

CITY OF SOLANA BEACH

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



AGENDA

Joint REGULAR Meeting

Wednesday, April 26, 2017 * 6:00 P. M.

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

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

PUBLIC MEETING ACCESS

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

AGENDA MATERIALS

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

SPEAKERS

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

AMERICAN DISABILITIES ACT TITLE 2

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

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

CITY COUNCILMEMBERS

Mike Nichols, Mayor

Ginger Marshall, Deputy Mayor

David A. Zito, Councilmember

Jewel Edson, Councilmember

Judy Hegenauer, 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: (when applicable)

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.

Alliance for Regional Solutions

ORAL COMMUNICATIONS:

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

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for March 25, 2017 through April 7, 2017.

[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 2016-2017 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2016-2017 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. Replacement Vehicles for the Engineering/Public Works Department. (File 0370-26)

Recommendation: That the City Council

1. Adopt **Resolution 2017-056:**
 - a. Approving the purchase of a 2017 Ford C-Max Hybrid Sedan.
 - b. Approving the purchase of a 2017 Toyota RAV4 Hybrid Utility Vehicle.
 - c. Approving the purchase of a 2017 Chevrolet Colorado 2-Wheel Drive Pickup Truck.
 - d. Approving the purchase of a 2017 Chevrolet Colorado 4-Wheel Drive Pickup Truck.
 - e. Approving an appropriation of \$118,600 from the Asset Replacement Reserve Fund for Public Works into the fund's vehicle expenditure account for the purchase of Staff vehicles.
 - f. Authorizing the City Treasurer to amend the FY 2016-2017 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.

A.4. Skate Park at La Colonia Park Design Adjustment of Appropriation of Funds for Professional Services Agreement with Van Dyke Landscape Architects. (File 0720-30)

Recommendation: That the City Council

1. Adopt **Resolution 2017-048**:

- a. Appropriating \$45,000 in the Public Improvement Grant CIP fund to the Skate Park at La Colonia Park project and reducing by the same amount the appropriation made on March 22, 2017 to the project from the Reserve in the City CIP fund set aside for the Skate Park element of the Master Plan.
- b. Authorizing the City Treasurer to amend the FY 2016/17 Adopted Budget accordingly.

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

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

A.5. La Colonia Community Center Exterior Painting Project, Bid No. 2017-01. (File 0720-30)

Recommendation: That the City Council

1. Adopt **Resolution 2017-052**:

- a. Accepting the bid submitted by Lunar Painting in the amount of \$15,775 for the La Colonia Community Center Exterior Painting Project, Bid No. 2017-01.
- b. Authorizing an amount of \$1,600 for construction contingency.
- c. Authorizing the City Manager to execute the construction contract on behalf of the City.
- d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount

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

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

A.6. City Hall Shingle Roof Replacement Project, Bid No. 2017-02. (File 0710-30)

Recommendation: That the City Council

1. Adopt **Resolution 2017-053**:

- a. Accepting the bid submitted by C & I Roofing Company in the amount of \$8,399 for City Hall Shingle Roof Replacement Project, Bid No. 2017-02.
- b. Authorizing an amount of \$1,000 for construction contingency.
- c. Authorizing the City Manager to execute the construction contract on behalf of the City.
- d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
- e. Appropriating \$2,000 in the City CIP fund to the City Hall Deferred Maintenance and Repair Project from City CIP fund reserves.
- f. Authorizing the City Treasurer to amend the FY 2016/17 Adopted Budget accordingly.

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

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

A.7. Destruction of Obsolete Records. (File 0170-50)

Recommendation: That the City Council

1. Adopt **Resolution 2017-061** authorizing the official destruction of obsolete records.

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

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

A.8. Annual Audit Fiscal Year Ending June 30, 2017 to Engage the Firm of Lance, Soll & Lundhard, LLP. (File 0310-20)

Recommendation: That the City Council

1. Adopt **Resolution 2017-047** authorizing the City Manager to execute a professional services agreement with Lance, Soll & Lundhard, LLP for professional audit services for the Fiscal Year ending June 30, 2017.

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

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

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 designees for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each. Please be aware of the timer light on the Council Dais.

B.1. Public Hearing: 306 Lynwood Ave., Applicant: Collopy, Case No: 17-17-11. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the 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 2017-060** conditionally approving a DRP to demolish an existing single family residence, construct a new, one-story, single-family residence with an attached two-car garage, and perform associated site improvements at 306 Lynwood Avenue, Solana Beach.

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

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

B.2. Public Hearing: 426 N. Granados Ave., Applicant: Kakimoto, Case No: 17-16-34. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing;
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2017-041** conditionally approving a DRP to construct a new one-story, single family residence with a partially subterranean garage, fully subterranean basement level and rooftop deck located at 426 N. Granados Avenue, Solana Beach.

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

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

B.3. Public Hearing: 360 N. Granados Ave., Applicants: Arora/Aretz, Case No: 17-16-27. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the 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 2017-059** conditionally approving a DRP and an SDP to construct a new multi-level, single-family residence with an attached two-car garage, and basement, and perform associated site improvements at 360 North Granados Avenue, Solana Beach.

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

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

C. STAFF REPORTS: (C.1. - C.2.)

Submit speaker slips to the City Clerk.

C.1. Fire Station Art and Landscaping Project Council Selection of the Preferred Proposal. (File 0910-41)

Recommendation: That the City Council

1. Approve **Resolution 2017-063**:
 - a. Selecting a preferred proposal for a permanent art and landscaping project for the grass area in front of the Fire Station and authorizing the City Manager to negotiate and execute all necessary agreements.
 - b. Appropriating \$70,000 from the Public Art Reserve in the Coastal Visitors TOT fund to the Public Arts expenditure account in the same fund.
 - c. Authorizing the City Treasurer to amend the FY 2016/17 Adopted Budget accordingly.

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

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

C.2. Adopt (2nd Reading) Ordinance 476 - Open Space Preservation Zone. (File 0630-30)

Recommendation: That the City Council

1. Adopt (2nd Reading) **Ordinance 476** adding Chapter 17.42 of the Solana Beach Municipal Code establishing the Open Space/Preserve Zone.

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

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

WORKPLAN COMMENTS:

Adopted June 8, 2016

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 at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS:

Regional Committees: (outside agencies, appointed by this Council)

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

Standing Committees: (All Primary Members) (Permanent Committees)

- a. Business Liaison Committee – Zito, Edson.
- b. Highway 101 / Cedros Ave. Development Committee – Edson, Nichols.
- c. Fire Dept. Management Governance & Organizational Evaluation – Edson, Hegenauer
- d. I-5 Construction Committee – Zito, Edson.
- e. Parks and Recreation Committee – Nichols, Zito
- f. Public Arts Committee – Marshall, Hegenauer.
- g. School Relations Committee – Nichols, Hegenauer.

ADJOURN:

AFFIDAVIT OF POSTING

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

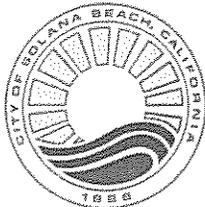
I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the April 26, 2017 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on April 19, 2017 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., April 26, 2017, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

Regularly Scheduled, or Special Meetings that have been announced, as of this Agenda Posting. Dates, times, locations are all subject to change. See the City’s Commission’s website or the City’s Events Calendar for updates.

- **Budget & Finance Commission**
Thursday, May 19, 2017, 6:30 p.m. (City Hall)
- **Climate Action Commission**
Wednesday, May 17, 2017, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**
Thursday, May 11, 2017, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**
Tuesday, May 22, 2017, 5:30 p.m. (City Hall)
- **View Assessment Commission**
Tuesday, May 16, 2017, 6:00 p.m. (Council Chambers)



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands- 03/25/17 through 04/07/2017

Check Register-Disbursement Fund (Attachment 1)		\$	2,687,376.12
Council Payroll	April 6, 2017		3,981.49
Federal & State Taxes	April 6, 2017		411.61
PERS Retirement (EFT)	April 6, 2017		517.90
Net Payroll	April 7, 2017		133,795.45
Federal & State Taxes	April 7, 2017		38,011.31
PERS Retirement (EFT)	April 7, 2017		38,170.29

TOTAL		\$	<u>2,902,264.17</u>
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DISCUSSION:

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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for March 25, 2017 through April 7, 2017 reflects total expenditures of \$2,902,264.17 from various City funding sources.

CITY COUNCIL ACTION: _____ _____

WORK PLAN:

N/A

OPTIONS:

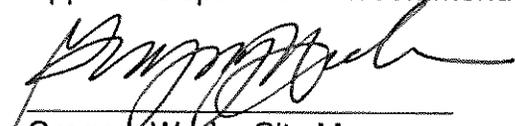
- Ratify the register of demands.
- Do not ratify and provide direction.

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund

PENTAMATION
 DATE: 04/06/2017
 TIME: 09:59:48

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPAZI

SELECTION CRITERIA: transact_ck_date between '20170325 00:00:00.000' and '20170407 00:00:00.000'
 ACCOUNTING PERIOD: 10/17

FUND - 001 - GENERAL FUND

CASH ACCT CHECK NO	ISSUE DT	VENDOR NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT	
1011	89833	03/30/17 4786	12MILESOUT.COM	00150005450	COUNCIL WEB STRM-FEB	0.00	800.00
1011	89834	03/30/17 1968	ANGELA IVEY/	001	IVEY-NEW LAW-11/29-12	0.00	-1,283.12
1011	89834	03/30/17 1968	ANGELA IVEY	00150005150	IVEY-NEW LAW-11/29-12	0.00	1,479.32
TOTAL CHECK						0.00	196.20
1011	89835	03/30/17 3480	BUSINESS PRINTING COMPAN	00150005350	LETTERHEAD	0.00	567.60
1011	89836	03/30/17 1561	CDW GOVERNMENT INC	00150005450	4 HARD DRIVES	0.00	646.46
1011	89836	03/30/17 1561	CDW GOVERNMENT INC	00150005450	SERIAL CARD	0.00	53.64
1011	89836	03/30/17 1561	CDW GOVERNMENT INC	00150005450	MONITOR MOUNT	0.00	23.64
TOTAL CHECK						0.00	723.74
1011	89837	03/30/17 1295	CITY OF DEL MAR	00150005450	IT MAINT SUPPORT-FEB	0.00	1,550.00
1011	89838	03/30/17 127	COM COMMUNICATIONS INC	00150005450	TV BRDCAST 03/10-04/9	0.00	1,160.75
1011	89839	03/30/17 108	DEL MAR BLUE PRINT COMPA	00150005150	RR-W-809/161 S COAST	0.00	59.05
1011	89840	03/30/17 739	DEPARTMENT OF JUSTICE	00150005400	FINTERPRINT APPS-FEB	0.00	95.00
1011	89841	03/30/17 5210	COUNTY OF SAN DIEGO	00160006140	PRANG CITE ADMIN-FEB	0.00	2,187.75
1011	89842	03/30/17 269	DUDEK & ASSOCIATES INC.	2135005550	1714.29/661-781 NARDO	0.00	293.75
1011	89843	03/30/17 94	ESGIL CORPORATION	00155005560	BLDG PRMT 10/17-10/21	0.00	1,852.83
1011	89843	03/30/17 94	ESGIL CORPORATION	00155005560	BLDG PRMT 10/24-10/28	0.00	18,902.86
1011	89843	03/30/17 94	ESGIL CORPORATION	00155005560	BLDG PRMT 10/10-10/14	0.00	24,931.75
1011	89843	03/30/17 94	ESGIL CORPORATION	00160006120	FIRE PRMT 09/19-9/23	0.00	328.03
1011	89843	03/30/17 94	ESGIL CORPORATION	00160006120	FIRE PRMT 10/17-10/21	0.00	646.34
1011	89843	03/30/17 94	ESGIL CORPORATION	00160006120	FIRE PRMT 09/26-9/30	0.00	753.20
1011	89843	03/30/17 94	ESGIL CORPORATION	00160006120	FIRE PRMT 10/03-10/07	0.00	1,160.13
1011	89843	03/30/17 94	ESGIL CORPORATION	00160006120	FIRE PRMT 09/12-9/16	0.00	2,167.02
1011	89843	03/30/17 94	ESGIL CORPORATION	00160006120	FIRE PRMT 10/24-10/28	0.00	3,635.54
1011	89843	03/30/17 94	ESGIL CORPORATION	00160006120	FIRE PRMT 10/10-10/14	0.00	7,934.37
1011	89843	03/30/17 94	ESGIL CORPORATION	00155005560	BLDG PRMT 02/27-03/03	0.00	1,956.53
1011	89843	03/30/17 94	ESGIL CORPORATION	00155005560	BLDG PRMT 01/30-02/03	0.00	23,051.07
1011	89843	03/30/17 94	ESGIL CORPORATION	00160006120	FIRE PRMT 02/27-03/03	0.00	136.46
TOTAL CHECK						0.00	87,456.13
1011	89844	03/30/17 5075	ROBERT FORD	001	DPST RUN FCCC-3/11/17	0.00	500.00
1011	89845	03/30/17 11	ICMA RETIREMENT TRUST-45	001	ICMA PD 03/24/17	0.00	8,257.29
1011	89846	03/30/17 3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 03/24/17	0.00	1,837.12
1011	89847	03/30/17 190	LEAGUE OF CALIFORNIA CIT	00150005100	FY17 LCC MEMBERSHIP	0.00	5,729.00
1011	89848	03/30/17 4738	MEDICAL EYE SERVICES	001	EE# - JAN TO FEB	0.00	-40.66
1011	89848	03/30/17 4738	MEDICAL EYE SERVICES	001	EE# - JAN TO FEB	0.00	-22.58
1011	89848	03/30/17 4738	MEDICAL EYE SERVICES	001	EE# - FEB	0.00	-20.33
1011	89848	03/30/17 4738	MEDICAL EYE SERVICES	001	EE# - MAR	0.00	-11.30

PENTAMATION
 DATE: 04/06/2017
 TIME: 09:59:48

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3
 ACCTPAZI

SELECTION CRITERIA: transact_ck_date between '20170325 00:00:00.000' and '20170407 00:00:00.000'
 ACCOUNTING PERIOD: 10/17

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	89858	03/30/17	13 SOLANA BEACH FIREFIGHTER 001	00150005300	FD DUES PD 03/24/17	0.00	778.50
1011	89859	03/30/17	3810 SUPERIOR PRESS	00150005300	LASER CHECKS-AP/PR	0.00	302.70
1011	89860	03/30/17	4606 T & T JANITORIAL, INC	00170007110	FCCC 02/11&18/17	0.00	140.00
1011	89860	03/30/17	4606 T & T JANITORIAL, INC	00170007110	FCCC 01/21/17	0.00	70.00
	TOTAL CHECK					0.00	210.00
1011	89861	03/30/17	12 UNITED WAY OF SAN DIEGO 001	001	UNITED WY PD 03/24/17	0.00	70.00
1011	89862	04/06/17	2379 AA FARNSWORTH'S BACKFLOW	00165006560	BACKFLOW ANNUAL TEST	0.00	280.00
1011	89863	04/06/17	4711 ABEL PEREZ	00165006570	3/25-MILEAGE	0.00	8.56
1011	89864	04/06/17	5137 ABLE PATROL & GUARD, INC	00170007110	FCCC SECURITY- MARCH	0.00	375.00
1011	89865	04/06/17	1135 AFFORDABLE PIPELINE SERV	45994566510	9456 17-CCTV/CIN STRM	0.00	550.00
1011	89865	04/06/17	1135 AFFORDABLE PIPELINE SERV	50900007700	I-SEWER CLEANING	0.00	325.00
1011	89865	04/06/17	1135 AFFORDABLE PIPELINE SERV	50900007700	B-SWR CLEANING 18.837	0.00	11,362.20
1011	89865	04/06/17	1135 AFFORDABLE PIPELINE SERV	00165006520	EMR-STORM DRAIN MAINT	0.00	1,000.00
	TOTAL CHECK					0.00	13,177.20
1011	89866	04/06/17	1122 APPLE ONE, INC	00150005150	TEMP HELP PE 12/17	0.00	595.59
1011	89866	04/06/17	1122 APPLE ONE, INC	00150005150	TEMP HELP PE 12/17	0.00	212.61
1011	89866	04/06/17	1122 APPLE ONE, INC	00150005150	TEMP HELP PE 02/25	0.00	243.46
1011	89866	04/06/17	1122 APPLE ONE, INC	00150005150	TEMP HELP PE 02/25	0.00	350.22
1011	89866	04/06/17	1122 APPLE ONE, INC	00150005150	TEMP HELP PE 03/04	0.00	1,171.89
1011	89866	04/06/17	1122 APPLE ONE, INC	00150005150	TEMP HELP PE 03/11	0.00	1,185.36
1011	89866	04/06/17	1122 APPLE ONE, INC	00150005150	TEMP HELP PE 03/18	0.00	1,185.36
	TOTAL CHECK					0.00	4,943.49
1011	89867	04/06/17	3704 ARCO GASPRO PLUS	00165006560	AUTO FUEL 03/03-04/02	0.00	63.37
1011	89867	04/06/17	3704 ARCO GASPRO PLUS	00165006570	AUTO FUEL 03/03-04/02	0.00	105.62
1011	89867	04/06/17	3704 ARCO GASPRO PLUS	00160006140	AUTO FUEL 03/03-04/02	0.00	107.17
1011	89867	04/06/17	3704 ARCO GASPRO PLUS	00165006510	AUTO FUEL 03/03-04/02	0.00	116.18
1011	89867	04/06/17	3704 ARCO GASPRO PLUS	00160006120	AUTO FUEL 03/03-04/02	0.00	120.14
1011	89867	04/06/17	3704 ARCO GASPRO PLUS	50900007700	AUTO FUEL 03/03-04/02	0.00	126.74
1011	89867	04/06/17	3704 ARCO GASPRO PLUS	00160006170	AUTO FUEL 03/03-04/02	0.00	277.29
1011	89867	04/06/17	3704 ARCO GASPRO PLUS	00165006530	AUTO FUEL 03/03-04/02	0.00	306.30
1011	89867	04/06/17	3704 ARCO GASPRO PLUS	00165006520	AUTO FUEL 03/03-04/02	0.00	337.97
	TOTAL CHECK					0.00	1,560.78
1011	89868	04/06/17	5226 ASHLEY SAMMIS	00150005400	LIVE SCAN-SAMMIS	0.00	20.00
1011	89869	04/06/17	4832 AT&T CALNET 3	50900007700	9391012277 02/24-3/23	0.00	12.47
1011	89869	04/06/17	4832 AT&T CALNET 3	00165006540	9391012279 02/24-3/23	0.00	42.02
	TOTAL CHECK					0.00	54.49
1011	89870	04/06/17	5029 BILL SMITH FOREIGN CAR S	50900007700	FRD F250-OIL & FILTER	0.00	34.19
1011	89871	04/06/17	3069 JOSHUA BLEA	00165006530	03/04-RELEASE	0.00	26.75

PENTAGON
 DATE: 04/06/2017
 TIME: 09:59:48

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 4
 ACCTPAZI

SELECTION CRITERIA: transact_ck_date between '20170325 00:00:00.000' and '20170407 00:00:00.000'
 ACCOUNTING PERIOD: 10/17

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	89872	04/06/17	5173	BARBARA A BOSWELL	45999055550	9905.02 PROF SVC-MAR	0.00	787.50
1011	89873	04/06/17	3716	BOYS & GIRLS CLUB	00150005100	COMM GRANTS FY17	0.00	5,000.00
1011	89874	04/06/17	127	COX COMMUNICATIONS INC	00150005450	CTVINTRNT 03/19-04/18	0.00	642.88
1011	89875	04/06/17	5222	CYNTHIA ROGERS	001	RFND EP 3785/624 CANY	0.00	261.00
1011	89876	04/06/17	108	DEL MAR BLUE PRINT COMPA	00165006510	GLENCREST DR STRM DRN	0.00	18.32
1011	89877	04/06/17	5227	DEVON SPRINGER	001	RFND-03/24/17 FCCC	0.00	500.00
1011	89878	04/06/17	4252	DEWEY PEST CONTROL INC	00165006570	PEST CNTRL-MAR-FD	0.00	38.00
1011	89878	04/06/17	4252	DEWEY PEST CONTROL INC	00165006570	PEST CNTRL-MAR-CH	0.00	38.00
1011	89878	04/06/17	4252	DEWEY PEST CONTROL INC	00165006570	PEST CNTRL-MAR-FW	0.00	33.00
1011	89878	04/06/17	4252	DEWEY PEST CONTROL INC	00165006570	PEST CNTRL-MAR-FC	0.00	33.00
1011	89878	04/06/17	4252	DEWEY PEST CONTROL INC	00165006570	PEST CNTRL-MAR-LC	0.00	175.00
TOTAL CHECK								
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006570	TAPE/RUST REMOVER	0.00	47.16
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006560	FLASHLIGHT/DNR SWITCH	0.00	48.36
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006570	PAINT BRUSHES (2)	0.00	6.47
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006570	LED BULB (2)	0.00	8.60
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006570	PRIMER SPRAY	0.00	13.17
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006560	LED LAMP	0.00	14.54
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006570	DECK SCREW	0.00	16.47
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006570	TRASHCAN	0.00	29.07
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006570	TRSH CN/TAPE/COUPLING	0.00	32.35
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006530	WORK & DISP GLOVES	0.00	27.13
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006530	WORK GLOVES-2 PAIR	0.00	28.32
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006530	CAR WASH/PROTECTANT	0.00	48.47
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006520	WOOD PANEL/SEALANT	0.00	18.01
1011	89879	04/06/17	134	DIXIELINE LUMBER CO INC	00165006530	SHOVEL	0.00	18.31
TOTAL CHECK								356.43
1011	89880	04/06/17	5206	DOC CORPORATE GROUP LLC	001	RFND BL#7996 OVRPMNT	0.00	20.00
1011	89881	04/06/17	5207	DOC LLC	001	RFND BL#7994 OVRPMNT	0.00	20.00
1011	89882	04/06/17	269	DUDEK & ASSOCIATES INC.	50998336510	9833 PUMP STN-PE 2/24	0.00	1,310.00
1011	89883	04/06/17	5221	EES CONSULTING, INC.	45999055550	9905.02 CCA STUDY FEB	0.00	8,560.00
1011	89884	04/06/17	94	ESGIL CORPORATION	00155005560	BLDG PRMT 02/21	0.00	120.00
1011	89885	04/06/17	223	FEDEX	00150005150	SHIPPING-01/07	0.00	30.91
1011	89886	04/06/17	322	FIRE ETC.	00160006120	HANSON-BOOTS	0.00	419.88
1011	89887	04/06/17	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 04/07/17	0.00	8,110.36
1011	89887	04/06/17	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 04/06/17	0.00	6,287.67

PENTAGON
 DATE: 04/06/2017
 TIME: 09:59:48

PAGE NUMBER: 5
 ACCTPA21

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.chk_date between '20170325 00:00:00.000' and '20170407 00:00:00.000'
 ACCOUNTING PERIOD: 10/17

FUND - 001 - GENERAL FUND													
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT					
TOTAL CHECK								14,398.03					
1011	89888	04/06/17	3859	ICMA RETIREMENT TRUST-RH 001	00150005400	ICMA PD 04/07/17	0.00	1,848.11					
1011	89889	04/06/17	2315	INFRASTRUCTURE ENGINEERI	50999356510	9935 RCLM WTR-PE 2/24	0.00	1,171.41					
1011	89890	04/06/17	190	LEAGUE OF CALIFORNIA CIT	00165006530	2017STRT/ROAD ASSMNT	0.00	200.00					
1011	89891	04/06/17	172	LEE'S LOCK & SAFE INC	00165006570	6 PIN KEY-GMKA KEYS	0.00	7.76					
1011	89892	04/06/17	1565	LOCAL GOVERNMENT PUBLICA	00150005250	CA LAND USE-2017 UPDT	0.00	129.49					
1011	89893	04/06/17	3880	NATHEW & ERIN MCBRIAR	001	RFND-3/26/17 FCCC	0.00	500.00					
1011	89894	04/06/17	5225	MELISSA SEIFEL	00150005400	LIVE SCAN-SEIPEL	0.00	20.00					
1011	89895	04/06/17	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.56					
1011	89895	04/06/17	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.51					
1011	89895	04/06/17	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	6.32					
1011	89895	04/06/17	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	6.45					
1011	89895	04/06/17	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	7.10					
1011	89895	04/06/17	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.11					
1011	89895	04/06/17	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.26					
1011	89895	04/06/17	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	7.27					
1011	89895	04/06/17	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	12.64					
1011	89895	04/06/17	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	12.91					
TOTAL CHECK							0.00	70.25					
1011	89896	04/06/17	4708	MUNICIPAL EMERGENCY SERV	00160006120	SENSOR/BATTERY	0.00	94.69					
1011	89897	04/06/17	4522	NISSHO OF CALIFORNIA	00165006530	STREET LINDSCP SVC-FEB	0.00	1,014.83					
1011	89897	04/06/17	4522	NISSHO OF CALIFORNIA	00165006560	PRKS LINDSCP SVC-FEB	0.00	7,791.67					
1011	89897	04/06/17	4522	NISSHO OF CALIFORNIA	00165006570	FUBEAC LINDSCP SVC-FEB	0.00	1,241.10					
1011	89897	04/06/17	4522	NISSHO OF CALIFORNIA	20375007510	WIDF33 LINDSCP SVC-FEB	0.00	1,345.68					
1011	89897	04/06/17	4522	NISSHO OF CALIFORNIA	20875007580	CRT LINDSCP SVC-FEB	0.00	2,241.20					
TOTAL CHECK							0.00	13,634.48					
1011	89898	04/06/17	2163	NORTH COAST REPERTORY TH	00150005100	COMM GRANT FY 17	0.00	5,000.00					
1011	89899	04/06/17	66	NORTH COUNTY DISPATCH (J	00160006120	Q3 DISPATCH SVC	0.00	19,764.00					
1011	89900	04/06/17	2836	NRTH CNTY HOUSE OF MOTOR	00160006170	RPLC OIL FLTR-YAMAHA	0.00	178.05					
1011	89901	04/06/17	4767	PARTNERSHIPS WITH INDUST	00165006570	TRASH ABTMT PE02/28	0.00	645.98					
1011	89901	04/06/17	4767	PARTNERSHIPS WITH INDUST	00165006570	TRASH ABTMT PE03/15	0.00	1,060.12					
TOTAL CHECK							0.00	1,706.10					
1011	89902	04/06/17	5224	PBW ASSOCIATES	00150005400	EMPLY TRAINING-HRSMNT	0.00	1,100.00					
1011	89903	04/06/17	2370	POUNEH SAMMAK	00150005400	PANEL LNCH-FIRE PREVN	0.00	73.41					
1011	89904	04/06/17	938	QUESTYS SOLUTIONS	00150005150	MAINT/URGED 4/17-3/18	0.00	2,315.00					

PENTAMATION
 DATE: 04/06/2017
 TIME: 09:59:48

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 6
 ACCTPA21

SELECTION CRITERIA: transact.chk_date between '20170325 00:00:00.000' and '20170407 00:00:00.000'
 ACCOUNTING PERIOD: 10/17

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	89905	04/06/17	1112	RANCHO SANTA FE SECURITY	00165006560	RESTRM LCK/UNLOCK-MAR	0.00	515.00
1011	89905	04/06/17	1112	RANCHO SANTA FE SECURITY	00165006560	ALARM MONITORING-MAR	0.00	174.50
	TOTAL CHECK						0.00	689.50
1011	89906	04/06/17	2612	PITNEY BOWES - RESERVE A	00150005150	CITYWIDE POSTAGE	0.00	2,000.00
1011	89907	04/06/17	5177	SAN DIEGUITO ENGINEERING	00165006510	FEATHER ACRES REVIEW	0.00	525.00
1011	89908	04/06/17	4403	SANDIEGO COUNTY-AIR POLL	00165006570	EMISSION FEES/17-6/18	0.00	356.00
1011	89909	04/06/17	5223	SANGIS	00165006510	2017 REG IMAGRY PROJ	0.00	905.93
1011	89910	04/06/17	141	SANTA FE IRRIGATION DIST	20375007510	M#13185128 01/17-3/15	0.00	129.83
1011	89910	04/06/17	141	SANTA FE IRRIGATION DIST	20875007580	GRP#3-12 01/17-03/15	0.00	399.82
1011	89910	04/06/17	141	SANTA FE IRRIGATION DIST	00165006560	GRP#3-12 01/17-03/15	0.00	259.66
1011	89910	04/06/17	141	SANTA FE IRRIGATION DIST	20375007510	GRP#3-12 01/17-03/15	0.00	411.67
	TOTAL CHECK						0.00	1,208.98
1011	89911	04/06/17	169	SDG&E CO INC	00165006530	UTILITIES-02/06-03/09	0.00	943.92
1011	89911	04/06/17	169	SDG&E CO INC	00165006570	UTILITIES-02/06-03/09	0.00	1,298.78
1011	89911	04/06/17	169	SDG&E CO INC	20375007510	UTILITIES-02/06-03/09	0.00	1,839.13
1011	89911	04/06/17	169	SDG&E CO INC	00165006570	UTILITIES-02/06-03/09	0.00	4,597.09
1011	89911	04/06/17	169	SDG&E CO INC	00165006540	UTILITIES-02/06-03/09	0.00	862.56
1011	89911	04/06/17	169	SDG&E CO INC	21100007600	UTILITIES-02/06-03/09	0.00	6,376.46
1011	89911	04/06/17	169	SDG&E CO INC	00165006540	UTILITIES-02/06-03/09	0.00	401.37
1011	89911	04/06/17	169	SDG&E CO INC	00165006530	UTILITIES-02/06-03/09	0.00	481.79
	TOTAL CHECK						0.00	16,801.10
1011	89912	04/06/17	1073	SEASIDE HEATING & AIR CO	00165006570	REFC FAN BELT-FD	0.00	96.80
1011	89912	04/06/17	1073	SEASIDE HEATING & AIR CO	00165006570	REPAIR AC-LC	0.00	157.65
1011	89912	04/06/17	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-MAR-FD	0.00	120.00
1011	89912	04/06/17	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-MAR-CH	0.00	214.00
1011	89912	04/06/17	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-MAR-FC	0.00	40.00
1011	89912	04/06/17	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-MAR-MS	0.00	40.00
1011	89912	04/06/17	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-MAR-LC	0.00	110.00
1011	89912	04/06/17	1073	SEASIDE HEATING & AIR CO	00165006570	RHV ECON WIRING-CH	0.00	800.00
	TOTAL CHECK						0.00	1,578.45
1011	89913	04/06/17	156	SHARP REES-STEALY MEDICA	00150005400	PRE-EMPLOYMT SCREEN	0.00	1,237.00
1011	89914	04/06/17	4281	SIEMENS INDUSTRY, INC	21100007600	ST LIGHT REPAIR-FEB	0.00	63.00
1011	89914	04/06/17	4281	SIEMENS INDUSTRY, INC	00165006540	TRAFFIC SGNL MNT-FEB	0.00	974.40
1011	89914	04/06/17	4281	SIEMENS INDUSTRY, INC	00165006540	TRAFFIC CALL OUT-FEB	0.00	466.75
	TOTAL CHECK						0.00	1,504.15
1011	89915	04/06/17	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 04/07/17	0.00	778.50
1011	89916	04/06/17	3199	SOUTH COAST EMERGENCY VE	00160006120	FD APPARATS RPR T2431	0.00	4,185.93
1011	89917	04/06/17	3122	ST JAMES-ST LEO MEDICAL	00150005100	COMM GRANTS FY17	0.00	4,000.00



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: Finance
SUBJECT: Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2016-2017

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget.

The information provided in this Staff Report lists the changes made through April 12, 2017.

DISCUSSION:

The following table reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 8, 2016 (Resolution 2016-080) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES					
As of April 12, 2017					

Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2016-080	Adopted Budget	16,512,500	(16,148,700)	(350,800) (1)	\$ 13,000
Reso 2016-112	Qtr-Year Budget Adjustments	-	130,700	76,900 (2)	220,600
Reso 2017-029	Mid-Year Budget Adjustments	350,000	(311,200)	(29,000) (3)	230,400
(1) Transfers to:					
	Debt Service for Public Facilities		153,300		
	City CIP Fund		152,500		
	Asset Replacement		45,000	350,800	
(2) Transfer from:					
	City CIP Fund			(76,900)	
(3) Transfer to:					
	City CIP Fund			29,000	

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

COUNCIL ACTION:

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

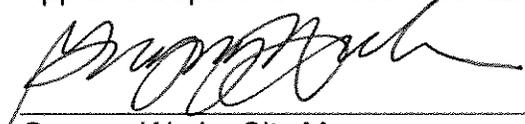
- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2016-2017 General Fund Adopted Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: Engineering Department
SUBJECT: **Consideration of Resolution No. 2017-056: Authorizing the Purchase of Replacement Vehicles for the Engineering/Public Works Department**

BACKGROUND:

Currently, there are nine vehicles that are managed by the Engineering/Public Works Department. Four of the nine vehicles are in need of replacement. Three of the vehicles within the department's fleet that are in need of replacement are Dodge Dakota pickup trucks and one is a Ford Expedition. These vehicles are used by Staff for transportation and to haul materials for repairs and maintenance of streets, sewer lines, storm drains, public facilities, parks and beaches. The Dakota trucks are 2001, 2002 and 2003 models and the Ford Expedition is a 2005 model. These vehicles have exceeded their useful life and are all in need of replacement.

This item is before the City Council to seek authorization to replace these vehicles.

DISCUSSION:

There are currently four vehicles in the Engineering/Public Works Department that are in need of replacement. The newest of these vehicles is the 2005 Ford Expedition that was first used by the Fire Chief and then the Marine Safety Captain before it became an Engineering/Planning Department vehicle. The other three vehicles are at least 14 years old and have come to the end of their service lives. The maintenance costs of all four vehicles are making it cost prohibitive to keep any of these vehicles in service much longer. Replacement of the vehicles would also allow the City to take them out of service before any serious safety issues arise.

For the replacement vehicles, the City obtained price quotes from the National Auto Fleet under a contract with the National Joint Powers Alliance (NJPA). Section 3.08.130(C) of the Solana Beach Municipal Code's purchasing regulations reads as follows:

The goods, services, and/or equipment may be acquired from or in cooperation with another governmental agency that is acquiring or has acquired goods,

CITY COUNCIL ACTION: _____

services, and/or equipment through a cooperative purchasing plan or program which accomplishes the purposes of this chapter in accordance with state law and when economically advantageous to do so, including, but not limited to, another governmental agency with which the city has entered into a joint exercise of powers agreement for such purpose, pursuant to the provisions of Section 6502 of the Government Code of the State of California, provided both of the following conditions apply:

1. The sales price of the item to be purchased has been obtained through the competitive bidding process conducted within a previous 24-month period, by the other agency; and
2. The purchase can be made by the other governmental agency upon the same terms, conditions, and specifications at a lower price than can be obtained by the city through normal purchasing procedures

The statute authorizes “public agencies” to participate in cooperative purchasing agreements like those established by the NJPA. Where no joint powers authority exists, the City may utilize the bid lists of the state or another governmental agency where it is beneficial and economically advantageous to do so, as long as the bid process utilized by the other governmental agency is similar to the City process. The City joined the NJPA in 2012.

One of the pickup trucks is currently used by the Public Works Operations Manager and is proposed to be replaced with a two-wheel drive Chevrolet Colorado. The other three vehicles are proposed to be replaced with one hybrid sedan, one mid-sized hybrid utility vehicle (HUV) and one pickup truck. The hybrid sedan is proposed to be a Ford C-Max Hybrid that averages approximately 40 miles per gallon (mpg). The mid-sized HUV is proposed to be a two-wheel drive Toyota RAV4 Hybrid that averages approximately 32 mpg. The pickup truck for Engineering is proposed to be a four-wheel drive Chevrolet Colorado. A summary of the four proposed vehicles and respective cost is provided below in Table 1.

Table 1 – Vehicle Descriptions and Costs

Vehicle Name	Vehicle Type	Cost
Ford C-Max	Hybrid Sedan	\$27,700
Toyota RAV4	Hybrid Sports Utility Vehicle	\$30,900
Chevrolet Colorado (Engineering)	4 Wheel Drive Pickup	\$32,700
Chevrolet Colorado (Public Works)	2 Wheel Drive Pickup	\$27,300

The costs provided above in Table 1 include sufficient funds to have safety lighting installed from a third-party vendor on each vehicle after the City receives the vehicles from the dealership.

Where possible, Staff identified hybrid vehicles that get good gas mileage and still meet the functional needs of the department. Two of the four replacement vehicles are proposed to be hybrids. The two pickup trucks did not have suitable replacement vehicles with a hybrid

option. The two hybrid vehicles are approximately \$1,300 more than their standard fuel counterparts, however, this cost is expected to be more than offset by the fuel efficiency of the hybrid vehicles.

Should the City Council approve and authorize the purchase of these new vehicles, the current vehicles used by the Engineering/Public Works Department will be taken out of service and disposed in accordance with the City's equipment disposal policy once the new vehicles are put into service.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The new vehicles for the Engineering/Public Works Department will be purchased utilizing funds available in the City's Public Works Vehicle Replacement Fund Reserves (Reserves). The base price and options discussed will not exceed costs identified above in Table 1. The total for the four vehicles is \$118,600 and there are sufficient funds in the Reserves to cover the cost.

WORK PLAN:

This item is not mentioned in the Fiscal Year (FY) 2016/2017 Work Plan.

OPTIONS:

- Adopt Staff recommendation.
- Adopt Staff recommendation with revisions.
- Provide direction to Staff.

DEPARTMENT RECOMMENDATION:

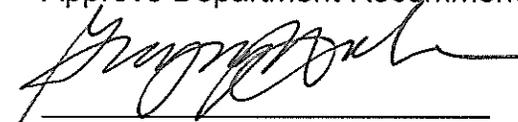
Staff recommends the City Council approve Resolution 2017-056:

1. Approving the purchase of a 2017 Ford C-Max Hybrid Sedan.
2. Approving the purchase of a 2017 Toyota RAV4 Hybrid Utility Vehicle.
3. Approving the purchase of a 2017 Chevrolet Colorado 2-Wheel Drive Pickup Truck.
4. Approving the purchase of a 2017 Chevrolet Colorado 4-Wheel Drive Pickup Truck.

5. Approving an appropriation of \$118,600 from the Asset Replacement Reserve Fund for Public Works into the fund's vehicle expenditure account for the purchase of Staff vehicles.
6. Authorizing the City Treasurer to amend the FY 2016/2017 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2017-056

RESOLUTION 2017 - 056

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE PURCHASE OF REPLACEMENT VEHICLES FOR THE ENGINEERING/PUBLIC WORKS DEPARTMENT

WHEREAS, there are currently nine vehicles that are managed by Engineering/Public Works Department. Four of the nine vehicles are in need of replacement since they have exceeded their useful life; and

WHEREAS, for the replacement vehicles, pursuant to SBMC Section 3.08.130(C), the City obtained price quotes from the National Auto Fleet under a contract with the National Joint Powers Alliance (NJPA). California law allows cities to form joint powers agreements (JPAs) with out of state public agencies. The statute authorizes "public agencies" to participate in cooperative purchasing agreements like those established by NJPA; and

WHEREAS, the three Engineering vehicles will be replaced with one hybrid sedan, one mid-sized hybrid sports utility vehicle and a four-wheel drive pickup truck and the Public Works vehicle will be replaced with a two-wheel drive pickup truck.

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 the purchase of a 2017 Ford C-Max Hybrid Sedan.
3. That the City Council approves the purchase of a 2017 Toyota RAV4 Hybrid Sports Utility Vehicle.
4. That the City Council approves the purchase of a 2017 Chevrolet Colorado Two-Wheel Drive Pickup Truck.
5. That the City Council approves the purchase of a 2017 Chevrolet Colorado Four-Wheel Drive Pickup Truck.
6. That the City Council approves an appropriation of \$118,600 from the Asset Replacement Reserve Fund for Public Works into the fund's vehicle expenditure account for the purchase of Staff vehicles.

7. That the City Council authorizes the City Treasurer to amend the FY 2016/2017 Adopted Budget accordingly.

PASSED AND ADOPTED this 26th day of April, 2017, 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 –

MIKE NICHOLS, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: Finance Department
SUBJECT: **Adjustment of the Appropriation of Funds for Professional Services Agreement with Van Dyke Landscape Architects for Design of the Skate Park at La Colonia Park**

BACKGROUND:

At the March 22, 2017 City Council meeting, the City Council appropriated \$91,000 for a Professional Services Agreement (PSA) with Van Dyke Landscape Architects (VDLA) for design and construction support of the Skate Park at La Colonia Park. The source of funds for the appropriation was the Reserve in the City CIP fund set aside for the Skate Park element of the La Colonia Park Master Plan.

This item is before the City Council to request an adjustment to the appropriation of funds for the PSA with VDLA.

DISCUSSION:

Staff has determined that there will be \$45,000 remaining in the Public Improvement Grant CIP fund (Grant CIP) at the end of Fiscal Year (FY) 2016/17. The Grant CIP reports the expenditure of the Solana Beach Redevelopment Agency (RDA) bond funds that were remaining in the RDA when it was dissolved as of February 1, 2012.

These funds were expected to be spent by the end of this fiscal year, but due to savings realized on the Veteran's Courtyard and the La Colonia Community Center Exterior Paint CIPs, and moving the Fletcher Cove Park Tot Lot CIP to FY 2017/18, there are now monies remaining in the Grant CIP. Staff is recommending these funds be used in FY 2016/17 to help pay the PSA with VLDA. This adjustment will return \$45,000 to the Reserve in the City CIP fund set aside for the Skate Park element of the La Colonia Park Master Plan. The adjustment will also result in the closing of the Grant CIP which would be one more step in wrapping up the business of the former RDA.

CITY COUNCIL ACTION:

The Fletcher Cove Tot CIP will be budgeted in FY 2017/18 in the City CIP fund.

FISCAL IMPACT:

Staff is recommending that the City Council approve an adjustment of the appropriation made for the PSA with VLDA by appropriating \$45,000 from the Grant Fund and reducing by \$45,000 the appropriation made for the same project from the City CIP fund. This step will return \$45,000 to the Skate Park Reserve in the City CIP fund.

WORK PLAN:

N/A

OPTIONS:

- Adopt Staff recommendation
- Deny Staff recommendation and provide direction

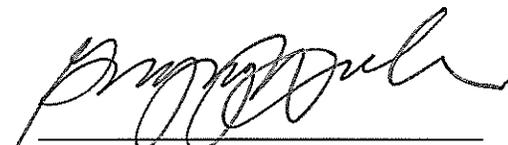
DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2017-048:

1. Appropriating \$45,000 in the Public Improvement Grant CIP fund to the Skate Park at La Colonia Park project and reducing by the same amount the appropriation made on March 22, 2017 to the project from the Reserve in the City CIP fund set aside for the Skate Park element of the Master Plan.
2. Authorizing the City Treasurer to amend the FY 2016/17 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2017-048

RESOLUTION 2017-048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN ADJUSTMENT TO THE APPROPRIATION MADE FOR THE PROFESSIONAL SERVICES AGREEMENT WITH VAN DYKE LANDSCAPE ARCHITECTS FOR DESIGN OF THE SKATE PARK AT LA COLONIA PARK

WHEREAS, at the March 22, 2017 City Council meeting, the City Council appropriated \$91,000 for a Professional Services Agreement with Van Dyke Landscape Architects for design and construction support of the Skate Park at La Colonia Park; and

WHEREAS, the source of funds for the appropriation was the Reserve in the City CIP fund set aside for the Skate Park element of the La Colonia Park Master Plan; and

WHEREAS, there are remaining funds in the Public Improvement Grant CIP fund that are available for the project.

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 appropriates \$45,000 in the Public Improvement Grant CIP fund to the Skate Park at La Colonia Park project and reduces by the same amount the appropriation made on March 22, 2017 to the project from the Reserve in the City CIP fund set aside for the Skate Park element of the Master Plan.
3. That the City Council authorizes the City Treasurer to amend the FY 2016/17 Adopted Budget accordingly.

PASSED AND ADOPTED this 26th day of April, 2017, 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 –

MIKE NICHOLS, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: Engineering Department
SUBJECT: Consideration of Council Resolution 2017-052 – Award Construction Contract for the La Colonia Community Center Exterior Painting Project, Bid No. 2017-01

BACKGROUND:

As part of routine building inspections at City facilities, various maintenance projects are identified and prioritized. As part of these inspections, the exterior of the Community Center was determined to need painting.

This project is before the City Council to consider awarding a construction contract to Lunar Painting for the La Colonia Community Center Exterior Painting Project, Bid No. 2017-01.

DISCUSSION:

This project will include painting the entire exterior of the La Colonia Community Center. The City advertised the La Colonia Community Center Painting Project, Bid No. 2017-01 and received six bid proposals. On February 28, 2017 at 2:00 p.m., the City Clerk opened the bids and read them publicly. The bids are summarized below in Table 1.

Table 1: Bid Results

Contractor	Bid Price
Lunar Painting	\$ 15,775
CTG Construction, Inc.	\$ 16,900
European Style Painting Company	\$ 17,400
US National Corp.	\$ 29,000
Color New Company	\$ 34,950
Anemos Enterprises, Inc.	\$ 38,900

CITY COUNCIL ACTION:

This item is before the City Council to accept the bid submitted by Lunar Painting and award the construction contract in the amount of \$15,775. The Engineering Department reviewed the bid submitted by Lunar Painting and Staff has found their bid proposal complete and responsive. Upon checking the contractor's references, Staff is satisfied that the contractor is competent to perform the work. In addition, their contractor's license is current and active.

Although there was a bid discrepancy in the bid submitted by Lunar Painting, Staff is recommending that a construction contract be awarded to Lunar Painting. The bid documents require the contractor to provide a unit price for each bid item and then add up all of those bid items for a project total. In the bid submitted by Lunar Painting, they miscalculated the summation of the bid items. When the bid items on the bid submitted by Lunar Painting were added up by Staff, the total was \$19,000, which would have made them the third lowest bidder. However, the bid documents state that if there is a discrepancy between what the contractor submits in the bid as the total amount of the bid items and what the actual calculation is, then the total amount the contractor submits prevails. In this case, the contractor wrote in the bid documents that their bid total was \$15,775. Staff verified with Lunar Painting that they will honor their bid submitted with a price of \$15,775.

Staff is recommending a contingency of approximately ten percent which amounts to \$1,600. The estimated total construction cost including contingency would be \$17,375. There are 15 working days for completion of this project. It is anticipated that the project will be complete by the middle of June 2017.

CEQA COMPLIANCE STATEMENT:

This project is exempt pursuant to Section 15301(a) of the State CEQA Guidelines.

FISCAL IMPACT:

The Fiscal Year (FY) 2016/2017 Adopted Budget appropriated \$28,100 for improvements at La Colonia Park. Sufficient funds are available in the Capital Improvement Project account to cover the construction contract amount of \$15,775 and the recommended contingency of \$1,600 for a project total of \$17,375.

WORK PLAN:

This project is consistent with Item B.2 (La Colonia Park Improvements) of the Community Character Priorities section of the FY 2016-2017 Work Plan.

OPTIONS:

- Approve Staff Recommendation.

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

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2017-052:

1. Accepting the bid submitted by Lunar Painting in the amount of \$15,775 for the La Colonia Community Center Exterior Painting Project, Bid No. 2017-01.
2. Authorizing an amount of \$1,600 for construction contingency.
3. Authorizing the City Manager to execute the construction contract on behalf of the City.
4. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2017-052

RESOLUTION 2017 - 052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDING A CONSTRUCTION CONTRACT TO LUNAR PAINTING FOR THE LA COLONIA COMMUNITY CENTER EXTERIOR PAINTING PROJECT

WHEREAS, as part of routine building maintenance, various maintenance activities are performed at City facilities, including painting the exterior of the La Colonia Community Center which has been determined to need painting; and

WHEREAS, on February 28, 2017, six bids for the La Colonia Community Center Exterior Painting Project, Bid 2017-01, were received and publicly opened by the City Clerk. At that time, it was determined that Lunar Painting was the apparent low bidder with a construction bid of \$15,775.

WHEREAS, Staff recommends a construction contingency of \$1,600 to cover unforeseen changes for an estimated project total of \$17,375.

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 awards the construction contract to Lunar Painting, in the amount of \$15,775, for the La Colonia Community Center Exterior Painting Project, Bid 2017-01.
3. That the City Council approves an amount of \$1,600 for construction contingency.
4. That the City Council authorizes the City Manager to execute the construction contract on behalf of the City.

5. That the City Council authorizes the City Manager to approve cumulative change orders up to the construction contingency amount.

PASSED AND ADOPTED this 26th day of April, 2017, 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 –

MIKE NICHOLS, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: Engineering Department
SUBJECT: **Consideration of Council Resolution 2017-053 – Award Construction Contract for the City Hall Shingle Roof Replacement Project, Bid No. 2017-02**

BACKGROUND:

As part of routine building inspections at City facilities, various maintenance projects are identified and prioritized. As part of these inspections, the shingled roof at the northwest corner of City Hall was determined to need replacement.

This project is before the City Council to consider awarding a construction contract to C&I Roofing Company for the City Hall Shingle Roof Replacement Project. Bid No. 2017-02.

DISCUSSION:

This project will include replacing the shingled roof portion of City Hall and possible repair/replacement of the structural sections below the shingle roof. In February 2017, Staff advertised the City Hall Shingle Roof Replacement Project, Bid No. 2017-02 and received two bid proposals. On March 7, 2017 at 2:00 p.m., the City Clerk opened the bids and read them publicly. The bids are summarized below in Table 1.

Table 1: Bid Results

Contractor	Bid Price
C&I Roofing Company	\$8,399
Contract West Roofing, Inc.	\$19,305

This item is before the City Council to accept the bid submitted by C&I Roofing Company Inc. and award the construction contract in the amount of \$8,399. The Public Works Department reviewed the bid submitted by C&I Roofing Company Inc. and Staff

CITY COUNCIL ACTION:

found their bid proposal complete and responsive. Upon checking the contractor's references, Staff is satisfied that the contractor is competent to perform the work. In addition, their contractor's license has been found to be current and active.

Staff is recommending a contingency of approximately twelve percent which amounts to \$1,000. The estimated total construction cost including contingency would be \$9,399. There are 35 working days (seven weeks) for completion of this project. It is anticipated that the project will be complete by the end of July 2017.

CEQA COMPLIANCE STATEMENT:

This project is exempt pursuant to Section 15301(a) of the State CEQA Guidelines.

FISCAL IMPACT:

The Fiscal Year (FY) 2016/2017 Adopted Budget appropriated \$44,000 for City Hall Deferred Maintenance and Repairs. As indicated above, the low bid submitted for the project is \$8,399. With a recommended contingency of \$1,000, the estimated project cost is \$9,399.

There were three projects that were to be funded out the \$44,000 set aside for City Hall Deferred Maintenance and Repairs. The projects and the estimated construction costs are listed below.

City Hall Deferred Maintenance Projects	Estimated Construction Costs
Elevator Upgrades	\$28,537
Interior Main Staircase Repairs	\$7,705
Shingle Roof Replacement	\$9,399
Three Project Total	\$45,641

At this time, the only project listed above that is complete is the Interior Main Staircase Repairs. Due to additional repairs that were discovered during the staircase repair project, additional funding was required to complete the project. To cover the shortfall in the project funding, Staff is requesting authorization to appropriate \$2,000 from City CIP Reserves into the project account.

WORK PLAN:

This project is consistent with the City Hall Deferred Maintenance and Repair CIP of the FY 2016/17 Work Plan.

OPTIONS:

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

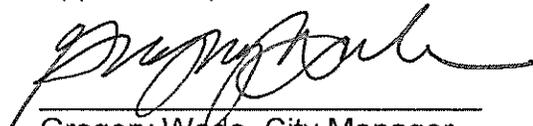
DEPARTMENT RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2017-053:

1. Accepting the bid submitted by C & I Roofing Company in the amount of \$8,399 for City Hall Shingle Roof Replacement Project, Bid No. 2017-02.
2. Authorizing an amount of \$1,000 for construction contingency.
3. Authorizing the City Manager to execute the construction contract on behalf of the City.
4. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
5. Appropriating \$2,000 in the City CIP fund to the City Hall Deferred Maintenance and Repair Project from City CIP fund reserves.
6. Authorizing the City Treasurer to amend the FY 2016/17 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2017-053

RESOLUTION 2017 - 053

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDING A CONSTRUCTION CONTRACT TO C & I ROOFING COMPANY INC. FOR THE CITY HALL SHINGLED ROOF REPLACEMENT PROJECT

WHEREAS, as part of routine building maintenance, various maintenance activities are performed at City facilities, which includes the shingled roof at City Hall which has been determined to need replacement; and

WHEREAS, on March 7, 2017, two bids for the City Hall Shingled Roof Replacement Project, Bid 2017-02, were received and publicly opened by the City Clerk. At that time, it was determined that C & I Roofing Company was the apparent low bidder with a construction bid of \$8,399; and

WHEREAS, Staff recommends a construction contingency of approximately twelve percent, in the amount of \$1,000, to cover unforeseen changes for an estimated project total of \$9,399.

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 awards the construction contract to C & I Roofing Company, in the amount of \$8,399 for the City Hall Shingled Roof Replacement Project, Bid 2017-02.
3. That the City Council approves an amount of \$1,000 for construction contingency.
4. That the City Council authorizes the City Manager to execute the construction contract on behalf of the City.
5. That the City Council authorizes the City Manager to approve cumulative change orders up to the construction contingency amount.
6. That the City Council appropriates \$2,000 in the City CIP fund to the City Hall Deferred Maintenance and Repair Project from City CIP fund reserves.

7. That the City Council authorizes the City Treasurer to amend the FY 2016/2017 Adopted Budget accordingly.

PASSED AND ADOPTED this 26th day of April, 2017, 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 –

MIKE NICHOLS, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: City Clerk's Office
SUBJECT: Destruction of Obsolete Records

BACKGROUND:

Periodically, the City reviews its records to identify those available for official destruction. Destruction of records frees up storage space and helps Staff manage the large volume of records. In addition to taking up space and requiring extensive management, stockpiling public records increases the risk of misplacement and increases Staff workload spent complying with subpoenas and records requests for documents that are no longer required to be retained. Therefore, the City conducts periodic destruction to manage the accumulation of records.

The maintenance and storage of records that are no longer needed under the approved Records Retention Schedule can be burdensome and costly to store. Destruction of approved records lessens both the need and the cost to store documents that are no longer needed.

This item is before Council to approve the official destruction of obsolete records.

DISCUSSION:

Destruction of records is carried out in accordance with state law and the City's adopted Records Retention Schedule, which was adopted by Resolutions 2000-34 and 2002-76. The City's Retention Schedule contains state law requirements as well as additional City retention provisions that outline retention periods for various government records.

Resolution 2017-061 (Attachment 1) contains the attached Lists of Records to be Destroyed (Resolution's Exhibit A) itemizing the description of documents that are prepared for destruction. These documents are obsolete and may be destroyed in compliance with the City's adopted Retention Schedule as well as procedures outlined

CITY COUNCIL ACTION:

in the City's Records Management Manual. After careful review of the records by Department Staff, Department Heads, City Attorney and City Clerk, 23 boxes of obsolete records were carefully prepared and authorized for destruction.

CEQA COMPLIANCE: N/A

FISCAL IMPACT:

The City will save administrative and storage expenses by destroying records no longer needed. The cost of official destruction of these documents has been allocated to the Clerk Department's budget to accommodate this service.

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation.
- Do not approve Staff recommendation

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2017-061 authorizing the destruction of officially obsolete records.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2017-061

RESOLUTION 2017-061

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING DESTRUCTION OF CERTAIN OBSOLETE RECORDS

WHEREAS, the maintenance of numerous records is expensive, slows document retrieval, and is not necessary after a certain period of time, according to the Solana Beach Records Retention Schedule which adheres to various state codes and regulations; and

WHEREAS, the maintenance of these records does not provide for effective and efficient operation of the government of the City of Solana Beach; and

WHEREAS, Section 34090 of the Government Code of the State of California provides a procedure whereby any City record which has served its purpose and is no longer required may be officially destroyed; and

WHEREAS, the City Council had adopted the Records Retention Schedule on June 6, 2000 and adopted a revised Records Retention Schedule on August 20, 2002; and

WHEREAS, the documents proposed for destruction were reviewed by the Department Directors and authorized for official destruction by the City Clerk and City Attorney and are currently compliant with State Code retention requirements.

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 records of the City of Solana Beach, as set forth in the attached Lists of Records to be Destroyed (Exhibit A) attached hereto and incorporated herein by this reference, and hereby authorized to be destroyed as provided by Section 34090 et seq. of the Government Code of the State of California and in accordance with the provision of the adopted Solana Beach Records Retention Schedule and upon the consent of the Department Heads, City Attorney, and City Clerk.
3. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.
4. That this resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 26th day of April, 2017, 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 -

MIKE NICHOLS, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

EXHIBIT A
RESOLUTION 2017-061

Lists of Records to be Officially Destroyed

23 Boxes

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

Various Benefits Files

- Creative Benefit Inc. – Flex Spending Plan – FY 01/02 Payment Copies
- Creative Benefits – FY 02/03 Payment Copies
- Pers- Health Insurance – FY 02/03 Payment Copies
- Blue Shield of CA Insurance co. (Admin, - Medical Eye Evs.) – FY 08/09 Payment Copies
- Creative Benefits Inc. (s125 Flex Plan) – FY 08/09 Payment Copies

FY 2004/2005

- Creative Benefits Inc. (s125 Flex Plan) Payment Copies
- Sb Firefighter Association Payment Copies
- United Way of San Diego Payment Copies
- Pre-Paid Legal SVS Inc. Payment Copies
- Preferred Benefit Dental Insurance Payment Copies
- Pers 1,000 Hours Report – Summary Payment Copies
- Payroll Deductions – Misc. Payment Copies
- PEBT- Public Empes. Benefit Trust Payment Copies
- Blue Shield of CA Insurance Co. Payment Copies
- Driver Alliant Life Insurance Payment Copies
- Aflac Insurance Payment Copies
- Direct Deposit File Transmission – Union Bank – PC Clear Payment Copies

FY 2005/2006

- Creative Benefits Inc. (s125 Flex Plan) Payment Copies
- Driver Alliant Life Insurance Payment Copies
- Pre-Paid Legal SVS Inc. Payment Copies
- SB Firefighters Association Payment Copies
- Preferred Benefit Dental Insurance Payment Copies
- Blue Shield of CA Insurance co. Payment Copies
- United Way of San Diego Payment Copies

Records Prepared /
Inventoried By: _____ Kayla Moshki _____

Signature: _____

4/11/17
Date

Department Head _____ Marie Berkuti _____

Signature: _____

4/11/17
Date

City Clerk/Custodian of Records Angela Ivey, City Clerk

Signature: _____

4-11-17
Date

City Attorney Johanna Canlas, City Attorney

Signature: _____

4-11-17
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

Solona Beach Farmers Market and Food Fair (1995-2005)

- Farmers Market Revenue 1996/99 – Report
- Farmers Market Misc. Expenses 1996/97
- Farmers Market Market Managers
- Joe Sillstrop – Farmers Market – Correspondence
- Farmers Market Permit Info Working File
- Farmers Market Expenses 1997/98
- Farmers Market Market Managers Expenses 1996/97
- Farmers Market Budget
- Farmers Market Community Survey
- Farmers Market General Information 1995-2000
- Farmers Market Parking Study
- Farmers Market Permits Agreement Copies 1995-2002 – Working file
- Farmers Market 2005 – Working file

Vendor Payment History: 1/1/03 – 12/31/03, 2004
2004 / 1099's / Edit List / 1096

- 2003 Vendor Payment History 1/1/03 - 12/31/03
- 2004 Vendor Payment History
- 2003 1099's – Edit list – 1096
- 2004 1099's – Edit UST – 1096 (Extra 1099's)

Records Prepared /
Inventoried By: _____ Kayla Moshki _____

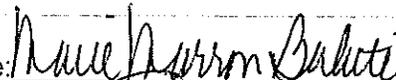
Signature: _____



4/5/17
Date

Department Head _____ Marie Berkuti _____

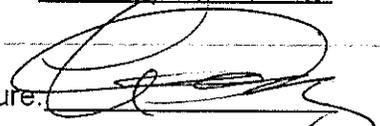
Signature: _____



4/5/17
Date

City Clerk/Custodian of Records _____ Angela Ivey, City Clerk _____

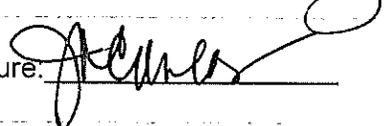
Signature: _____



4/11/17
Date

City Attorney _____ Johanna Canlas, City Attorney _____

Signature: _____



4/11/17
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages F/MS-3

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

Union Bank Reports – FY 2005/2006

General
Payroll
Workman Compensation
Bank Transfers
Bank Reconciliation
Union Bank Account Analysis

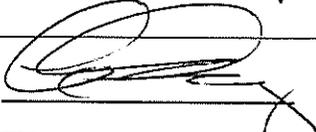
Records Prepared /
Inventoried By: Kayla Moshki
Date

Signature:  10-31-16

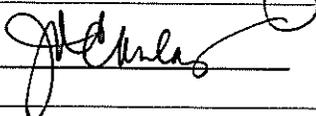
Department Head Marie Marion Burkuti
Date

Signature:  10/31/16

City Clerk/Custodian of Records Angela Ivey, City Clerk
Date

Signature:  4-11-17

City Attorney Johanna Canlas, City Attorney
Date

Signature:  4/11/17

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages F/MS-2

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

FY 2004/2005

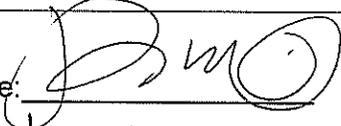
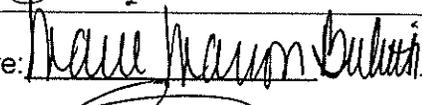
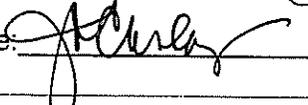
Bank Transfers
Bank Reconciliations

FY 2005/2006

Bank Reconciliations – General Account
Budget Adjustments

FY 2000/2001

Bank Reconciliations – General Cash
Miscellaneous Billings
Financial Reports
Bank Reconciliations – Payroll – Petty Cash

Records Prepared / Inventoried By: <u>Kayla Moshki</u>	Signature: 	<u>10/31/10</u> Date
Department Head <u>Marie Marron Berkuti</u>	Signature: 	<u>10/31/10</u> Date
City Clerk/Custodian of Records <u>Angela Ivey, City Clerk</u>	Signature: 	<u>4-11-17</u> Date
City Attorney <u>Johanna Canlas, City Attorney</u>	Signature: 	<u>4/11/17</u> Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____ F/MS - 3 _____

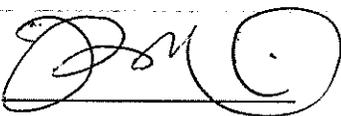
City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

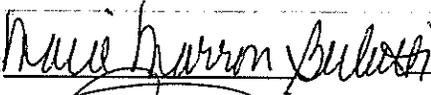
FY 2006/2007

- Driver Alliant Life Insurance – Payment Copies
- Blue Shield of CA Insurance Co. –Payment Copies, Employee name change confirmation
- Creative Benefits Inc. (s125 Flex Plan) – Payment Copies, Correspondence, Reports
- EDD – Year End FY 2007– Reports, Correspondence, Employee W-2
- EDD – 3rd Quarter FY 2007 – Reports, Payment Confirmation, Employer’s Qtly. Tax Return Info
- EDD – 2nd Quarter FY 2007– Reports, Payment Copy, Wage Summary
- EDD – 1st Quarter FY 2007 – Deduction Summary, Reports, Qtly. Wage and Withholding Info, Employer’s Qtly. Tax Return Info, Wage Summary
- EDD FY 06/07 – Payment Copies
- State of CA Franchise Tax Board FY 06/07 – Payment Copies
- Pers Health Payments FY 06/07 – Monthly Billing Invoices
- Preferred Benefits Dental Insurance (S125 Flex Plan) FY 06/07 – Payment Copies
- Pre-Paid Legal SVS Inc. (Pre + Aftr Tax Ded.) FY 06/07 – Payment Copies, Correspondence
- SB Firefighters Association FY 06/07 – Payment Copies
- Michelle Stiles FY 06/07 – Payment Copies
- United Way of San Diego FY 06/07 – Payment Copies

Records Prepared /
Inventoried By: _____ Kayla Moshki _____

Signature:  _____
Date: 4/5/17

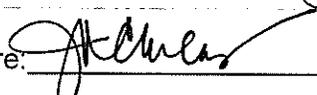
Department Head _____ Marie Berkuti _____

Signature:  _____
Date: 4/10/17

City Clerk/Custodian of Records _____ Angela Ivey, City Clerk _____

Signature:  _____
Date: 4/11/17

City Attorney _____ Johanna Canlas, City Attorney _____

Signature:  _____
Date: 4/11/17

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

SANDPIPA

- SANDPIPA FY 2004/05 – Working Folder, Correspondence
- SANDPIPA FY 2005/06 – Copy of Workers Compensation Claims Audit Report
- SANDPIPA Annual Board Meeting Agenda Packet– February 3, 2005
- SANDPIPA Board and Executive Committee Meeting Agenda Packet – January 20, 2005
- SANDPIPA Board Meeting Agenda Packet – June 29, 2004
- Performance Appraisal and Advisory Services for SANDPIPA
- SANDPIPA Education Day Presentation – August 2004
- SANDPIPA Board and Underwriting Committee Meeting Agenda Packet – September 9, 2004
- SANDPIPA Board Meeting – April 5, 2005

Working Files

- Cal-osh Report 08/12/1997
- United Way Deduction Auth.
- Positions and other notes 1994
- Misc Budget Worksheets 1991
- Jr. Lifeguards 1988-89, 1992-94
- Employee Evaluations Copies & Working Files 1991-1994
- Open Enrollment Sample Forms

Records Prepared /
Inventoried By: _____ Kayla Moshki _____

Signature: _____

4/5/17
Date

Department Head _____ Marie Berkuti _____

Signature: _____

4/5/17
Date

City Clerk/Custodian of Records _____ Angela Ivey, City Clerk _____

Signature: _____

4-11-17
Date

City Attorney _____ Johanna Canlas, City Attorney _____

Signature: _____

4/11/17
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

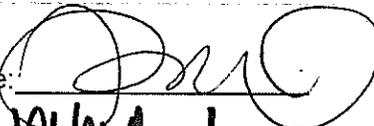
City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

Working Files

- Assessor Tax FY 2003-2005 – Reports, Correspondence, Inventory
- County of San Diego – Property Tax Reports FY 2001/02
- Federal Local Law Enforcement Grant Funding – 1999 - 2002
- Bank of America – Forms and Signature Card Copies and Correspondence FY 1996-2002
- Bank of America – Solana Beach Sister City Corp. FY 1997-2001
- Union Bank – Signature Cards and Correspondence 2001-2005
- CAL 2003 – 941, DE-6 – Payroll Taxes Reconciliation, Employment Development Department Copies,
- 1st Quarter CAL 2004 – 941/DE-6 – Quarterly Taxes Reconciliation
- 2nd Quarter CAL 2004 – 941/DE-6 – Quarterly Taxes Reconciliation
- FY 2002/03 General Ledger Recon 941 & DE-6
- Solana Beach Sister City Corporation FY 1999-2003
- Solana Beach Sister City Corporation FY 1997-2004

Records Prepared /
Inventoried By: Kayla Moshiki

Signature: 

4/6/17
Date

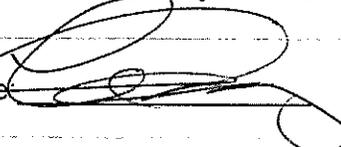
Department Head Marie Marum Berkuti

Signature: 

4/6/17
Date

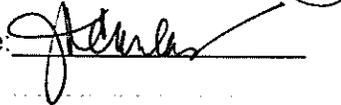
Angela Ivey, City Clerk

City Clerk/Custodian of Records _____

Signature: 

4-11-17
Date

City Attorney Johanna Canlas, City Attorney

Signature: 

4/11/17
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

- Budget Worksheets – FY 1998/99, 1999/00, 2000/01
- Payroll System Changes for New Year 2001-2002
- Pentamation Payroll Reports – April 2000
- Salary 1999-2000 – Schedule + Adjustment Copies
- Employee Accrual Records – FY 1998/98, 1999/00, 2000/2001, 2001/02, 2002/03, 2003/04, 2004/05
- Bank Reconciliations General Cash Financial Reports FY 01/02
- Preliminary Budget Worksheets Financial Reports FY 01/02

Records Prepared /

Inventoried By: Kayla Moshki

Signature: _____

Date

Department Head Marie Berkuti

Signature: 

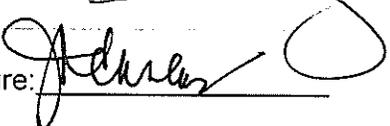
4/7/17
Date

City Clerk/Custodian of Records Angela Ivey, City Clerk

Signature: 

4-11-17
Date

City Attorney Johanna Canlas, City Attorney

Signature: 

4/11/17
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

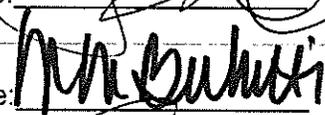
- Check Logs FY 1998-1999
- Payroll Register (Checks/Vouchers) FY 2003/2004
- Payroll Register (Checks/Vouchers) FY 2002/2003
- Receipt Log 1998 – 1999
- Check Log 10/89 – 6/89
- UNISYS – Operating System – Release Description
- Preliminary Assessment Roll of Property in the County of SD – 2001
- Solana Beach Redevelopment Project – 2004
- San Elijo Joint Powers Authority – Financial Statements - 2010
- San Elijo Joint Powers Authority – Pre-Pricing Overview - 2003
- SANDAG – FY 2009 Project Payment Requests
- Employment Development Department Payment Copies, Correspondence, Claim Notifications – 2002-2005, 2006/07, 2008/09, 2009/10, 2010/11, 2011/12
- Retiree Health Payment Copies - FY 07/08
- SB Employees Association Payment Copies - FY 07/08, 08/09
- Payment Request Retiree Health Payment Copies - FY 08/09
- Driver Alliant Life Ins. Payment Copies - FY 08/09
- State of California Franchise Tax Board Information Copies 2006/07
- State Controllers Report – FY 88, 92, 93, 94, 96, 97

Records Prepared /
Inventoried By: Kayla Moshki

Signature: 

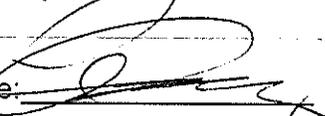
4/6/17
Date

Department Head Marie Berkuti

Signature: 

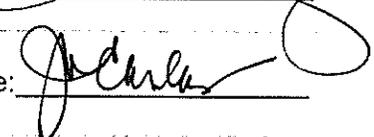
4/6/17
Date

City Clerk/Custodian of Records Angela Ivey, City Clerk

Signature: 

4-11-17
Date

City Attorney Johanna Canlas, City Attorney

Signature: 

4/11/17
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

- City of Solana Beach Mid-Year Review 1995-1996
- Annual Budget 1996-1997 – Preliminary
- Mid-Year Review 1996-1997
- City of Solana Beach Annual Budget 1994-1995 – Preliminary
- Mid-Year Review – Annual Budget Copy – 1993 -1994
- City of Solana Beach Preliminary Budget Copy – 1992 -1993
- City of Solana Beach Mid-Year Review Copy – 1998 -1989
- Mid-Year Review Copy – 1996 -1997
- Annual Street Report Working File - 1987-1988
- Stevens House (Heritage Museum) Working File -1992-1993
- Agreement Copies– Data Ticket Inc.
- Agreement Copies – Nationwide Auction Systems
- Agreement Copies – Poway (City of) Household Hazardous Waste
- Agreement Copies– San Dieguito Union High school Dist. (Joint-Use)
- Animal Control Services Reports – 1999 - 2001
- Auctions – San Diego Country Auctions Sale Working File – 1993-2002
- Fire Station – Refunding Fire Station COP's Working File
- Fire Station – Certificates of Participation (Refunding) 1995
- Fire Station – Certificates of Participation (Refunding) 1990
- Franchise Fees – Daniel's Cablevision Working File & Payment Copies
- Franchise Fees – Cox Communications Working File & Payment Copies
- Franchise Fees – San Diego Gas and Electric Working File & Payment Copies
- Franchise Fees – ED-CO Working File & Payment Copies
- Franchise Fees – Southern California Gas Company Working File & Payment Copies
- Franchise Fees – Coast Waste Working File & Payment Copies
- Claims Folder (2 parts) – Working File, Correspondence, Payment Copies & Reports
- Misc. Parks and Rec 2007-2008 - Working File, Correspondence & Reports

Records Prepared /
Inventoried By: _____ Kayla Moshki _____

Signature: _____

4/6/17
Date

Department Head _____ Marie Berkuti _____

Signature: _____

4/6/17
Date

City Clerk/Custodian of Records _____ Angela Ivey, City Clerk _____

Signature: _____

4-11-17
Date

City Attorney _____ Johanna Canlas, City Attorney _____

Signature: _____

4/11/17
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

Community Grant Programs

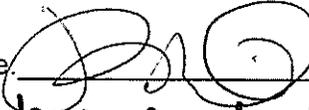
Backup / Working Files

- Joy of Sports Foundations Folder 05/06
- Friends of the Solana Beach Library Folder 2006
- Legacies: The Solana Beach Youth/Elder Story Art Project 2006
- Community Garden Grant Extension 2006
- Comm. Grant Programs 2008: Financial Project Turnaround, Kiwanis, San Elijo Lagoon, Casa De Amistad, CASA
- Comm. Grant Programs: Applications FY 08/09
- North County Lifeline 2008
- California Foundation for International Global Arts 2008
- The San Diego Foundation FY 2008
- Community Resource Center 2008

Miscellaneous

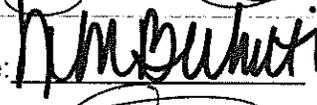
- Budget Worksheets 2001/2002
- Annual Street Reports FY 00, 01, 02, 03, 04, 05, 06, 07, 08, 09
- Budget and Finance Committee 1993-1995
- Mandated Reimbursement Claims Manual FY 2001/2002
- Mandated Reimbursement Claims Manual FY 2002/2003

Records Prepared /
Inventoried By: _____ Kayla Moshki _____

Signature: 

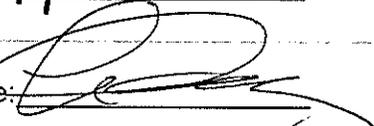
4/6/17
Date

Department Head _____ Marie Berkuti _____

Signature: 

