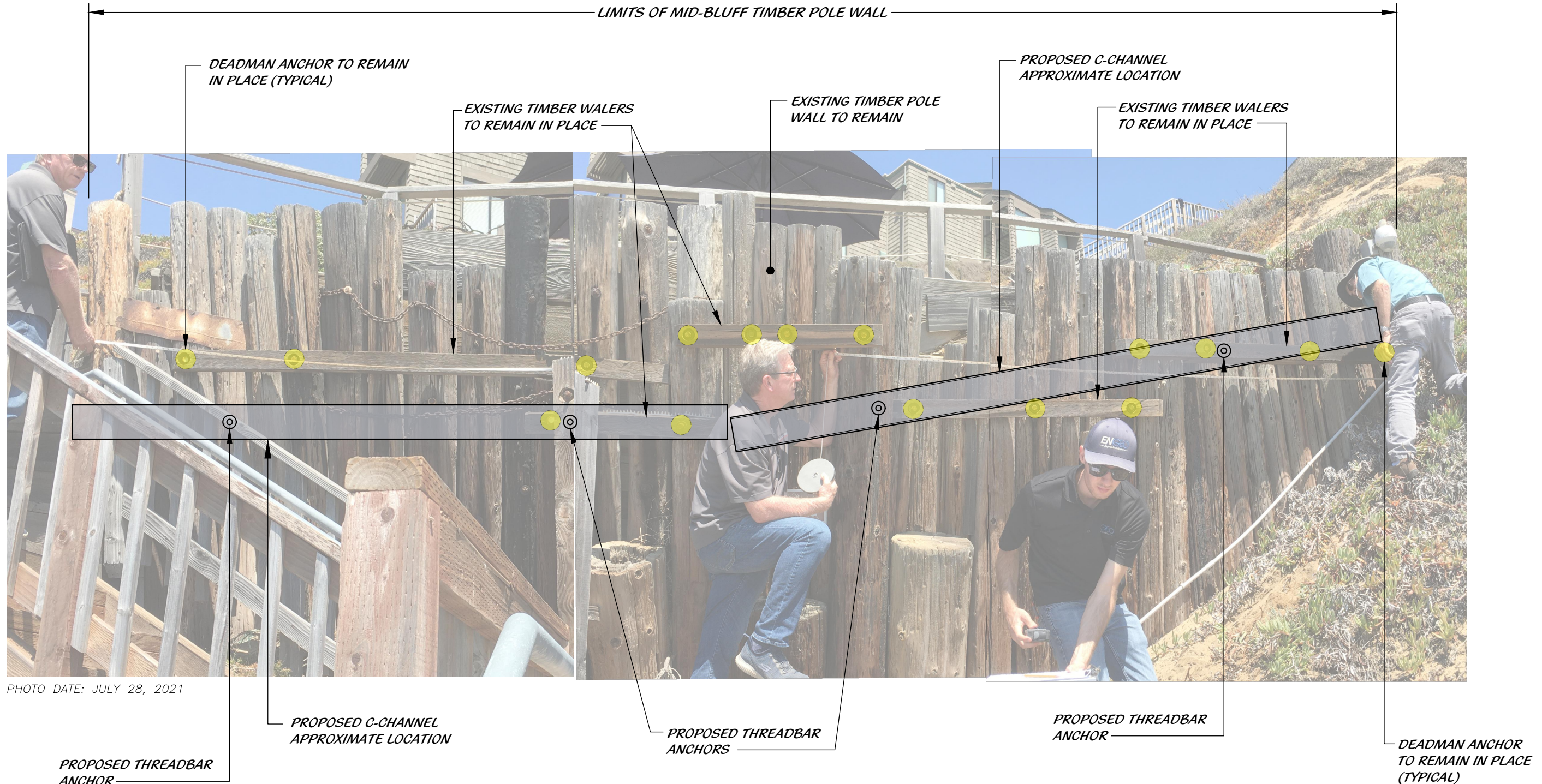


PHOTO COMPOSITE - WALL PROFILE
 NOT TO SCALE



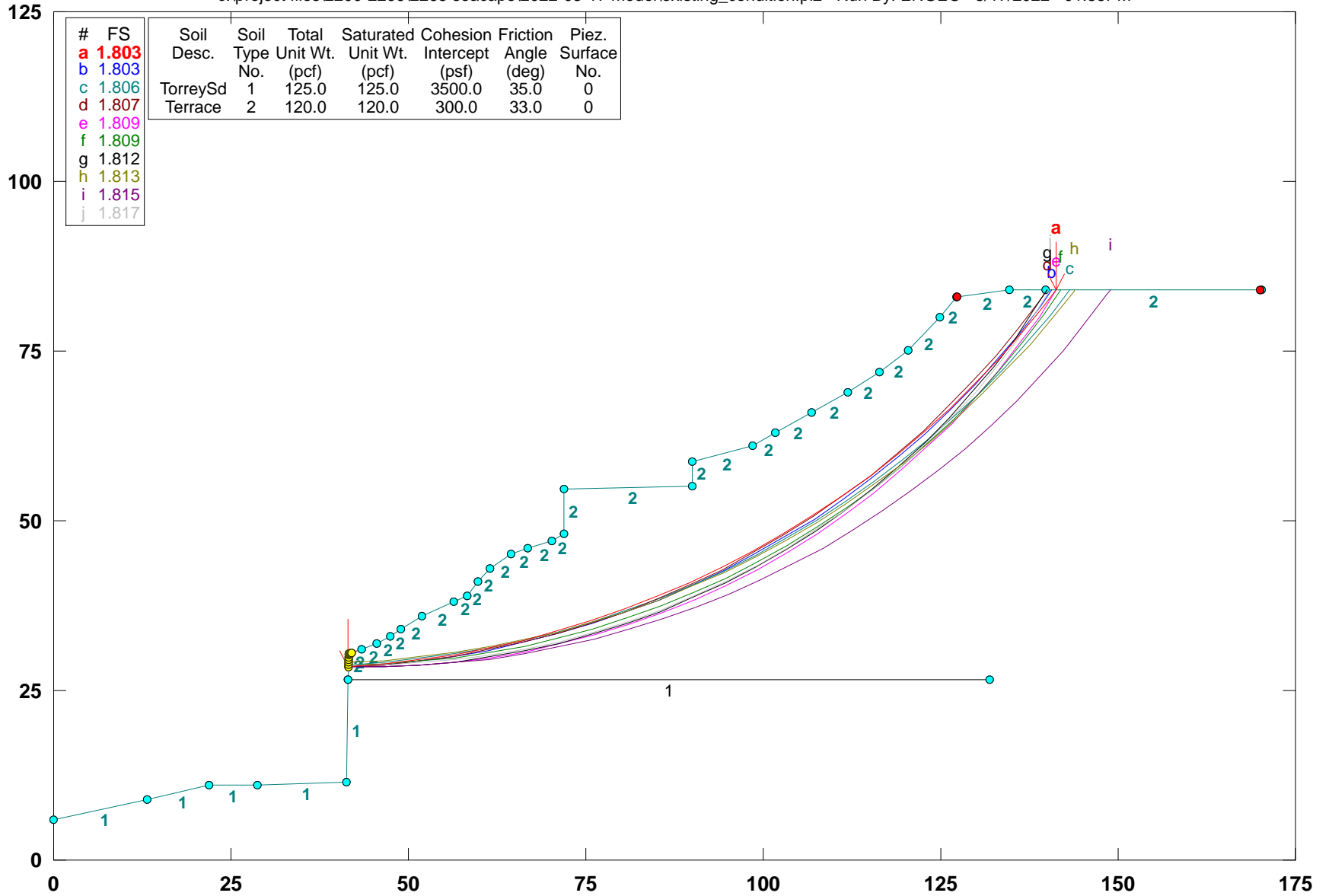
PHOTO COMPOSITE - WALL PROFILE
 SEASCAPE CONDOMINIUMS
 SOLANA BEACH, CALIFORNIA

PROJECT NO.:	T2265.020.000
SCALE:	NOT TO SCALE
DRAWN BY:	RF
CHECKED BY:	WC

ATTACHMENT A
Stability Analyses

Seascape Condominiums Existing Condition1

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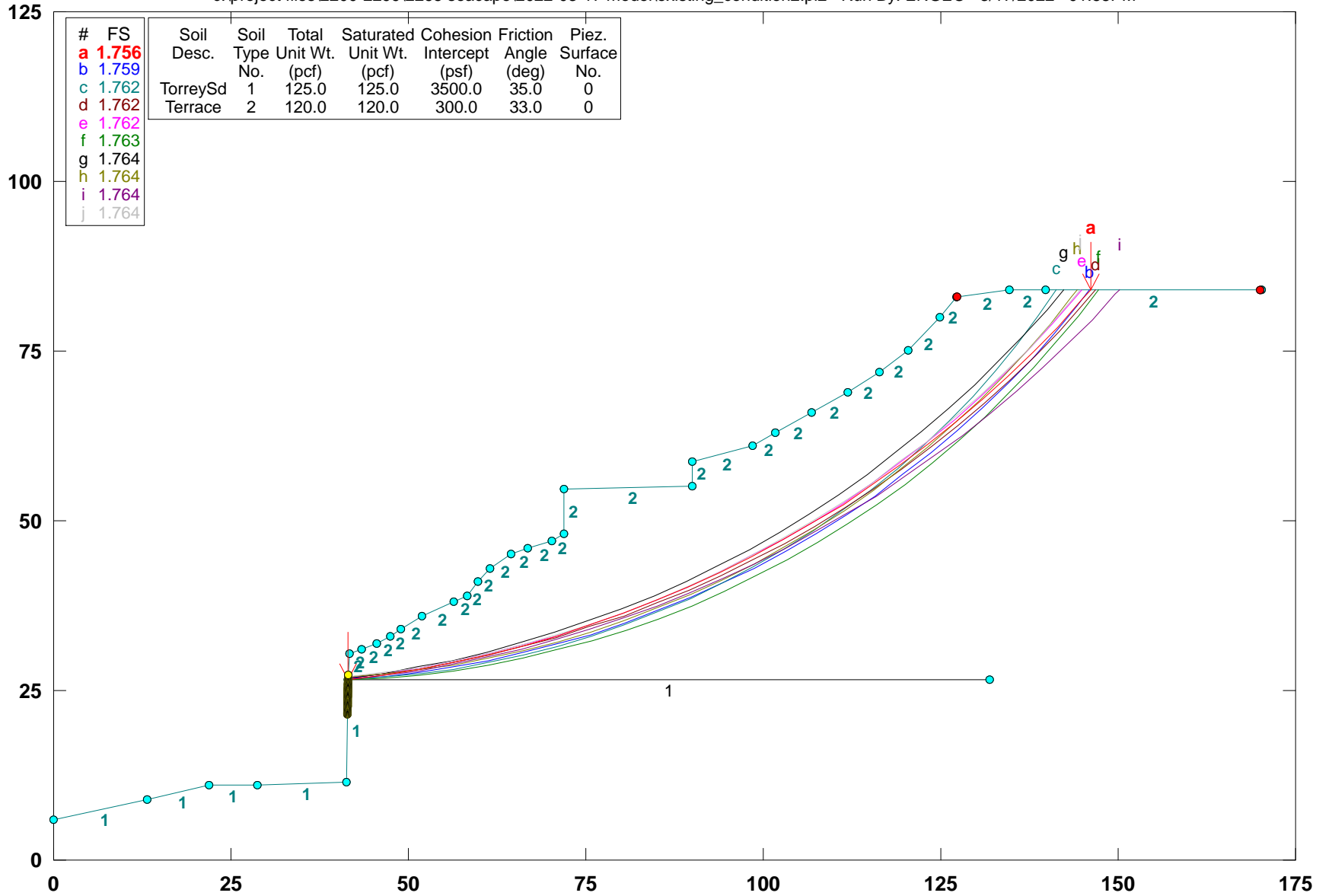


GSTABL7 v.2 FSmin=1.803

Safety Factors Are Calculated By The Modified Bishop Method

Seascape Condominiums Existing Condition2

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GSTABL7 v.2 FSmin=1.756
Safety Factors Are Calculated By The Modified Bishop Method

SEASCAPE CONDOMINIUMS EMERGENCY MID-BLUFF WALL REPAIR

GENERAL NOTES

- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT AND MAINTAIN THE EXISTING UTILITY SERVICES SHOWN ON THESE PLANS AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO PROVIDE A MARKOUT OF ALL UTILITIES WITHIN THE AREA OF WORK PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO ENSURE THAT ALL UTILITY SERVICES WILL REMAIN FUNCTIONAL DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE ON THE JOB SITE COPIES OF APPLICABLE STANDARDS SHOWN ON THESE PLANS, AND BE FAMILIAR WITH THEIR REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, RESTRICTIONS AND OSHA REQUIREMENTS.
- THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS OF ALL EXISTING FACILITIES, THE LOCATIONS OF ALL EXISTING UTILITIES, AND ALL OTHER CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
- NOTES AND DETAILS ON THE PLANS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES IN CASE OF CONFLICT.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE PLANS OR THE SAN DIEGO REGIONAL DRAWINGS.