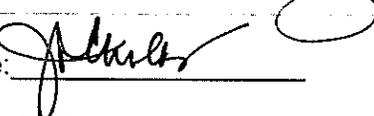
4/6/17
Date

City Clerk/Custodian of Records _____ Angela Ivey, City Clerk

Signature: 

4-11-17
Date

City Attorney _____ Johanna Canlas, City Attorney

Signature: 

4/11/17
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

FY 2002/2003

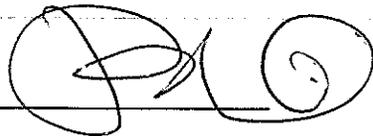
- Association of Bay Area Governments FY 02/03 Account Statement
- Bank Reconciliations FY 02/03
- Miscellaneous Billings FY 02/03
- Property Tax Assessments FY 02/03

Miscellaneous

- Check Register Reports 7/1/08-6/29/08

Records Prepared /
Inventoried By: _____ Kayla Moshki _____

Signature: _____

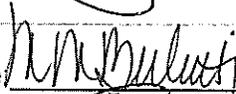


Date

4/5/11

Department Head _____ Marie Berkuti _____

Signature: _____

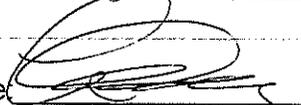


Date

4/5/11

City Clerk/Custodian of Records _____ Angela Ivey, City Clerk _____

Signature: _____

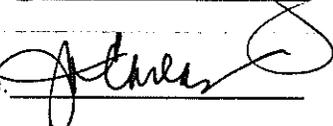


Date

4-11-11

City Attorney _____ Johanna Canlas, City Attorney _____

Signature: _____



Date

4/11/11

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

Earl Warren Library

Library – Construction Meeting Minutes, Year 2001

Earl Warren Library #1 and # 2

Library – Financing

Data Ticket, Inc. Client Billing Report 5/2005-5/2007

Records Prepared /
Inventoried By: Kayla Moshki

Signature: _____

4/8/16
Date

Department Head Marie Mamm Berkuti

Signature: _____

11/8/16
Date

City Clerk/Custodian of Records Angela Ivey, City Clerk

Signature: _____

4-11-17
Date

City Attorney Johanna Canlas, City Attorney

Signature: _____

4/11/17
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

FY 03/04

City Of SB Payroll Reports January 2004

City Of SB Payroll Reports December 2003

City Of SB Payroll Reports January 2004 End of the Month

Calander Year-End Reports 2003

Check Listing Cash Requirements 7/96-10/96 (1 of 2)

Check Listing Cash Requirements 7/96-10/96 (2 of 2)

Records Prepared /
Inventoried By: _____ Kayla Moshki _____

Signature: _____

4/5/17

Date

Department Head _____ Marie Berkuti _____

Signature: _____

4/5/17

Date

City Clerk/Custodian of Records _____ Angela Ivey, City Clerk _____

Signature: _____

4-11-17

Date

City Attorney _____ Johanna Canlas, City Attorney _____

Signature: _____

4/11/17

Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

FY 2007
Union Bank Statements
and Account Reconciliations

- General Statements - Union Bank Account Reconciliation
- Workman’s Comp. Statements - Union Bank Account Reconciliation
- Payroll and Statements - Union Bank Account Reconciliation

Records Prepared /
Inventoried By: _____ Kayla Moshki _____

Signature: _____

4/5/17
Date

Department Head _____ Marie Berkuti _____

Signature: _____

4/5/17
Date

City Clerk/Custodian of Records _____ Angela Ivey, City Clerk _____

Signature: _____

4-11-17
Date

City Attorney _____ Johanna Canlas, City Attorney _____

Signature: _____

4/11/17
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

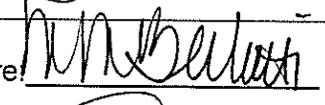
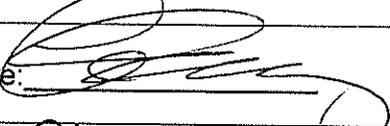
List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

FY 2008
Union Bank Statements
and Account Reconciliations

General
Workmans Comp
Payroll

Records Prepared / Inventoried By: <u>Kayla Moshki</u>	Signature: 	<u>12/5/16</u> Date
Department Head <u>Marie Maron Berkuti</u>	Signature: 	<u>12/5/16</u> Date
City Clerk/Custodian of Records <u>Angela Ivey, City Clerk</u>	Signature: 	<u>4-11-17</u> Date
City Attorney <u>Johanna Canlas, City Attorney</u>	Signature: 	<u>4/11/17</u> Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

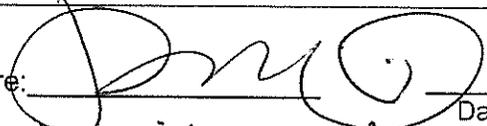
Documents Below Have Been Reviewed and Approved For Destruction:

Payroll Time Sheets
FY 2007

Pay Period Ending:

- 07/07/06 - 01/05/07
- 07/21/06 - 01/19/07
- 08/04/06 - 02/02/07
- 08/18/06 - 02/16/07
- 09/01/06 - 03/02/07
- 09/15/06 - 03/16/07
- 09/29/06 - 03/30/07
- 10/12/06 - 04/13/07
- 10/27/06 - 04/27/07
- 11/10/06 - 05/11/07
- 11/24/06 - 05/25/07
- 12/08/06 - 06/28/07
- 12/22/06 - 06/22/07

Over Time Requests

Records Prepared / Inventoried By: <u>Kayla Mashki</u>	Signature: 	Date: <u>11/29/11</u>
Department Head <u>Marie Maun Berkti</u>	Signature: <u>Marie Maun Berkti</u>	Date: <u>10/25/11</u>
City Clerk/Custodian of Records <u>Angela Ivey, City Clerk</u>	Signature: 	Date: <u>4-11-17</u>
City Attorney <u>Johanna Canlas, City Attorney</u>	Signature: <u>J Canlas</u>	Date: <u>4/11/17</u>

LIST OF RECORDS TO BE DESTROYED

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Documents Below Have Been Reviewed and Approved For Destruction:

FY 2001/2002

Bank Reconciliations General Cash FY 01/02

Financial Reports FY 01/02

Preliminary Budget Worksheets FY 01/02

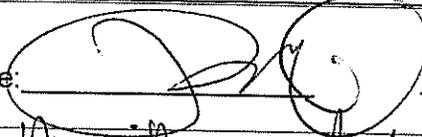
Financial Reports FY 01/02

Community Grant Programs

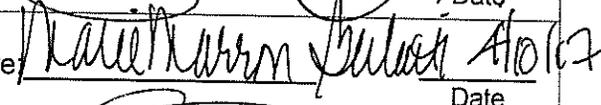
Back-up / Working Files

- Kids Korps 2007-2009
- PTA Community Grant FY 2008-09
- Solana Beach Little League 2008-09
- Boys and Girls Club 2007-08
- North Coast Repertory Theatre 2000-09

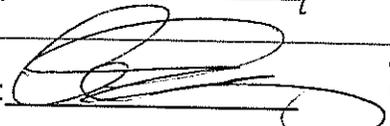
Records Prepared /
Inventoried By: Kayla Moszki

Signature:  4/10/17
Date

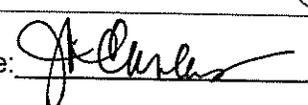
Department Head Marie Marion Berkuti

Signature:  4-11-17
Date

City Clerk/Custodian of Records Angela Ivey, City Clerk

Signature:  4-11-17
Date

City Attorney Johanna Canlas, City Attorney

Signature:  4/11/17
Date

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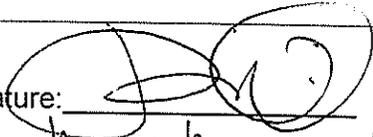
Documents Below Have Been Reviewed and Approved For Destruction:

State Controller Reports

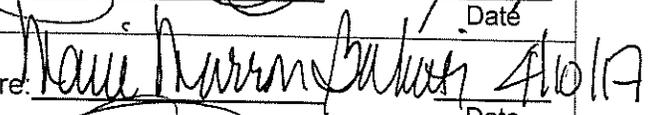
FY: 1999, 2000, 2007, 2008, 2009, 2010

- RDA State Controller + Extra – Annual Redevelopment Agency Reports, Audit Report Submittal 2006 – 2011
- State Controller Report FY: 1998/1999, 1999/ 2000, 2007, 2008, 2009, 2010
- Correspondence Sent 2005-07 – Transnet, Assessment Fund, Payment Inquires
- Correspondence Received 2007 – San Diego Tax Assessor, Bank, LAFCO, GASB, Deposit Refunds
- Correspondence 2008 – Claims Correspondence, FEMA, Utility District Property Tax Appeals, ICMA, Transnet, San Diego Tax Collector, Audit
- State Controller Correspondence 2009 – Donations, CPA, Payment Inquiries, Return Checks, Audit, Transnet, RDA, Liens
- Wells Fargo Bank - Correspondence
- County of San Diego Assessor 2008 – Correspondence, Payment Copies, Inventory of Parcels & Values Copy, Audit Report, Possessory Interest Annual Usage Report

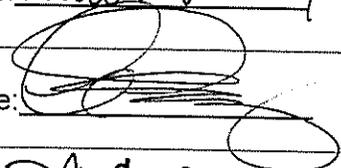
Records Prepared /
Inventoried By: _____ Kayla Moshki _____

Signature:  _____
Date: 4/10/17

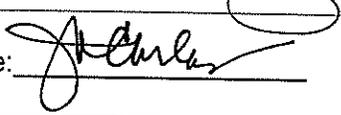
Department Head _____ Marie Berkuti _____

Signature:  _____
Date: 4/10/17

City Clerk/Custodian of Records Angela Ivey, City Clerk

Signature:  _____
Date: 4-11-17

City Attorney Johanna Canlas, City Attorney

Signature:  _____
Date: 4/11/17

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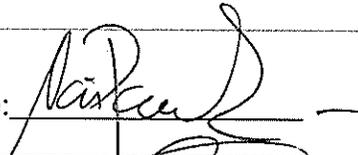
List reference pages of Retention Schedule Sections/Pages _____

City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

City Clerk Files:
2014 Public Record Requests Files

Records Prepared /
Inventoried By: A. Sither
Vaida Panobis

Signature: 

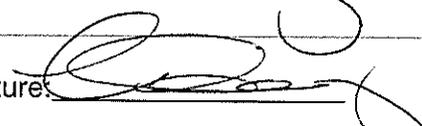
4-11-17
Date

Department Head Angela Ivey

Signature: 

4-11-17
Date

City Clerk/Custodian of Records Angela Ivey

Signature: 

4-11-17
Date

City Attorney Johanna Canlas

Signature: 

4/11/17
Date

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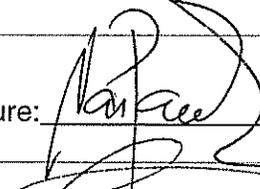
City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

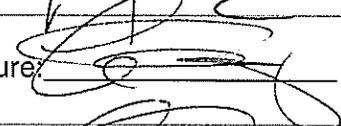
Unsuccessful Bids – 0370-36

- Unsuccessful Bid 2014-01, ADA Pedestrian Ramps, Bid Opened 1-30-14
- Unsuccessful Bid 2013-10, City Hall Emergency Generator, Bid opened 9-24-13
- Unsuccessful Bids 2013-12, Fire Station Vehicle Exhaust Removal System, Bid Opened 12-17-13
- Unsuccessful Bids 2013-08, 2013 St. Maint. Repair Proj., Bid Opened 8-6-13
- Unsuccessful Bids 2013-09, Del Mar Shores Beach Access, Stairway Replacement Bid Opened 10-30-13
- Unsuccessful Bid 2013-06, City Hall 2nd Floor Transaction Center, Opened 6-18-03
- Unsuccessful Bid 2013-07, S. Cedros Traffic Calming, Bid Opened 7-30-13
- Unsuccessful Bids 2013-05, SB Pump Station Electrical Rehab, Opened 7-23-13
- Unsuccessful Bid 2013-05, SB Fire Station Repairs (Living Areas), Bid Opened 8-1-13
- Unsuccessful Advertised as Bid, Breathing Apparatus Packs, Opened 9-20-12 (No Bid No.)
- Unsuccessful Bid No 2013, Sewer Pipeline Repair, Opened 6-11-13
- Unsuccessful Bid 2014-02, Hwy 101 Sdwlk N of Ocean St. & Plaza St. Imprvmnt, Bid Opened 3-20-14
- Unsuccessful Bid 2014-05, La Colonia Park – Veterans Courtyard, Bid Opened 12-9-14
- Unsuccessful Bid 2014-04, 2014 Street Maint. & Repairs, Bid Opened 6-17-14
- Unsuccessful Bid 2014-03, 2014 Sewer Pipeline & Storm Drain Repairs, Bid Opened 5-29-14

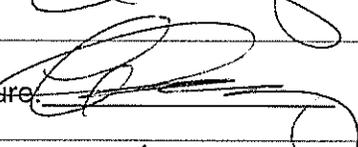
Records Prepared /
Inventoried By: Vaida Poulos

Signature:  - 4-11-12
Date

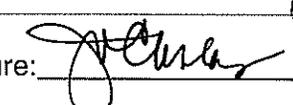
Department Head Angela Ivey, City Clerk

Signature:  4-11-12
Date

City Clerk/Custodian of Records Angela Ivey, City Clerk

Signature:  4-11-12
Date

City Attorney Johanna Canlas, City Attorney

Signature:  4/11/12
Date

LIST OF RECORDS TO BE DESTROYED

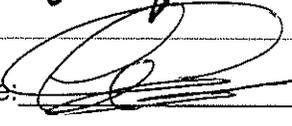
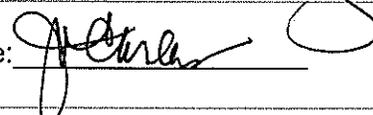
The records listed below are scheduled to be destroyed, as indicated on:

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City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

ADDRESS	TYPE OF DOCUMENT	CASE NO	APPLICANT NAME/BUSINESS
234 S. Rios Ave	Returned Mail	17-14-30	Thomas Jeffery Enderwick
533 S. Rios Ave	Returned Mail	17-14-07	Forrest Knowlton & Paula Dunn
684 Via De La Valle	Returned Mail	17-14-02	Bruce Mengler
315 S. Highway 101	Returned Mail	298-052-12	Pacific Millington Partners, LLC
836 Valley Ave	Returned Mail	17-06-38	Jonathan Goodmacher & Lynda Flohr
959 Highland Dr	Returned Mail	17-06-41	Jeffrey Struass
817 Juanita St	Returned Mail	17-06-43	Juan and Piedad Escobedo
628 Canyon Place	Returned Mail	17-05-25	Golba Architecture, Inc.
147 N. Sierra Ave	Returned Mail	17-05-28	Joe and Diana Driscoll
133 S. Rios Ave	Returned Mail	17-05-30	Clay Sammis
505 Glenmont Dr.	Returned Mail	17-05-32	Wallace and Patty Cook
1032 Santa Queta	Returned Mail	17-05-33	Martin and Mary Lighterink
624 Ridgeline Place	Returned Mail	17-05-35	Marc Presteria
355 Pacific Ave	Returned Mail	17-05-37	Don Totten
1505 Lomas Santa Fe Dr.	Returned Mail	17-05-39	New Cingular Wireless PCS, LLC
662 Canyon Dr.	Returned Mail	17-05-40	Randall Yee and Jayne Tuma
671 Ida Ave.	Returned Mail	17-05-41	Andrew E. Davis
625 S. Nardo Ave.	Returned Mail	17-10-01	St. James Catholic Church
208 S. Rios Ave.	Returned Mail	17-05-44	Bob Mueller
760 Ramona Place	Returned Mail	17-05-45	Rick Hemerick
505 Ford Ave.	Returned Mail	17-06-01	Mark Lair
538 S. Nardo Ave.	Returned Mail	17-06-02	Broadmoor NA, LLC
545 Stevens Ave.	Returned Mail	17-06-03	Solana Beach Self Storage
651 N. Granados Ave.	Returned Mail	17-06-04	Glenn B. and Andrea Rankin
609 Canyon Place	Returned Mail	17-06-05	Frank and Penny Dudek

Records Prepared / Inventoried By: <u>Tiffany Wade</u>	Signature: <u></u>	Date: <u>4-11-17</u>
Department Head <u>WILLIAM B. CHOPYK</u>	Signature: <u></u>	Date: <u>4-11-17</u>
City Clerk/Custodian of Records <u>Angela Ivey, City Clerk</u>	Signature: <u></u>	Date: <u>4-11-17</u>
City Attorney <u>Johanna Canlas, City Attorney</u>	Signature: <u></u>	Date: <u>4/11/17</u>

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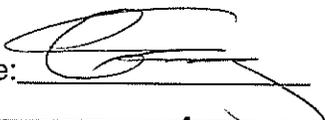
List reference pages of Retention Schedule Sections/Pages _____

Planning Department – Legal Info, Code Section:

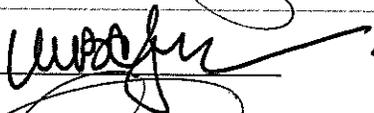
Documents Below Have Been Reviewed and Approved For Destruction:

Magellan Gateway Project
Magellan Park, Gateway Park, Gateway Condo Hotel, Inn Suites
Correspondence 2000 – 2008

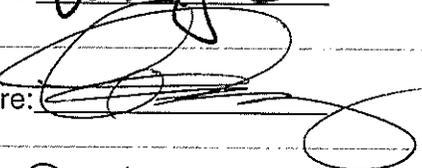
Records Prepared /
Inventoried By: Angela Ivey, City Clerk

Signature:  4-11-17
Date

Department Head WILLIAM B. CHOPYK

Signature:  4-11-17
Date

City Clerk/Custodian of Records Angela Ivey, City Clerk

Signature:  4-11-17
Date

City Attorney JOBHANA CANLAS, City Attorney

Signature:  4/11/17
Date



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: Finance Department
SUBJECT: **Authorization to Engage the Firm of Lance, Soll & Lundhard, LLP to Perform the Annual Audit for the City of Solana Beach for Fiscal Year Ending June 30, 2017**

BACKGROUND:

The City of Solana Beach (City) hires an independent auditor to examine the City's records at the close of each fiscal year to assure the public of accountability. The objective of the audit is to verify that all financial transactions have been properly handled and recorded in compliance with legal restrictions, and that they accurately represent the financial stewardship of the public officials who have been entrusted with these affairs.

This item is before Council to request authorization to enter a professional services agreement with the firm of Lance, Soll & Lundhard, LLP (LSL), to perform the annual audit for the City of Solana Beach for the Fiscal Year (FY) ending June 30, 2017.

DISCUSSION:

LSL has been performing the City's annual audit for the past five fiscal years (FYs ending June 30, 2012 through June 30, 2016). Normally, after a five year contract, the City would have issued a Request for Proposals (RFP) in January to engage a new audit firm.

Due to staffing turnover and workload issues in the Finance Department, Staff was unable to release a RFP in January. Staff is requesting Council approval to engage the services of LSL for an additional year to conduct the audit for the FY ending June 30, 2017. The cost for the audit will remain the same as the cost for the FY 2015/16 audit which was \$41,799, a breakdown of the cost is on page 9 of Attachment 2.

The managing partner on the City's audit for the past five years, Bryan Gruber, will remain as the manager for the additional year. Government Code Section 12410.6 (b)

CITY COUNCIL ACTION:

references auditor rotation requirements of public accounting firms providing audit services to local governments. It restricts the employment of a public accounting firm to provide audit services to a local agency if the audit partner having primary responsibility for an agency's audit has performed audit services for the local agency for six consecutive fiscal years.

If Council approves the proposed one year agreement with LSL, and Bryan Gruber continues as the City's audit manager, both LSL and the City will have met the requirements of Government Code Section 12410.6 (b).

Staff will be issuing a RFP in January 2018 for audit services for fiscal years beyond FY 2016/17.

FISCAL IMPACT:

The proposed FY 2017/18 budget will include sufficient funding to cover the costs of the audit services provided by LSL.

WORK PLAN:

N/A

OPTIONS:

- Adopt Staff recommendation
- Deny Staff recommendation and provide direction

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2017-047 authorizing the City Manager to execute a professional services agreement with Lance, Soll & Lundhard, LLP for professional audit services for the Fiscal Year ending June 30, 2017.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2017-047
2. PSA with LSL

RESOLUTION 2017-047

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH LANCE, SOLL & LUNDHARD, LLP TO PROVIDE AUDIT SERVICES FOR THE FISCAL YEAR ENDING JUNE 30, 2017

WHEREAS, the City contracts with an independent auditor to examine the City's records at the close of each fiscal year to assure the public of accountability; and

WHEREAS, Lance, Soll & Lundhard, LLP has been performing the City's annual audit for the Fiscal Years ending June 30, 2012 through June 30, 2016; and

WHEREAS, the City wishes to engage LSL for an additional one year contract to perform the Fiscal Year ending June 30, 2017 audit.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to execute a professional services agreement with Lance, Soll & Lundhard, LLP for professional audit services for the Fiscal Year ending June 30, 2017.

PASSED AND ADOPTED this 26th day of April, 2017, 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 –

MIKE NICHOLS, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

City of Solana Beach
PROFESSIONAL SERVICES AGREEMENT
FOR PROFESSIONAL AUDIT SERVICES

THIS Professional Services Agreement ("AGREEMENT") is made and entered into this 13th day of April, 2017 by and between the CITY OF SOLANA BEACH, a municipal corporation ("CITY"), and, LANCE, SOLL & LUNGHARD, LLP a California corporation ("CONSULTANT") (collectively "PARTIES").

WHEREAS, the CITY desires to employ a CONSULTANT to furnish audit services ("PROFESSIONAL SERVICES") for the Financial Audit ("PROJECT"); and

WHEREAS, the CITY has determined that CONSULTANT is qualified by experience and ability to perform the services desired by CITY, and CONSULTANT is willing to perform such services; and

WHEREAS, CONSULTANT will conduct all the work as described and detailed in this AGREEMENT to be provided to the CITY.

NOW, THEREFORE, the PARTIES hereto mutually covenant and agree with each other as follows:

1. PROFESSIONAL SERVICES.

- 1.1. **Scope of Services.** The CONSULTANT shall perform the PROFESSIONAL SERVICES as set forth in the written Scope of Services, attached as Exhibit "A" Scope of Services and Fee, at the direction of the CITY. CITY shall provide CONSULTANT access to appropriate staff and resources for the coordination and completion of the projects under this AGREEMENT.
- 1.2. **Project Coordinator.** The Finance Manager is hereby designated as the Project Coordinator for CITY and will monitor the progress and execution of this AGREEMENT. CONSULTANT shall assign a single Project Director to provide supervision and have overall responsibility for the progress and execution of this AGREEMENT for CONSULTANT. is hereby designated as the Project Director for CONSULTANT.
- 1.3. **City Modification of Scope of Services.** CITY may order changes to the Scope of Services within the general scope of this AGREEMENT consisting of additions, deletions, or other revisions. If such changes cause a change in the CONSULTANT's cost of, or time required for, completion of the Scope of Services, an equitable adjustment to CONSULTANT's compensation and/or contract time shall be made, subject to the CITY'S approval. All such changes shall be authorized in writing, executed by CONSULTANT and CITY.

2. DURATION OF AGREEMENT.

- 2.1. **Term.** The term of this AGREEMENT shall be for a period of one (1) year beginning on May 1, 2017. Time is of the essence in the performance of work under this AGREEMENT, unless otherwise specified.
- 2.2. **Extensions.** If marked, the CITY shall have the option to extend the AGREEMENT for XX additional XX periods or parts thereof for an amount not to exceed \$XX,XXX per AGREEMENT year. Extensions shall be in the sole discretion of the City Manager and shall be based upon CONSULTANT's satisfactory past performance, CITY needs, and appropriation of funds by the City Council. The CITY shall give written notice to CONSULTANT prior to exercising the option.

- 2.3. **Delay.** Any delay occasioned by causes beyond the control of CONSULTANT may merit an extension of time for the completion of the Scope of Services. When such delay occurs, CONSULTANT shall immediately notify the Project Coordinator in writing of the cause and the extent of the delay, whereupon the Project Coordinator shall ascertain the facts and the extent of the delay and grant an extension of time for the completion of the PROFESSIONAL SERVICES when justified by the circumstances.
- 2.4. **City's Right to Terminate for Default.** Should CONSULTANT be in default of any covenant or condition hereof, CITY may immediately terminate this AGREEMENT for cause if CONSULTANT fails to cure the default within ten (10) calendar days of receiving written notice of the default.
- 2.5. **City's Right to Terminate without Cause.** Without limiting its rights in the event of CONSULTANT's default, CITY may terminate this AGREEMENT, without cause, by giving written notice to CONSULTANT. Such termination shall be effective upon receipt of the written notice. CONSULTANT shall be compensated for all effort and material expended on behalf of CITY under the terms of this AGREEMENT, up to the effective date of termination. All personal property remaining in CITY facilities or on CITY property thirty (30) days after the expiration or termination of this AGREEMENT shall be, at CITY's election, considered the property of CITY.

3. COMPENSATION.

- 3.1. **Total Amount.** The total cost for all work described in the Scope of Services and Fee (Exhibit "A") shall not exceed Forty-one thousand seven hundred ninety-nine dollars (\$41,799) without prior written authorization from CITY. CONSULTANT shall bill the CITY for work provided and shall present a written request for such payment monthly.
- 3.2. **Additional Services.** CITY may, as the need arises or in the event of an emergency, request additional services of CONSULTANT. Should such additional services be required, CITY and CONSULTANT shall agree to the cost prior to commencement of these services.
- 3.3. **Costs.** Any costs billed to the CITY shall be in accordance with any terms negotiated and incorporated herein as part of Exhibit "A" Scope of Services and Fee.

4. INDEPENDENT CONTRACTOR.

- 4.1. CONSULTANT is, for all purposes arising out of this AGREEMENT, an independent contractor. The CONSULTANT has and shall retain the right to exercise full control and supervision of all persons assisting the CONSULTANT in the performance of said services hereunder, the CITY only being concerned with the finished results of the work being performed. Neither CONSULTANT nor CONSULTANT's employees shall in any event be entitled to any benefits to which CITY employees are entitled, including, but not limited to, overtime, retirement benefits, workers' compensation benefits, injury leave or other leave benefits. CONSULTANT is solely responsible for all such matters, as well as compliance with social security and income tax withholding and all other regulations and laws governing such matters.

5. STANDARD OF PERFORMANCE.

While performing the PROFESSIONAL SERVICES, CONSULTANT shall exercise the reasonable professional care and skill customarily exercised by reputable members of CONSULTANT's profession practicing in the metropolitan Southern California Area, and will use reasonable diligence and best judgment while exercising its professional skill and expertise.

6. WARRANTY OF CONSULTANT'S LICENSE.

CONSULTANT warrants that CONSULTANT is properly licensed with the applicable government agency(ies) for any PROFESSIONAL SERVICES that require a license. If the CONSULTANT lacks such license, this AGREEMENT is void and of no effect.

7. AUDIT OF RECORDS.

- 7.1. At any time during normal business hours and as often as may be deemed necessary the CONSULTANT shall make available to a representative of CITY for examination all of its records with respect to all matters covered by this AGREEMENT and shall permit CITY to audit, examine and/or reproduce such records. CONSULTANT shall retain such financial and program service records for at least four (4) years after termination or final payment under this AGREEMENT.
- 7.2. The CONSULTANT shall include the CITY's right under this section in any and all of their subcontracts, and shall ensure that these sections are binding upon all subcontractors.

8. CONFIDENTIALITY.

All professional services performed by CONSULTANT, including but not limited to all drafts, data, correspondence, proposals, reports, research and estimates compiled or composed by CONSULTANT, pursuant to this AGREEMENT, are for the sole use of the CITY, its agents and employees. Neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. This provision does not apply to information that (a) was publicly known, or otherwise known to CONSULTANT, at the time that it was disclosed to CONSULTANT by the CITY, (b) subsequently becomes publicly known through no act or omission of CONSULTANT or (c) otherwise becomes known to CONSULTANT other than through disclosure by the CITY. Except for any subcontractors that may be allowed upon prior agreement, neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. The sole purpose of this section is to prevent disclosure of CITY's confidential and proprietary information by CONSULTANT or subcontractors.

9. CONFLICTS OF INTEREST.

- 9.1. CONSULTANT shall at all times comply with all federal, state and local conflict of interest laws, regulations, and policies applicable to public contracts and procurement practices, including but not limited to California Government Code Section 81000 *et seq.* (Political Reform Act) and Section 1090 *et seq.* CONSULTANT shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the CITY in which the CONSULTANT has a financial interest as defined in Government Code Section 87103. CONSULTANT represents that it has no knowledge of any financial interests which would require it to disqualify itself from any matter on which it might perform services for the CITY.
- 9.2. If, in performing the PROFESSIONAL SERVICES set forth in this AGREEMENT, the CONSULTANT makes, or participates in, a "governmental decision" as described in Title 2, Section 18700.3(a) of the California Code of Regulations, or performs the same or substantially all the same duties for the CITY that would otherwise be performed by a CITY employee holding a position specified in the department's conflict of interest code, the CONSULTANT shall be subject to a conflict of interest code requiring the completion of one or more statements of economic interests disclosing the CONSULTANT's relevant financial interests.
- 9.3. If checked, the CONSULTANT shall comply with all of the reporting requirements of the Political Reform Act. Specifically, the CONSULTANT shall file a Fair Political Practices Commission Form 700 (Assuming Office Statement) within thirty (30) calendar days of the CITY's determination that the CONSULTANT is subject to a conflict of interest code. The CONSULTANT shall also file a Form 700 (Annual Statement) on or before April 1 of each year of the AGREEMENT, disclosing any financial interests held during the previous calendar year for which the CONSULTANT was subject to a conflict of interest code.
- 9.4. CITY represents that pursuant to California Government Code Section 1090 *et seq.*, none of its elected officials, officers, or employees has an interest in this AGREEMENT.

10. DISPOSITION AND OWNERSHIP OF DOCUMENTS.

- 10.1. All documents, data, studies, drawings, maps, models, photographs and reports prepared by CONSULTANT under this AGREEMENT, whether paper or electronic, shall become the property of CITY for use with respect to this PROJECT, and shall be turned over to the CITY upon completion of the PROJECT or any phase thereof, as contemplated by this AGREEMENT.
- 10.2. Contemporaneously with the transfer of documents, the CONSULTANT hereby assigns to the CITY and CONSULTANT thereby expressly waives and disclaims, any copyright in, and the right to reproduce, all written material, drawings, plans, specifications or other work prepared under this AGREEMENT, except upon the CITY's prior authorization regarding reproduction, which authorization shall not be unreasonably withheld. The CONSULTANT shall, upon request of the CITY, execute any further document(s) necessary to further effectuate this waiver and disclaimer.

11. INSURANCE

- 11.1. CONSULTANT shall procure and maintain for the duration of the AGREEMENT insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, their agents, representatives, employees or subcontractors. Insurance shall be placed with insurers with a current A.M. Best's rating of no less than "A" and "VII" unless otherwise approved in writing by the CITY's Risk Manager.
- 11.2. CONSULTANT's liabilities, including but not limited to CONSULTANT's indemnity obligations, under this AGREEMENT, shall not be deemed limited in any way to the insurance coverage required herein. All policies of insurance required hereunder must provide that the CITY is entitled to thirty (30) days prior written notice of cancellation or non-renewal of the policy or policies, or ten (10) days prior written notice of cancellation due to non-payment of premium. Maintenance of specified insurance coverage is a material element of this AGREEMENT.
- 11.3. **Types and Amounts Required.** CONSULTANT shall maintain, at minimum, the following insurance coverage for the duration of this AGREEMENT:
 - 11.3.1. **Commercial General Liability (CGL).** If checked the CONSULTANT shall maintain CGL Insurance written on an ISO Occurrence form or equivalent providing coverage at least as broad which shall cover liability arising from any and all personal injury or property damage in the amount of \$1,000,000 per occurrence and subject to an annual aggregate of \$2,000,000. There shall be no endorsement or modification of the CGL limiting the scope of coverage for either insured vs. insured claims or contractual liability. All defense costs shall be outside the limits of the policy.
 - 11.3.2. **Commercial Automobile Liability.** If checked the CONSULTANT shall maintain Commercial Automobile Liability Insurance for all of the CONSULTANT's automobiles including owned, hired and non-owned automobiles, automobile insurance written on an ISO form CA 00 01 12 90 or a later version of this form or an equivalent form providing coverage at least as broad for bodily injury and property damage for a combined single limit of \$1,000,000 per occurrence. Insurance certificate shall reflect coverage for any automobile (any auto).
 - 11.3.3. **Workers' Compensation.** If checked the CONSULTANT shall maintain Worker's Compensation insurance for all of the CONSULTANT's employees who are subject to this AGREEMENT and to the extent required by applicable state or federal law, a Workers' Compensation policy providing at minimum \$1,000,000 employers' liability coverage. The CONSULTANT shall provide an endorsement that the insurer waives the right of subrogation against the CITY and its respective elected officials, officers, employees, agents and representatives.

- 11.3.4.** **Professional Liability.** If checked the CONSULTANT shall also maintain Professional Liability (errors and omissions) coverage with a limit of \$1,000,000 per claim and \$2,000,000 annual aggregate. The CONSULTANT shall ensure both that (1) the policy retroactive date is on or before the date of commencement of the Scope of Services; and (2) the policy will be maintained in force for a period of three years after substantial completion of the Scope of Services or termination of this AGREEMENT whichever occurs last. The CONSULTANT agrees that for the time period defined above, there will be no changes or endorsements to the policy that increase the CITY's exposure to loss. All defense costs shall be outside the limits of the policy.
- 11.4. Deductibles and Self-Insured Retentions.** Any deductibles or self-insured retentions are the responsibility of the CONSULTANT and must be declared to and approved by the CITY. At the option of the CITY, either (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the CITY, its officers, officials, employees and volunteers, or (2) the CONSULTANT shall provide a financial guarantee satisfactory to the CITY guaranteeing payment of losses and related investigations, claim administration, and defense expenses.
- 11.5. Additional Required Provisions.** The commercial general liability and automobile liability policies shall contain, or be endorsed to contain, the following provisions:
- 11.5.1.** The CITY, its officers, officials, employees, and representatives shall be named as additional insureds. The CITY's additional insured status must be reflected on additional insured endorsement form (20 10 1185 or 20 10 1001 and 20 37 1001) which shall be submitted to the CITY.
- 11.5.2.** The policies are primary and non-contributory to any insurance that may be carried by the CITY, as reflected in an endorsement which shall be submitted to the CITY.
- 11.6. Verification of Coverage.** CONSULTANT shall furnish the CITY with original certificates and amendatory endorsements effecting coverage required by this Section 11. The endorsement should be on forms provided by the CITY or on other than the CITY's forms provided those endorsements conform to CITY requirements. All certificates and endorsements are to be received and approved by the CITY before work commences. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

12. INDEMNIFICATION.

CONSULTANT agrees to indemnify, defend, and hold harmless the CITY, and its officers, officials, agents and employees from any and all claims, demands, costs or liabilities that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT, its employees, agents, and subcontractors in the performance of services under this AGREEMENT. CONSULTANT's duty to indemnify under this section shall not include liability for damages for death or bodily injury to persons, injury to property, or other loss, damage or expense arising from the sole negligence or willful misconduct by the CITY or its elected officials, officers, agents, and employees. CONSULTANT's indemnification obligations shall not be limited by the insurance provisions of this AGREEMENT. The PARTIES expressly agree that any payment, attorney's fees, costs or expense CITY incurs or makes to or on behalf of an injured employee under the CITY's self-administered workers' compensation is included as a loss, expense, or cost for the purposes of this section, and that this section will survive the expiration or early termination of this AGREEMENT.

13. SUBCONTRACTORS.

- 13.1.** The CONSULTANT's hiring or retaining of third parties (i.e. subcontractors) to perform services related to the PROJECT is subject to prior approval by the CITY.

- 13.2.** All contracts entered into between the CONSULTANT and its subcontractor shall also provide that each subcontractor shall obtain insurance policies which shall be kept in full force and effect during any and all work on this PROJECT and for the duration of this AGREEMENT. The CONSULTANT shall require the subcontractor to obtain, all policies described in Section 11 in the amounts required by the CITY, which shall not be greater than the amounts required of the CONSULTANT.
- 13.3.** In any dispute between the CONSULTANT and its subcontractor, the CITY shall not be made a party to any judicial or administrative proceeding to resolve the dispute. The CONSULTANT agrees to defend and indemnify the CITY as described in Section 12 of this AGREEMENT should the CITY be made a party to any judicial or administrative proceeding to resolve any such dispute.

14. NON-DISCRIMINATION.

CONSULTANT shall not discriminate against any employee or applicant for employment because of sex, race, color, age, religion, ancestry, national origin, military or veteran status, disability, medical condition, genetic information, gender expression, marital status, or sexual orientation. CONSULTANT shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their sex, race, color, age, religion, ancestry, national origin, military or veteran status, disability, medical condition, genetic information, gender expression, marital status, or sexual orientation and shall make reasonable accommodation to qualified individuals with disabilities or medical conditions. Such action shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. CONSULTANT agrees to post in conspicuous places available to employees and applicants for employment any notices provided by CITY setting forth the provisions of this non-discrimination clause.

15. NOTICES.

All communications to either party by the other party shall be delivered to the persons listed below. Any such written communications by mail shall be conclusively deemed to have been received by the addressee five (5) calendar days after the deposit thereof in the United States mail, postage prepaid and properly addressed as noted below.

Marie Marron Berkuti, Finance Manager
City of Solana Beach
635 S. Highway 101
Solana Beach, CA 92075

Bryan Gruber, Partner
Lance, Sol & Lunghard, LLP
203 North Brea Blvd, Suite 203
Brea, CA 92821

16. ASSIGNABILITY.

This AGREEMENT and any portion thereof shall not be assigned or transferred, nor shall any of the CONSULTANT's duties be delegated or sub-contracted, without the express written consent of the CITY.

17. RESPONSIBILITY FOR EQUIPMENT.

CITY shall not be responsible nor held liable for any damage to persons or property consequent upon the use, misuse, or failure of any equipment used by CONSULTANT or any of CONSULTANT's employees or subcontractors, even if such equipment has been furnished, rented, or loaned to CONSULTANT by CITY. The acceptance or use of any such equipment by CONSULTANT, CONSULTANT's employees, or subcontractors shall be construed to mean that CONSULTANT accepts full responsibility for and agrees to exonerate, indemnify and hold harmless CITY from and against any and all claims for any damage whatsoever resulting from the use, misuse, or failure of such equipment.

18. CALIFORNIA LAW; VENUE.

This AGREEMENT shall be construed and interpreted according to the laws of the State of California. Any action brought to enforce or interpret any portion of this AGREEMENT shall be brought in the county of San Diego, California. CONSULTANT hereby waives any and all rights it might have pursuant to California Code of Civil Procedure Section 394.

19. COMPLIANCE WITH LAWS.

The Consultant shall comply with all laws, ordinances, regulations, and policies of the federal, state, and local governments applicable to this AGREEMENT whether now in force or subsequently enacted. This includes maintaining a City of Solana Beach Business Certificate.

20. ENTIRE AGREEMENT.

This AGREEMENT sets forth the entire understanding of the PARTIES with respect to the subject matters herein. There are no other understandings, terms or other agreements expressed or implied, oral or written, except as set forth herein. No change, alteration, or modification of the terms or conditions of this AGREEMENT, and no verbal understanding of the PARTIES, their officers, agents, or employees shall be valid unless agreed to in writing by both PARTIES.

21. NO WAIVER.

No failure of either the City or the Consultant to insist upon the strict performance by the other of any covenant, term or condition of this AGREEMENT, nor any failure to exercise any right or remedy consequent upon a breach of any covenant, term, or condition of this AGREEMENT shall constitute a waiver of any such breach of such covenant, term or condition.

22. SEVERABILITY.

The unenforceability, invalidity, or illegality of any provision of this AGREEMENT shall not render any other provision unenforceable, invalid, or illegal.

23. DRAFTING AMBIGUITIES.

The PARTIES agree that they are aware that they have the right to be advised by counsel with respect to the negotiations, terms and conditions of this AGREEMENT, and the decision of whether or not to seek advice of counsel with respect to this AGREEMENT is a decision which is the sole responsibility of each Party. This AGREEMENT shall not be construed in favor of or against either Party by reason of the extent to which each Party participated in the drafting of the AGREEMENT.

24. CONFLICTS BETWEEN TERMS.

If an apparent conflict or inconsistency exists between the main body of this AGREEMENT and the Exhibits, the main body of this AGREEMENT shall control. If a conflict exists between an applicable federal, state, or local law, rule, regulation, order, or code and this AGREEMENT, the law, rule, regulation, order, or code shall control. Varying degrees of stringency among the main body of this AGREEMENT, the Exhibits, and laws, rules, regulations, orders, or codes are not deemed conflicts, and the most stringent requirement shall control. Each Party shall notify the other immediately upon the identification of any apparent conflict or inconsistency concerning this AGREEMENT.

25. EXHIBITS INCORPORATED.

All Exhibits referenced in this AGREEMENT are incorporated into the AGREEMENT by this reference.

26. SIGNING AUTHORITY.

26.1. The representative for each Party signing on behalf of a corporation, partnership, joint venture, association, or governmental entity hereby declares that authority has been obtained to sign on behalf of the corporation, partnership, joint venture, association, or entity and agrees to hold the other Party or PARTIES hereto harmless if it is later determined that such authority does not exist.

26.2. If checked, a proper notary acknowledgement of execution by CONSULTANT must be attached.

IN WITNESS WHEREOF, the PARTIES hereto have executed this AGREEMENT the day and year first hereinabove written.

CITY OF SOLANA BEACH, a municipal corporation

CONSULTANT, a California Corporation

By:

By:

City Manager, Gregory Wade

Signature

BRYAN GRUBER, PARTNER

Bryan Gruber, Partner

ATTEST:

City Clerk, Angela Ivey

APPROVED AS TO CONTENT:

Marie Marron Berkuti, Finance Manager

APPROVED AS TO FORM:

City Attorney, Johanna N. Canlas

CITY OF SOLANA BEACH
LSL CPAs – Quote for Audit Services
Exhibit "A"

FEES	2016-2017
City Audit	\$35,396
Successor Agency Audit	2,387
Housing Successor Compliance	2,000
Single Audit (if required)	2,016
Total	\$41,799



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for DRP to Construct a New, Single-Story, Single-Family Residence with an Attached Two-Car Garage and Perform Associated Site Improvements at 306 Lynwood Ave. (Case # 17-17-11 Applicants: Jonathon and Rebecca Collopy; APN: 263-094-13; Resolution No. 2017-060)**

BACKGROUND:

The Applicants, Jonathon and Rebecca Collopy, are requesting City Council approval of a Development Review Permit (DRP) to construct a new, single-story, single-family residence with an attached two-car garage and perform associated site improvements. The 7,764 square-foot lot is located at 306 Lynwood Avenue and is within the Low-Medium Residential (LMR) Zone and Scaled Residential Overlay Zone (SROZ).

The project proposes grading in the amounts of 40 cubic yards of cut for footings and, 55.5 cubic yards of fill. The maximum building height would not exceed 16 feet above the existing grade. The proposed floor area would exceed 60 percent of the maximum allowable floor area for the property, which meets the requirement for a DRP. The project does not require a Structure Development Permit (SDP) because the proposed development would not exceed 16 feet in height above the existing grade.

The lot was previously developed with a single-story, single-family residence. In March of 2015, the Applicants submitted an application for a DRP and SDP to construct a first-floor remodel and addition and a new second-floor addition. The project was heard before the View Assessment Commission (VAC) in December of 2015, at which time the VAC continued the project to a subsequent hearing to afford the Applicants the opportunity to work with the neighbors and modify the project. The Applicants withdrew their application and proceeded with a design that would not require discretionary review. In May of 2016, the Applicants submitted an application for a Building Permit for a single-story remodel and addition that would not exceed 16 feet in height and would utilize the one-time exemption from the requirements of a DRP afforded to each

CITY COUNCIL ACTION:

property, pursuant to SBMC Section 17.68.040(B)(1)(n). The Building Permit was issued in January of 2017 and construction began soon thereafter. However, the initial demolition went beyond the approved scope of work and all existing walls were demolished except for a remaining power panel. Pursuant to SBMC Section 17.68.040(B)(1)(n), "*any new construction, including replacement of an existing structure*" is subject to the thresholds of a DRP. Due to the extent of the demolition, the project could no longer be considered a remodel and addition in compliance with the regulations for a one-time exemption from the DRP requirements because the complete demolition and reconstruction constituted a "replacement structure." Therefore, the Applicants submitted the current application for a DRP.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request.

DISCUSSION:

The lot is located at the northeast corner of Lynwood Avenue and North Granados Avenue. The topography of the lot slopes upward from both Lynwood Avenue and North Granados Avenue to an existing foundation where the previous single-story, single-family residence was located. The Applicants propose to construct a 2,251 square-foot, single-story, single-family residence with an attached 376 square-foot, two-car garage. The project would also include associated site improvements, including a deck above the proposed garage accessed by an exterior staircase from the rear yard, an on-grade patio on the west side of the residence, cut and fill grading, fencing, hardscaping, and replacement landscaping around the immediate perimeter of the building and improvement footprint. The project plans are provided in Attachment 1.

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

Table 1

LOT INFORMATION																	
Property Address:	306 Lynwood Ave	Zoning Designation: LMR (4 du/ac)															
Lot Size:	7,764 ft ²	# of Units Allowed: 1 Dwelling Unit															
Max. Allowable Floor Area:	3,309 ft ²	# of Units Requested: 1 Dwelling Unit															
Proposed Floor Area:	2,251 ft ²	<table border="1"> <thead> <tr> <th>Setbacks:</th> <th>Required</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Front (W)</td> <td>25 ft.</td> <td>27 ft.</td> </tr> <tr> <td>Street Side (S)</td> <td>10 ft.</td> <td>13 ft.</td> </tr> <tr> <td>Interior Side (N)</td> <td>5 ft.</td> <td>5 ft.</td> </tr> <tr> <td>Rear (E)</td> <td>25 ft.</td> <td>25 ft.</td> </tr> </tbody> </table>	Setbacks:	Required	Proposed	Front (W)	25 ft.	27 ft.	Street Side (S)	10 ft.	13 ft.	Interior Side (N)	5 ft.	5 ft.	Rear (E)	25 ft.	25 ft.
Setbacks:	Required		Proposed														
Front (W)	25 ft.		27 ft.														
Street Side (S)	10 ft.		13 ft.														
Interior Side (N)	5 ft.		5 ft.														
Rear (E)	25 ft.	25 ft.															
Below Max. Floor Area by:	1,058 ft ²																
Max. Allowable Height:	25 ft.																
Max. Proposed Height:	16 ft.																
Highest Point/Ridge:	181.2 MSL																
Overlay Zone(s):	SROZ																
PROPOSED PROJECT INFORMATION																	
Floor Area Breakdown:		Required Permits: DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area															
Living Area	2,196 ft ²																
Garage	376 ft ²																
Covered Outdoor Area	55 ft ²																
Subtotal:	2,618 ft ²																
Off-Street Parking Exemption	- 376 ft ²																
Total Floor Area:	2,251 ft²																
Proposed Grading:	Cut: 40 yd³ Fill: 55.5 yd³	Aggregate: 95.5 yd³															
Proposed Parking: Attached 2-car garage		Existing Development: Single-Family Residence															
Proposed Fences and Walls: Yes																	
Proposed Guest House: No																	
Proposed Accessory Dwelling Unit: No																	
Proposed Accessory Structure: No																	

Staff has prepared draft findings for approval of the project in the attached Resolution 2017-060 (Attachment 2) for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP and an administrative SDP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2017-060.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the total proposed square footage would exceed 60 percent of the maximum allowable floor area in a residential zone. The total floor area proposed is 2,251 square feet, which is 1,058 square feet below the maximum allowable floor area for the property, pursuant to the SROZ.

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

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2017-060 (Attachment 2) provides the full discussion of the findings.

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

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

Relationship with Adjacent Land Uses:

The property is located within the LMR Zone. Other properties located on the east side of North Granados are also located within the LMR Zone. Properties located on the west side of the North Granados are located in the Low Residential (LR) Zone. Surrounding properties are developed with one and two-story, single-family residences in the LMR and LR Zones. The project site was developed with a single-story, single-family residence until construction began on an approved remodel and addition intended to utilize the property's one-time allowable exemption for the requirements of a DRP. However, the scope of the demolition work approved under the Building Permit

was exceeded and, therefore, the project no longer complied with the regulations of the one-time DRP exemption.

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

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

Building and Structure Placement:

The Applicants propose to construct a replacement, single-story, single-family residence with an attached two-car garage expanding upon the existing foundation. Driveway access as well as a pedestrian walkway would be maintained from Lynwood Avenue. The north (interior side) and east (rear) elevations of the residence would be built less than a foot inside of the required setback lines. The west (front) elevation would be built approximately 27 feet from the front property line adjacent to North Granados Avenue, and the south (street side) elevation of the garage would be built approximately 13 feet from the property line adjacent to Lynwood Avenue. Rooflines would project a maximum of two feet into the required setbacks.

The Applicants are proposing a 2,196 square-foot living area consisting of an open kitchen, living room, dining room, master suite, office, powder room, bedroom, bathroom, and laundry room. A 55 square-foot covered outdoor area would provide covered access from the main living area to the 376 square-foot garage. A single-family residence requires two off-street parking spaces. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space or the total garage square footage if it is less than 400 square feet. Therefore, the project is afforded a 376 square-foot exemption. The total proposed floor area would be 2,251 square feet, which is 1,058 square-feet below the maximum allowable Floor Area for the 7,764 square-foot lot, pursuant to the SROZ regulations. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	309 ft ²
Total Allowable Floor Area:	<u>3,309 ft²</u>

building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage as follows:

Project Gross Building Area:	2,627 ft ²
Delete Garage	- 376 ft ²
Delete Covered Patio	- 55 ft ²
<u>Project Area for Comparison to Assessor's Data:</u>	<u>2,196 ft²</u>

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

Table 2:						
#	Property Address	Lot Size in ft ² (GIS)	Existing ft ² Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ² S.R.O.Z.	Zone
1	537 N Granados	12,400	1,240		4,120	LR
2	545 N Granados	20,400	5,137		5,095	LR
3	601 N Granados	15,900	1,638		4,665	LR
4	615 N Granados	32,670	3,261		5,709	LR
5	621 N Granados	21,100	4,088		5,130	LR
6	635 N Granados	10,110	3,126	3,852	3,719	LR
7	643 N Granados	10,100	3,068		3,718	LR
8	645 Glenmont	8,500	2,514		3,438	LMR
9	639 Glenmont	8,600	2,332		3,455	LMR
10	631 Glenmont	9,100	1,953		3,543	LMR
11	623 Glenmont	10,800	2,500		3,840	LMR
12	615 Glenmont	10,800	1,606		3,840	LMR
13	605 Glenmont	10,800	894		3,840	LMR
14	306 Lynwood	7,600	1,544	2,196	3,280	LMR
15	610 N Granados	7,800	3,036		3,315	LMR
16	616 N Granados	7,800	958		3,315	LMR
17	624 N Granados	8,900	3,247		3,508	LMR
18	632 N Granados	9,100	1,941		3,543	LMR
19	640 N Granados	8,600	2,286		3,455	LMR
20	646 N Granados	8,600	2,258		3,455	LMR
21	602 Glenmont	10,500	2,703		3,788	LMR
22	612 Glenmont	10,800	3,554		3,840	LMR
23	622 Glenmont	10,800	1,708		3,840	LMR
24	630 Glenmont	9,100	2,945		3,543	LMR
25	638 Glenmont	8,600	1,074		3,455	LMR
26	646 Glenmont	8,600	1,834		3,455	LMR
27	550 Glenmont	8,300	1,430		3,403	LMR
28	530 Glenmont	8,400	1,998		3,420	LMR

29	536 Glenmont	7,800	1,569	2,929	3,315	LMR
30	526 N Granados	9,000	1,903		3,525	LMR
31	536 N Granados	7,200	1,492		3,210	LMR
32	307 Lynwood	7,100	1,793		3,193	LMR
33	543 Glenmont	8,300	2,519		3,403	LMR
34	535 Glenmont	8,400	2,572		3,420	LMR
35	529 Glenmont	8,400	1,758		3,420	LMR

Fences, Walls and Retaining Walls:

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

The existing fencing would be maintained along the northern and eastern property lines and extended to the south along the southern property line to the driveway and north to the garage. The new fencing in the street side-yard would be 5 feet above the existing grade, and therefore, the top 1.5 feet of the fencing would be open at least 80 percent to light. Tiered retaining walls would be constructed in the front, interior side, and street side yards to raise the grade creating a flat pad for the proposed on-grade patio that would wrap around the north, west, and south sides of the western portion of the residence. The grade for the patio would be raised to 117.5 feet above MSL where the existing topography of the lot slopes down to North Granados Avenue and Lynwood Avenue. As designed, the westernmost portion of the upper tier of the proposed retaining walls (or the portion located downslope (southwest) of the existing 114-foot contour line) would exceed the permissible wall height in the front-yard setback by 6 to 12 inches. However, SBMC Section 17.20.040(O) gives City Council the discretion to require fences and walls to exceed their respective height limits *"in order to mitigate against potential adverse effects."* Attachment 3 includes the Applicants' request that the City Council accept the design of the patio, which would extend approximately 54 inches above the pre-existing grade where 42 inches is allowed.

As conditioned, the Applicants would be required to redesign the front patio to meet the 42-inch height requirement and the plans show all other fences and walls that comply with the requirements of SBMC 17.08, 17.20.040(O), and 17.60.070(C). Should the Council allow the design of the front patio to extend beyond 42 inches above existing grade, Staff would modify the conditions of approval accordingly. If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code. Additionally, any drop from a walkable area of more than 30 inches would require a 42 inch handrail and any stairway with three or more steps would need a handrail, pursuant to the California Building

Code. As designed, the patio area would not require guardrails or handrails. A condition of project approval has been included that prohibits any change in design that would require a guardrail or handrail.

Landscape:

The project is not subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a site plan that depicts 461 square feet of modified landscape area immediately surrounding the footprint of the residence and retaining walls. Since the modified area would not exceed the threshold for landscape review, a conceptual landscape plan was not required. However, the Applicants have indicated that the modified landscape area would be replanted with native, drought-tolerant plant species that would not exceed three feet in height at maturity. A condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct an attached, 376 square-foot two-car garage in the southeastern corner of the buildable area of the lot. The property would be accessed by a driveway off of Lynwood Avenue in the same location as the existing driveway. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two parking spaces. Two spaces are required, therefore, 376 square feet of garage area is exempt from the project's floor area calculation.

Grading:

The project includes grading in the amount of 40 cubic yards of cut for footings and 55.5 cubic yards of fill. The majority of the proposed fill would occur on the west and south sides of the residence to raise the grade to the finished floor of the residence and provide a flat pad for the on-grade patio.

Lighting:

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

Usable Open Space:

The project consists of the construction of a new single-family residence with an attached garage on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

Structure Development Permit Compliance:

The proposed structure would not exceed 16 feet in height above the existing grade, therefore, the project is not subject to the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were not required to complete the SDP process. However, as a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 16 feet above the existing grade or 131.2 feet above the Mean Sea Level (MSL), which is the maximum proposed structure height reflected on the project plans.

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 April 14, 2017. As of the date of preparation of this Staff Report, Staff has not received official correspondence regarding this project. However, it should be noted that Staff received correspondence on past requests by the Applicants to first build a two-story residence under an associated DRP and SDP, and to then build a one-story residence exempt from discretionary review.

Conditions from the Planning, Engineering, and Fire Departments have been incorporated into the Resolution of Approval (Attachment 2).

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2017-060.
- 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 minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2017-060 conditionally approving a DRP to demolish an existing single family residence, construct a new, one-story, single-family residence with an attached two-car garage, and perform associated site improvements at 306 Lynwood Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

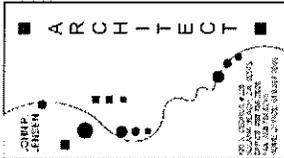


Gregory Wade, City Manager

Attachments:

1. Project Plans
2. Resolution 2017-060
3. Applicants' Correspondence

COLLOPY RESIDENCE



REVISIONS	
NO.	DATE

COLLOPY RESIDENCE
 306 LYNNWOOD AVE
 SOLANA BEACH, CA 92075

TS
 TITLE SHEET

MATERIAL SPECIFICATIONS	CAL GREEN NOTES	FIRE SPRINKLER NOTES	DEFERRED SUBMITTALS	ARCHITECTURAL	PROJECT DATA
<p>REFERENCE TO THE SUPPLEMENTARY SHEET</p> <p>1. SEE SHEET 01-100 FOR MATERIAL SPECIFICATIONS.</p> <p>2. SEE SHEET 01-100 FOR MATERIAL SPECIFICATIONS.</p> <p>3. SEE SHEET 01-100 FOR MATERIAL SPECIFICATIONS.</p>	<p>GENERAL NOTES</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.</p> <p>5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p>	<p>FIRE DEPARTMENT NOTES</p> <p>1. ALL FIRE PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE (CFC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.</p> <p>5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p>	<p>DEFERRED SUBMITTALS</p> <p>1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.</p> <p>2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.</p> <p>3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p>	<p>SHEET #</p> <p>1 OF 1</p> <p>TITLE</p> <p>COLLOPY RESIDENCE</p>	<p>OWNER</p> <p>COLLOPY RESIDENCE</p> <p>DATE</p> <p>APR 19 2017</p> <p>PROJECT DATA</p> <p>306 LYNNWOOD AVE SOLANA BEACH, CA 92075</p>
<p>GOVERNING CODES</p> <p>1. CALIFORNIA BUILDING CODE (CBC)</p> <p>2. CALIFORNIA FIRE CODE (CFC)</p> <p>3. SOLANA BEACH LOCAL ORDINANCES</p>	<p>FIRE DEPARTMENT NOTES</p> <p>1. ALL FIRE PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE (CFC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.</p> <p>5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p>	<p>FOUNDATION NOTES</p> <p>1. ALL FOUNDATION WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FOUNDATION CODE (CFC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.</p> <p>5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p>	<p>SCOPE OF WORK</p> <p>1. ARCHITECTURAL DESIGN</p> <p>2. STRUCTURAL DESIGN</p> <p>3. MECHANICAL DESIGN</p> <p>4. ELECTRICAL DESIGN</p> <p>5. PLUMBING DESIGN</p> <p>6. FIRE PROTECTION DESIGN</p> <p>7. FOUNDATION DESIGN</p>	<p>PROJECT TEAM</p> <p>ARCHITECT: J. JENSEN</p> <p>STRUCTURAL ENGINEER: J. JENSEN</p> <p>ELECTRICAL ENGINEER: J. JENSEN</p> <p>MECHANICAL ENGINEER: J. JENSEN</p> <p>PLUMBING ENGINEER: J. JENSEN</p> <p>FIRE PROTECTION ENGINEER: J. JENSEN</p> <p>FOUNDATION ENGINEER: J. JENSEN</p>	<p>VICINITY MAP</p>

RECEIVED
 APR 19 2017
 Planning-Comm Dev Dept
 City of Solana Beach

■ ARCHITECT ■
 CHASE JENSEN
 100 S. GARDEN AVE
 SUITE 200
 ANAHEIM, CA 92805
 TEL: 714.933.8888
 FAX: 714.933.8889
 WWW.CHASEJENSENARCHITECT.COM



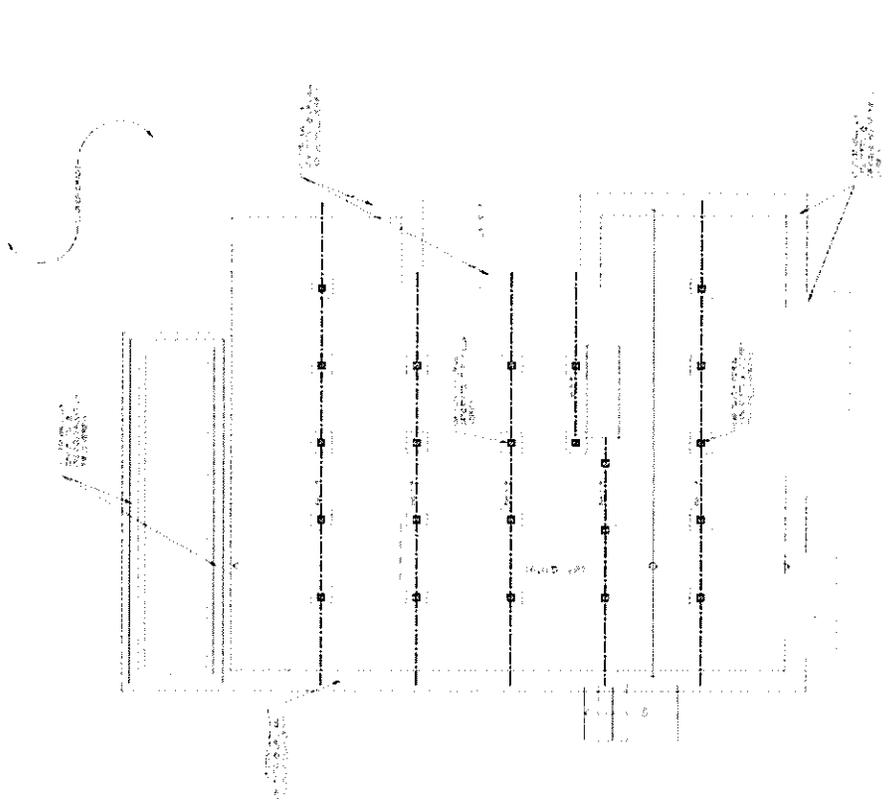
REVISIONS	
NO.	DATE

COLLOPY RESIDENCE
 306 LYNNWOOD AVE
 SOLANA BEACH, CA, 92075

DATE: 4-15-2017 3:22:39 AM
 CHECKED BY: J. VOLGREN
 DESIGNED BY: J. JENSEN

A-2
 EXISTING +
 DEMO PLAN
 SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALL TO REMAIN
	WALL DEMO



EX. FLOOR PLAN + DEMO PLAN
 SCALE: 1/4" = 1'-0"

ARCHITECT

JENSEN VOLGREN ARCHITECTS
 306 LYNWOOD AVE
 SOLANA BEACH, CA 92075
 TEL: 949.435.2377
 WWW.JVARCHITECTS.COM



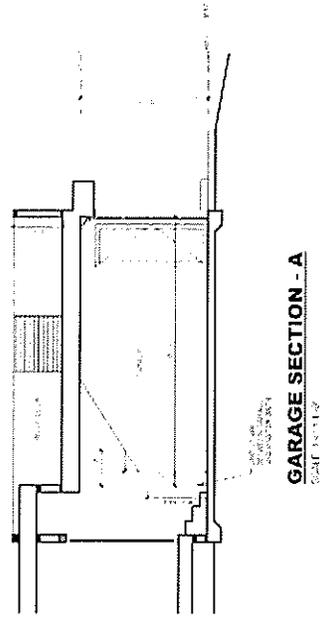
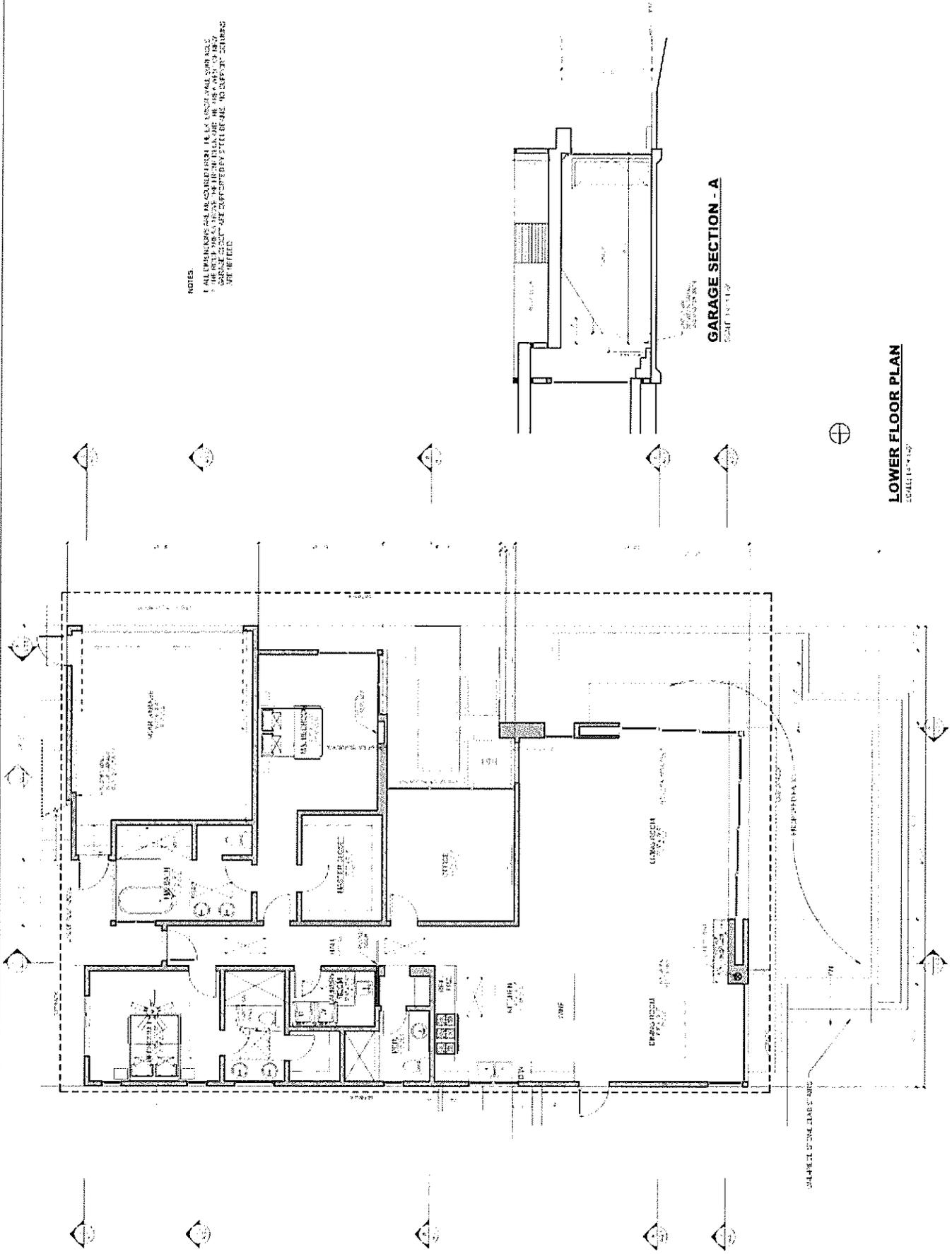
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COLLOPY RESIDENCE

306 LYNWOOD AVE
 SOLANA BEACH, CA 92075

JOB: 4-9-2017 3:22:44 AM
 DRAWN BY: J. VOLGREN
 CHECKED BY: J. JENSEN
A-2.1
 NEW FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOTES:
 1. ALL DIMENSIONS ARE IN DECIMAL FEET. IN L.S. UNLESS NOTED OTHERWISE.
 2. THE RESTROOMS ARE TO BE INSTALLED IN THE REAR PORCH OR REAR PATIO OR DECK.
 3. GARAGE CLOSURE SET SUPPORTED BY STEEL BEAMS. NO SUPPORT BEHINDS
 SET BEHIND.



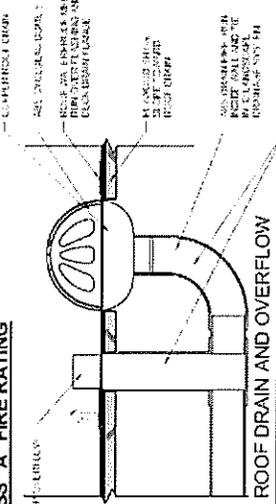
LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ROOF PLAN NOTE

1. ROOF SHEATHING SHALL BE 1/2" THICK OSB OR EQUIVALENT. ALL SHEATHING SHALL BE INSTALLED OVER A MINIMUM OF TWO INCHES OF INSULATION. ALL SHEATHING SHALL BE INSTALLED OVER A MINIMUM OF TWO INCHES OF INSULATION. ALL SHEATHING SHALL BE INSTALLED OVER A MINIMUM OF TWO INCHES OF INSULATION.

ROOF SHEATHING

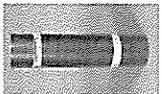
2. ROOFING SHALL HAVE A CLASS "A" FIRE RATING. ROOFING SHALL HAVE A CLASS "A" FIRE RATING. ROOFING SHALL HAVE A CLASS "A" FIRE RATING.



Technical Product Data

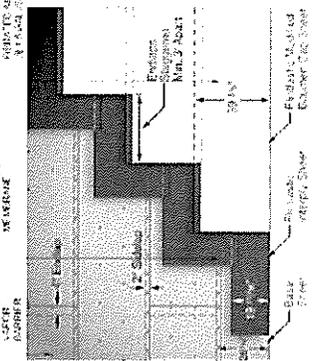
FLINTLASTIC STA™

APP-APPROVED BRUSHED FIBER REINFORCED PRODUCTS
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 Location: [illegible]
 Date: [illegible]
 Designer: [illegible]
 Checker: [illegible]
 Approver: [illegible]



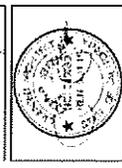
ICC-ES (ESR-1388)

FLINTLASTIC SYSTEM A-2



ARCHITECT

306 LYNWOOD AVE.
 SOLANA BEACH, CA 92075



REVISIONS

No.	Date

COLLOPY RESIDENCE

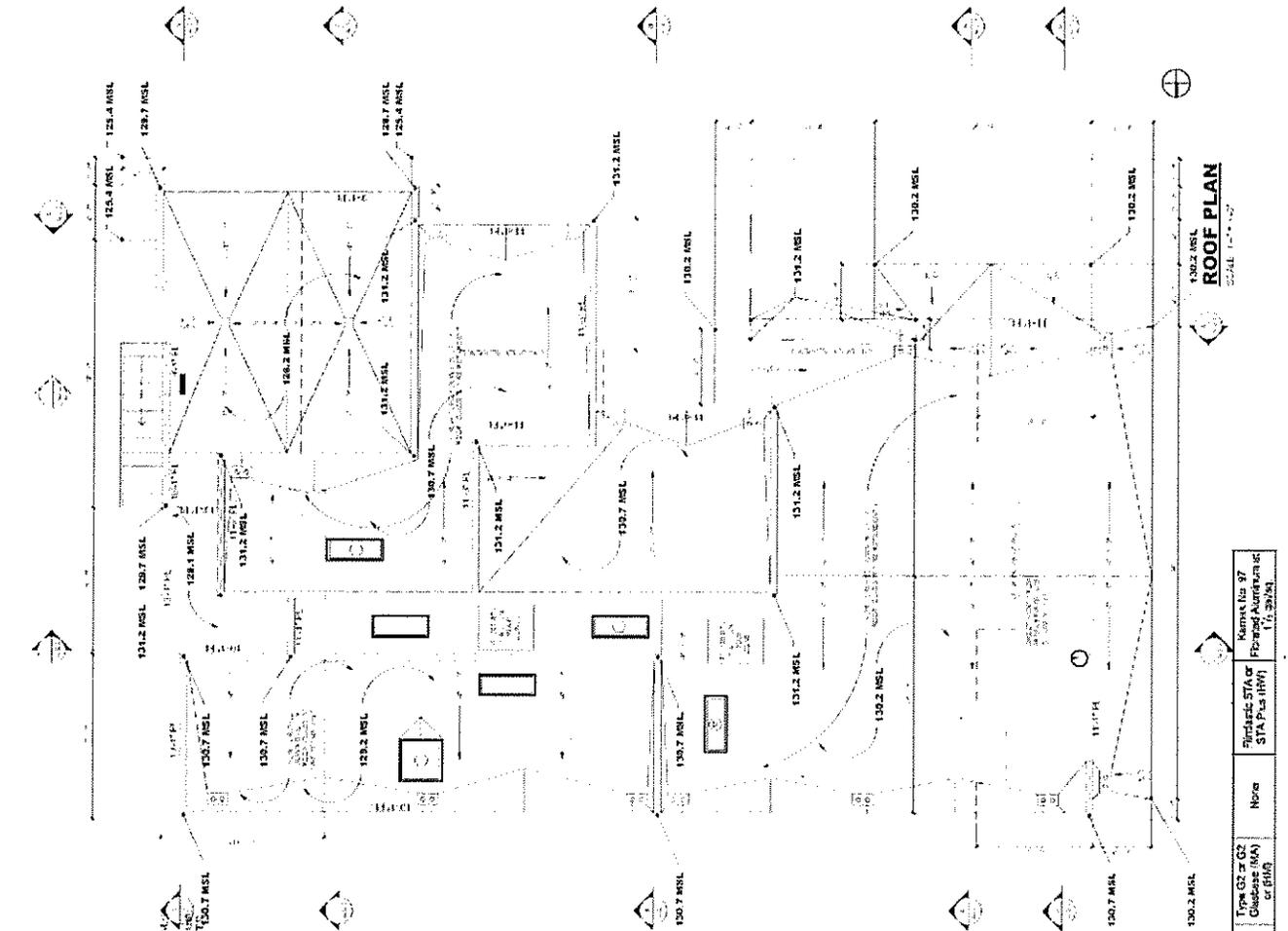
306 LYNWOOD AVE.
 SOLANA BEACH, CA 92075

Project No. J. VOLGREN
 Drawn by J. JENSEN

A-3

ROOF PLAN

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



Sheet No.	Project Name	Scale	Date
A-2	COLLOPY RESIDENCE	1/4" = 1'-0"	11/14/14
A-3	COLLOPY RESIDENCE	1/4" = 1'-0"	11/14/14
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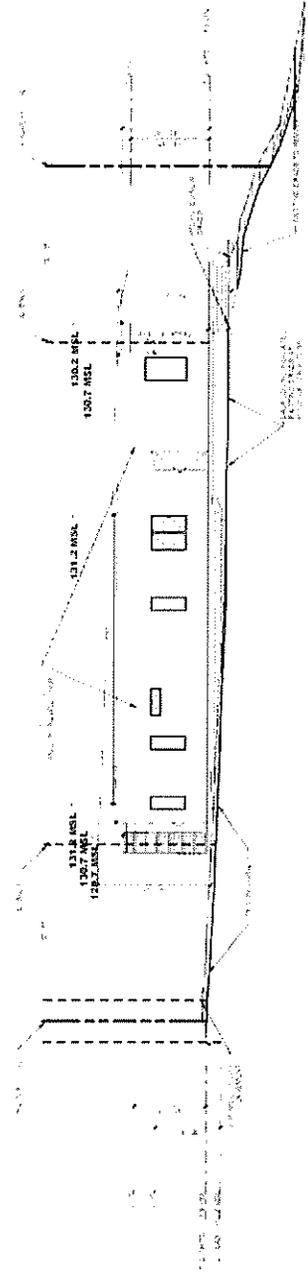
ARCHITECT
 JENSEN
 1200 1/2 AVENUE
 SUITE 100
 SAN ANTONIO, TEXAS 78205
 TEL: 214-343-1234
 FAX: 214-343-1235
 WWW.JENSENARCHITECT.COM



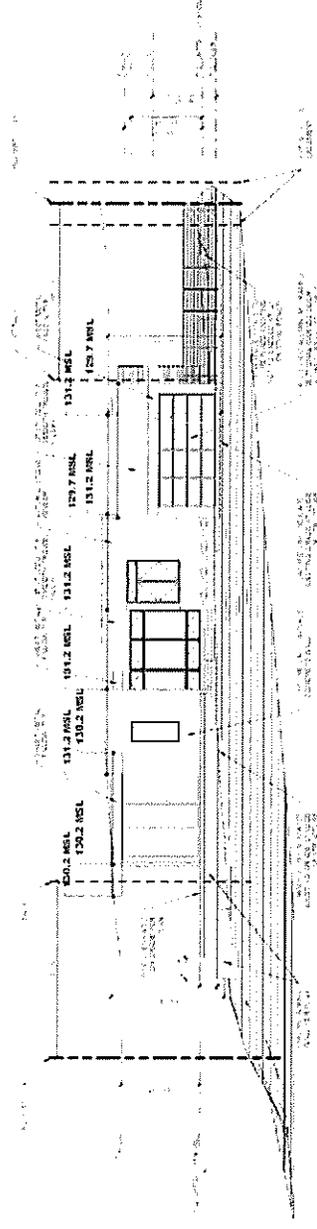
REVISIONS	
No.	Date

COLLOPY RESIDENCE
 306 LYNNWOOD AVE
 SOLANA BEACH, CA. 92075

P&P 4-4-2017 3:22:50 AM
 Drawn by J. VOLGREN
 Checked by J. JENSEN
A-4
 ELEVATIONS
 Scale: 1/8" = 1'-0"



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



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

ARCHITECT

1000 S. UNIVERSITY AVE
 SUITE 1000
 LOS ANGELES, CA 90007
 TEL: 213.475.1000
 FAX: 213.475.1001
 WWW: WWW.JJVA.COM

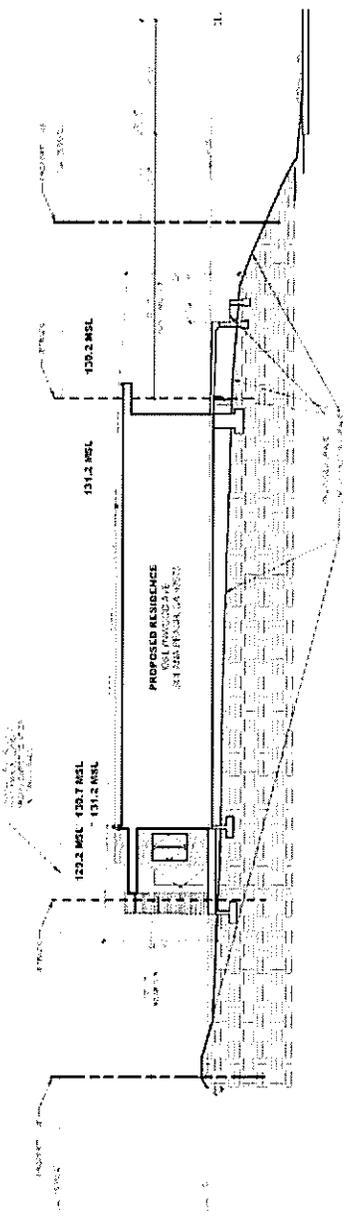


REVISIONS	
NO.	DATE

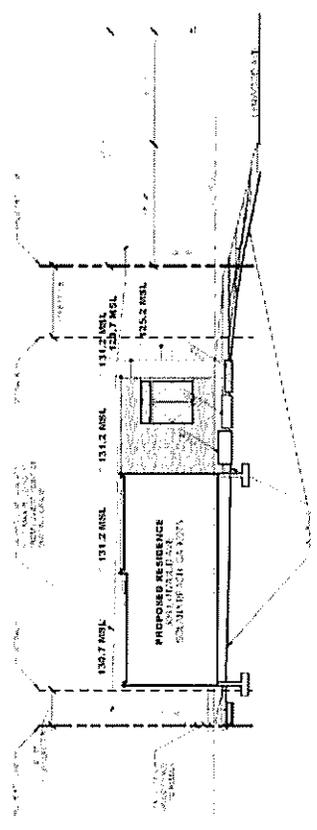
COLLOPY RESIDENCE

306 LYNNWOOD AVE
 SOLANA BEACH, CA, 92075

DATE: 4/4/2017 3:22:56 AM
 DRAWN BY: J. VOLGREN
 CHECKED BY: J. JENSEN
A-5
 SITE SECTIONS
 SCALE: 1/8" = 1'-0"



SITE SECTION 'A'
SCALE: 1/8" = 1'-0"



SITE SECTION 'B'
SCALE: 1/8" = 1'-0"

ARCHITECT

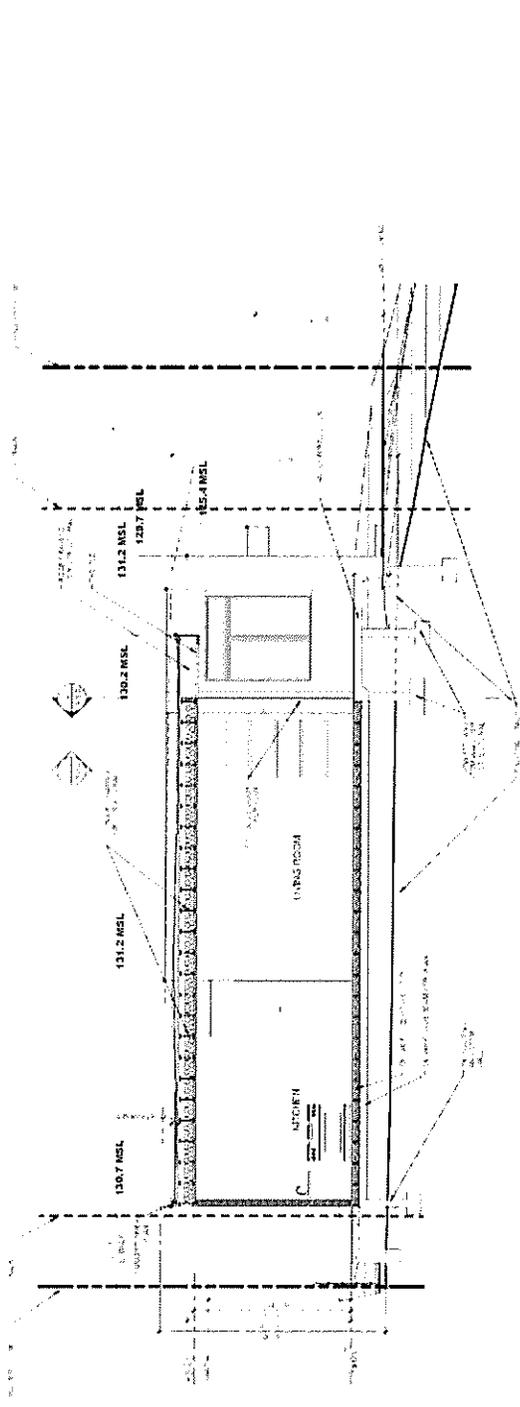
1000 S. BAYVIEW AVENUE
 SUITE 100
 SAN ANTONIO, TEXAS 78205
 TEL: 214.343.1111
 FAX: 214.343.1112
 WWW: WWW.CORBIS-JENSEN.COM



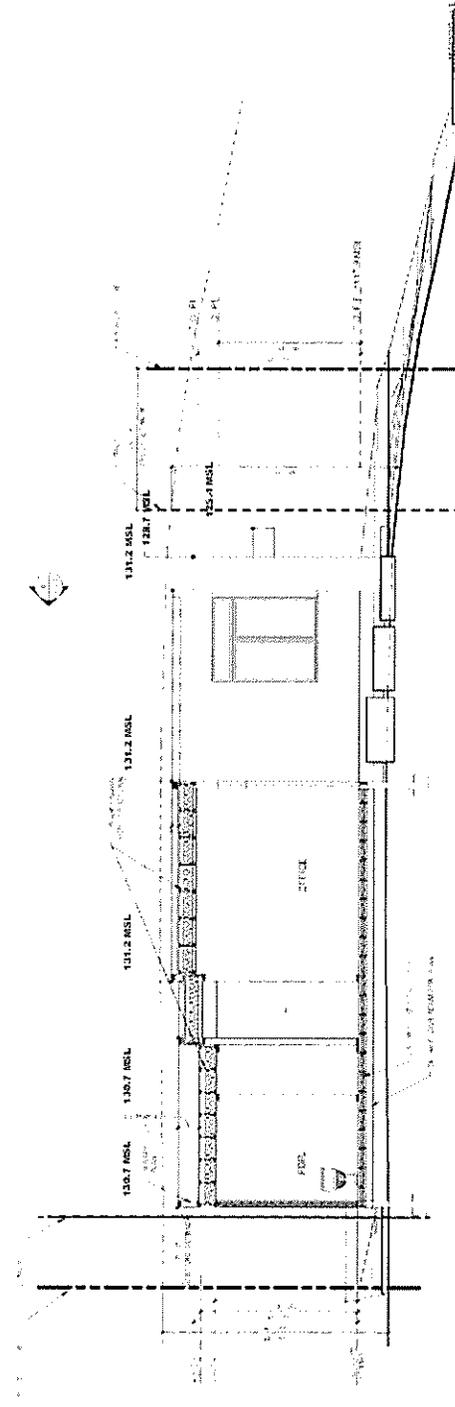
REVISIONS	
No.	Date

COLLOPY RESIDENCE
 306 LYNNWOOD AVE
 SOLANA BEACH, CA 92075

DATE: 4/4/2017 9:23:01 AM
 DRAWN BY: J. VOLGREN
 CHECKED BY: J. JENSEN
A-5.1
 BUILDING SECTIONS
 SCALE: 1/4" = 1'-0"



SECTION 'A'
SCALE 1/4" = 1'-0"



SECTION 'B'
SCALE 1/4" = 1'-0"

RESOLUTION NO. 2017-060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT FOR THE DEMOLITION OF THE EXISTING SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW ONE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE, AND ASSOCIATED SITE IMPROVEMENTS ON A PROPERTY LOCATED AT 306 LYNWOOD AVENUE, SOLANA BEACH

APPLICANTS: Jonathon and Rebecca Collopy
CASE NO.: 17-17-11 DRP

WHEREAS, Jonathon and Rebecca Collopy (hereinafter referred to as "Applicants"), have submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the public hearing on April 26, 2017, 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 request for a DRP to demolish an existing single family residence, construct a new one-story, single-family residence with an attached two-car garage, and perform associated site improvements at 306 Lynwood Avenue, is conditionally approved based upon the following Findings and subject to the following Conditions:
3. 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:

ATTACHMENT 2

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low-Medium Density Residential, which allows for single-family residential development with a maximum density of 4 dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

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

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

The property is located within the LMR Zone. Other properties located on the east side of North Granados are also located within the LMR Zone. Properties located on the west side of the North Granados are located in the Low Residential (LR) Zone. Surrounding properties are developed with one and two-story, single-family residences in the LMR and LR Zones. The project site was developed with a single-story, single-family residence when construction began on an approved remodel and addition that utilized the property's one-time allowable exemption for the

requirements of a DRP. However, the scope of the demolition work approved under the Building Permit was exceeded and, therefore, the project no longer complied with the regulations of the one-time DRP exemption.

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

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the Scaled Residential Overlay Zone (SROZ) and within the Coastal Zone. The project has been evaluated, and is found to be in conformance with, the regulations of the SROZ. The Applicants shall 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 Applicants propose to construct a replacement, single-story, single-family residence with an attached two-car garage. Driveway access as well as a pedestrian walkway would be maintained from Lynwood Avenue. The north (interior side) and east (rear) elevations of the residence would be built less than a foot inside of the required setback lines. The west (front) elevation would be built approximately 27 feet from the front property line adjacent to North Granados Avenue, and the south (street side) elevation of the garage would be built approximately 13 feet from the property line adjacent to Lynwood Avenue. Rooflines would project a maximum of two feet into the required setbacks, as allowed by the Zoning Ordinance.

Sliding glass doors located at the southwest corner of the living room will open to an on-grade patio on the west and south sides of the residence with a walkway along the north side. Other improvements include a roof deck is also proposed

above the garage with an exterior staircase located on the east side of the garage. The trash enclosure will be located in the rear yard to the southeast of the garage. Two air conditioning units will be located on the north side of the residence.

The Applicants are proposing a 2,196 living area consisting of an open kitchen, living room, dining room, master suite, office, powder room, bedroom, bathroom, and laundry room. A 55 square-foot covered outdoor area will provide covered access from the main living area to the 376 square-foot garage. A single-family residence requires two off-street parking spaces. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space or the total garage square footage if it is less than 400 square feet. Therefore, the project is afforded a 376 square-foot exemption. The total proposed floor area would be 2,251 square feet, which is 1,058 square-feet below the maximum allowable Floor Area for the 7,764 square-foot lot, pursuant to the SROZ regulations. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	309 ft ²
Total Allowable Floor Area:	<u>3,309 ft²</u>

The proposed project, as designed, meets the minimum required setbacks and is at the maximum allowable Floor Area for the property.

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

The existing fencing will be maintained along the northern and eastern property lines and extended to the south along the southern property line to the driveway and north to the garage. The new fencing in the street side-yard will be 5 feet above the existing grade, and therefore, the top 1.5 feet of the fencing will be open at least 80 percent to light. Tiered retaining walls will be constructed in the front, interior side, and street side yards to raise the grade creating a flat pad for the proposed on-grade patio that will wrap around the north, west, and south sides of

the western portion of the residence. The grade for the patio will be raised to 117.5 feet above MSL where the existing topography of the lot slopes down to North Granados Avenue and Lynwood Avenue. As designed, the westernmost portion of the upper tier of the proposed retaining walls (or the portion located downslope (southwest) of the existing 114-foot contour line) will exceed the permissible wall height in the front-yard setback by 6 to 12 inches. Unless authorized by the City Council to exceed the required fence height under SBMC Section 17.20.040(O), the Applicants shall redesign the patio so that no portion exceeds 42 inches above the pre-existing grade within the front and street side-yard setbacks.

As conditioned and with the Council's approval, the plans show fences and walls that would comply with the requirements of SBMC 17.08, 17.20.040(O), and 17.60.070(C). If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code. Additionally, any drop from a walkable area of more than 30 inches would require a 42 inch handrail and any stairway with three or more steps would need a handrail, pursuant to the California Building Code. The patio area will not require guardrails or handrails. A condition of project approval prohibits any change in design that would require a guardrail or handrail.

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

The project is not subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a site plan that depicts 461 square feet of modified landscape area immediately surrounding the footprint of the residence and retaining walls. Since the modified area would not exceed the threshold for landscape review, a conceptual landscape plan was not required. However, the Applicants have indicated that the modified landscape area would be replanted with a native, drought-tolerant plant species that would not exceed three feet in height at maturity. A condition has been added to require that native or drought-tolerant and non-invasive plant materials

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

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants will construct an attached, 376 square-foot, two-car garage in the southeast corner of the buildable area. The property will be accessed by a new driveway along the northern side of the property with access off of North Granados Avenue. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The garages will provide two parking spaces. Two spaces are required, therefore, 376 square feet of garage area is exempt from the project's floor area calculation.

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

The project includes grading in the amount of 40 cubic yards of cut for footings and 55.5 cubic yards of fill. The majority of the proposed fill will occur on the west and south sides of the residence to raise the grade to the finished floor of the residence and provide a flat pad for the on-grade patio.

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

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

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

The project consists of the construction of a replacement single-family residence with an attached garage, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

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

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

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

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

4. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicants shall pay required Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on April 26, 2017, and located in the project file with a submittal date of April 19, 2017.
- III. Prior to requesting a framing inspection, the Applicants shall be

required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with the plans as approved by the City Council on April 26, 2017, and will not exceed 16.0 feet in height from the existing grade or 131.2 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. Any change to the design of the on-grade patio located on the north, west, and south sides of the western portion of the residence shall not require guardrails or handrails, pursuant to California Building Code.
- VI. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- IX. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.

B. Fire Department Conditions:

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

size: 4" high with a ½" inch stroke width for residential buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- III. 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.
- IV. SMOKE DETECTORS/CARBON MONOXIDE ALARMS/FIRE SPRINKLER SYSTEMS: Smoke detectors/carbon monoxide alarms/fire sprinklers shall be inspected by the Solana Beach Fire Department.
- 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. Obtain an Encroachment permit in accordance with Chapter 11.20 of the Solana Beach Municipal Code, prior to the construction of any improvements within the public right-of way including, but not limited to, temporary construction staging and equipment and demolition of existing surface improvements. All proposed improvements within the public right-of-way, such as the proposed concrete swale and driveways, shall comply with city standards and the Off-Street Parking Design Manual.
- II. Prior to occupancy, the Applicants shall construct a 19-inch wide concrete swale at the edge of the existing asphalt street pavement. The existing pavement shall be saw-cut and patched.
- III. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. A Hold Harmless Agreement for Sewer and Storm Drain Water purposes is required.

Grading Conditions:

- V. Obtain a grading permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:

- a. The grading plan shall be prepared by a registered engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
- b. A soils report shall not be required for the grading plan and permit. This does not exempt the building permit requirements. Geotechnical recommendations are required for retaining walls not constructed per Regional Standard Drawings or other local standard plans.
- c. All recommendations of the Hydrology Report (such as on site detention basins), prepared by Rancho Coastal Engineering dated June 25, 2015 shall be incorporated into the grading plan and approved by the City Engineer.
- d. A storm water detention easement or maintenance agreement shall be recorded for maintenance of the detention basin by the property owner in perpetuity, prior to the occupancy of this project.
- e. All retaining walls and drainage structures shall be shown. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- f. The Applicants are responsible to protect the adjacent properties during construction. If any grading or other types of construction are anticipated beyond the property lines, the Applicants shall obtain a written permission from the adjoining property owners for incidental grading or construction that may occur and submit the letter to the City Engineer prior to the anticipated work.
- g. The grading permit for this project is deemed a minor grading permit. Plan check fees shall be paid at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- h. Obtain and submit grading security in a form prescribed by the City Engineer.
- i. Obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.

- j. Submit certification from the Engineer of Record that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record certifying the as-built conditions.
- k. An Erosion Control Plan shall be prepared. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- l. Show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- n. The Applicants shall prepare a City of Solana Beach Storm Water Checklist for Minor Projects to address potential water quality impacts to ensure that pollutants and runoff from this development are reduced to the maximum extent practicable.
- o. No increased cross lot drainage shall be allowed.
- p. Submit certification from a registered civil engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and soils engineer certifying the as-built conditions.
- q. The Grading Plan SBGR-325 which was previously approved shall be revised. The revisions shall include a minimum 8' wide area of Stabilized Compacted

Decomposed Granite (D.G.) at a maximum of 2% cross slope adjacent to the 19" swale along the frontage of Lynwood Avenue and North Granados Avenue.

Conditions Prior to Occupancy shall include, but not be limited to, the following:

- VII. Underground all new utility services including, but not limited to, electrical and telephone.
- VIII. Complete to the satisfaction of the City Engineer all grading, paving, public improvements, landscaping, and drainage improvements.

5. ENFORCEMENT

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

6. EXPIRATION

The Development Review Permit and Structure Development Permit for the project shall 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 according to SBMC 17.72.110.

7. 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 26th day of April, 2017, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

MIKE NICHOLS, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RECEIVED
APR 19 2017
Planning-Comm Dev Dept
City of Solana Beach

To the attention of the City Council:

306 Lynwood Ave

We were notified today, April 17, 2017, by the Solana Beach Planning Department, of a discrepancy in the language of the municipal code with various citations and diagrams related to the measuring of the height of a "fence" from pre-existing or new grade. For our project the area in question is the on-grade patio at the front (West) side of the house. We have worked extensively with City staff on the design of this patio to create a design that does not require a guard rail, which would impede the view from the home as well as the adjacent neighbor's view. To eliminate the need for a guardrail there can be no more than a 30 inch drop from the top surface of the patio to the grade below. To accomplish this two stepped retaining walls have been incorporated into the design. (See site plan on sheet A-1) These retaining walls were design in accordance with section 17.08.030 of the municipal code, specifically about the definition of a fence and the diagram(s) found in that section immediately following the "fence" definition.

This condition was previous approved on our project by both the planning department and building department of the City of Solana beach. It has come to our attention that this design deviates from the allowable height of a fence within the front yard setback as described in Section 17.20.040 (Item O) which allows a 42-inch maximum height for a fence within the front yard setback.

We are requesting that the City Council provide discretionary approval for the plan as submitted. Although the "fence" as designed is slightly over the allowable height (6 inches over for most of the western edge of the proposed patio and 12 inches over for a very small portion of the southwestern edge.) we feel that the proposed patio is within the spirit of the ordinance. We have worked extensively with City staff and the surrounding neighbors over many months to achieve a design that requires no guardrail which, although allowed by the municipal code, would actually increase the height of the "fence" and obstruct the view of the adjacent neighbor. This would not reflect the spirit of the ordinance.

The evolution of submittals (and approvals) has gone from a two story to a single story, adding @600 sq ft. which has met the approval with all surrounding neighbors. We have designed the single story to preserve the views of those neighbors around us as well as maximize the useable living space. The outside decks at the same level as the raised foundation was a critical element in achieving such. The submitted plan has the front and side of the home opening onto contiguous, surrounding, level decks. The decks may be inches within or outside of the code depending upon the discrepant diagrams. To lower the decks. would mean that a step or two, would have to be inserted in the plan as you step outside to the front deck. Having steps placed in this location, would pose a safety issue. In addition, the steps would take up what is already limited deck/living space. From an architectural perspective, to have a side deck at the level of the house foundation (the south side deck is within code) then turn a corner, and drop two steps, on the west side not only is a safety concern, but functionally and architecturally odd. We communicated extensively with the surrounding neighbors, and "story poled"

ATTACHMENT 3

the decks and modified the poles while we dialogued, until we reached consensus. Part of our agreement was to not employ the use of guard rails and/or had rails, which would obstruct the view corridor for our neighbors. We signed off and gave our word to our surrounding neighbors that the configuration and placement of the decks would not change, once we all agreed. A further , real consideration is the additional burden of time and expense to rework a simple, one-story plan, that has been under consideration by the City for two plus years .The adverse effects of changing the plan is far greater than approving the plan as submitted which all neighbors have agreed to.

Summary of adverse effect of changing plan:

- **Changing a plan that neighbors worked together to achieve**
- **Safety issues**
- **Limiting useable living space**
- **Architectural inconsistency**
- **Plan preserves views**
- **Greater financial cost, and time, for a simple plan**
- **Discretion requested is minor (inches), inconsequential**

The positioning and scale of the front and side decks have been established based on working "hand in glove" with the city planning department in applying the various code parameters to meet approval.

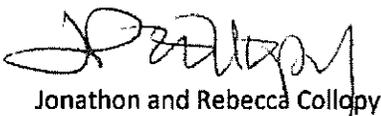
Our project had been approved by the planning department last June 2016. Within days a community member appealed the City's interpretation and found a gray, discrepant area of the code. We negotiated with the neighbor with assistance of a city council member and modified our plan to gain the satisfaction and approval of the appealing party.

In the Fall of 2016, our project was granted approval for and we received a building permit, based upon a one-time exemption of renovating, under 16 ft and under grading threshold.

As the builder initiated work, they failed to adhere to the approved demolition plan, therefore work was beyond scope of permit and a stop work order placed on project.

Since January of 2017, we have worked extensively with the neighbors in gaining there approval for the current plan submitted to the City Council via DRP.

Sincerely,



Jonathon and Rebecca Collopy



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Development Review Permit to Demolish the Existing Single-Family Residence and Construct a New Single-Family Residence at 426 N. Granados Avenue (Case # 17-16-34 Applicants: Bill and Amy Kakimoto; APN 263-143-12; Resolution No. 2017-041)**

BACKGROUND:

This item was continued from the March 22, 2017 Council meeting at the request of the Applicants to allow more time to work with their neighbors.

The Applicants, Bill and Amy Kakimoto, are seeking City Council approval of a Development Review Permit (DRP) to demolish an existing single-family residence, construct a new one-story, single-family residence with a partially subterranean garage and fully subterranean basement, and perform associated site improvements. The 8,386 square foot lot is located in the Low Medium Residential (LMR) Zone and Scaled Residential Overlay Zone (SROZ). The maximum building height would be 15 feet 10 inches above the existing grade or 20 feet 2 inches as measured from the proposed grade. The project is located at 426 N. Granados Avenue.

As designed, the project proposes 919 cubic yards of cut, 77 cubic yards of fill, and 842 cubic yards of export. The project requires a DRP for two reasons: 1) construction in excess of 60 percent of allowable floor area and 2) aggregate grading in excess of 100 cubic yards.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request for a DRP.

CITY COUNCIL ACTION:

DISCUSSION:

The 8,386 square foot lot is located on the east side of N. Granados Avenue, four properties north of the intersection of N. Granados Avenue and E. Cliff Street. The topography of the project site slopes upward from N. Granados Avenue approximately 15 feet. The elevation at the west property line along N. Granados Avenue is at approximately 160 MSL and the east property line is at approximately 175 MSL. The site is rectangular in shape with 120 foot side property lines and 70 foot front and rear property lines. The site is currently developed with a 1,553 square foot one-story, single-family residence with a detached 469 square foot garage. The Applicants propose to demolish the existing structures and replace them with a new, one-story residence with a partially subterranean garage, a fully subterranean basement and rooftop deck. The Applicants are also proposing associated site improvements including a deck and pool located in the rear yard, as well as other hardscape and landscaping. The project plans are provided in Attachment 1.

The Applicants' revised plans show a reduction in area of the proposed rooftop deck from 527 square feet to 266 square feet. The Applicants also submitted correspondence that they have reached a private agreement with their neighbors regarding the proposed project (see Attachment 3).

Table 1, below, provides a synopsis of the Solana Beach Municipal Code (SBMC) specific minimum and maximum requirements of the zoning regulations for the building and site compared to the Applicants' proposed design. Table 1 shows that the proposed project meets the minimum SBMC requirements for parking, building setbacks, height, density, and floor area ratio (FAR).

Table 1			
LOT INFORMATION			
Property Address:	426 N. Granados	Zone:	LMR
Lot Size:	8,386 ft ²	Density Per Acre:	4 du/ac
Maximum Floor Area Allowable:	3,418 ft ²	# of Units Allowed:	1 Dwelling Unit
Proposed Floor Area:	3,110 ft ²	# of Units Requested:	1 Dwelling Unit
Below Max. Floor Area by:	308 ft ²		
Maximum Building Height:	25 ft.	Setbacks:	Required Proposed
Prop. Building Height (Existing Grade):	15.8 ft.	Front	25 ft. 26 ft.
Prop. Building Height (Prop. Grade):	20.2 ft	Side	5 ft. 5 ft.
Highest Point/Ridge:	183 MSL	Rear	25 ft. 25.5 ft.

PROPOSED PROJECT INFORMATION	
<p>Proposed Square Footage Breakdown:</p> <p>Proposed Basement Level Garage/Storage: 799 ft² Proposed Basement Living Area: 804 ft² Proposed Main Level: 2,953 ft² Subtotal: 4,556 ft² Basement Exemption: -804 ft² 2% Garage Exemption*: -642 ft² Total: 3,110 ft²</p> <p>*Basement Garage Floor Area Calculation: Garage square footage: 799 ft² Linear garage exposure: 19.64 ft Formula: square footage x linear exposure x 2% 799 – 400(2 spaces) = 399 ft² 399 x 19.64 x 0.02 = 157 ft² (included in floor area) Floor Area Calculation: 2,953 ft² (main level) + 157 ft² (basement) = 3,110 ft²</p>	<p>Required Permits:</p> <p>DRP: proposed floor area exceeds 60% of the maximum allowable floor area for the site and proposes more than 100 yd³ of aggregate grading.</p>
<p>Proposed Grading: Cut: 919 yd³ Fill: 77 yd³ Export: 842 yd³</p>	
<p>Proposed Parking: 2 Parking Spaces Proposed Fences and Walls: Yes Proposed Guest House: No Proposed Accessory Dwelling Unit: No Proposed Accessory Structure: No</p>	<p>Existing Development: Single-Family Residence with detached garage to be demolished.</p>

Staff has prepared draft findings for approval of the project for Council’s consideration based upon the information in this report. Conditions from the Community Development Department, Engineering and Fire Departments have been incorporated into the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions as it deems appropriate as a part of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for 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 2017-041 (Attachment 2).

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the total proposed square footage would exceed 60 percent of the maximum allowable floor area in a residential zone. The total floor area proposed is 3,110 square feet and the lot allows a maximum of 3,418 square feet. The total proposed floor area would be 91 percent of the maximum allowable. A DRP is also required because the proposal includes an aggregate grading quantity that exceeds 100

cubic yards of grading. There would be 919 cubic yards of cut, 77 cubic yards of fill, and 842 cubic yards of export.

In addition to meeting the zoning requirements, the project must also be found in compliance with the 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. If the Council conditionally approves the proposed project, Resolution 2017-041 (Attachment 2) provides the full discussion of the following findings:

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

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

The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The subject site is located on the east side of N. Granados Avenue, four properties north of the intersection of N. Granados Avenue and E. Cliff Street within the Low Medium Residential (LMR) Zone. The properties surrounding the site to the north, south and east are also within the LMR Zone. The properties west of the site are in the Low

Residential (LR) Zone. The surrounding properties are developed with a mix of one- and two-story single-family residences. The project, as designed, is consistent with permitted uses for the LMR Zone and could be found consistent with the General Plan, which designates the property as Low Medium Density Residential. The proposed development could be found consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the Scaled Residential Overlay Zone (SROZ). The property is within the Coastal Zone and, as a condition of approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a building permit.

Building Structure and Placement:

The Applicants are proposing a partially subterranean basement garage under the northwestern portion of the residence. A completely subterranean living area is located adjacent to the partially subterranean garage. According to SBMC 17.48.040(C), the proposed lower level area is considered "Basement Attached to a Garage" in which the basement living area can be exempt from the calculation of floor area as long as the garage is permanently separated from the residential living floor area, except for a standard size door, and there are no exposed sides of the residential living area. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. In the proposed design, the only exposure is for the garage door and the garage is completely separated from the basement living area except for a standard door. Therefore, the proposed basement living area of 804 square feet would be exempt from the calculation of floor area.

The partially subterranean garage would be subject to the 2 percent formula described in SBMC 17.48.040(C) because it has one exposed side. This formula is used to determine what portion of the garage is to be included in the calculation of floor area. SBMC 17.48.040 and 17.20.030 indicate that required parking spaces provided within a garage are exempt from the calculation of floor area. The 2 percent calculation subtracts the square footage of the required parking from the total proposed square footage of the garage, and then the remaining square footage is multiplied by the linear exposure of the garage and then multiplied by 2 percent. The result is the amount of square footage of the proposed garage to be included in the calculation of floor area. The proposed residence includes a 799 square foot, partially subterranean garage. The two required parking spaces (200 square feet per space) are exempt from the floor area calculations. Therefore, 400 square feet would be subtracted from the proposed partially subterranean garage square footage because it would be required parking. The total linear exposure of the proposed garage is 19.64 feet. The 2 percent calculation for this project would be as follows:

$$\begin{aligned} 799 \text{ ft}^2 \text{ Garage/Storage Area} - 400 \text{ ft}^2 \text{ parking exemption} &= 399 \text{ ft}^2 \\ 399 \text{ ft}^2 \times 19.64 \text{ ft. of linear exposure} \times .02 &= 157 \text{ ft}^2 \end{aligned}$$

Per the 2 percent calculation, 157 square feet of the partially subterranean garage would be included in the calculation of Floor Area. The 799 square foot subterranean garage is eligible for the 642 square foot exemption from floor area for both providing the two required off-street parking spaces in a garage and because it is partially subterranean.

The floor area for the residence consists of a 2,953 square foot main level, 804 square foot basement living area, and a 799 square foot partially subterranean garage/storage area. The subtotal of the proposed residence would be 4,556 square feet. The applicable floor area exemptions, related to the basement area and partially subterranean garage previously explained in this report, total 1,446 square feet. With the applicable exemptions, the Applicants propose a total of 3,110 square feet of floor area, which is 308 square feet below the maximum allowable Floor Area for the 8,386 square foot lot, pursuant to the SROZ regulations.

The LMR Zone requires 25 foot front and rear yard setbacks and 5 foot interior side yard setbacks. As designed, the residence will be setback 26 feet from the front yard, 5 feet from both the interior side yards, and 25.5 feet from the rear yard. The exterior staircase to the rooftop deck will encroach two feet into the rear yard setback and the chimney located along the southern portion of the residence will encroach two feet into the side yard setback. Per SBMC Section 17.20.030(D)(5), fireplace chimneys and exterior stairs may project into required yards a maximum distance of two feet.

As designed, the proposed project meets the minimum required setbacks and is below the maximum height limit and floor area for the property.

Neighborhood Comparison:

Staff compared the proposed project to 28 neighboring properties located within the LMR, LR, and Medium High Residential (MHR) Zones within the surrounding area on Granados Avenue, Glenmont Street, and E. Cliff Street as shown on the following Zoning Map:

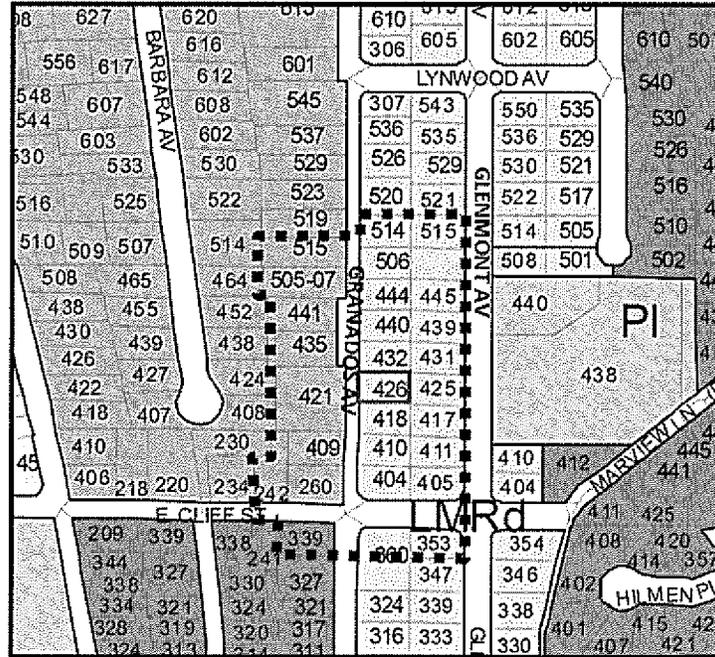


Table 2, below, provides the data for each property including approximate lot size, existing building area on each lot, and the maximum allowable square footage for potential new development.

The properties in the comparison area have a maximum FAR allowance that is calculated by using a tiered formula of 0.5 for the first 6,000 square feet of lot area, 0.175 for the next 9,000 square feet, 0.1 for the next 5,000 square feet and 0.05 for the remainder of the lot.

The maximum allowable floor area for this 8,386 square foot lot is calculated as follows:

0.500 for the first 6,000 ft ² =	3,000 ft ²
0.175 for 6,001 to 15,000 ft ² =	418 ft ²
Maximum Allowable Floor Area =	3,418 ft²

The existing neighboring homes range in size from 947 square feet to 3,927 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, phantom space or porch areas in their total square footage. However, the Assessor does include finished basements, which the City does not. Accordingly, the building area of the proposed project has been calculated for comparison purposes as follows:

Project Gross Building Area:	4,556 ft ²
Delete Garage:	- 799 ft ²
Project Area for Comparison to the Assessor's Data:	3,757 ft²

Table 2

#	Property Address	Lot Size in ft ²	Existing ft ² Onsite	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	242 E. CLIFF ST	7,600	1,166		3,280	LR
2	505 N. GRANADOS AVE	11,900	2,223		4,033	LR
3	409 N. GRANADOS AVE	9,900	1,360		3,683	LR
4	260 E. CLIFF ST	9,900	3,010		3,683	LR
5	421 N. GRANADOS AVE	22,216	2,851	4,520	6,670	LR
6	435 N. GRANADOS AVE	11,300	2,488		3,928	LR
7	441 N. GRANADOS AVE	11,300	2,794		3,928	LR
8	515 N. GRANADOS AVE	12,400	3,753		4,120	LR
9	505 GLENMONT DR	8,400	2,937		3,420	LMR
10	445 GLENMONT DR	8,400	1,821		3,420	LMR
11	439 GLENMONT DR	8,400	1,584		3,420	LMR
12	431 GLENMONT DR	8,400	2,619		3,420	LMR
13	425 GLENMONT DR	8,400	3,721		3,420	LMR
14	417 GLENMONT DR	8,400	1,737		3,420	LMR
15	411 GLENMONT DR	8,400	1,444		3,420	LMR
16	405 GLENMONT DR	8,300	1,697		3,403	LMR
17	404 N. GRANADOS AVE	8,300	3,057		3,403	LMR
18	410 N. GRANADOS AVE	8,400	1,289		3,420	LMR
19	418 N. GRANADOS AVE	8,400	1,208	3,447	3,420	LMR
20	426 N. GRANADOS AVE	8,386	1,553	3,757*	3,418	LMR
21	432 N. GRANADOS AVE	8,400	1,416		3,420	LMR
22	440 N. GRANADOS AVE	8,400	1,868		3,420	LMR
23	444 N. GRANADOS AVE	8,400	947		3,420	LMR
24	506 N. GRANADOS AVE	8,400	2,435		3,420	LMR
25	514 N. GRANADOS AVE	8,400	2,430		3,420	LMR
26	515 GLENMONT DR	8,400	1,814		3,420	LMR
27	339 N. GRANADOS AVE	9,780	3,306		7,335	MHR
28	353 GLENMONT DR	8,300	3,927		3,403	LMR
29	360 N. GRANADOS AVE	7,615	Vacant		3,283	LMR

* This area includes the proposed finished basement of 804 square feet which is not counted towards the floor area.

Fences, Walls and Retaining Walls:

Per SBMC 17.20.040(O) fences, walls and retaining walls located within the front yard setback area shall be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yard setback

area are allowed to be up to six feet in height with an additional 24 inches that is 50% open to light and air. It should be noted that fences and walls are measured from the pre-existing grade.

The Applicants propose to maintain the existing fencing surrounding the property along the northern and eastern perimeter of the site; however, a new six foot fence is proposed along the southern perimeter, as well as gates along the northern and southern side of the residence located within the side yard setback. In addition, the Applicants are proposing retaining walls of varying heights throughout the site. Retaining walls are proposed along the north and south sides of the driveway, as well as in the front yard setback to support the concrete steps and lightwell required for the basement level and along the northwestern portion of the site to accommodate the proposed residence. The proposed retaining wall details are shown on the Preliminary Grading Plan.

Safety railings are required for any vertical drop of more than 30 inches. Therefore, minimum 42 inch high railings will be required around the driveway where retaining walls drop more than 30 inches.

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

Landscape:

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

Parking:

SBMC Section 17.52.040 and the Off Street Parking Design Manual require two parking spaces for a single-family residence. The proposed floor plan shows a partially subterranean garage that would allow for two parking spaces that are 9' X 19' clear.

SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the Floor Area calculation. Two spaces are required; therefore, 400 square feet of garage area has been exempted from the floor area calculation for the project. Furthermore, since the garage is partially subterranean with one exposed side, the 2 percent formula described previously in the report applies. The 799 square foot subterranean garage is eligible for a 642 square foot exemption from floor area for both providing two required off-street parking spaces in a garage and because the garage is partially subterranean.

Grading:

The project includes grading in the amount of 919 cubic yards of cut, 77 cubic yards of fill and 842 cubic yards of export. The Applicants are proposing to excavate for the proposed basement area with a maximum cut depth of 9 feet. The maximum fill height is proposed at 2 feet.

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 Section 17.60.060).

Usable Open Space:

The project consists of an addition to an existing one-story, 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 additions will not exceed 16 feet in height as measured from the existing grade; therefore, the Applicants are not required to obtain a Structure Development Permit. The project plans show the maximum structure height proposed at 15.8 feet above the existing grade or 183 MSL and 20.2 feet above the proposed grade or 179 MSL.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 16 feet above the existing grade.

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, which was opened on March 22, 2017. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on March 9, 2017.

Staff received communication from the Applicants including a timetable of events that have occurred regarding the project and a letter of support from their neighbors. The documents are provided in Attachment 3.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation and adopt the attached Resolution 2017-041.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all of the required findings for the approval of a DRP and SDP.
- Deny the project if all of the required findings for the DRP cannot be made.

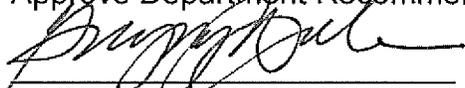
DEPARTMENT RECOMMENDATION:

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing;
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2017-041 conditionally approving a DRP to construct a new one-story, single family residence with a partially subterranean garage, fully subterranean basement level and rooftop deck located at 426 N. Granados Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Project Plans
2. Resolution 2017-041
3. Communication received from the Applicants

OWNER: **MR. & MRS. J. W. HARRIS**
 1111 S. GRANADOS AVE.
 ANCHORAGE, ALASKA

DESIGNER: **CITY OF SOLANA BEACH ENGINEERING DEPARTMENT**
 426 N. GRANADOS AVENUE
 SOLANA BEACH, CALIFORNIA

DATE OF SHEET: **NOVEMBER 14, 1970**

PROJECT: **CONCRETE DRIVE PAVEMENT**

CONTRACT: **NO. 100-100-100**

CONTRACTOR: **MR. J. W. HARRIS**

CONTRACT VALUE: **\$10,000.00**

CONTRACT DATE: **NOVEMBER 14, 1970**

CONTRACT NO.: **100-100-100**

CONTRACT VALUE: **\$10,000.00**

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CONTRACT VALUE: **\$10,000.00**

CONTRACT DATE: **NOVEMBER 14, 1970**

GENERAL NOTES:

1. ALL DRIVE PAVEMENT SHALL BE CONCRETE.

2. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

3. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

4. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

5. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

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12. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

13. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

14. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

15. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

16. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

17. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

18. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

19. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

20. ALL DRIVE PAVEMENT SHALL BE 12" THICK.

LEGEND:

1. DRIVE PAVEMENT

2. DRIVE PAVEMENT

3. DRIVE PAVEMENT

4. DRIVE PAVEMENT

5. DRIVE PAVEMENT

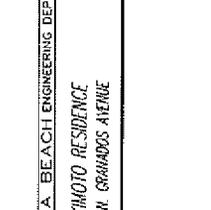
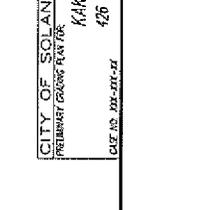
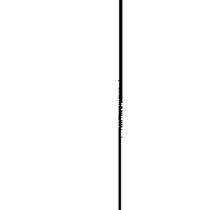
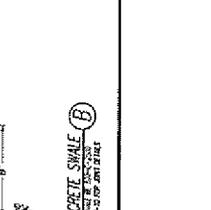
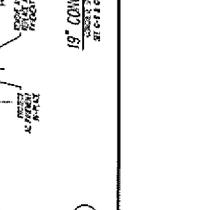
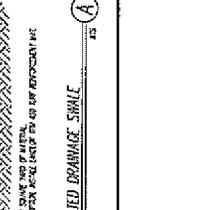
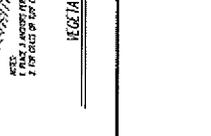
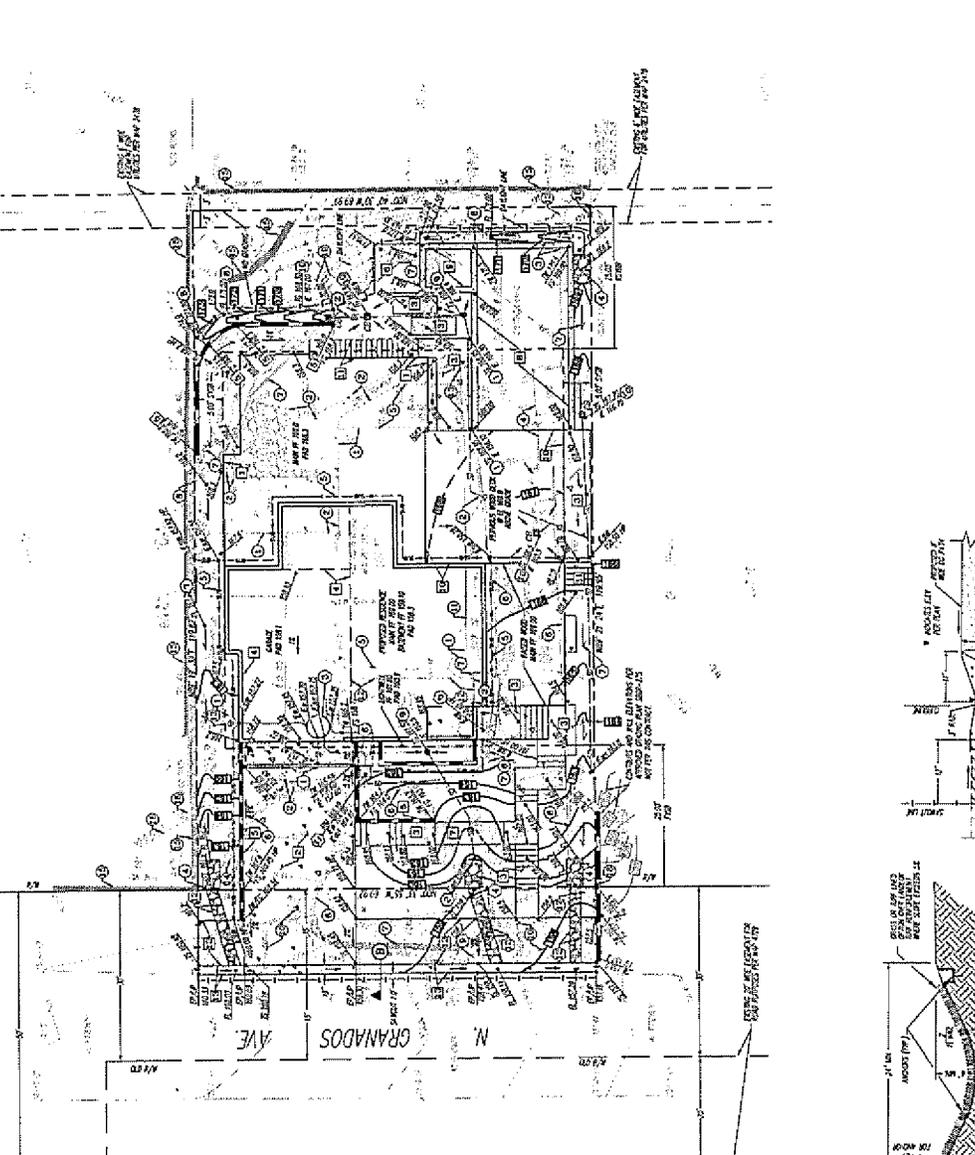
6. DRIVE PAVEMENT

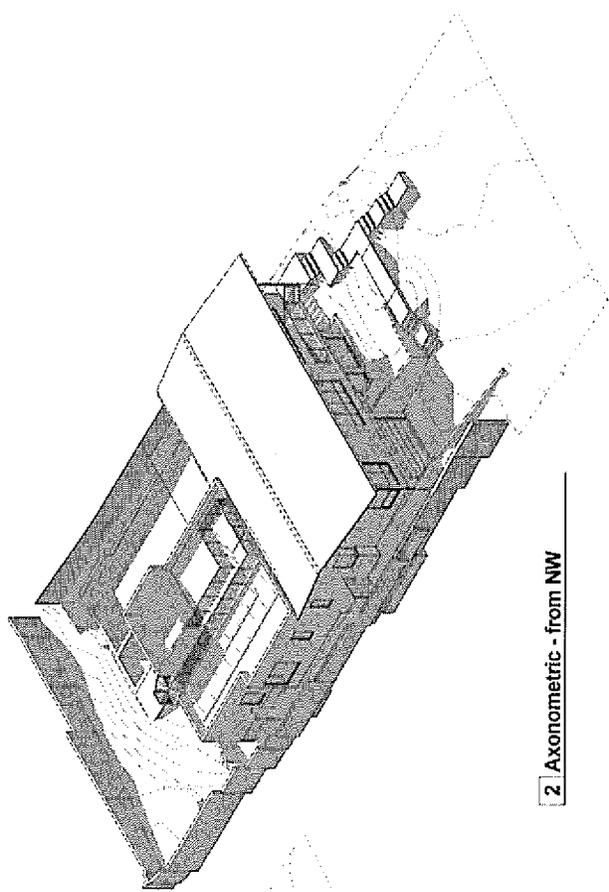
7. DRIVE PAVEMENT

8. DRIVE PAVEMENT

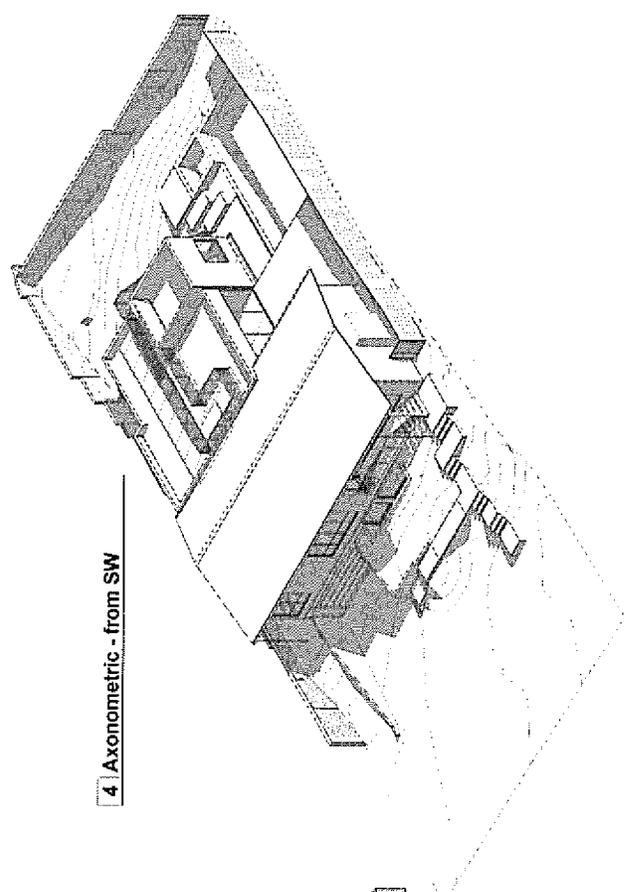
9. DRIVE PAVEMENT

10. DRIVE PAVEMENT

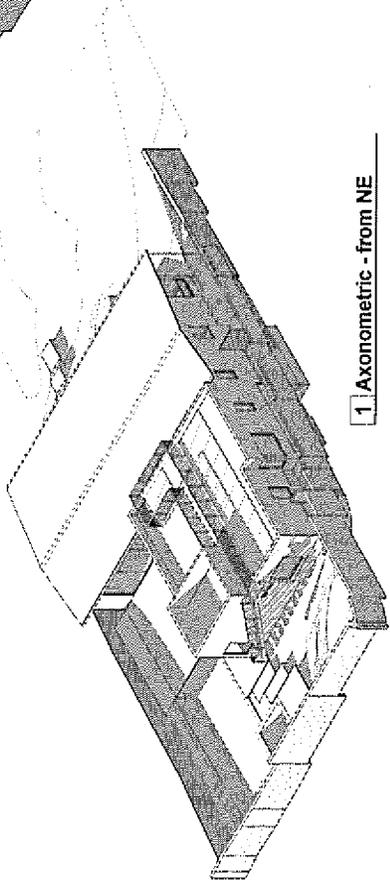




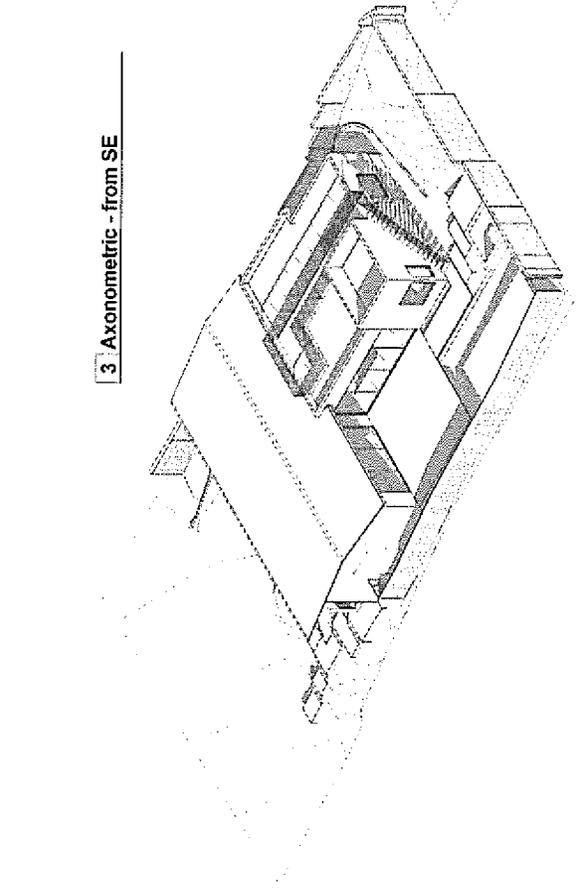
1 Axonometric - from NE



2 Axonometric - from NW



3 Axonometric - from SE



4 Axonometric - from SW

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

Area Name	Area	Comments
Existing Garage	465 SF	Remainance
Existing House	1653 SF	Remainance
Grand Total	2118 SF	

Area Name	Area	Comments
1 - Garage / Storage	789 SF	2% removal appears - see calculation below
2 - Lower Level	1604 SF	entire from 2% per TAB 949 (D) (4) (1) (B)
3 - Main Level	1255 SF	

BUILDING AREA - NEW

Area Name: Area: Comments

1 - Garage / Storage: 789 SF: 2% removal appears - see calculation below

2 - Lower Level: 1604 SF: entire from 2% per TAB 949 (D) (4) (1) (B)

3 - Main Level: 1255 SF:

789 SF Garage / Storage Area - 400 SF extension = 389 SF

389 SF x 19.64' impacted area = 7637.1 SF

157' Main Level

TOTAL: 3,119 SF

Area Name	Area	Comments
Front Deck	156 SF	
Rear Deck	156 SF	

Area Name	Area	Comments
1 - Garage / Storage	8,396 SF	
2 - Lower Level	3,699 SF	
3 - Main Level	2,306 SF	
Max Floor Area	3,418 SF	

GRADING / STORMWATER

See Site Plan for contour, quantities and additional impervious area calculations.

PROPERTY AREA TYPE BREAKDOWN

Impervious Area	EXISTING	PROPOSED
800 Footprint	2,022 SF	2,022 SF
Front Porch	1,199 SF	1,199 SF
TOTALS	4,494 SF	4,494 SF

Permeable Area	EXISTING	PROPOSED
Front Yard	355 SF	355 SF
Back Yard	3,600 SF	3,600 SF
Landscaping	0 SF	0 SF
TOTALS	3,955 SF	3,955 SF

DEMOLITION MATERIALS

All demolition materials shall be recycled according to the City of San Diego's Green Building Ordinance. The contractor shall be responsible for obtaining all necessary permits and approvals.

OUTDOOR LIGHTING

1. All new lighting shall be in accordance with the City Code lighting ordinance.

2. All lighting shall be in accordance with the City Code lighting ordinance.

3. All lighting shall be in accordance with the City Code lighting ordinance.

FENCES AND WALLS

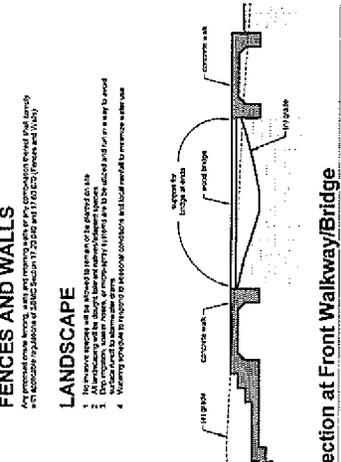
Any proposed concrete fence, wall or retaining wall shall be constructed in accordance with the City Code and applicable regulations of the City of San Diego.

LANDSCAPE

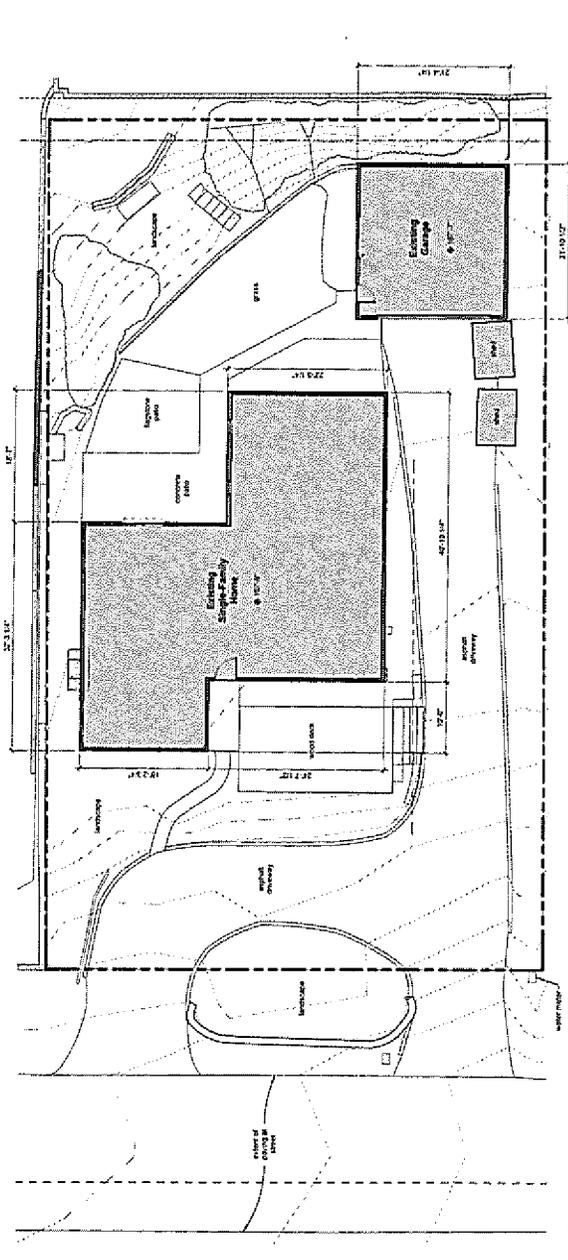
1. All landscape materials shall be in accordance with the City Code landscaping ordinance.

2. All landscape materials shall be in accordance with the City Code landscaping ordinance.

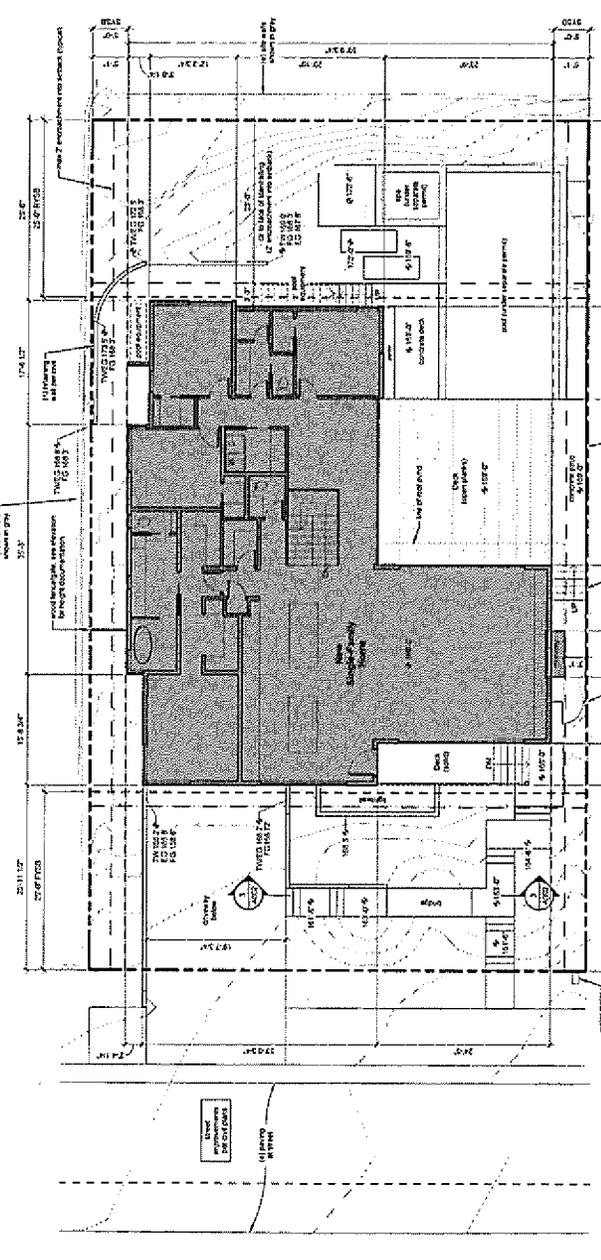
3. All landscape materials shall be in accordance with the City Code landscaping ordinance.



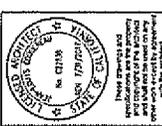
3 Section at Front Walkway/Bridge
1/4" = 1'-0"



2 Site Plan - Existing
1/8" = 1'-0"



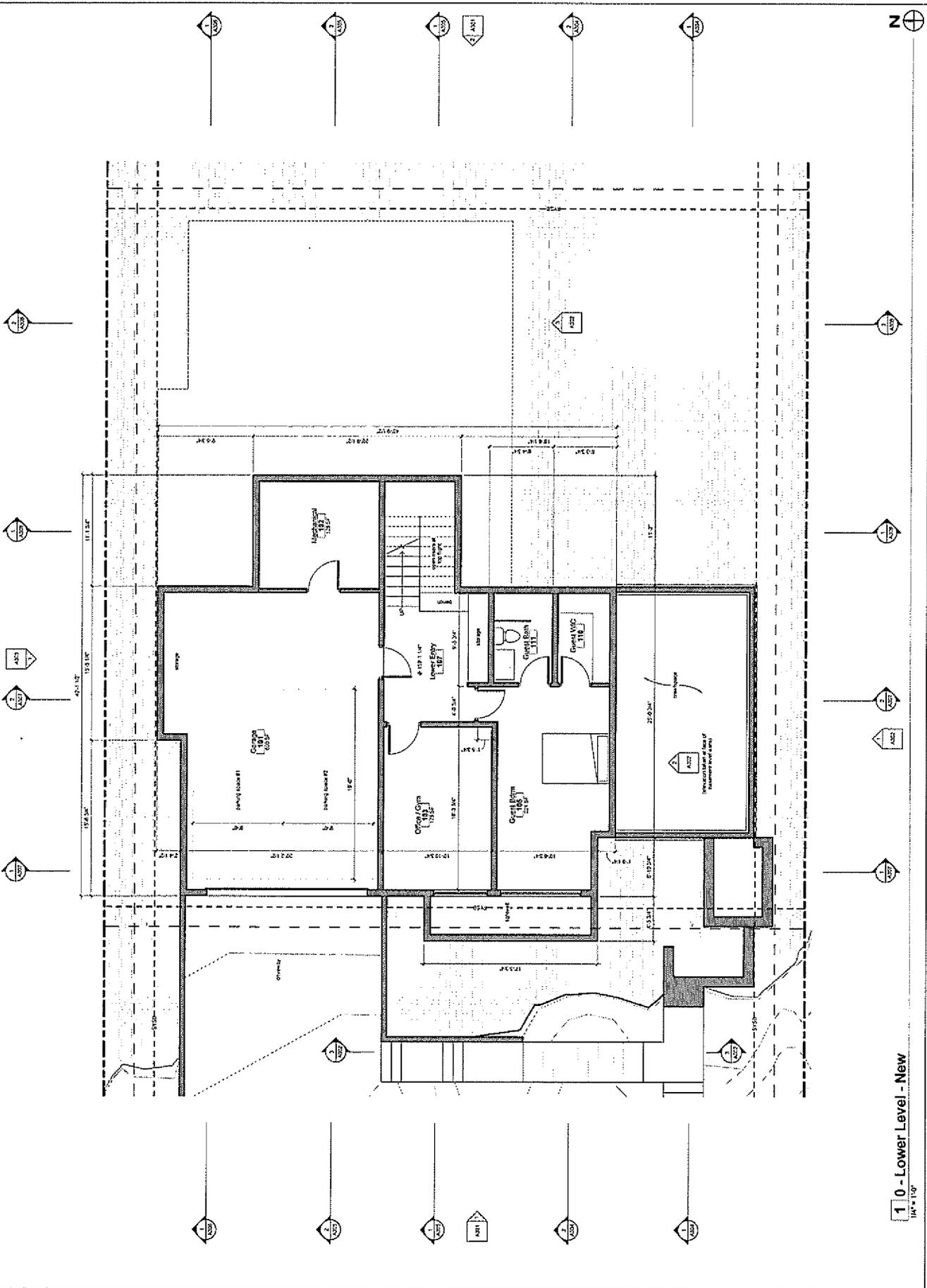
1 Site Plan - New
1/8" = 1'-0"



Sheet No.	Revision
001	Initial
002	Revised

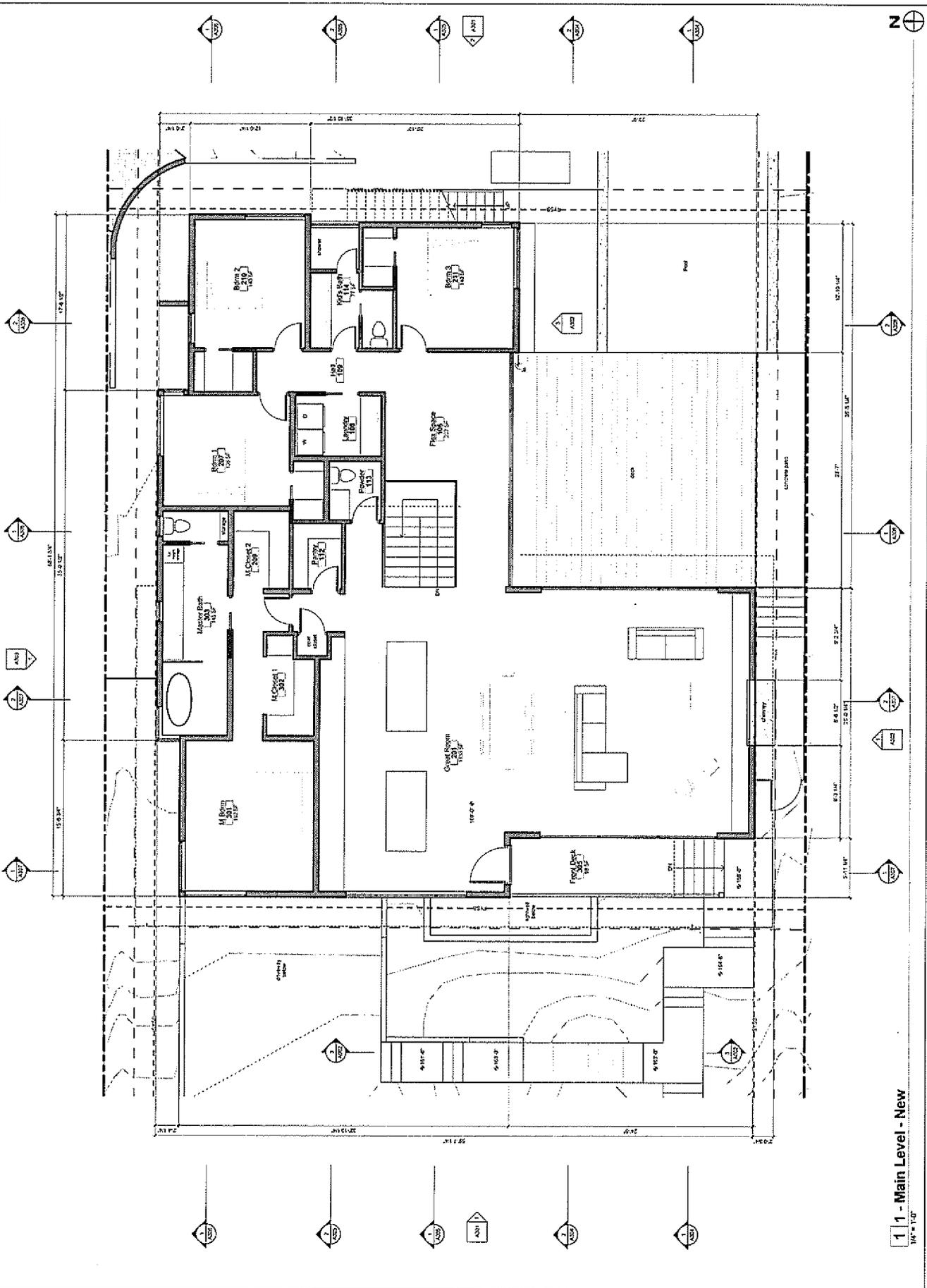


Date	Description



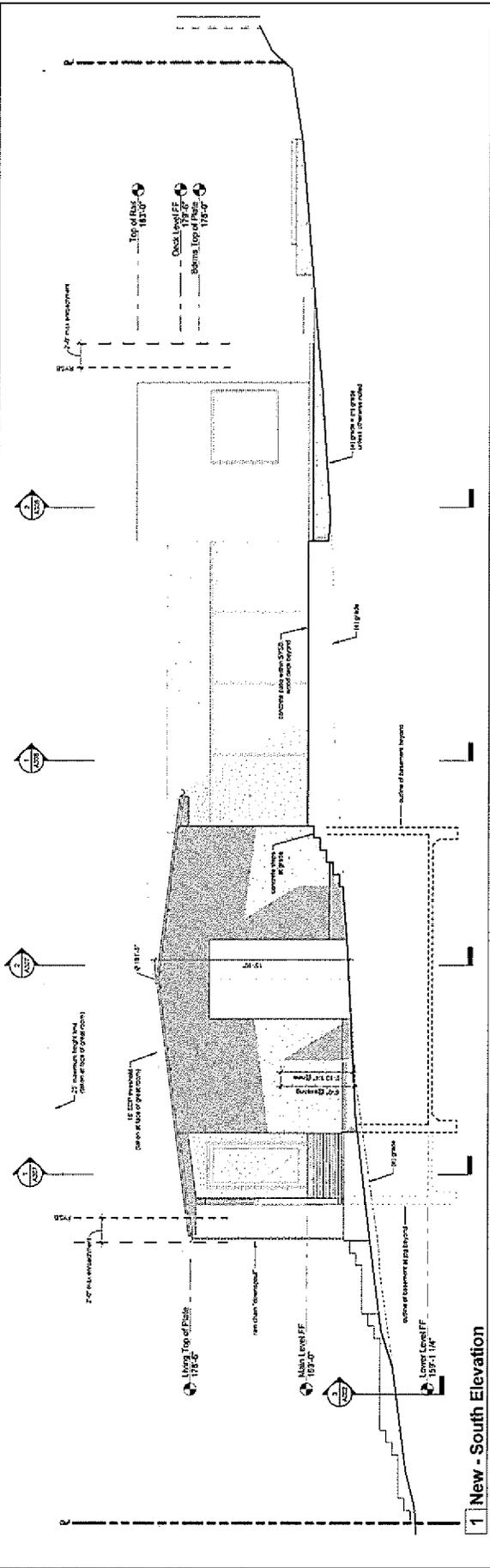
1.0 - Lower Level - New
 1/4" = 1'-0"

NO.	DATE	DESCRIPTION

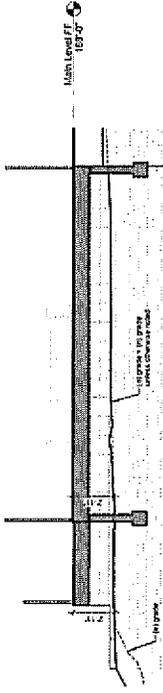


1 1 - Main Level - New
 1/8" = 1'-0"

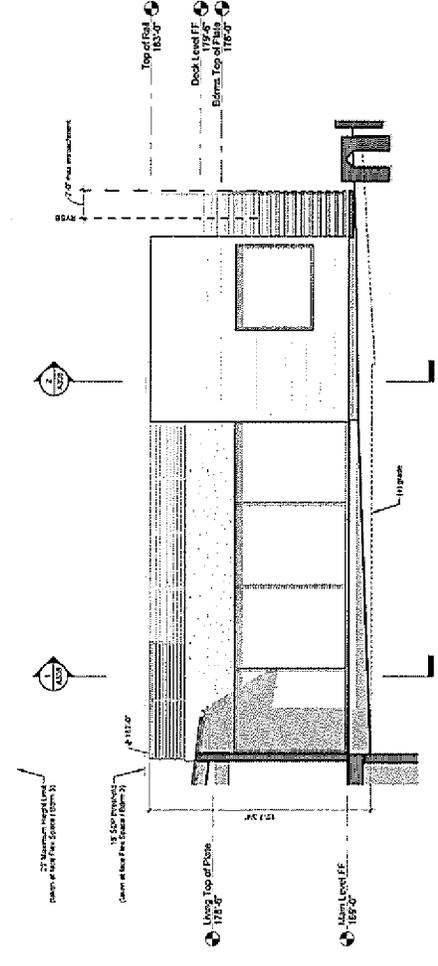
Project No.	1003
Drawn by	TMS
Checked by	JLC
Project Name	Garage
Date	



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



2 New - South Elevation (Crawlspace)
 1/4" = 1'-0"



3 New - South Elevation (Beyond)
 1/4" = 1'-0"

RESOLUTION NO. 2017-041

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, TO CONSTRUCT A NEW ONE-STORY, SINGLE-FAMILY RESIDENCE WITH A PARTIALLY SUBTERRANEAN GARAGE, FULLY SUBTERRANEAN BASEMENT LEVEL AND ROOFTOP DECK ON PROPERTY LOCATED AT 426 N. GRANADOS AVENUE, SOLANA BEACH

**APPLICANT: Bill and Amy Kakimoto
CASE NO.: DRP 17-16-34 DRP**

WHEREAS, Bill and Amy Kakimoto (hereinafter referred to as "Applicants") have submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

WHEREAS, at the Public Hearing on March 22, 2017, the City Council continued the project to a date certain at the request of the Applicants to provide enough time to work with their neighbors; and

WHEREAS, at the Public Hearing on April 26, 2017, the City Council received and considered evidence concerning the proposed application; and

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

WHEREAS, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act 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 to construct a new one-story, single family residence with a partially subterranean basement garage, fully subterranean basement level and rooftop deck located at 426 N. Granados Avenue, 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 Density Residential (LMR) Zone, which allows for four 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 proposed project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) Permitted Uses and Structures (SBMC 17.20.020), which provides for use of the property as a single-family residence. The proposed project also adheres to all property development regulations established for the LMR Zone and cited by SBMC 17.20.030.