- UPON COMPLETION OF EACH DAY'S WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE WORK AREA FREE OF HAZARDS, AND SHALL PROVIDE ALL NECESSARY TEMPORARY SIGNS, WARNING DEVICES, AND BARRICADES.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO LOCATE AND PROTECT ANY UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE WORK IS BEING PERFORMED. BEFORE EXCAVATING, VERIFY LOCATION OF UNDERGROUND UTILITIES - CONTACT:
 - DIG ALERT: DIAL 811, OR DIGALERT.ORG
 - CITY OF SOLANA BEACH PUBLIC WORKS: 858-720-2470
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK, AND HE SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL WORK SHOWN IS BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CONTACTING THE ENGINEER OF RECORD AT (858) 573-6900. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE OWNER.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT (858) 573-6900 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP ACCURATE AND LEGIBLE RECORDS ON A SET OF PROJECT BLUELINE PRINTS OF ALL CHANGES OF WORK WHICH OCCUR DURING PROJECT CONSTRUCTION. PRIOR TO FIELD ACCEPTANCE, THE CONTRACTOR SHALL DELIVER THIS "AS BUILT" INFORMATION TO THE ENGINEER.
- A CONSTRUCTION EXCAVATION OR ENCROACHMENT PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A VALID PERMIT HAS BEEN ISSUED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 7 P.M. EACH DAY, MONDAY THROUGH FRIDAY AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE EXCAVATION AND GRADING CODE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS, WHICH DAMAGE ADJACENT PROPERTY.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH AT (858) 720-2470, 24 HOURS BEFORE GRADING OPERATIONS BEGIN.