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

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

a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and 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 on the east side of N. Granados Avenue, four properties north of the intersection of N. Granados Avenue and E. Cliff Street within the Low Medium Residential (LMR) Zone. The properties surrounding the site to the north, south and west are also within the LMR Zone. The properties west of the site are in the Low Residential (LR) Zone. The surrounding properties are developed with a mix of one- and two-story single-family residences. The project, as designed, is

consistent with permitted uses for the LMR Zone and is consistent with the General Plan, which designates the property as Low Medium Density Residential. The proposed development could be found 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.

- 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 project includes a partially subterranean basement garage under the northwestern portion of the residence. A completely subterranean living area is located adjacent to the partially subterranean garage. According to SBMC 17.48.040(C), the proposed lower level area is considered "Basement Attached to a Garage" in which the basement living area can be exempt from the calculation of floor area as long as the garage is permanently separated from the residential living floor area, except for a standard size door, and there are no exposed sides of the residential living area. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. In the proposed design, the only exposure is for the garage door and the garage is completely separated from the basement living area except for a standard door. Therefore, the proposed basement living area of 804 square feet is exempt from the calculation of floor area.

The partially subterranean garage is subject to the 2 percent formula described in SBMC 17.48.040(C) because it has one exposed side. This formula is used to determine what portion of the garage is to be included in the calculation of floor area. SBMC 17.48.040 and 17.20.030 indicate that required parking spaces provided within a garage are exempt from the calculation of floor area. The 2 percent calculation subtracts the square footage of the required parking from the total proposed square footage of the garage, and then the remaining square footage is multiplied by the linear exposure of the garage and then multiplied by 2 percent. The result is the amount of square footage of the proposed garage to be included in the calculation of floor area. The proposed residence includes a 799 square foot, partially subterranean garage. The two required parking spaces (200 square feet per space) are exempt from the floor area calculations. Therefore, 400 square feet is subtracted from the

proposed partially subterranean garage square footage because it would be required parking. The total linear exposure of the proposed garage is 19.64 feet. The 2 percent calculation for this project is as follows:

$$799 \text{ ft}^2 \text{ Garage/Storage Area} - 400 \text{ ft}^2 \text{ parking exemption} = 399 \text{ ft}^2$$
$$399 \text{ ft}^2 \times 19.64 \text{ ft. of linear exposure} \times .02 = 157 \text{ ft}^2$$

Per the 2 percent calculation, 157 square feet of the partially subterranean garage is included in the calculation of floor area. The 799 square foot subterranean garage is eligible for the 642 square foot exemption from floor area for both providing two required off-street parking spaces in a garage and for putting the garage partially below grade.

The floor area for the residence consists of a 2,953 square foot main level, 804 square foot basement living area, and a 799 square foot partially subterranean garage/storage area. The subtotal of the proposed residence is 4,556 square feet. The applicable floor area exemptions, related to the basement area and partially subterranean garage previously explained, total 1,446 square feet. With the applicable exemptions, the Applicants propose a total of 3,110 square feet of floor area, which is 308 square feet below the maximum allowable Floor Area for the 8,386 square foot lot, pursuant to the SROZ regulations.

The LMR Zone requires 25 foot front and rear yard setbacks and 5 foot interior side yard setbacks. As designed, the residence is setback 26 feet from the front yard, 5 feet from both the interior side yards, and 25.5 feet from the rear yard. The exterior staircase to the rooftop deck will encroach two feet into the rear yard setback and the chimney located along the southern portion of the residence will encroach two feet into the side yard setback. Per SBMC Section 17.20.030(D)(5) fireplace chimneys and exterior stairs may project into required yards a maximum distance of two feet.

As designed, the proposed project meets the minimum required setbacks and is below the maximum height limit and floor area for the property.

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

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

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

SBMC Section 17.52.040 and the Off Street Parking Design Manual require two parking spaces for a single-family residence. The proposed floor plan shows a partially subterranean garage that will allow for two parking spaces that are 9' X 19' clear. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the Floor Area calculation. Two spaces are required, therefore, 400 square feet of garage area is exempt from the floor area calculation for the project. Furthermore, since the garage is partially subterranean with one exposed side the 2 percent formula previously described applies. Therefore, 642 square feet of the 799 square foot subterranean garage is exempt from floor area for both providing the two required off-street parking spaces in a garage and for putting the garage partially below grade.

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

landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.

The project includes grading in the amount of 919 cubic yards of cut, 77 cubic yards of fill and 842 cubic yards of export. The Applicants are proposing to excavate for the proposed basement area with a maximum cut depth of 9 feet. The maximum fill height is proposed at 2 feet.

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

All new exterior lighting fixtures must comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC Section 17.60.060).

- 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 an addition to an existing one-story, 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, including variances, conditional use permits, comprehensive sign plans, and coastal development permits, have been obtained prior to or concurrently with the development review permit.*

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

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

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

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 Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on April 26, 2017, and located in the project file with a submittal date of April 19, 2017.
- III. Prior to requesting a framing inspection, the Applicants will be required to submit a height certification, signed by a licensed land surveyor, certifying that the building does not exceed 16 feet in height from the existing grade.
- IV. Any proposed onsite fences, walls, and retaining walls and any proposed railing located on top or any combination thereof shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of 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. The Applicants shall comply with the current applicable water efficient landscape regulations of the Municipal Code Section 17.56 that are in place at the time of the Building Permit submittal.
- VIII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- IX. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.

B. Fire Department Conditions:

- I. Obstruction of Roadways During Construction: All roadways shall be a minimum of 24 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Fire Department.
- II. Address Numbers: Street numbers: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 1/2" stroke width for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- III. Automatic Fire Sprinkler System One and Two Family Dwellings: Structures may be required to 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.
- IV. Smoke Detectors/Carbon Monoxide Alarms/Fire Sprinkler Systems: Smoke detectors/carbon monoxide alarms/fire sprinklers shall be inspected by the Solana Beach Fire Department.
- V. Class "A" Roof: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- VI. Basement:
 - a. All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit doors that lead directly outside via staircase and exit door or exit door at grade.
 - b. Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City staff (Fire, Building, Planning)

C. Engineering Department Conditions:

- I. Obtain an Encroachment Permit in accordance with Chapter 11.20 of the Solana Beach Municipal Code, prior to the construction of any improvements within the public right-of way, including, but not limited to demolition and construction of surface improvements. All proposed improvements within the public right-of-way shall comply with city standards including but not limited to the Off-Street Parking Design Manual. Improvements shall include the construction of a 19" Asphalt swale and an 8 foot width of Compacted Stabilized Decomposed Granite (D.G.) at a 2% maximum cross slope. The swale shall transition to the existing flow line and connect to the proposed driveway to the satisfaction of the City Engineer. Improvements shall also include the construction of proper drainage facilities to convey site drainage to the 19" swale to the satisfaction of the City Engineer.
- II. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- III. All new utility services shall be installed underground.
- IV. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The grading plan shall be prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. A Soils Report shall be prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. A Hydrology Report shall be prepared by a Registered Civil Engineer. All recommendations of the Hydrology Report shall be incorporated into the grading plan and approved by the City Engineer.
 - d. All retaining walls and drainage structures shall be shown. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at

grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.

- e. The Applicants are responsible to protect the adjacent properties during construction. If any grading or other types of construction are anticipated beyond the property lines, the applicant shall obtain a written permission from the adjoining property owners for incidental grading or construction that may occur and submit the letter to the City Engineer prior to the anticipated work.
- f. Pay grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. Obtain and submit grading security in a form prescribed by the City Engineer.
- h. Obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- i. Submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. Show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.

- I. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
 - m. No increased cross lot drainage shall be allowed.
 - V. 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 1.1.6 and 1.18 in addition to any applicable revocation proceedings.
 7. EXPIRATION: The Development Review Permit for the project will 24 months from the date of this Resolution, unless the Applicants have obtained building permits and construction has commenced prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.
 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 Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

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 26th day of April 2017, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

GINGER MARSHALL, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

Regina Ochoa

From: Bill Kakimoto [REDACTED] >
Sent: Wednesday, April 19, 2017 1:04 PM
To: Regina Ochoa; Tyler Van Stright; Amy Kakimoto
Subject: additional documents
Attachments: timetable.pdf; 17 . 03 . 21 - KAKIMOTO LETTER.pdf

Hi Regina,

We would like to include these documents to the city counsel.

1. A timetable of events (working with our neighbors) that have occurred with the planning of our project.
2. A PDF letter of support from our next door neighbor 421 N Granados

Thank you and please call ([REDACTED]) or email if any questions or concerns.

Bill Kakimoto

<u>Date:</u>	<u>Event:</u>	<u>Action:</u>
12/14/2015	Interview Architects	Choose Architecture
1/18/2016	Email Jack Hegenauer	Potentially most affected view. Open Dialogue Re: Project. Schedule meeting
1/29/2016	Meeting @ Hegenauer's	Initial Meeting. Open Dialogue. Inform plan for rebuild Including possible second story master suite
2/2016	Schematic Design	Early sketches w JLC
3/14/16	Email Jack Hegenauer	Schedule second meeting. Show early schematic design
3/19/16	Meeting (3) @ Hegenauers	Erect rudimentary story poles (Second Story.) Show design. Agree second story design too high. Jack states next door (432 N Granados Ave) as possible acceptable height.
3/22/16	Re design (2)	JLC start re design (2) project w lower roof
4/5/16	Email Neighbors	Email Jane Morton, David Duggar, Steve Janks. Replies from Morton and Duggar stating Hegenauer views would be more affected.
4/5/16	Email Gary Martin	Inform of project. Ask to measure roof height.
4/12/16	Mail letter to 417 Glenmont informing of project.	
4/18/16	Measure roof height	W Jack Hegenauer, Gary Martin, Bill Kakimoto. Measure roofline (acceptable height) as 14 feet 5 inches above slab. Per provided survey slab at 170'8" MSL. Therefore MSL acceptable height 185'2" MSL
6/1/16	Email Jack Hegenauer and Gary Martin	Schedule combined meeting w professional story poles
6/9/16	Professional Story Poles	C-Story Poles erects ridgeline story poles
6/9/16	Call Steve Janks	Inform of story poles. Schedule meeting.
6/16/16	Meeting @ Janks House	Onsite meeting. Story poles too high.
6/21/16	Re design (3)	Decide to scrape second story master. Single story under 16'.
11/13/16	Meeting w Gary Martin	Go over new design (3). Clarify height of railing of roof top deck.
1/8/17	Meeting w Gary Martin	Go over landscape plans. Incorporate changes he suggested.
1/27/17	Email Jack Hegenauer	Inform him of new single story design (3) and offer to show plans.
3/19/17	Contact J Hegenauer	Reach compromise with roof agreeing by reducing to 1/3 size.
4/19/17	Agree with adjoining neighbor upon roof deck restricted covenant to be recorded with the county.	



March 21, 2017

William and Amy Kakimoto

█ N. Granados Ave.

Solana Beach, CA. 92075

Project: Kokimoto Residence

Location: █ N. Granados Ave.

I am the Architect for the project at 418 N. Granados Ave. (the adjoining property directly to the south). My clients and the owners are Dave Pursiano and Laurel Barry.

The Kakimoto's and their Architect provided us with copies of the proposed improvements at the above property. We have reviewed the project and we are in agreement with the proposed improvements. We believe it will be a great improvement of the street scape along Granados Ave. and an improvement to the Solana Beach community as a whole.

We are unable to attend the public hearing so please accept this letter supporting the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Beery', written over a horizontal line.

John Beery AIA
Principle Architect BGI



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for DRP and SDP to Construct a Multi-Level, Single-Family Residence with an Attached Two-Car Garage and a Basement and Perform Associated Site Improvements at 360 N. Granados Ave. (Case # 17-16-27 Applicants: Amarpal Arora and Danielle Aretz; APN: 263-391-16; Resolution No. 2017-059)**

BACKGROUND:

The Applicants, Amarpal Arora and Danielle Aretz, are requesting City Council approval of a Development Review Permit (DRP) and a Structure Development Permit (SDP) to construct a multi-level, single-family residence with an attached two-car garage and a basement, and perform associated site improvements. The 10,866 square-foot vacant lot is located at 635 North Granados Avenue and within the Low-Medium Residential (LMR) Zone and Scaled Residential Overlay Zone (SROZ).

The project proposes grading in the amounts of 850 cubic yards of cut, 430 cubic yards of fill and 420 cubic yards of export. The maximum building height would be 24.8 feet above the proposed (finished) grade and 166.3 feet above Mean Sea Level (MSL). The project meets three thresholds for the requirement of a DRP, including: 1) construction in excess of 60 percent of the allowable floor area; 2) construction of a second story in excess of 35 percent of the total first-level floor area; and 3) an aggregate grading quantity in excess of 100 cubic yards. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request.

DISCUSSION:

The vacant lot is located on the southeast corner of North Granados Avenue and Cliff Street. The lot is generally rectangular in shape except for the curved northwest corner

CITY COUNCIL ACTION:

where North Granados intersects Cliff Street. The topography of the site slopes upward and diagonally across the lot from the southwest corner to the northeast corner with an approximate 11-foot elevation change. The Applicants propose to construct a 3,237 square-foot, multi-level, single-family residence with an attached 567 square-foot, two-car garage and a subterranean 1,014 square-foot basement that would be exempt from the floor area calculation for the residence. The project would also include associated site improvements including cut and fill grading, a pool and spa, fencing, hardscaping, and landscaping. The project plans are provided in Attachment 1.

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

Table 1			
LOT INFORMATION			
Property Address:	360 N Granados	Zoning Designation:	LMR (4 du/ac)
Lot Size:	8,313 ft ²	# of Units Allowed:	1 Dwelling Unit
Max. Allowable Floor Area:	3,405 ft ²	# of Units Requested:	1 Dwelling Unit
Proposed Floor Area:	3,404 ft ²	Setbacks:	Required Proposed
Below Max. Floor Area by:	1 ft ²	Front (W)	25 ft. 27 ft.
Max. Allowable Height:	25 ft.	Street Side (N)	10 ft. 10 ft.
Max. Proposed Height:	24.8 ft.	Interior Side (S)	5 ft. 5 ft.
Highest Point/Ridge:	166.3 MSL (SP 31)	Rear (W)	25 ft. 25 ft.
Overlay Zone(s):	SROZ		
PROPOSED PROJECT INFORMATION			
Floor Area Breakdown:		Required Permits:	
Lower Level Living Area	1,921 ft ²	DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area, a structure with a second story in excess of 35% of the first story floor area, and for grading in excess of 100 cubic yards (aggregate)	
Upper Level Living Area	1,316 ft ²		
Upper Level Garage	567 ft ²		
Basement	1,014 ft ²		
Subtotal:	4,818 ft ²		
Off-Street Parking Exemption	- 400 ft ²	SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
Basement Exemption	- 1,014 ft ²		
Total Floor Area:	3,404 ft²		
Proposed Grading:	Cut: 850 yd ³ Fill: 430 yd ³	Export: 420 yd ³	
Proposed Parking:	Attached 2-car garage	Existing Development:	Vacant Lot
Proposed Fences and Walls:	Yes		
Proposed Guest House:	No		
Proposed Accessory Dwelling Unit:	No		
Proposed Accessory Structure:	No		

Staff has prepared draft findings for approval of the project in the attached Resolution 2017-059 (Attachment 2) for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing

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

The following is a discussion of the findings for a DRP and an administrative SDP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2017-059.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for the following reasons: 1) the total proposed square footage would exceed 60 percent of the maximum allowable floor area in a residential zone; 2) the square footage of the proposed second story is more than 35 percent of the square footage of the proposed first floor; and 3) the proposal includes an aggregate grading quantity that exceeds 100 cubic yards of grading. The total floor area proposed is 3,404 square feet, which is 1 square-foot below the maximum allowable floor area for the property, pursuant to the SROZ. The total floor area of the upper level would be 1,883 square feet and the lower level would be 1,921 square feet. The second floor would be 98 percent of the lower level. There would be 850 cubic yards of cut, 430 cubic yards of fill, and 420 cubic yards of export for an aggregate grading quantity of 1,280 cubic yards.

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

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2017-059 (Attachment 2) provides the full discussion of the findings.

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

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

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

Relationship with Adjacent Land Uses:

The property is located within the LMR Zone. Other properties located on the east side of North Granados are also located within the LMR Zone. Properties located on the west side of the North Granados and south of Cliff Street are located within the Medium-High Residential (MHR) Zone, while properties located on the west side of North Granados and north of East Cliff are located in the Low Residential (LR) Zone. Surrounding properties are developed with one and two-story, single-family residences in the LMR and LR Zones and one and two-story single-family residences, duplexes and triplexes in the MHR Zone. The project site is currently vacant.

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

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

Building and Structure Placement:

The Applicants propose to construct a new multi-level, single-family residence with an attached two-car garage and an attached basement that would be exempt from floor area calculations. Driveway access would be taken from East Cliff Street at the northeast corner of the lot and follow along the eastern property line to access the proposed two-car garage.

The north, south, and east elevations of the residence would be built along the setback lines. The west elevation would be setback approximately an additional 2 feet from the front-yard setback line. Rooflines would project a maximum of two feet into the required setbacks, which is allowed by the Zoning Ordinance.

A swimming pool and spa are proposed within the buildable area on the southwest side of the residence. The main pedestrian entrance would consist of a walkway from East Cliff Street at the center of the northern property line. The trash enclosure would be located north of the garage and screened by site walls. A proposed outdoor shower would be located on the south side of the proposed garage.

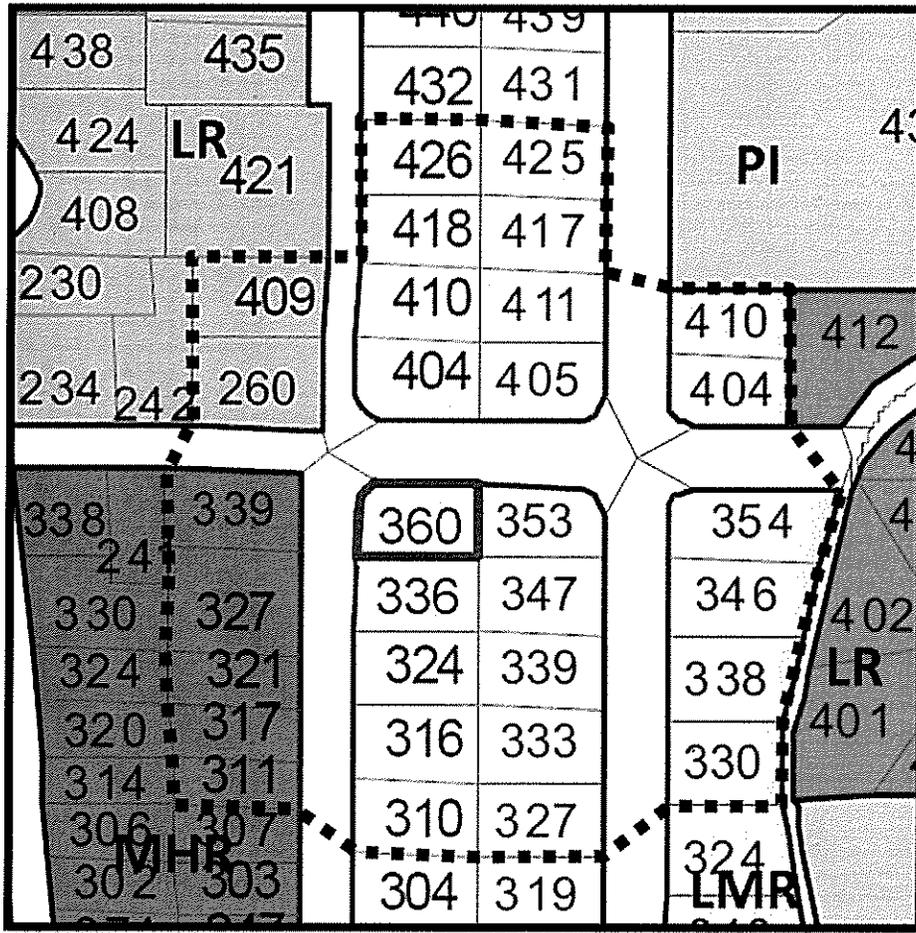
The Applicants are proposing a 1,316 square-foot upper level consisting of the main entry, an open kitchen, living and dining area, a bedroom, a bathroom and access to the 567 square-foot garage. The upper level would also be surrounded by a deck that would wrap around the living room to the garage. The 1,921 square-foot lower living area would consist of a master suite, two bedrooms, two bathrooms, a laundry room, and an office. The 1,016 square-foot basement would be completely subterranean and would consist of a bedroom, bathroom, and media room. When a basement has no exposed sides, the entire basement area is exempt from floor area calculations, pursuant to SBMC 17.48.040(C)(4)(i). Therefore, the proposed 1,016 square-foot basement is completely exempt from floor area. A single-family residence requires two off-street parking spaces. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. Therefore, the project is afforded a 400 square-foot exemption. The total proposed floor area would be 3,404 square feet, which is one square-foot below the maximum allowable Floor Area for the 8,313 square-foot lot, pursuant to the SROZ regulations. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	405 ft ²
Total Allowable Floor Area:	<u>3,405 ft²</u>

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

Neighborhood Comparison:

Staff compared the proposed project to 31 other properties within the surrounding area. This area includes properties along both sides of North Granados Avenue and Glenmont Drive in the East Cliff Street area as shown on the following Map:



The properties evaluated in this comparison are located in the LR Zone and SROZ. The existing homes range in size from 888 square feet to 3,927 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement or accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage as follows:

Project Gross Building Area:	4,818 ft ²
Delete Garage	- 567 ft ²
<hr/> Project Area for Comparison to Assessor's Data:	<hr/> 4,251 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 (GIS)	Existing ft ² Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ² S.R.O.Z.	Zone
1	409 N Granados	9,900	1,360		3,683	LR
2	260 E Cliff	9,900	3,010		3,683	LR
3	425 Glenmont	8,400	3,721		3,420	LMR
4	417 Glenmont	8,400	1,737		3,420	LMR
5	411 Glenmont	8,400	1,444		3,420	LMR
6	405 Glenmont	8,300	1,697		3,403	LMR
7	404 N Granados	8,300	3,057		3,403	LMR
8	410 N Granados	8,400	1,289		3,420	LMR
9	418 N Granados	8,400	1,208	3,447	3,420	LMR
10	426 N Granados	8,400	1,544		3,420	LMR
11	410 Glenmont	7,500	980		3,263	LMR
12	404 Glenmont	8,200	1,544		3,385	LMR
13	339 N Granados	9,760	3,306		3,658	MHR
14	321 N Granados	6,100	1,388		3,018	MHR
15	317 N Granados	6,300	1,456		3,053	MHR
16	311 N Granados	5,600	1,185		2,930	MHR
17	331 N Granados	6,500	2,957		3,088	MHR
18	327 N Granados	6,400	2,957		3,070	MHR
19	353 Glenmont	8,300	3,927		3,403	LMR
20	347 Glenmont	8,400	1,634		3,420	LMR
21	339 Glenmont	8,400	2,786		3,420	LMR
22	333 Glenmont	8,400	3,044		3,420	LMR
23	327 Glenmont	8,400	2,600		3,420	LMR
24	308 N Granados	8,200	1,640		3,385	LMR
25	316 N Granados	8,500	888		3,438	LMR
26	322 N Granados	8,350	1,880		3,411	LMR
27	360 N Granados	8,313	Vacant	4,251*	3,405	LMR
28	336 N Granados	8,400	3,302		3,420	LMR
29	354 Glenmont	10,900	3,614		3,858	LMR
30	346 Glenmont	10,100	1,497		3,718	LMR
31	338 Glenmont	10,100	3,552		3,718	LMR
32	330 Glenmont	9,500	1,423		3,613	LMR

*This area includes the proposed finished basement of 1,014 square feet, which is not counted toward the City's total floor area. With the exemption of the finished basement, the project would be 1 square-foot below the maximum allowable floor area for the lot.

Fences, Walls and Retaining Walls:

Within the front yard setback area, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to six feet in height with an additional 24 inches that is 50% open to light and air. However, the SBMC also permits fences or walls to be 5 feet high in the front-yard setback to comply with pool fencing requirements. It should also be noted that fences and walls are measured from the pre-existing grade.

The Applicants propose to construct site walls around the front entry to the property ranging from 18 inches to 3.5 feet, which is the maximum allowable in the street side-yard setback. Additional five-foot high site walls would be located in the front-yard setback, which would exceed the typical height limit in order to meet pool fencing requirements, pursuant to SBMC Section 17.20.040(O)(1)(d). Retaining walls would be constructed along the eastern and southern property lines to retain the proposed fill where the grade would be raised to access the upper-level garage. The retaining wall along the southern property line would include a lattice above.

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

Landscape:

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct an attached, two-car garage in the southeastern corner of the buildable area

of the lot. The property would be accessed by a new driveway along the eastern side of the property with access off of East Cliff Street. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

Grading:

The project includes grading in the amount of 850 cubic yards of cut, 430 cubic yards of fill, and 420 cubic yards of export. The majority of the proposed cut would occur within the building footprint to excavate for the proposed basement. The grade would be increased with fill in the rear (east) yard by approximately four feet.

Lighting:

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

Usable Open Space:

The project consists of the construction of a new single-family residence with an attached garage on a vacant residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. A final Story Pole Height Certification was issued by a licensed land surveyor on February 3, 2017, which showed a maximum building height of 24.8 feet and the tallest story pole (SP #31) certified at 166.3 MSL as measured above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site with a deadline to file for View Assessment by March 13, 2017. 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 certificate 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 24.8 feet above the proposed grade or 166.3 feet above the Mean Sea Level (MSL), which is the maximum proposed structure height reflected on the project plans.

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 April 13, 2017.

The Applicant's architect submitted a letter explaining the design as well as a photo survey of neighboring properties, which are included in Attachment 3. As of the date of preparation of this Staff Report, Staff has received three letters of correspondence regarding this project, which are included in Attachment 4.

Conditions from the Planning, Engineering, and Fire Departments have been incorporated into the Resolution of Approval (Attachment 2).

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Should the Council determine that the findings can be made to approve the project; the SDP will be issued administratively with the DRP.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2017-059.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a SDP and DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

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

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2017-059 conditionally approving a DRP and an SDP to construct a new multi-level, single-family residence with an attached two-car garage, and basement, and perform associated site improvements at 360 North Granados Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

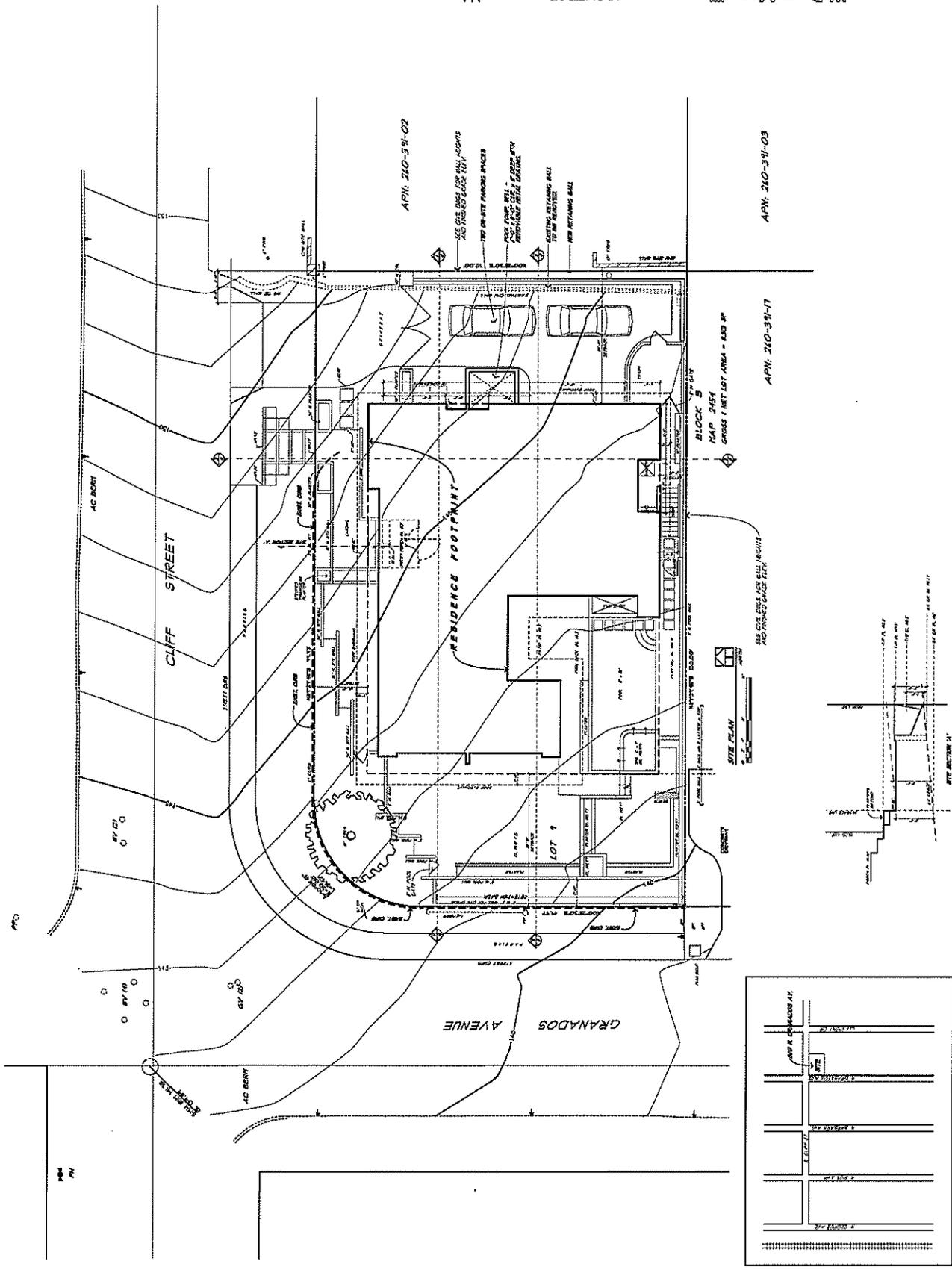
Approve Department Recommendation.



Gregory Wade, City Manager

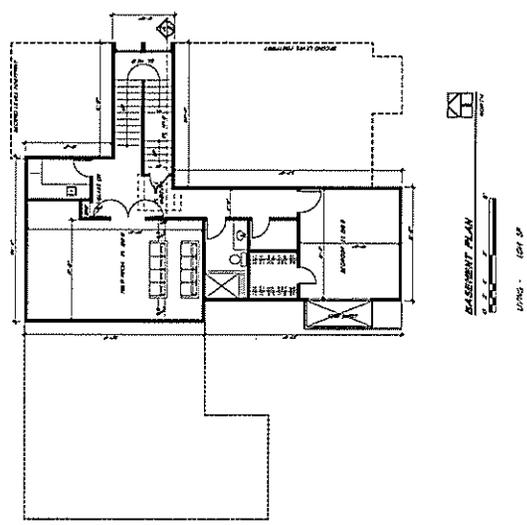
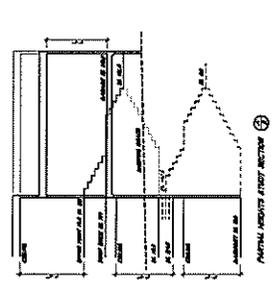
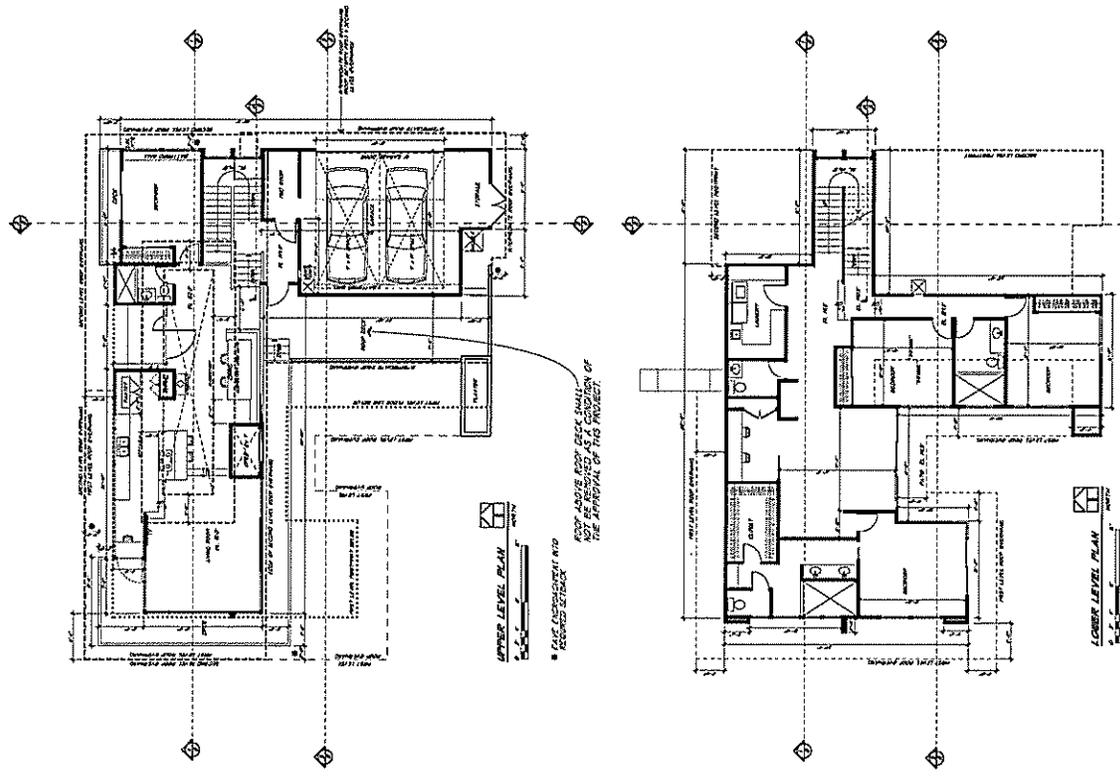
Attachments:

1. Project Plans
2. Resolution 2017-059
3. Architect's Correspondence
4. Neighborhood Correspondence



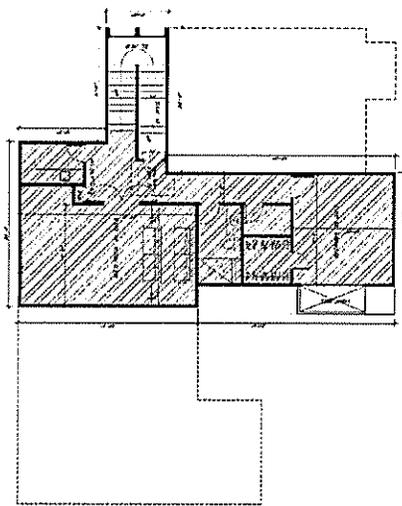
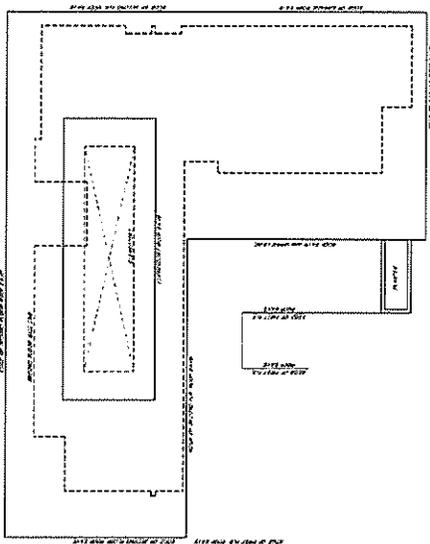
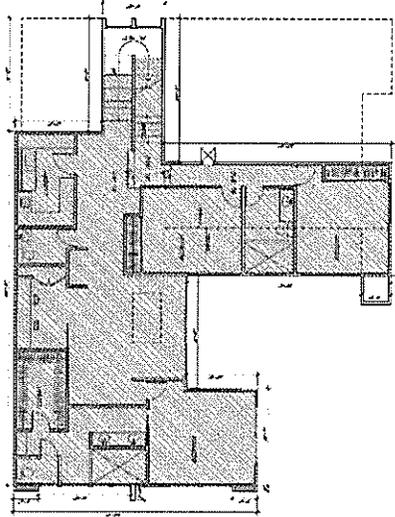
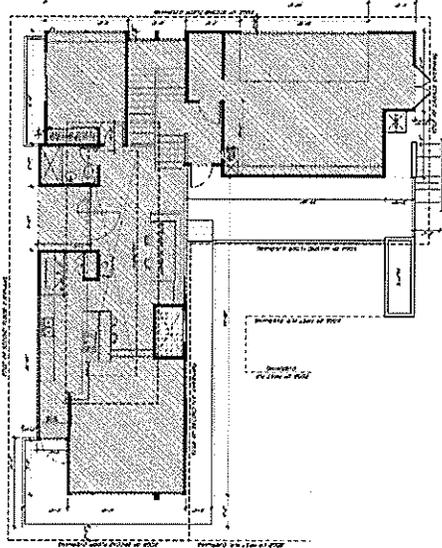
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VIGILANT MAP

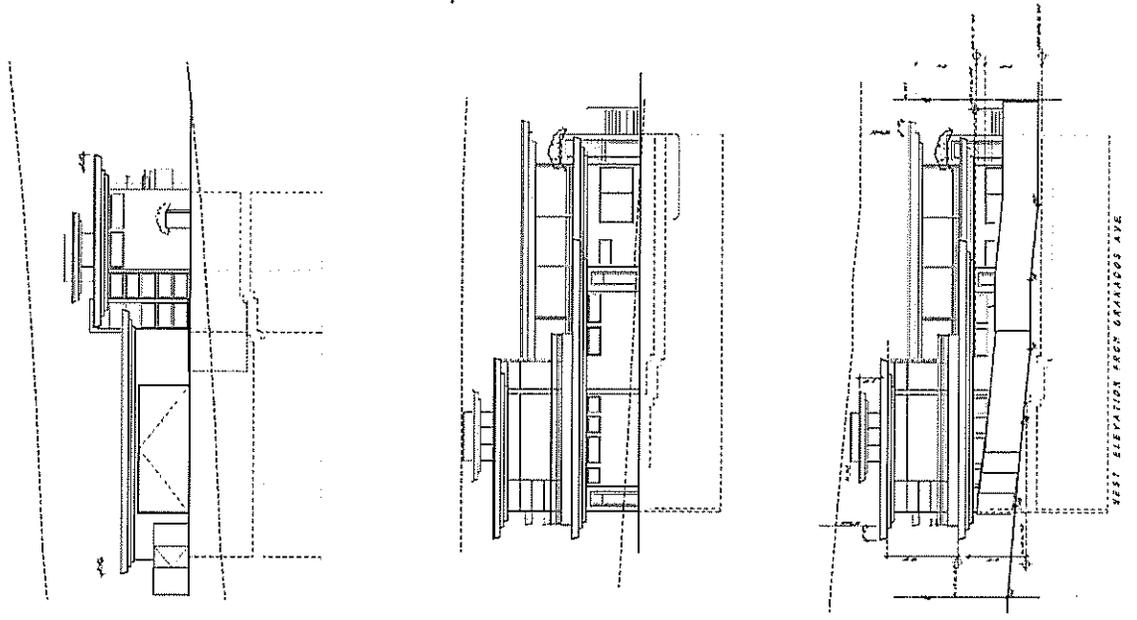
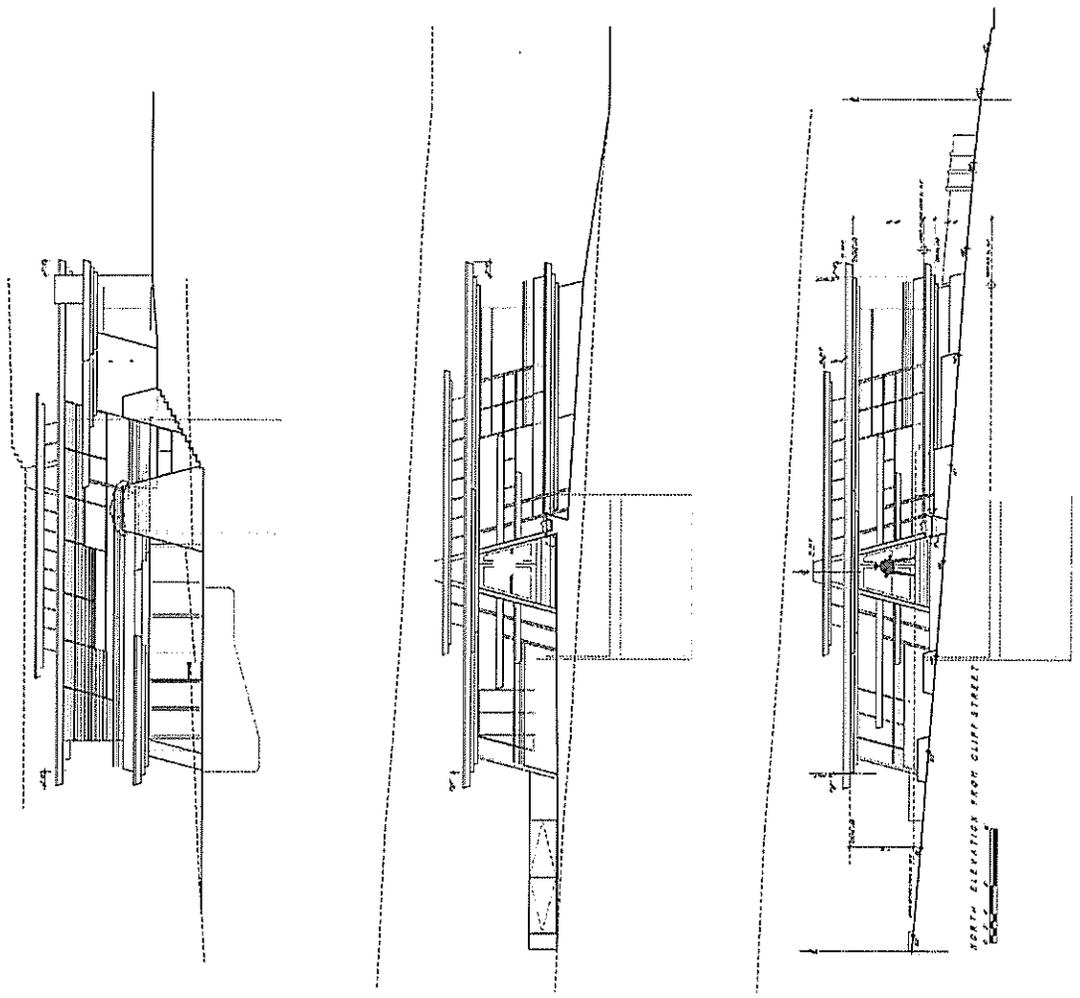


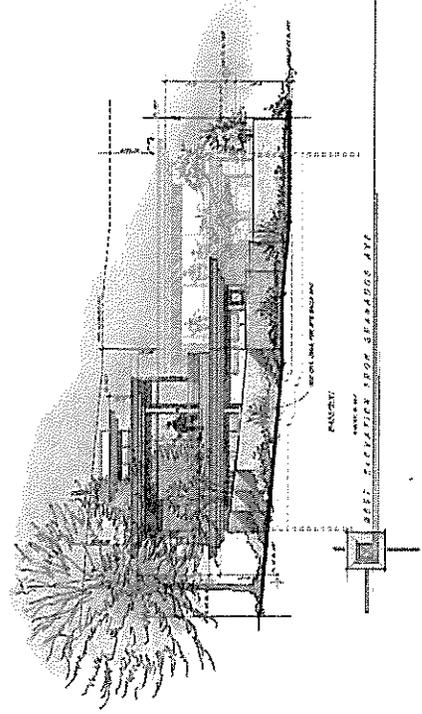
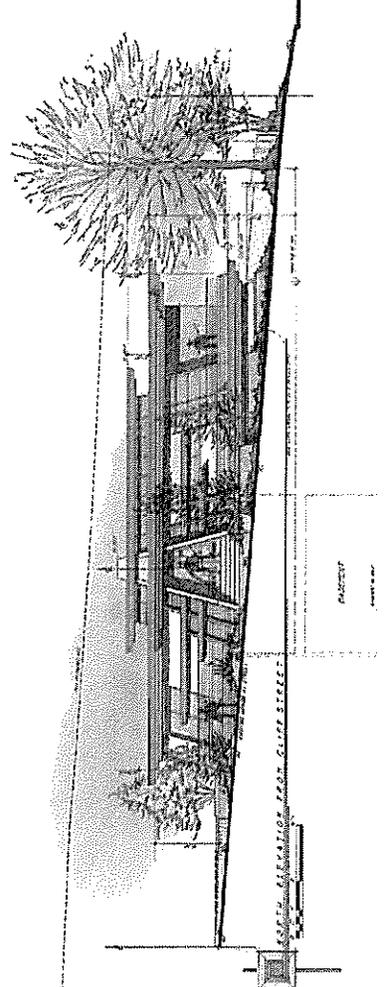
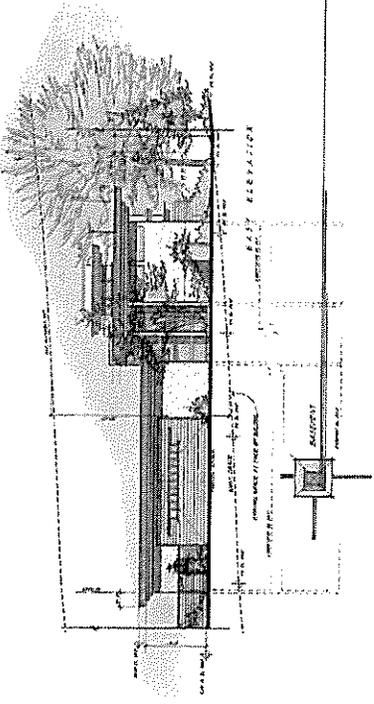
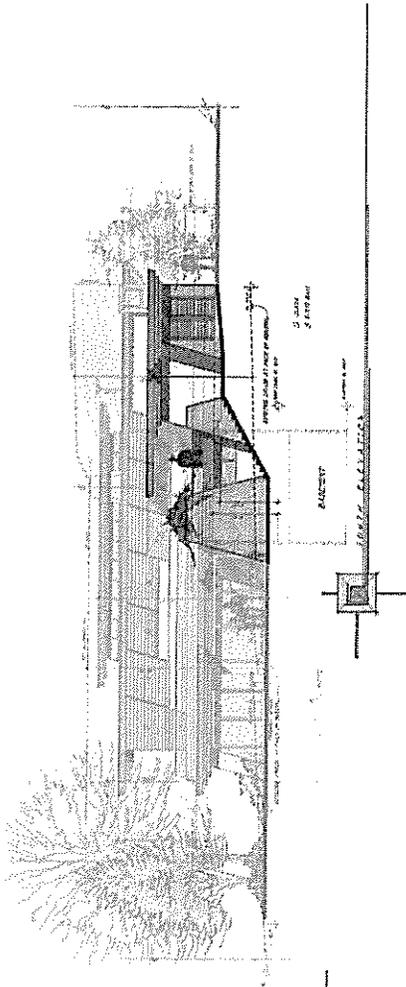
AREA TABULATION

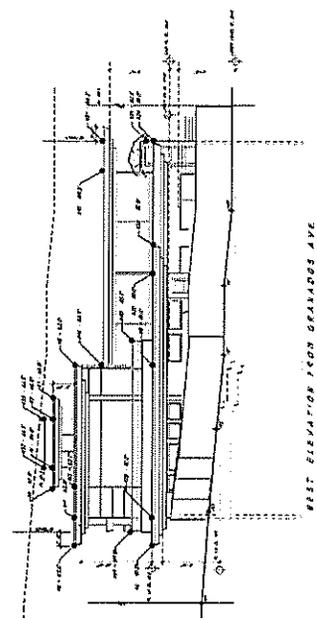
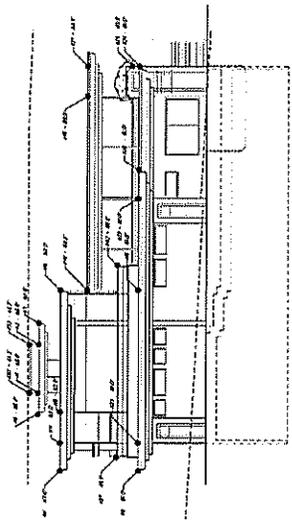
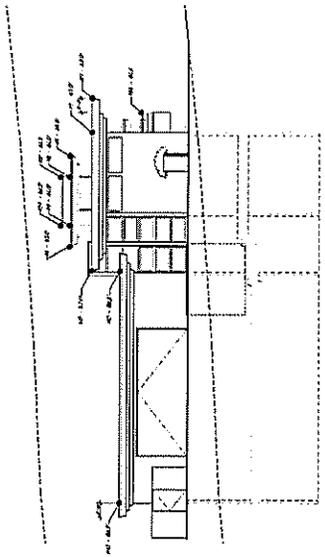
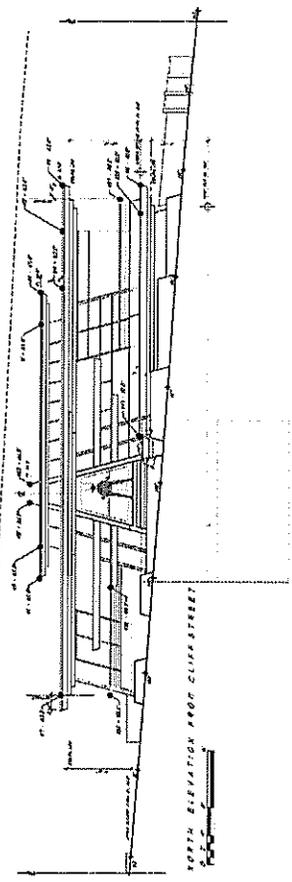
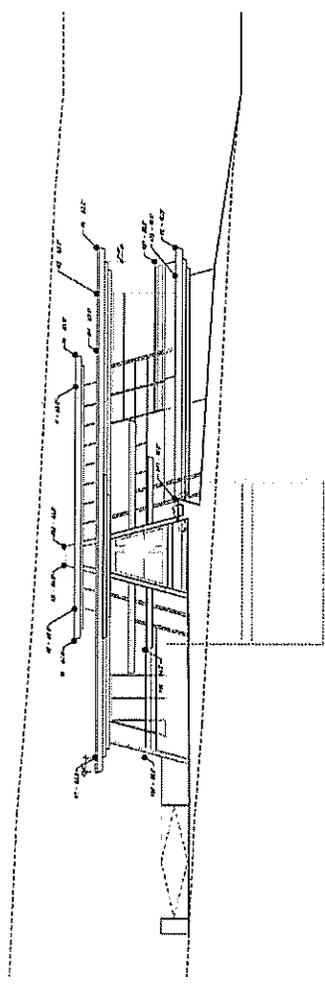
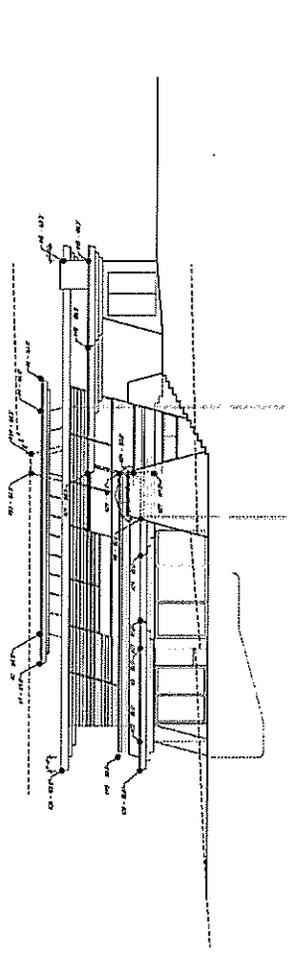
107 AREA	272 SF	RESIDENCY
108 AREA	602 SF	612 SF
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200 AREA	602 SF	612 SF



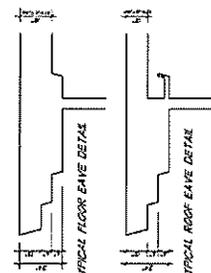
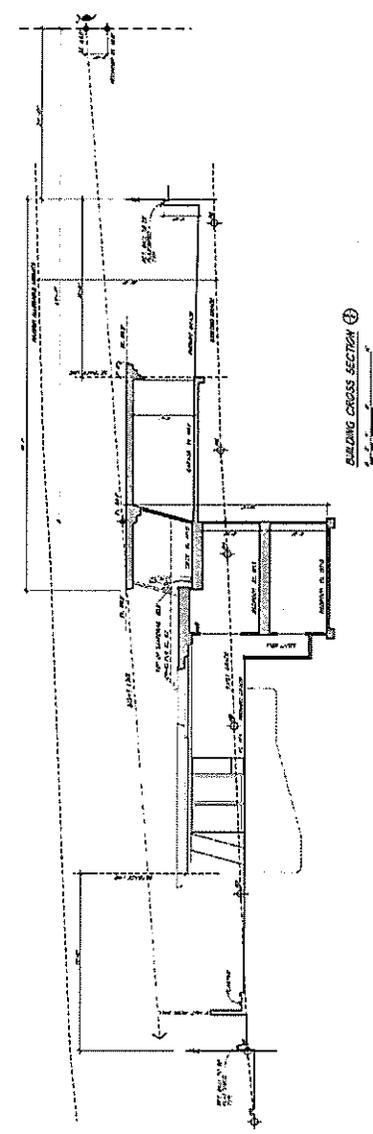
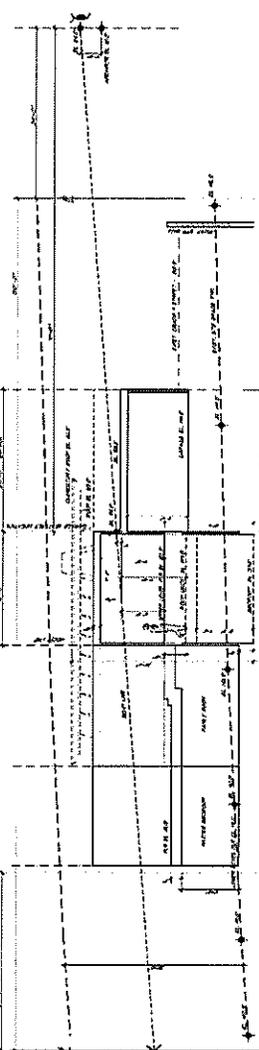
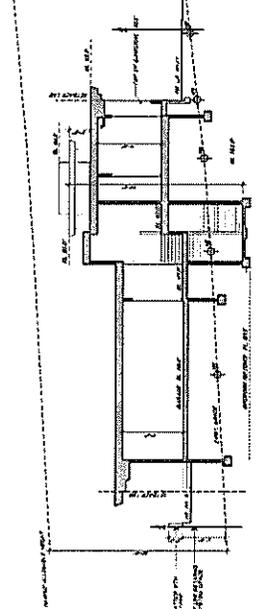
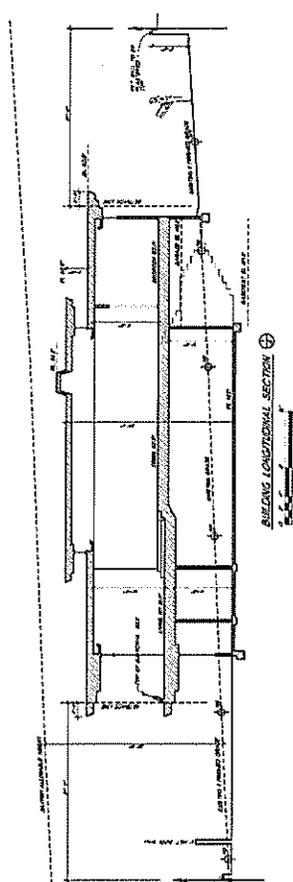
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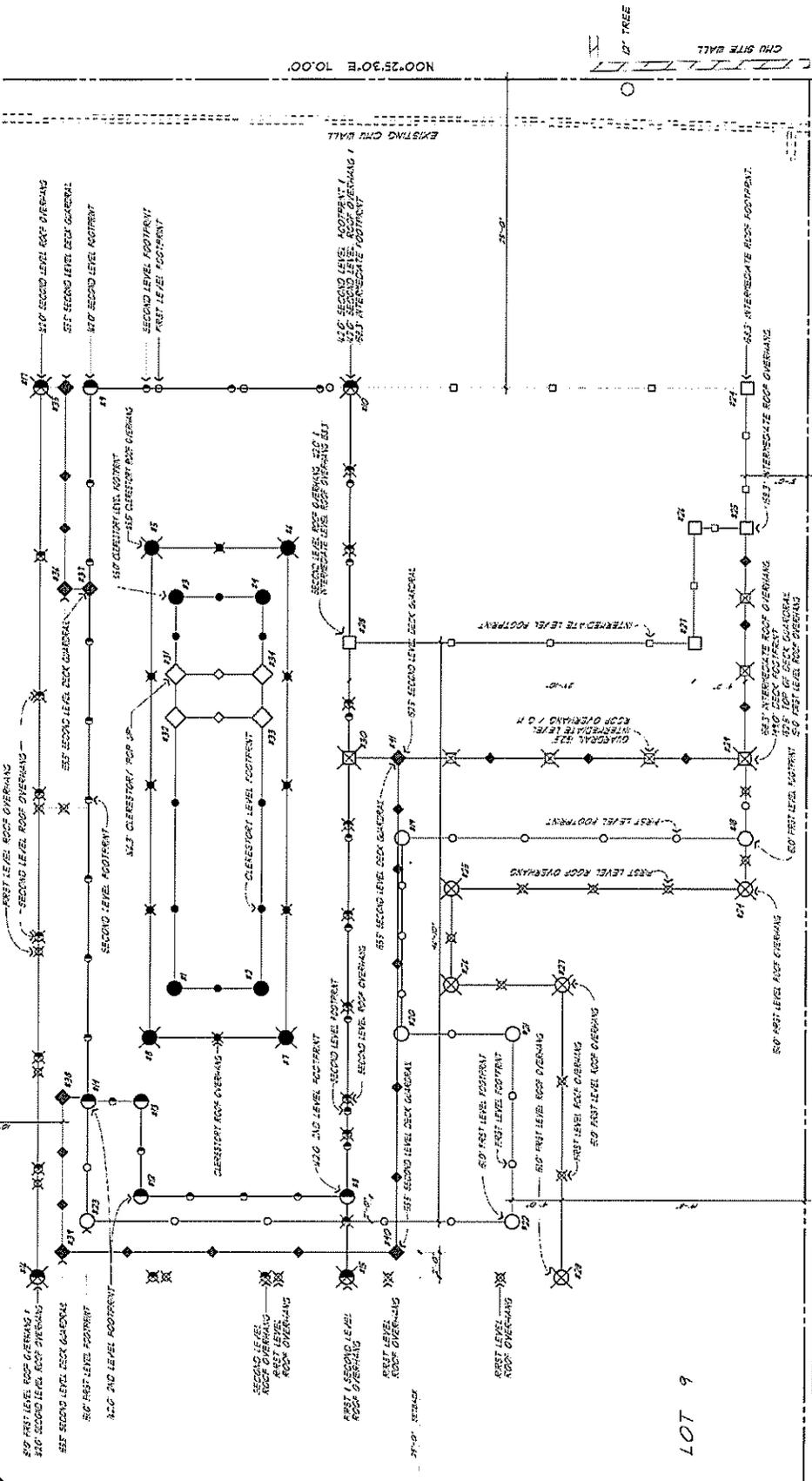






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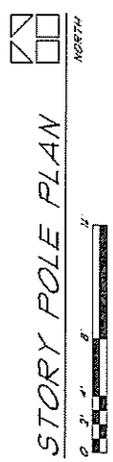




STORY POLE LEGEND:

- ◇ EL. 14.3' CLERESTORY 'POP UP' PINK RIBBON (POLE #21 - #24)
- EL. 15.0' CLERESTORY LEVEL FOOTPRINT PINK RIBBON (POLE #1 - #4)
- ⊗ EL. 15.0' CLERESTORY ROOF OVERHANG BLUE RIBBON (POLE #5 - #8)
- EL. 12.0' SECOND LEVEL FOOTPRINT PINK RIBBON (POLE #9 - #11)
- ⊗ EL. 12.0' SECOND LEVEL ROOF OVERHANG BLUE RIBBON (POLE #12 - #17 (#17))
- EL. 10.0' FIRST LEVEL FOOTPRINT PINK RIBBON (POLE #18 - #22)
- ⊗ EL. 10.0' FIRST LEVEL ROOF OVERHANG BLUE RIBBON (POLE #23 - #28 (#28 (#28))
- EL. 15.3' INTERMEDIATE LEVEL FOOTPRINT PINK RIBBON (POLE #29 - #30)
- ⊗ EL. 15.3' INTERMEDIATE LEVEL ROOF OVERHANG BLUE RIBBON (POLE #31 - #32)
- ◇ EL. 15.5' TOP OF DECK GUARDRAIL BLUE RIBBON (POLE #33 - #37 (#38 - #40))

BLOCK B
MAP 2454
GROSS / NET LOT AREA = 8,313 SF



STORY POLE PLAN

LOT 9

N89°24'15" J 120.00'

NO 25°30' E 10.00'

EXISTING CHU WALL

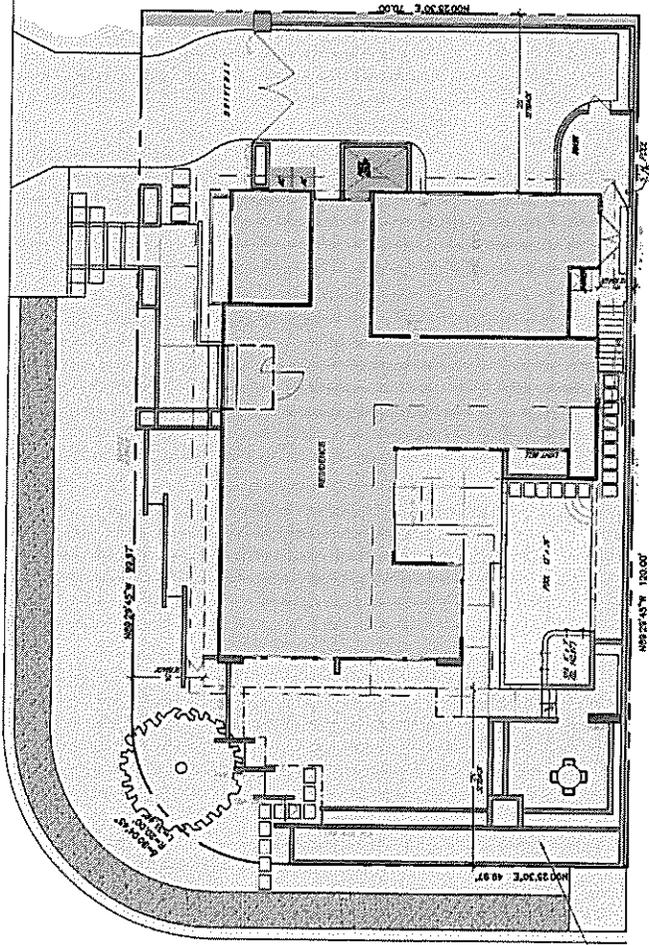
CHU SITE WALL

D' TREE



CLIFF STREET

GRAYDOS AVENUE



SITE DEVELOPMENT

ITEMS	QUANTITY	SIZE
EXISTING FOOTPRINT	2750 SF	
PAVED AREA	1100 SF	
IRRIGATED LANDSCAPE AREA	1000 SF	
NON-IRRIGATED LANDSCAPE AREA	1000 SF	
PROPOSED WATER FEATURE	100 SF	
TOTAL LANDSCAPE AREA	2000 SF	
TOTAL (INCLUDES IRRIGATED + NON-IRRIGATED + PAVED)	4850 SF	

NOTE: IRRIGATION, AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED PER LAND-USE REGULATIONS, DEVELOPMENT AND DESIGN MANUALS AND THE IRRIGATION SCHEDULES OF THE CITY OF SOLANA BEACH. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE IRRIGATION TO BE MICRO-SPIRAL/HEADS FOR TURF AND/OR TREES FOR PLANTING AND AS REQUIRED.

THE LANDSCAPE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS IDENTIFIED THE LANDSCAPE DESIGN MANUAL, IRRIGATION SCHEDULES AND THE LANDSCAPE DESIGN MANUAL, IRRIGATION SCHEDULES WITH THESE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.



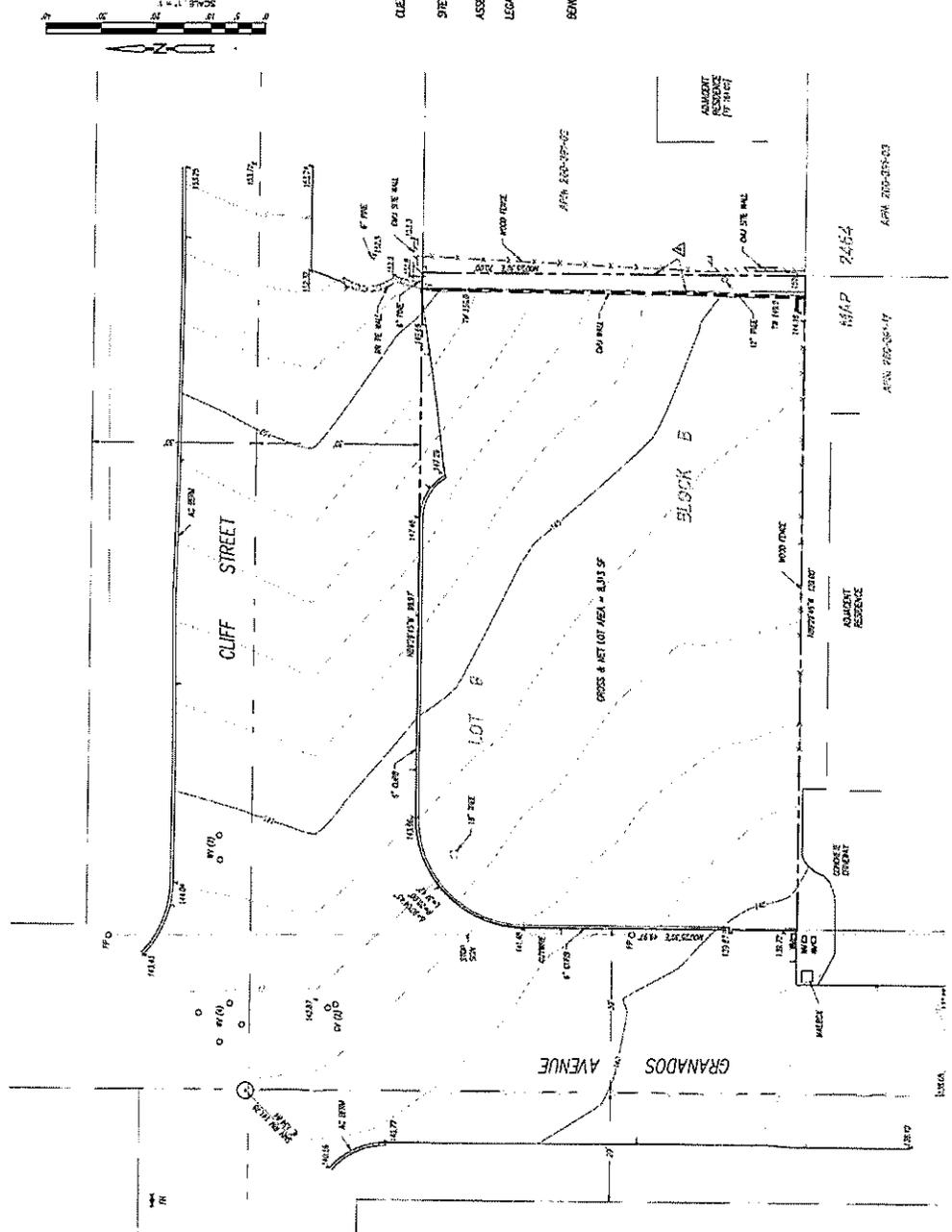
TOPOGRAPHIC PLAT FOR ARORA - ARETZ RESIDENCE

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION IS FOR REFERENCE ONLY.
2. THE PROPERTY LINES SHOWN HEREON WERE CALCULATED FROM RECORD DEEDS LONG A MAP OF 740 (2) 755 TO CORNER POINTS SURVEY GRANADOS.
3. THE LOTS AND BLOCKS SHOWN ON THIS PLAT ARE FROM A NATIONAL TRAIL COMPANY SALES AUGUST 15, 2014.

EXHIBIT NOTES:

1. AN EXHIBIT FOR UTILITIES IS SHOWN ON MAP 2434 RECORDED FEBRUARY 6, 2018.



SCALE 1" = 1'

CLIENT: MARCELO ARETZ AND DANIELLE MARCELO ARETZ
3450 S. GRANADOS AVE
ARORA, IL 60181

SITE ADDRESS: 3450 S. GRANADOS AVE
ARORA, ILLINOIS 60181

ASSESSORS PARCEL NUMBER: 24-21-14

LEGAL DESCRIPTION: LOT 6, BLOCK B, ARORA SUBDIVISION, MAP 2434, RECORDED FEBRUARY 6, 2018, IN PUBLIC RECORDS OF THE COUNTY OF DEKALB, ILLINOIS.

BENCHMARK: THE ARORA COUNTY BENCHMARK IS AT THE CORNER OF GRANADOS AVE AND CLIFF STREET, DEKALB, ILLINOIS.

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	IRON PIN
(Symbol)	IRON NAIL
(Symbol)	IRON ROD
(Symbol)	ADJACENT PROPERTY LINE
(Symbol)	EASEMENT LINE
(Symbol)	PROPERTY WALL
(Symbol)	5' E. WALL
(Symbol)	10' E. WALL
(Symbol)	EXISTING BUILDING



CONTRACT NO. 18-0001
DATE: APRIL 2018
PROJECT: ARORA - ARETZ RESIDENCE
DRAWN BY: G. KOENIG
CHECKED BY: G. KOENIG
DATE: APRIL 2018

BEST MANAGEMENT PRACTICE FOR ARORA - ARETZ RESIDENCE

OWNER: ARORA, SUSAN ROSA & DAVIDLE ANNE ARETZ
 4000 S. CALLE LAS LAMAS
 SAN DIEGO, CA 92121

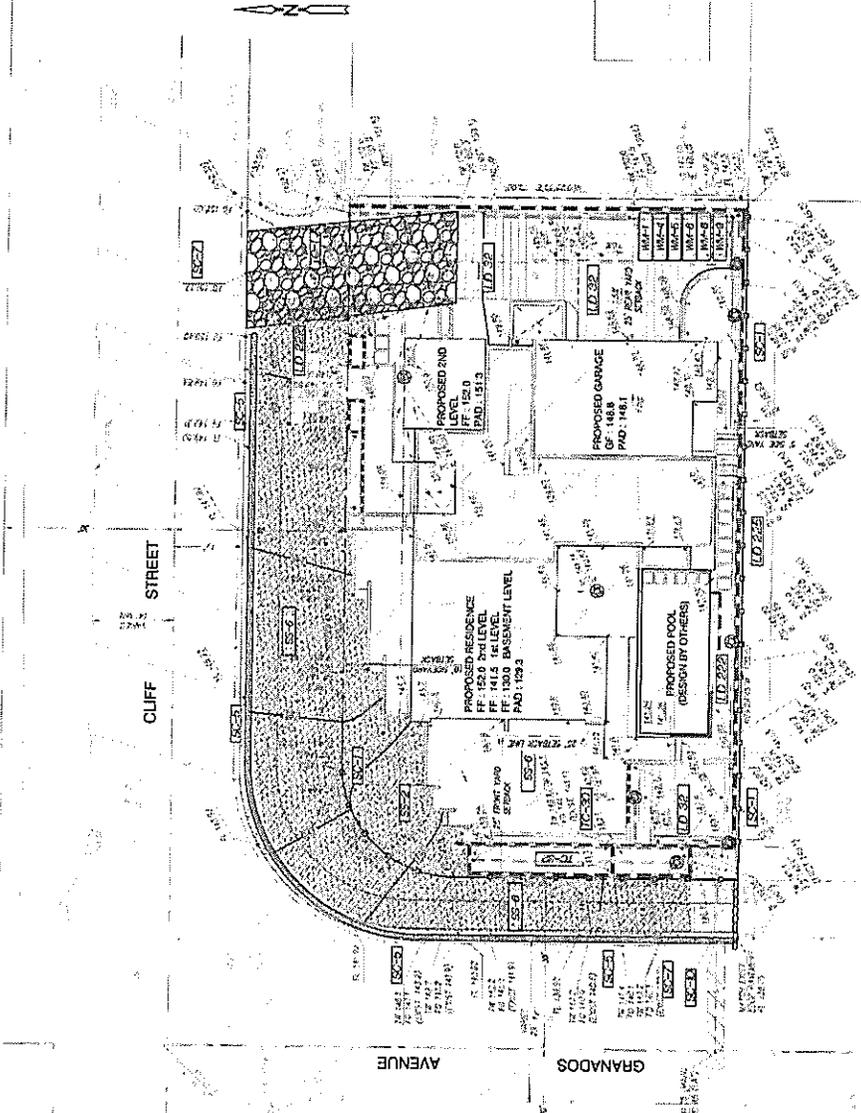
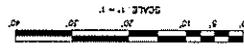
ACCESSING: 201-981-1115

PARCEL No.: 201-981-1115

SITE ADDRESS: 3501, GRANADOS AVENUE
 00446 RESID, CA 92121

LEGAL DESCRIPTION: LOT 18 IN BLOCK 9 OF IMPROVEMENTS 1 IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO STATE OF CALIFORNIA COMMENCED WITH A PLAT OF THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 1988

BOUNDARY MARK: SAN DIEGO COUNTY, VERTICAL BENCHMARK, DATE: 4/19/83
 GRANADOS AVENUE TO INTERSECTION OF GRANADOS AVENUE & CLIFF STREET IN THE CITY OF SAN DIEGO COUNTY OF SAN DIEGO STATE OF CALIFORNIA
 BENCHMARK: 1681 3433.4499+00



- BMP LEGEND**
- 10-23-1 INTERIOR OF LOT FRAMES
 - 10-23-2 BOUNDARY & BENCH MARK LOCATIONS, INDEX
 - 10-23-3 UNIFORM GRASS AND ASPHALT
 - 10-23-4 SWL, RETENTION AND CONTROL
 - 10-23-5 ZERO BUMP MANAGEMENT
 - 10-23-6 HYDROLOGIC MATT MANAGEMENT
 - 10-23-7 CURB AND SIDE WALKWAY
 - 10-23-8 CURB AND SIDE WALKWAY
 - 10-23-9 GRANITE PAVING, COURTESY, INDEX
 - 10-23-10 STRIP PAVEN
 - 10-23-11 STRIP PAVEN
 - 10-23-12 ZERO BUMP
 - 10-23-13 GRAVE PAVEN
 - 10-23-14 STREET LIGHTING & SIGNAGE
 - 10-23-15 SWL, RETENTION AND CONTROL
 - 10-23-16 SWL, RETENTION AND CONTROL
 - 10-23-17 SWL, RETENTION AND CONTROL
 - 10-23-18 SWL, RETENTION AND CONTROL
 - 10-23-19 SWL, RETENTION AND CONTROL
 - 10-23-20 SWL, RETENTION AND CONTROL
 - 10-23-21 SWL, RETENTION AND CONTROL
 - 10-23-22 SWL, RETENTION AND CONTROL
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 - 10-23-96 SWL, RETENTION AND CONTROL
 - 10-23-97 SWL, RETENTION AND CONTROL
 - 10-23-98 SWL, RETENTION AND CONTROL
 - 10-23-99 SWL, RETENTION AND CONTROL
 - 10-23-100 SWL, RETENTION AND CONTROL



GRANDADOS & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERING
 14439
 STATE OF CALIFORNIA
 LICENSE NO. 14439
 10/1/2011 - 10/1/2016

RESOLUTION NO. 2017-059

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND AN ADMINISTRATIVE STRUCTURE DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A NEW MULTI-LEVEL, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE AND BASEMENT, AND PERFORM ASSOCIATED SITE IMPROVEMENTS ON A VACANT PROPERTY LOCATED AT 360 NORTH GRANADOS AVENUE, SOLANA BEACH

APPLICANTS: Amarpal Arora and Danielle Aretz
CASE NO.: 17-16-27 DRP/SDP

WHEREAS, Amarpal Arora and Danielle Aretz (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 April 26, 2017, the City Council received and considered evidence concerning the proposed application; and

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

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

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

1. That the foregoing recitations are true and correct.
2. That the request for a DRP and a SDP to construct a new multi-level, single-family residence with an attached two-car garage and basement, and perform associated site improvements at 360 North Granados Avenue, is conditionally approved based upon the following Findings and subject to the following Conditions:

3. FINDINGS

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

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

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

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

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

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

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

The property is located within the LMR Zone. Other properties located on the east side of North Granados are also located within the LMR Zone. Properties located on the west side of the North Granados and south of Cliff Street are located within the

Medium-High Residential (MHR) Zone, while properties located on the west side of North Granados and north of East Cliff are located in the Low Residential (LR) Zone. Surrounding properties are developed with one and two-story, single-family residences in the LMR and LR Zones and one and two-story single-family residences, duplexes and triplexes in the MHR Zone. The project site is currently vacant.