COASTAL COMMISSION PERMIT NO. _____

EROSION CONTROL NOTES

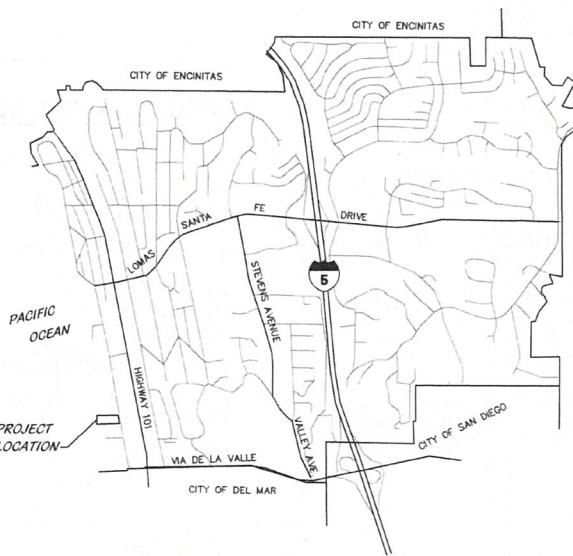
- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS.
- THE TOPS OF ALL SLOPES SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE SYSTEM WILL BE AT THE CONTRACTOR'S EXPENSE.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND SPECIFICATIONS.

THIS PROJECT SHALL GENERALLY CONSIST OF ALL WORK NECESSARY TO CONSTRUCT THE EMERGENCY MID-BLUFF WALL REPAIR BELOW THE SUBJECT PROPERTY AS SHOWN ON THESE CONSTRUCTION DRAWINGS.

UPON COMPLETION OF THE WORK, THE ENTIRE SITE SHALL BE CLEARED OF EQUIPMENT, UNUSED MATERIALS, AND RUBBISH SO AS TO PRESENT A SATISFACTORY, CLEAN, AND NEAT APPEARANCE. CONTRACTOR IS TO FURNISH ALL TOOLS, EQUIPMENT, LABOR, AND MATERIAL NECESSARY TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER CERTIFICATE

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

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE OWNER(S) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERNATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

WE FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS AFTER ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER OUR CONTROL.

SIGNED _____ DATE _____

SIGNED _____ DATE _____

ENGINEER OF WORK CERTIFICATE

I, **WALTER CRAMPTON**, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND CITY OF SOLANA BEACH RESOLUTION NO. _____.

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

SIGNED _____ DATE **03-17-22**

R.C.E. NUMBER **23792** EXP. **12-31-23**

ADDRESS **3890 MURPHY CANYON ROAD, SUITE 200, SAN DIEGO, CA 92123**

TELEPHONE **(858) 573-6900**

ENGINEER OF WORK AS-BUILT CERTIFICATE

I, _____ HEREBY DECLARE THAT THE PREPARATION OF THESE AS-BUILT DRAWINGS AND THAT THE INFORMATION SHOWN IS BASED ON ACTUAL SITE INVESTIGATIONS AND SURVEYS OF THE IMPROVEMENTS BETWEEN THE DATES OF _____ AND _____ TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE INFORMATION SHOWN ON THESE PLANS PROVIDE AN ACCURATE AND CORRECT REPRESENTATION OF THE AS-BUILT CONDITIONS.

SIGNED _____ DATE _____

R.C.E. NUMBER _____ EXP. _____

SOIL ENGINEER CERTIFICATE

I, **WALTER CRAMPTON**, A REGISTERED GEOTECHNICAL ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOIL MECHANICS, HEREBY CERTIFY THAT A SAMPLING AND STUDY OF THE SOIL AND CONDITIONS PREVALENT WITHIN THE SITE WAS MADE BY TERRACOSTA CONSULTING GROUP, AS DESCRIBED IN OUR REPORT DATED OCTOBER 14, 2014, TITLED "LIMITED GEOTECHNICAL REPORT, MID-BLUFF WALL REPAIR, SEASCAPE CONDOMINIUMS, SOLANA BEACH, CALIFORNIA". I HAVE REVIEWED THE PROJECT DESIGN AND GRADING SHOWN HEREIN IS CONSISTENT WITH THE RECOMMENDATIONS CONTAINED IN THE APPROVED SOILS AND GEOTECHNICAL REPORTS FOR THE PROJECT. ONE COMPLETE COPY OF THE FINAL SOILS REPORT COMPILED FROM THIS STUDY, HAS BEEN SUBMITTED TO THE OFFICE OF THE CITY ENGINEER.

SIGNED _____ DATE **03-17-22**

G.E. NUMBER **245** EXP. **12-31-23** TELEPHONE **(858) 573-6900**

ADDRESS **3890 MURPHY CANYON ROAD, SUITE 200, SAN DIEGO, CA 92123**

SOIL ENGINEER AS-BUILT CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE GRADING CONFORMS WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT AND PLANS WITH THE EXCEPTION THAT ANY CHANGES OR DEVIATIONS FROM THE PLANS DUE TO UNFORESEEN FIELD CONDITIONS HAVE BEEN IDENTIFIED IN THE FINAL SOILS REPORT FOR THE PROJECT. ONE COMPLETE COPY OF THE FINAL SOILS REPORT COMPILED FROM THIS STUDY, WITH MY RECOMMENDATIONS, HAS BEEN SUBMITTED TO THE OFFICE OF THE CITY ENGINEER.

SIGNED _____ DATE _____

G.E. NUMBER _____ EXP. _____

STANDARD REQUIREMENTS

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

(1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.

(2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES."

(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

STANDARD DRAWINGS

(1) SAN DIEGO REGIONAL STANDARD DRAWINGS.

(2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS.

ASSESSOR PARCEL NUMBERS

098-211-67-01 THROUGH -50

PROJECT ADDRESS

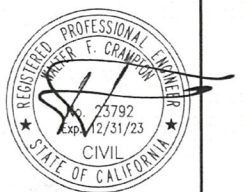
675 SOUTH SIERRA AVENUE
SOLANA BEACH, CALIFORNIA 92075

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	OVERALL SITE PLAN & ADDITIONAL NOTES
3	SITE PLAN AND PHOTOS
4	WALL PROFILE AND DETAILS

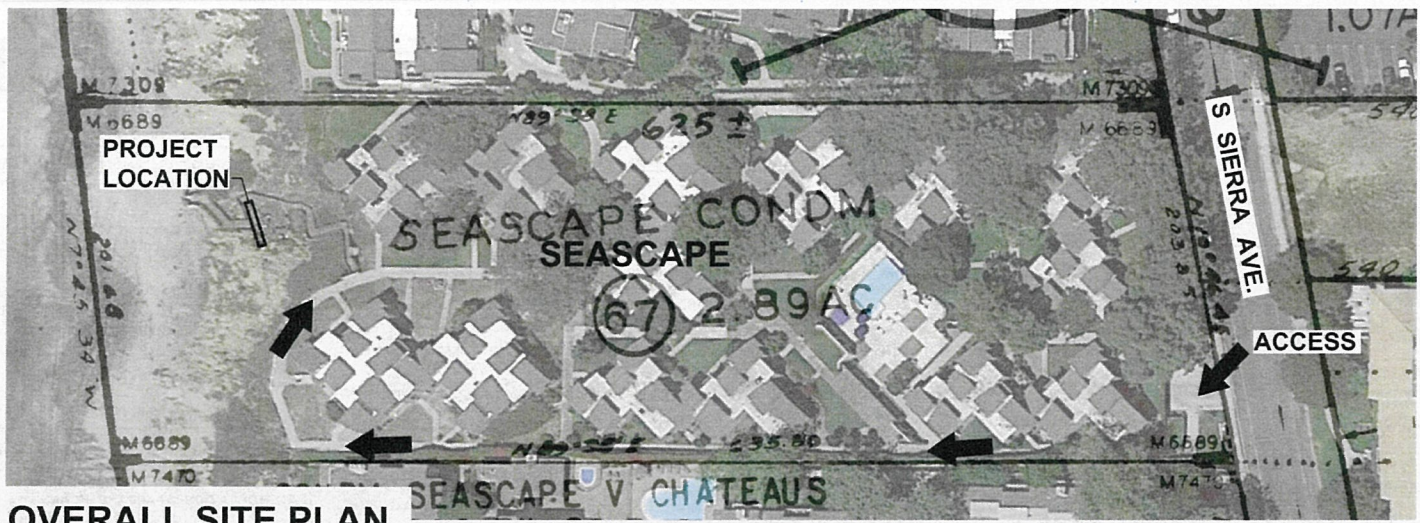
ENGEO
Expect Excellence

3890 MURPHY CANYON ROAD, SUITE 200
SAN DIEGO, CALIFORNIA 92123
(858) 573-6900



ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
RF	By: WALTER F. CRAMPTON Date: 03-17-22					By: _____ Date: _____	By: _____ Date: _____	DESCRIPTION: SDGPS-446 FD 2" BR. DISK IN TC PER ROS 14452 L-4881B 1980 TRAVERSE POINT LS 4300 COUNTY OF SAN DIEGO LOCATION: BRASSPLUG IN THE TOP OF CURB AT SOUTHEAST CORNER OF VIA DE LA VALLE AND SOLANA CIRCLE ELEV: 62.647 DATUM: M.S.L.	TITLE SHEET FOR:		
Drawn By	R.C.E.: 23792 Exp: 12/31/23					By: _____ Date: _____	Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 06-30-2022		675 SOUTH SIERRA - SEASCAPE CONDOMINIUMS		SBGR-
									EMERGENCY MID-		

ATTACHMENT 3



OVERALL SITE PLAN

SCALE: 1"=50'

PART 1 - SPECIAL PROVISIONS

1.01 SHOP DRAWINGS

IN ADDITION TO THE ITEMS DESCRIBED IN THE SSPWC, SHOP DRAWINGS, SPECIFICATIONS, AND/OR CATALOG, CUTS SHALL BE SUBMITTED FOR THE FOLLOWING:

- TIED-BACK WALL SYSTEM(S) COMPONENTS

ALL SUBMITTALS SHALL BE MADE IN 2 COPIES, ONE OF WHICH WILL BE RETURNED TO THE CONTRACTOR.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHAPES SHALL CONFORM TO THE FOLLOWING MATERIAL SPECIFICATIONS PER ASTM DESIGNATIONS AND AS AMENDED TO DATE, UNLESS OTHERWISE NOTED:

- WIDE FLANGES: ASTM A-572, GRADE 50
- ANGLES & OTHER SHAPES: ASTM A-36
- PIPES: ASTM A-53 TYPE E OR S, GRADE B
- TUBES: ASTM A-500, GRADE B
- SHEAR PLATES & COLUMN BASE PLATES: ASTM A-36
- CONTINUITY PLATES & DOUBLER PLATES: ASTM A-572, GRADE 50
- MISCELLANEOUS PLATES: ASTM A-36

2. SHOP DRAWINGS FOR STEELWORK MUST BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION. FABRICATOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF FABRICATION. FABRICATION AND ERECTION SHALL CONFORM TO AISC AND AWS SPECIFICATIONS.

3. BOLTS SHALL BE A307 WITH ASTM A563 HEAVY HEX NUTS AND HARDENED WASHERS, GRADE A, UNLESS OTHERWISE NOTED. HIGH-STRENGTH BOLTS SHALL BE A416 AND SHALL BE INSTALLED WITH SPECIAL INSPECTION BY A CITY DEPUTY INSPECTOR, UNLESS OTHERWISE NOTED. HOLES FOR BOLTS IN STRUCTURAL STEEL SHALL BE DRILLED OR PUNCHED. BURNING OF HOLES SHALL NOT BE PERMITTED. HOLES IN STEEL MEMBERS SHALL NOT BE GREATER THAN 1/16 INCH OF THE NOMINAL BOLT DIAMETER, UNLESS OTHERWISE NOTED.

4. AFTER FABRICATION, STEEL MEMBERS SHALL BE CLEANED AND FREE OF RUST, LOOSE MILL SCALE, AND OIL. TWO COATS OF RUST INHIBITIVE COAL TAR EPOXY SHALL BE APPLIED. AFTER CONSTRUCTION, ALL UNPAINTED SURFACES AND AREAS WHERE PAINT HAS BEEN DAMAGED, SHALL BE GIVEN TWO FIELD TOUCH-UP COATS OF SAME EPOXY APPLIED IN SHOP.

THREADBAR EARTH ANCHORS

ANCHOR RODS

- ANCHORS, INCLUDING ANCHOR NUTS, ANCHOR PLATES AND COUPLERS, SHALL BE "DYWIDAG-SYSTEMS INTERNATIONAL," SELF-DRILLING HOLLOW CORE ANCHORS OR EQUIVALENT.
- ANCHORAGE SYSTEMS, INCLUDING THREADBARS NOT SPECIFICALLY ITEMIZED IN ASTM A416 MAY BE USED PROVIDED SUCH THREADBARS HAVE A DEMONSTRABLE, PROVEN RECORD OF SERVICE AND ARE EQUIVALENT IN TERMS OF LOAD CAPACITY, SERVICEABILITY AND CORROSION RESISTANCE TO THAT SPECIFIED HEREIN.

ANCHOR BEARING PLATES AND ASSEMBLIES

- ALL ANCHOR ASSEMBLIES SHALL BE EPOXIED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM A775 OR ASTM A934. WEIGHT OF COATING SHALL BE MIN. 10 MILS.

ANCHORAGE & ENCAPSULATION GROUT

- GROUT SHALL CONFORM TO SECTION 201-I OF THE SSPWC EXCEPT AS MODIFIED BELOW.
- GROUT SHALL CONSIST OF A CEMENT-WATER MIXTURE OR SAND-CEMENT-WATER MIXTURE AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2,250 PSI. CONTRACTOR SHALL SELECT MIXTURES SUITABLE FOR THE ANCHOR RODS, AND GROUT INSTALLATION EQUIPMENT AND PROCEDURES TO BE USED. PROPORTIONS SHALL BE BASED ON TESTS MADE ON THE GROUT BEFORE GROUTING IS TO BEGIN, OR MAY BE SELECTED BASED ON PRIOR DOCUMENTED EXPERIENCE WITH SIMILAR MATERIALS AND EQUIPMENT AND UNDER COMPARABLE FIELD CONDITIONS (WEATHER, TEMPERATURE, ETC).
- CEMENT SHALL CONFORM TO ASTM C150 TYPE V.
- WATER CONTENT SHALL BE THE MINIMUM NECESSARY FOR PROPER PLACEMENT BUT THE WATER-CEMENT RATIO SHALL NOT EXCEED 0.45.
- A NONSHRINK OR EXPANSIVE ADMIXTURE MAY BE USED TO ELIMINATE SHRINKAGE OF THE ANCHORAGE ZONE GROUT. OTHER ADMIXTURES, CONFORMING TO ASTM C494, MAY BE USED TO REDUCE THE WATER CONTENT, IMPROVE THE PUMPABILITY, OR ACCELERATE THE STRENGTH OF THE GROUT. CALCIUM CHLORIDE, AND ADMIXTURES CONTAINING CHLORIDE IONS IN EXCESS OF 0.06% BY WEIGHT SHALL NOT BE USED. IF MORE THAN ONE ADMIXTURE IS USED, SAID ADMIXTURES SHALL BE COMPATIBLE WITH EACH OTHER SO THAT THE DESIRABLE EFFECTS OF ALL ADMIXTURES USED WILL BE REALIZED. ADMIXTURES SHALL NOT BE USED IN GREATER DOSAGES THAN THOSE RECOMMENDED BY THE MANUFACTURER.
- COMPENSATION FOR ROCK ANCHOR MATERIALS (ANCHOR RODS, ANCHORAGE AND ENCAPSULATION GROUT, AND ALL APPURTENANT COMPONENTS) SHALL BE INCLUDED IN THE CONTRACT PRICE FOR TIED-BACK WALLS, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED THEREFOR.