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

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the Scaled Residential Overlay Zone (SROZ) and within the Coastal Zone. The project has been evaluated, and is found to be in conformance with, the regulations of the SROZ. The Applicants are 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 Applicants propose to construct a new multi-level, single-family residence with an attached two-car garage and an attached basement that is exempt from floor area calculations. Driveway access will be taken from East Cliff Street at the northeast corner of the lot and follow along the eastern property line to access the two-car garage.

The north, south, and east elevations of the residence will be built along the setback lines. The west elevation will be setback approximately an additional 2 feet from the front-yard setback line. Rooflines will project a maximum of two feet into the required setbacks, which is allowed by the Zoning Ordinance.

A swimming pool and spa will be located within the buildable area on the southwest side of the residence. The main

pedestrian entrance will consist of a walkway from East Cliff Street at the center of the northern property line. The trash enclosure will be located north of the garage and screened with site walls. An outdoor shower will be located on the south side of the garage.

The project includes a 1,921 square-foot upper level consisting of the main entry, an open kitchen, living and dining area, a bedroom, a bathroom and access to the 567 square-foot garage. The upper level will also be surrounded by a deck that would wrap around the living room to the garage. The 1,316 square-foot lower level will consist of a master suite, two bedrooms, two bathrooms, a laundry room, and an office. The 1,016 square-foot basement will be completely subterranean and would consist of a bedroom, bathroom, and media room. When a basement has no exposed sides, the entire basement area is exempt from floor area calculations, pursuant to SBMC 17.48.040(C)(4)(i). Therefore, the proposed 1,016 square-foot basement is completely exempt from floor area. A single-family residence requires two off-street parking spaces. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. Therefore, the project is afforded a 400 square-foot exemption. The total proposed floor area would be 3,404 square feet, which is one square-foot below the maximum allowable Floor Area for the 8,313 square-foot lot, pursuant to the SROZ regulations. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	405 ft ²
Total Allowable Floor Area:	3,405 ft ²

The proposed project, as designed, meets the minimum required setbacks and is at the maximum allowable Floor Area for the property.

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

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual

landscape plan that has been reviewed by the City's third-party landscape architect who has recommended approval of the conceptual landscape plan. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform inspections during the construction phase of the project.

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants will construct an attached, two-car garage in the southeastern corner of the buildable area of the lot. The property will be accessed by a new driveway along the eastern side of the property with access off of East Cliff Street. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The garages will provide two parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

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

The project includes grading in the amount of 850 cubic yards of cut, 430 cubic yards of fill, and 420 cubic yards of export. The majority of the proposed cut will occur within the building footprint to excavate for the proposed basement. The grade will be increased with fill in the rear (east) yard by approximately four feet.

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

All new exterior lighting fixtures shall 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 single-family residence with an attached garage and basement on a vacant property that is zoned for a residential use, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

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

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

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

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

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

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants completed the SDP process. A final Story Pole Height Certification was issued by a licensed land surveyor on February 3, 2017, which showed a maximum

building height of 24.8 feet and the tallest story pole (SP #31) certified at 166.3 MSL as measured above the existing grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site with a deadline to file for View Assessment by March 13, 2017. No applications for View Assessment were received.

A height certificate prepared by a licensed land surveyor shall be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.8 feet above the proposed grade or 166.3 feet above the Mean Sea Level (MSL), which is the maximum proposed structure height reflected on the approved project plans.

4. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicants shall pay required Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on April 26, 2017, and located in the project file with a submittal date of April 13, 2017.
- III. Prior to requesting a framing inspection, the Applicants shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope (which is represented by the story poles) is in conformance with the plans as approved by the City Council on April 26, 2017 and the certified story pole plot plan, and will not exceed 24.8 feet in height from the proposed grade or 166.3 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 California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to building permit issuance, which will be reviewed and inspected by the City's

third party landscape professional.

- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- IX. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.

B. Fire Department Conditions:

- I. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. 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. **GATES:** All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.
- III. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- IV. **ADDRESS NUMBERS: STREET NUMBERS:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire

Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- V. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- VI. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- VII. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per the California Fire Code and Solana Beach Fire Department requirements.
- VIII. BASEMENT
 - a. All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit door that leads directly outside via staircase and exit door or exit door at grade.
 - b. Window wells/Light wells that intrude into side-yard or rear-yard setbacks of five feet or less, shall require a hinged grate covering the window well/lightwell opening. The grating shall be capable of supporting a weight of a 250-pound person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of a key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City Staff.

C. Engineering Department Conditions:

- I. Obtain an Encroachment permit in accordance with Chapter 11.20 of the Solana Beach Municipal Code, prior to the construction of any improvements within the public right-of way including, but not limited to, sewer lateral connections, street improvements, and temporary construction staging of equipment and demolition of existing surface improvements. Improvements within the public right-of-way shall include, but not be limited to, a G-14 driveway approach, 19" colored concrete swale and Stabilized Compacted Decomposed Granite at 2% maximum cross slope.
- II. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.

Grading Conditions:

- III. Obtain a grading permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The grading plan shall be prepared by a registered civil engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. A soils report shall be prepared by a registered soil engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. All recommendations of the Hydrology Report (such as on site detention basins), prepared by Sowards and Brown Engineering, Inc. dated 10-26-16 shall be incorporated into the grading plan and approved by the City Engineer.
 - d. An easement shall be recorded for maintenance of the detention basin by the property owner in perpetuity, prior to the occupancy of this project.
 - e. The Applicants shall enter into an Encroachment Maintenance Removal Agreement (EMRA) for all private improvements in the public right-of-way.
 - f. All retaining walls and drainage structures shall be shown. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
 - g. The Applicants are responsible to protect the adjacent properties during construction. If any grading or other types of construction are anticipated beyond the property lines, the Applicants shall obtain a written permission from the adjoining property owners for incidental grading

or construction that may occur and submit the letter to the City Engineer prior to the anticipated work.

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

- IV. The Applicants shall pay in full the one-time sewer capacity/connection fees of \$4500.00 per Equivalent Dwelling Unit (EDU). The EDU assignment is determined by SBMC 14.08.060.
- a. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
 - b. The Applicants shall record a document holding the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main, A backflow prevention device shall be installed on private property.

Due to actual field conditions encountered during construction, additional Engineering Department conditions may be added as warranted.

- V. Complete to the satisfaction of the City Engineer all grading, paving, public improvements, landscaping, and drainage improvements
- VI. Underground all new utility services, including electrical, telephone, and CATV. The existing power poles at the corners of the northeasterly and southeasterly subdivision boundaries may remain.

5. ENFORCEMENT

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

6. EXPIRATION

The Development Review Permit and Structure Development Permit for the project shall 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 according to SBMC 17.72.110.

7. 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 26th day of April, 2017, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

GINGER MARSHALL, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

April 14, 2017

City of Solana Beach
City Council & Planning Department

Project: Arora/Aretz Custom Home
360 N. Granados
Solana Beach, CA

Story poles:

Based on the planning departments direction, it should be noted that the ends of the cantilevered roof overhangs and decks are story poled. Usually only the building envelope is story poled. I mention this only because if the roof overhangs are associated with the volume of the house, it would be incorrect.

The project site was approved for a two story custom house on July 11, 2007. I started my design process by placing back up the approved homes story poles to confirm that the neighbors approved the poles. I now have a building envelope to work with in. During the design process, I worked extremely closely with the east neighbor. Along the design process, two different sets of story poles went up to fine tune the design that you are looking at tonight. The story poles that you have seen, were up for the required thirty days and we had no complaints.

The Design Concept - was to step the house down to follow the existing topography. In addition, we lowered the east end of the house to further integrate the house with the topography thus with the addition of flat roofs, the scale of the home is consistent with the neighborhood development and preserve neighbor views.

Once the overall buildings shapes and locations were set, I then worked on further refining the architecture by articulating the final shapes. In the articulation process, emphasis was given to creating strong horizontal lines by the use of roof overhangs, cantilevering decks and louvers to control the sun. The use of the horizontal features gives a visual sense of lowering the scale of the home. As seen in the south elevation, the vertical entry element to the home was used to anchor the building and horizontal features to the ground plane. Please see attached photos of some of my past projects that have similar design features.

The shape of the house - was driven by the site integration and preserving neighboring views and privacy.

The pool and spa location - was located there because the driveway and garage of the south neighbors are in that location thus minimizing noise to our neighbor.

The garage location - was such that it would not be seen from the street

The garage and deck with it roof height - was located vertically based on the site line studies prepared by our Civil Engineer.

DRP findings summary:

Finding 1: The project is consistent with the general plan, zoning ordinance, overlay zones and specific plan?

Yes

Finding 2: The proposed development complies with the development review criteria?

Yes

Finding 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 our concurrently with the development review permit?

Yes, obtained or concurrently

Finding 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?

Yes, required permits or approvals will be obtained

Design Review Criteria:

1. Relationship with adjacent land uses: The house design was based on working with the sloping topography, protecting neighboring views and privacy. Our upper and lower living levels (east end) were lowered down into the topography to minimize bulk and mass and protect neighbor views. Along with a flat roof, the home is compatible with adjacent homes in the neighborhood. Our pool next to our south neighbor's driveway and garage thus reducing any potential noise effects.
2. Building & Structure Placement: same as above

3. Landscape:

1. The large native sycamore is going to be preserved at the corner of Cliff Drive and Granados.
2. All other plants were removed prior to the lot sale.
3. Landscape design complies with the requirements of the Solana Beach Water Efficient Landscape Regulations and the Landscape Plan Requirements.
4. The proposed plants meet the requirements of the water conversation plan worksheets. Proposed plants are compatible with the neighborhood and coastal climate.
5. All parking and trash areas are screened from the street with masonry walls and driveway gates.
6. Proposed plants will not exceed the height of the upper level.
7. Irrigation system design uses low water use rotary spray heads and drip line products.
8. Ornamental planting water use is less than the Maximum Applied Water Allowance (MAWA) for the property.

4. Roads: Pedestrian walkways along Granados Ave and Cliff Street were located by the engineering department, along with the driveway curb cut. The location of the garage was such that it would not been seen from the street. The driveway is visually screened off by a custom gate and the storage area next to the garage cannot be seen.
The floor plan design is made up of three different levels to work with the sloping topography, minimize bulk and mass and preserve neighbors' views.

5. Grading: The floor plan design is made up of three different levels to work with the sloping topography, minimize bulk and mass and preserve neighbor's views.

6. Lighting: All exterior lighting shall conform with SBMC 17.60.060 (exterior lighting regulations)

7. Usable open space: Our outdoor spaces were designed such that our pool and spa are located next to our south neighbor's driveway and gage to minimize noise.

Project Data:

Lower Floor	1,921 sf.	} — 3,237 sf. habitable
Upper Floor	1,316 sf.	
Garage	————— 567 sf.	
Basement	————— 1,014 sf.	

Included are seven past projects of mine that have similar design features.

W Dean Meredith

ARCHITECT

AIA

P.O. BOX 2142 ■ DEL MAR ■ CALIFORNIA ■ 92014



W Dean Meredith

ARCHITECT

AIA

P.O. BOX 2142 ■ DEL MAR ■ CALIFORNIA ■ 92014

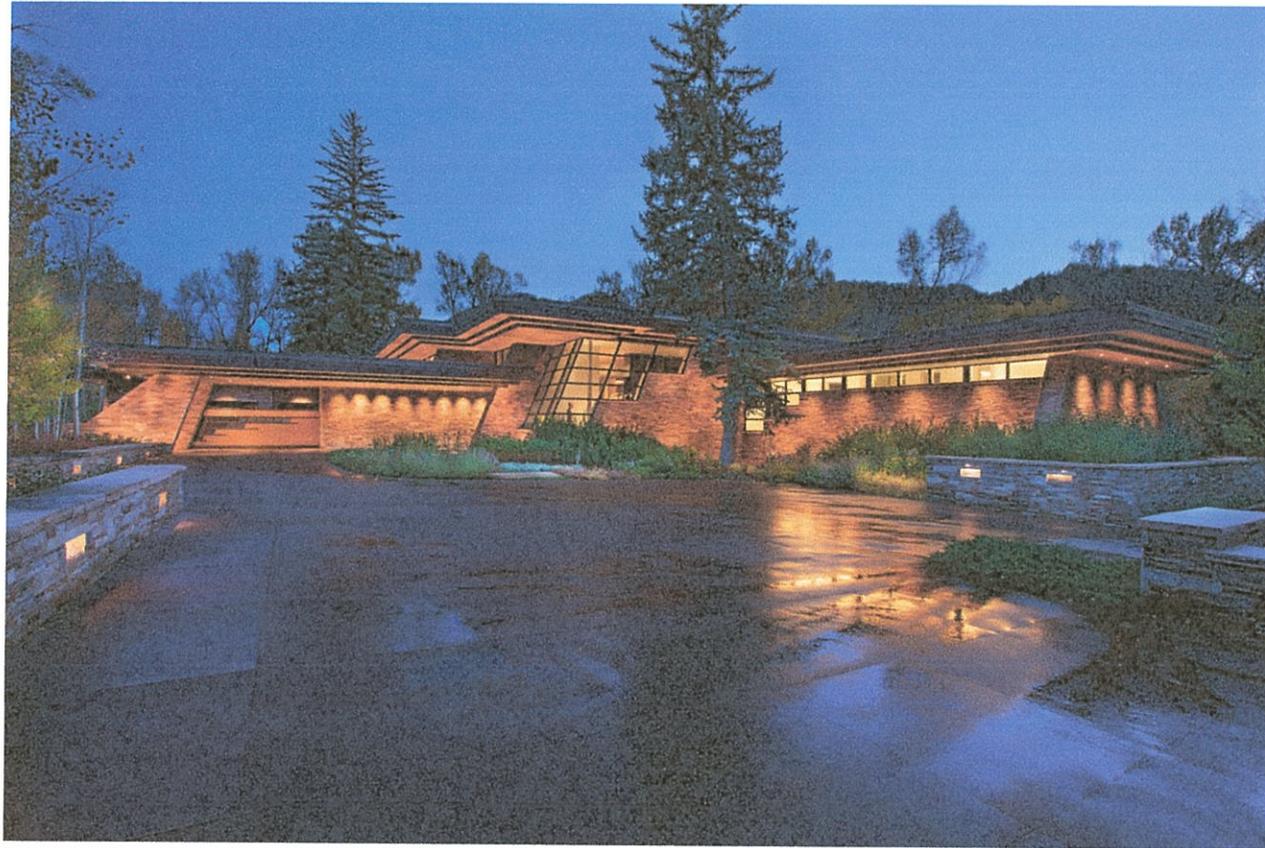


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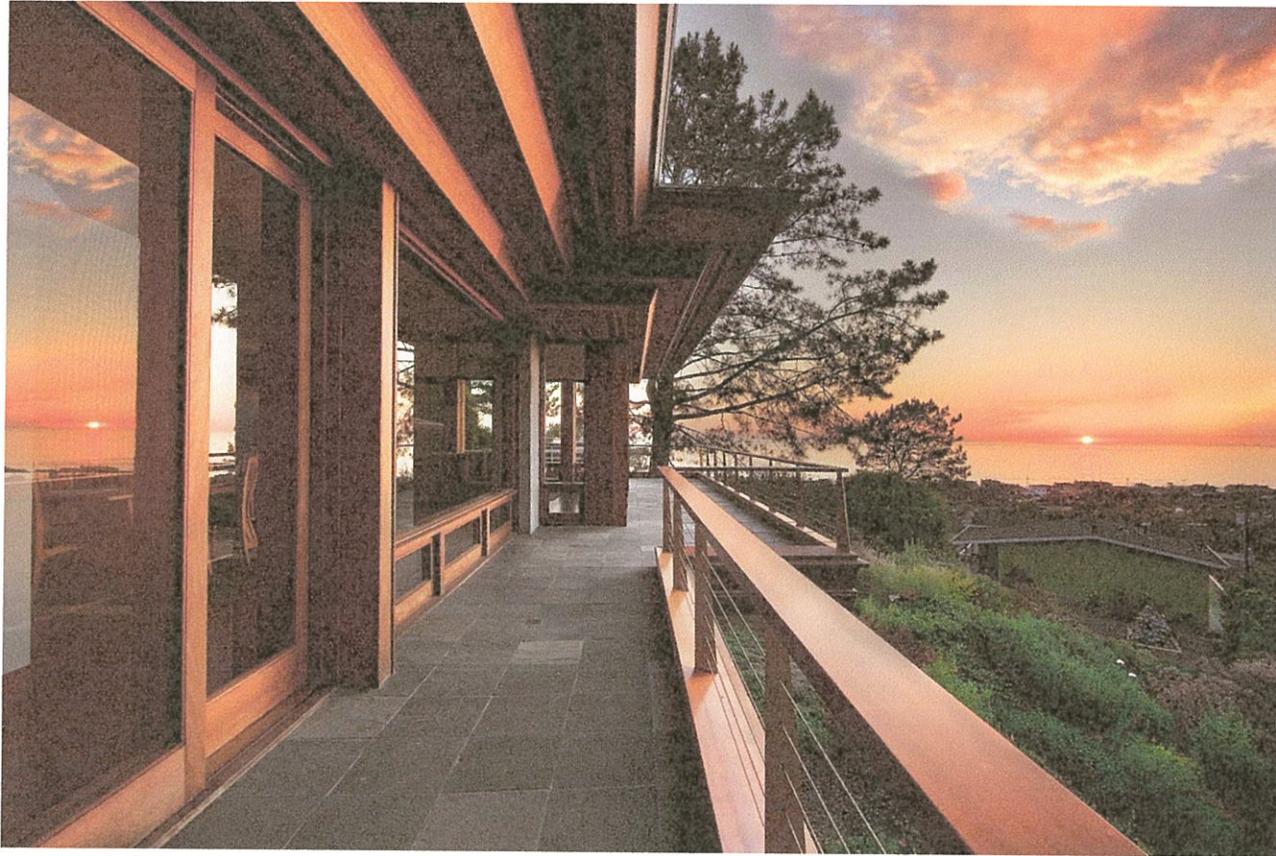


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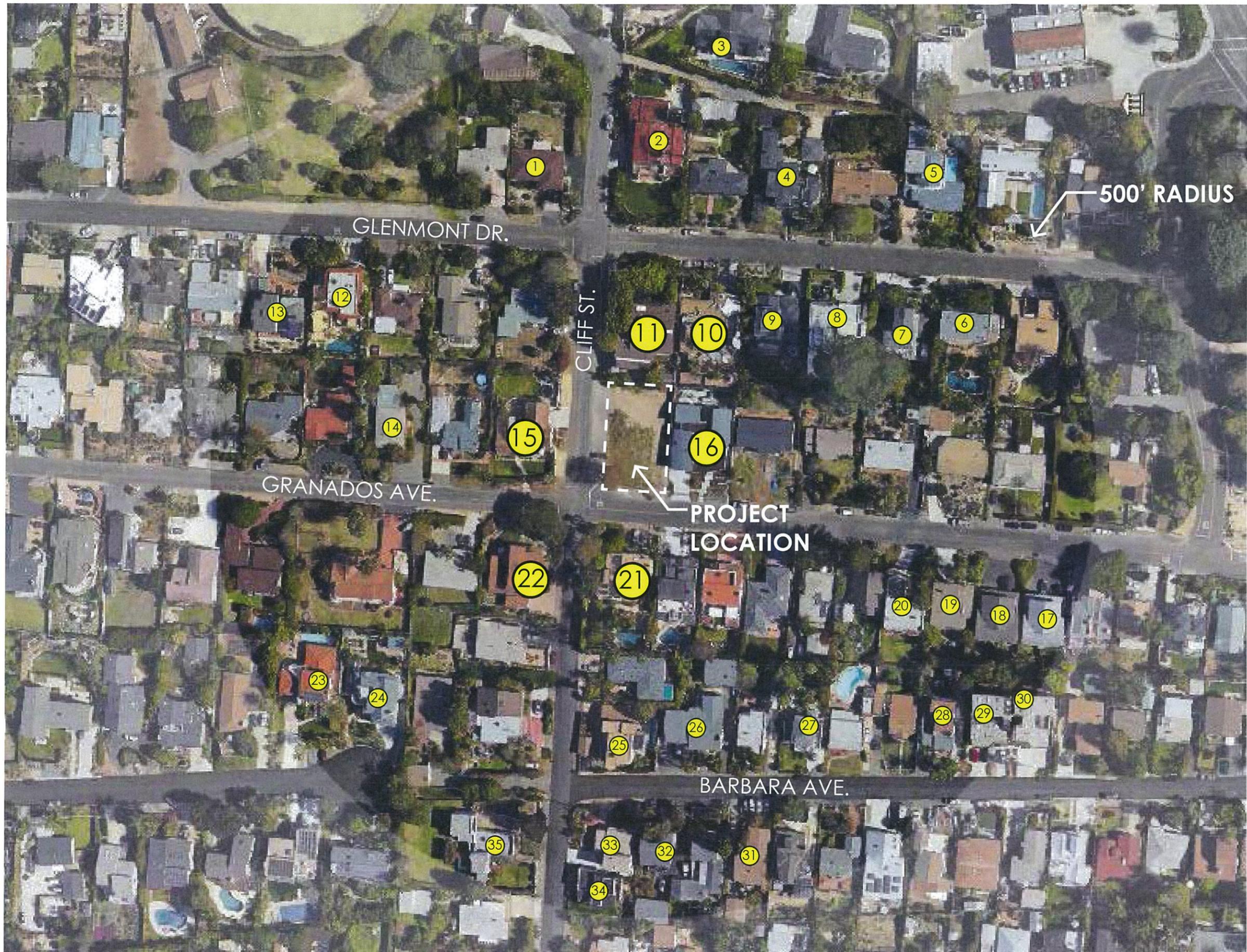


PHOTO SURVEY - 360 N. GRANADOS RESIDENCE

10



347 Glenmont Dr.

11



353 Glenmont Dr.

15



404 Granados Ave.

16



336 Granados Ave.

21



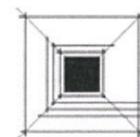
339 Granados Ave.

22



260 E. Cliff St.

SIX HOUSES IMMEDIATELY ADJACENT TO PROJECT LOCATION



①



404 Glenmont Dr.

②



354 Glenmont Dr.

③



402 Hilmen Pl.

④



338 Glenmont Dr.

⑤

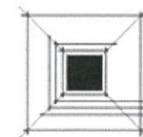


324 Glenmont Dr.

⑥



319 Glenmont Dr.

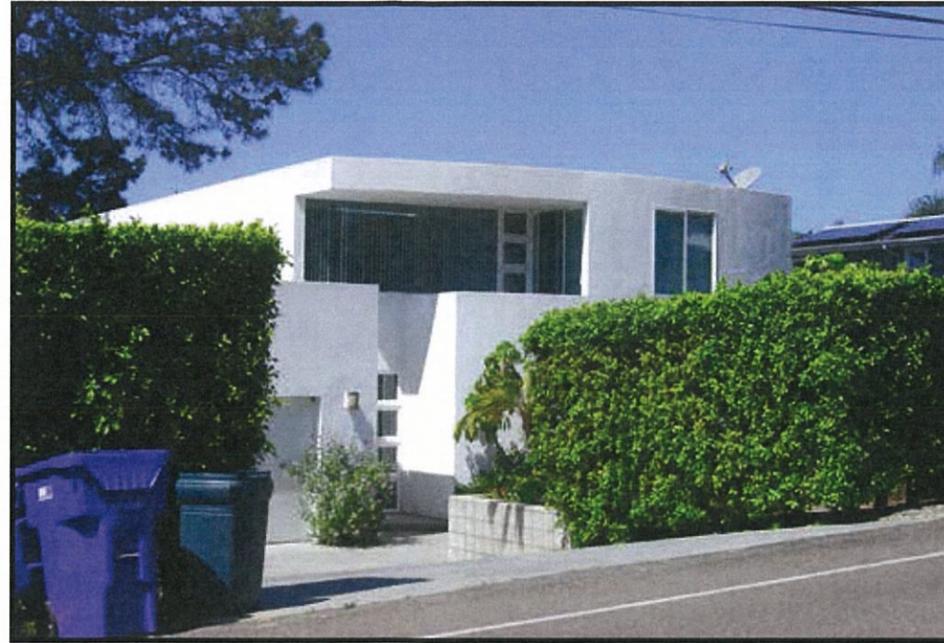


⑦



327 Glenmont Dr.

⑧



333 Glenmont Dr.

⑨



339 Glenmont Dr.

⑩



347 Glenmont Dr.

⑪

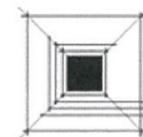


353 Glenmont Dr.

⑫



425 Glenmont Dr.



13



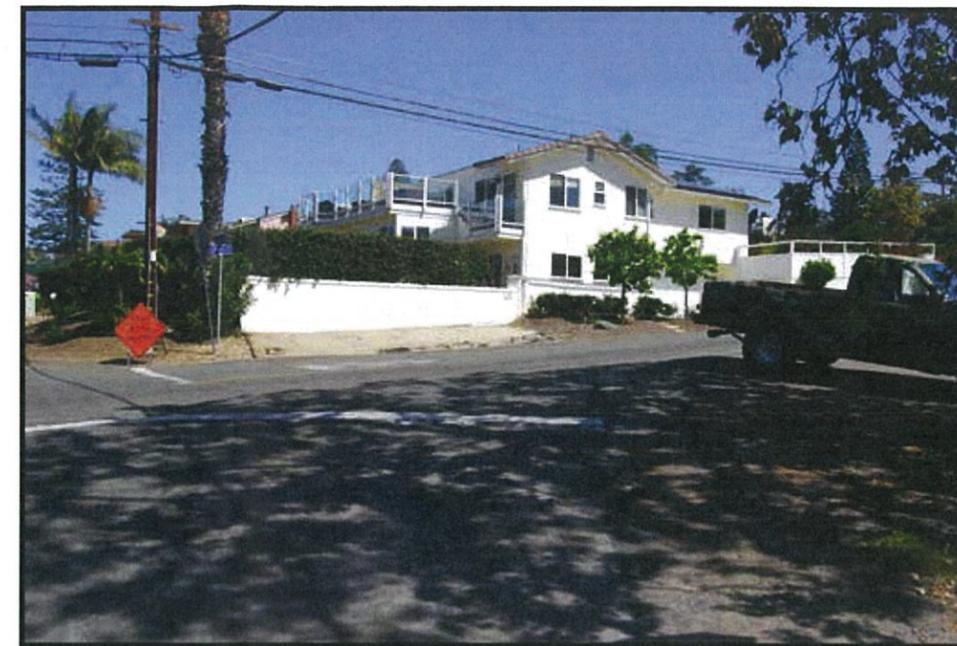
431 Glenmont Dr.

14



418 Granados Ave.

15



404 Granados Ave.

16



336 Granados Ave.

17

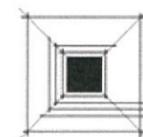


241 & 243 Granados Ave.

18



247 & 249 Granados Ave.Dr.



19



303 Granados Ave.

20



307 Granados Ave.

21



339 Granados Ave.

22



260 E. Cliff St.

23

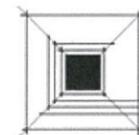


424 Barbara Ave.

24



408 Barbara Ave.



25



338 Barbara Ave.

26



330 Barbara Ave.

27



320 Barbara Ave.

28



302 Barbara Ave.

29

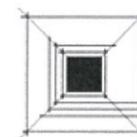


276 & 274 Barbara Ave.

30



272-270 Barbara Ave.



31



319 Barbara Ave.

32



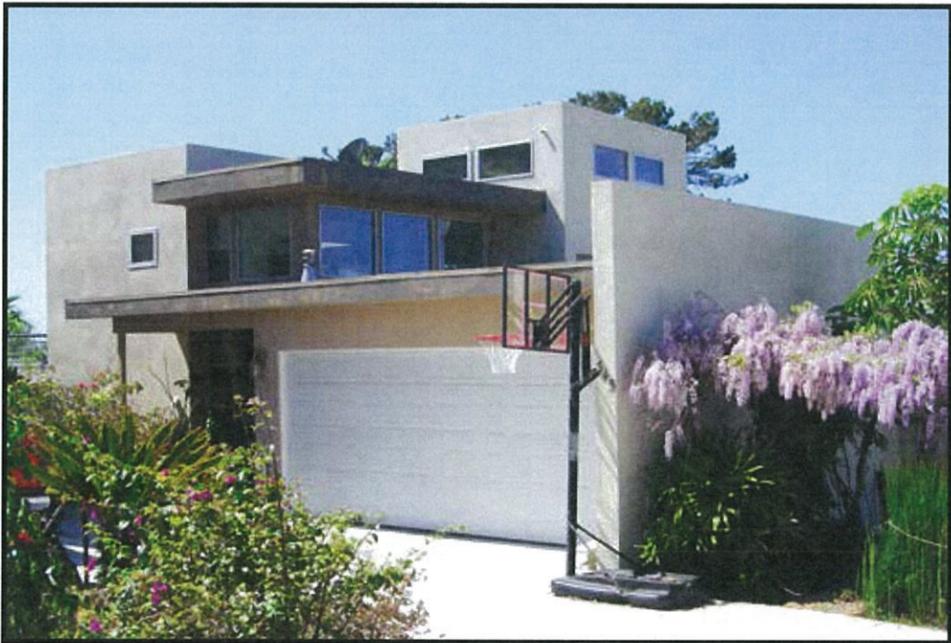
327 Barbara Ave.

33



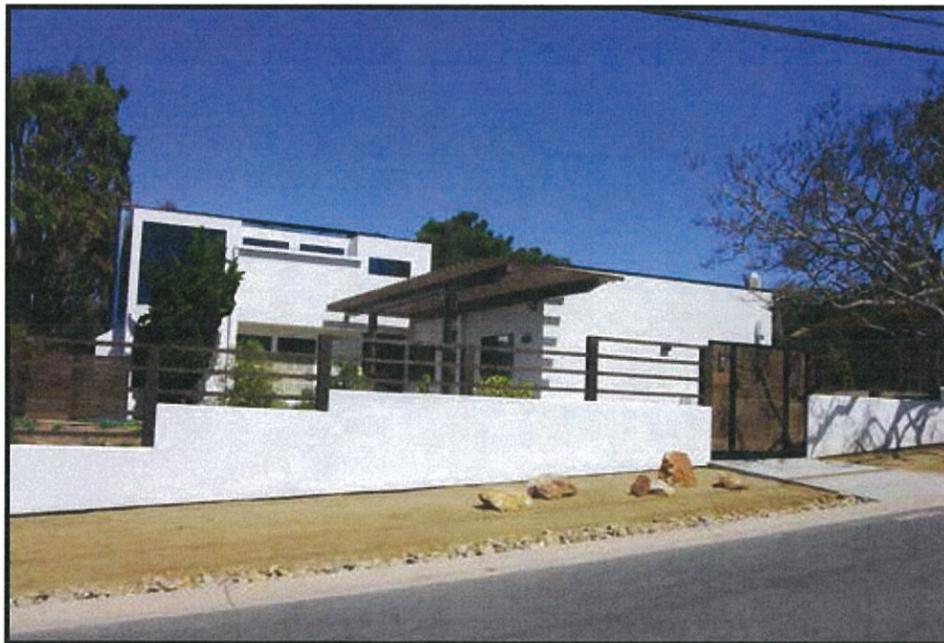
339 Barbara Ave.

34

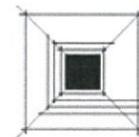


345 Cliff St.

35



220 Cliff St.



RECEIVED

APR 17 2017

Planning-Comm Dev Dept
City of Solana Beach

Michelle Lalouche-Kadden, Ph.D.
Mark Kadden, M.D.
336 N. Granados Ave
Solana Beach, CA 92075
858 485 8185
4/16/17

It is our pleasure to compose this letter in support of the proposal by Danielle Aretz and Amar Arora for the development of the lot at 360 Granados Avenue. Their planned home will be directly next door on the north side of our home. Early in their design process in 2014, Danielle and Amar as well as their architect Dean Meredith introduced themselves and welcomed our feedback in the layout and design of their home. We have been impressed by their willingness to make modifications to their final design in response to our concerns. We recently expressed our concern over the location of their pool and pool equipment. Amar personally contacted us and we went to the lot together to clarify placement and identify alternatives. Quickly and amiably, changes were made and we are pleased with the adjusted layout.

We enthusiastically hope the City Council will approve their project. We truly believe the development of their property will be a beautiful addition to our street and we greatly look forward to gaining their family as neighbors.

Sincerely

Michelle Lalouche-Kadden, Ph.D.

Mark Kadden, M.D.

ATTACHMENT 4

Jeet and Julia Minocha
669 Glenmont Drive
Solana Beach, CA 92075

RECEIVED

APR 17 2017

Planning-Comm Dev Dept
City of Solana Beach

April 17, 2017

Dear Solana Beach City Council:

This letter is to express our support for the proposed development at 360 Granados Avenue. As close friends of Drs. Amar Arora and Danielle Aretz, and their future neighbors, it was with great excitement that we saw the generation and evolution of their plans first-hand. We have been impressed by the genuine concern they have shown with respect to the requests of neighbors. We believe that they have gone above and beyond during their plan development, including: placing story polls twice prior to the official poll placement in an effort to clarify the structure of their residence for our neighborhood; changing landscaping design to accommodate neighbors' requests; and limiting their overall building envelope in several ways to be aligned with the specific preferences of their surrounding neighbors.

From inception to completion, they have been receptive to others' concerns and grateful for their suggestions, thus putting forth plans that have been thoroughly thought through and supported by the neighborhood. We hope that their plans are further supported without hesitation by the City Council, and we couldn't feel more overjoyed to have such a conscientious and fun-loving family move to our neighborhood!

Sincerely,



Jeet Minocha

Katie Benson

RECEIVED

From: Kristi Day <[REDACTED]>
Sent: Tuesday, April 18, 2017 6:50 AM
To: Katie Benson
Subject: Arora-Aretz property

APR 18 2017

Planning-Comm Dev Dept
City of Solana Beach

My name is Kristi Day and I live on the North East corner of Cliff and Granados, just North of the Arora-Aretz property. My first experience with Amar and Danielle was about 3 years ago when they stopped by to introduce themselves letting us know that they had purchased the parcel across the street. They were friendly and asked if I had any concerns about the property being developed. I shared with them what I knew of all of the people who had previously tried to develop the property and I remember thinking, "Wow, what a nice family, I would really like to have them as neighbors. I hope they make it through the process."

Over the past three years they have stopped by to say hello, and we have talked about where they were in the process, and talk about our kids getting bigger. I have texted them with excitement when their story poles have gone up, and talked about the big beautiful tree on their corner.

This last September, they stopped by to say hello about an hour after my son had really injured his ankle. Amar offered to look at his injury. I had no idea that he and Danielle were both doctors and that he was/is an amazing orthopedic doctor. I had assumed that my son had just sprained his ankle, but after a quick exam Amar said that it looked broken and that I should have an X-ray asap. After an ER trip, it did indeed turn out to be broken, but we got it set properly right away. The following Monday Amar texted to check on my son, and offered to see him that day if I still needed a doctor. We were not even able to get an appointment with our doctors until Thursday! We had a wonderful experience with Amar as a doctor and my son was able to play the last part of his water polo season.

Amar also stopped by to show me the plans for the house and explain all of the different design elements they have put in so their home will be pleasing to the neighborhood! What a creative and beautiful home it will be. I love that the front of their home will face my home. It feels much more neighborly.

I have lived in this home since 2006 when the church was on the property. My family have been through the teardown of the church, and I believe, three other people who have tried to develop this parcel. Having this lot sit vacant so long has been a neighborhood nuisance especially affecting me. On the weekend nights, especially in the summer, kids congregate at the lot late at night. Kids park and play their music loud, or get into fights. Big cement trucks are often parked across the street with their engines running early in the morning. Always, it serves as over flow parking for any contractor or workers in the area, who get there early and then go and eat lunch on their tailgates everyday right across from my house. I am a single mom with two children. Since I have moved here, our house has been broken into 2 times, and I believe that having this property developed would resolve these nuisance and safety issues. This lot has sat vacant too long.

Amar and Danielle are lovely people and I would love to have them as neighbors! It is well past time for this property to get to be developed.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: City Manager's
SUBJECT: **City Council Selection of the Preferred Proposal for the Fire Station Art and Landscaping Project**

BACKGROUND:

On October 8, 2008, the City Council approved five sites to initially include in the new Temporary Public Art Program (Program). The goal of the Program is to install temporary public art at approved locations and then replace the art with new pieces after a pre-determined amount of time, so that the community can enjoy different art pieces throughout the years. Since implementation, the Program has been enthusiastically embraced by the community and has received positive attention from the media.

On June 12, 2013, the City Council approved adding the Fire Station location to the list of approved temporary art locations. The Fire Station location has long been considered the "crown jewel" of locations as it is clearly visible for motorists, bicyclists and pedestrians as they travel through the City on Lomas Santa Fe Drive. The Public Arts Commission (PAC) has made this location their highest priority in the Program, and has spent the last few years analyzing the site and researching potential art pieces to ensure that whatever is selected will successfully highlight and enhance this location.

During the course of these discussions, the PAC debated whether the location should be considered for a permanent art and landscaping project rather than a temporary art location. The rationale was that since the area was such a prominent location, a permanent art piece with complementary landscaping would best highlight the area for years to come. On February 29, 2016, City Staff presented the PAC proposal for a permanent project to the Public Arts Standing Committee (then consisting of Mayor Nichols and Councilmember Zito). The Standing Committee voiced their support of the proposal to convert the temporary designation to a permanent art project location.

CITY COUNCIL ACTION:

On April 13, 2016, the City Council authorized the release of a Request for Qualifications/Proposals (RFQ/P) for conceptual designs of an art and landscaping project at the Fire Station site, including cost estimates.

This item is before the City Council to consider Resolution 2017-063 selecting a preferred proposal for a permanent art and landscaping project for the grass area in front of the Fire Station at 500 Lomas Santa Fe Drive.

DISCUSSION:

The RFQ/P was designed to solicit conceptual design proposals for a project that would replace the grassy turf in front of the Fire Station with drought tolerant and native landscaping that would complement a permanent art piece or pieces. This would not only provide a natural looking environment for the art piece(s) but also further the City's commitment to reduce overall water usage at City facilities. The design proposals were also to include the proposed art piece(s) as a comprehensive package that would complement and enhance each component. This RFP was limited to the design and conceptual work including cost estimates for the landscaping and art piece(s). As authorized by Council, the RFQ/P identified a budget of a not-to-exceed amount of \$70,000 to complete the entire project, including construction.

Staff released the RFQ/P in June of 2016 and conducted extensive outreach in an attempt to maximize distribution the RFQ/P. The RFQ/P was listed on the City's ebidboard, sent out via eBlasts and social media, placed on the City's website and distributed in a professional publication for landscape architects. The PAC also circulated the RFQ/P through personal and professional contacts to ensure that it was getting out beyond the City's typical distribution. In response to the RFQ/P, Staff received nine (9) proposals which are included in Attachment 2.

The proposals were presented by Staff to the PAC at the October 25, 2016 PAC meeting. The PAC individually voted on their top choices and the results were tabulated. All of the proposals were then sent to the Public Arts Standing Committee (then consisting of Mayor Nichols and Councilmember Zito) for their review and feedback. Staff, a PAC subcommittee and the PAC Standing Committee met on November 28, 2016 to discuss the proposals. The PAC Standing Committee gave their feedback on the proposals and the PAC subcommittee requested additional time to review and rank the proposals. This was done to give all members of the PAC additional time to review the entire proposals as they expressed concern that they only had limited time to review them at the October 25th PAC meeting. Staff then distributed all of the proposals to the entire PAC via email to allow adequate time to review and rank the proposals for the next PAC meeting.

At the January 24, 2017 PAC meeting, final feedback was given by the PAC and the top three (3) proposals were selected. They were:

- Brett Hayden Designs (BHD) and EarthArt Landscape Architecture
- Coastal SAGE Landscape Architecture (CSLA) and Bisculptures

- VanDyke Landscape Architects, Inc. (VDLA), Betsy Schulz and Gravel to Gold, Inc.

These teams were invited to the February 28, 2017 PAC meeting to give presentations on their respective proposals and to answer questions. At the conclusion of the presentations, the PAC voted on their preferred proposal. VLDA received 3 votes, BHD received 2 votes, one Commissioner abstained from voting and one Commissioner was absent. Therefore, the formal recommendation by a majority vote of the PAC was for the VDLA proposal, Fire Wall. Resolution 2017-063 was prepared identifying the VDLA proposal as the preferred proposal, however, the City Council has the authority to approve whichever proposal it desires. If a different proposal is selected by Council, the Resolution will be modified accordingly.

Should the City Council approve a preferred design, the next step as outlined in the RFQ/P (Attachment 3) will be for Staff to negotiate with the selected design team for a contract to develop more detailed plans and specifications.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The Master Art Policy established the Reserve Public Art Account “to be used to provide Solana Beach a rich artistic environment” and provides for the use of the Reserve Public Art Account funds for public art installations and maintenance.

The proposed project will be funded with the City’s Reserve Public Art Account – Coastal Visitors TOT fund. The budget identified for this project in the RFQ/P is \$70,000. Through March 31, 2017, there is an estimated total of \$142,732 in the Reserve Public Art Account – Coastal Visitors TOT fund.

Staff is recommending that \$70,000 be appropriated from the Public Art Reserve in the Coastal Visitors TOT fund to the Public Arts expenditure account in the same fund.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation and approve Resolution 2017-063
- Deny Staff recommendation
- Provide direction

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council approve Resolution 2017-063:

1. Selecting a preferred proposal for a permanent art and landscaping project for the grass area in front of the Fire Station and authorizing the City Manager to negotiate and execute all necessary agreements.
2. Appropriating \$70,000 from the Public Art Reserve in the Coastal Visitors TOT fund to the Public Arts expenditure account in the same fund.
3. Authorizing the City Treasurer to amend the FY 2016/17 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2017-063
2. Art/Landscaping Proposals
3. Fire Station Art/Landscaping RFQ/P

RESOLUTION 2017 - 063

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, SELECTING A PREFERRED PROPOSAL FOR A PERMANENT ART AND LANDSCAPING PROJECT IN FRONT OF THE FIRE STATION

WHEREAS, on April 13, 2016, the City Council authorized the release of a Request for Qualifications/Proposals (RFQ/P) for conceptual designs of an art and landscaping project at the Fire Station site, including cost estimates; and

WHEREAS, the RFP was constructed to receive conceptual design proposals for a project that would replace the grassy turf in front of the Fire Station with drought tolerant and native landscaping that would complement a permanent art piece or pieces; and

WHEREAS, the City received nine (9) proposals; and

WHEREAS, the proposals were presented by Staff to the Public Arts Commission (PAC) at the October 25, 2016 PAC meeting; and

WHEREAS, the top three teams were invited to the February 28, 2017 PAC meeting to give presentations on their respective proposals and be available for questions; and

WHEREAS, the PAC made a recommendation to the City Council via majority vote to select the VanDyke Landscape Architects, Inc. (VDLA), Betsy Schulz and Gravel to Gold, Inc. proposal; and

WHEREAS, the City Council has final approval on the final proposal and consultant team.

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 selects the preferred proposal by VanDyke Landscape Architects, Inc. (VDLA), Betsy Schulz and Gravel to Gold, Inc. for a permanent art and landscaping project in front of the Fire Station.
3. That the City Council authorizes the City Manager to negotiate and execute all necessary agreements on behalf of the City.

4. That the City Council authorizes appropriating \$70,000 from the Public Art Reserve in the Coastal Visitors TOT fund to the Public Arts expenditure account in the same fund.
5. That the City Council authorizes the City Treasurer to amend the FY 2016/17 Adopted Budget accordingly.

PASSED AND ADOPTED this 26th day of April, 2017, 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 –

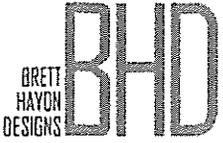
MIKE NICHOLS, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



PROPOSAL

Project: SB Firestation

Date: 07/08/2016

BACKGROUND

*Brett Reisdorf sole proprietor of Brett Haydn Designs
Located at 308 N. Granados Ave, Solana Beach. CA. 92075
Contact - (858)735-8295 or by email at bretthaydn@gmail.com*

*Mike Swanson sole proprietor of EarthArt Landscape Architecture
Located at 1605 Highland Cove, Solana Beach CA 92075
Contact - (858)344-5129 or by email at mswan@earthartltd.com*

Brett Reisdorf and Mike Swanson of Solana Beach have already successfully partnered for a similar project 'Gateway to sunshine' entry monument/signage in the median strip at the Lomas Santa Fe / Highland Drive location on the East end of LSF entering the city from Rancho Santa Fe.

Mike has served 8 years on PAC and boasts 35+ years as a licensed Landscape Architect in Solana Beach, California. Registered Landscape Architect Lic.#2981, expiration date 4/30/17. Numerous residential and commercial landscape design and installations throughout the county and local environments.

Brett Haydn Designs is a firm with a growing portfolio in functional and sculptural art. Recent projects include over a dozen private commissions for sculptural and functional art pieces. For public spaces recent projects include: Rancho Buena Vista Audubon Society (Oceanside, CA) - Beautification of the interpretive gardens with the addition of sustainable, artistic solutions for bike racks, plant identification signage, ADA ramp and kiosk refurbishment. Featuring two memorial benches at the Solana Beach post office and functional art in the lobby of Solana Beach's city hall. Currently a featured artist at the San Diego Botanical Gardens in Encinitas for the "Sculpture In The Garden" exhibit. Featured sculpture artist at the "Opportunity Green" conference at Los Angeles Studios. Featuring permanent functional art at Susan Street Fine Art Gallery. Artistic conference tables for San Elijo Lagoon Conservancy and Hype Media (Solana Beach).

EXPERIENCE

1. Rancho Buena Vista Audubon Society beautification - Andy Mauro, 760-753-1266
2. San Diego Botanical Garden sculptures - Naomi Nussbaum, 858-204-2058
3. San Elijo Lagoon conference table - Doug Gibson, 760-803-4824
4. Hype Media conference table - Iain Harris, 760-809-8499
5. Stainless steel art wall/gate - Laura Brubaker, 858-337-4347

SUB CONTRACTORS

Sculptures

Streamline Automation Ltd

This outfit will complete a 3D laser scan of artists scaled maquette and then CNC hot wire foam cut a high density foam to create a perfect enlarged plug.

Accurate concrete

Local concrete specialist will assist artist in creating a fiberglass mold that will then be poured into with decorative concrete mix. Accurate concrete will also assist the artist with delivery and installation. Licensed with general engineering (A-1) and licensed with a concrete contractors license(C-8).

SCOPE OF WORK

Landscape

Grading and clean-up for the removal of the existing turf. May include all or part of the existing irrigation system. Dumpster and hauling.

Revamp or install a new or reworked irrigation system.

Install the dry stream bed materials.

Install native plants.

Periodic site inspections will be provided to ensure project is complying with all construction-related storm water requirements.

The proposed landscaping and irrigation shall comply with the City's Water Efficient Landscape Regulations.

Sculptures

Organize and lead installation meetings.

Review invoices submitted by artist & sub- contractors.

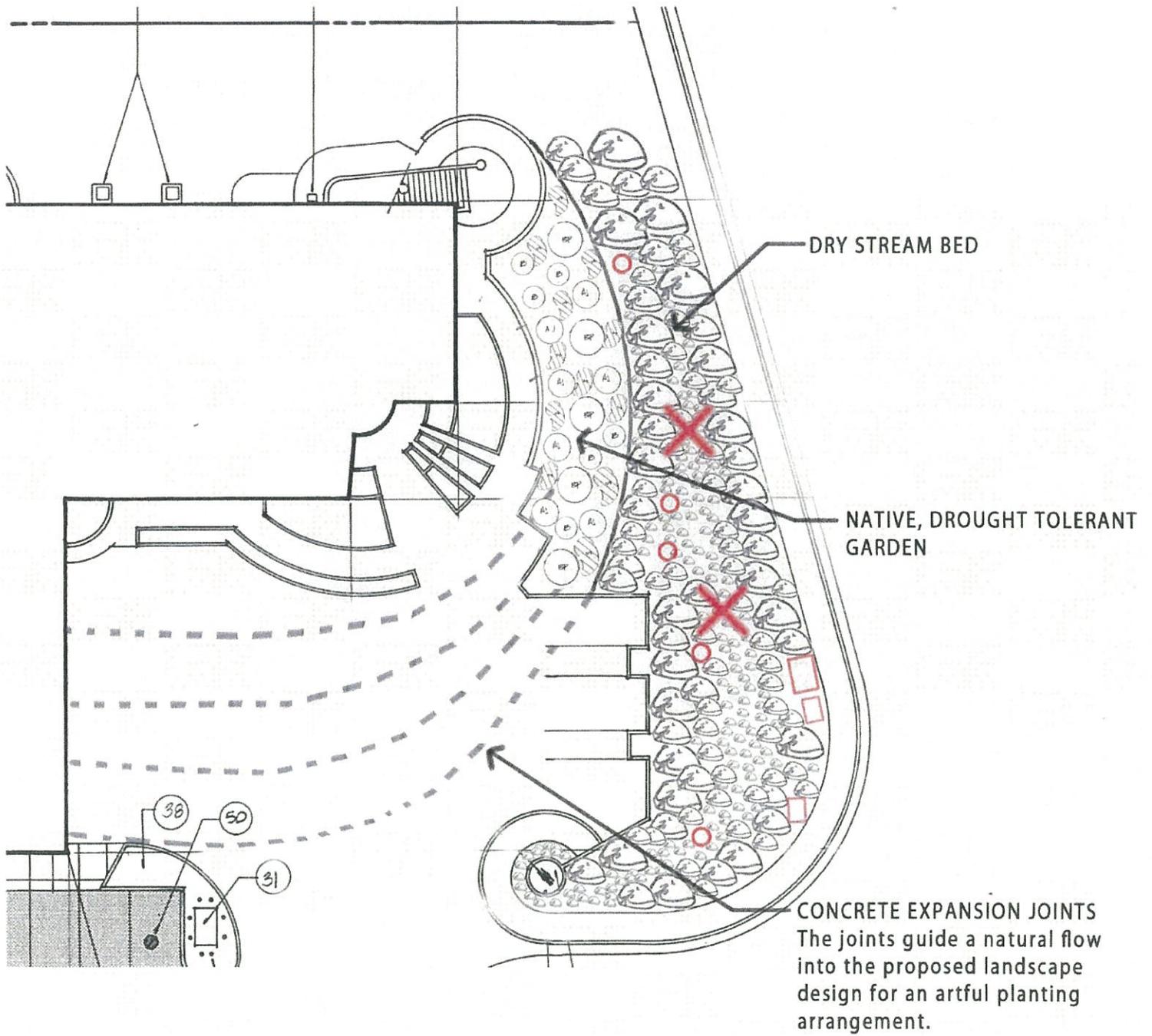
Provide periodic progress reports.

Ensure the project is created in compliance with the project specifications, the project plans and all other related project standards.

Review and respond to requests for information, design clarifications, change order requests and submittals.

Assist in the resolution of all potential claims that may be submitted.

Concrete pads not necessary as footing will be integral with the sculpture.



✕ Proposed sculpture placement

○ Tree

□ Electrical box

--- Existing expansion joint on driveway

○ A1 Native - TBD

○ RP Native - TBD

▨ Native - TBD

○ Local rock - TBD

○ Local boulder - TBD

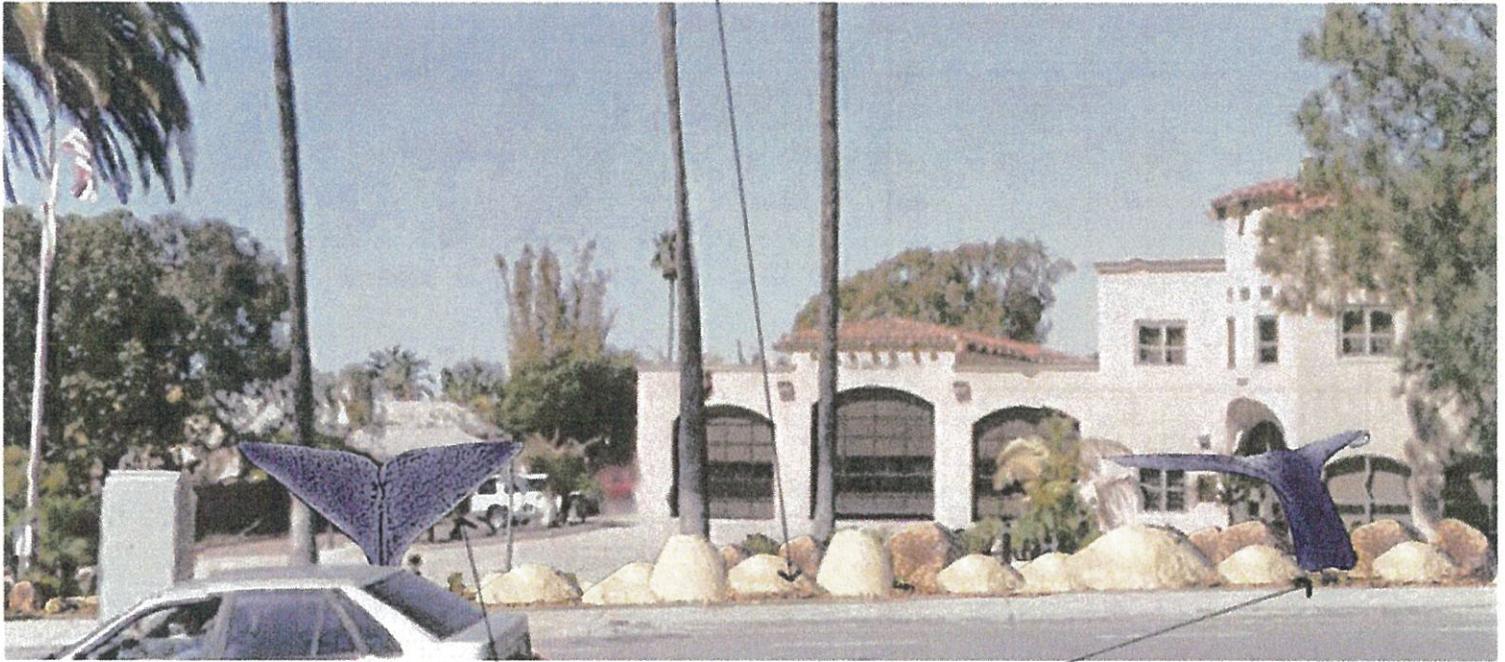
○ Local rock - TBD

DRY STREAM BED

NATIVE, DROUGHT TOLERANT GARDEN

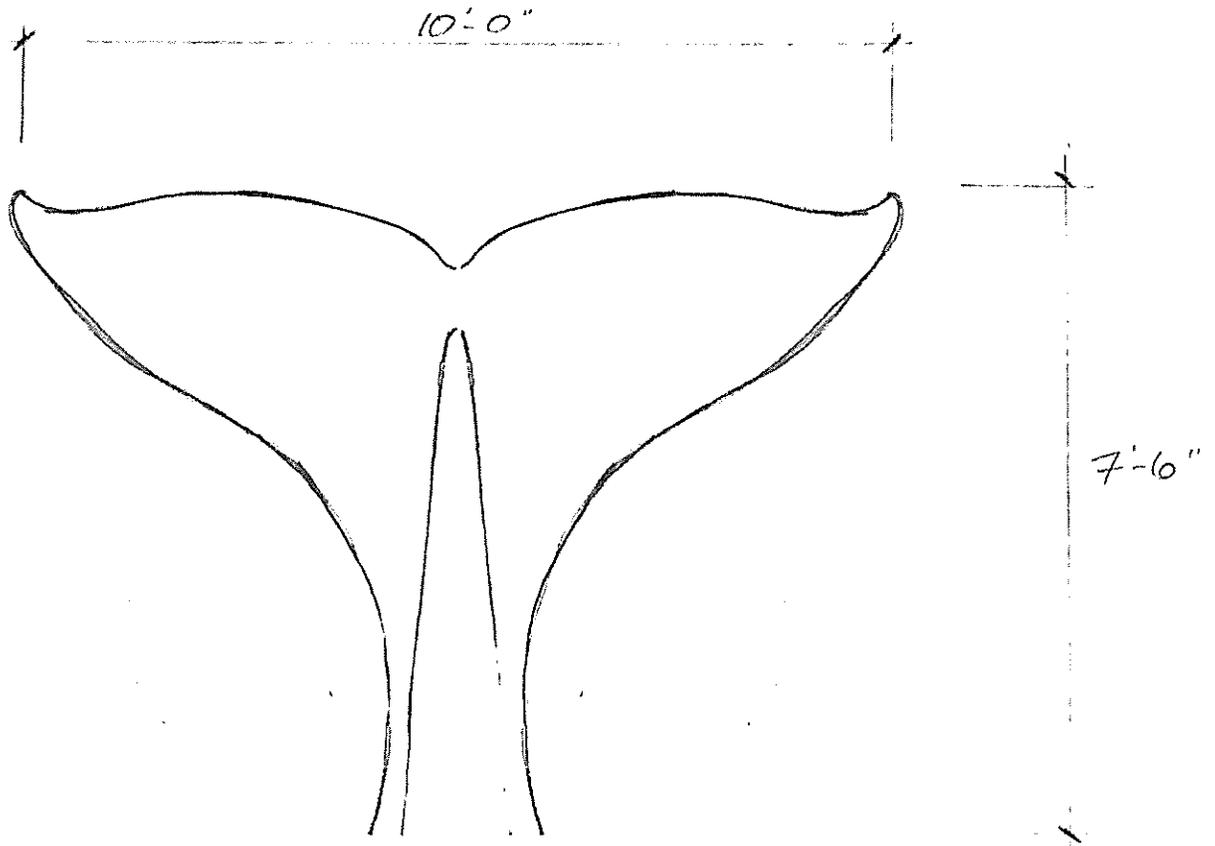
CONCRETE EXPANSION JOINTS
The joints guide a natural flow into the proposed landscape design for an artful planting arrangement.

DRY STREAM BED LANDSCAPING

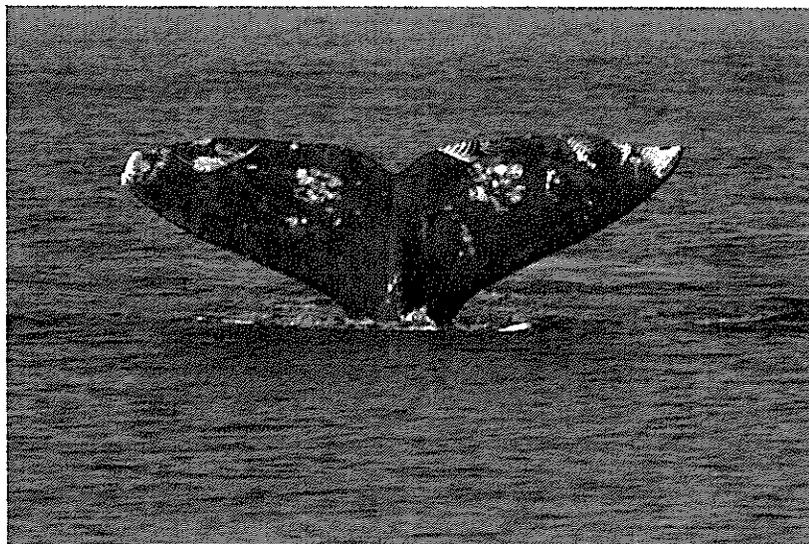


PRE-CAST CONCRETE SCULPTURES
COLOR INTEGRAL WITH MIX
EXPOSED AGGREGATE AND INLAYS FOR
ADDED DETAIL

BEING A FREQUENT VISITOR OF OUR COASTLINE, THE GREY WHALE IS SEEN IN THIS CONCEPT AS A STARK CONTRAST TO THE NATIVE PLANTING AND DROUGHT TOLERANT LANDSCAPING COMMON TO THIS REGION OF THE WORLD. THE ARTISTS RECEIVED FEEDBACK FROM THE FIRE FIGHTERS. REQUESTS FROM FIREFIGHTERS INCLUDE : OCEAN THEME ART AND LANDSCAPING THAT WILL FUNCTION TO LIMIT PUBLIC USE THROUGH FRONT PROPERTY. THE DRY RIVERBED LANDSCAPING WILL ACT AS A NATURAL BARRIER FOR PUBLIC WHO ATTEMPT A SHORTCUT THROUGH THE PROPERTY. THE OCEAN THEMED WHALE FLUKE IS SIGNIFICANT IN THAT THE TOP OF THIS VERY RIDGE IS THE BEST VIEW OF THE OCEAN LOMAS SANTA FE HAS TO OFFER. ALL IN ALL, IT'S A DESIGN THAT'S FOR SOLANA BEACH DESIGNED BY SOLANA BEACH!



APPROXIMATE SIZE OF SCULPTURE



INSPIRATION OF GREY WHALE FLUKE IN SAN DIEGO WATERS

BUDGET

Sculptures

Scaled maquette fabrication	2,000.00
3D printing and foam plug fabrication	12,000.00
Fiberglass mold fabrication and materials	10,500.00
Decorative concrete - time and materials	13,800.00
Installation	4,000.00
Bond (TBD)	% added

Landscaping

Demo	2,800.00
Refurbish or replace existing irrigation system	1,000.00
Rock and boulder material and labor	5,000.00
Plant material and labor	9,000.00

Next Proposal

New Art & Landscape Design

for the

FIRE STATION

STATEMENT OF QUALIFICATIONS
CONCEPT DESIGN PROPOSAL

PRESENTED BY:

Coastal SAGE Landscape Architecture, Inc.



PRESENTED TO:





936 Bluejack Rd.
Studio102
Encinitas, CA 92024

July 19, 2016

Mr. Dan King
Solana Beach City Hall
635 S. Highway 101
Solana Beach, CA 92075

RE: RFP: Art & Landscape design for Front Grass Area of Solana Beach Fire Station

Dear Mr. King,

Please accept our submittal for the art and landscape design and fabrication of the art for the Solana Beach Fire Station. We have formed a specialized team that combines the skills of Coastal SAGE Landscape Architecture (CSLA) and Biosculptures, both local firms in Encinitas.

Our team is composed of me – Joy Lyndes, PLA, ASLA, AIA Affiliate as your Principal In-charge leading the landscape design and visioning process, providing quality reviews, leading the drought tolerant and native landscaping component including cost estimating and schedule, and assuring the highest quality services are rendered. Danny Salzhandler is the lead artist with Biosculptures leading the design and fabrication of the art piece.

CSLA accepts the general requirements of this RFQ, acknowledges that there were no addenda to this RFQ, and contractually obligates to the requirements of the RFQ. As the Owner and Principal of CSLA I will negotiate the contract on behalf of CSLA and provide any clarification needed.

We look forward to working with you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Joy Lyndes", written in a cursive style.

Joy Lyndes PLA, ASLA, AIA Affiliate
Principal
CA License #4183

Background

LANDSCAPE ARCHITECT Joy Lyndes & ARTIST Dany Salzhandler have been working together locally along the north county coast to create engaging and educational public spaces for people - because they both have a passion for the earth and for art.



Danny has lived in Cardiff by the Sea since 1994. Prior to this he owned and operated Industrial Automation & Construction in Dallas, Texas. In the 60's and 70's Danny worked at several zoos in Texas designing exhibits and in 1968 was Supervisor of Reptiles at the Cen-Tex Zoo in Waco.

Here in Encinitas he reinvented his zookeeper background into a new passion - creating sculpture by combining welding skills and reptile and amphibian knowledge into Biosculptures.

Biosculptures was formed in 1994 in an effort to frame the diverse microcosms that make up the wildness of our world. His initial focus was to create sculptures that contained a vivarium within the sculpture. His artistic focus has expanded into creating iconic animal sculptures and organic forms in metal that draw from the importance of a balanced habitat for animals and people.



Joy brought her passion for designing and building healthy communities in arid landscapes to Encinitas from Arizona. For over 30 years she has collaborated with artists to create beautiful, iconic and sustainable public spaces which are loved by communities and embraced by stakeholders and Agencies. She owns Coastal SAGE Landscape Architecture and designs the landscapes for many parkways, fire stations, complete streets, parks, libraries and water conserving landscapes in collaboration with artists.

Danny and Joy met through their work for the Pacific View Arts, Culture Ecology Alliance and the Encinitas Historical Society, where they both volunteer their time and expertise to advance the role of art and ecology into the development of the Pacific View Elementary and Old Schoolhouse properties. Their passions align with ecologically intuitive sculptures and artistic public landscapes.

In joining forces this duo provides passion for arts and environment, depth of technical knowledge and breadth of experience delivering sustainable, iconic public art projects.

"As designers, we design healthy places by sustainably integrating art, the area culturae and the natural setting. The history, nature, ecology and community character are expressed in every project. Each project has its own unique design vocabulary."

Joy Lyndes, ASLA
Coastal SAGE Landscape Architecture

" Art and biology combined in iconic sculpture expresses who we are and how we balance with nature in our coastal and environmently sensitive community."

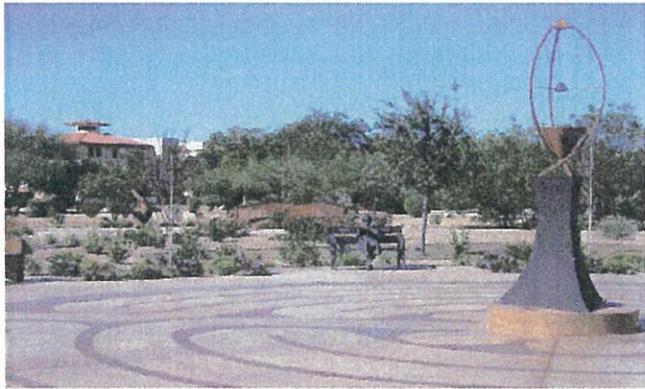
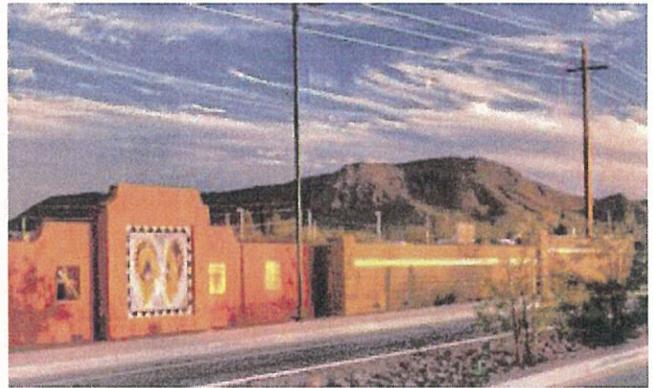
Danny Saltzhandler
Biosculptures Artist

Experience



Downtown Central Fire Station
TUCSON, AZ

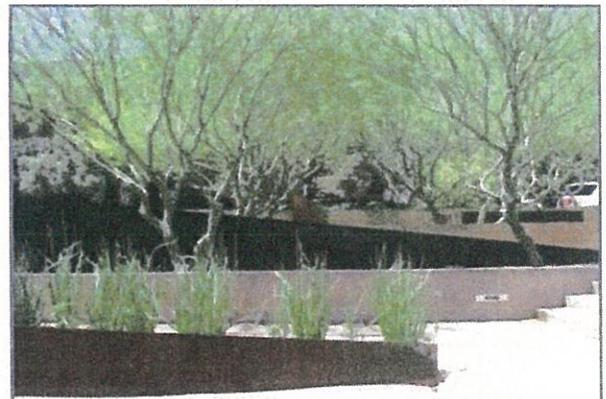
Ignacio Baumea Roadway Art Integration
PASCUA YAQUI TRIBE, SOUTHERN AZ



La Posada Continuum of Care Campus
GREEN VALLEY, AZ

University of Arizona Meinel Optical Sciences Center
TUCSON, AZ

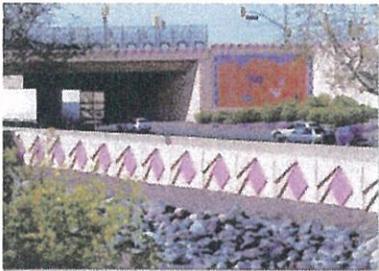
AWARD WINNING



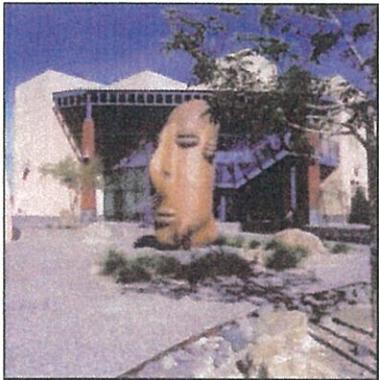
Firm Profile - Coastal SAGE Landscape Architecture



JOY TEACHING WATER CONSERVATION WORKSHOPS FOR THE SAN DIEGO COUNTY WATER AUTHORITY



ART INTEGRATION WITH LANDSCAPE ARCHITECTURE - INTERSTATE 10, TUCSON, AZ



COMMUNITY RESOURCE CENTER ART COLLABORATION WITH LANDSCAPE ARCHITECTURE

Coastal SAGE Landscape Architecture (CSLA) has created distinctive and attractive landscapes for public Agencies throughout the Southwest and West. Principal Joy Lyndes has over 30 years of expertise designing passive water harvesting, permaculture, drought tolerant landscapes, pedestrian spaces, entry features, iconic art integrated improvements and low maintenance sustainable design solutions.

CSLA provides excellent customer service and a high level of consulting while trouble shooting issues, managing resolution, coordinating with stakeholder groups, delivering clear and concise information to the public and working as an extension of the Agency.

CSLA is a SBC Small Business Concerns Small Business Administration (SBA), WBE CA State CPUC CA Public Utilities Commission VON Id 14070002, SB (Micro) CA State Small Business Certification Supplier # 1771088, DBE & SWBE CA State Unified Certification Program (CUCP) CALTRAN # 42084, SLBE City of San Diego Small Local Business Enterprise Certification number 14CS1123, Bench List SANDAG Vendor Id. 323758 and Small Business Certification with Long Beach Vendor Id. 302538.

We offer our services to fulfill your needs for expertise in:

- Landscape architecture;
- Artist collaboration;
- Water conservation and storm water harvesting;
- Low maintenance sustainability;
- Irrigation design; and
- Hardscape design

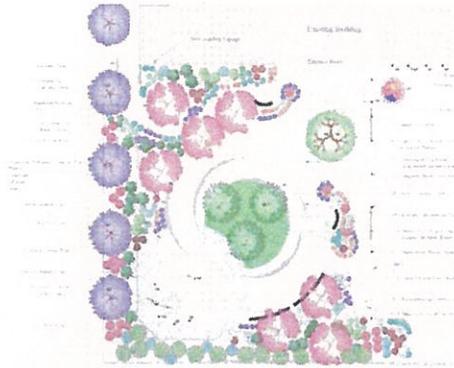
Joy Lyndes
 Coastal SAGE Landscape Architecture, Inc.
 936 Bluejace Rd., Studio 102
 Encinitas, CA 92024
 760-456-7907



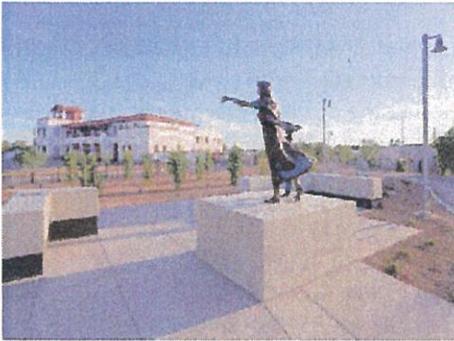
Craycroft Road Slope Treatment & Art Integration
 TUCSON, AZ

AWARD WINNING

CSLA Relevant Projects



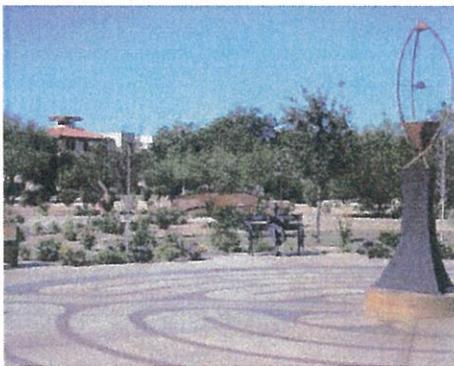
Veterans Association of North County
HONOR GARDEN DESIGN
OCEANSIDE, CA



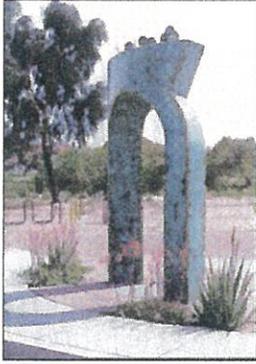
Downtown Central Fire Station
LANDSCAPE & ART INTEGRATION
TUCSON, AZ



Fire Station #20
LANDSCAPE & WATER
CONSERVATION
TUCSON, AZ



La Posada Alternative Living Campus
LANDSCAPE & ART INTEGRATION
GREEN VALLEY, AZ



Santa Cruz River Park

LANDSCAPE & ART INTEGRATION
TUCSON, AZ



Meinel Optical Sciences

WATER CONSERVATION & SUSTAINABLE DESIGN
UNIVERSITY OF ARIZONA
TUCSON, AZ



South Mountain Community College

LANDSCAPE, ARCHITECTURAL INTEGRATION & WATER CONSERVATION
MARICOPA COUNTY COMMUNITY COLLEGES
PHOENIX, AZ



Sahuarita Roadway Bridge

LANDSCAPE & ART INTEGRATION
SAHUARITA, AZ



JOY LYNDES, PLA, ASLA

PRINCIPAL, COASTAL SAGE LANDSCAPE ARCHITECTURE

EDUCATION

University of Arizona
Master of Landscape Architecture
Bachelor of Landscape Architecture

Certificate in Preservation Studies

PROFESSIONAL REGISTRATIONS

Registered Landscape Architect,
California #4183
Registered Landscape Architect,
Arizona #23431

PROFESSIONAL AFFILIATIONS

Member, American Society of
Landscape Architects (ASLA)

HALS (Historic American Landscapes)
of the San Diego Chapter of the Amer-
ican Society of Landscape Architects

Invited speaker on Serving Native
American Populations - Planning in
Tribal Communities and Greenways
as Economic Drivers at the ASLA
National Conference 2012

Board Member Emeritus of the Santa
Cruz Valley National Heritage Area -
Heritage Alliance

Board Member of the Encinitas
Historical Society, Member of the San
Diego Chapter of American Institute
of Architects (AIA) Preservation
Committee

Principal Landscape Architect Joy Lyndes has over 30 years of experience in landscape architecture and environmental compliance. She founded Coastal SAGE and SAGE Landscape Architecture & Environmental in CA and AZ respectively and has successfully handled both landscape architecture and environmental planning for public and private clients. Her professional emphasis is on expert client coordination; award-winning technical expertise in planning, design, construction documentation and construction oversight for planting, irrigation, hardscape, landscape grading and soil amendments; high quality design solutions which improve community health and welfare; and responsive context-sensitive solutions.

Joy Lyndes's unique art and water conservation experience includes teaching and coaching the San Diego County WaterSmart Workshop to the community, rain water harvesting designs including the City of Tucson Crime Lab which demonstrated that by harvesting water from the roof and mechanical equipment condensate that 63% of the water needs of the plants could be met.

Prior to Coastal SAGE she owned the award winning SAGE Landscape Architecture & Environmental – a planning and design firm in Arizona. Joy's design focus is on complex and high profile projects including fire stations, parks, libraries, community centers, museums, court houses, university facilities, casinos, office complexes, hospitality, residential, medical, and tribal facilities, in rural, suburban and urban environments.

She creates healthy communities through sustainable context-sensitive design for municipal, local and state agencies in arid desert and coastal regions. She assists agencies handle multi-million dollar design projects and complex multi-tiered stakeholder groups and has developed "best practice" guidance documents for stakeholder and client groups. She ensures full compliance with scope, schedule and budget through implementing clear communication strategies. Her success has

Selected Projects:

- Pascua Yaqui Community Educational Facility, AZ Pascua Yaqui Tribe
- Westside Health Clinic & Housing, Sells, AZ Tohono O'Odham Nation
- Milton "Paul" Antone Memorial Park, Maricopa, AZ Ak Chin Indian Community
- Ignacio Baumea Roadway, Los Reales to Valencia, Pima County, AZ Pascua Yaqui Tribe
- Casino del Sol, sol Casinos Gaming Enterprise, Southern AZ Pascua Yaqui Tribe

Honors & Awards:

- 2012 Merit Award Winner for "Best Of" Government/Public Buildings in Arizona/Nevada/
New Mexico - ENR-Southwest Contractor.
- 2012 Finalist for Metropolitan Pima Alliance Common Ground Award for collaboration.

Experience of Subconsultant



Mammoth Sculpture

29222 RANCHO VIEJO RD SAN JUAN CAPISTRANO, CA

Dolphins Encinitas Office Building
ENCINITAS BLVD AT SAXONY, ENCINITAS, CA



Display at Gallery
ENCINITAS, CA

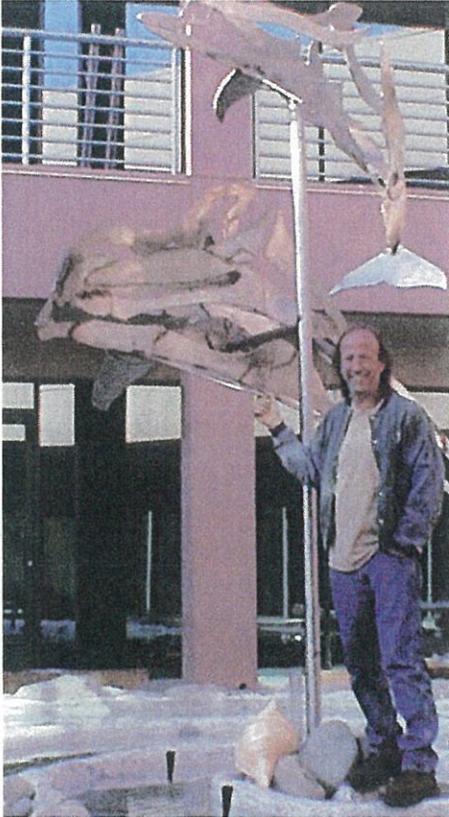


Steel Tree

RANCHO COASTAL HUMANE SOCIETY, ENCINITAS, CA



Firm Profile - Biosculptures



DANNY SALZHANDLER,
ARTIST, BIOSCULPTURE

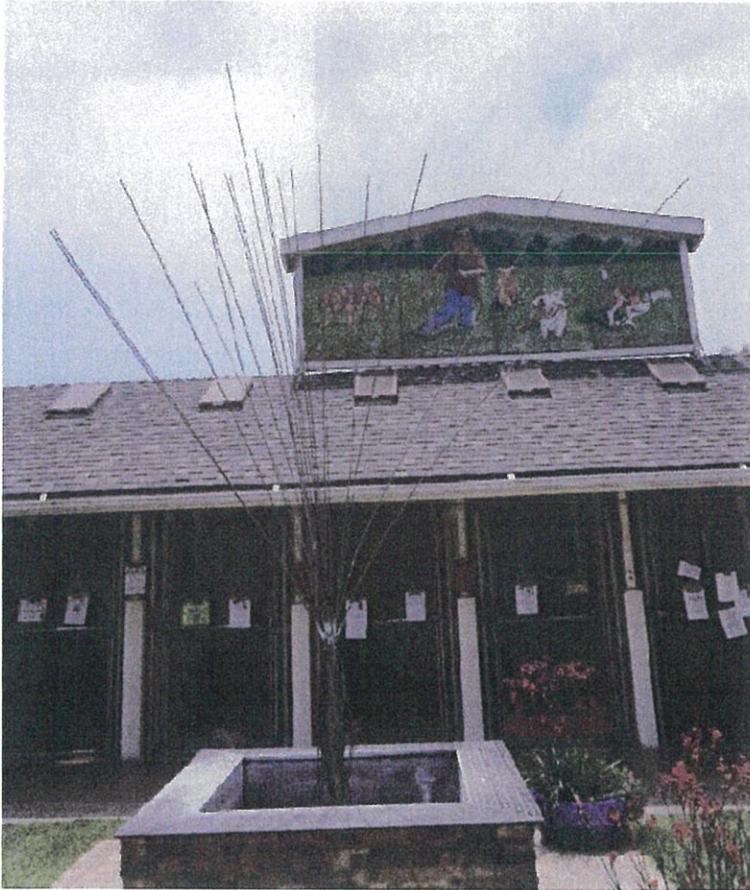
Danny has lived in Cardiff by the Sea since 1994. Prior to this he owned and operated Industrial Automation & Construction in Dallas, Texas. In the 60's and 70's Danny worked at several zoos in Texas designing exhibits and in 1968 was Supervisor of Reptiles at the Cen-Tex Zoo in Waco.

Here in Encinitas he reinvented his zookeeper background into a new passion - creating sculpture by combining welding skills and reptile and amphibian knowledge into Biosculptures.

Biosculptures was formed in 1994 in an effort to frame the diverse microcosms that make up the wildness of our world. His initial focus was to create sculptures that contained a vivarium within the sculpture. His artistic focus has expanded into creating iconic animal sculptures and organic forms in metal that draw from the importance of a balanced habitat for animals and people.

Danny Salzhandler
Biosculptures
929 Las Brisas Way
Cardiff CA 92007
760-845-8456

Biosculpture Relevant Projects



Rancho Coastal Humane Society, Steel Tree Sculpture CITY OF ENCINITAS, CA

Role
Sculpture Artist

Completion Date
2015

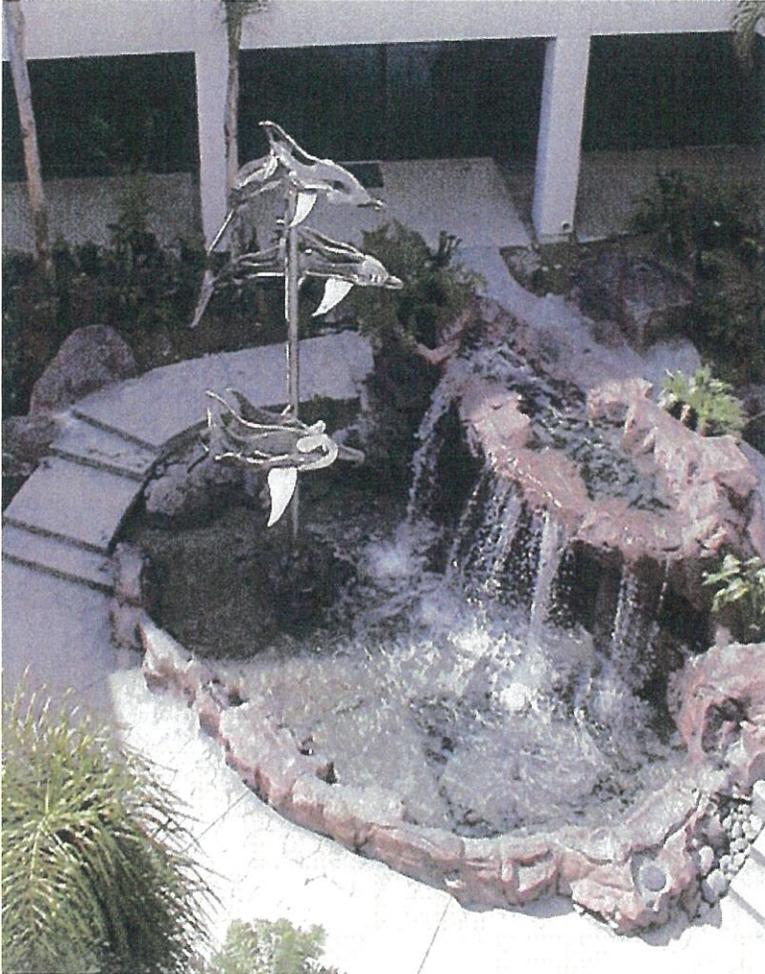
Main Program Elements
Kinetic Art representing the natural
form of a tree

Cost
\$5,000
Artist Donated to RCHS

Client
Rancho Coastal Humane Society

"With Danny Salzhandler's expertise and ingenuity we at Rancho Coastal have been able to fulfill a need we haven't been able to accomplish in 50 plus years. In addition to a center piece for the shelter, we are now also able to honor our supporters."

Nick Winfrey
VP of Planning and Development
Rancho Coastal Humane Society



Dolphins

MISSION VIEJO, CA

The client wanted a Biosculpture to fit their water feature. They had seen the Biosculpture portfolio of work and saw that it would be ideal for their courtyard.

Design Program:
Enhance the courtyard with an iconic Biosculpture.

Role
Sculpture Artist

Completion Date
2005

Main Program Elements
Enhancing the courtyard with a Biosculpture piece.

Cost
\$20,000

Client
Mission Viejo Office Building



Mammoth Sculpture

SAN JUAN CAPISTRANO, CA

Mammoth Equities hired Danny to create an iconic corporate sculpture, large enough in scale to be seen from nearby view sheds, and representing the strength and integrity of the company.

Role
Sculpture Artist

Completion Date
2007

Main Program Elements
Iconic mammoth sculpture.

Cost
\$ 150,000

Client
Mammoth Equities

“Danny is an incredibly gifted artist whose work provided the cornerstone of our corporate headquarters and many other of our executive office complexes that we built over the years. We were all amazed at his ability to transform the most basic of materials into some of the most inspired art pieces that brighten the lives of all who see his work. Danny's efforts on behalf of the local artist community and his own contribution as a Viet Nam veteran are great examples of his integrity and commitment to his community. Danny's art is purposeful addition to any space.”

Regards
Lee Rotscheck
Vice President
Mammoth Equities

Project Understanding

SENSE OF PLACE

Solana Beach community and Arts Commission are creating a city-wide public landscape-art collection focused on interpreting the culture and values of the community. Our approach to the Art & Landscape Design for the Front Grass Area of Solana Beach Fire Station draws from the City's existing art collection - that consists of the organic Coastal Rail Trail mosaic arches created by artist Betsy Schultz, and the metal Gull Sculpture located at Fledged Cove, so that the City-wide themes are well married and this piece blends with the fabric of the community.

HONOR AND PROTECT

The Solana Beach Fire Department is dedicated to protecting the lives and property of its citizens. This piece represents the Department by honoring the work they do to protect our citizens - the strength of the fire fighters, the importance of their firefighting tools, the fierce and kinetic nature of fire, and the value of water to our community to fight fire and to live sustainable on the earth.

DESIGN PROPOSAL

Our landscape architect and artist team have collaborated to present a Concept Thesis. We have included thumbnail sketches to illustrate the Concept Thesis, however, we believe the final design should come from future dialogue and design development with the City and Fire Department.

Our artist Danny's metal sculpture will be fabricated in the form of upward reaching bands representing many elements - birds flying, fire and wind (see idea image to the left). The metal will move in the wind like birds flying, branches on a tree, or fire through a landscape. These will be brass similar to the ones at Rancho Coastal Humane Society and Oceanside Photo & Telescope. Lots of height, movement and organic appearance. Our thesis recommends three separate pieces placed in a pedestal and the total height to be 10 to 12 feet. Our landscape architect Joy's mosaic blue tile and concrete pedestal will be fabricated as a free-form layout representing many elements - moving water, geological bands of soil or landform of the earth (see idea image to the left). Plant palette will be drought tolerant plants - some from the *San Diego Water Authority Nifty 50 WaterSmart* plant list (see left), which will add all-season color, texture - verdant looking while needing little water. The irrigation system will be retrofitted to low water use, underground drip or MP Rotator heads (using the existing controller and valving systems to save money).

GOALS & OUTCOMES:

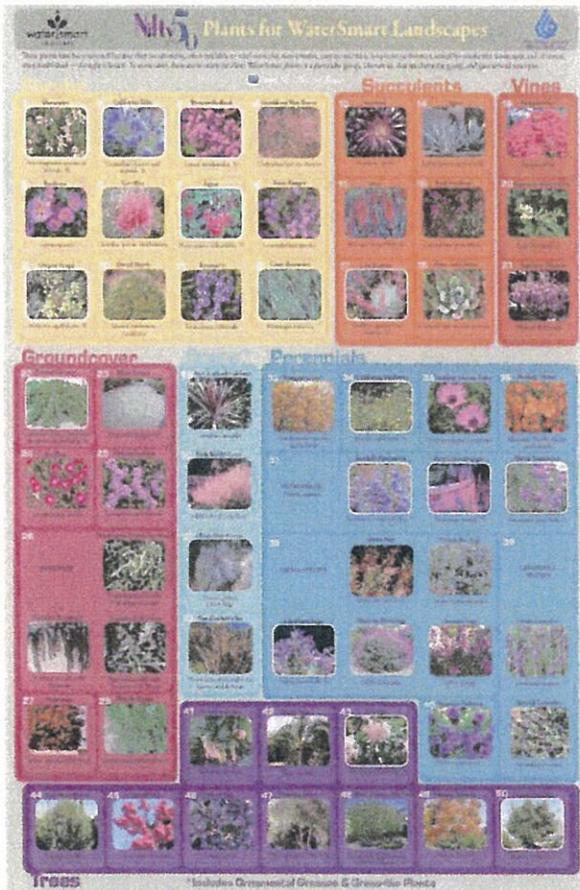
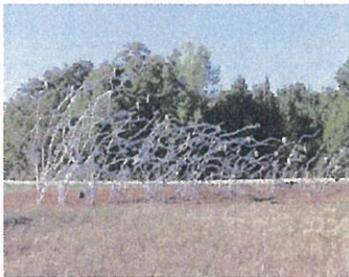
- Remove grass and replace with drought tolerant plants, including
- Retrofit the irrigation system to water conserving underground drip or MP Rotators.
- The landscape will enhance the sculpture by providing drama, texture and interest all year.
- All existing trees will remain and become important components of the new streetscape entry feature.
- Low voltage lighting will be considered.

We believe in a community-based design process and look forward to meetings with you to refine the concepts. The concept development will be fun, engaging and empowering. The design solution should evolve organically and embody what is best for the City, Fire Department and community.

IDEA IMAGES

METAL - FIRE & WIND

TILE - WATER & EARTH

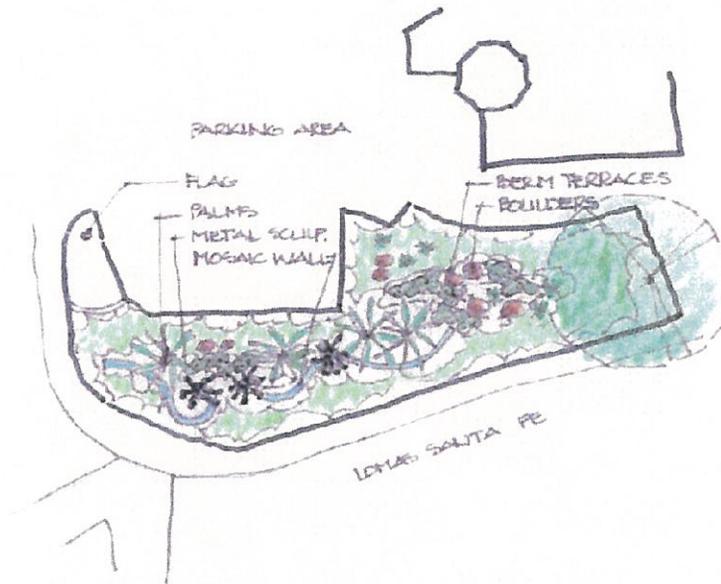


Project Understanding

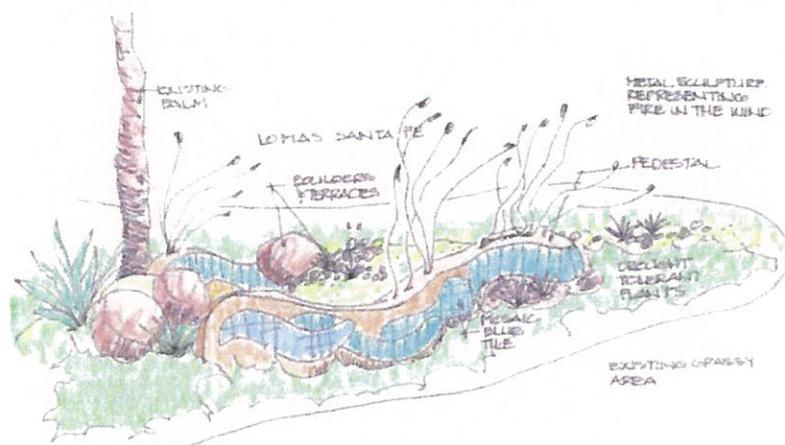
As the design is developed through meetings with the City, Fire Department and stakeholders, more advanced study models, sketches and construction documents will be developed which will define the design concepts.

THUMBNAIL SKETCHES

These ideas below start to illustrate our Design Thesis, in a quick Thumbnail Sketch format.



PLAN VIEW



CONCEPT
CLOSE-UP
VIEW FROM
PARKING

Scope & Fee Schedule

COST PROPOSAL

Design Fee:

Landscape Architect	\$ 4,200
Artist	\$ 2,000
Structural Engineer	\$ 800
Permitting & Approvals:	\$ 2,500

Construction Costs:

Demo & Minor Grading	\$ 6,000
Brass Sculpture	\$15,000
Mosaic Pedestal	\$15,000
Planting	\$15,000
Irrigation	<u>\$ 9,500</u>

\$70,000 Project Budget

FEE SCHEDULE

Design Fee Schedule:

Landscape Architect	\$ 4,200 = 35 HOURS @ \$120/HR.
Artist	\$ 2,000 = 20 HOURS @ 100/HR.
Structural Engineer	\$ 800 = 5 HOURS @ \$160/HR.

SCOPE OF WORK

	<u>HOURS</u>		
	<u>L. AR</u>	<u>ARTIST</u>	<u>ENGINEER</u>
1 CONCEPT DEVELOPMENT			
1.1 MEETINGS WITH THE CITY AND FIRE DEPARTMENT	4	4	
1.2 CONCEPT DESIGN	8	6	
2. CONSTRUCTION DOCUMENTS			
2.1 INTIIAL SUBMITTAL	12	4	
2.2 FINAL SUBMITTAL	5		5
3. BIDDING	2		
4. CONSTRUCTION PHASE SERVICES			
4.1 FABRICATION OVERSIGHT		2	
4.2 PERIODIC SITE INSPECTIONS	<u>4</u>	<u>4</u>	
TOTAL	35	20	5

Next Proposal

Mr. King and Ms. Edman:

VDLA Landscape Architects, Artist Betsy K. Schulz, and Gravel to Gold Design-Build Contractors are pleased to submit our conceptual design proposal for the Solana Beach Fire Station grass area along Lomas Santa Fe Avenue.

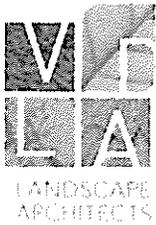
We have complied with all of the requirements in the RFP, including our statement as lead Landscape Architect / prime design consultant that we take no exceptions to the City of Solana Beach Professional Services Agreement (this statement is located on page 7 of the attached RFP submittal document).

We have truly collaborated together as a creative design team on this submittal, and would be thrilled to be selected for further consideration to make this unique and exciting concept a reality. If you have any questions regarding our submittal, please contact me.

I have added options in Outlook for a 'delivery receipt' and 'read receipt' for this submittal email to confirm that our submittal has reached you before the RFP deadline. However, our team would appreciate a reply from you confirming such receipt.

Thank you for your consideration.

Sincerely,



Mitch Phillippe

President, ASLA, CA LLA #3781

VDLA VAN DYKE LANDSCAPE ARCHITECTS

2970 Fifth Avenue, Suite 240 | San Diego, CA 92103-5995

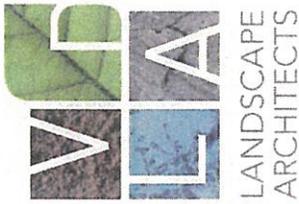
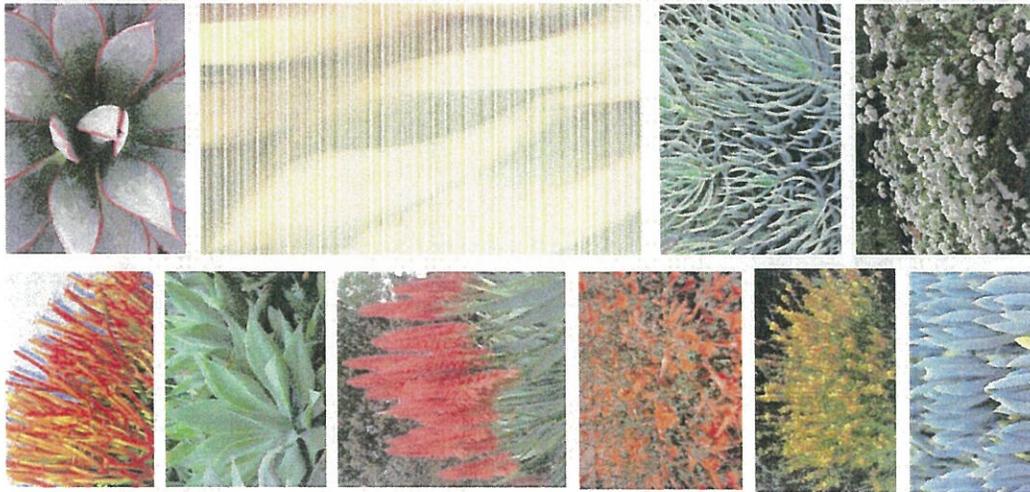
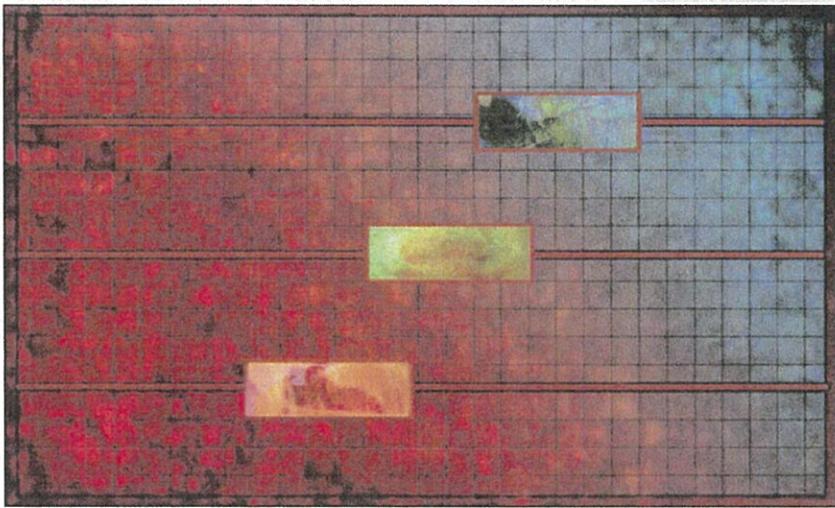
Tel: 619.294.8484 ext 14 | Fax: 619.574.0626

Email: mitch@vdl.a.us

Web: www.vdl.a.us

FIRE WALL

Art and Landscape Project
at Solana Beach Fire Station



Concept Design
submitted to the
City of Solana Beach
July 19, 2016

Submittal Team

Lead Landscape Architects

VDLA - Van Dyke Landscape Architects, Inc.

Contact: Mitch Phillippe, President, CA Licensed Landscape Architect #3781
462 Stevens Avenue, Suite 107, Solana Beach, CA 92075 (starting 09/01/16)
2970 Fifth Avenue #240, San Diego, CA 92103
Tel.: (619) 294-8484 ext-14
mitch@vdl.a.us
www.vdla.us

Public Artist

A Design Garden

Contact: Betsy K. Schulz
2478 Carmel Valley Rd., Del Mar, CA 92014
Tel.: (858) 692-6661
betsyschulz@me.com
www.betsykschulz.com

Landscape Design & Build Firm

Gravel to Gold, Inc.

Key Personnel: Anne-Emilie Gold, ASLA, APLD, LEEP AP
Steve Gold, Landscape Designer & Contractor CA License #1015305
Contact: Steve Gold
3445 Bayonne Drive, San Diego CA 92109
Tel.: (206) 819-7619
sg@graveltogold.com
www.graveltogold.com

Public Art Fabricator & Installer

Stanford Sign & Awning, Inc.

Contact: Gordon Darnell
2556 Faivre St., Chula Vista, CA 91911
Tel.: (619) 423-6200
www.stanfordsign.com

Contents

Page 2 _____ Landscape & Public Art Narrative

Page 3 _____ Landscape Concept Plan

Page 4 _____ Landscape Perspective

Page 5 _____ Public Art Concept: 'Fire Wall'

Page 6 _____ Opinion of Probable Cost & Add-On Options

Page 7 _____ About VDLA, Lead Landscape Architects

Page 8 _____ VDLA Relevant Landscape Images

Page 9 _____ About Betsy K. Schulz, Public Artist

Page 10 _____ About Gravel To Gold, Inc., Landscape Design-Build Firm

Page 10 _____ About Stanford Sign & Awning, Inc., Fabricator & Installer

Landscape & Public Art Narrative

Our team has worked in a creative and collaborative effort to develop a unique and cohesive "Fire Wall" concept that provides the City of Solana Beach with an interactive artistic landmark on Lomas Santa Fe Avenue, and extending into the Solana Beach Fire Station property as a public amenity.

The design works on many levels, and can be enjoyed from the perspectives of passing motorists, cyclists, and pedestrians, and also in an interactive and educational mode. The landscape tells the story of the "Firewall." It integrates examples of regional fire-safety principles where a neutral palette that includes all the existing trees and a native landscape plant community abuts man-made development. The concept also uses landscape as art, with colorful drought-resistant plantings appropriate to coastal Solana Beach to frame and complement the Fire Wall sculpture. Beyond providing a striking art element along Lomas Santa Fe, our proposal offers an improved interactive space for educational programs and demonstrations by the Fire Department, as is currently their practice with local school children.

At the street level, the ten-foot high Fire Wall is a corten steel gabion filled with colored glass and lit internally to accent the sculpture at night. Thick fused-glass panels are integrated into the front of the wall frame and backlit at night. These provide simple interactive elements representing fire danger levels, and will have fused-in images and words relating to fire safety. The lit glass is fitting for a fire station, as glass is created by controlled firing. The Fire Wall is an artistic and conceptual progression of a building wall becoming freestanding art. This rectangular shape was chosen deliberately to stand out amongst the many visual distractions, like the palm trees, utility boxes and street light poles.

The landscape at the Fire Wall will consist of fire-retardant plants that echo the fire theme, with various colorful succulents and perennials forming "flames" that dance and flicker in the background, and form strong colorful patterns on the ground plane. With additional funding, accent lighting will shine on the "dancing flames" so that the entire Fire Wall setting is visible at night. Ample pedestrian space around the Fire Wall is provided with stabilized decomposed granite surfacing.

Pedestrian access to the Fire Station site is provided via an axial concrete walkway accented with colorful glass seeding. The walkway leads to an

amphitheater with concrete steps. ADA access is provided from the lower parking lot of the fire station, with a designated area at the amphitheater for equal access and usability. An ADA ramp from the street level could be added with additional funding.

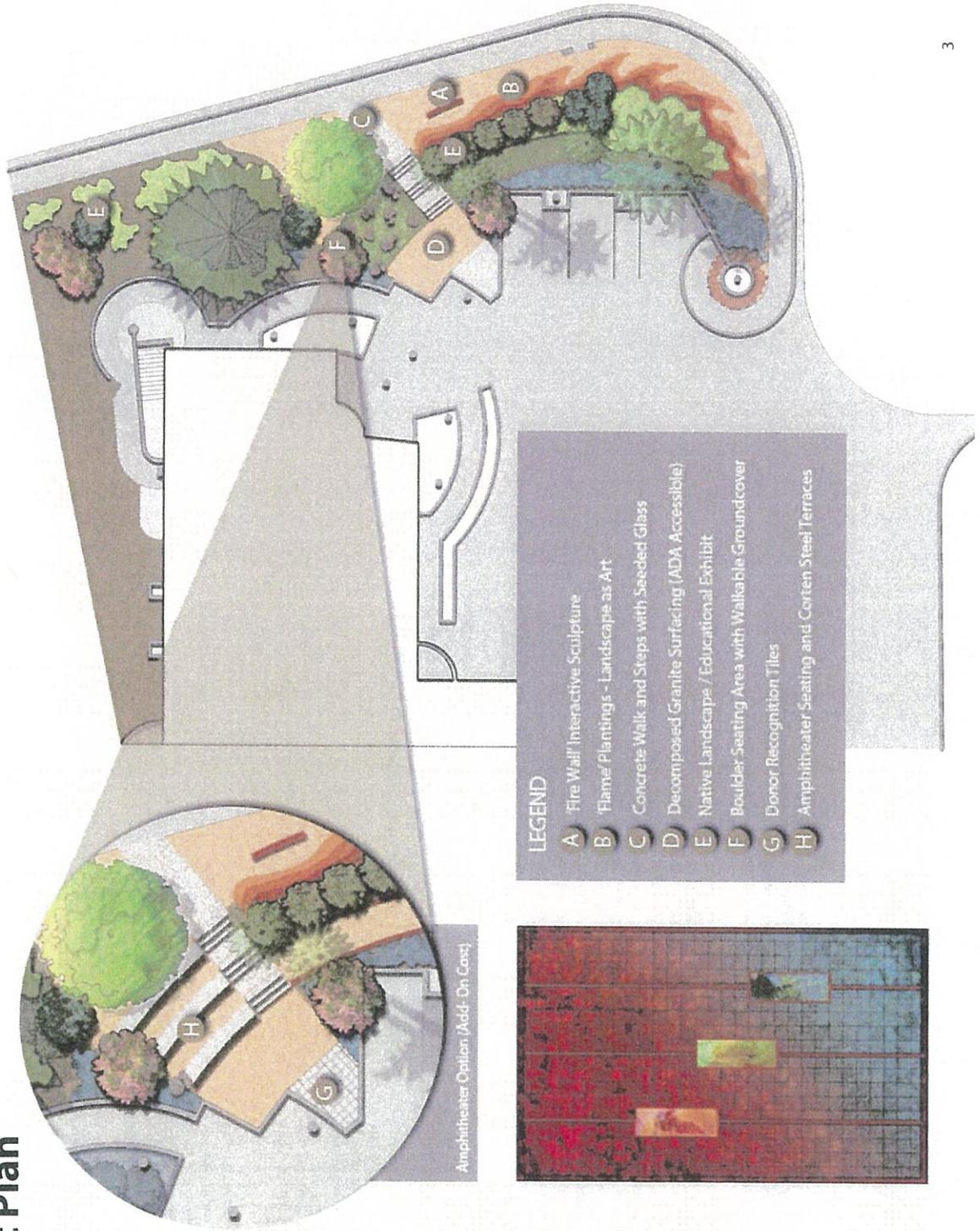
The amphitheater as shown in the base budget consists of an informal arrangement of landscape boulders set into a gentle embankment that provides seating opportunities to view demonstrations or other educational programs by the fire department. An opportunity exists with greater funding to provide an upgraded amphitheater utilizing corten steel bands to retain stepped terraces. Bench seating would be accomplished with cast-in-place concrete bench tops over the corten steel retaining bands, featuring seeded glass and imagery cast into the bench tops. Additional funding for the upgraded amphitheater could be provided via a donor program. An area for donor tiles is shown adjacent to the lower area of the amphitheater, and further donor recognition opportunities exist on the seat walls or as castings into the bench tops.

The landscape on the remaining portions of the site will consist of native plantings indigenous to the North County region. With the existing turf removed, these plantings provide an opportunity for education and interpretive exhibits that demonstrate the "Do's and Don'ts" of landscape design for defensible space and adjacent native habitats.

The Fire Wall:

A unique and integrated art and landscape icon for Solana Beach

Landscape Concept Plan



Amphitheater Option (Add-On Cost)

- LEGEND**
- A Fire Wall Interactive Sculpture
 - B Flame Plantings - Landscapes as Art
 - C Concrete Walk and Steps with Seabed Glass
 - D Decomposed Granite Surfacing (ADA Accessible)
 - E Native Landscapes / Educational Exhibit
 - F Boulder Seating Area with Walkable Groundcover
 - G Donor Recognition Tiles
 - H Amphitheater Seating and Corten Steel Terraces



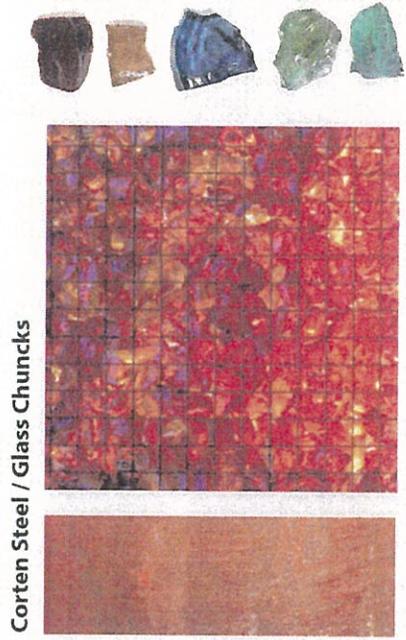
Landscape Perspective



Public Art Concept: Fire Wall

The art consists of a corten steel gabion wall filled with red, yellow, and green-blue glass in tumbled chunks. At night, LED will light the Fire Wall internally.

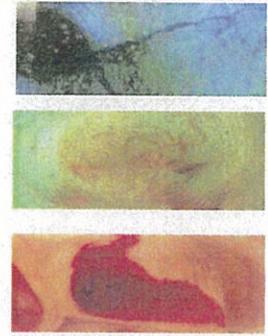
This represents a preliminary design concept, which will be further developed if chosen.



Corten Steel / Glass Chunks

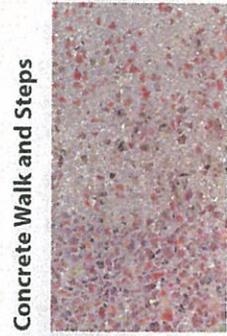


Inspiration

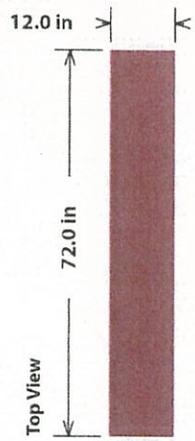


Fused Glass

Carlsbad Fire Station 3 Art



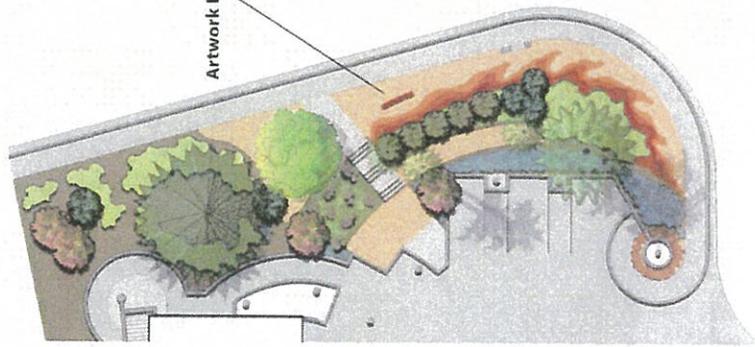
Concrete Walk and Steps



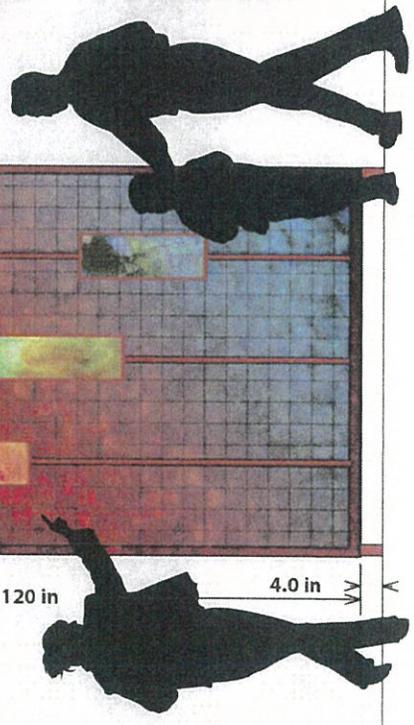
Top View



Front View



Artwork Location



Opinions of Probable Cost

BASE CONCEPTUAL PLAN

Item	Description	Labor	Materials	Fees	Total
<i>Design</i>	Conceptual landscape design by VDLA is "pro-bono"	N/A	N/A	\$0	\$0
<i>Demolition</i>	Turf removal, concrete & river rock disposal	\$6,800	N/A	N/A	\$6,800
<i>Excavation</i>	Soil excavation and disposal	\$1,500	N/A	N/A	\$1,500
<i>Irrigation</i>	Renovate existing system: from spray to drip conversion	\$1,500	\$1,500	N/A	\$3,000
<i>Soil</i>	Organic soil amendments	\$200	\$300	N/A	\$500
<i>Plants</i>	Install plants	\$2,500	\$3,900	N/A	\$6,400
<i>Boulders</i>	10 "Sunrise" boulders in varying sizes (3x3x2 - 2x2x2)	\$485	\$1,985	N/A	\$2,300
<i>Mulch</i>	Install composted mulch (maximum 20 cubic yards)	\$1,000	\$500	N/A	\$1,500
<i>Concrete</i>	Concrete flatwork, form & pour 4" colored stairs, walkway, finish Top Cast #3 (sand finish)	\$5,000	\$3000	N/A	\$8,000
<i>Decomposed Granite</i>	Install decomposed granite	\$1,100	\$900	N/A	\$2,000
<i>Handrail</i>	Install (3) steel handrails	\$1,000	\$1,000	N/A	\$2,000
<i>Total</i>	Landscape elements				\$34,000
<i>Fire Wall</i>	Artist design, oversight & making glass	N/A	N/A	\$5,000	\$5,000
<i>Fire Wall</i>	Fabrication, engineering, installation of footing, glass, LED lights, controller in electrical box in wall (electrical connection to existing meter pedestal to be coordinated.)	\$23,000	\$8,000	N/A	\$31,000
<i>Total</i>	Fire Wall art design and installation				\$36,000
GRAND TOTAL	Total opinion of probable cost for art & landscape				\$70,000

ADD-ON OPTIONS

Item	Description	Labor	Materials	Fees	Total
<i>Design</i>	Conceptual landscape design by VDLA is "pro-bono"	N/A	N/A	N/A	N/A
<i>Amphitheater Elements</i>	Excavate, form & pour footings. Fabricate and install three corten steel benches with poured-in-place concrete bench tops, and three corten steel retaining edge bands	N/A	N/A	N/A	\$27,000
<i>Lighting</i>	Low voltage landscape lighting	\$1,000	\$2,000	N/A	\$3,000
GRAND TOTAL	Total opinion of probable cost for add-ons				\$30,000

About VDLA, Lead Landscape Architects

FIRM BACKGROUND

VDLA (Van Dyke Landscape Architects, Inc.) is a certified small business specializing in landscape architecture, planning, irrigation and water management services, and graphic communication. VDLA's highly skilled staff includes registered landscape architects, certified irrigation designers and auditors, water managers, LEED accredited professionals and designers/draftspersons. The firm has served private and public sector clients in Southern California for over 40 years.

RELEVANT EXPERIENCE

VDLA has completed several design-build library projects with artist Betsy Schulz on the collaborative team, resulting in an attractive blending of art and landscape architecture that has garnered various design and design-build awards. VDLA's experience includes site assessments, master plans and/or construction documents for a wide range of Federal, civic, institutional, corporate and other public and private projects. These include libraries, schools, churches, park and recreation projects, open space and habitat restoration, residential communities, multi-family homes, corporate office and campus environments, medical facilities, and national cemetery facilities for the U.S. Department of Veterans Affairs.

PLANTING DESIGN FOR LOW WATER USE

The firm's expertise in water-conserving landscape and irrigation design incorporates horticultural science and artistic skills, resulting in beautiful, sustainable and maintainable landscapes. VDLA has provided plant palette consultations to establish "Approved Plant Lists" for various climate zones for agencies such as the Riverside County Transportation and Land Management Agency and Eastern Municipal Water District (for use with recycled water), as well as various HOAs within San Diego County. VDLA has successfully designed native and climate-adaptive landscapes, including natural revegetation methods and re-creating natural landscapes that require minimal maintenance and minimal or zero supplemental irrigation. VDLA is familiar with County guidelines for defensible space and brush management/fuel modification.

DESIGN & DESIGN IMPLEMENTATION

VDLA's services include design from master planning and concepts to schematics, construction documentation and construction administration of projects. Because VDLA sees designs from beginning to end, including into the maintenance period, it is able to provide master planning and concepts that fully meet the client's expectations with assurance that the design is constructible. VDLA takes into account

REFERENCES & RELEVANT PROJECT EXPERIENCE

1. City of Solana Beach

Mo Sammak, Engineering/Public Works Director
635 South Highway 101, Solana Beach CA 92075
(858) 720-2473

Projects:

- **Veteran Honor Courtyard at La Colonia Park**
VDLA Principal in Charge: Mitch Phillippe;
VDLA Project Manager: Luke Taylor
- **La Colonia Park Master Plan and 35% Construction Documents**
VDLA Principal in Charge: Mitch Phillippe;
VDLA Project Manager: Ling Chan

2. Oncina Architects (MOA)

Manuel Oncina, Architect
5711 La Jolla Boulevard, La Jolla, CA 92037
(858) 459-1221

Projects:

- **Failbrook Library**
VDLA Principal in Charge: Mitch Phillippe;
VDLA Project Manager: Ling Chan
- **Alpine Library**
VDLA Principal in Charge: Mitch Phillippe;
VDLA Project Manager: Brett Allen

3. Ocean Hills Country Club

Becky Groenewold, General Manager (Keystone Pacific)
4600 Leisure Village Way, Oceanside, CA 92056
(760) 758-7080

Projects:

- **Ocean Hills Turf Reduction Master Plan and Rebate Implementation**
VDLA Principal in Charge: Mitch Phillippe;
VDLA Project Manager: Brett Allen
- **Ocean Hills Clubhouse Pool, Courtyards and Gardens**
VDLA Principal in Charge: Mitch Phillippe;
VDLA Project Manager: Ling Chan

current materials and labor costs, realistic maintenance practices, and life cycle costs. Working closely with builders and contractors on "design-build" projects has given the firm valuable awareness and experience in this arena.

CONSENSUS BUILDING

Projects both large and small involve building a consensus, whether it is among governmental agencies on multi-jurisdictional projects, or the general community. VDLA's experience across the board has honed its ability to present concepts and deliverables in a way that is easily understood by lay persons, and this promotes constructive communication and consensus-building among participants. VDLA takes pride in its proven record of successfully assisting clients throughout the design process to reach solutions that best serve the needs and concerns of all involved. VDLA believes in a hands-on approach and often utilizes interactive community workshops to encourage input through a variety of methods that may include charrettes, sketching, image association, one-on-one or group breakout conversations, questionnaires, PowerPoint presentations, etc.

LOCAL FAMILIARITY

VDLA has provided design services throughout Southern California including projects within the City of Solana Beach. VDLA's familiarity with local codes and regulations, microclimates, geography and historical background of the region allow the firm to work efficiently to provide appropriate and attractive designs. The recently dedicated Veteran Honor Courtyard at La Colonia Park in the Eden Gardens area of Solana Beach is a testament to VDLA's ability to work with local citizens in realizing a dream for a specialized interest group, including the integration of fundraising elements into the built design.

Note: As the lead for this project, VDLA requests no exceptions to the City of Solana Beach Professional Services Agreement.

About Betsy K. Schulz, Public Artist

BACKGROUND

Betsy K. Schulz has provided creative design solutions and art installations for municipalities, schools, nonprofit groups, businesses, and private individuals across the nation for more than 20 years.

Betsy K. Schulz was born and raised in DuBois, Pennsylvania, where she wanted to be an artist from an early age. She spent a lot of time scavenging with her mother, drawing inspiration from nature, animals and old buildings in her sketches and paintings. She graduated with a Bachelor of Fine Arts degree from Carnegie Mellon University, and worked as a graphic designer for over a decade, while continuing to paint and draw in her free time. After having children, Betsy was inspired to make the leap from two dimensions to three, starting with her kids' preschool. She designed a whimsical outdoor learning environment, and then went on to transform five additional school spaces, enlisting the help of parent and student volunteers.

Her public art career truly began after she was introduced to Pat Welsh. Pat and Betsy worked together for over a year to build the Del Mar Library Wall Mosaic. After that, she could not get enough! She went on to work on projects for the City of Solana Beach, the Fallbrook Library, Barona Band of Mission Indians, the Alpine Library, Carlsbad Fire Station #3. As well her San Diego County projects, she has completed projects in Northern California and Pittsburgh, Pennsylvania.

Betsy's current work includes the use of fused glass and metal, as well as freestanding pieces. These art pieces have impact from a distance and interest up close. As well, they are visible at night with the use of backlighting. She designs carefully, to make sure her art and the surrounding landscape work seamlessly together. Her murals and sculptures, whether ceramic or glass, literal or abstract, are inspired by the nature and history of the communities where they are installed.

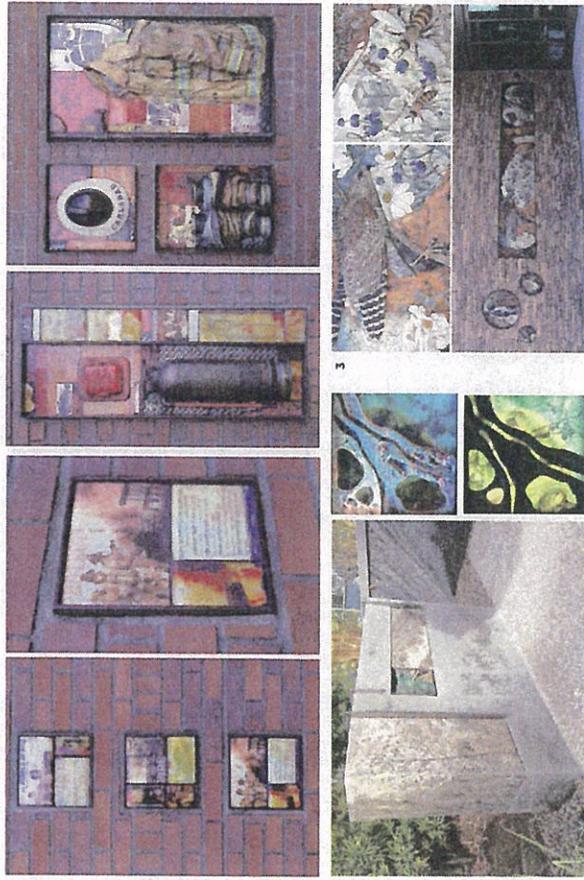
REFERENCES & RELEVANT PROJECT EXPERIENCE

1. City of Carlsbad

Vincent E. Kitch, Cultural Arts Manager
1200 Carlsbad Village Drive, Carlsbad, CA 92008-1949
vincent.kitch@carlsbadca.gov, (760) 434-2921

• Project: Carlsbad Firestation 3 Firefighter Heritage Installation (2015-16)

The Firefighter Heritage Installation boxes are inspired by the numerous boxes placed, in the early 1900's, at strategic points within wilderness areas. These historic boxes contained fire-fighting tools, some cooking utensils, provisions, even horse feed. The current fire station boxes contain photos, articles, important fire fighting facts, tools and equipment from the last 60 years of Carlsbad firefighting history. The firemen were consulted throughout the project to collect information and confirm facts. The jacket, hat, boots, hose and tools are hand-sculpted in high-relief ceramic. The images and text are screened onto tile and fused into glass. All ceramic and glass pieces are made using "controlled kiln fire" with temperatures of 1200"-2300°F. Incorporated seamlessly into the art are historical firefighting artifacts, such as the fire extinguisher, hose nozzle, and fire alarm.



2. American Assets Trust

Jerry Gammieri, Vice President of Construction
11455 El Camino Real #200, San Diego, CA 92130
jgammieri@americanassets.com, (858) 350-2613

• Project: The Sorrento Pointe Art Light Walls (2015-16)

The art for this current project includes the combination of glass, handmade sculpted ceramics, stainless steel and concrete. The sections of the art that include the fused art are backlit with LED's in the evening and night. The art is integrated into the landscape walls and surrounded by low-water plantings.

3. County of San Diego/C.W. Driver

Manuel Oncina, Manuel Oncina Architects, Inc.
5711 La Jolla Boulevard, La Jolla, CA 92037
moncina@oncinaarc.com, (858) 459-1221

• Project: The Nature of Alpine Murals (2015-16)

This recently completed art consists of 8 circle murals and a long mural mounted into a 15 foot long by 3 feet tall frame, which curves around the front wall of the Library. Betsy Schulz custom designed the frames, which were built and installed by Standford Signs. The mural is made up of sculptural ceramics that depict the history and nature of Alpine.

About Gravel to Gold, Inc., Landscape Design-Build Firm

BACKGROUND

Gravel To Gold, Inc. is a landscape design-build firm with experience in residential, institutional and urban design, as well as landscape construction. Former residents of Solana Beach, this landscape designer and contractor team's know-how includes landscape architectural plans for interpretive centers, museums and parks, art master plans, as well as urban and streetscape design. Within the city of Solana Beach and its vicinity the team has transformed large residential sites, including more than 30,000 square feet of warm season grass into sustainable, beautiful low-water landscapes and native habitat. Their work has been published in books, and in national magazines including Garden Design and Better Homes and Gardens.

REFERENCES AND RELEVANT PROJECT EXPERIENCE

Meigs Asset Management, LLC

1402 Via Mil Cumbres
Solana Beach, CA 92075
(619) 742-1498

- **Projects:** Water-wise landscape design for multiple residential properties. Landscape renovation of a one-acre residential property from a comprehensive landscape master plan, schematic design, design development, to turf removal, irrigation system renovation, and construction management.

Inns of America

Kathy Lathrum
16509 El Camino Real
Rancho Santa Fe CA 92014
(858) 735-1357

- **Project:** Schematic design and landscape construction for large landscape renovation, water-wise landscape design, irrigation system renovation, planting and construction management.

Pelican Design, Inc.

Katie Pelisek
P.O. Box 1754
Solana Beach CA 92075
(619) 991-3119

- **Project** for the Hanna Fenichel Center for Child Development located on North Acacia Avenue in Solana Beach: Design of a naturalistic playground to offer unique opportunities for outdoor learning, nature interaction and interpretation, as well as imaginative play.

About Stanford Sign & Awning, Inc., Public Art Fabricator & Installer

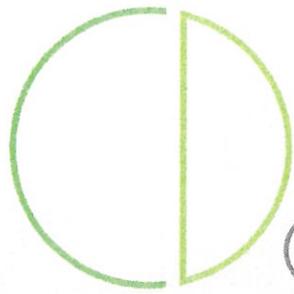
BACKGROUND

From skyscrapers to supermarkets, coffee houses to convention centers, Stanford Sign & Awning has helped businesses large and small convey their message and stand out from the crowd through high quality, innovative signage and awnings. With more than 30 years of experience in designing, manufacturing and installing exterior and interior signs, they are a San Diego Sign Company dedicated to swiftly delivering high-quality products at competitive prices. They use "value engineering" sign techniques and technology to ensure their customers get best-in-class results they are proud to put their name on.

RELEVANT PROJECT EXPERIENCE

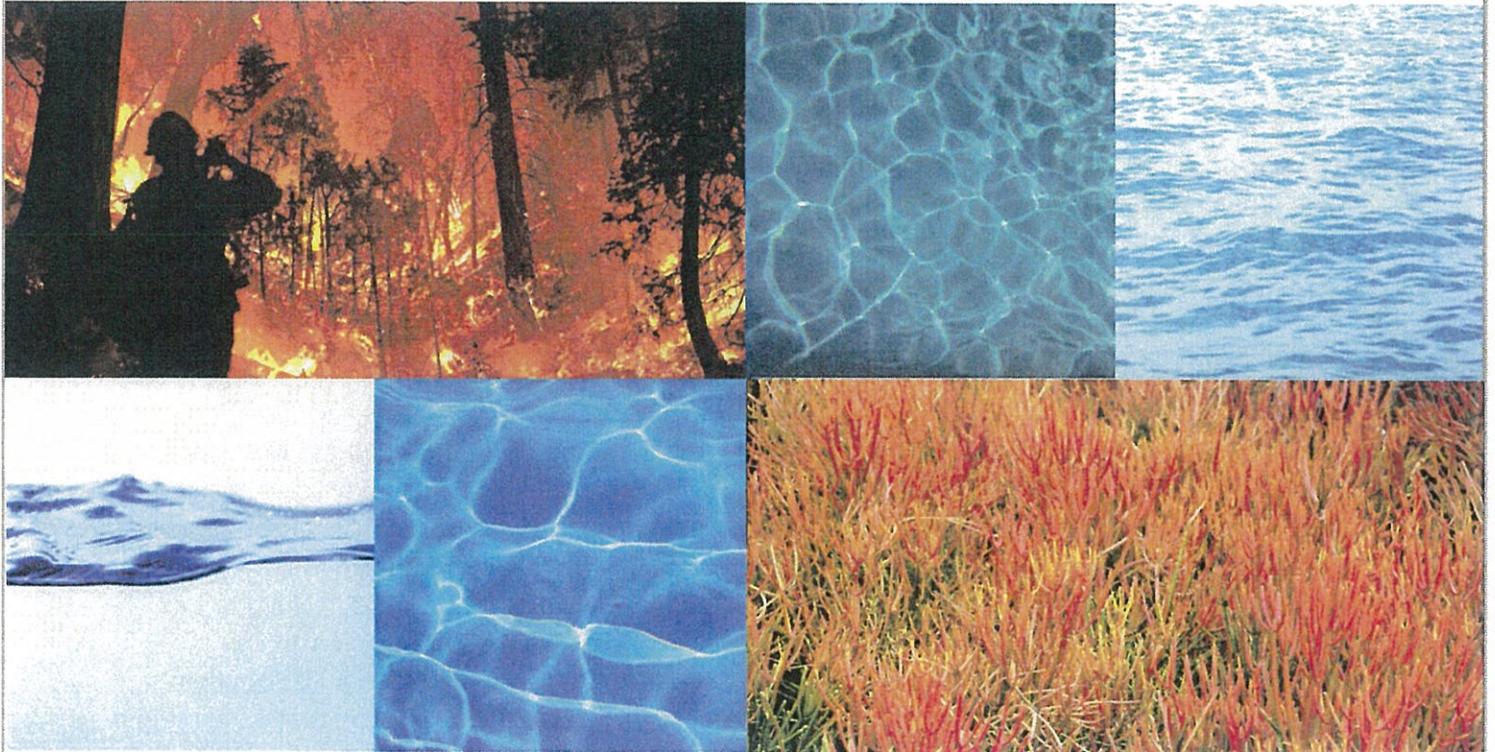
Their portfolio can be seen while moving throughout San Diego county, with landmark projects at Qualcomm Stadium, various Sharp Hospital and Scripps Hospital locations, on campus at UCSD, MCAS Miramar, Euclid Tower, Sapphire Tower, downtown's NBC building, Mile of Cars, and the San Diego School District. Stanford Sign & Awning will fabricate the steel portions of the Fire Wall for this project.

Next Proposal



Carson Douglas

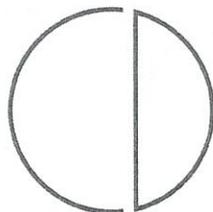
LANDSCAPE ARCHITECTURE



LANDSCAPE DESIGN & ART PROPOSAL FOR CITY OF SOLANA BEACH FIRE STATION JULY 19, 2016

EAST COAST OFFICE

William Carson Joyce, RLA 5550
36 River Road
Edgecomb, Maine 04556
1 (805) 706-3564
william@cd-la.com



www.cd-la.com

WEST COAST OFFICE

Michael Douglas Brennan, RLA 5286
3612 Centre Street #401
San Diego, California 92103
1 (619) 995-1306
michael@cd-la.com



CARSON DOUGLAS LANDSCAPE ARCHITECTURE

Licensed Landscape Architect CA#5550

FIRM PROFILE

Carson Douglas is a Landscape Architecture firm dedicated to creating imaginative, functional, and attractive landscapes that elicit lasting responses intrinsic to the local environment and client needs.

As each site and client pose their own questions and offer their unique subtleties, we use our own broad-reaching cultural experiences and expansive education to embrace natural systems, feed our imagination, and reinforce the instincts of our designs. We are committed to stewardship of the land, responsible use of natural resources, incorporation of local materials, native plants and appreciation of the physical interaction with the landscape. Our signature contemporary designs seek uncontrived, natural solutions that inspire discovery, splendor, and balance.

Carson Douglas is led by two principals, William Carson Joyce and Michael Douglas Brennan, along with support staff. The firm's extensive experience includes large and small scale designs ranging from single and multi-family custom residential to public and civic projects. Other areas of experience have included institutional design, historical sites, vineyards, native restoration projects, health facilities, University Campuses, and water front properties. Carson Douglas has well over 400 completed landscape designs in our combined 25+ years of experience. Our services include Consultations, Master planning, Schematic Designs, Construction Documents, Bidding assistance, and Construction Administration. We have frequent interaction with municipal offices and regulatory agencies and we work both independently and as a member of more collaboratively spirited projects with a team of architects, engineers, planners, and other consultants. Here at Carson Douglas we embrace each project's sensitivities and make an effort to learn both the site and the client to achieve a cohesive and successful result.

Please find out more about us on our website www.cd-la.com

We look forward to the opportunity to work with you on your project.

William Carson Joyce, RLA 5550
Carson Douglas Landscape Architecture

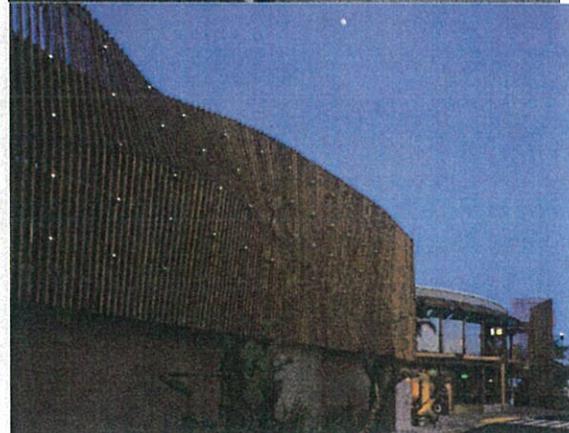
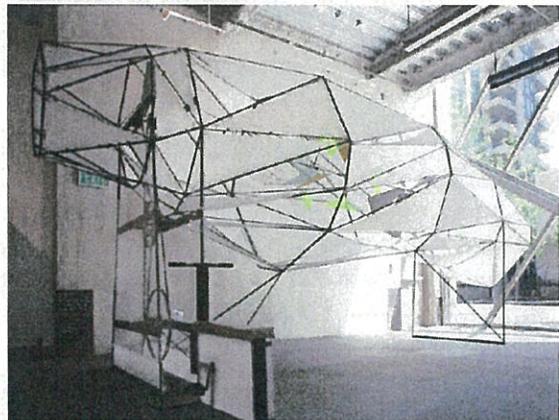


CARSON DOUGLAS LANDSCAPE ARCHITECTURE

Licensed Landscape Architect CA#5550

ARTIST PROFILE

Miki Iwasaki began drawing and painting with his mother when he was a small child in Southern California. Miki's creative endeavors grew and multiplied, from organized art lessons to building tree houses in his parents' backyard and skateboard ramps in their garage. His curiosity in making and building objects eventually led him to pursue a career in architecture. He attended California State Polytechnic University in Pomona California, spent a year at the Kyushu Institute of Design in Fukuoka, Japan and received his Masters in Architecture from the Harvard Graduate School of Design in Cambridge, Massachusetts. His architectural experience includes work in New York, Los Angeles, and San Diego firms, and spans a variety of project types including residential, office, restaurant, retail and gallery work. Throughout his academic and early professional years, Miki remained dedicated to his own art projects and furniture designs. Miki's interests and skills constantly expand in the field of architecture, art and design as he pushes himself to explore new materials, methods and projects. Miki is currently adjunct faculty at Woodbury University San Diego, School of Architecture.

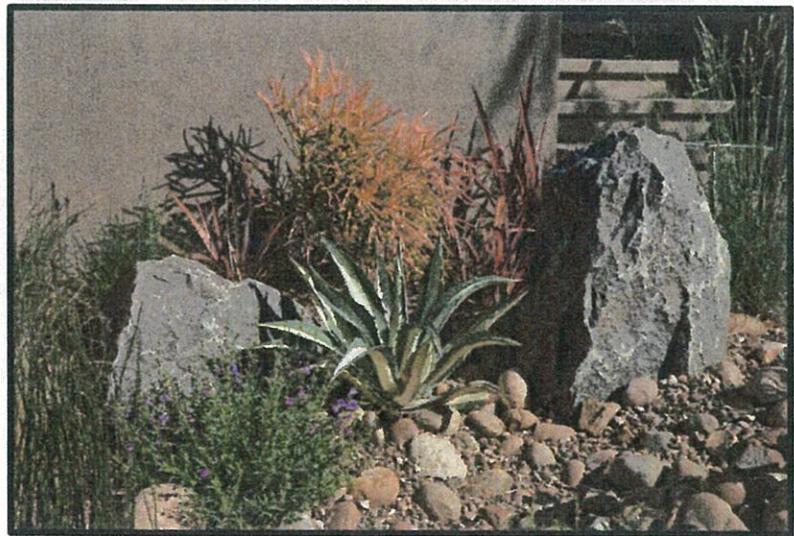


Birdrock Project – San Diego, CA
Chatten-Brown Residence



Description:

This modern beachside single family home was a collaboration of talented designers, fabricators and craftsmen. The environmentally minded clients desired a sustainably designed home and were awarded LEED Platinum certification from the USGBC. Many of the LEED credits were achieved through our site design which addresses issues of stormwater management, low water use planting, efficiently designed irrigation and the use of solar reflective materials. This home is featured in the December 2013 issue of San Diego Home/Garden magazine.





CARSON DOUGLAS LANDSCAPE ARCHITECTURE

Gloria dei Lutheran Church - Dana Point, California
Domusstudio Architecture 619.692.9393



Description:

A three acre sloping site was designed alongside Domusstudio Architects, engineers and various other team members to incorporate a new modern facility complete with parking, sanctuary, fellowship hall, administrative offices, and preschool. The design was established to direct, capture and filter stormwater through creative strategies by incorporating this requirement into the design of the parking lot, outdoor plaza/café and amphitheater. With the use of native and drought tolerant plantings the new campus will have an appearance of contemporary buildings blending into a natural park-like landscape. This project also includes several artistic installation including custom kids play elements, interactive sculptures, water features, and environmental art installations. By utilizing the space between the new buildings to incorporate an open plaza, café and amphitheater the staff, visitors, and members will be able to enjoy an indoor-outdoor experience year round. A natural playground was designed in a lowered section of the plaza separated by open fencing for safety and to allow parents to watch their children play (rendering by Keaven Matty Arts). This project is currently in construction.



CARSON DOUGLAS LANDSCAPE ARCHITECTURE



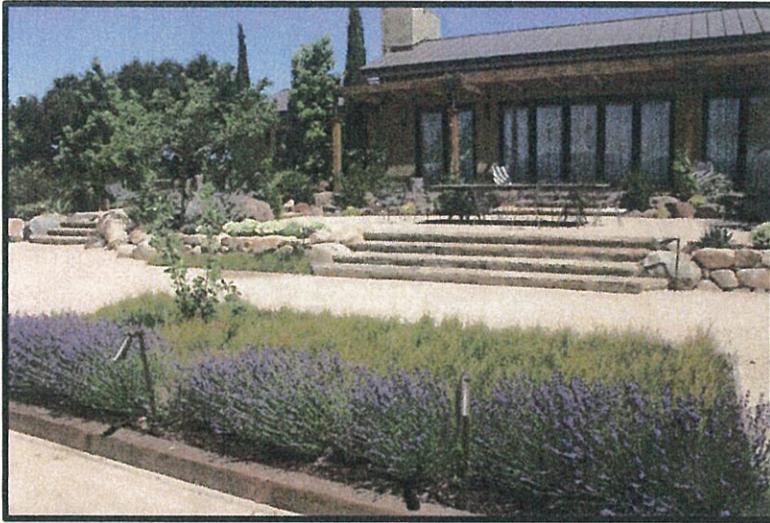
Gloria dei Lutheran Church



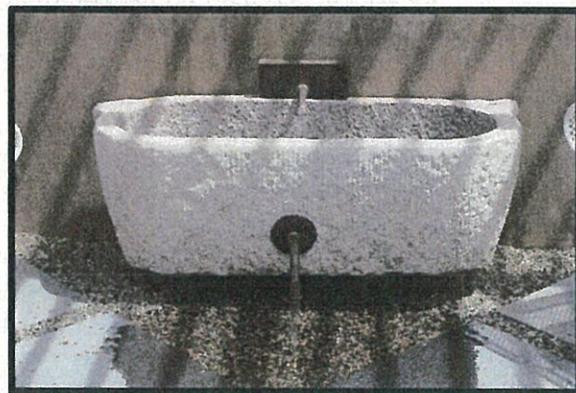
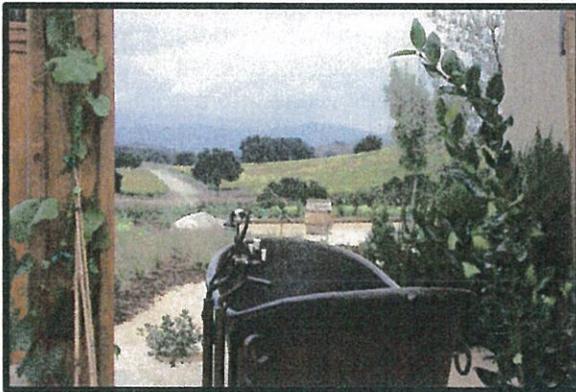
CARSON DOUGLAS LANDSCAPE ARCHITECTURE

Jonata Vineyard Project - Santa Ynez, California

Client: Matt Dees – 805.268.0555



Description:

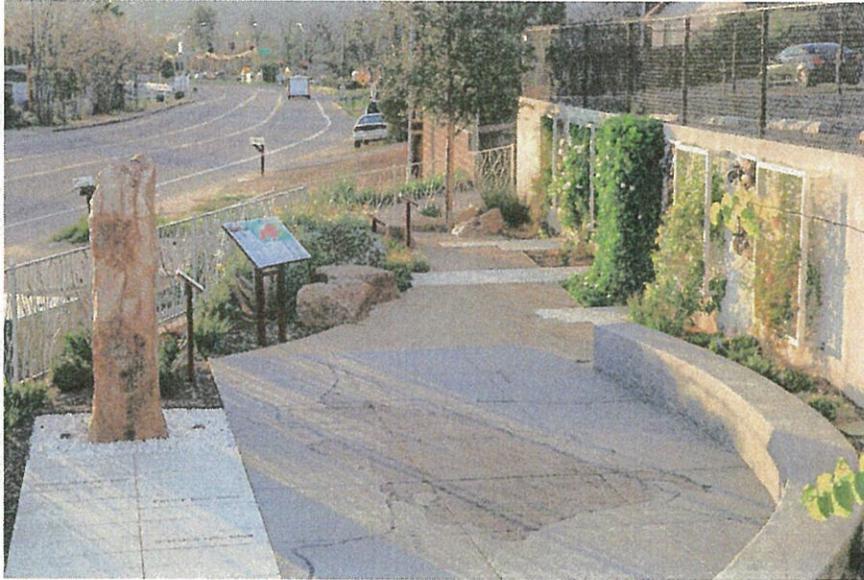


The intent of this project was to create a worldly, elegant, and natural landscape for an estate within a 600 acre vineyard that had various visitors staying overnight. It is situated in the extreme climate of the Santa Ynez valley where drought tolerance is paramount and occasional frost is inevitable. Our goal for this design was to reflect the high quality of the subtle, yet distinctive, wines that are created from this wonderful vineyard while creating a sense of place through material and plant choice, so the finish product would blend into the existing landscape. We also wanted to create a space that would reflect various tastes and personalities to be sure to accommodate all that visited. We created a space that both entertains and connects its visitors to the origins of its wines: a place of relaxation, contemplation, fun, and visual appeal. Choosing natural local material for the hardscape items, such as this decomposed granite and sandstone helps blend the design into its surroundings.



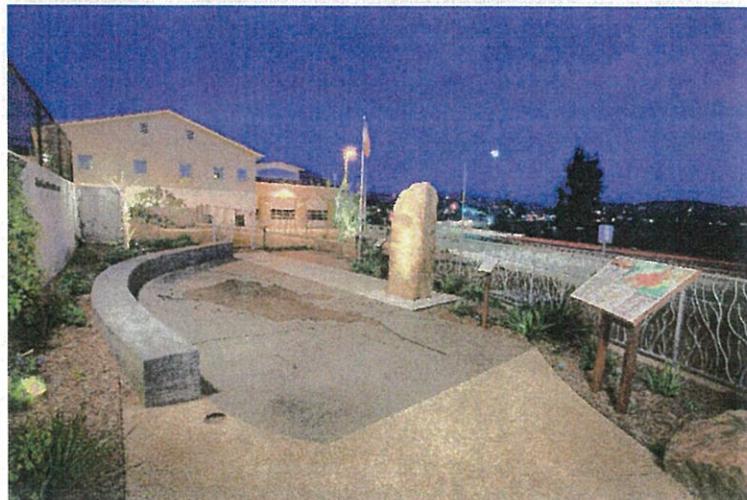
CARSON DOUGLAS LANDSCAPE ARCHITECTURE

Cedar Fire Monument Site – Lakeside, California Lakeside Fire Protection District – Chief Andy Parr



Description:

The Cedar Fire Monument site is located on a small “leftover” parcel that was set aside by the Lake Fire Protection District and adjacent to the newly developed Lakeside Fire Station for the purposes of a monument space to honor the victims, survivors, and first responders of the 2003 Cedar Fire. The design team worked with a volunteer committee, consisting of local community members who were affected by the Cedar Fire, and incorporated their ideas into a cohesive plan. The space includes interpretive elements such as signage and artwork, that were designed to educate the public about the history of the Cedar Fire as well as urban wildfire protection and prevention including fire resistive plant material, interactive maps etched in the hardscape, a circular seat wall that provides the public and education groups a place to gather and view the monument, and surrounding garden areas.