THREADBAR EARTH ANCHOR INSTALLATION

- OBSERVATION: ALL EARTH ANCHOR INSTALLATION (INCLUDING DRILLING, TESTING, AND INSTALLATION OF EARTH ANCHORS) SHALL BE OBSERVED BY THE ENGINEER.
- DRILLING: HOLES SHALL BE DRILLED TO THE DIAMETER, DEPTH AND LINE AS INDICATED ON THE DRAWINGS. THE HOLE SHALL BE WITH A DSI SELF-DRILLING HOLLOW CORE DRILL BIT HAVING THE SPECIFIED DIAMETER. HOLES SHALL BE DRILLED ON A HORIZONTAL ALIGNMENT PERPENDICULAR TO THE FACE OF THE WALL FACE AND A STRAIGHT, UNIFORM ELEVATION ALIGNMENT (I.E. SLOPE) AS INDICATED ON THE DRAWINGS. TOLERANCE FOR DRILL HOLE LOCATION SHALL BE +3 INCHES FOR HORIZONTAL AND VERTICAL POSITION AT THE WALL FACE AND WITHIN 3% OF THE SPECIFIED EARTH ANCHOR GRADIENT.
- ANCHOR FABRICATION AND HANDLING: TO THE EXTENT PRACTICABLE ANCHORS SHALL BE SHOP FABRICATED. FABRICATE ANCHORS IN ACCORDANCE WITH SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. ANCHORS SHALL BE HANDLED AND PROTECTED IN SUCH A MANNER AS TO AVOID CORROSION AND PHYSICAL DAMAGE THERETO.
- ANCHOR PLACEMENT: ANCHORS SHALL BE PLACED IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER. ANCHORS SHALL BE INSTALLED IN GENERAL CONFORMANCE WITH THE DYWI DRILL SYSTEM INSTALLATION INSTRUCTIONS AND TECHNICAL NOTES AVAILABLE THROUGH DYWIDAG OR ON THE INTERNET.
- GROUT PREPARATION AND PLACEMENT: GROUTING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF SSPWC SECTION 303-3.7 EXCEPT AS FOLLOWS:
 - WATER CONTENT SHALL BE THE MINIMUM NECESSARY FOR PROPER PLACEMENT BUT THE WATER-CEMENT RATIO SHALL NOT EXCEED 0.45.
 - GROUT SHALL BE PUMPED INTO THE HOLLOW CORE ANCHOR PER THE MANUFACTURER'S RECOMMENDATIONS. POST-TENSIONING SHALL BE PERFORMED PER THE MANUFACTURER'S RECOMMENDATIONS.
 - AFTER GROUTING, THE ANCHOR ROD SHALL REMAIN UNDISTURBED UNTIL THE NECESSARY GROUT STRENGTH HAS BEEN ATTAINED.
 - GREASE EXPOSED END OF ANCHOR, WASHER AND NUT. INSTALL AND TENSION TO 300 FT-LBS OF TORQUE.
 - FILL CAP WITH GREASE AND INSTALL.

STATEMENT OF SPECIAL INSPECTION

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION:

From CBC Table 1705A.2.1

VERIFICATION & INSPECTION TASK	CONTINUOUSLY DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS & WASHERS. (A325)		X
2. INSPECTION OF HIGH STRENGTH BOLTING: SNUG-TIGHT JOINTS		X
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL: IDENTIFICATION MARKINGS TO CONFORM TO AISC 360.		X

ADDITIONAL SPECIAL INSPECTION REQUIRED:

VERIFICATION & INSPECTION TASK	CONTINUOUSLY DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. INSPECTION OF TIEBACK INSTALLATION, INCLUDING DRILLING, GROUTING AND TENSIONING.	X	

SPECIAL INSPECTION NOTES:

- SPECIAL INSPECTION PROVISIONS AS SPECIFIED IN SECTION 1701 OF THE CURRENT CBC SHALL BE PROVIDED FOR PORTIONS OF THE STRUCTURAL WORK SHOWN IN THE DRAWINGS AS NOTED IN THE INSPECTION SCHEDULE.
- THE OWNER OR THE ENGINEER OF RECORD SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION AS OUTLINED ON THE VERIFICATION AND INSPECTION SCHEDULES SHOWN ABOVE.
- THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR AND THE ENGINEER OF RECORD AT LEAST 48 HOURS IN ADVANCE WHEN SPECIAL INSPECTION IS REQUIRED FOR CONSTRUCTION.
- SPECIAL INSPECTION DOES NOT INTEND TO RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITIES TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND TO BE RESPONSIBLE FOR SAFETY ON JOB SITE.
- THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.

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	ENGINEERING DEPARTMENT	DRAWING NO.
By: WALTER F. CRAMPTON Date: 03-17-22			By: _____ Date: _____	By: _____ Date: _____	DESCRIPTION: SDGPS-446 FD 2" BR. DSK IN TC PER ROS 14492 L-48818 1980 TRAVERSE POINT LS 4300 COUNTY OF SAN DIEGO LOCATION: BRASSPLUG IN THE TOP OF CURB AT SOUTHEAST CORNER OF VIA DE LA VALLE AND SOLANA CIRCLE ELEV. 62.647 DATUM: M.S.L.	OVERALL SITE PLAN & ADDITIONAL NOTES FOR: 675 SOUTH SIERRA - SEASCAPE CONDOMINIUMS EMERGENCY MID-BLUFF WALL REPAIR		SBGR-
Drawn By: R.C.E.: 23792 Exp: 12/31/23			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 06-30-2022				SHEET 2 OF 4



T2265



PHOTO 1: NOTE POLE WALL LEANING SEAWARD.

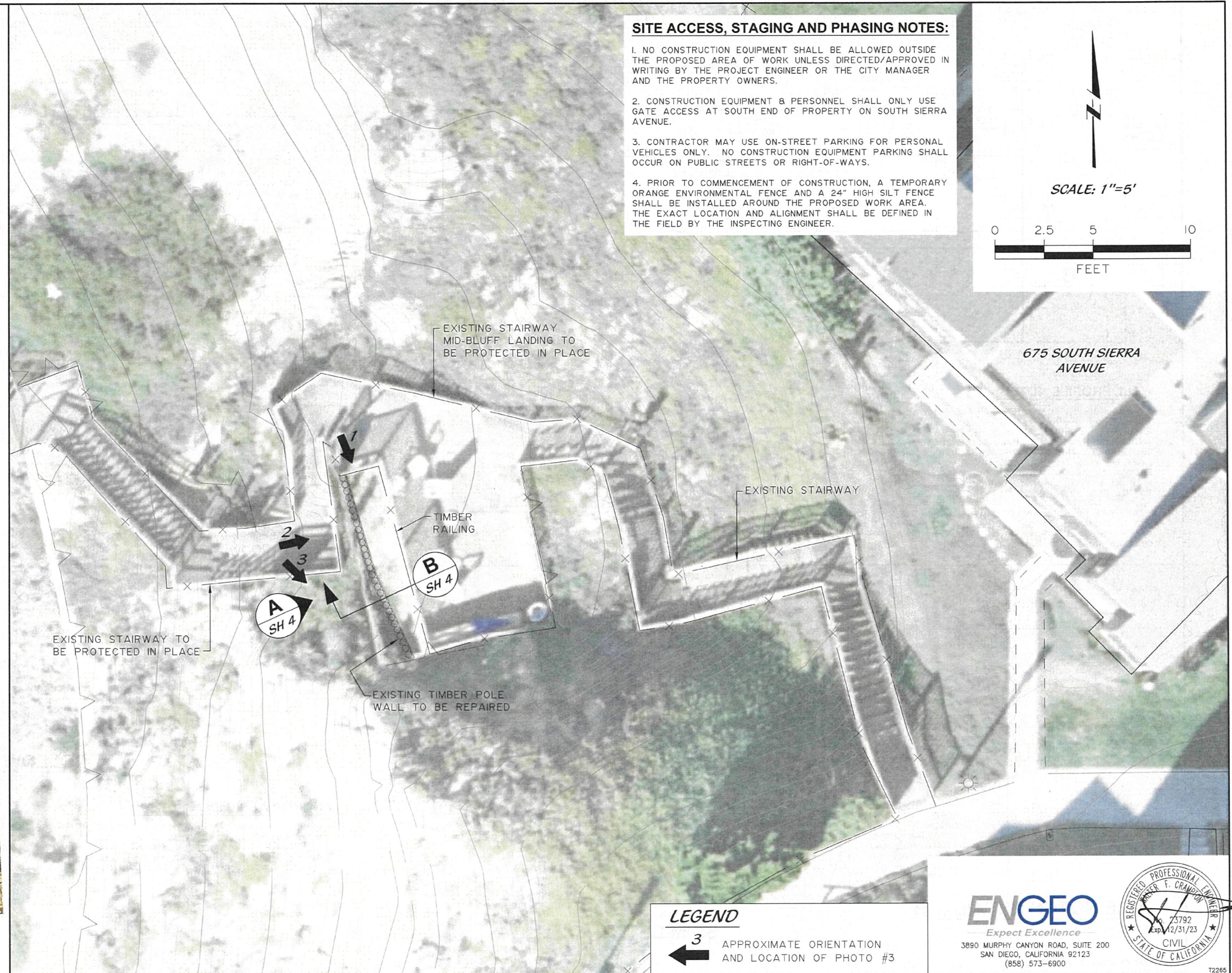


PHOTO 2: NORTHERLY C-CHANNEL WITH TIEBACKS TO BE LOCATED BELOW EXISTING WOOD WALER (ARROW).



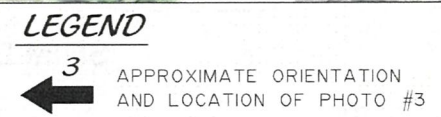
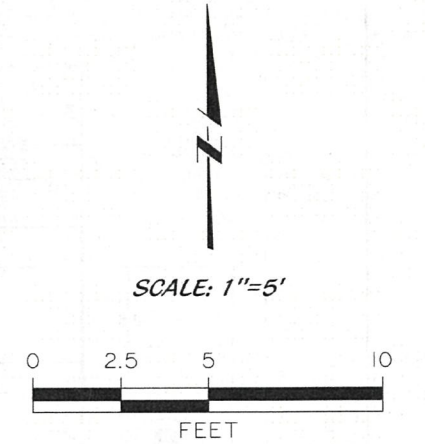
PHOTO 3: VIEW OF SOUTHERLY PORTION OF EXISTING WALL.

COASTAL COMMISSION PERMIT NO. _____

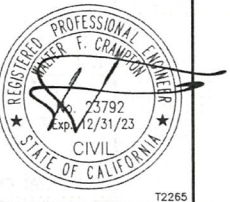


SITE ACCESS, STAGING AND PHASING NOTES:

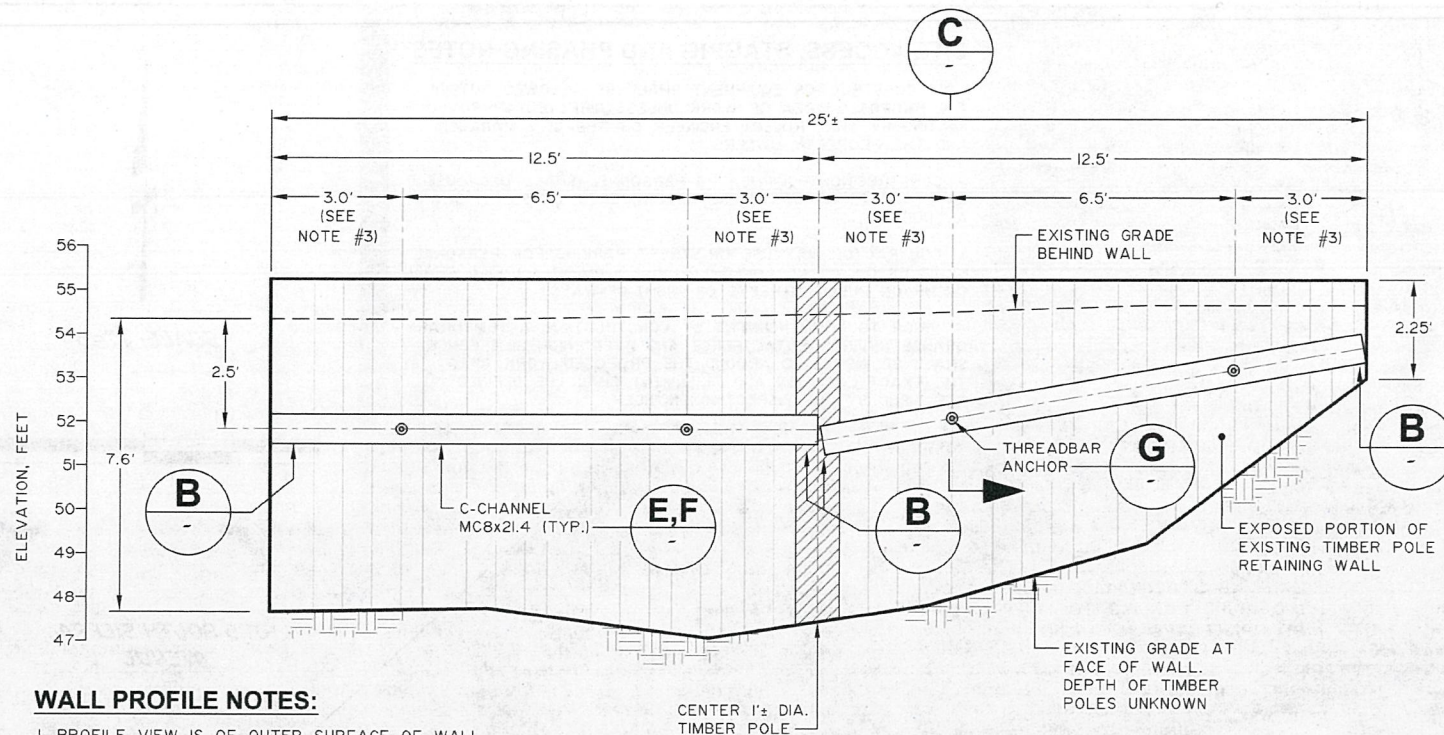
1. NO CONSTRUCTION EQUIPMENT SHALL BE ALLOWED OUTSIDE THE PROPOSED AREA OF WORK UNLESS DIRECTED/APPROVED IN WRITING BY THE PROJECT ENGINEER OR THE CITY MANAGER AND THE PROPERTY OWNERS.
2. CONSTRUCTION EQUIPMENT & PERSONNEL SHALL ONLY USE GATE ACCESS AT SOUTH END OF PROPERTY ON SOUTH SIERRA AVENUE.
3. CONTRACTOR MAY USE ON-STREET PARKING FOR PERSONAL VEHICLES ONLY. NO CONSTRUCTION EQUIPMENT PARKING SHALL OCCUR ON PUBLIC STREETS OR RIGHT-OF-WAYS.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A TEMPORARY ORANGE ENVIRONMENTAL FENCE AND A 24" HIGH SILT FENCE SHALL BE INSTALLED AROUND THE PROPOSED WORK AREA. THE EXACT LOCATION AND ALIGNMENT SHALL BE DEFINED IN THE FIELD BY THE INSPECTING ENGINEER.



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(858) 573-6900



ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
RF	By: WALTER F. CRAMPTON Date: 03-17-22				By: _____ Date: _____	By: _____ Date: _____	DESCRIPTION: SDGPS-446 FD 2" BR. DISK IN TC PER ROS 14492 L4887B 1980 TRAVERSE POINT LS 4300 COUNTY OF SAN DIEGO	SITE PLAN & PHOTOS FOR: 675 SOUTH SIERRA - SEASCAPE CONDOMINIUMS EMERGENCY MID-BLUFF WALL REPAIR	3890 MURPHY CANYON ROAD, SUITE 200 SAN DIEGO, CALIFORNIA 92123 (858) 573-6900	T2265
Drawn By	R.C.E.: 23792 Exp: 12/31/23				By: _____ Date: _____	By: _____ Date: _____	LOCATION: BRASSPLUG IN THE TOP OF CURB AT SOUTHEAST CORNER OF VIA DE LA VALLE AND SOLANA CIRCLE ELEV.: 62.647 DATUM: M.S.L.			



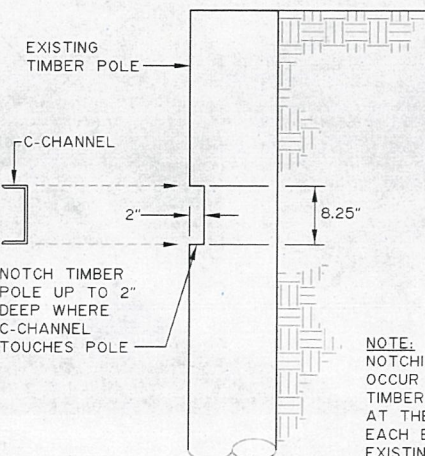
WALL PROFILE NOTES:

1. PROFILE VIEW IS OF OUTER SURFACE OF WALL.
2. DUE TO THE IRREGULAR FACE OF THE WALL, IT IS ANTICIPATED THAT GAPS SHALL OCCUR BETWEEN SOME TIMBER POLES AND THE PROPOSED C-CHANNEL. WHERE VOIDS EXIST BETWEEN THE C-CHANNEL AND EXISTING POLES, FIELD FABRICATED WOOD SHIMS THAT PROVIDE CONTINUOUS SUPPORT SHALL BE PLACED BETWEEN POLE AND C-CHANNEL TO FILL THIS VOID.
3. ANCHORS TO BE INSTALLED NO MORE THAN 3- FEET FROM END OF C-CHANNEL AND AT THE INTERSECTION BETWEEN TIMBER POLES. LOCATIONS TO BE FIELD CHECKED BEFORE DRILLING HOLES IN C-CHANNEL FOR ANCHORS.

TIMBER POLE WALL PROFILE

SCALE: 1"=2'

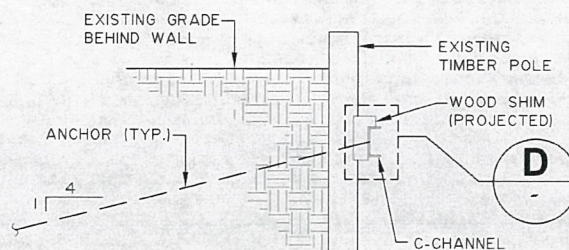
A



POLE NOTCH DETAIL

SCALE: 1"=2'

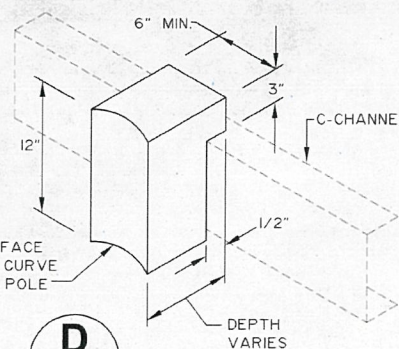
B



PROPOSED CROSS SECTION

SCALE: 1"=2'

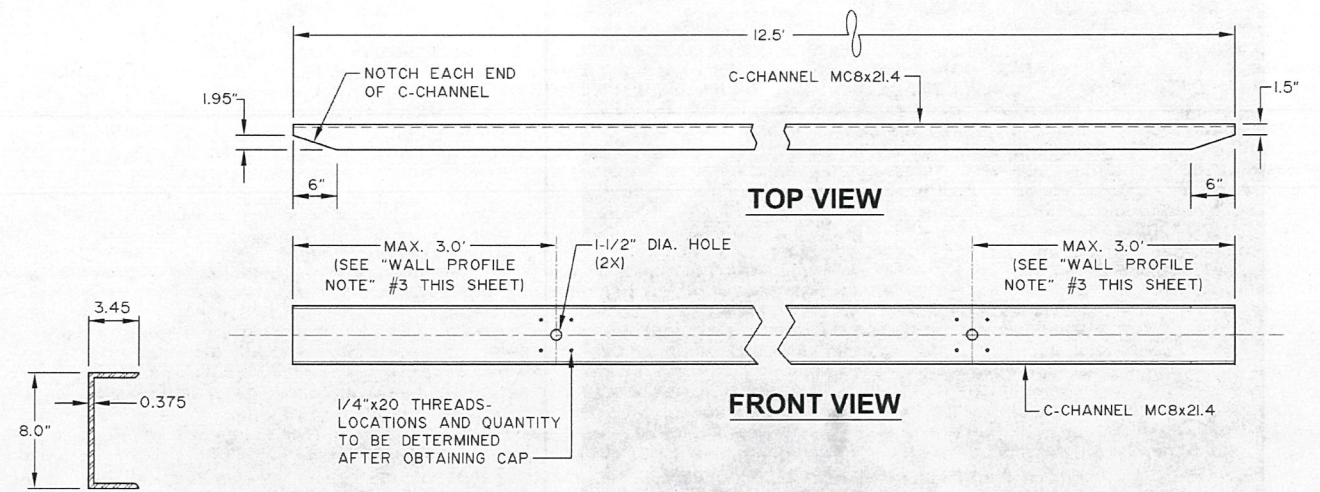
C



SHIM DETAIL

NOT TO SCALE

D



MC8x21.4

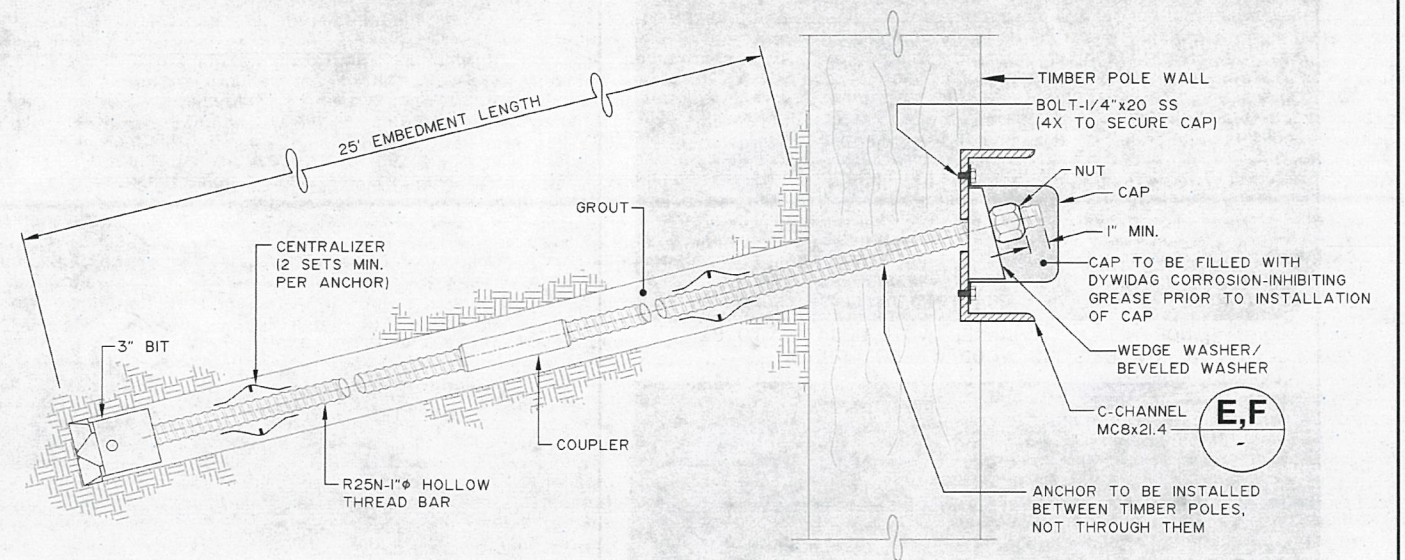
NOT TO SCALE

E

C-CHANNEL MC8x21.4 DETAIL

SCALE: 1"=1'

F



HOLLOW THREADBAR ANCHOR DETAIL

NOT TO SCALE

G

ANCHOR ASSEMBLY NOTES:

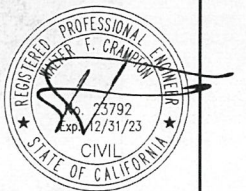
1. BEVELED WASHERS AND NUTS PER DSI REQUIREMENTS FOR SPECIFIED THREAD BAR.
2. ALL BEVELED WASHERS SHALL BE INSTALLED SUCH THAT FULL CONTACT IS ACHIEVED WITH ADJACENT HARDWARE COMPONENTS.

THREADBAR ANCHOR SCHEDULE

NAIL NO.	TOTAL LENGTH (FT)	BAR SIZE/GR	HOLE DIA. (INCHES)
ALL	25	R25N-1"φ	3

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(858) 573-6900



COASTAL COMMISSION PERMIT NO. _____		ENGINEER OF WORK By: WALTER F. CRAMPTON Date: 03-17-22 R.C.E.: 23792 Exp: 12/31/23	CITY APPROVED CHANGES APP'D DATE	RECOMMENDED FOR APPROVAL By: _____ Date: _____	APPROVED FOR CONSTRUCTION By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 06-30-2022	BENCH MARK DESCRIPTION: 50GPS-446 FD 2" BR. DISK IN TC PER ROS 14492 L488TB 1980 TRAVERSE POINT L5 4300 COUNTY OF SAN DIEGO LOCATION: BRASSPLUG IN THE TOP OF CURB AT SOUTHEAST CORNER OF VIA DE LA VALLE AND SOLANA CIRCLE ELEV.: 62.647 DATUM: M.S.L.	CITY OF SOLANA BEACH ENGINEERING DEPARTMENT WALL PROFILE & DETAILS FOR: 675 SOUTH SIERRA - SEASCAPE CONDOMINIUMS EMERGENCY MID-BLUFF WALL REPAIR	DRAWING NO. SBGR- SHEET 4 OF 4
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September 7, 2022

CTE Job No. 10-16815G

City of Solana Beach
Attention: Ms. Corey Andrews
635 South Highway 101
Solana Beach, California 92075
Office: (858) 720-2434

Via Email: candrews@cosb.org

Subject: Application Submittal Geotechnical Review -2nd Review
Seascape Mid-Bluff Wall Repair
675 South Sierra Avenue
Solana Beach, California 92075

References: At End of Document

Ms. Andrews:

As requested, Construction Testing & Engineering, Inc. (CTE) has reviewed the provided submittal application documents referenced at the end of this letter. The purpose of our review was to assess whether the proposed project is in substantial compliance with the City of Solana Beach's (City) Local Coastal Plan (LCP) policies.

Based on CTE's review, the proposed repair work is substantially compliant with the City's LCP policies and no exceptions were noted. As previously stated, based on our review of requested documents and information indicated above, additional review comments may be warranted.

LIMITATIONS

CTE has reviewed the referenced documents for this review from a geotechnical perspective and for geotechnical conformance with the City of Solana Beach's (City) Local Coastal Plan (LCP) policies and regionally accepted geotechnical standards of practice. It is not in CTE's scope of work or responsibility to perform an independent geotechnical investigation or analysis of the proposed work site. The proposed site exists on an actively eroding coastal bluff, and as such, local and global stability are unpredictable and subject to change based on internal and external factors. CTE makes no warranties as to the effectiveness or appropriateness of the applicant's proposed work.

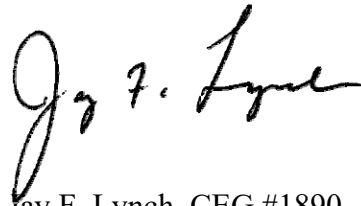
We appreciate this opportunity to be of service on this project. If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Respectfully submitted,

CONSTRUCTION TESTING & ENGINEERING, INC.



Colm J. Kenny, GE #3201
Senior Engineer



Jay F. Lynch, CEG #1890
Principal Engineering Geologist



CJK/JFL:cjk

REVIEWED DOCUMENTS:

Response to Comments Re: CUP 22-0010
Seascape Condominiums
675 South Sierra Avenue
Solana Beach, California
Engeo Project No. T2265.020.000, dated August 18, 2022

Application Submittal Geotechnical Review -1st Review
Seascape Mid-Bluff Wall Repair
675 South Sierra Avenue
Solana Beach, California 92075
CTE Job No. 10-16815G, dated September 7, 2022