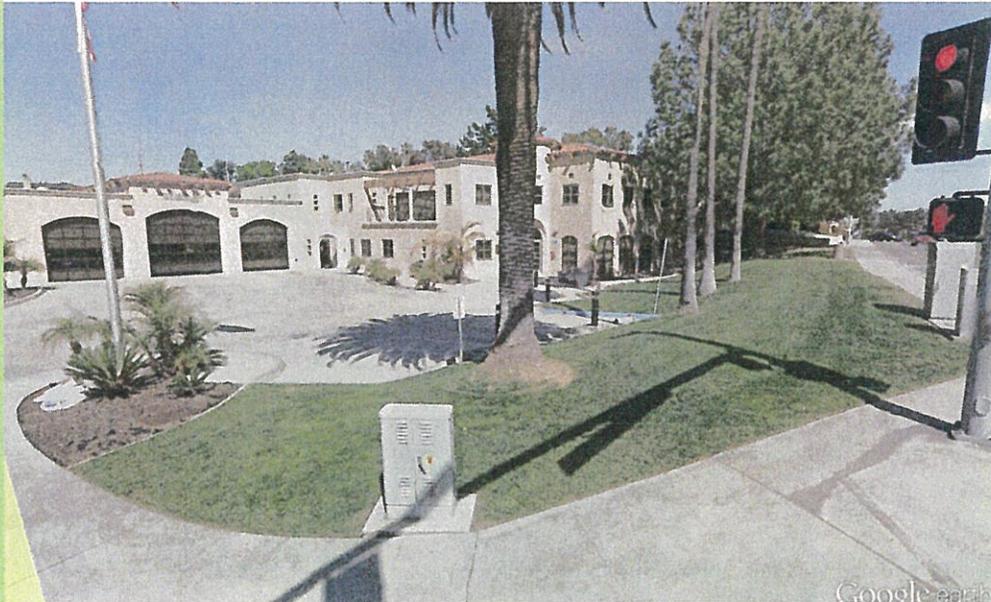
Cedar Fire Monument



CARSON DOUGLAS LANDSCAPE ARCHITECTURE

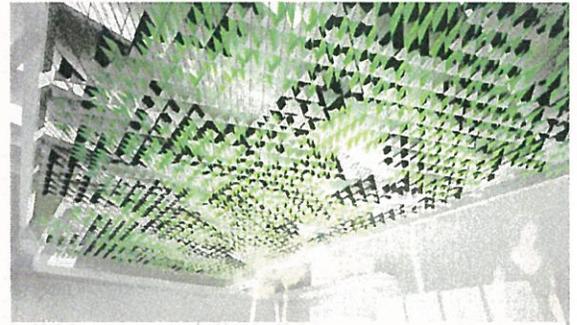
PROJECT UNDERSTANDING

PROJECT SITE



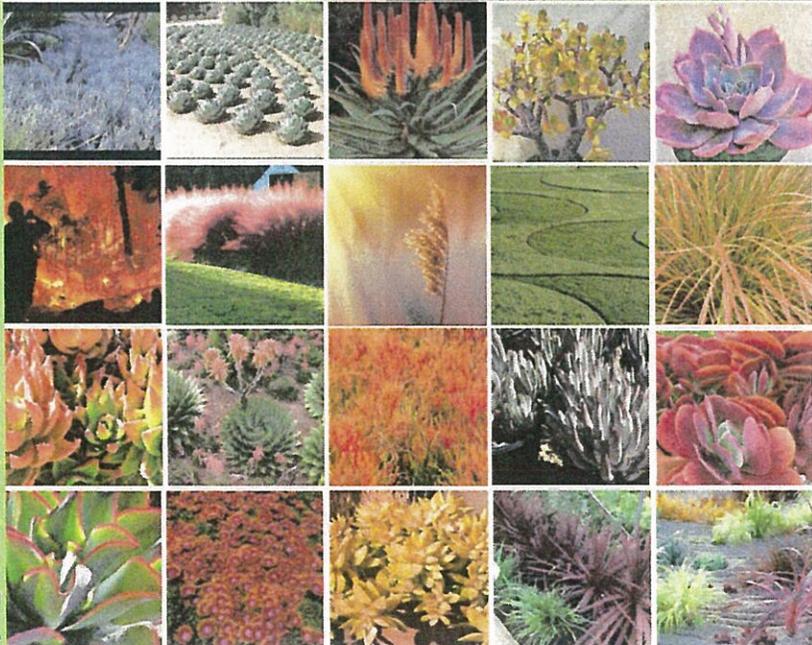
Our collaboration would seek to explore the abstract interplay of both fire and water elemental representations in the landscape. These elements would find expression in both the plant materials selection and in the evolution of a monolithic or kinetic art intervention. The landscape itself would become an object of interest as it plays on the perceptions of foliage colors and textures in juxtaposition to the focal art piece. These features and their interaction would capture the imagination of the public with a level of discovery and delight. This landscape would also serve as an example of drought tolerant and native landscaping to educate and inspire the public

EARTHWORK



ART ELEMENTS

PLANTING





CARSON DOUGLAS LANDSCAPE ARCHITECTURE

Task 1:

LANDSCAPE ARCHITECTURAL DESIGN & DEVELOPMENT FEE **\$12,450**

1.0 MEETINGS

- (1) In person meetings with committee members/stakeholders, landscape architect representative and artist to review existing site conditions, site programming, and submittal requirements.
- (1) in person meeting to present the initial landscape design plan, timelines, and submittal requirements

1.1 PRODUCTS

- Initial illustrative site plan presentation
- Landscape Conceptual Plans, and Construction Administrative Services (RFIs, invoice review, etc)
-

Task 2

DESIGN DEVELOPMENT OF ARTIST'S COMPONENT AND INSTALLATION **\$15,000**

1.0 PRODUCTS

- Graphic illustration of art component, to be included with illustrative plans and submittal plans
- Fabrication and Installation of art component

Task 3

LANDSCAPE CONSTRUCTION INSTALLATION **\$42,555.00**

1.0 TASKS

- After the landscape Concept plans have been approved and a request for bid has been issued, the Landscape Architecture team will review the bid and provide value engineering options if necessary
- Certificate of completion to be provided by Landscape architect to municipality

1.1 INSTALLTION

- Site demolition & preparation - **\$7000**
- Artist's component (included in Task 2)
- Plant material, mulch/decorative rock, retrofit irrigation - **\$28,000**
- Lighting - **\$2000**
- Contingency (15% included in total)

EXCLUSIONS:

Underground utility installation, plan check fees, plan processing, Construction Documents, reproduction costs, travel and meetings outside of proposed scope of work

Next Proposal



DeLorenzo International
3990 Old Town Avenue, Suite A-204, San Diego, CA 92110
Phone: 619-295-5115 | Fax: 619-297-2354
Nick DeLorenzo, President, nick@delorenzo-intl.com

INTRODUCTION

DeLorenzo International (DLI) is pleased to submit our proposal and qualifications for the comprehensive art and landscaping project design for the grass area in front of the Solana Beach Fire Station. Our team is uniquely suited for this assignment and exceeds the primary goals:

Goal #1. DeLorenzo International is a Landscape Architecture firm practicing in San Diego County including in and around Solana Beach for over 30 years. We are highly qualified in the preparation of designs for projects with similar scopes and we will produce all work in-house.

Goal #2. The proposed three-member team includes Landscape Architects, designers, and professional artists. President Nick DeLorenzo has produced numerous public art designs in his projects throughout the West Coast. Kaori Fukuyama, a Japanese educated Landscape Architect, splits her time between DLI and her own art studio. Sharon Lowe, our Director of Education, is not only a horticulture and soils expert, she is a sculptor and artist who has taught all disciplines of art.

Finally, **Goal #3.** This same team, under Ms. Lowe's leadership, is teaching turf removal under contract with the San Diego County Water Authority throughout the entire county as part of the award winning "WaterSmart Makeover Series". This knowledge and experience, combined with DLI's strong technical skills, guarantees to the City of Solana that our design will not only survive the test of time but will be responsive to the environmental concerns faced by coastal communities.

The following pages describe, in more detail, our firm's background, experience, and qualifications. The team members assigned to this project, Nick DeLorenzo, Kaori Fukuyama, and Sharon Lowe, are highlighted throughout. We've included three main projects completed within the last five years that further illustrate our experience relevant to this assignment. Finally, our concept plan is presented along with the scope of work, project understanding, proposed fees, and anticipated construction budget.

FIRM BACKGROUND AND EXPERIENCE

DeLorenzo International is a small minority-owned business located in Old Town San Diego. The firm specializes in Landscape Architecture, public art, and sustainability projects throughout California.

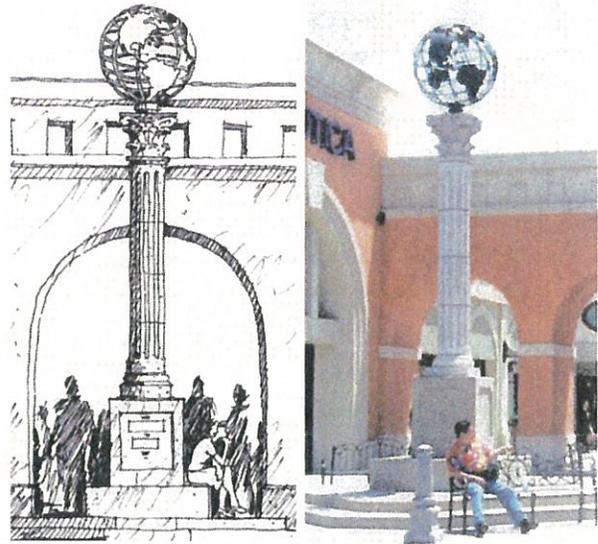
The firm has been on the leading edge of the sustainability movement, focusing on landscape renovations to save water long before the current drought brought this issue to the forefront of city planning and policy. While an adjunct instructor at Cuyamaca Community College, Nick DeLorenzo helped organize and was keynote speaker at the Sustainable Turf and Landscape conference, now in its 9th year. Because DeLorenzo International has documented the water savings resulting from different design styles and different management techniques, DLI is able to design effectively and specifically for maintainability and sustainability in addition to aesthetics. Our firm also works extensively with the San Diego County Water Authority teaching these techniques throughout the San Diego region.

Nicholas F. DeLorenzo, ASLA, RLA

President

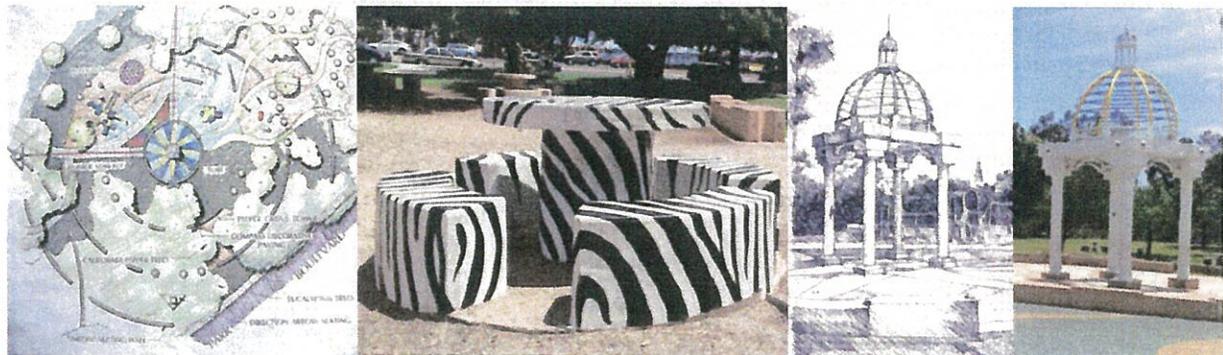
Education and Certifications

- Bachelor of Landscape Architecture, Cal Poly Pomona, 1971
- State of California Registered Landscape Architect (RLA) #1388
- Founder and Former Co-Chair San Diego Council of Design Professionals
- Member of the Chula Vista Bayfront Master Plan Citizens Advisory Committee (CAC)
- Co-Founder and Keynote Speaker, Sustainable Urban Landscape Conference
- Past CCASLA and SDASLA Chapter Presidents
- Adjunct Faculty at Cuyamaca Community College, Ornamental Horticulture Dept., Intermediate & Advanced Landscape Design



For over 50 years as a landscape architect and public artist, Nick DeLorenzo has been providing conceptual design, landscape architectural, and urban planning and design services for a wide variety of public and private projects. He specializes in the organization and management of effective multi-disciplinary teams and has extensive experience working with the public and private sectors. Mr. DeLorenzo excels at community outreach by incorporating a broad cross section of stakeholders in the early stages of a project, understanding the ultimate factors that affect design, and creating designs that solve stakeholder concerns. He has earned a reputation for producing successful, high-quality, award-winning projects that include local parks, urban redevelopment, and large-scale master planning efforts. Many of his projects are enhanced by his passion for public art and his

ability to sketch early concepts such as shown here (top right) for the International Gateway of the Americas, San Ysidro the Mountain Hawk Park Art Columns, Chula Vista (center left), and the Pepper Grove Discovery Playground, Balboa Park (below).



Sharon K. Lowe

Designer/Project Manager



Education and Certifications

- WaterSmart Landscape Makeover Program, SDCWA and DeLorenzo International, 2012–present
- US EPA Water Sense Certified Professional Irrigation System Auditor, 2016
- Agri Service, Soils and Organics, 2006–2013
- President, California Landscape Contractor Association, San Diego Chapter, 2011-2012
- San Diego Botanic Garden Board of Trustees, Chair 2016, Member 2009–present
- Senior Landscape Designer, Walter Andersen Nursery, 2000–2006
- Sharon May Sculpture, 1995–2000
- Art Teacher and Department Head, St. Francis High School, 1975–1981

Ms. Lowe built upon years as a practicing artist to achieve prominence in landscape design. She has been active in the industry in capacities ranging from Lead Designer at a prominent area nursery, educating homeowners and professionals on environmentally responsible techniques, leading the San Diego Chapter of the California Landscape Contractors Association, and currently serves as Chairman of Board of Trustees of the San Diego Botanic Garden.

PRACTICING ARTIST AND EDUCATOR

MOUNTAIN VIEW, NEWPORT BEACH, SAN DIEGO, CA

After achieving substantive recognition of her sculpture with frequent commissions and exhibitions in both New York and California, Ms. Lowe turned to landscape design. As the highest form of three dimensional design, it incorporates the traditional components of sculpture along with additional challenges. These include creation of reliable, lasting art with a living palette, integration of detailed soils knowledge and maintenance techniques, evoking emotional connection, and providing environmental benefits to the community.

WATERSMART LANDSCAPE MAKEOVER PROGRAM

SAN DIEGO, CA

WaterSmart Landscape Makeover Series is an award winning, innovative turf replacement program. It includes environmentally sensitive turf removal techniques, selection of appropriate plants, water efficient irrigation system retrofits, implementation and maintenance as well as one-on-one Design Coaching. The measured results show an average of 58% reduction of water used in landscapes designed through the WSLMS program. Ms. Lowe now serves as Program Manager and instructor. The program also involves WaterSmart e-learning video modules to allow homeowners to learn all aspects of turf removal online. These videos are based on the WaterSmart Landscape Design for Homeowners Class. <http://landscapemakeover.watersmartsd.org/>



Kaori Fukuyama

Landscape Designer/Artist/Instructor

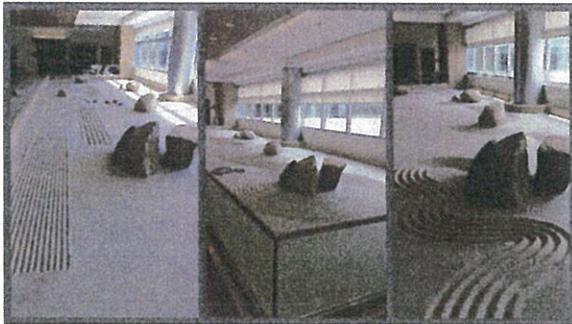
Education and Certifications

- University of Oregon, Bachelor of Landscape Architecture, 2003
- Award winning local artist
- Japanese Language Instructor



Ms. Fukuyama conveys her artistic expression through a multitude of mediums. The DeLorenzo International team has access to her unique artistic talent as applied to landscape design and plant material to provide beautiful and functional award winning spaces. Ms. Fukuyama also has experience in conceptual design through construction documentation for a variety of LEED certified redevelopment and affordable housing projects. Ms. Fukuyama is committed to the preservation of locally historic structures and has chosen Glashaus in Barrio Logan for the location of her art studio.

Her artwork has been displayed at multiple galleries and juried shows in Southern California including Oceanside Museum of Art, William D. Cannon Gallery, Athenaeum Music and Arts Library, San Diego Art Institute, LA Artcore and Los Angeles Art Association Gallery 825. Her work is currently represented by Artamo Gallery in Santa Barbara and Kelsey Michaels Fine Art in Laguna Beach, and has become a part of private and corporate collections.



**NAVAL REPLACEMENT HOSPITAL,
CAMP PENDLETON, OCEANSIDE, CA**

Ms. Fukuyama provided conceptual design and prepared hardscape and landscape construction documents for this 58-acre site. She provided schematic landscape design, construction document preparation services for slope erosion control, streetscape and urban plaza areas of the project. She prepared conceptual and construction drawings for a therapy garden for wounded Marines. In

addition, Ms. Fukuyama designed and oversaw installation of a Japanese-style Zen garden in a fourth floor patient waiting area.



PROJECT EXPERIENCE

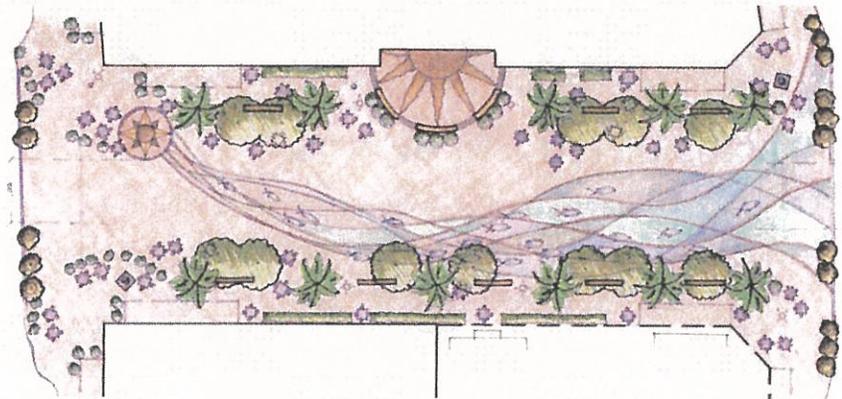
The following are examples completed in the last 5 years, specifically projects that had an emphasis on public art and turf removal for low-water landscape:

DATE STREET PLAZA, LITTLE ITALY

SAN DIEGO, CA

HG Fenton Company, John La Raia (619) 400-0120 ext. 181

DeLorenzo International was hired to design an urban infill plaza park to enhance the distinctive community of Little Italy. For this project a series of conceptual piazza plans were developed that would add to City park space, allow for additional parking below the plaza, and provide a flexible urban destination space.



Piazza Concept Drawing: 'Mundus Novus' theme

The proposed designs added urban greening through ground trees and potted

planting while providing important urban functions such as emergency access. The project also included a rainwater harvesting element for increased sustainability.

CAMP PENDLETON REPLACEMENT HOSPITAL

CAMP PENDLETON, CA

Hodges & Hodges Architects, Lucy Hodges (858) 551-9225

DeLorenzo International is the Landscape Architect and designer of this 58-acre, coastally sensitive site.

Features of this project include park-like healing gardens, rehabilitation areas, and physical training courses designed to provide areas for recuperation for patients and physical training for naval corpsmen. It is only one of several such locations in the nation. In addition, new and relocated military memorials have been integrated into plaza areas to provide sites for ceremonial functions.



Modern sustainable design elements, such as green roofs, bio-swales, and permeable pavements were incorporated into this award-winning project which has been recognized for a sustainable design that received a LEED Gold rating. The firm provided conceptual design and prepared construction documents, bidding and construction phase assistance. The work included many site art elements including relocation of two historic pieces and a therapy garden for wounded Marines. In addition, Ms. Fukuyama designed and oversaw installation of a Japanese-style Zen garden in a fourth floor patient waiting area.



ADDITIONAL RELEVANT PROJECTS

The following are additional projects we have completed in the last five years:

CHURCH COURTYARD, IMMACULATE CONCEPTION CATHOLIC CHURCH OLD TOWN SAN DIEGO, CA

Glen McFadden Rasmussen (858) 456-9751

DeLorenzo designed and oversaw the installation of a courtyard outside the historic church. The design concept focused on the appearance of the Virgin of Guadalupe and integrated central elements of the story to create a serene place of reflection as well as a courtyard for church events.

MESA CHILDCARE CENTER, UCSD

LA JOLLA, CA

Diana Bergen (858) 534-2386

DeLorenzo provided designs that followed the "Regio Emelio" style of childcare education and design for this facility. Our solutions involved sustainable and artistic innovations including integrating stormwater facilities into unique landscape design.

WATERSMART LANDSCAPE MAKEOVER PROGRAM, SDCWA

SAN DIEGO, CA

Joni German (858) 522-6705

The WaterSmart Landscape Makeover Program is the award winning program developed for the SDCWA to educate general homeowners on water efficiency and the extensive techniques required to achieve sustainability. WSLMS incorporates information on soils, site investigation and evaluation, horticultural analysis, irrigation retrofit information, sustainable landscape techniques, and storm water management.

DESIGN PHILOSOPHY:

Solana Beach celebrates their community and their connection to the ocean, the arts, and the environment. This is achieved through intellectual and emotional means. The DeLorenzo International design of the Solana Beach Fire Station incorporates both aspects.

The central theme of the design is in the juxtaposition of the two elements of fire and water, representing the work of brave firefighters using water to vanquish fire. At the same time, the water represents the community connection to the beach. The fire is represented using hot colors and the textures of fire in the plants selected: 'Sticks-on-Fire' *Euphorbia*, 'Campfire' *Crassula*, and other red, orange and yellow plants. Vertical plantings evoke rising flames. Water is represented in wave-like

plantings of cool colors with flowing textures which create an illusion of flowing abundance in a dry landscape: 'Blue Chalk Sticks' *Senecio*, Blue Agave, and foamy Blue Rose *Echeveria*, 'Elephant Bush' *Portulacaria afra variegata*. The connection of fire and water elements are combined in Aloe *striata*, and 'Paddle Plant' Kalanchoe, both with smooth blue leaves with orange edges. The *Agave americana var. marginata 'Aurea'* includes wave-like leaves with a fire-yellow color. The California Fuchsia *Epilobium* combines fiery flowers and cool gray foliage, and is also a hummingbird attractant.

Plantings are designed in wave-like, curving shapes. The sculptural dimension is created through careful selection of differing plant heights for an undulating wave effect in 3-Dimensions. The flat dimension is created using both color and textural contrast between beach pebbles and mass planting areas.

By using environmentally sensitive installation approaches such as sheet mulching (an innovative process we have implemented on numerous turf removal projects) which will insure the city does not have to deal with the constant reappearance of grass in the new plantings as has happened in many of the removal projects we have observed around the county. The installation will also provide a model to the Solana Beach community on ocean friendly approaches to landscaping. Public education events on these techniques can be arranged.

The design of this installation will engage the viewer on multiple levels: intellectual, emotional and dimensional. The drama and visual content of the design will provide a community landmark for years into the future.

PROPOSED SCOPE OF WORK:

The DeLorenzo design will follow the scope of work provided by the City, and is included below:

The project site is approximately 3,400 square feet of grass with some mature trees and a working irrigation system, although our design suggests renovating the entire grass area.

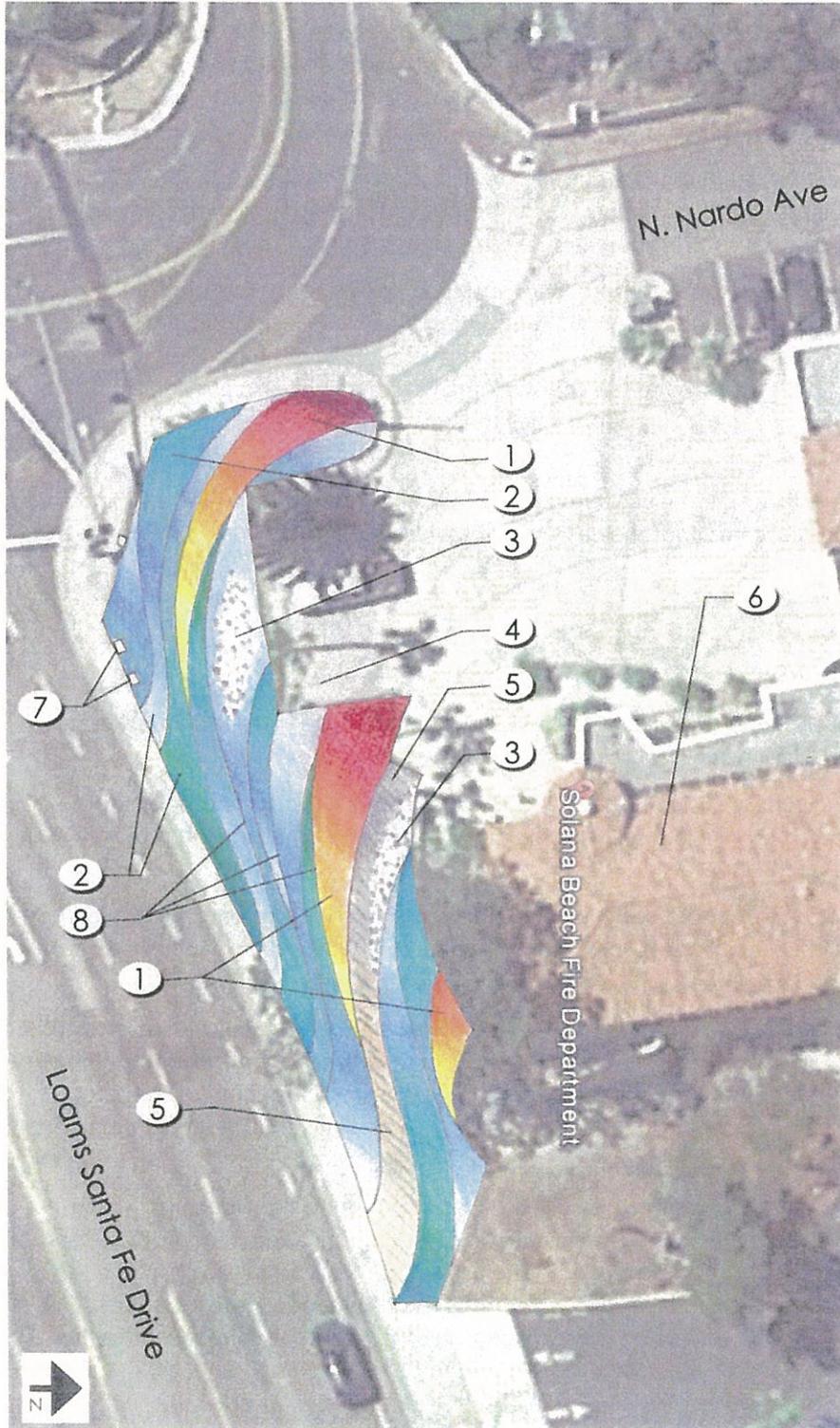
If selected, our drawings will include sufficient detail to outline all necessary work, materials, and estimated costs required to complete the landscape design, implement and construct the project within the \$70,000 budget provided by the City.

The DeLorenzo team will create all proposed design and artistic work in-house to create a harmonious plan for the site, including hardscape, plantings (drought tolerant and/or native landscaping) that are easily maintained over time, and irrigation renovation with the latest low water equipment.

The landscape plan, as illustrated on the following two pages, will have an exciting colorful palette and include the retention of all existing trees. Once selected by the City we will meet with staff to refine our concept plan base on comments from the city and prepare the necessary construction drawings for implementation. We can also recommend a Landscape contractor who has just finished the Immaculate Conception Church courtyard we referenced above.

DeLorenzo will attend periodic site inspections to ensure the project is complying with construction-related stormwater requirements, organize and lead installation meetings, provide periodic progress reports, ensure the project is created in compliance with the project specifications (project plans and other related project standards), review and respond to requests for information, design clarifications, change order requests and submittals, and assist in the resolution of all potential claims that may be submitted.

CONCEPTUAL DESIGN DIAGRAM



LEGEND

- 1. Fire Palette Planting
- 2. Water Palette Planting
- 3. Stormwater Retention Basin
- 4. Fire Station Parking Lot
- 5. Gravel Path
- 6. Fire Station Building
- 7. Utility Box
- 8. Corten Steel Edge

ILLUSTRATIVE REPRESENTATION OF DESIGN THEME



PLANT PALETTE INCLUDES:

Plant Palette 'Fire':



Sedum acre



Kalanchoe thyrsiflora



Crassula 'Campfire'



Euphorbia tirucalli 'Sticks on Fire'



Sedum spectabile 'Autumn Fire'



Epilobium canum



Sedum 'Firecracker'

Plant Palette 'Water':



Portulacaria afra



Sedum dasyphyllum 'Major'



Echeveria imbricata



Senecio serpens



Sedum reflexum 'Blue Spruce'



Agave 'Blue Glow'



Sedum 'Blue Pearl'

FEE SCHEDULE

The following fee summary identifies the total DeLorenzo International fees proposed for the project. The probable construction cost of our proposed design has been estimated using the unit cost pricing of our previous work in locations near Solana Beach. In our experience, turf removal projects, properly done, range from \$10 to \$20 per square foot of removed lawn. Our proposal, if acceptable to the City of Solana Beach, is to remove slightly more turf than shown in the provided exhibits to achieve a more comprehensive design. We have also shown a Design and Construction Contingency for approximately 10%.

Fee Summary	
DeLorenzo International Fees:	
Concept / Design Development Phase	\$ 4,000.00
Construction Drawing Phase	\$ 3,500.00
Bidding Assistance and Site Observation	\$ 1,500.00
Total DeLorenzo International Fees	\$ 9,000.00
Estimated Construction Costs	\$55,000.00
Design and Construction Contingency	\$ 6,000.00
Total City Budget	\$70,000.00
Hourly Rate Schedule	
Principal	\$175
Senior Landscape Architects/Planners	\$130
Project Managers/Landscape Architects/Planners	\$110
Project Designers/Planners/CAD Drafting	\$ 85
Word Processing/Non-technical Staff	\$ 60
Effective: June 2016 rates subject to change January 1st or June 1st of each year	
In-house reproduction and miscellaneous services: Exhibits, blueprints, and report preparation supplies will be billed to you at our cost plus 20% handling, or will be contracted for directly by you.	

SUMMARY

The DeLorenzo International team will apply their considerable design expertise to create a beautiful, artistic and thought-provoking renovation of the Solana Beach Fire Station landscape. The design will incorporate appropriate environmental and water conservation elements. While the area is small, the location is important to the Solana Beach community. The creation of this new, iconic landmark will be accomplished within the City's \$70,000 budget.

Submitted by,

Nick DeLorenzo, President

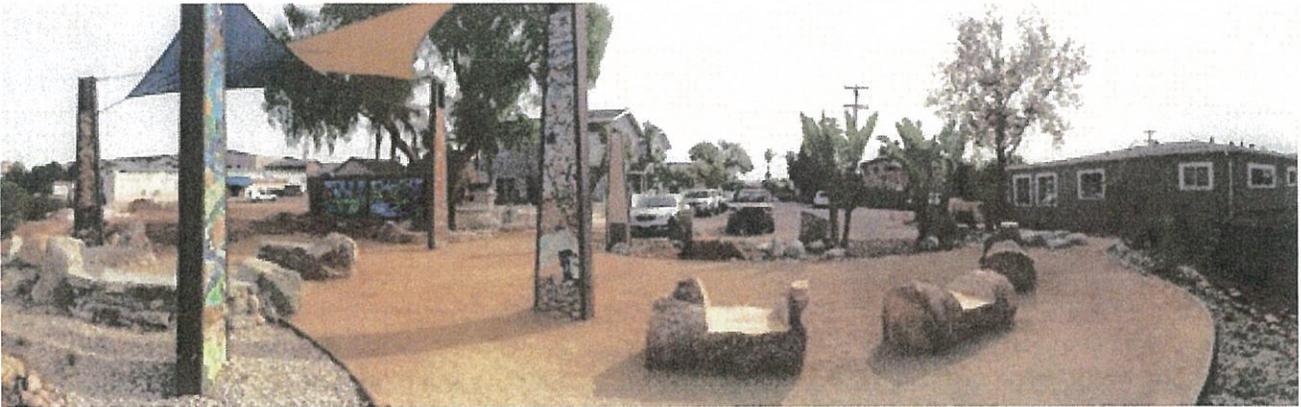
Date

Next Proposal

Solana Beach Fire Station

Art and Landscape Architecture

Building Community Through Art Making



Manzanita Gathering Place, Design Build by Brennan Hubbell, Urban Corps, and the Community

Brennan Hubbell, Artist

Hubbellcraft Sculpted Placemaking

www.hubbellcraft.com

www.brennanart.blogspot.com

Ty Sterns, Landscape Architect

Urban Corps of San Diego

design / build/ maintain

www.urbancorpssd.org

Solana Beach Fire Station
Art and Landscape Architecture
July 19, 2016

To:
Don King
City of Solana Beach
City Managers Department
(858) 720-2477
dking@cosd.org

From:
Brennan Hubbell, Artist
Hubbell Craft
4540 Judson Way, La Mesa, CA 91942
(619) 632-8213
tresmilusos@yahoo.com
www.hubbellcraft.com

Ty Sterns, Landscape Architect
Urban Corps of San Diego County
3127 Jefferson St., San Diego, CA 92110
(619) 954-4733
tsterns@urbancorps.org
www.urbancorpssd.org

Dear Mr. King:

Introduction:

We are pleased to submit this artist and landscape architecture proposal for the Solana Beach Fire Station, Art and Landscape Improvement project. The theme of our proposal is "Building Community through Art Making." The proposal includes a professional consultant package for artist and landscape architecture consultation. Our ultimate vision is to bring in Urban Corps' youth training workforce for a design-build partnership down the road which would engage young community members in art and landscape installation. Our scope of services for this proposal includes public design charrettes, art making workshops, and construction documents for a mixed-media sculpture and landscape installation. We are enclosing our Fee Schedule, Scope of Work, and Hourly Compensation Rates.

Background:

Brennan Hubbell creates art from local, found, and natural materials. He is passionate about "place making" for San Diego and working with diverse members of the community as designer, facilitator, permaculturist, and gallery artist. From a young age Hubbell has been assisting his father, artist James Hubbell, and has always pushed to explore his individual vision. At the same time, Brennan began the work of uncovering the shared vision of communities, through video making, installations, art making, and performance. He has worked with communities in Mexico, China, the Philippines and the United States to create unique settings and community driven art. His public sculptures at Palomar College Arboretum, San Diego Port Authority, and the Solana Beach "Yoga Tree" are of particular relevance to this proposal.

In 2012 Hubbell took formal training from the Pomegranate Center in Washington on creating public gathering places through optimal community engagement. The Pomegranate Center offers an experiential program that challenges the way people traditionally participate in public meetings and create public spaces. In 2013 he received his fellowship certificate in the "Pomegranate Process" of creating gathering places. As a result Brennan became a key artist in the creation of Butterfly Park in National City and the following year, was lead artist for Manzanita Gathering Place in City Heights San Diego. Most recently he served as another lead artist for Paradise Creek Gathering Place in National City.

Ty Sterns is Design-Build manager for the Urban Corps and a licensed landscape architect with 14 years of landscape design experience. Urban Corps is a non-profit fee-for-service job training organization

founded in 1989 and offering multi-faceted services in a wrap-around youth development and education program. Both Sterns and the Urban Corps have ample experience on an assortment of similar projects with a variety of municipal partners. The most relevant work is the award-winning Chicano Park Recreation Improvement Project, a landscape design-build project in partnership with the City of San Diego. Public outreach and community and community engagement was a key component of the project and Urban Corps excelled on this front, winning the public outreach award from the San Diego's American Planning Association.

Chicano Park proved to be a high-profile, keynote project, placing Urban Corps on the map for largescale, public relations sensitive, design-build projects that bring municipal entities the double benefit of training youth while meeting civic needs for park infrastructure. As a B licensed General Contractor and a C-27 landscape contractor, Urban Corps has also recently completed Torrey Hills Park for the City of San Diego, Old Poway Park rehabilitation project; Coronado Cayes Landscaping Project with the City of Coronado; and numerous campus building and landscape improvements for San Diego Unified and Sweetwater Union High school districts. As stated, and should the contract be awarded, our ultimate goal is to bring Urban Corps' youth to work on the landscape installation portion of the Solana Beach Fire Station project.

Concept Proposal:

As lead designer on the Solana Beach Fire Station art and landscape proposal, Brennan Hubbell has envisioned a series of mixed-media mosaic art walls suggestive of cresting waves crashing into orange and red foliage representative of fire. Fish sculptures will surround the waves, emerging from the earth as if it were water. Ultimately the final design will be derived from an organic community-driven design process as suggested by the proposal theme "Building Community through Art Making."

Hubbell and Sterns will stage multiple design charrettes and workshops to actively engage community members in design and art making utilizing the Pomegranate Process. The Pomegranate method was designed to develop public spaces with collaborative practices and promoting community-driven design.

Following the first community charrette, a three-day intensive design studio will bring students, local artists, and community members together to delve deeper into the artistic planning process. After the three day workshop, plans will be coalesced, presented to the public in another community meeting, and finally run through City inspection. The later stages of the design process will include an interactive art-making component, for example, tile making, which can be made in advance. A three-day volunteer buildout will engage the community and help connect them to the space. Youth from the Urban Corps' job training program will be involved throughout the process..

The Solana Beach Fire Station project will be more than a landscape design build and art installation. This will be an experience for the Solana Beach community, instilling a sense of pride in those who participate, resulting in a unique showpiece, and demonstrating what can happen when a community comes together to work collaboratively.

Sincerely,

Sincerely,

Brennan Hubbell

Ty Sterns

**SCOPE OF WORK
EXHIBIT A**

I. Public Design and Public Art Making Workshops

Proposal includes public workshop and design charrette. 3 day design workshop where local artists and interested citizens participate in creating the landscape narrative for the art wall. Proposal includes hourly compensation rates for assistance and leadership in implementing the artistic vision of the art fabrication. 2 Day art making community workshop creating art with public.

II. Construction Documents

Proposal includes landscape architecture services to prepare irrigation, planting, demolition, and construction plans to implement the solutions outlined in the Public Design Workshops. Cost estimate to be prepared for art fabrication and installation, supplies, materials, and equipment to implement the solutions outlined in design development phase.

**HOURLY COMPENSATION RATES SCHEDULE
EXHIBIT B**

TITLE	BILLING RATE
Artist	
Brennan Hubbell	\$100.00 per hour
Landscape Architect	
Ty Hunter Sterns	\$100.00 per hour

**FEE SCHEDULE
EXHIBIT C**

Preparation of work as outlined in this proposal:

I.	Public Design and Public Art Making Workshops	\$15,000.00
II.	Construction Documents	\$10,000.00

TOTAL FEE \$25,000.00

BRENNAN HUBBELL - FIVE EXAMPLES OF SIMILAR WORK

Paradise Creak Gathering Place, Design Build (2016)

National City

Contact: Brad Raulston 619-818-8500

braulston@nationalcityca.gov



“A” Ave. Storm Water Art Wall (2016)

Artist for National City and A Reason To Survive

Contact: Rob Tobin 858-220-1038

rtobin@areasontosurvive.org



Guilliam Leathers Family Pocket Park (2015)

Artist for BAMECDC in partnership with Space4Art

Contact: : Bob Leathers, 619-269-7230

bob@sdspace4art.org



Manzanita Gathering Place (2015)

Lead Artist for San Diego Foundation and A Reason To Survive

Contact: Ilisa Goldman, 619.665.8547

igoldman@rootedinplace.com



Dragon Wall (2014)

Design Build for Private Residence

Contact: Mary Bills, 858-771-1117



URBAN CORPS OF SAN DIEGO - FIVE EXAMPLES OF SIMILAR WORK

Chicano Park Recreation Improvement Project (Design-Build 2014-2015)

City of San Diego Planning Department in Partnership with Park and Recreation Department

Contact: Brian Schoenfisch, Principal Planner, (619) 533-6457
bschoenfisch@sandiego.gov



Torrey Hills Easement Park (Design-Build 2015)

City of San Diego Park & Recreation

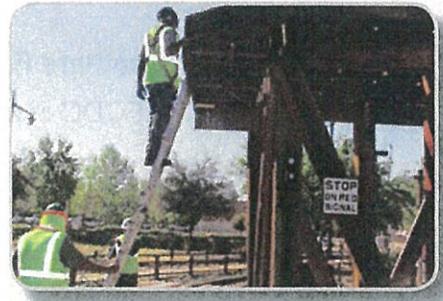
Contact: Paul Sirois, (619) 920-3255
psirois@sandiego.gov



Old Poway Park Project (2016)

City of Poway

Contact: Jeff Beers, City Engineer, (858) 668-4624
Jbeers@poway.org



Coronado Cays Landscape Project (2016)

City of Coronado

Contact: Art Valdivia, Public Services, (619) 522-7388
avaldivia@coronado.ca.us



Barrio Logan Child Development Center (2014)

Child Development Associates

Contact: Alex Calegari, (619) 920-3255
acalegari@cdasandiego.com



Solana Beach Fire Station
 Art and Landscape Architecture
 July 19, 2016

Project: Solana Beach Fire Station Art and Landscape Improvement Project

Date: 7/19/2016

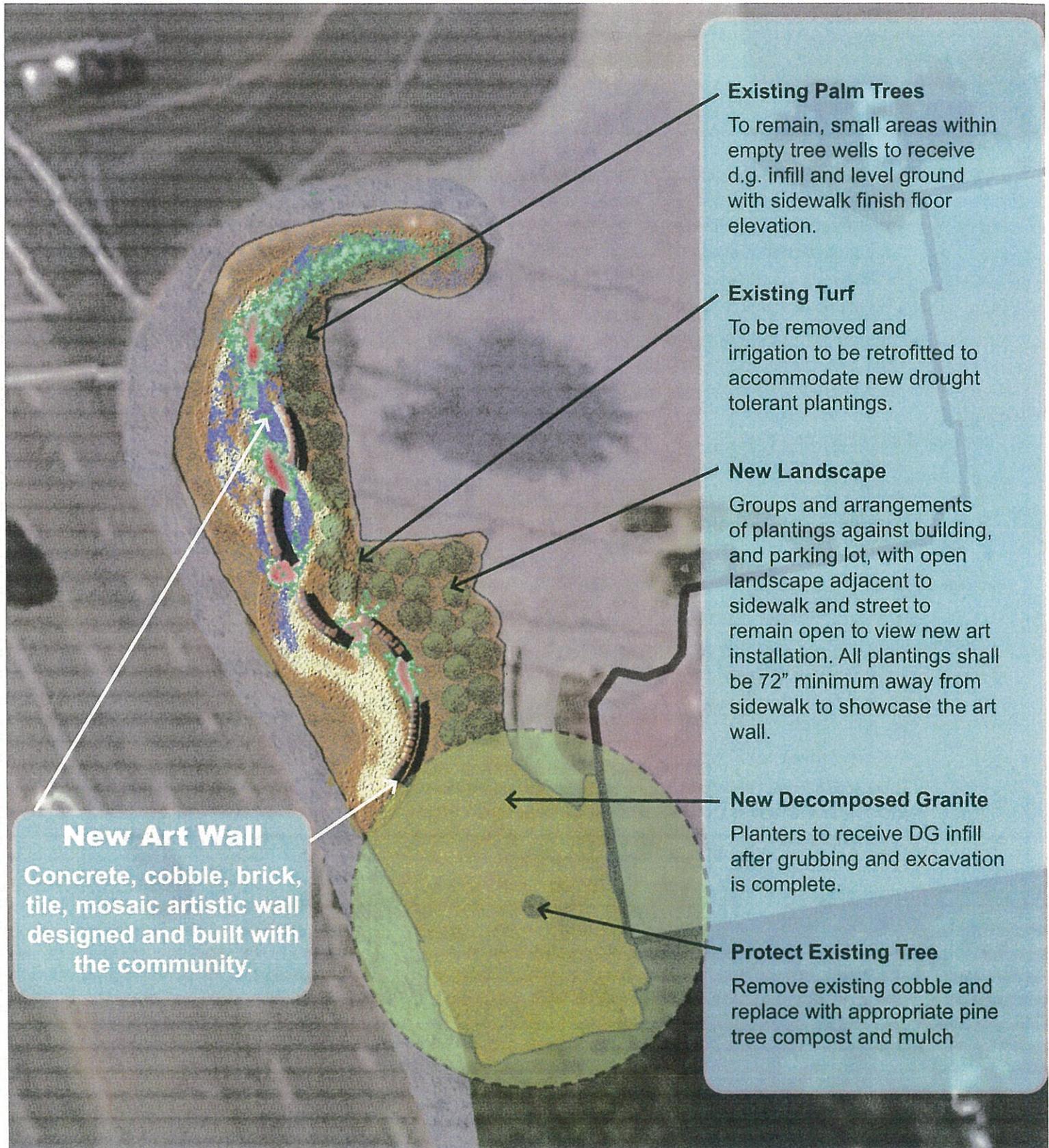
Re: Cost Estimate

LIST	DESCRIPTION	QTY	UNIT	UNIT PRICE	COST
Task One - Public Design Workshops and Public Art Making Days					
1.1	Prepare presentation to public – for first public design charrette	1	LS	\$1,000	\$1,000
1.2	Facilitate public meeting number one	1	LS	\$1,000	\$1,000
1.3	3 day design workshop where local artist and interested citizens participate	1	LS	\$5,000	\$5,000
1.4	Public meeting number two, present design to public and receive feedback	1	LS	\$1,000	\$1,000
1.5	Other meetings, Public Art Commission, etc.	1	LS	\$4,000	\$4,000
1.6	Prepare for public art making days	1	LS	\$1,000	\$1,000
1.7	2 public art making days (for example, making of ceramic tiles by public)	1	LS	\$2,000	\$2,000
Subtotal Task One					\$15,000
Task Two - Construction Documents					
2.1	Construction Documents	1	LS	\$10,000	\$10,000
2.2	SWPPP	1	LS	\$2,000	\$2,000
2.3	Revisions to Plans	1	LS	\$1,000	\$1,000
Subtotal Task Two					\$13,000
PROPOSAL TOTAL					\$28,000
Task Three: Construction Costs - NOT INCLUDED IN CONSULTANT PROPOSAL - FOR INFORMATION ONLY					
3.1	Labor and Hauling Fees -Turf removal (by UC)	1	LS	\$8,500	\$8,500
3.2	Labor and Materials - Installation and materials for footings on new walls, 25 foot (by UC)	1	LS	\$5,500	\$5,500
3.3	Mixed media materials for wall	1	LS	\$3,500	\$3,500
3.4	Labor and Materials - brick and stone wall (25 ft. total length, see design example) (by UC and Hubbell)	1	LS	\$12,500	\$12,500
3.5	Labor and Materials - Stone and tile veneer (by public, UC and Hubbell)	1	LS	\$10,000	\$10,000
3.6	Misc. Construction Items	1	LS	\$4,500	\$4,500
3.7	Labor and Materials - Irrigation Retrofit (by UC)	1	LS	\$9,500	\$9,500
3.8	Labor and Materials - Planting Installation (by UC)	1	LS	\$8,500	\$8,500
3.9	Labor and Materials - Decomposed Granite, Cobble and Boulders	1	LS	\$17,000	\$17,000
Subtotal Task Three					\$79,500

Notes:

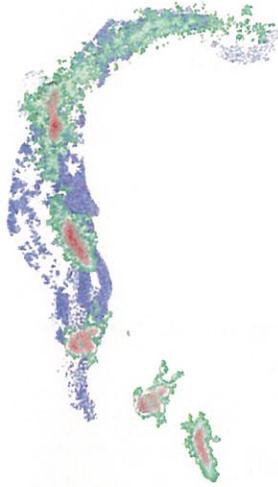
- As a certified conservation corps, Urban Corps construction labor is exempt from state prevailing wage & SB854, per Cal Labor code 1720.4.
- Construction estimate is a not to exceed amount, actual cost will determined by community input to attempt to lower costs.

PROJECT TOTAL WITH CONSTRUCTION \$107,500



New Art Wall
Concrete, cobble, brick, tile, mosaic artistic wall designed and built with the community.

- Existing Palm Trees**
To remain, small areas within empty tree wells to receive d.g. infill and level ground with sidewalk finish floor elevation.
- Existing Turf**
To be removed and irrigation to be retrofitted to accommodate new drought tolerant plantings.
- New Landscape**
Groups and arrangements of plantings against building, and parking lot, with open landscape adjacent to sidewalk and street to remain open to view new art installation. All plantings shall be 72" minimum away from sidewalk to showcase the art wall.
- New Decomposed Granite**
Planters to receive DG infill after grubbing and excavation is complete.
- Protect Existing Tree**
Remove existing cobble and replace with appropriate pine tree compost and mulch



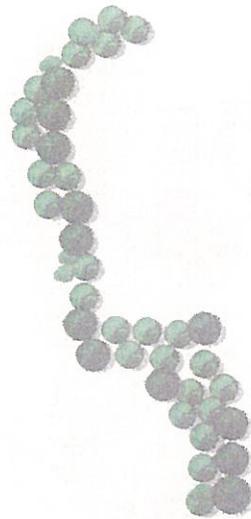
Flowering Plants

Plants like bougainvillea, lavender, sage; both visually striking and drought tolerant colors to express concept.



Cobble

3-12" river cobble natural to the streams of San Diego create a base for responsible stormwater management



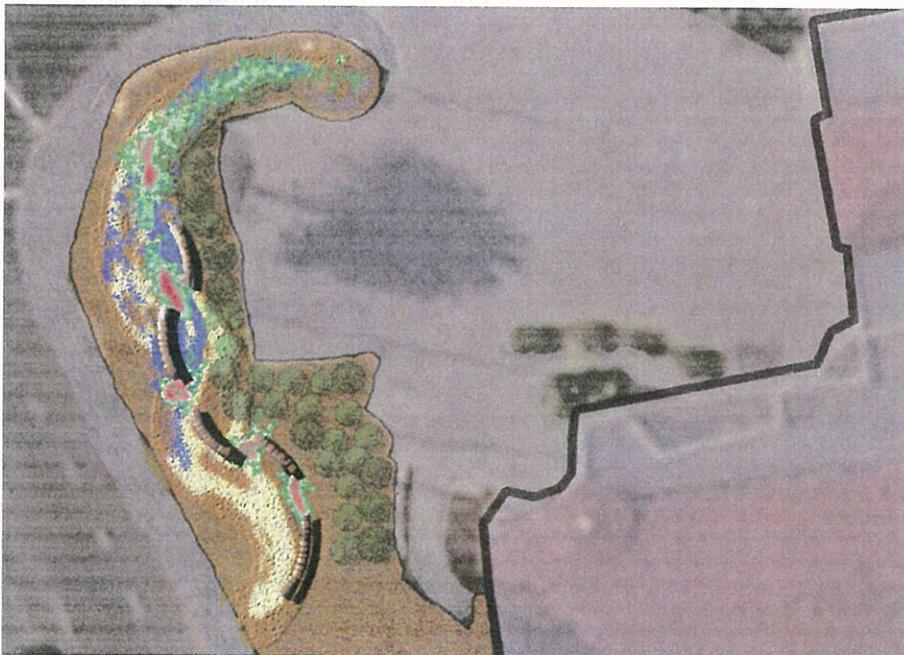
Drought Tolerant Evergreen Shrubs

Desert Shrubs offer full shrubs without the water.



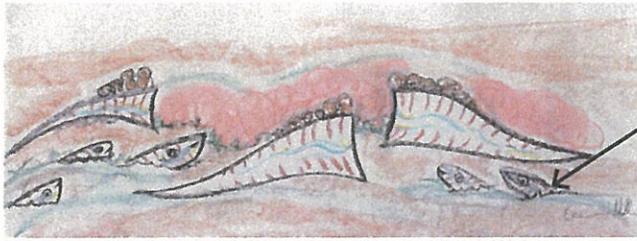
Art Wall

Concrete, cobble, brick, tile, mosaic artistic wall designed and built by the community.



Decomposed Granite

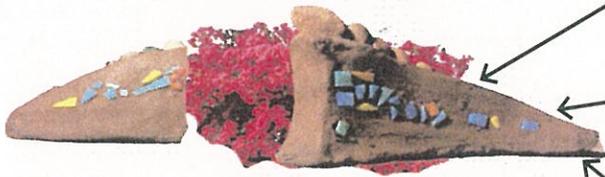
To cover the entire work area with 4" depth, decomposed granite. To be combined with a mixture of cobble, gravel, and decomposed granite which will offer a contrast in size and texture to make a back drop for the art wall.



Sculpture

Art Installation into the landscape.

Concept Drawing



Art Wall

To be incorporated into the landscape.

Tile Mosaic

Tiles to be artfully arranged by volunteers to start the installation and then completed by construction teams after the build day.

Concept Model

Concrete Walls

Concrete wall with stone and cobble veneer to incorporate community art.



Landscape

The focal point to be bougainvillea with a backdrop of drought tolerant desert plantings which frame the art wall.

Concept Drawing

Walls and Planting

Art and Landscape brought together. The walls represent water and the red foliage represents fire.



Section View

Next Proposal



NAOMI NUSSBAUM ART & DESIGN

251 BARBARA AVENUE
SOLANA BEACH, CA 92075
(858) 204-2058 CELL
(858) 755-6188 FAX
nnartd1@gmail.com

TO: CITY OF SOLANA BEACH CITY STAFF & ARTS COMMISSION

RE: RFP PROPOSAL - CONCEPTUAL DESIGN PROPOSALS FOR AN ART & LANDSCAPING PROJECT FOR THE GRASS AREA IN FRONT OF THE SOLANA BEACH FIRE STATION

DATE: July 18, 2016

Dear City Staff and Art Commissioners:

I am representing Matt Devine, an established public artist with whom I have worked over the years. My professional experience spans over two decades in public art. I also worked with the City of Carlsbad as the Public Art Coordinator for over five years. My business, [Naomi Nussbaum Art & Design](#), was established in 2003.

My proposal is very straight forward. I approached several of the landscape design firms who registered for this RFP, but none was open to collaboration. Consequently, I am submitting three of Matt's stand-alone artworks that lend themselves beautifully to this particular location.

About the Artist

Matt Devine is a self-taught sculptor working with steel, aluminum and bronze. Born in Salem, Massachusetts in 1975 and raised in New England, Devine moved to San Diego, California in 1995 where he learned how to weld and fabricate metal with his father while working at the La Jolla Playhouse. He moved on to work at various fabrication studios often working with designers and architects, eventually creating his own designs. Functional pieces gave way to non-representational sculptures, which he showed at galleries in San Diego with increasing frequency and success. In 2004 he was able to transition to full time artist.

The contrasts of nature and industry, light and shadow, chaos and order are themes found throughout Devine's body of work. Pared-down organic shapes are formed out of sheet metal and welded together in harmonious patterns making the heavy metal appear as light as paper. These contrasts, plus the relationships of patterns and boundaries, address Devine's desire to contain chaos and push out the discord of an information-saturated culture. Even the process of welding has become a retreat from cultural noise.

Devine's sculpture is currently on display at highly-regarded fine art galleries across the country. His sculptures can be found in private collections throughout North America and international collections on five continents. Devine has expanded his scope to include design and fabrication of large-scale public works on display in prominent urban settings.

Proposed Artworks

1. *1200 Degrees*

My first choice is *1200 Degrees*, a dynamic artwork with an appropriate title for the Fire Station! This artwork may be fabricated in aluminum or stainless steel and would be powder-coated red. However, because of the overall project budget together with its proximity to the ocean, I would recommend aluminum. It may be fabricated in different heights. My vision for this project is the artwork would be installed on the south side of the area, and centered. As a driver drives by, the artwork would stand out and make a strong statement. If the driver is stationary, s/he would be able to appreciate both the form and the negative space of the artwork.

Fees per size:

1. 103"h x 64"w x 52"d	Aluminum - \$16,500	Stainless steel - \$28,000
2. 108"h x 64"w x 52"d	Aluminum - \$21,750	Stainless steel - \$34,750
3. 114 – 120"h x 64"w x 52"d	Aluminum - \$24,000	Stainless steel - \$35,000

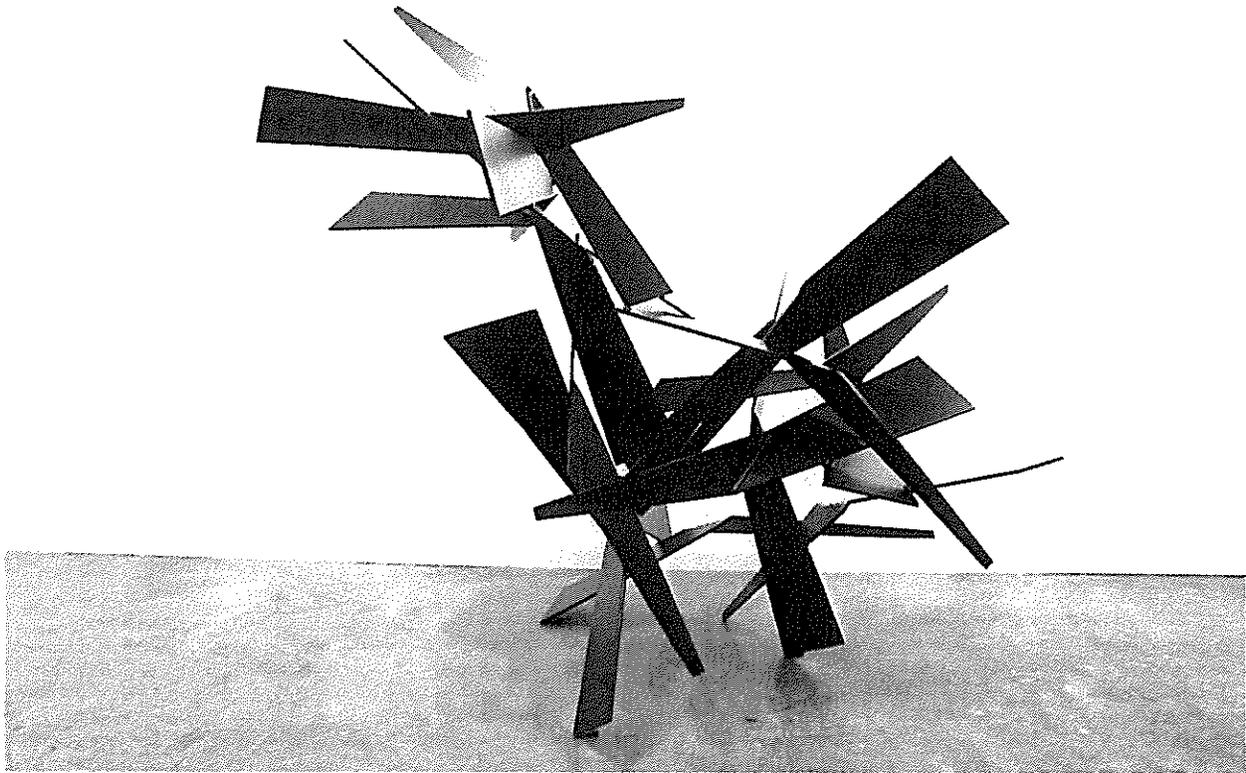
An additional \$1,500 to be added for shipping and delivery.



2. *Back in Black*

This piece can be powder-coated in red (or any other color). It is smaller in stature than *1200 Degrees*, but will make a strong statement. We may need to change the title if we powder-coat it in a different color!

Aluminum with powder-coat 73”h x 59”w x 74”d \$15,000 plus shipping and delivery



3. *One More Time*

This piece can also be powder-coated in red (or any other color).

Aluminum with powder-coat 74”h x 84”w x 57”d \$15,000 plus shipping and delivery



If selected, I would attend any meetings on behalf of the artist and collaborate with the selected landscape architectural firm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Naomi B. Nussbaum". The signature is written in dark ink and is positioned above the printed name.

Naomi B. Nussbaum, Principal

Next Proposal

Patrick Brady

Sculptor/Designer with 25 years working in San Diego. Primary medium is iron, and metals but unlimited in scope of creativity by any choice of medium.

Created commissioned unique works including wrought Iron gate built in Ireland for a San Diego client.

Participated in San Diego Art Shows including Solana Beach City Hall, 2002 and 2015

Currently showing sculpture in Taos New Mexico and San Diego.

Working with a client in Austin TX to create life sized bronze stallions for his development project "Wild Horse Ranch"

Experience of Sub consultants

Aaron Kirkebey studied under Dr. Joe Jung who had created the Landscape Irrigation Science Program at Cal Poly Pomona while working out of his supply shop Modern Irrigation in Upland, Ca. beginning in 1995. Took many Landscaping courses from Cal Poly Pomona. From Irrigation courses, water science, soil science, and horticulture courses. Over the years has have worked on all size scope of projects. Mostly home landscapes although over the years has worked on golf courses, colleges and schools, to city projects. Installation type of work predominately, has performed water auditing and several other forms of specialized irrigation services. Currently going through the process of attaining a Ca-27 State Landscape Licence to move out of the expert consulting realm to application and installation avenues of the business.

Aaron Christopher Kirkeby
(619) 806-7330

Experience

Patrick Brady

Sculptor/designer

1106 2nd Street # 498

Encinitas, CA 92024

ulsterboyeire@aol.com

760 473 7913

Designer /Builder:

Sogno Di Vino , Custom wine bar, 1607 India St. San Diego CA 92101. 619 531 8887

Designer/ Builder:

Dolmen with Stone Circle, Custom outdoor seating, 3003 Grape Street,

San Diego, CA 92102

619 234 5789

Sculpture/bronze:

Currently working with development firm in Austin TX, to create life sized bronze stallions.

Fee Schedule;

The breakdown of costs is as follows:

Sculptures,	
Horse	\$33,500.
Arch	\$12,500.
Installation Sculpture	\$5,000
Install Weed Tamer	\$1,000
Boulders (installed)	\$2,300
Paving stones, path and borders (installed)	\$5,500
Decorative ground cover (Sunset Gold ¾" gravel)	\$2,500
Irrigation, plants (installed)	\$2,700
Removal of existing grass from site	\$4,000
Total Bid	\$69,000

Project Understanding:

1. Remove existing grass and roots from project site, trim existing pine tree (lower branch on south of tree), remove material from site.
2. Lay out sites for Sculptures, Path, Plants.
3. Prepare footings for sculptures,
4. Install sculptures
5. Install weed tamer over bare ground
6. Install irrigation lines
7. Install boulders, and stonework
8. Install gravel
9. Install plants



LOMAS SANTA FE DRIVE

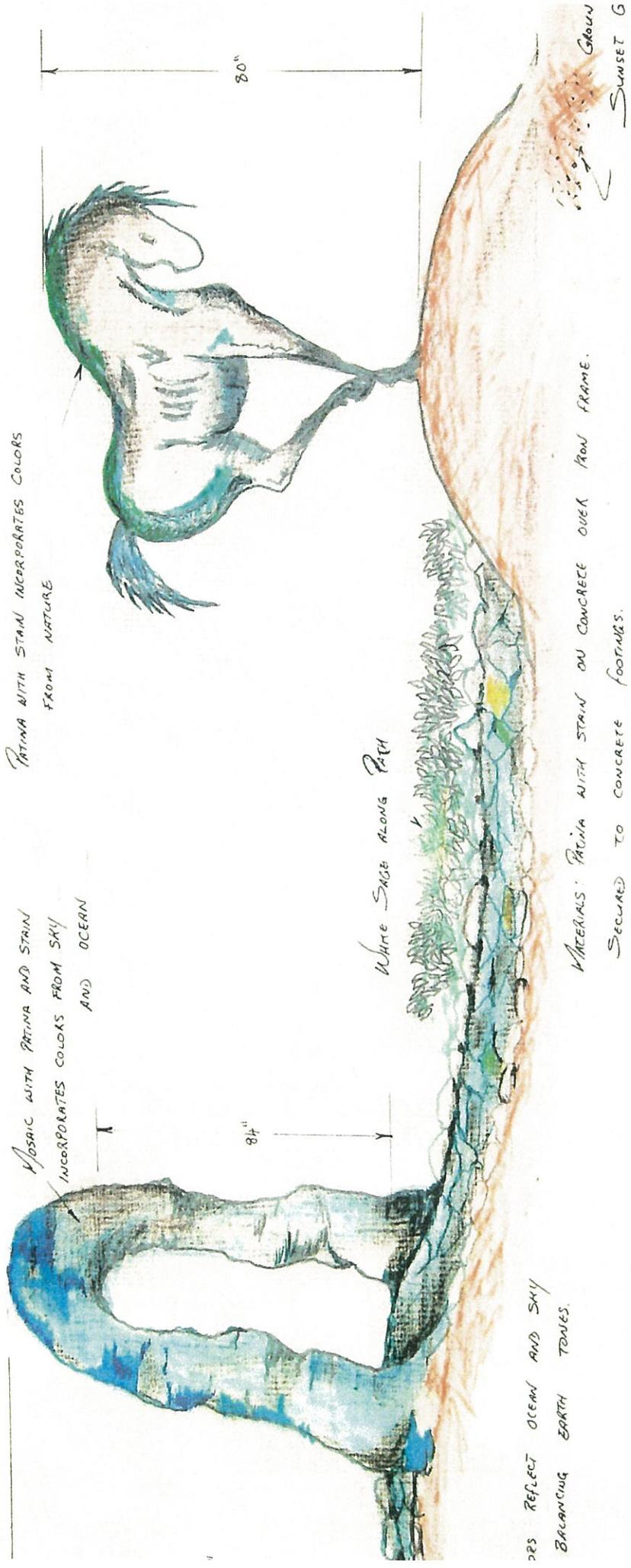
HORSE TO THE POWER OF CROW AT THE GATEWAY TO TRANSFORMATION

OPAQUE ANGLE

Horse to the Power of Crow at the Gateway to Transformation - Detail

WHITE SAGE, NATIVE PLANT, USED CEREMONIALLY TO PURIFY. POLLINATED BY BEES IN SPRING.

AN ACKNOWLEDGEMENT TO THE PRINCIPLE OF CHANGE BROUGHT ABOUT THROUGH PRACTICE, AND THE INFLUENCE IN COMMUNITY OF WISDOM WHICH HAS TRAVELLED EAST TO WEST. HORSE REPRESENTS BOTH A MEANS FOR JOURNEYING, AND A YOGA POSE.



REFLECT OCEAN AND SKY BALANCING EARTH TONES.

MATERIALS: PATINA WITH STAIN ON CONCRETE OVER ROW FRAME. SECURED TO CONCRETE FOOTINGS.

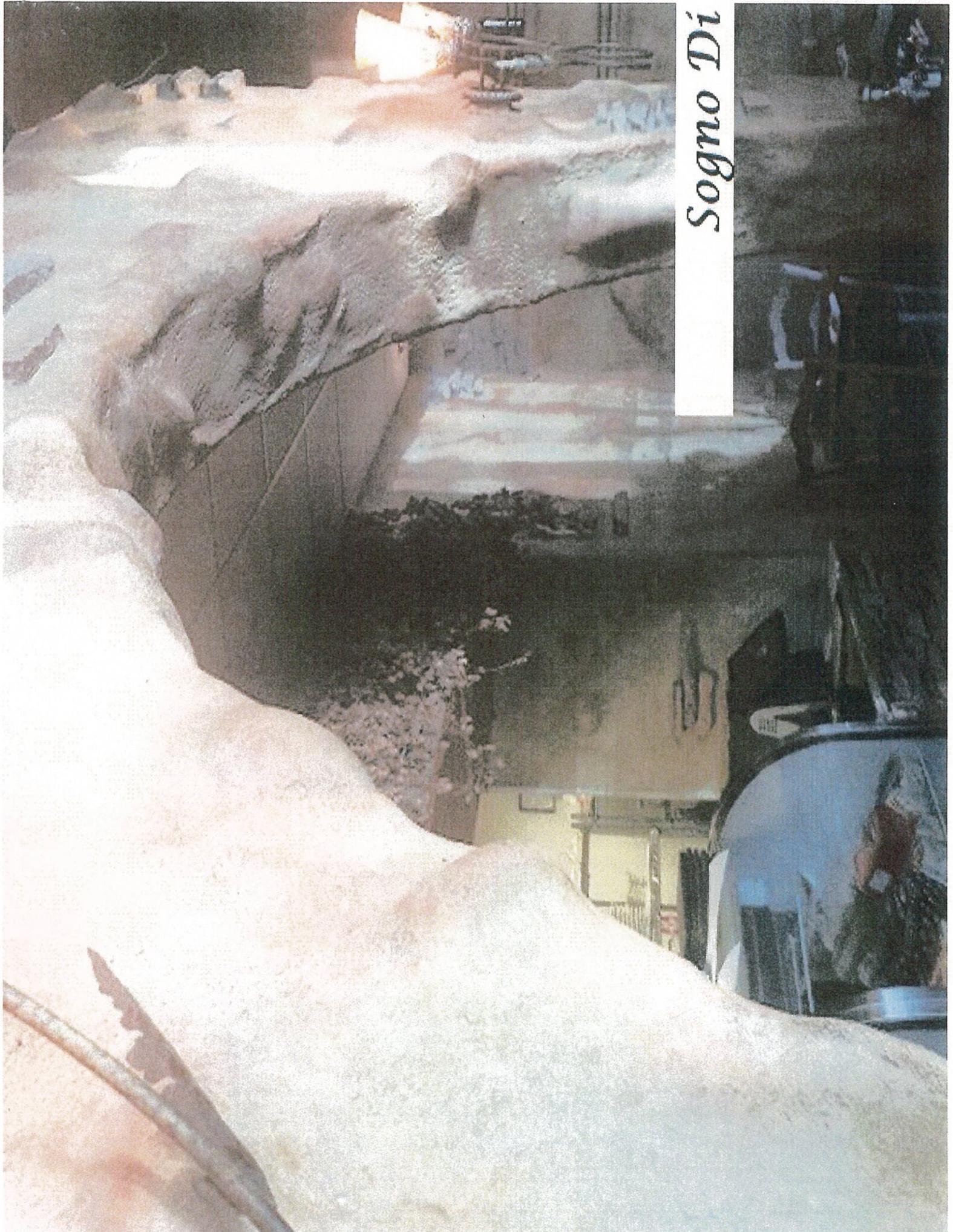
MEXICAN FEATHER GRASS BORDER BETWEEN SITE AND SIDEWALK

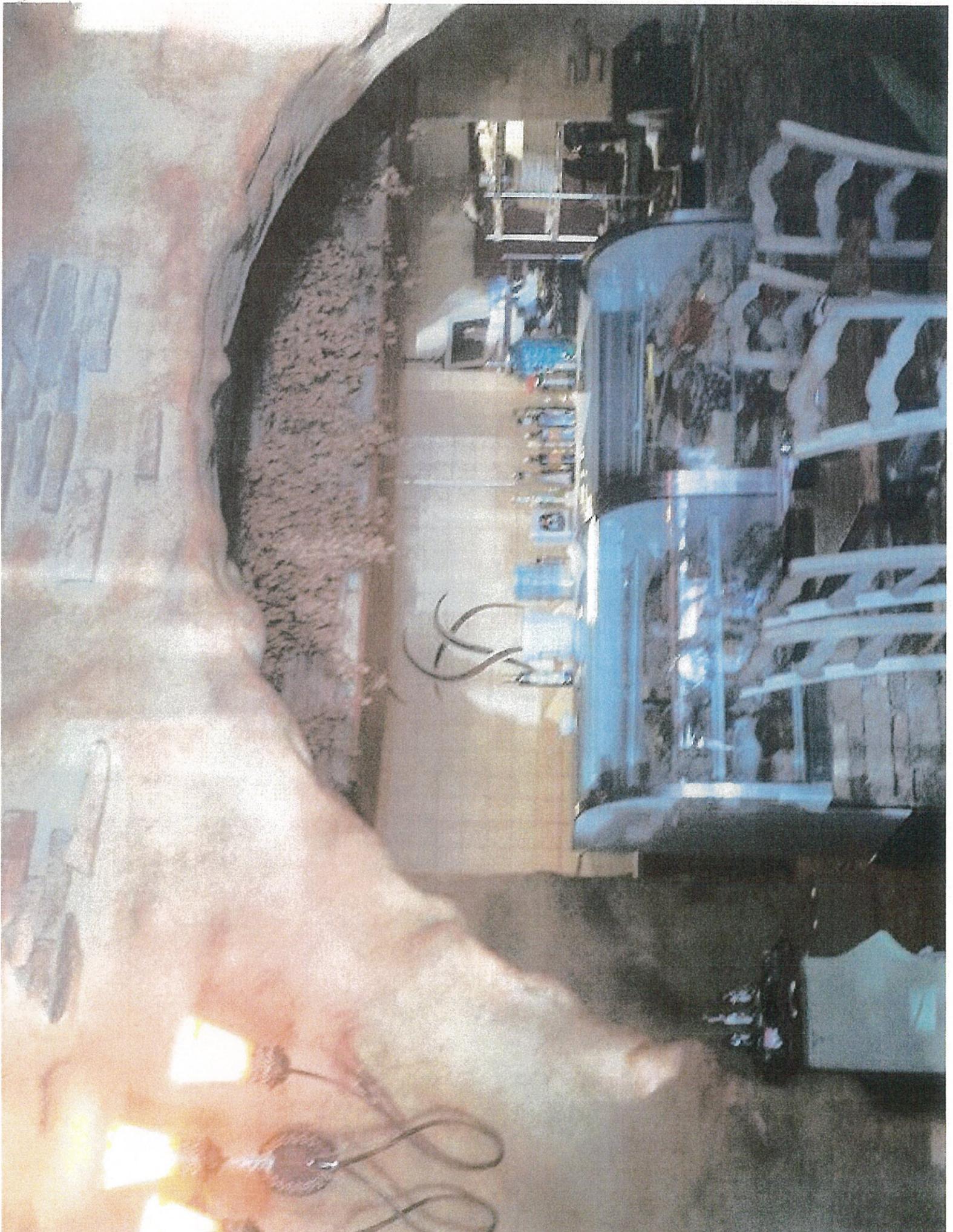
CROWN
SUNSET G





Sogno Di





Next Proposal



Surfrider Ocean Friendly Gardens

BACKGROUND

We are pleased to announce our team for the City of Solana Beach Art and Landscaping Project for the Grass Area in Front of the Solana Beach Fire Station.

Sergey Gornushkin-Artist

Sergey Gornushkin is an established San Diego based sculptor who specializes in large-scale public artworks that often stand for environmental awareness and signify great respect and admiration for all wildlife and natural habitats. He has a Master in Fine Arts in Graphic Design with a minor in Sculpture from the University of Florida (2004) and complete a residency with General Motors Company for 3D Modeling/Technical Illustrator/Large-scale fabrication (2006).

In San Diego County, Sergey Gornushkin has worked on numerous public art installation projects including:

- 22nd Agricultural District
- Unified Port of San Diego
- San Diego Botanical Gardens
- City of Vista
- San Diego Unified School District
- San Dieguito Unified District
- Balboa Park

Beginning his career with an Art Diploma from St. Petersburg Art Academy in Russia, Sergey continues his international experience with projects in Baja California, Mexico. Sergey is working with the Mayor's Office and the Office of the Governor of Baja California on creating a sculpture park in the City of Puertecitos to symbolize the efforts by the Mexican Government to protect the waters of the Sea of Cortez from illegal commercial fishing.

Surfrider San Diego Ocean Friendly Gardens Team

Jeremy Sison-Professional Landscape Architect, License #5664

Jeremy Sison is a professional landscape architect who has worked in the landscape industry since attending Cal Poly, San Luis Obispo where he graduated with a Bachelor of Landscape Architecture degree in 2003. He has studied landscapes throughout the Western United States, Mainland and Baja Mexico, Central and South America, Hawaii, New Zealand, Australia and Indonesia. A San Diego County native, Jeremy has worked on numerous projects in several aspects of the landscape industry including:

- Public Parks
- Master Planned Communities
- Custom Homes
- Property Renovations
- Habitat Restoration

Artemisia Landscape Architecture is a full service landscape architecture company specializing in ecologically responsible design solutions. Artemisia landscapes are creative, functional and environmentally responsible designs that are an integral part of the surrounding environment.

Susan Krzywicki-Landscape Designer

Susan Krzywicki is a California native plant landscape designer in San Diego County. She was the first California Native Plant Society (CNPS) Horticulture Program Director, a 50-year-old and 9,000 member-strong advocacy organization. She worked extensively across the state to promote the projects that spearhead California's oldest and most recognized native plant gardening program.

Susan began her career as chair of the San Diego Chapter Gardening Committee which inaugurated the popular San Diego Native Garden Tour and the Native Garden Symposium, encouraging homeowners to experience the strategic benefits of low water use, habitat creation, and our unique ecological heritage.

In addition to her work with CNPS, Susan chaired Surfrider Foundation's Ocean Friendly Gardens Programs Committee, taught the San Diego County Water Authority's California Friendly Landscape Training, and serves on the Port of San Diego Chula Vista Bayfront Cultural and Design Committee, where she advocates for strong environmental partnerships with new development.

Krzywicki Consulting has been in business since 2003, and has focused on native plants since inception. Clients have ranged from individual homeowners, landscape maintenance companies with large Homeowners Associations and corporate campuses, and schools and communities volunteer projects.

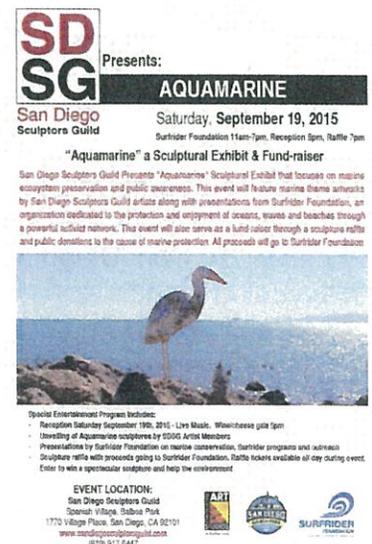
Megan Hamilton-Project Manager, OFG Chair

Megan Hamilton has chaired the OFG since November 2014. In this role, she was responsible for implementing the Proposition 84 grant funded Sustainable Landscapes Program (SLP) including: planning and implementation teamwork with the SLP partnership (San Diego County Water Authority, County of San Diego, City of San Diego, California American Water, Surfrider Foundation, and Association of Compost Producers); and, developing a task order and monitoring plan to implement and monitor SLP goals to reduce water consumption, reduce runoff, improve water quality and improve soil health.

She has extensive project management experience and has managed large scale restoration projects as well as public access and resource management projects for the County of San Diego. She has a Masters Degree in Science (Oceanography) and a Bachelor's Degree in Earth Science, is a G3 certified landscape professional and is EPA WaterSense certified.

EXPERIENCE

Our collective team has a strong track record of public art, public service projects, landscape design and installation at large managed properties. As a team, **Ocean Friendly Gardens** and **Sergey Gornushkin** have an established track record, having partnered before for the San Diego Sculptor Guild's Aquamarine event, an event focusing on marine ecosystem preservation and public awareness.



SD SG Presents: **AQUAMARINE**
San Diego Sculpture Guild Saturday, September 19, 2015
Surfrider Foundation 11am-7pm, Reception 5pm-7pm

"Aquamarine" a Sculptural Exhibit & Fund-raiser

San Diego Sculptors Guild Presents "Aquamarine" Sculptural Exhibit that focuses on marine ecosystems preservation and public awareness. This event will feature marine theme artworks by San Diego Sculptors Guild artists along with presentations from Surfrider Foundation, an organization dedicated to the protection and enjoyment of oceans, coasts and beaches through a powerful activist network. The event will also serve as a fund-raiser through a sculpture raffle and public donations to the cause of marine protection. All proceeds will go to Surfrider Foundation.



Special Entertainment Program includes:

- Reception Saturday September 19th, 2015 - Live Music, Wine/beverage sale 5pm
- Viewing of Aquamarine sculptures by SDSG Artist Members
- Presentations by Surfrider Foundation on marine conservation, surfrider programs and outreach
- Sculpture raffle with proceeds going to Surfrider Foundation. Raffle tickets available all day during event.

Enter to win a spectacular sculpture and help the environment!

EVENT LOCATION:
San Diego Sculptors Guild
Spanish Village, Tibbels Park
1770 Village Plaza, San Diego, CA 92101
www.sdsdsculptorsguild.com
(619) 917-6447



Sergey has been quite prolific in the public art arena. His sculpture installations typically incorporate landscaping. In fact, his "California Tower" (see attachment 2) is permanently installed with Ocean Friendly Garden landscaping at O'Brien Hall at the San Diego County Fairgrounds.

Other Public Art Installation works include:

Agency: City of Vista

- **Fish Pole** sculpture (4'x4'x15')-2016
- **Airborne** sculpture (2'x5'x15')-2015
- **Visions of Wonder** sculpture (6' x 17' x 5')-2012

Contact: Rachel Beld, (760) 643-5265, rbeld@cityofvista.com

Agency: City of Puertecitos, Baja California, Mexico

- **Sea Gull Ensemble** sculpture (5'x10')-2015
- **Mother** sculpture (3'x2'x6')-2015
- **La Totoaba** sculpture (5.5ft x 15ft x 6ft)-2014

Contact: Clara Orozco Zapata, Puertecitos, Baja California, MX

Agency: 22nd Agricultural District, Del Mar, CA

- **California Tower** sculpture (4'x4'x17')-2015, Del Mar Fairgrounds

Cindy Benoit, (760) 473-4244, cbenoit@sdfair.com



La Totoaba

Agency: Theodore Roosevelt Middle School

- **Jr. Seau Memorial** sculpture (20'x35' area)-2015,
- **World Peace** wall sculpture (12ft x 12ft)-2014
- **The Key to Success** sculpture (6' x 16' x 6')-2012

Contact: Dr. Arturo Cabello – Principal, (951) 445-4199, acabello@sandi.net

Agency: San Diego Botanical Gardens, Encinitas, CA

- **Space Odyssey** sculpture (3'x3'x6')-2015

Contact: Naomi Nussbaum, Art Curator (858) 204-2058 nnartd1@gmail.com

Agency: Balboa Park, San Diego, CA

- **Balboa Park Centennial Sculpture Exhibit**-2015, Spanish Village,

Contact: Janet Nelson-President Spanish Village Art Center, nelson.janet1@gmail.com

Canyon Crest Academy, San Diego, CA

- **Seascape** sculpture (25'x35' area)-2015,

Contact: Jessica Matthes, (jessica.matthes@sduhsd.net)

Landscaping projects that reflect our team's commitment to the environment, consistency with Water Efficient Landscape Regulations and feature native and drought tolerant landscapes include:

Turf Removal Projects Del Cerro Homeowner's Association 2012-15

Steve Economou, President - Rainscape Environmental Management, (858) 650-3398
steve@rainscape.com

Rare Plant Habitat Restoration, Laguna Beach, successful rare plant restoration project meeting California Coastal Commission requirements

Stevan Gromet sjgromet@grometlaw.com

Kumeyaay Native Plant Garden, Cardiff Elementary School, CA

Cindy Jenson Elliot, Teacher Cardiff Elementary School, cindy.jensonelliott@cardiffschools.com

Ocean Friendly Garden, Birdrock, La Jolla

Steve Roeder SRoeder@rbiplaw.com

Cardiff Cove HOA Slope at Manchester Ave & Ocean Cove Drive, Cardiff by the Sea, plantings eliminated erosion and ensured runoff did not reach the San Elijo Lagoon.

Elsie Begler elsieatcc@gmail.com

EXPERIENCE OF SUB-CONSULTANTS

We will not be utilizing sub-consultants for this proposal.

PROJECT UNDERSTANDING

Our project will consist of the creation of site-specific marine themed artwork by renowned local artist, Sergey Gornushkin, and the installation of a Surfrider Ocean Friendly Garden - one that conserves water and improves water quality through the three tenets of: conservation, permeability and retention. A landscape featuring California native plants and low-water use species combined with marine themed artwork will reinforce environmental stewardship and promote the connection between sustainable landscapes and the ocean-adjacent need for clean water. This newly created landscape space will have a positive effect on the health of the soil, air, water and provide habitat for native wildlife, as well as the human community.

Our plant palette is selected based on several criteria, including plants native to Solana Beach. We can be that specific since Susan Krzywicki brought the www.calscape.org database to statewide prominence at the California Native Plant Society. This outstanding educational resource was created here in San Diego. Local native plants, such as deer grass and cleveland sage, are beautiful, landscape workhorses, requiring minimal irrigation. Our proposed landscape will not only attract birds and butterflies but minimize landscape maintenance by creating a working natural ecosystem, without pesticides, and without artificial fertilizers.

Our project ties in with Fletcher Cove Park, where “arty mosaic trimming” along walkways, will echo what Mr. Gornushkin plans for his sculptures. The Coastal Rail Trail will also be reflected in our project as we use similar plant palettes that reduce consumption of precious water. The Surfrider Ocean Friendly Garden program and Sergey’s marine inspired sculptures are perfect for the City’s coastal setting. We have even included the painting of utility boxes as part of our concept, for a seamless coastal theme! See our Conceptual Plan attached.

We expect that once a Notice to Proceed is issued, final construction plans will be submitted to the City within 6 months and art will be ready to install within 6-8 months. Our scope of work includes:

Task 1: Kick off meeting

- Introduce our team and establish preferred and effective communication methods.
- Share and understand any additional information that will assist with the project. For example: determine if lighting is feasible given existing electrical outlets; identify the location of underground pipes or utilities; determine if the proposed project area is on a separate irrigation valve so that we can reduce water use without affecting other areas; identify where the exit drain in the parking lot drains from and if this may affect where planting occurs.

Task 2: Design a sculpture/art piece

- *Sculpture:* The base for the proposed sculptures will be local San Diego County boulders. Marine theme artworks made from Laguna Red high fired industrial grade clay with steel armatures and concrete will be permanently anchored to the stone. The sculptures will include glass mosaic elements, gemstones and kinetic elements. Utility boxes will be painted to complement the marine theme of the sculptures. The drought tolerant garden will feature subtle lighting to accentuate the sculptures and native plants.
- *Mounting:* The proposed sculpture(s) will be fabricated using the highest-grade materials. All structural elements of the artwork will be inspected and approved by California Certified Structural Engineers and according to all codes and safety regulations of the City of Solana Beach. All wind load calculations, structural engineer stamps and structural specifications will be provided to the City of Solana Beach by the artist team.
- *Lighting:* All lighting will be low voltage (solar optional) and a California licensed electrician will perform all electrical work.

Task 3: Design a landscape to complement the proposed sculptures

- The landscape team specializes in California natives and drought tolerant landscapes. We use the principles of Conservation, Permeability and Retention to ensure that water is conserved, soil is healthy and permeable and water is retained onsite, meeting the City's Water Efficient Landscape regulations and complying with MS4 permit requirements.
- All trees will remain onsite as they are established trees that should not require much water and will provide shade.
- The irrigation system will be refurbished for drought tolerant design and will be adjusted once the plants have successfully established, to prevent over watering and runoff. The system will be programmed to accommodate for wet and dry seasons.
- Any runoff water sources will be incorporated into the design.
- Small (river) rocks that are easy to pick up and throw will not be utilized in our plan to ensure the safety of the fire station.

Task 4: Submit and meet with City

- Submit to the City the detailed draft landscape and art design for input on safety guidelines and specifications of the Fire Station site.
- Receive comments from the City and meet to refine any identified elements of concern.
- Finalize the landscape and art design (assume one iteration of review only).

Task 5: Prepare construction drawings and submit to City

- Construction drawings will include all elements of the landscape and be stamped by the landscape architect.
- Sculpture installation designs will include all structural specifications and will be stamped by a structural engineer.
- Submit stamped plans to the City.

Task 6: Project Management and Additional Coordination Meetings

- Attend additional coordination meetings
- Manage the project schedule and budget

Task 7: Build and Install Art

- Purchase and deliver granite boulders
- Build and install large scale ceramic sculptures
- Paint utility boxes

- Install lighting

Task 8: Install Landscape (to be completed by contractor selected by City)

- Remove and haul away turf
- Irrigation retrofit
- Deliver and spread compost
- Deliver and spread mulch
- Plant native and drought tolerant plants

Task 9: Installation Management

- Organize and lead install meetings
- Review invoices submitted by artist and sub-contractors
- Provide periodic progress reports
- Ensure project is installed in compliance with project specifications, plans and standards
- Review and respond to requests for information, design clarifications, change order requests and submittals
- Assist in resolution of all potential claims that may be submitted.

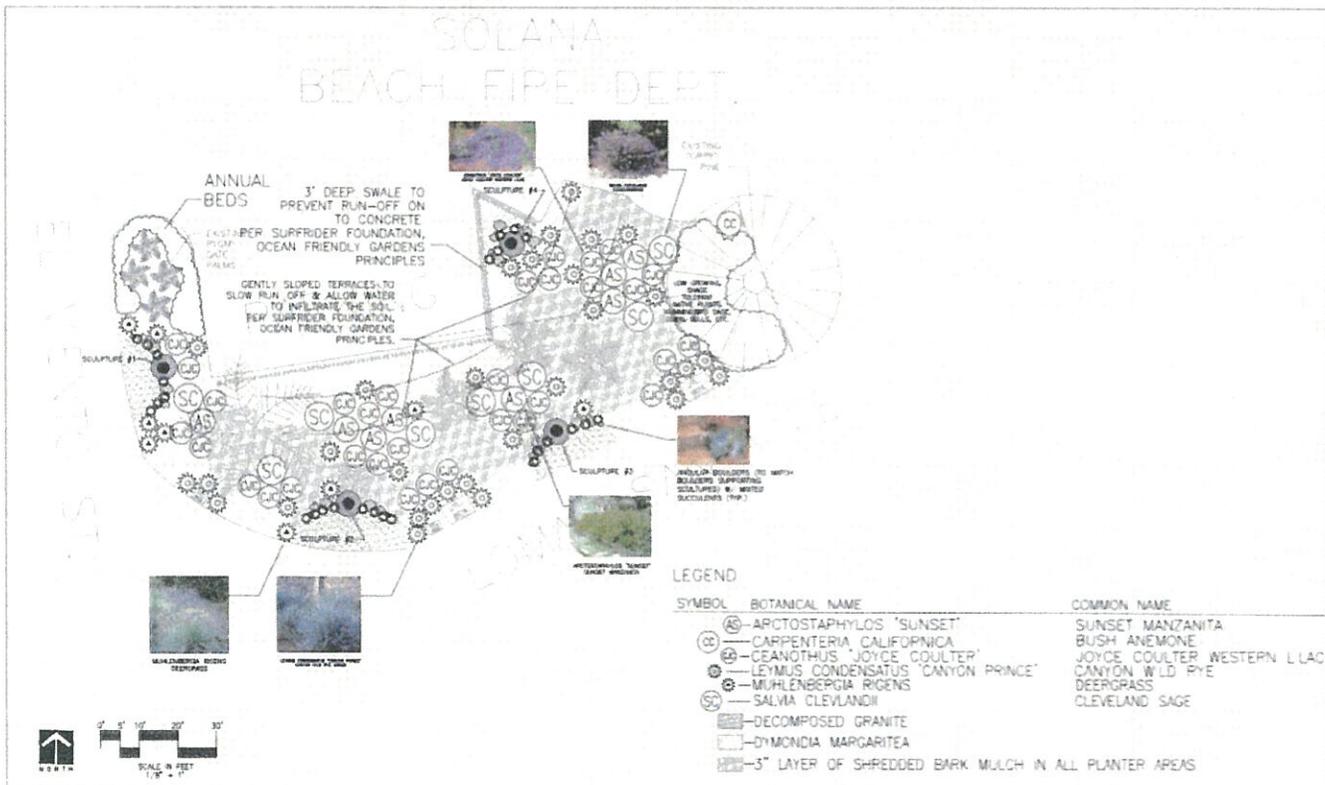
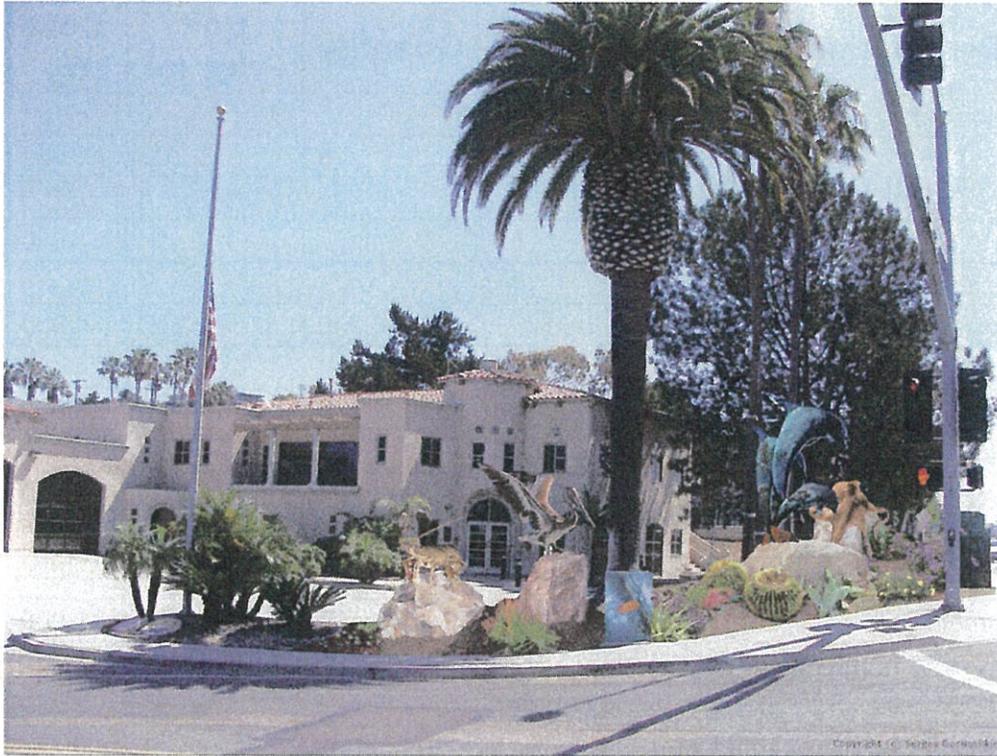
EXCEPTIONS TO PSA

We respectfully request that the word 'sole' be removed from PSA Section 12. Indemnification.

FEE SCHEDULE

Description	Units	Quantity	Unit Price (\$)	Cost (\$)	Subtotal
Task 1: Kick off meeting					
Team	hours	6	100	600	600
Task 2: Sculpture Design					
Incorporated into cost of Task 7 below	-	-	-	0	0
Task 3: Landscape Design					
Architect/Designer	hours	40	100	4,000	4,000
Task 4:					
Architect/Designer	hours	20	100	2,000	2,000
Task 5: stamps					
Engineering	-	4	1,000	4,000	
Architectural	-	1	1,000	1,000	5,000
Task 6: Management					
Project Management	-	10	100	1,000	1,000
Task 7: Build and Install Art					
Granite boulder purchase and delivery	boulder	4	2,000	8,000	
Medium scale ceramic sculpture build and install	-	3	5,000	15,000	
Large scale ceramic sculpture build and install	-	1	10,000	10,000	
Paint utility boxes	-	2	1,500	3,000	
Lighting/other	-	-	-	2,000	
Contingency	-	-	-	2,000	40,000
Task 8: Install Landscape					
Site Preparation and install	-	-	-	5,000	
Plants	1 gallon	340	10	3,400	
Compost	cy	30	15	450	
Mulch	cy	30	15	450	
Boulders	-	10	200	2,000	
DG	cy	3	65	195	
Irrigation Retrofit	-	-	-	1,200	
Contingency	-	-	-	1,700	14,395
Task 9: Installation management					
Landscape Architect	hours	20	100	2,000	2,000
Landscape Contingency	-	-	-	1,000	1,000
TOTAL				69,995	69,995

CONCEPTUAL PLAN

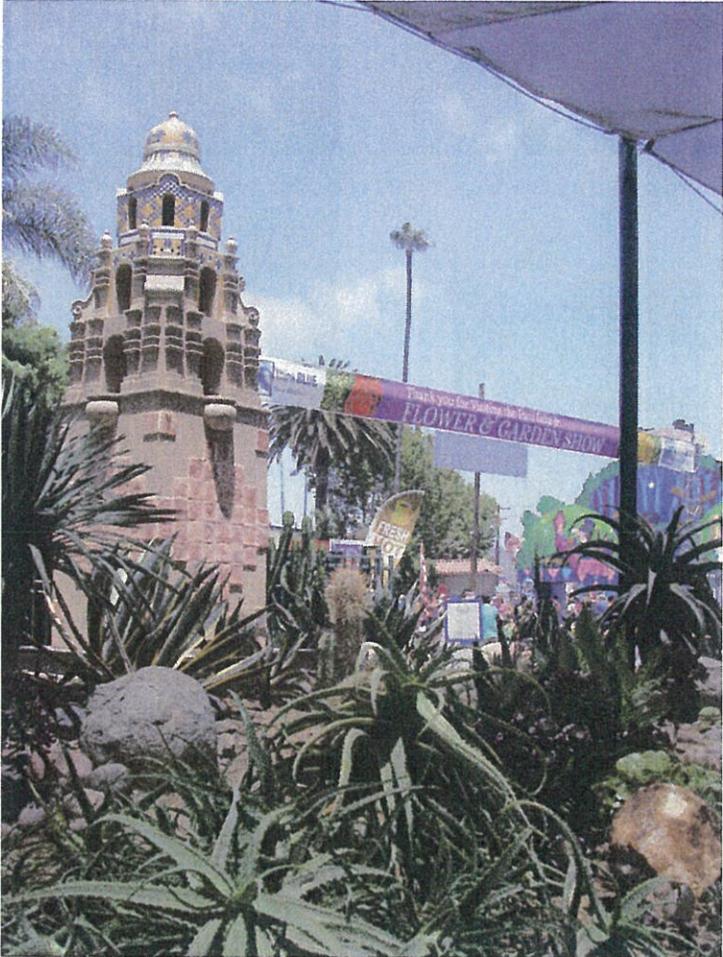


Solana Beach Fire Department
500 Loma Santa Fe Drive
Solana Beach, CA

CONCEPTUAL LANDSCAPE PLAN
for
SOLANA BEACH FIRE DEPARTMENT

ARTEMISIA
LANDSCAPE ARCHITECTURE

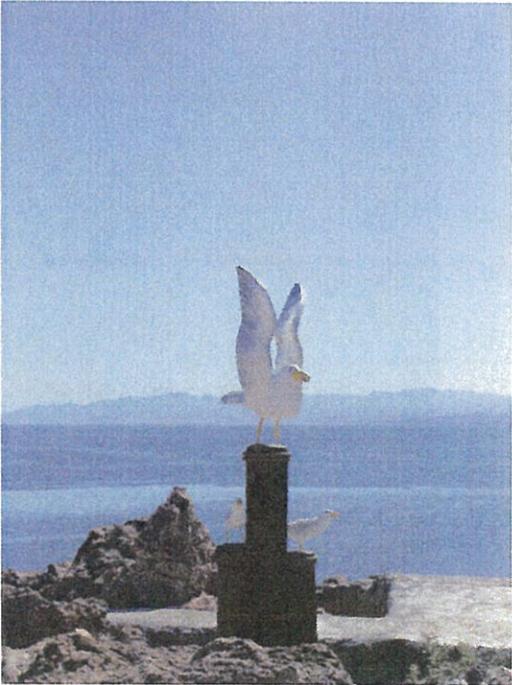
EXAMPLE PROJECTS



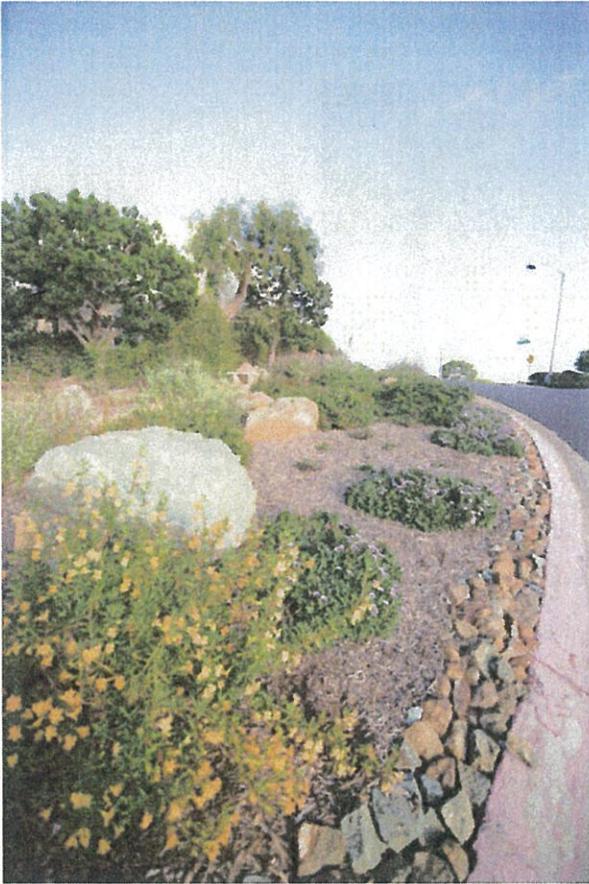
California Tower



Junior Seau

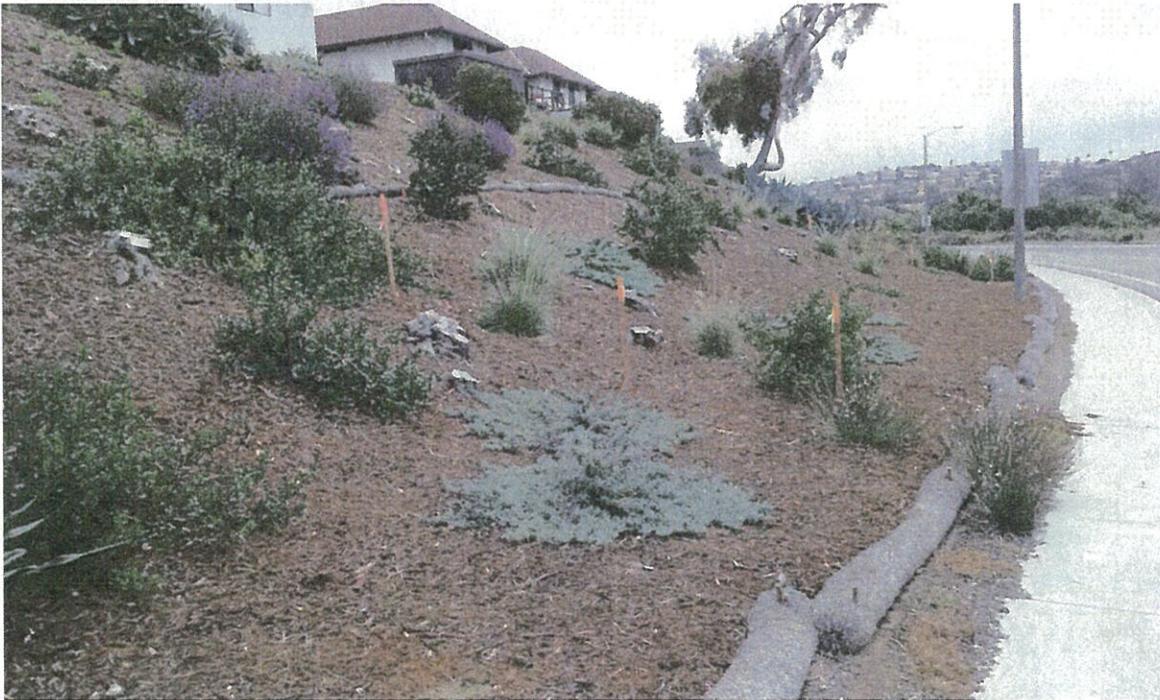


Sea Gull Ensemble

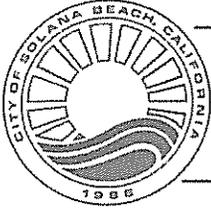


Ocean Friendly Garden

Turf Removal Project



Cardiff Cove HOA Slope at Manchester Ave & Ocean Cove Drive



CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • FAX (858) 755-1782
www.ci.solana-beach.ca.us

THE CITY OF SOLANA BEACH IS REQUESTING CONCEPTUAL DESIGN PROPOSALS FOR AN ART AND LANDSCAPING PROJECT FOR THE GRASS AREA IN FRONT OF THE SOLANA BEACH FIRE STATION

PROJECT:

Through this Request for Qualifications and Proposals (RFQ/P), the City of Solana Beach is seeking artist(s) and/or landscape architect(s) to conceptualize and prepare a comprehensive art and landscaping project design for the grass area in front of the Solana Beach Fire Station on Lomas Santa Fe Drive.

The selected artist(s) and/or landscape architect(s) (or team) will work with the City of Solana Beach Staff to more fully develop the proposed artistic element and landscape design within the safety guidelines and specifications of the Fire Station site. The project could consist of the fabrication/purchase of an art piece(s) and installation of complementary landscaping or installation of a landscaping design project that, in itself, becomes the artistic element(s) of the site.

The goal of the project is to create a distinctive and attractive space to be enjoyed, either actively or passively, by pedestrians, bicyclists and motorists traveling on Lomas Santa Fe through the heart of the City.

The proposed design of the Fire Station site must not only be appealing, but should also attempt to express and/or convey attributes of Solana Beach in its design. For inspiration, applicants should familiarize themselves with important and distinctive elements and areas of the City such as Fletcher Cove Park, the Coastal Rail Trail, the City's various entry signs and existing public art, and/or the City's coastal setting. The site must include native and drought tolerant landscape plans that uniquely reflect Solana Beach.

SELECTION PROCESS:

City Staff and the Public Arts Commission (PAC) will review all of the submitted proposals in response to the RFP and recommend finalists to the City Council's Public Arts Standing Committee. After review and comment by the Standing Committee, the proposals will be presented to the full City Council for consideration. If the City Council recommends a preferred design, Staff will then negotiate with the selected design team for a contract to develop more detailed plans and specifications. Finally, the project will go out for construction bids per City requirements.

INFORMATION FOR SUBMITTING PROPOSALS:

Pursuant to Solana Beach Municipal Code §3.08.140, the City reserves the right to reject any and all proposals and to waive any irregularities or informalities in any of the proposals

received. All proposals must include the cost of design and installation services in numerical figures as well as in narrative format.

INDIVIDUALS & PROPOSALS ON BEHALF OF A PARTNERSHIP

If an individual, firm, partnership or company submits the proposal, the individual, firm, partnership or company name and general partner's name must be provided on the proposal form along with all contact information and the current street address of the individual/partnership or business. Respondents should also include a list of qualifications, experience and related artwork/landscape design that would lend itself to the requested proposal.

SUBMITTAL DEADLINE

The City of Solana Beach will receive conceptual design proposals and qualifications for the above referenced project at the Office of the City Manager, 635 South Highway 101, Solana Beach, California 92075, by Tuesday, **JULY 19, 2016 by 5:30 p.m.** Proposals may be submitted via U.S. mail, in person to the City of Solana Beach, City Manager's Department, or by email (for large files and documents, please contact Dan King to coordinate uploading to a file sharing site such as DropBox or DropSend). The email address is dking@cosb.org. If you have any questions, please contact Dan King at 858-720-2477.

AWARDING OF CONTRACT

Pursuant to Solana Beach Municipal Code §3.08.140, the City reserves the right to award the contract to the individual, firm, partnership or corporation submitting qualifications and proposals based on demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required as well as the cost and aesthetic appeal of their proposal.

COMPENSATION

The successful awardee(s) shall be required to pay employees in accordance with California State Labor Code, Department of Industrial Relations, and/or California Code of Regulations, "prevailing wage," for position classifications that require prevailing wage compensation. When awardee(s) is required to pay prevailing wage compensation (as prescribed by the California Labor Code for San Diego County), certified payroll records shall be included with each invoice submitted for payment.

DESIGN & CONSTRUCTION BUDGET

The total cost of the Art/Landscape Design Project shall not exceed seventy thousand dollars (\$70,000). This budget includes the approved design, site preparation, plants, materials, art/sculpture(s) and installation of the proposed design concept. Although the maximum is \$70,000, the cost estimate stated in the RFP is part of the award criteria for the project.

PROPOSAL REQUIREMENTS

1. **Background:** Provide a description of you/your company's background and qualifications to perform the various items of work included in the Request for Qualifications/Proposals (RFP) and associated scope of work.
2. **Experience:** Provide a list of similar projects that you/your company has completed in the past 5 years. Include the name of the agency and a contact for each project.
3. **Experience of Sub-consultants:** Provide a list of all proposed sub-consultants, their qualifications and their degree of involvement.
4. **Project Understanding:** Provide a complete scope of work required to perform the work associated with this project. Modify the enclosed Preliminary Scope of Work, Exhibit A, as necessary.
5. **Fee Schedule:** Include a time and materials fee schedule for this project. The fee schedule should be broken into line items and costs for the various stages of work. **One lump sum proposal will not be accepted.**

Enclosed are several items. Exhibit A is a Preliminary Scope of Work for your consideration. Exhibit B is a Project Information Page and Exhibit C is a sample Professional Services Agreement (PSA) for your review. Should you/your company be selected, a similar PSA will be executed. **You must note any exceptions to the PSA in your proposal. Failure to include any exceptions or a statement that no exceptions are requested may be grounds for rejection of the proposal.** Exceptions not noted in the submittal but brought up later will not be considered by the City.

Each proposal should be limited to **no more than 10 pages**, including resumes. If the submittal is made electronically, then the electronic submittal is sufficient. If the submittal is a hardcopy, then please submit three copies.

EXHIBIT A: Scope of work - Map & Photos of the Fire Station Site
EXHIBIT B: Project Information Page
EXHIBIT C: Sample PSA

EXHIBIT A

PRELIMINARY SCOPE OF WORK

NEW ART AND LANDSCAPE DESIGN FOR THE FIRE STATION PROJECT

PROJECT BACKGROUND

The City Council authorized City Staff and the Public Arts Commission (PAC) to research the installation of an art piece(s) and landscaping design for the grass area in front of the Solana Beach Fire Station. The City is looking to remove the grass area and replace it with native and drought tolerant landscaping that would complement an art piece(s) or include landscaping as the art itself. Through this Request for Qualifications/Proposals, the City is soliciting qualifications and proposals for an art piece(s) and a new landscape design for the site.

The primary focus of this project is to create a beautiful space with artwork and new native and drought tolerant landscaping for the grassy area in front of the Fire Station. The project site is approximately 3,400 square feet of grass with some mature trees and a working irrigation system.

PRELIMINARY SCOPE OF WORK

The selected consultant(s), artist(s), and/or landscape designer(s) (or team) shall demonstrate an expert knowledge of plants and a professional understanding of landscape design skills to successfully create a plan and implement the design for the above-described site. The following is a preliminary scope of services. The consultant should revise and/or expand on this scope in accordance with their expertise and specific proposal. Sufficient detail shall be provided in the scope of work submitted by the project team to outline all work, materials, and costs required to complete the landscape design as well as to implement/construct the project. The following guidelines and elements for the artwork/landscape design proposals shall include, but not be limited to, the following:

- The landscape designer will work closely with the artist/sculptor, if necessary, to create a harmonious plan for the site.
- Create a landscape design that will enhance the permanent sculpture/sculptures.
- Create the new landscape design to be drought tolerant, native landscaping & easily maintained.
- The landscape plan will have a neutral palette and include all the existing trees, if possible. The City will consider plans that include the removal of trees but would prefer that they remain.
- Included in the design shall be concrete sculpture pads, if necessary. The existing irrigation system will be refurbished for the drought tolerant design.
- Periodic site inspections will be provided to ensure project is complying with all construction-related storm water requirements.

- Lighting may be included on a case-by-case basis.
- The proposed landscaping and irrigation shall comply with the City's Water Efficient Landscape Regulations.

Artist & Landscape Designer Services

- Organize and lead installation meetings.
- Review invoices submitted by artist & sub- contractors.
- Provide periodic progress reports.
- Ensure the project is created in compliance with the project specifications, the project plans and all other related project standards.
- Review and respond to requests for information, design clarifications, change order requests and submittals.
- Assist in the resolution of all potential claims that may be submitted.

Fire Station - Aerial View

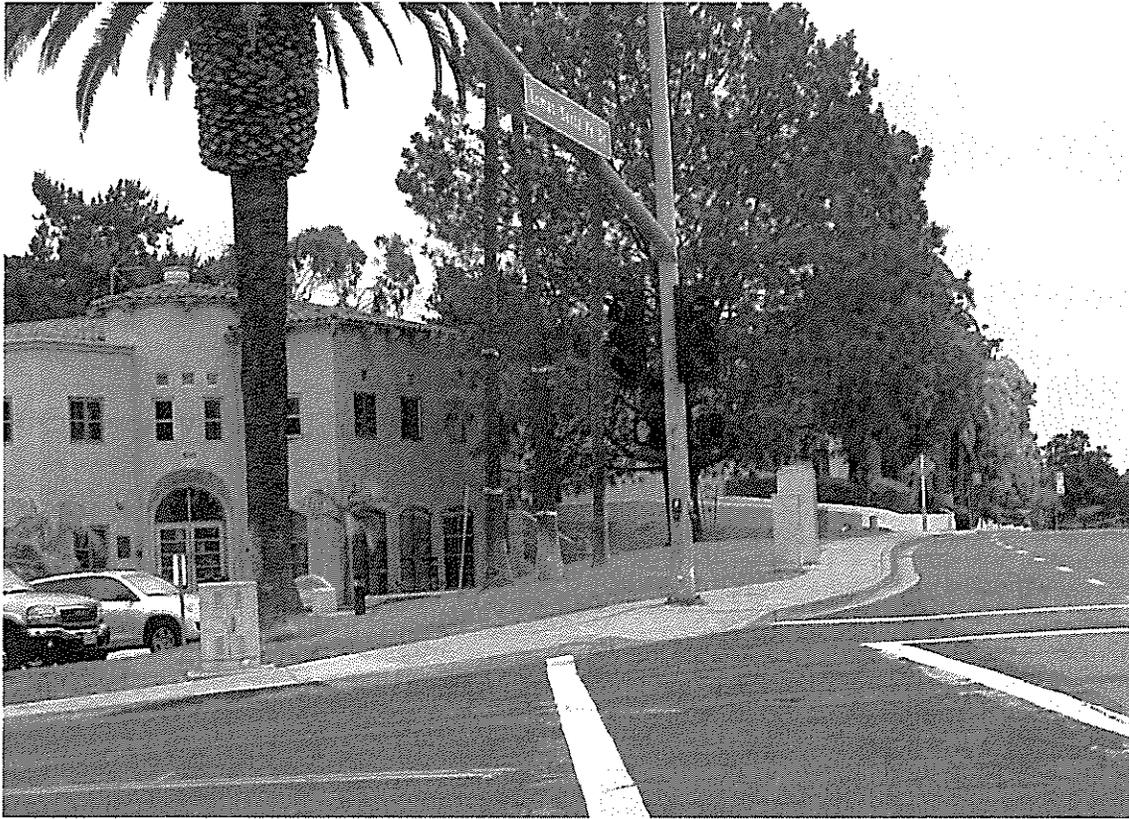




APPROXIMATE AREA 3,400 SF

Fire Station Front Grass Area





BID ITEMS: Include a time and materials fee schedule for this project. The fee schedule should be broken into line items for the various components of the project.

EXHIBIT B

PROJECT INFORMATION PAGE

Project Manager / Contact:

Dan King
PH: 858-720-2477
Email: dking@cosb.org

Anita Edman
PH: 858-720-2454
Email: aedman@cosb.org

Project Area: 3,400 Square Feet

RFQ/P Deadline: TUESDAY, JULY 19, 2016 by 5:30 pm

To: Dan King
Solana Beach City Hall
635 S. Highway 101
Solana Beach, CA 92075

Fire Station Address: 500 Lomas Santa Fe Drive
Solana Beach, CA 92075

Project Budget: Not to exceed seventy thousand dollars (\$70,000)

Exhibit C
City of Solana Beach
SAMPLE PROFESSIONAL SERVICES AGREEMENT
FOR _____

THIS professional services agreement ("AGREEMENT") is made and entered into this ____ day of _____, 2016 by and between the CITY OF SOLANA BEACH, a municipal corporation ("CITY"), and _____, a sole proprietorship/corporation/limited liability corporation ("CONTRACTOR") (collectively "PARTIES").

WHEREAS, The CITY desires to employ a CONTRACTOR to furnish _____ services ("PROFESSIONAL SERVICES") for _____ ("PROJECT"); and

WHEREAS, The CITY has determined that CONTRACTOR is qualified by experience and ability to perform the services desired by CITY, and CONTRACTOR is willing to perform such services; and

WHEREAS, CONTRACTOR will conduct all the work as described and detailed in this AGREEMENT to be provided to the CITY.

NOW, THEREFORE, the PARTIES hereto mutually covenant and agree with each other as follows:

1. PROFESSIONAL SERVICES.

1.1. Scope of Services. The CONTRACTOR shall perform the PROFESSIONAL SERVICES as set forth in the written Scope of Services, attached as Exhibit "A" Scope of Services and Fee, at the direction of the CITY. CITY shall provide CONTRACTOR access to appropriate staff and resources for the coordination and completion of the projects under this AGREEMENT.

1.2. Project Coordinator. Mohammad Sammak, City Engineer is hereby designated as the Project Coordinator for CITY and will monitor the progress and execution of this AGREEMENT. CONTRACTOR shall assign a single Project Director to provide supervision and have overall responsibility for the progress and execution of this AGREEMENT for CONTRACTOR. _____ is hereby designated as the Project Director for CONTRACTOR.

1.3. City Modification of Scope of Services. CITY may order changes to the Scope of Services within the general scope of this AGREEMENT consisting of additions, deletions, or other revisions. If such changes cause a change in the CONTRACTOR'S cost of, or time required for, completion of the Scope of Services, an equitable adjustment to CONTRACTOR'S compensation and/or contract time shall be made, subject to the CITY'S approval. All such changes shall be authorized in writing, executed by CONTRACTOR and CITY.

2. DURATION OF AGREEMENT.

2.1 Term. The term of this AGREEMENT shall be for a period of 1 month beginning from the date of execution of the AGREEMENT. Time is of the essence in the performance of work under this AGREEMENT, unless otherwise specified.

2.2 Extensions. If marked, the CITY shall have the option to extend the AGREEMENT for _____ additional one (1) year periods or parts thereof for an amount not to exceed _____ per AGREEMENT year. Extensions shall be in the sole discretion of the City Manager and shall be based upon CONTRACTOR'S satisfactory past performance, CITY needs, and appropriation of funds by the City Council. The CITY shall give written notice to CONTRACTOR prior to exercising the option.

2.3 Delay. Any delay occasioned by causes beyond the control of CONTRACTOR may merit an extension of time for the completion of the Scope of Services. When such delay occurs, CONTRACTOR shall immediately notify the Project Coordinator in writing of the cause and the extent of the delay, whereupon the Project Coordinator shall ascertain the facts and the extent of the delay and grant an extension of time for the completion of the PROFESSIONAL SERVICES when justified by the circumstances.

2.4 City's Right to Terminate for Default. Should CONTRACTOR be in default of any covenant or condition hereof, CITY may immediately terminate this AGREEMENT for cause if CONTRACTOR fails to cure the default within ten (10) calendar days of receiving written notice of the default.

2.5 City's Right to Terminate without Cause. Without limiting its rights in the event of CONTRACTOR's default, CITY may terminate this AGREEMENT, without cause, by giving written notice to CONTRACTOR. Such termination shall be effective upon receipt of the written notice. CONTRACTOR shall be compensated for all effort and material expended on behalf of CITY under the terms of this AGREEMENT, up to the effective date of termination. All personal property remaining in CITY facilities or on CITY property thirty (30) days after the expiration or termination of this AGREEMENT shall be, at CITY's election, considered the property of CITY.

3. COMPENSATION.

3.1. Total Amount. The total cost for all work described in the Scope of Services and Fee (Exhibit "A") shall not exceed _____ dollars (\$_____) without prior written authorization from CITY. CONTRACTOR shall bill the CITY for work provided and shall present a written request for such payment monthly.

3.2. Additional Services. CITY may, as the need arises or in the event of an emergency, request additional services of CONTRACTOR. Should such additional services be required, CITY and CONTRACTOR shall agree to the cost prior to commencement of these services.

3.3. Costs. Any costs billed to the City shall be in accordance with any terms negotiated and incorporated herein as part of Exhibit "A" Scope of Services and Fee.

4. INDEPENDENT CONTRACTOR. CONTRACTOR is, for all purposes arising out of this AGREEMENT, an independent contractor. The CONTRACTOR has and shall retain the right to exercise full control and supervision of all persons assisting the CONTRACTOR in the performance of said services hereunder, the CITY only being concerned with the finished results of the work being performed. Neither CONTRACTOR nor CONTRACTOR's employees shall in any event be entitled to any benefits to which CITY employees are entitled, including, but not limited to, overtime, retirement benefits, workers' compensation benefits, injury leave or other leave benefits. CONTRACTOR is solely responsible for all such matters, as well as compliance with social security and income tax withholding and all other regulations and laws governing such matters.

5. STANDARD OF PERFORMANCE. While performing the PROFESSIONAL SERVICES, CONTRACTOR shall exercise the reasonable professional care and skill customarily exercised by reputable members of CONTRACTOR'S profession practicing in the metropolitan Southern California Area, and will use reasonable diligence and best judgment while exercising its professional skill and expertise.

6. WARRANTY OF CONTRACTOR'S LICENSE. CONTRACTOR warrants that CONTRACTOR is properly licensed with the applicable government agency(ies) for any PROFESSIONAL SERVICES that require a license. If the CONTRACTOR lacks such license, the AGREEMENT is void and of no effect.

7. AUDIT OF RECORDS.

7.1. At any time during normal business hours and as often as may be deemed necessary the CONTRACTOR shall make available to a representative of CITY for examination all of its records with respect to all matters covered by this AGREEMENT and shall permit CITY to audit, examine and/or reproduce such records. CONTRACTOR shall retain such financial and program service records for at least four (4) years after termination or final payment under this AGREEMENT.

7.2. The CONTRACTOR shall include the CITY's right under this section in any and all of their subcontracts, and shall ensure that these sections are binding upon all subcontractors.

8. CONFIDENTIALITY. All professional services performed by CONTRACTOR, including but not limited to all drafts, data, correspondence, proposals, reports, research and estimates compiled or composed by CONTRACTOR, pursuant to this AGREEMENT, are for the sole use of the CITY, its agents and employees. Neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. This provision does not apply to information that (a) was publicly known, or otherwise known to CONTRACTOR, at the time that it was disclosed to CONTRACTOR by the CITY, (b) subsequently becomes publicly known through no act or omission of CONTRACTOR or (c) otherwise becomes known to CONTRACTOR other than through disclosure by the CITY. Except for any subcontractors that may be allowed upon prior agreement, neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. The sole purpose of this section is to prevent disclosure of CITY's confidential and proprietary information by CONTRACTOR or subcontractors.

9. CONFLICTS OF INTEREST.

9.1. CONTRACTOR shall at all times comply with all federal, state and local conflict of interest laws, regulations, and policies applicable to public contracts and procurement practices, including but not limited to California Government Code §§ 81000 et seq. (Political Reform Act) and §§ 1090 et seq. CONTRACTOR shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the CITY in which the CONTRACTOR has a financial interest as defined in Government Code § 87103. CONTRACTOR represents that it has no knowledge of any financial interests which would require it to disqualify itself from any matter on which it might perform services for the CITY.

9.2. If, in performing the PROFESSIONAL SERVICES set forth in this AGREEMENT, the CONTRACTOR makes, or participates in, a "governmental decision" as described in Title 2, section 18701(a)(2) of the California Code of Regulations, or performs the same or substantially all the same duties for the CITY that would otherwise be performed by a CITY employee holding a position specified in the department's conflict of interest code, the CONTRACTOR shall be subject to a conflict of interest code requiring the completion of one or more statements of economic interests disclosing the CONTRACTOR's relevant financial interests.

9.3. If checked, the CONTRACTOR shall comply with all of the reporting requirements of the Political Reform Act. Specifically, the CONTRACTOR shall file a Fair Political Practices Commission Form 700 (Assuming Office Statement) within thirty (30) calendar days of the CITY's determination that the CONTRACTOR is subject to a conflict of interest code. The CONTRACTOR shall also file a Form 700 (Annual Statement) on or before April 1 of each year of the agreement, disclosing any financial interests held during the previous calendar year for which the CONTRACTOR was subject to a conflict of interest code.

9.4. CITY represents that pursuant to California Government Code §§ 1090 *et seq.*, none of its elected officials, officers, or employees has an interest in the AGREEMENT.

10. DISPOSITION AND OWNERSHIP OF DOCUMENTS.

10.1. All documents, data, studies, drawings, maps, models, photographs and reports prepared by CONTRACTOR under this AGREEMENT, whether paper or electronic, shall become the property of CITY for use with respect to this PROJECT, and shall be turned over to the CITY upon completion of the PROJECT or any phase thereof, as contemplated by this AGREEMENT.

10.2. Contemporaneously with the transfer of documents, the CONTRACTOR hereby assigns to the CITY and CONTRACTOR thereby expressly waives and disclaims, any copyright in, and the right to reproduce, all written material, drawings, plans, specifications or other work prepared under this agreement, except upon the CITY's prior authorization regarding reproduction, which authorization shall not be unreasonably withheld. The CONTRACTOR shall, upon request of the CITY, execute any further document(s) necessary to further effectuate this waiver and disclaimer.

11. INSURANCE

11.1. CONTRACTOR shall procure and maintain for the duration of the AGREEMENT insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONTRACTOR, their agents, representatives, employees or subcontractors. Insurance shall be placed with insurers with a current A.M. Best's rating of no less than "A" and "VII" unless otherwise approved in writing by the CITY's Risk Manager.

11.2. CONTRACTOR's liabilities, including but not limited to CONTRACTOR's indemnity obligations, under this AGREEMENT, shall not be deemed limited in any way to the insurance coverage required herein. All policies of insurance required hereunder must provide that the CITY is entitled to thirty (30) days prior written notice (ten (10) days for cancellation due to non-payment of premium) of cancellation or non-renewal of the policy or policies. Maintenance of specified insurance coverage is a material element of this AGREEMENT.

11.3. **Types and Amounts Required.** CONTRACTOR shall maintain, at minimum, the following insurance coverage for the duration of this AGREEMENT:

11.3.1. **Commercial General Liability (CGL).** If checked the CONTRACTOR shall maintain CGL Insurance written on an ISO Occurrence form or equivalent providing coverage at least as broad which shall cover liability arising from any and all personal injury or property damage in the amount of \$1,000,000.00 per

occurrence and subject to an annual aggregate of \$2,000,000.00. There shall be no endorsement or modification of the CGL limiting the scope of coverage for either insured vs. insured claims or contractual liability. All defense costs shall be outside the limits of the policy.

11.3.2. Commercial Automobile Liability. If checked the CONTRACTOR shall maintain Commercial Automobile Liability Insurance for all of the CONTRACTOR's automobiles including owned, hired and non-owned automobiles, automobile insurance written on an ISO form CA 00 01 12 90 or a later version of this form or an equivalent form providing coverage at least as broad for bodily injury and property damage for a combined single limit of \$1,000,000.00 per occurrence. Insurance certificate shall reflect coverage for any automobile (any auto).

11.3.3. Workers' Compensation. If checked the CONTRACTOR shall maintain Worker's Compensation insurance for all of the CONTRACTOR's employees who are subject to this AGREEMENT and to the extent required by applicable state or federal law, a Workers' Compensation policy providing at minimum \$1,000,000.00 employers' liability coverage. The CONTRACTOR shall provide an endorsement that the insurer waives the right of subrogation against the CITY and its respective elected officials, officers, employees, agents and representatives.

11.3.4. Professional Liability. If checked the CONTRACTOR shall also maintain Professional Liability (errors and omissions) coverage with a limit of \$1,000,000 per claim and \$2,000,000 annual aggregate. The CONTRACTOR shall ensure both that (1) the policy retroactive date is on or before the date of commencement of the Scope of Services; and (2) the policy will be maintained in force for a period of three years after substantial completion of the Scope of Services or termination of this AGREEMENT whichever occurs last. The CONTRACTOR agrees that for the time period defined above, there will be no changes or endorsements to the policy that increase the CITY's exposure to loss. All defense costs shall be outside the limits of the policy.

11.4. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions are the responsibility of the CONTRACTOR and must be declared to and approved by the CITY. At the option of the CITY, either (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the CITY, its officers, officials, employees and volunteers, or (2) the CONTRACTOR shall provide a financial guarantee satisfactory to the CITY guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

11.5. Additional Required Provisions. The commercial general liability and automobile liability policies shall contain, or be endorsed to contain, the following provisions:

11.5.1. The CITY, its officers, officials, employees, and representatives shall be named as additional insureds. The CITY's Additional Insured

status must be reflected on additional insured endorsement form (20 10 1185 or 20 10 1001 and 20 37 1001) which shall be submitted to the CITY.

11.5.2. The policies are primary and non-contributory to any insurance that may be carried by the CITY, as reflected in an endorsement which shall be submitted to the CITY.

11.6. Verification of Coverage. CONTRACTOR shall furnish the CITY with original certificates and amendatory endorsements effecting coverage required by this Section 11. The endorsement should be on forms provided by the CITY or on other than the CITY's forms provided those endorsements conform to CITY requirements. All certificates and endorsements are to be received and approved by the CITY before work commences. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

12. INDEMNIFICATION. CONTRACTOR agrees to indemnify, defend, and hold harmless the CITY, and its officers, officials, agents and employees from any and all claims, demands, costs or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONTRACTOR, its employees, agents, and subcontractors in the performance of services under this AGREEMENT. CONTRACTOR's duty to indemnify under this section shall not include liability for damages for death or bodily injury to persons, injury to property, or other loss, damage or expense arising from the sole negligence or willful misconduct by the CITY or its elected officials, officers, agents, and employees. CONTRACTOR's indemnification obligations shall not be limited by the insurance provisions of this AGREEMENT. The PARTIES expressly agree that any payment, attorney's fees, costs or expense CITY incurs or makes to or on behalf of an injured employee under the CITY's self-administered workers' compensation is included as a loss, expense, or cost for the purposes of this section, and that this section will survive the expiration or early termination of this AGREEMENT.

13. SUBCONTRACTORS.

13.1. The CONTRACTOR's hiring or retaining of third parties (i.e. subcontractors) to perform services related to the PROJECT is subject to prior approval by the CITY.

13.2. All contracts entered into between the CONTRACTOR and its subcontractor shall also provide that each subcontractor shall obtain insurance policies which shall be kept in full force and effect during any and all work on this PROJECT and for the duration of this AGREEMENT. The CONTRACTOR shall require the subcontractor to obtain, all policies described in Section 10 in the amounts required by the CITY, which shall not be greater than the amounts required of the CONTRACTOR.

13.3. In any dispute between the CONTRACTOR and its subcontractor, the CITY shall not be made a party to any judicial or administrative proceeding to

resolve the dispute. The CONTRACTOR agrees to defend and indemnify the CITY as described in Section 12 of this Agreement should the CITY be made a party to any judicial or administrative proceeding to resolve any such dispute.

14. NON-DISCRIMINATION. CONTRACTOR shall not discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, or sexual orientation. CONTRACTOR shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, religious creed, color, national origin, ancestry, marital status, sex, age, or sexual orientation and shall make reasonable accommodation to qualified individuals with disabilities or medical conditions. Such action shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. CONTRACTOR agrees to post in conspicuous places available to employees and applicants for employment any notices provided by CITY setting forth the provisions of this non-discrimination clause.

15. NOTICES. All communications to either party by the other party shall be delivered to the persons listed below. Any such written communications by mail shall be conclusively deemed to have been received by the addressee five (5) calendar days after the deposit thereof in the United States mail, postage prepaid and properly addressed as noted below.

Mohammad Sammak, Director of
Engineering and Public Works
City of Solana Beach
635 S. Highway 101
Solana Beach, CA 92075

16. ASSIGNABILITY. This AGREEMENT and any portion thereof shall not be assigned or transferred, nor shall any of the CONTRACTOR's duties be delegated or sub-contracted, without the express written consent of the CITY.

17. RESPONSIBILITY FOR EQUIPMENT. CITY shall not be responsible nor held liable for any damage to persons or property consequent upon the use, misuse, or failure of any equipment used by CONTRACTOR or any of CONTRACTOR's employees or subcontractors, even if such equipment has been furnished, rented, or loaned to CONTRACTOR by CITY. The acceptance or use of any such equipment by CONTRACTOR, CONTRACTOR's employees, or subcontractors shall be construed to mean that CONTRACTOR accepts full responsibility for and agrees to exonerate, indemnify and hold harmless CITY from and against any and all claims for any damage whatsoever resulting from the use, misuse, or failure of such equipment.

18. CALIFORNIA LAW; VENUE. This AGREEMENT shall be construed and interpreted according to the laws of the State of California. Any action brought to enforce or interpret any portion of this AGREEMENT shall be brought in the county of San Diego, California. CONTRACTOR hereby waives any and all rights it might have pursuant to California Code of Civil Procedure § 394.

19. COMPLIANCE WITH LAWS. The CONTRACTOR shall comply with all laws, ordinances, regulations, and policies of the federal, state, and local governments applicable to this AGREEMENT whether now in force or subsequently enacted. This includes maintaining a City of Solana Beach Business Certificate.

20. ENTIRE AGREEMENT. This AGREEMENT sets forth the entire understanding of the PARTIES with respect to the subject matters herein. There are no other understandings, terms or other agreements expressed or implied, oral or written, except as set forth herein. No change, alteration, or modification of the terms or conditions of this AGREEMENT, and no verbal understanding of the PARTIES, their officers, agents, or employees shall be valid unless agreed to in writing by both PARTIES.

21. NO WAIVER. No failure of either the CITY or the CONTRACTOR to insist upon the strict performance by the other of any covenant, term or condition of this AGREEMENT, nor any failure to exercise any right or remedy consequent upon a breach of any covenant, term, or condition of this AGREEMENT shall constitute a waiver of any such breach of such covenant, term or condition.

22. SEVERABILITY. The unenforceability, invalidity, or illegality of any provision of this AGREEMENT shall not render any other provision unenforceable, invalid, or illegal.

23. DRAFTING AMBIGUITIES. The PARTIES agree that they are aware that they have the right to be advised by counsel with respect to the negotiations, terms and conditions of this AGREEMENT, and the decision of whether or not to seek advice of counsel with respect to this AGREEMENT is a decision which is the sole responsibility of each Party. This AGREEMENT shall not be construed in favor of or against either Party by reason of the extent to which each Party participated in the drafting of the AGREEMENT.

24. CONFLICTS BETWEEN TERMS. If an apparent conflict or inconsistency exists between the main body of this AGREEMENT and the Exhibits, the main body of this AGREEMENT shall control. If a conflict exists between an applicable federal, state, or local law, rule, regulation, order, or code and this AGREEMENT, the law, rule, regulation, order, or code shall control. Varying degrees of stringency among the main body of this AGREEMENT, the Exhibits, and laws, rules, regulations, orders, or codes are not deemed conflicts, and the most stringent requirement shall control. Each Party shall notify the other immediately upon the identification of any apparent conflict or inconsistency concerning this AGREEMENT.

25. EXHIBITS INCORPORATED. All Exhibits referenced in this AGREEMENT are incorporated into the AGREEMENT by this reference.

26. SIGNING AUTHORITY.

26.1. The representative for each Party signing on behalf of a corporation, partnership, joint venture or governmental entity hereby declares that authority has been obtained to sign on behalf of the corporation, partnership, joint venture, or entity and agrees to hold the other Party or PARTIES hereto harmless if it is later determined that such authority does not exist.

26.2. If checked, a proper notary acknowledgement of execution by CONTRACTOR must be attached.

IN WITNESS WHEREOF, the PARTIES hereto have executed this AGREEMENT the day and year first hereinabove written.

CITY of SOLANA BEACH,
a municipal corporation

By: _____
Signature

City Manager, Gregory Wade

Print Name, Title

ATTEST:

City Clerk, Angela Ivey

APPROVED AS TO CONTENT:

Mohammad Sammak, Director of
Engineering and Public Works

APPROVED AS TO FORM:

City Attorney, Johanna N. Canlas

EXHIBIT "A"
SCOPE OF SERVICES AND FEE

SAMPLE



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 26, 2017
ORIGINATING DEPT: Community Development Department
SUBJECT: **Staff Report: Adopt (2nd Reading) Ordinance 476 Adding Chapter 17.42 of the Solana Beach Municipal Code Establishing the Open Space/Preserve Zone.**

BACKGROUND:

On April 12, 2017, the City Council introduced Ordinance 476 to establish an Open Space/Preserve (OSP) Zone and corresponding regulations in the Solana Beach Municipal Code (SBMC), as designated in the 2014 amended Land Use Element of the City's adopted General Plan. Concurrent with this action, the City Council adopted Resolution 2017-049 approving a General Plan Amendment to amend the General Plan Land Use Map and a Rezone to amend the City of Solana Beach Official Zoning Map by designating the property known as Harbaugh Seaside Trails from General Commercial to the OSP Zone.

This item is before Council to adopt Ordinance 476 establishing the OSP Zone and corresponding regulations.

DISCUSSION:

The General Plan Land Use Element adopted by the City Council established an Open Space/Preserve land use category that includes open space areas that are in natural condition or are restored or may be restored to natural condition, natural habitat for native vegetation or wildlife, or otherwise not developed. These areas shall remain undeveloped. The purpose of these Open Space/Preserve areas is to preserve and protect open space, scenic views, the natural environment, and habitat for aesthetic, conservation, and ecological purposes. Any use, activity, or improvement that is inconsistent or incompatible with or may impair or interfere with the purpose of this land use category to preserve and protect the value, desirability, attractiveness, and use of the land as open space, scenic views, and natural habitat is prohibited. No buildings, structures, facilities, or other improvements shall be constructed in Open

CITY COUNCIL ACTION:

Space/Preserve areas including, but not limited to, any parking area and bathrooms, except the limited improvements set forth in the zoning regulations

The Local Coastal Program (LCP) Land Use Plan (LUP) adopted by the City Council established a Visitor-Serving Commercial Overlay I (VSCO I), which is intended to reserve sufficient land in appropriate locations exclusively for high-priority commercial recreation and visitor-serving uses. The LUP specifically identifies open space or public park as a use that is compatible in VSCO I. Additionally, the 2014 Update to the Land Use Element of the General Plan included the VSCO I Overlay Zone as an implementation measure of the LCP.

Therefore, the establishment of an Open Space/Preserve Zoning Designation in the Solana Beach Municipal Code would be consistent with the General Plan and the LCP/LUP.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the State CEQA Guidelines. The activity is covered by the general rule which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The General Plan Amendment and Rezone to change the designation of a General Commercial property to Open Space/Preserve could not possibly have significant environmental impacts. The project would not create any public health or safety hazards and would not have a significant impact on the resources or services within this area, such as water, sanitary services, surrounding roadways and intersections, schools, and existing agricultural uses. Any future grading and trail development on the Property would be subject to additional environmental review pursuant to CEQA.

FISCAL IMPACT:

There is no direct impact to the General Fund.

WORK PLAN:

Environmental Sustainability – Key Policy Development and General Plan Update: Bullet point #10: “Revise SBMC to include an OSP land use designation and revise maps accordingly.”

OPTIONS:

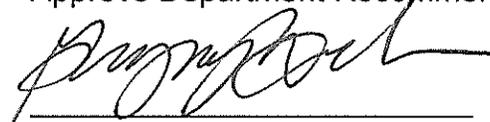
- Approve Staff recommendation and adopt Ordinance 476.
- Approve Staff recommendation with alternative regulations.
- Deny Staff recommendation.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt (2nd Reading) Ordinance 476 adding Chapter 17.42 of the Solana Beach Municipal Code establishing the Open Space/Preserve Zone.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Ordinance 476

ORDINANCE NO. 476

ORDINANCE OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADDING CHAPTER 17.42 OF THE SOLANA BEACH MUNICIPAL CODE ESTABLISHING THE OPEN SPACE/PRESERVATION ZONE.

WHEREAS, on April 12, 2017 the City Council of the City of Solana Beach held a noticed public hearing on this proposed ordinance; and

WHEREAS, the City of Solana Beach has a General Plan and Zoning Ordinance established in conformance with California Government Code Title 7, Planning and Zoning Law; and

WHEREAS, the City Council finds that modifications to the Zoning Ordinance, consistent with California Government Code Title 7, are reasonably necessary from time to time; and

WHEREAS, the General Plan Land Use Element adopted by the City Council established an Open Space/Preserve land use category that includes open space areas that are in natural condition or are restored or may be restored to natural condition, natural habitat for native vegetation or wildlife, or otherwise not developed. These areas shall remain undeveloped. The purpose of these Open Space/Preserve areas is to preserve and protect open space, scenic views, the natural environment, and habitat for aesthetic, conservation, and ecological purposes. Any use, activity, or improvement that is inconsistent or incompatible with or may impair or interfere with the purpose of this land use category to preserve and protect the value, desirability, attractiveness, and use of the land as open space, scenic views, and natural habitat is prohibited. No buildings, structures, facilities, or other improvements shall be constructed in Open Space/Preserve areas, including but not limited to, any parking area and bathrooms, except the limited improvements set forth in the zoning regulations; and

WHEREAS, the establishment of an Open Space/Preserve Zoning Designation in the Solana Beach Municipal Code is consistent with the General Plan; and

WHEREAS, the Local Coastal Program Land Use Plan (LUP) adopted by the City Council established a Visitor-Serving Commercial Overlay I (VSCO I), which is intended to reserve sufficient land in appropriate locations exclusively for high-priority commercial recreation and visitor-serving uses. The LUP specifically identifies open space or public park as a use that is compatible in VSCO I. Additionally, the 2014 Update to the Land Use Element of the General Plan included the VSCO I Overlay Zone as an implementation measure of the LCP; and

WHEREAS, the establishment of an Open Space/Preserve Zone in the Solana Beach Municipal Code is consistent with the LUP.

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

SECTION 1: The City Council of the City of Solana Beach finds that this action is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061 (b) 3 in that the proposed zone designation of Open Space/Preserve, and General Plan Amendment and Zone Change from General Commercial to Open Space/Preserve because there is no possibility that the proposed activity in question may have a significant effect on the environment.

SECTION 2: The City Council of the City of Solana Beach hereby adopts a new Chapter 17.42 to the Solana Beach Municipal Code to read as follows.

Chapter 17.42

OPEN SPACE/PRESERVE (OSP)

Sections:

- 17.42.010 Purpose and intent
- 17.42.020 Permitted uses and structures
- 17.42.030 Prohibited uses and structures

17.42.010 Purpose and intent

The purpose of these Open Space/Preserve areas is to preserve and protect open space, scenic views, the natural environment, and habitat for aesthetic, conservation, and ecological purposes. Any use, activity, or improvement that is inconsistent or incompatible with or may impair or interfere with the purpose of this land use category to preserve and protect the value, desirability, attractiveness, and use of the land as open space, scenic views, and natural habitat is prohibited. No buildings, structures, facilities, or other improvements shall be constructed in Open Space/Preserve areas, including but not limited to any parking area and bathrooms, except the limited improvements set forth in 17.42.020.

17.42.020 Permitted uses and structures

Permitted Improvements shall be aesthetically compatible and consistent in scale with the restored natural conditions and native habitat. The Permitted Improvements consist of the following:

- A. Restoration activities that restore land to a natural topography and condition, and restore and enhance habitat values.
- B. Grading activities necessary to restore disturbed land to its approximate natural topography and condition, and to accommodate drainage, trails, and viewing areas.

- C. Vegetation: Removal of non-native and invasive vegetation. Installation and maintenance of native non-invasive vegetation.
- D. Irrigation. Installation of temporary irrigation facilities for vegetation.
- E. Drainage and Erosion. Installation of drainage and erosion control structures, facilities, materials, and systems.
- F. Trails. Walking trails consisting of natural soil or decomposed granite or other natural material (asphalt, concrete, and other manufactured or similar materials are not permitted); and the width walking trails shall not exceed four feet or the minimum width provided by the Americans with Disabilities Act, whichever is wider.
- G. Viewing Overlook Areas.
- H. Erosion Control. Maintenance of erosion control and soil retention structures, facilities, materials, and systems to prevent, control, or remedy erosion or subsidence.
- I. Temporary Fences. Install temporary fences or bollards to protect vegetation or habitat, and fences to provide a safety barrier. All fences cannot exceed a height of forty-two inches, unless otherwise required by law to be higher. All fences shall be designed and constructed of materials that minimize impairment of views and do not block views. No permanent fences or walls shall be constructed or maintained. However, some bollards may remain for a long period of time, or indefinitely if necessary, to protect vegetation from being damaged.
- J. Signs. No commercial signage shall be constructed, installed, or maintained on the Property. Allowable signage includes: a monument sign and directional and interpretive signs. The monument sign shall name or identify the entire Property as "Harbaugh Seaside Trail" at the "San Elijo Lagoon Ecological Reserve". Any directional and interpretive signs shall be oriented toward pedestrian viewing and may be located along walking trails and at viewing overlook areas.
- K. Benches for seating.
- L. Pedestrian scale trash receptacles.

17.42.030 Prohibited uses and structures

Any use or activity that is inconsistent or incompatible with the purpose of this Chapter shall be prohibited. Examples of prohibited uses include the following:

- A. Construction, installation, maintenance, or reconstruction of any building, structure, or facility of any type, including but not limited to any bathroom facility, except those structures expressly provided in 17.42.020 as Permitted Improvements.
- B. Signs. Construction, installation, or maintenance of any billboard or sign, except the permitted signs described in 17.42.020 J.
- C. Lighting. Installation or maintenance of any lighting pole, structure, or facility.
- D. Vehicle Parking. Construction or maintenance of any vehicle parking area.
- E. Fences and Walls. Construction, installation, or maintenance of any fence or wall, except permitted temporary fencing as described in 17.42-020 I.
- F. Alteration of Topography. Grading or otherwise materially altering the general topography of the Property, including building of roads or paving or otherwise covering any portion of the Property with concrete, asphalt, or any other impervious material or substantially changing the grade of land, except permitted grading as described in 17.42.020 B.
- G. Mining. Excavating, dredging, filling, removing, mining, drilling, exploring for or extracting soil, loam, gravel, sand, rock, minerals, natural gas, fuel, oil, or other mineral substance or material on or below the surface of land or granting or authorizing surface entry for any of these purposes (unless the removal constitutes restoration work required for a Permitted Improvement or the soil to be removed is contaminated, including contamination with debris or hazardous materials).
- H. Vegetation Removal. Removing, destroying, or cutting of trees, shrubs, or other vegetation, unless the removal constitutes restoration work required for a Permitted Improvement or removal of non-native or invasive vegetation as provided herein, and except for safety purposes, maintenance of the Trail and around signs, or as required by law for the following: (1) prevention or treatment of disease; or (2) fire breaks.
- I. Vegetation. Installation and maintenance of non-native or invasive vegetation.
- J. Vehicles. The use of off-road vehicles and any other motorized vehicles, except vehicles used for property maintenance and then only over existing trails.

- K. Pesticides. Use of non-organic pesticides.
- L. Agricultural Activity. Agricultural activity of any kind, including grazing.
- M. Hunting or Fishing.
- N. Non-Open Space Uses. Commercial, industrial, residential, or institutional uses.
- O. Storage. Depositing, storing, or accumulation of soil, trash, ashes, refuse, waste, bio-solids or any other materials.
- P. Water Quality. Any activities or uses detrimental to water quality, including but not limited to degradation or pollution of any surface or sub-surface waters.
- Q. Water and Other Rights. Transferring, selling, leasing, encumbering, abandoning, relinquishing, or otherwise separating the mineral, air or water rights for the Property; changing the place or purpose of use of the water rights; abandoning or allowing the abandonment by action or inaction of any water or water rights, ditch or ditch rights, spring rights, reservoir or storage rights, wells, ground water rights, or other rights in and to the use of water historically used on or otherwise appurtenant to the Property, including but not limited to: (i) riparian water rights; (ii) appropriative water rights; (iii) rights to waters which are secured under contract with any irrigation or water district, to the extent such waters are customarily applied to the Property; and (iv) any water from wells that are in existence or may be constructed in the future.
- R. Violation of Law. Engaging in any use or activity that may violate, or may fail to comply with, relevant applicable federal, state, or local laws, regulations or policies is prohibited.
- S. Dumping, storage, or accumulation of any kind of trash, refuse, debris, or derelict materials or equipment on the Property is prohibited, except in permitted trash receptacles as described in 17.42.020 L.

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 Section 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 April, 2017; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, on the 26th day of April, 2017, by the following vote:

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

MIKE NICHOLS, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk