



CITY OF SOLANA BEACH

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

AGENDA

Joint REGULAR Meeting

Wednesday, February 10, 2021 ♦ 6:00 p.m.

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

MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

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

AGENDA MATERIALS

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

WATCH THE MEETING

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

PUBLIC COMMENTS

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

OR

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

Before Meeting

- Sign up (register) to speak at the virtual meeting for the Zoom webinar as early as possible and at least 3 hours prior to the start of the meeting so that Staff can manage the speaker list.
- Public Participation Link:
https://us02web.zoom.us/webinar/register/WN_bqho6-10RIqac-8MIx63RQ
- Follow the prompts to enter your name and email address and identify the item you are speaking on.
- Join the meeting by locating your confirmation email, that was sent immediately following registration, which will provide your log-in link.
- Join/Log-In to the meeting at least 15 minutes prior to the start time so that the City Clerk can verify you are ready to speak before the meeting begins.
- If your computer does not have a mic to speak or you have sound issues, you can use the call-in audio information (Zoom ID, Participant ID) from a landline or cell phone to join the meeting for the audio accessibility.
- If you call in as well for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios competing when you are speaking.

During Meeting:

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

SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2

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

CITY COUNCILMEMBERS			
Lesa Heebner, Mayor			
Kristi Becker Deputy Mayor	Kelly Harless Councilmember	David A. Zito Councilmember District 1	Jewel Edson Councilmember District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

See Public Participation on the first page of the Agenda for publication participation options.

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Black History Month

PRESENTATIONS: Ceremonial items that do not contain in-depth discussion and no action/direction.
None at the posting of this agenda

APPROVAL OF AGENDA:

ORAL COMMUNICATIONS:

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

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by having submitted written comments for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion.

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

Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the January 13, 2021 City Council meetings.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for January 9, 2021 – January 22, 2021.

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

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

A.3. General Fund Budget Adjustments for Fiscal Year 2020/21. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2020/21 General Fund Adopted Budget.

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

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

A.4. Coronavirus Emergency Paid Sick Leave Extension. (File 0520-00)

Recommendation: That the City Council

1. Approve **Resolution 2021-014** adopting the side letter agreements with Solana Beach Firefighters' Association (SBFA), Marine Safety Employee Group and the Public Works employees.

[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. Emergency Services' Order 2021-002 Lifting the Suspension of Temporary Use Permits (TUPs) during the State Regional Stay at Home Order or County Public Health Order and Conditioning All Issued TUPs to Comply with Applicable Public Health Orders. (File 0230-10)

Recommendation: That the City Council

1. Adopt **Resolution 2021-023**, ratifying and confirming Emergency Order 2021-002.

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

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

B. PUBLIC HEARINGS: (B.1.)

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

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An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each.

After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record.

B.1. Public Hearing: 840 Avocado Place, Applicant: Morrison, Case DRP20-004/SDP20-008. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2020-017** conditionally approving a DRP and an administrative SDP to construct a new two-story, single-family residence with an attached three-car garage and perform associated site improvements on a vacant lot at 840 Avocado Place, 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.

C. STAFF REPORTS: (C.1. – C.2.)

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

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C.1. This Item # intentionally left blank.

C.2. Community Grant Program Fiscal Year 2021/22 and Extension of the Community Grant Program FY 2020/21. (File 0330-25)

Recommendation: That the City Council

1. Approve **Resolution 2021-015** authorizing the FY 2021/22 Community Grant Program.
2. Consider approval of **Resolution 2021-016** authorizing an extension of the FY 2020/21 Community Grant Program.

[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.

WORK PLAN COMMENTS:

Adopted June 12, 2019

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

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

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

CITIZEN COMMISSION(S)

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

ADJOURN:

Next Regularly Scheduled Meeting is February 24, 2021

Always refer the City's website Event Calendar for Special Meetings or an updated schedule.

Or Contact City Hall 858-720-2400

www.cityofsolanabeach.org

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the February 10, 2021 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and February 3, 2021 at 4:45 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., February 10, 2021, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

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

CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



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

MINUTES

Joint – Closed Session

Wednesday, January 13, 2021 ♦ 5:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting will be conducted in accordance with Governor Newsom’s
 Executive Order N-29-20 related to the COVID-19 virus.

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
Councilmember
District 1

Jewel Edson,
Councilmember
District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the closed session to order at 5:00 p.m.

Present: Lesa Heebner, Kristi Becker, Kelly Harless, David A. Zito and Jewel Edson
 Absent: None
 Also Present Gregory Wade, City Manager and Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

- Beach & Bluff Conservancy v. City of Solana Beach, California Coastal Commission, Surfrider (Case No. 37-2019-0002080-CU-WM-NC)
- Coronado, Imperial Beach, Lemon Grove & Solana Beach v. SANDAG, et al (Case No. 37-2020-00033974-CU-MC-CTL)

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2) Two (2) Potential cases.

3. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION

Pursuant to Government Code Section 54956.9(d)(4) One (1) Potential case.

4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

ACTION: No reportable actions.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:14 p.m.

Angela Ivey, City Clerk

Council Approved: _____

AGENDA ITEM A.1.



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, January 13, 2021 * 6:00 p.m.

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

CITY COUNCIL

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:24 p.m.

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

Absent: None

Also Greg Wade, City Manager

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

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

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

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by having submitted written comments for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

Michael Marks said that he represented 18 owners of 240 S. Cedros Ave. and spoke about their application for a Director's Use Permit to expand Flock Freight, that moving retail to office space would de-intensify parking demands per the City's code, that they were a few spaces short, their time constraints to meet the landlord's requirement to build out the space, a 90-person rotating workforce, and their interest in resolving the matter.

Louisa Triandis spoke about supporting a Sister City Project by signing a symbolic resolution and Council providing a racial equality update at the next Council meeting.

Barbara Gordon, The Changers, spoke about smoke free affordable housing in the City and apartment residents being particularly susceptible to second-hand smoke exposure.

Susana Arnold spoke about Resolution 2020-116 and that the City prioritize related efforts in all decisions made, provide updates of concrete efforts at the next Council meeting, assign Staff to partner with the Solana Beach 4 Equality and its volunteers, and support the goals and mission of a Sister City Project by adopting a symbolic resolution.

Jennifer Ball spoke about Resolution 2020-116, the San Diego city police force support for white nationalist groups and Nazis over people of color, concern about the state of the local police force, the need for inclusive language and eliminating biased language within the force, and signing a symbolic Sister City Project resolution.

Susan McQueeney spoke about Resolution 2020-116, putting forth a project through Solana Beach for Equity, making Solana Beach a more inclusive environment, and bridging gaps seen in the country.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion.

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Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

A.1. Minutes of the City Council.

Recommendation: That the City Council

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

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

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

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

Recommendation: That the City Council

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

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

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

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

A.3. General Fund Budget Adjustments for Fiscal Year 2020/21. (File 0330-30)

Recommendation: That the City Council

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

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

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

A.5. Successor Agency Recognized Obligation Payment Schedule (ROPS) 2021-22 & Administrative Budget. (File 0115-30)

Recommendation: That the Successor Agency

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

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

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

Motion: Moved by Councilmember Harless and second by Councilmember Zito to

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

A.6. TransNet Funds Transfer. (File 0390-35)

Recommendation: That the City Council

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

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

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

A.7. State Legislative Advocacy Services. (File 0480-80)

Recommendation: That the City Council

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

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

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

A.8. Solana Energy Alliance (SEA) Financial Security Requirement. (File 1010-45)

Recommendation: That the City Council

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

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

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

A.9. Council Consideration and Potential Adoption of Resolution 2021-008 Regarding Emergency Services' Order 2021-001. (File 0230-10)

Recommendation: That the City Council

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

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

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

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

B. PUBLIC HEARINGS: (B.1. – B.2.)

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

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

An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each.

After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record.

B.1. Public Hearing: 622 Glenmont Drive, Applicant: Sanson, Case DRP 20-002/SDP 20-006. (File 0600-40)

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

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

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

[Item B.1. Supplemental Docs \(Updated 1-13 at 405pm\)](#)

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

Greg Wade, City Manager, introduced the item.

Council disclosures. Mayor Heebner stated she had property within 1,000 ft. of the project but could remain unbiased. Deputy Mayor Becker said that she visited the property and met a neighbor who was outside. The remaining three Councilmembers had visited the property and had not spoken with the public.

Mayor Heebner opened the public hearing.

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

June Sanson, applicant, said she and her husband were the residents at the property and that their proposed plans would add character to the Solana Beach community.

Steve Dalton, applicant's architect, presented a PowerPoint (on file).

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

Council discussed roof deck restrictions, the tiered landscaping made it visually smaller in mass, and landscape height of lavender.

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

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

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-003** conditionally approving a DRP and SDP to demolish an existing one-story, single-family residence and construct a replacement two-story, single-family residence with an attached two-car

garage and convert an existing detached accessory structure to an ADU, and perform associated site improvements at 840 Hernandez Street, Solana Beach.

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

[Item B.2. Supplemental Docs \(Updated 1-13 at 230pm\)](#)

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

Greg Wade, City Manager, introduced the item.

Mayor Heebner opened the public hearing.

Council disclosures.

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

Ms. Pulaski, applicant, spoke about her project and working with the neighbors.

Gary Cohn, architect, reviewed the project and stated that during the review process four neighbors had concerns regarding view corridors, that they made changes to the project for a new design, and the existing casita was converted to an ADU (accessory dwelling unit).

Rich Villasenor said that he was a neighbor and was in support of the project, that they worked with him to accommodate his concerns, and that the project would be a nice addition to the community.

Dan Condrick spoke about reaching an agreement with the property owner, his concern about how the floor was measured, the owner worked hard with the neighbors, that he got back 50% of his view, and his support for the project.

Council and Applicant discussed making the ADU low-income and the potential fee benefits.

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

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

C. STAFF REPORTS: (C.1. – C.3.)

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

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

C.1. Clean Energy Alliance (CEA) Product Offerings. (File 1010-46)

Recommendation: That the City Council

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

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

[Item C.1. Supplemental Docs \(Updated 1-13 at 2:30pm\)](#)

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

Greg Wade, City Manager, introduced the item.

Barbara Boswell, Interim Executive Director, Clean Energy Alliance, presented a PowerPoint (on file).

Council, Consultant, and Staff discussed cost differences, low-income assistance programs, and bill inserts.

Page DeCino, Carlsbad representative on Clean Energy Alliance Advisory Committee, spoke about her opposition to offering the local impact rate, since eligible customers will continue to receive a discount on the transmission portion of their bill, and the goal of reducing greenhouse gas emissions being for public health benefits.

Debra Shade, Solana Beach representative on Clean Energy Alliance Advisory Committee, spoke about her support for utilizing the existing Solana Energy Alliance product with a default of 75% carbon-free power supply, an opt-up to 100% renewable power supply, and an opt-down provision for low-income customers and limited small businesses to avoid customers opting out of CEA.

Karl Aldinger, San Diego Sierra Club, urged the City Council to reject offering the 36% renewable product since the purpose of the CEA is to accelerate the transition to renewable energy to protect the climate, and to default to 50.

Council discussed the current SEA goal of 50% renewable energy, 75% greenhouse gas free and opt-up to 100% renewable power supply, the need for flexibility due to pandemic/economic factors, exit fees, city participation, an opt-down program rather than product, and the need for more data.

Council provided direction regarding CEA's product offerings to study options for 50% renewable energy, 75% greenhouse gas free, 100% renewable energy, local impact product, and to return to Council with more data.

Mayor Heebner recessed the meeting at 8:30 p.m. and reconvened at 8:38 p.m.

C.2. This Item # intentionally left blank.

C.3. Council Boards, Committees, & Commissions Appointments. (File 0410-05)

Recommendation: That the City Council

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

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

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.

Council discussion.

Motion: Moved by Deputy Mayor Becker and second by Mayor Heebner to approve appointments for two-year terms. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

Regional Board/Committee/Commission	Primary Member(s)	Alternate(s)
City Selection Committee	Heebner	Edson
Clean Energy Alliance (CEA)	Becker	Zito
CSA 17 - County Service Area	Harless	Edson
Escondido Creek Watershed Alliance (ECWA)	Becker / Staff	no alternate
League Ca. Cities Exec. Committee (SD County division)	Becker	Harless
League Ca. Cities Legislative Subcommittee	Harless	Becker
League of Ca. Cities Coastal Cities Group	Becker	Harless
North County Dispatch JPA	Harless	Becker
North County Transit District	Edson	Harless
Regional Solid Waste Assoc. (RSWA)	Harless	Zito
SANDAG Board of Directors	Heebner	Zito (1st alternate) Edson (2nd alternate)
SANDAG - Shoreline Preservation Working Group	Becker	Zito
San Dieguito River Valley JPA	Harless	Becker
San Elijo JPA	Zito / Becker	City Manager
22nd District Agricultural Association Community Relations	Heebner / Edson	n/a

Council Standing Committees	Primary Members
Business Liaison	Zito / Edson
Fire Department Management Governance & Organizational Evaluation	Edson / Harless
Highway 101/Cedros Avenue Development Committee	Heebner / Edson
Parks and Recreation	Zito / Harless
Public Arts	Edson / Heebner
School Relations	Becker / Harless
Solana Beach - Del Mar Relations	Heebner / Edson

Council Serving on Citizen Commission	Primary Members
Climate Action Commission	Becker / Zito

A.4. 2021 City Council Meeting Schedule Planning. (File 0410-05)

Recommendation: That the City Council

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

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

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.

Council discussed whether to change the current summer break period but decided to keep it as is.

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

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

ADJOURN:

Mayor Heebner adjourned the meeting at 9:14 p.m.

Angela Ivey, City Clerk

Council Approved _____



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: February 10, 2021
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands- 01/09/21 through 01/22/21

Check Register-Disbursement Fund (Attachment 1)		\$	900,380.14
Retirement Payroll	January 13, 2021		4,938.00
Council Payroll	January 14, 2021		6,055.21
Federal & State Taxes	January 14, 2021		492.12
PERS Retirement (EFT)	January 14, 2021		648.62
Net Payroll	January 22, 2021		203,332.64
Federal & State Taxes	January 22, 2021		54,661.06
PERS Retirement (EFT)	January 22, 2021		45,486.33

TOTAL		\$	<u>1,215,994.12</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 January 9, 2021 through January 22, 2021 reflects total expenditures of \$1,215,994.12 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: 01/26/2021
 TIME: 18:01:41

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.ck_date between '20210109 00:00:00.000' and '20210122 00:00:00.000'
 ACCOUNTING PERIOD: 7/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98454	01/14/21	4706	24 HOUR ELEVATOR, INC	00165006570	ELVTR MAINT-JAN	0.00	168.00
1011	98455	01/14/21	1135	AFFORDABLE PIPELINE SERV	50900007700	C-SEWER CLEAN(53,083)	0.00	26,541.50
1011	98455	01/14/21	1135	AFFORDABLE PIPELINE SERV	00165006520	H-STORM DRAIN MAINT	0.00	1,140.00
TOTAL CHECK							0.00	27,681.50
1011	98456	01/14/21	5974	AGEE V, LLC	001	RFND: SBGR-371/607 N	0.00	52,818.00
1011	98457	01/14/21	5286	AMRON INTERNATIONAL, INC	13560006170	SCUBA SET	0.00	2,499.99
1011	98458	01/14/21	5775	ANDA WRIGHT	12050005460	2020 GYM REIMB	0.00	265.21
1011	98459	01/14/21	4832	AT&T CALNET 3	50900007700	9391012277 1124-12/23	0.00	14.61
1011	98459	01/14/21	4832	AT&T CALNET 3	00160006150	9391012275 1124-12/23	0.00	166.16
1011	98459	01/14/21	4832	AT&T CALNET 3	00165006540	9391012279 1124-12/23	0.00	47.97
TOTAL CHECK							0.00	228.74
1011	98460	01/14/21	5975	CALIFORNIA TRUCK EQUIP.	13565006530	TAILGATE RPLCMNT	0.00	1,885.40
1011	98461	01/14/21	5924	CLEAN EARTH ENVIROMENTAL	00165006520	HHW-AUG	0.00	1,404.44
1011	98462	01/14/21	55	COUNTY OF SAN DIEGO	00155005550	DOCUMENTS-MAP	0.00	2.00
1011	98463	01/14/21	5972	DANIEL FAINMAN	001	RFND: 1718.07-231 N G	0.00	600.00
1011	98463	01/14/21	5972	DANIEL FAINMAN	001	RFND: 1718.07-231 N G	0.00	600.00
TOTAL CHECK							0.00	1,200.00
1011	98464	01/14/21	108	DEL MAR BLUE PRINT COMPA	00150005150	HEGENAUER COLLAGE	0.00	18.49
1011	98464	01/14/21	108	DEL MAR BLUE PRINT COMPA	00150005150	EDSON COLLAGE	0.00	18.49
1011	98464	01/14/21	108	DEL MAR BLUE PRINT COMPA	00150005150	EDSON COLLAGE	0.00	18.49
1011	98464	01/14/21	108	DEL MAR BLUE PRINT COMPA	00150005150	BW AS-BUILT PLANS	0.00	235.44
TOTAL CHECK							0.00	290.91
1011	98465	01/14/21	5262	GEORGE HILLS COMPANY, IN	12050005460	CLM.2102 PROF SVC-NOV	0.00	145.50
1011	98465	01/14/21	5262	GEORGE HILLS COMPANY, IN	12050005460	CLM.2103 PROF SVC-NOV	0.00	145.50
1011	98465	01/14/21	5262	GEORGE HILLS COMPANY, IN	12050005460	CLM.2101 PROF SVC-NOV	0.00	36.00
1011	98465	01/14/21	5262	GEORGE HILLS COMPANY, IN	12050005460	CLM.1904 PROF SVC-NOV	0.00	72.00
TOTAL CHECK							0.00	399.00
1011	98466	01/14/21	5976	GRUBHUB HOLDINGS INC.	00150005400	EE APREC EVENT FOOD	0.00	950.25
1011	98467	01/14/21	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 01/14/21	0.00	6,547.49
1011	98468	01/14/21	5884	IMEG CORP	45993976510	9397.00 PROF SVC-DEC	0.00	1,150.00
1011	98469	01/14/21	5399	INBOUND DESIGN INC.	55000007750	SEA WEBSITE MANT-JAN	0.00	49.00
1011	98470	01/14/21	1075	IRON MOUNTAIN	00150005150	RECORDS STRG-DEC	0.00	416.05
1011	98470	01/14/21	1075	IRON MOUNTAIN	00150005150	RECORDS STRG-AUG	0.00	690.31
TOTAL CHECK							0.00	1,106.36
1011	98471	01/14/21	172	LEE'S LOCK & SAFE INC	00165006570	REPAIR HARDWARD-CH	0.00	124.50

PENTAMATION
 DATE: 01/26/2021
 TIME: 18:01:41

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
 ACCTPA21

SELECTION CRITERIA: transact.ck_date between '20210109 00:00:00.000' and '20210122 00:00:00.000'
 ACCOUNTING PERIOD: 7/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98472	01/14/21	2102	LEGAL SHIELD CORP	001	PPD LEGAL-DEC 20	0.00	64.75
1011	98473	01/14/21	3961	EVAN MASON	12050005460	2020 GYM REIMB	0.00	246.05
1011	98474	01/14/21	5973	MICHAEL CARNO	001	RFND: 1718.07 231 N G	0.00	600.00
1011	98475	01/14/21	5407	PJ CASTORENA, INC.	55000007750	CCA WKLY ENRL12/08&15	0.00	117.13
1011	98476	01/14/21	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	8.86
1011	98476	01/14/21	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	12.40
1011	98476	01/14/21	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	12.41
1011	98476	01/14/21	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	19.49
TOTAL CHECK							0.00	53.16
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.01/236 PATTY HIL	0.00	250.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1719.12/601 N. CEDROS	0.00	250.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.34/652 STEVENS	0.00	250.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	00155005550	CITY TREES-BRIXTON	0.00	250.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1719.11/1530 SANTA SA	0.00	300.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP20005/537 N. GRANA	0.00	300.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP20010/425 S. GRANA	0.00	300.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP20006/525 FORD AVE	0.00	300.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	B200008/968 SANTA FLO	0.00	300.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1719.11/1530 SANTA SA	0.00	300.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP20010/425 S. GRANA	0.00	300.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.47/127-129 GRANA	0.00	375.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP20007/778 WEST SOL	0.00	450.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP20015/418 S. GRANA	0.00	450.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	B200073/810 SEABRIGHT	0.00	450.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP20004/840 AVOCADO	0.00	450.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	B200073/810 SEABRIGHT	0.00	450.00
1011	98477	01/14/21	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP20014/506 PACIFIC	0.00	450.00
TOTAL CHECK							0.00	6,175.00
1011	98478	01/14/21	5547	PRIMO INVESTIGATIONS	00150005400	BCKRND CHK	0.00	1,500.00
1011	98479	01/14/21	314	SAN ELIJO JPA	50900007700	Q3 MAINT & OP	0.00	413,280.00
1011	98479	01/14/21	314	SAN ELIJO JPA	50900007700	Q3 CIP FUNDING	0.00	253,122.00
1011	98479	01/14/21	314	SAN ELIJO JPA	00165006520	FY20 STRM DRAIN SEDIMN	0.00	2,518.00
1011	98479	01/14/21	314	SAN ELIJO JPA	00165006570	FY20 GENERATR MAINT	0.00	3,424.00
1011	98479	01/14/21	314	SAN ELIJO JPA	50900007700	FY19/20 CLOSEOUT	0.00	-56,112.00
1011	98479	01/14/21	314	SAN ELIJO JPA	50900007700	BECKER PER DM-NOV/DEC	0.00	-320.00
1011	98479	01/14/21	314	SAN ELIJO JPA	50900007700	ZITO PER DIEM-10/13	0.00	-160.00
TOTAL CHECK							0.00	615,752.00
1011	98480	01/14/21	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-OCT LC	0.00	120.00
1011	98480	01/14/21	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-OCT	0.00	245.00
1011	98480	01/14/21	1073	SEASIDE HEATING & AIR CO	00165006570	AS NEEDED RPR-LC12/14	0.00	845.00
TOTAL CHECK							0.00	1,210.00
1011	98481	01/14/21	5977	SOLAR PERMIT SPECIALISTS	001	RFND:B20-0468/534 N C	0.00	356.00

PENTAMATION
 DATE: 01/26/2021
 TIME: 18:01:41

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3
 ACCTPA21

SELECTION CRITERIA: transact.ck_date between '20210109 00:00:00.000' and '20210122 00:00:00.000'
 ACCOUNTING PERIOD: 7/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98482	01/14/21	5699	SUNBELT RENTALS, INC.	00165006560	TILLER-PW	0.00	60.78
1011	98483	01/14/21	5704	THE HOME DEPOT PRO	00165006530	LINERS/BLEACH/POLISH	0.00	591.83
1011	98483	01/14/21	5704	THE HOME DEPOT PRO	00165006560	LINERS/BLEACH/POLISH	0.00	591.84
1011	98483	01/14/21	5704	THE HOME DEPOT PRO	00165006530	MARK REMOVER	0.00	200.19
TOTAL CHECK							0.00	1,383.86
1011	98484	01/14/21	40	UNDERGROUND SVC ALERT OF	00165006510	CA ST REGLRTY-DEC	0.00	36.45
1011	98484	01/14/21	40	UNDERGROUND SVC ALERT OF	00165006510	DIG ALERT-DEC	0.00	118.90
TOTAL CHECK							0.00	155.35
1011	98485	01/14/21	30	VERIZON WIRELESS-SD	00160006140	CODES CELL 11/24-12/2	0.00	141.39
1011	98486	01/14/21	5952	WAR RHINO INC.	459	9407.21 CH MNT CTN RT	0.00	-768.65
1011	98486	01/14/21	5952	WAR RHINO INC.	459	9395.21 FS DFRD MNT R	0.00	-217.00
1011	98486	01/14/21	5952	WAR RHINO INC.	459	9407.21 CH DFRD MNT R	0.00	-155.41
1011	98486	01/14/21	5952	WAR RHINO INC.	45994076510	9407.21 CH DFRD MNT	0.00	2,952.72
1011	98486	01/14/21	5952	WAR RHINO INC.	45993956510	9395.21 FS DFRD MNT	0.00	4,123.00
1011	98486	01/14/21	5952	WAR RHINO INC.	45994076510	9407.21 CH DFRD MNT RT	0.00	155.41
1011	98486	01/14/21	5952	WAR RHINO INC.	45993956510	9395.21 FS DFRD MNT RT	0.00	217.00
1011	98486	01/14/21	5952	WAR RHINO INC.	45994076510	9407.21 CH MNT CNTG	0.00	14,604.38
1011	98486	01/14/21	5952	WAR RHINO INC.	45994076510	9407.21 CH MNT CTN RTN	0.00	768.65
TOTAL CHECK							0.00	21,680.10
1011	98487	01/21/21	1968	ANGELA IVEY	12050005460	2020 GYM REIMBURSMNT	0.00	480.00
1011	98488	01/21/21	3069	JOSHUA BLEA	00165006530	MILEAGE-01/02 & 01/03	0.00	28.00
1011	98488	01/21/21	3069	JOSHUA BLEA	00165006560	MILEAGE-01/02 & 01/03	0.00	28.00
TOTAL CHECK							0.00	56.00
1011	98489	01/21/21	5319	BRYANT JEMISON	12050005460	2020 GYM REIMBURSMNT	0.00	271.42
1011	98490	01/21/21	5521	CA DEPARTMENT OF TAX AND	550	Q2 ENERGY SRCHRG RTN	0.00	4,415.32
1011	98493	01/21/21	1914	US BANK	00160006170	SHELF BRACKETS	0.00	-16.15
1011	98493	01/21/21	1914	US BANK	00160006170	CABLES	0.00	4.93
1011	98493	01/21/21	1914	US BANK	00160006170	WINCH HOOK	0.00	6.44
1011	98493	01/21/21	1914	US BANK	00160006140	CAR WASH	0.00	7.00
1011	98493	01/21/21	1914	US BANK	00160006170	BOAT BUCKLE	0.00	9.14
1011	98493	01/21/21	1914	US BANK	00150005450	HOSTING DOMAINS-OCT	0.00	9.95
1011	98493	01/21/21	1914	US BANK	00150005150	COUNCIL MTG-10/28	0.00	12.50
1011	98493	01/21/21	1914	US BANK	00150005150	COUNCIL MTG-10/28	0.00	12.50
1011	98493	01/21/21	1914	US BANK	00160006170	FLAGPOLE ROPE/KEY	0.00	13.45
1011	98493	01/21/21	1914	US BANK	00160006170	SHELF BRACKETS	0.00	16.15
1011	98493	01/21/21	1914	US BANK	00160006170	SHOP VAC FILTERS	0.00	17.53
1011	98493	01/21/21	1914	US BANK	00150005150	COUNCIL MTG-11/18	0.00	25.00
1011	98493	01/21/21	1914	US BANK	00160006170	SHIELDS	0.00	32.98
1011	98493	01/21/21	1914	US BANK	00150005150	COUNCIL MTG-10/28	0.00	35.50
1011	98493	01/21/21	1914	US BANK	00165006570	CRT LIGHT TIMERS	0.00	35.72
1011	98493	01/21/21	1914	US BANK	001	SHOOK REIMBSED PURCSE	0.00	36.24
1011	98493	01/21/21	1914	US BANK	00160006170	BSC LIFE SPRT-2 EE	0.00	42.00

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98493	01/21/21	1914	US BANK	00160006170	ANCHOR/CONNECTORS	0.00	43.02
1011	98493	01/21/21	1914	US BANK	00150005450	CONSTANT CONTACT-NOV	0.00	55.00
1011	98493	01/21/21	1914	US BANK	00170007110	TREE ORNAMENTS	0.00	56.91
1011	98493	01/21/21	1914	US BANK	00160006170	BROOM/CLOTH/CORD	0.00	60.53
1011	98493	01/21/21	1914	US BANK	00160006170	VINYL STICKERS	0.00	68.77
1011	98493	01/21/21	1914	US BANK	00160006170	SCUBA TANK RPR	0.00	69.39
1011	98493	01/21/21	1914	US BANK	00150005150	PENS/TAPE	0.00	70.01
1011	98493	01/21/21	1914	US BANK	00160006170	EMR CERT-BA/DP	0.00	76.00
1011	98493	01/21/21	1914	US BANK	00160006170	EMR CERT-KC/JM	0.00	76.00
1011	98493	01/21/21	1914	US BANK	00150005150	FRAMES	0.00	86.19
1011	98493	01/21/21	1914	US BANK	00160006170	VACUUM CLEANER	0.00	86.19
1011	98493	01/21/21	1914	US BANK	00160006170	MEDICAL SUPPLIES BOX	0.00	86.88
1011	98493	01/21/21	1914	US BANK	00160006170	CHAIN AND WINDER	0.00	105.25
1011	98493	01/21/21	1914	US BANK	00170007110	TREE ORNAMENTS	0.00	113.44
1011	98493	01/21/21	1914	US BANK	00160006170	EMR CERT-BH/JC/KF	0.00	114.00
1011	98493	01/21/21	1914	US BANK	00160006170	EMR CERT-CW/EJ/HB	0.00	114.00
1011	98493	01/21/21	1914	US BANK	00160006170	EMR CERT-KB/TC/GB	0.00	114.00
1011	98493	01/21/21	1914	US BANK	00160006170	PLANNER/CALENDAR	0.00	118.03
1011	98493	01/21/21	1914	US BANK	00150005150	NEW LAW-IVEY	0.00	150.00
1011	98493	01/21/21	1914	US BANK	00155005560	PAPR/MRKS/FLDERS	0.00	198.17
1011	98493	01/21/21	1914	US BANK	00170007110	HITCH MOUNT-DAKOTA	0.00	198.89
1011	98493	01/21/21	1914	US BANK	00150005150	R TREADWY-PROC PLAQUE	0.00	225.65
1011	98493	01/21/21	1914	US BANK	001	PARMA-KOSZEWNIK-FEB	0.00	248.00
1011	98493	01/21/21	1914	US BANK	00165006570	ROLLING PARTITION	0.00	249.99
1011	98493	01/21/21	1914	US BANK	00165006570	ROLLING PARTITION	0.00	249.99
1011	98493	01/21/21	1914	US BANK	00150005400	STAR AWARDS	0.00	277.24
1011	98493	01/21/21	1914	US BANK	00160006170	F150 TOW	0.00	280.00
1011	98493	01/21/21	1914	US BANK	00170007110	HOLIDAY ORNAMENTS	0.00	314.47
1011	98493	01/21/21	1914	US BANK	00160006170	DISINFECTANT SPRAYER	0.00	338.15
1011	98493	01/21/21	1914	US BANK	00165006560	ROD/HNDY BOX/CABLES	0.00	356.25
TOTAL CHECK							0.00	4,901.29
1011	98494	01/21/21	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-CH	0.00	159.74
1011	98495	01/21/21	5924	CLEAN EARTH ENVIROMENTAL	00165006520	HHW-SEP	0.00	1,854.32
1011	98496	01/21/21	5171	CORELOGIC SOLUTIONS, LLC	00155005550	PROPERTY PRO DATA-JAN	0.00	96.83
1011	98496	01/21/21	5171	CORELOGIC SOLUTIONS, LLC	00155005550	PROPERTY PRO DATA-DEC	0.00	96.83
TOTAL CHECK							0.00	193.66
1011	98497	01/21/21	3967	COREY ANDREWS	12050005460	2020 GYM REIMBURSMNT	0.00	208.00
1011	98498	01/21/21	1701	DANNY KING	12050005460	2020 GYM REIMBURSMNT	0.00	453.72
1011	98499	01/21/21	739	DEPARTMENT OF JUSTICE	00160006140	FINGERPRINT APP-DEC	0.00	128.00
1011	98499	01/21/21	739	DEPARTMENT OF JUSTICE	00150005400	FINGERPRINT APP-DEC	0.00	64.00
TOTAL CHECK							0.00	192.00
1011	98500	01/21/21	4601	FIREWATCH	00165006570	INSPECT SPRNKLR-LC	0.00	155.11
1011	98501	01/21/21	5098	JOSE GARCIA	00165006530	MILEAGE-01/10	0.00	32.48

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98502	01/21/21	5889	KOA HILLS CONSULTING, LL	13550005200	DATA CONVERSTION-1/13	0.00	3,315.00
1011	98502	01/21/21	5889	KOA HILLS CONSULTING, LL	13550005300	DATA CONVERSTION-1/13	0.00	4,972.50
TOTAL CHECK							0.00	8,287.50
1011	98503	01/21/21	2287	KOPPEL & GRUBER PUBLIC F	20875007580	CRT ADMIN OCT-DEC	0.00	327.47
1011	98503	01/21/21	2287	KOPPEL & GRUBER PUBLIC F	21100007600	ST LGHT ADMIN OCT-DEC	0.00	621.23
TOTAL CHECK							0.00	948.70
1011	98504	01/21/21	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	9.75
1011	98504	01/21/21	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	9.75
1011	98504	01/21/21	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	9.75
1011	98504	01/21/21	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	13.65
1011	98504	01/21/21	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	13.65
1011	98504	01/21/21	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	13.65
1011	98504	01/21/21	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	13.65
1011	98504	01/21/21	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	13.65
1011	98504	01/21/21	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	13.65
1011	98504	01/21/21	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	21.45
1011	98504	01/21/21	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	21.45
TOTAL CHECK							0.00	175.50
1011	98505	01/21/21	5372	NATIONAL PRINT AND PROMO	00150005300	TAX FORMS & ENVELOPES	0.00	249.02
1011	98506	01/21/21	54	1 STOP TONER & INKJET, L	00155005550	COLOR TNR-PLN	0.00	334.00
1011	98507	01/21/21	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-CH-DEC	0.00	58.73
1011	98507	01/21/21	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-CH-DEC	0.00	31.00
1011	98507	01/21/21	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-PW-DEC	0.00	5.00
1011	98507	01/21/21	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-PW-DEC	0.00	8.20
1011	98507	01/21/21	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-LC-DEC	0.00	16.40
TOTAL CHECK							0.00	119.33
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506001 1103-123120	0.00	74.42
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506004 1103-123120	0.00	74.42
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506009 1103-123120	0.00	74.42
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	012448001 1103-123120	0.00	82.85
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005979001 1103-123120	0.00	98.69
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506007 1103-123120	0.00	102.25
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506013 1103-123120	0.00	111.95
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20875007580	005506003 1103-123120	0.00	117.34
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	012448000 1103-123120	0.00	130.83
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506010 1103-123120	0.00	136.20
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506006 1103-123120	0.00	147.89
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506000 1103-123120	0.00	172.18
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506005 1103-123120	0.00	221.21
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506011 1103-123120	0.00	300.97
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506002 1103-123120	0.00	315.52
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006570	005506008 1103-123120	0.00	383.42
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20375007510	005979000 1103-123120	0.00	477.83
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506012 1103-123120	0.00	1,348.57
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979017 1202-123120	0.00	59.55

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979018 1202-123120	0.00	108.56
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979021 1202-123120	0.00	269.97
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979019 1202-123120	0.00	327.22
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506018 1202-123120	0.00	341.60
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979015 1202-123120	0.00	522.56
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979025 1202-123120	0.00	646.97
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979016 1202-123120	0.00	711.06
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979022 1202-123120	0.00	733.68
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979024 1202-123120	0.00	741.22
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979023 1202-123120	0.00	778.92
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979026 1202-123120	0.00	835.47
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979020 1202-123120	0.00	846.78
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506019 1202-123120	0.00	925.95
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20475007520	005979014 1202-123120	0.00	941.03
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20875007580	005506020 1202-123120	0.00	1,142.07
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506015 1117-011521	0.00	117.34
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20375007510	007732000 1117-011521	0.00	174.48
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005979003 1117-011521	0.00	241.92
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006560	005506016 1117-011521	0.00	343.41
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	20375007510	005979004 1117-011521	0.00	471.72
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006530	011695000 1202-123120	0.00	129.70
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006550	011695000 1202-123120	0.00	76.18
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	50900007700	005506014 1202-123120	0.00	808.14
1011	98510	01/21/21	141	SANTA FE IRRIGATION DIST	00165006520	005506014 1202-123120	0.00	269.38
TOTAL CHECK							0.00	16,935.84
1011	98511	01/21/21	169	SDG&E CO INC	00165006540	UTILITIES-09/30-11/05	0.00	423.25
1011	98511	01/21/21	169	SDG&E CO INC	21100007600	UTILITIES-09/30-11/05	0.00	6,525.25
1011	98511	01/21/21	169	SDG&E CO INC	00165006530	UTILITIES-09/30-11/05	0.00	526.65
1011	98511	01/21/21	169	SDG&E CO INC	00165006570	UTILITIES-09/30-11/05	0.00	2,267.42
TOTAL CHECK							0.00	9,742.57
1011	98512	01/21/21	1073	SEASIDE HEATING & AIR CO	00165006570	AS NEEDED RPR-LC-12/1	0.00	608.00
1011	98513	01/21/21	156	SHARP REES-STEALY MEDICA	00150005400	PRE-EMPLOYMENT SCREEN	0.00	105.00
1011	98514	01/21/21	30	VERIZON WIRELESS-SD	21100007600	PW CELL 12/01-01/01	0.00	5.64
1011	98514	01/21/21	30	VERIZON WIRELESS-SD	50900007700	PW CELL 12/01-01/01	0.00	5.64
1011	98514	01/21/21	30	VERIZON WIRELESS-SD	00165006540	PW CELL 12/01-01/01	0.00	15.51
1011	98514	01/21/21	30	VERIZON WIRELESS-SD	00165006560	PW CELL 12/01-01/01	0.00	15.51
1011	98514	01/21/21	30	VERIZON WIRELESS-SD	00165006520	PW CELL 12/01-01/01	0.00	19.74
1011	98514	01/21/21	30	VERIZON WIRELESS-SD	00165006530	PW CELL 12/01-01/01	0.00	19.74
1011	98514	01/21/21	30	VERIZON WIRELESS-SD	00165006510	PW CELL 12/01-01/01	0.00	19.75
TOTAL CHECK							0.00	101.53
1011	98515	01/21/21	3723	WAGeworks	00150005400	FSA ADMIN-DEC	0.00	134.00
1011	98516	01/21/21	4844	WARWICK GROUP CONSULTANT	45099266190	9926.21 PROF SVC-JAN	0.00	4,945.00
1011	98517	01/21/21	2823	WELLS FARGO BANK	65278007820	FY21 TAB 2017 ADMN FEE	0.00	4,000.00
1011	98518	01/21/21	662	WEST COAST ARBORISTS, IN	00165006530	TREE SVC-12/01-12/15	0.00	6,895.00

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	V9000211	01/14/21	2260	REDFLEX TRAFFIC SYSTEMS,	00165006540	RED LIGHT CAMERA-NOV	0.00	7,158.00
1011	V9000211	01/14/21	2260	REDFLEX TRAFFIC SYSTEMS,	00165006540	RED LIGHT CAMERA-DEC	0.00	7,158.00
TOTAL CHECK							0.00	14,316.00
1011	V9000212	01/14/21	4080	JENNIFER REED	00150005350	ADMIN SVC-DEC	0.00	200.75
1011	V9000213	01/14/21	3066	SUMMIT ENVIRONMENTAL GRO	45099266190	9926 PROF SVC SND-DEC	0.00	3,105.00
1011	V9000214	01/14/21	5936	TC CONSTRUCTION COMPANY,	228	9362.21ST M&R RT-NOV	0.00	-1,466.00
1011	V9000214	01/14/21	5936	TC CONSTRUCTION COMPANY,	45999556510	9955.21ST MNT/RPR-NOV	0.00	27,854.00
1011	V9000214	01/14/21	5936	TC CONSTRUCTION COMPANY,	22893626510	9362.21ST M&R RT-NOV	0.00	1,466.00
TOTAL CHECK							0.00	27,854.00
1011	V9000215	01/14/21	2097	UT SAN DIEGO - NRTH COUN	24093556510	9355.21 BID 2021-02	0.00	497.82
1011	V9000215	01/14/21	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB NTC-DRP20-002	0.00	327.45
1011	V9000215	01/14/21	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB NTC-DRP20-007	0.00	330.90
1011	V9000215	01/14/21	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB NTC-1718.13 DRP	0.00	333.67
1011	V9000215	01/14/21	2097	UT SAN DIEGO - NRTH COUN	00160006170	MS VEHICLE BID:2020-05	0.00	428.36
TOTAL CHECK							0.00	1,918.20
1011	V9000216	01/21/21	11	ICMA RETIREMENT TRUST-45	001	302817	0.00	11,098.95
1011	V9000216	01/21/21	11	ICMA RETIREMENT TRUST-45	001	302817	0.00	16,533.39
TOTAL CHECK							0.00	27,632.34
1011	V9000217	01/21/21	3859	ICMA RETIREMENT TRUST-RH	001	801939	0.00	1,887.09
1011	V9000217	01/21/21	3859	ICMA RETIREMENT TRUST-RH	001	801939	0.00	1,902.85
TOTAL CHECK							0.00	3,789.94
1011	V9000218	01/21/21	5843	MIDAMERICA	16053005360	CTYSOLANAG5-FEB 21	0.00	5,580.00
1011	V9000219	01/21/21	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 01/22/21	0.00	763.50
TOTAL CASH ACCOUNT							0.00	900,380.14
TOTAL FUND							0.00	900,380.14
TOTAL REPORT							0.00	900,380.14



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: February 10, 2021
ORIGINATING DEPT: Finance
SUBJECT: **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2020/21**

BACKGROUND:

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

The information provided in this Staff Report lists the changes made through January 27, 2020.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of January 27, 2021						
Action	Description	Revenues	Expenditures	Transfers from GF		Net Surplus
Reso 2019-085	Adopted Budget	19,827,600	(19,602,500)	(151,100)	(1)	\$ 74,000
Reso 2020-101	FY2019/20	(495,000)	361,000	80,000	(2)	20,000
	(1) Transfers to:		151,100			
	Debt Service for Public Facilities			151,100		
	(2) Transfer to:		(80,000)			
	City CIP Fund			(80,000)		

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

FISCAL IMPACT:

N/A

COUNCIL ACTION:

WORK PLAN:

N/A

OPTIONS:

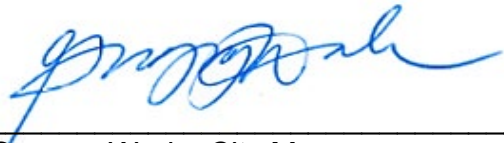
- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2020-2021 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: February 10, 2021
ORIGINATING DEPT: Human Resources Department
SUBJECT: **City Council Consideration of Resolution 2021-014 to Ratify Side Letters to Extend the Emergency Paid Sick Leave Due to the Novel Coronavirus Between the City and the Solana Beach Fire Association, the Marine Safety Employee Group and the Public Works Employees**

BACKGROUND:

In response to the Coronavirus (COVID-19) pandemic, the Families First Coronavirus Response Act (FFCRA), which includes the Emergency Paid Sick Leave (E-PSL) and the Emergency Family and Medical Leave Act (E-FMLA), collectively as H.R. 6201 (Act) and California Labor Code 248.1 were signed into law on March 18, 2020.

The leave benefits provided to employees pursuant to the Act and California Labor Code 248.1 expired on December 31, 2020, and employees may no longer take the leave provided.

On May 6, 2020, the Council approved Resolution 2020-046 (Attachment 1) for a temporary agreement in the form of side letters with the Solana Beach Firefighters' Association (SBFA), the Marine Safety Employee Group and the Public Works employees to provide leave benefits under the provisions of the Act. These temporary agreements/side letters also expired on December 31, 2020.

The City is committed to providing and maintaining a safe workplace that promotes a healthy environment for all its employees. Additionally, since the COVID-19 virus continues to spread and remains highly contagious, and since multiple variants of the virus that cause COVID-19 have been documented in the United States and globally during this pandemic, the City would like to extend the terms of the expired temporary agreements/side letters with SBFA, the Marine Safety Employee group and the Public Works employees to provide leave benefits through June 30, 2021.

This item is before Council to consider approving Resolution 2021-014 (Attachment 2) to approve the extensions of the side letter agreements with SBFA, Marine Safety Employee Group and the Public Works employees through June 30, 2021.

COUNCIL ACTION:

DISCUSSION:

The City is committed to providing and maintaining a safe workplace that promotes a healthy environment for all its employees. As a result, the City would like to extend the terms of the temporary agreement in the form of a side letter with SBFA to continue to allow for E-PSL for qualifying reasons related to COVID-19 (Attachment 3). This extension would continue until June 30, 2021.

The City would also like to extend the terms of the temporary agreement in the form of a side letter with the Marine Safety Employee Group to allow for E-PSL for qualifying reasons related to COVID-19 (Attachment 4). This extension would also continue until June 30, 2021.

Finally, the City would also like to extend the temporary agreement in the form of a side letter with the Public Works Employees to allow for E-PSL and E-FMLA benefits for qualifying reasons related to COVID-19 (Attachment 5). Again, this would extend through June 30, 2021.

It is understood by the employee groups that this leave is intended to be a safety net in case of any COVID-19 related issues, but the hope is that employees will not have to use any such leave during this pandemic. These hours will not extend past June 30, 2021. The effective date of all mentioned side letters is from January 1, 2021 through June 30, 2021.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The fiscal impact of the side letter agreements with SBFA, Marine Safety Employee Group and the Public Works employees is unknown at this time. Any leave for "emergency responders" is normally backfilled by another emergency responder who is paid overtime.

These benefits are subject to CalPERS.

WORK PLAN:

N/A

OPTIONS:

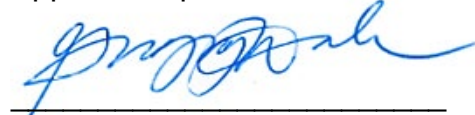
- Approve Staff recommendation.
- Deny Staff recommendation.
- Provide Staff alternative direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council approve Resolution 2021-014 adopting the side letter agreements with SBFA, Marine Safety Employee Group and the Public Works employees.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2020-046
2. Resolution 2021-014
3. SBFA Side Letter
4. Marine Safety Side Letter
5. Public Works Employees' Side Letter

RESOLUTION 2020-046

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE SIDELETTERS BETWEEN THE CITY AND THE SOLANA BEACH FIRE ASSOCIATION, MARINE SAFETY EMPLOYEE GROUP AND SOLANA BEACH EMPLOYEES' ASSOCIATION –MISCELLANEOUS UNIT (PUBLIC WORKS EMPLOYEES ONLY), EFFECTIVE APRIL 1, 2020 TO DECEMBER 31, 2020.

WHEREAS, Employer-Employee Relations for the City of Solana Beach (hereinafter, "City") are governed by California Government Code section 3500 through 3511, known as the Meyers-Milias-Brown Act, and

WHEREAS, the Solana Beach Fire Association (SBFA) is the recognized bargaining unit for the Fire employees of the City of Solana Beach; and

WHEREAS, the Solana Beach Marine Safety Employee Group (SBMS) is the recognized bargaining unit for the Marine Safety employees of the City of Solana Beach; and

WHEREAS, the Solana Beach Employees' Association – Miscellaneous Unit (SBEA-MISC) is the recognized bargaining unit for the Miscellaneous Public Works employees of the City of Solana Beach; and

WHEREAS, the City and SBFA, SBMS and SBEA-MISC (Public Works) met and conferred in good faith regarding Emergency Paid Sick Leave (E-PSL) due to the current Novel Coronavirus (COVID-19) Pandemic; and

WHEREAS, the parties agree to the terms reflected in their respective Sideletter Agreements for use of the E-PSL; and

WHEREAS, the attached Side Letter Agreements have been ratified and approved by the membership of SBFA, SBMS and SBEA-MISC (Public Works); and

WHEREAS, the City Council has considered the City Manager's recommendations and is prepared to approve the Sideletter Agreements effective from April 1, 2020 through December 31, 2020, for employees represented by the above mentioned groups.

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

1. That the foregoing recitations are true and correct.

//

//

2. The attached Sideletter Agreements between the City and employees represented by SBFA, SBMS and SBEA-MISC (Public Works Employees) is hereby approved.

PASSED AND ADOPTED this 6th day of May, 2020 at a special meeting of the City Council of the City of Solana Beach, California, by the following vote:

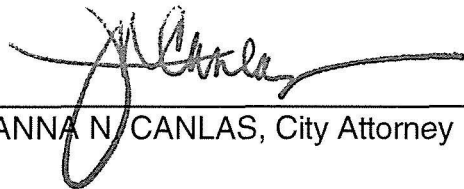
AYES: Councilmembers – Edson, Hegenauer, Becker, Harless, Zito
NOES: Councilmembers – None
ABSTAIN: Councilmembers – None
ABSENT: Councilmembers – None



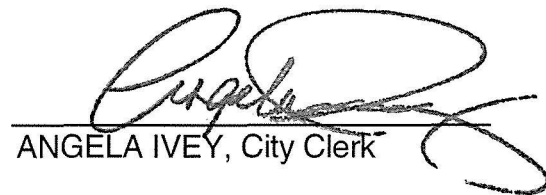
JEWEL EDSON, Mayor

APPROVED AS TO FORM:

ATTEST:



JOHANNA N. CANLAS, City Attorney



ANGELA IVEY, City Clerk



RESOLUTION CERTIFICATION

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.
CITY OF SOLANA BEACH }

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of **Resolution 2020-046** *approving the sideletters between the City and the Solana Beach Fire Association, Marine Safety Employee Group and Solana Beach Employees' Association –Miscellaneous Unit (Public Works employees only), effective April 1, 2020 to December 31, 2020* as duly passed and adopted at a Regular Solana Beach City Council meeting held on the 6th day of May, 2020. The original is on file in the City Clerk's Office.

A handwritten signature in black ink, appearing to read "Angela Ivey", written over a horizontal line.

ANGELA IVEY, CITY CLERK

CERTIFICATION DATE: June 11, 2020

RESOLUTION 2021-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE SIDELETTERS BETWEEN THE CITY AND THE SOLANA BEACH FIRE ASSOCIATION, MARINE SAFETY EMPLOYEE GROUP AND SOLANA BEACH EMPLOYEES' ASSOCIATION –MISCELLANEOUS UNIT (PUBLIC WORKS EMPLOYEES ONLY), EXTENDED TO JUNE 30, 2021.

WHEREAS, Employer-Employee Relations for the City of Solana Beach (hereinafter, "City") are governed by California Government Code section 3500 through 3511, known as the Meyers-Milias-Brown Act, and

WHEREAS, the Solana Beach Fire Association (SBFA) is the recognized bargaining unit for the Fire employees of the City of Solana Beach; and

WHEREAS, the Solana Beach Marine Safety Employee Group (SBMS) is the recognized bargaining unit for the Marine Safety employees of the City of Solana Beach; and

WHEREAS, the Solana Beach Employees' Association – Miscellaneous Unit (SBEA-MISC) is the recognized bargaining unit for the Miscellaneous Public Works employees of the City of Solana Beach; and

WHEREAS, the City and SBFA, SBMS and SBEA-MISC (Public Works) met and conferred in good faith regarding Emergency Paid Sick Leave (E-PSL) due to the current Novel Coronavirus (COVID-19) Pandemic; and

WHEREAS, the parties reached a Temporary Agreement to the terms reflected in their respective Sideletter Agreements for use of the E-PSL; and

WHEREAS, the City Council approved these Sideletter Agreements at a special Council Meeting on May 6, 2020; and

WHEREAS, the parties have agreed to extend the terms of these Temporary Sideletter Agreements as reflected in their respective Agreements until June 30, 2021; and

WHEREAS, the attached Sideletter Agreements have been ratified and approved by the membership of SBFA, SBMS and SBEA-MISC (Public Works); and

WHEREAS, the City Council has considered the City Manager's recommendations and is prepared to approve the terms of the Sideletter Agreements to be extended until June 30, 2021, for employees represented by the above mentioned groups.

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

1. That the foregoing recitations are true and correct.
2. The attached Sideletter Agreements between the City and employees represented by SBFA, SBMS and SBEA-MISC (Public Works Employees) are hereby approved.

PASSED AND ADOPTED this 10th day of February 2021 at a regular meeting of the City Council of the City of Solana Beach, California, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

**Side Letter Between the
City of Solana Beach
And the Solana Beach Firefighters Association Local 3779
To Address the Locally Declared Emergency Related to Coronavirus Disease 2019
(COVID-19)**

This Side Letter (Temporary Agreement) between the City of Solana Beach (the “City”) and the Solana Beach Firefighters Association Local 3779 (“Association”), (collectively “Parties”) is entered into with respect to the following:

WHEREAS, the Parties are currently signatories to a Memorandum of Understanding (MOU) with a term that expires on June 30, 2022;

WHEREAS, on February 11, 2020, the World Health Organization announced that the Coronavirus Disease 2019 (COVID-19), that is causing worldwide uncertainty, with unprecedented health and safety measures being taken by world leaders, which has resulted in a practical halt to nearly all daily life activities;

WHEREAS, COVID-19 appears to be highly contagious, and has sickened thousands of people and resulted in thousands of deaths worldwide;

WHEREAS, members of the Association are essential first responders, who are required to work in the environment, and respond to people in need, many of whom may be contagious and could expose Association members to illness or death;

WHEREAS, to protect the City’s first responders and Association members, and to insure they are able to perform their job functions without fear or hesitation, the Parties reached a Temporary Agreement beginning on April 1, 2020 through December 31, 2020;

WHEREAS, the COVID-19 virus continues to spread and remains highly contagious. Multiple variants of the virus that cause COVID-19 have been documented in the United States and globally during this pandemic;

WHEREAS, the leave benefits provided to employees pursuant to the Families First Coronavirus Response Act (FFCRA) - H.R. 6201 (Act) and California Labor Code 248.1 have expired and City employees may no longer take the leave provided for therein;

WHEREAS, the City entered into a Side Letter entitled, “Side Letter Between the City of Solana Beach and the Solana Beach Firefighters Association Local 3779 to Address the Local Declared Emergency Related to the Coronavirus Disease 2019 (COVID-19)” (Side Letter), which provided Association members with emergency paid sick leave and expired on December 31, 2020; and

WHEREAS, to continue to protect the safety and well-being of the City’s essential first responders, the Parties have reached the following Temporary Agreement:

1. This Temporary Agreement is incorporated into the terms and conditions of the Association's members' employment and expires on June 30, 2021.
2. The City agrees to continue to provide members of the Association with up to 120 hours of emergency paid sick leave to the extent no other federal or state law is enacted providing them comparable benefits; however, members who have used, in whole or in part, their allotment of emergency paid sick leave granted under the Side Letter will not be granted additional hours under this Temporary Agreement.
3. In its sole discretion, the City reserves the right to exclude the members of the Association from the leave benefits provided for under this Temporary Agreement for operational reasons.
4. The emergency paid sick leave hours may be taken for any of the reasons set forth below and will be paid at two-thirds ($2/3$) of the members' base hourly rate:
 - a. An Association member is subject to a Federal, State, or local quarantine or isolation order related to COVID-19;
 - b. An Association member has been advised by a health care provider to self-quarantine due to concerns related to COVID-19;
 - c. An Association member is experiencing COVID-19 symptoms and is seeking a medical diagnosis;
 - d. The employee is prohibited by their employer from working because of concerns about possible COVID-19 transmission;
 - e. An Association member is caring for an individual subject to an order to quarantine (pursuant to Federal, State, or local government order or advice of a health care provider);
 - f. An Association member is caring for a son or daughter (under 18 years of age) whose school or childcare provider is closed or unavailable for reasons related to COVID-19; or
 - g. An Association member is experiencing any other substantially similar condition specified by the Secretary of Health and Human Services, in consultation with the Secretaries of Labor and Treasury.
5. An Association member may choose to supplement the compensation they receive while on leave pursuant to this Temporary Agreement with their earned or accrued leaves in order to achieve 100% of their base hourly pay.

6. Leave taken pursuant to this Temporary Agreement, shall not count as hours worked for the purposes of calculating overtime for any Association member.
7. In order to take leave pursuant to this Temporary Agreement, Association members will be required to complete and submit an appropriate Leave Request Form attached to this Temporary Agreement.
8. Association members are required to obtain management approval prior to taking leave under this Temporary Agreement.
9. The members of the Association understand that leave hours granted under this Temporary Agreement have no cash value and cannot be cashed out.
10. The members of the Association understand that all leave hours granted under this Temporary Agreement will expire on June 30, 2021 and may not be cashed out.
11. For the duration of the "Local Proclamation of the COVID-19 Emergency", which may expire prior to June 30, 2021, the City agrees to provide remote electronic mail access to Fire Captains.

Gregory Wade
City Manager

Date



Eric Phillips (Feb 1, 2021 16:41 PST)

Eric Phillips
Solana Beach Firefighters' Association

Feb 1, 2021

Date



Ryan Pester (Feb 2, 2021 08:12 PST)

Ryan Pester
Solana Beach Firefighters' Association

Feb 2, 2021

Date

SOLANA BEACH FIRE ASSOCIATION EMERGENCY PAID SICK LEAVE REQUEST FORM

I, _____, certify that I am unable to work (or telework) for one of the following reasons:

1. _____ I am subject to a Federal, State, or local quarantine or isolation order related to COVID-19.

Name of the government entity that issued the Quarantine or Isolation Order:

2. _____ I have been advised by a health care provider to self-quarantine due to concerns related to COVID-19.

Name of the health care provider that advised to self-quarantine:

3. _____ I am experiencing symptoms of COVID-19 (e.g., fever [defined as 100.4° F [37.8° C] or greater using an oral thermometer], coughing, and/or shortness of breath) and seeking a medical diagnosis.

4. _____ I have been prohibited by my employer from working because of concerns about possible COVID-19 transmission.

Name of individual from Employer who prohibited you from reporting to work:

5. _____ I am caring for an individual who is subject to a Federal, State, or local quarantine or isolation order related to COVID-19 or who has been advised by a health care provider to self-quarantine due to concerns related to COVID-19.

Relationship to individual: _____

Name of the government entity that issued the Quarantine or Isolation Order:

Name of the health care provider that advised to self-quarantine:

6. _____ I am caring for my child whose school or place of care has been closed, or whose childcare provider is unavailable, due to COVID-19 precautions.

Name of son or daughter: _____

Name of school, place of care, or childcare provider that is closed/unavailable due to COVID-19:

7. _____ I am experiencing another substantially similar condition specified by the Secretary of Health and Human Services in consultation with the Secretary of the Treasury and the Secretary of Labor.

Contact Human Resources: If the circumstances of the leave and/or your intended return to work date changes, please email psammak@cosb.org and also notify your supervisor.

EMPLOYEE ACKNOWLEDGEMENT FOR EMERGENCY PAID SICK LEAVE USE

I attest under penalty of perjury, this leave request, to the best of my knowledge and understanding is true, correct and complete. I understand the City of Solana Beach reserves the right to request supporting documentation for any requested leave. I further acknowledge that I am required to provide requested supporting documentation within the specified time frame to be eligible for the requested benefit.

I understand that if my circumstances change, I must immediately inform my supervisor and the Human Resources Department, and I may be directed to report back to work (or telework).

Check below if you would like to use your accrued leave while on leave.

_____ I request to utilize my accrued leave to supplement the reduced compensation for this leave period. I agree that my leave will be applied as outlined below:

- Sick Leave: _____ (enter number of hours to be used)
- Vacation Leave: _____ (enter number of hours to be used)

Employee Signature

Date

attest that the above information provided in the entirety of this Request Form is accurate and complete. I understand falsification of any information given may lead to disciplinary action.

**Side Letter Between the
City of Solana Beach
And the Solana Beach Marine Safety Employee Group
To Address the Locally Declared Emergency Related to Coronavirus Disease 2019
(COVID-19)**

This Side Letter (Temporary Agreement) between the City of Solana Beach (the “City”) and the Solana Beach Marine Safety Employee Group Members (“Members”), (collectively “Parties”) is entered into with respect to the following:

WHEREAS, the Parties are currently signatories to a Memorandum of Understanding (MOU) with a term that expires on June 30, 2020;

WHEREAS, on February 11, 2020, the World Health Organization announced that the Coronavirus Disease 2019 (COVID-19), that is causing worldwide uncertainty, with unprecedented health and safety measures being taken by world leaders, which has resulted in a practical halt to nearly all daily life activities;

WHEREAS, COVID-19 appears to be highly contagious, and has sickened thousands of people and resulted in thousands of deaths worldwide;

WHEREAS, members of the Marine Safety Employee Group are essential first responders, who are required to work in the environment, and respond to people in need, many of whom may be contagious and could expose members to illness or death;

WHEREAS, to protect the City’s first responders and members of the Marine Safety Employee Group, and to insure they are able to perform their job functions without fear or hesitation, the Parties have reached the following Temporary Agreement beginning on April 1, 2020 through December 31, 2020;

WHEREAS, the COVID-19 virus continues to spread and remains highly contagious. Multiple variants of the virus that cause COVID-19 have been documented in the United States and globally during this pandemic;

WHEREAS, the leave benefits provided to employees pursuant to the Families First Coronavirus Response Act (FFCRA) - H.R. 6201 (Act) and California Labor Code 248.1 have expired and City employees are no longer take the leave provided for therein; .

WHEREAS, the City entered into a Side Letter entitled, “Side Letter Between the City of Solana Beach and the Solana Beach Marine Safety Employee Group to Address the Local Declared Emergency Related to the Coronavirus Disease 2019 (COVID-19)” (Side Letter), which provided Association members with emergency paid sick leave and expired on December 31, 2020, and; **WHEREAS**, to continue to protect the safety and well-being of the City’s essential first responders, the Parties have reached the following Temporary Agreement:

1. This Temporary Agreement is incorporated into the terms and conditions of the Marine Safety Employee Group’s employment and expires on June 30, 2021.

2. The City agrees to continue to provide Members with up to two weeks (80 hours) of emergency paid sick leave to the extent no other federal or state law is enacted providing them comparable benefits; however,
3. Members who have used, in whole or in part, their allotment of emergency paid sick leave granted under the Side Letter will not be granted additional hours under this Temporary Agreement.
4. In its sole discretion, the City reserves the right to exclude the Members from the leave the benefits provided for under this Temporary Agreement for operational reasons.
5. The emergency paid sick leave hours may be taken for any of the reasons set forth below and will be paid at two-thirds (2/3) of the members' base hourly rate:
 - a. A Member is subject to a Federal, State, or local quarantine or isolation order related to COVID-19;
 - b. A Member has been advised by a health care provider to self-quarantine due to concerns related to COVID-19;
 - c. A Member is experiencing COVID-19 symptoms and is seeking a medical diagnosis;
 - d. The Member is prohibited by their employer from working because of concerns about possible COVID-19 transmission;
 - e. A Member is caring for an individual subject to an order to quarantine (pursuant to Federal, State, or local government order or advice of a health care provider);
 - f. A Member is caring for a son or daughter (under 18 years of age) whose school or childcare provider is closed or unavailable for reasons related to COVID-19; or
 - g. A Member is experiencing any other substantially similar condition specified by the Secretary of Health and Human Services, in consultation with the Secretaries of Labor and Treasury.
6. A Member may choose to supplement the compensation they receive while on leave pursuant to this Temporary Agreement with their earned or accrued leaves in order to achieve 100% of their base hourly pay.
7. Leave taken pursuant to this Temporary Agreement, shall not count as hours worked for the purposes of calculating overtime for any Member.

Side Letter between the City of Solana Beach and
Solana Beach Marine Safety Employee Group
Extended to June 30, 2021

8. In order to take leave pursuant to this Temporary Agreement, Members will be required to complete and submit an appropriate Leave Request Form attached to this Temporary Agreement.
9. Members are required to obtain management approval prior to taking leave under this Temporary Agreement.
10. Members understand that leave hours granted under this Temporary Agreement have no cash value and cannot be cashed out.
11. Members understand that all leave hours granted under this Temporary Agreement will expire on June 30, 2021 and may not be cashed out and may not be carried over into the following year.

Gregory Wade
City Manager

Date

Greg Uruburu

Greg Uruburu (Jan 27, 2021 12:09 PST)

Greg Uruburu
Marine Safety Lieutenant

Jan 27, 2021

Date

RMcP

Rob McPhee (Jan 27, 2021 15:45 PST)

Rob McPhee
Marine Safety Sergeant

Jan 27, 2021

Date

Joseph Pennell

Joseph Pennell (Jan 27, 2021 13:04 PST)

Joseph Pennell
Marine Safety Sergeant

Jan 27, 2021

Date

Evan Mason

Evan Mason (Jan 27, 2021 15:44 PST)

Evan Mason
Marine Safety Sergeant

Jan 27, 2021

Date

SOLANA BEACH MARINE SAFETY EMPLOYEE GROUP EMERGENCY PAID SICK LEAVE REQUEST FORM

I, _____, certify that I am unable to work (or telework) for one of the following reasons:

1. _____ I am subject to a Federal, State, or local quarantine or isolation order related to COVID-19.

Name of the government entity that issued the Quarantine or Isolation Order:

2. _____ I have been advised by a health care provider to self-quarantine due to concerns related to COVID-19.

Name of the health care provider that advised to self-quarantine:

3. _____ I am experiencing symptoms of COVID-19 (e.g., fever [defined as 100.4° F [37.8° C] or greater using an oral thermometer], coughing, and/or shortness of breath) and seeking a medical diagnosis.

4. _____ I have been prohibited by my employer from working because of concerns about possible COVID-19 transmission.

Name of individual from Employer who prohibited you from reporting to work:

5. _____ I am caring for an individual who is subject to a Federal, State, or local quarantine or isolation order related to COVID-19 or who has been advised by a health care provider to self-quarantine due to concerns related to COVID-19.

Relationship to individual: _____

Name of the government entity that issued the Quarantine or Isolation Order:

Name of the health care provider that advised to self-quarantine:

6. _____ I am caring for my child whose school or place of care has been closed, or whose childcare provider is unavailable, due to COVID-19 precautions.

Name of son or daughter: _____

Name of school, place of care, or childcare provider that is closed/unavailable due to COVID-19:

7. _____ I am experiencing another substantially similar condition specified by the Secretary of Health and Human Services in consultation with the Secretary of the Treasury and the Secretary of Labor.

Contact Human Resources: If the circumstances of the leave and/or your intended return to work date changes, please email psammak@cosb.org and also notify your supervisor.

EMPLOYEE ACKNOWLEDGEMENT FOR EMERGENCY PAID SICK LEAVE USE

I attest under penalty of perjury, this leave request, to the best of my knowledge and understanding is true, correct and complete. I understand the City of Solana Beach reserves the right to request supporting documentation for any requested leave. I further acknowledge that I am required to provide requested supporting documentation within the specified time frame to be eligible for the requested benefit.

I understand that if my circumstances change, I must immediately inform my supervisor and the Human Resources Department, and I may be directed to report back to work (or telework).

Check below if you would like to use your accrued leave while on leave.

_____ I request to utilize my accrued leave to supplement the reduced compensation for this leave period. I agree that my leave will be applied as outlined below:

- Sick Leave: _____ (enter number of hours to be used)
- Vacation Leave: _____ (enter number of hours to be used)

Employee Signature

Date

I attest that the above information provided in the entirety of this Request Form is accurate and complete. I understand falsification of any information given may lead to disciplinary action.

**Side Letter Between the
City of Solana Beach And
The Solana Beach Miscellaneous Employee Group
Public Works Employees ONLY
To Address the Locally Declared Emergency Related to Coronavirus Disease 2019
(COVID-19)**

This Side Letter (Agreement) between the City of Solana Beach (the “City”) and the Solana Beach Miscellaneous Employee Group – Public Works Members (“PW Employees”), (collectively “Parties”) is entered into with respect to the following:

WHEREAS, the Parties are currently signatories to a Memorandum of Understanding (MOU), with a Side Letter addendum with a term that expires on June 30, 2021;

WHEREAS, on February 11, 2020, the World Health Organization announced that the Coronavirus Disease 2019 (COVID-19), that is causing worldwide uncertainty, with unprecedented health and safety measures being taken by world leaders, which has resulted in a practical halt to nearly all daily life activities;

WHEREAS, COVID-19 appears to be highly contagious, and has sickened thousands of people and resulted in thousands of deaths worldwide;

WHEREAS, Department of Labor has characterized Public Works employees as essential first responders, who are required to work in the environment, and respond to people in need, many of whom may be contagious and could expose members to illness or death;

WHEREAS, to protect the City’s PW Employees, and to insure they are able to perform their job functions without fear or hesitation, the Parties reached A Temporary Agreement beginning on April 1, 2020 through December 31, 2020;

WHEREAS, the COVID-19 virus continues to spread and remains highly contagious. Multiple variants of the virus that causes COVID-19 have been documented in the United States and globally during this pandemic;

WHEREAS, the leave benefits provided to employees pursuant to the Families First Coronavirus Response Act (FFCRA) - H.R. 6201 (Act) and California Labor Code 248.1 have expired and City employees may no longer take the leave provided for therein;

WHEREAS, the City entered into a Side Letter entitled, “Side Letter Between the City of Solana Beach and the Solana Beach Miscellaneous Employee Group Public Works Employees to Address the Local Declared Emergency Related to the Coronavirus Disease 2019 (COVID-19)” (Side Letter), which provided Public Works employees with emergency paid sick leave and expired on December 31, 2020; and

WHEREAS, to continue to protect the safety and well-being of the City’s essential first responders, the Parties have reached the following Temporary Agreement:

1. This Temporary Agreement is incorporated into the terms and conditions of the PW Employees' employment and expires on June 30, 2021.
2. The City agrees to continue to provide PW Employees with the expanded Family Medical Leave ("Expanded FMLA") and up to two weeks (80 hours) of Emergency Paid Sick Leave under the Families First Coronavirus Response Act - H.R. 6201 (Act), to the extent no other federal or state law is enacted providing them comparable benefits, however;
3. PW Employees who have used, in whole or in part, their allotment of Expanded FMLA or emergency paid sick leave granted under the Side Letter will not be granted additional hours under this Temporary Agreement.
4. In its sole discretion, the City reserves the right to exclude PW Employees from the leave benefits provided for under the Act for operational reasons.
5. The Expanded FMLA and emergency paid sick leave hours may be taken for any of the reasons set forth below and as described in the City's Families First Coronavirus Response Act (FFCRA) - H.R. 6201 Policy# 40:
 - a) The PW Employee is subject to a Federal, State, or local quarantine or isolation order related to COVID-19;
 - b) The PW Employee has been advised by a health care provider to self-quarantine due to concerns related to COVID-19;
 - c) The PW Employee is experiencing COVID-19 symptoms and is seeking a medical diagnosis;
 - d) The PW Employee is prohibited by their employer from working because of concerns about possible COVID-19 transmission;
 - e) The PW Employee is caring for an individual subject to an order to quarantine (pursuant to Federal, State, or local government order or advice of a health care provider);
 - f) The PW Employee is caring for a son or daughter (under 18 years of age) whose school or childcare provider is closed or unavailable for reasons related to COVID-19; or
 - g) The PW Employee is experiencing any other substantially similar condition specified by the Secretary of Health and Human Services, in consultation with the Secretaries of Labor and Treasury.
6. PW Employees may choose to supplement the compensation they receive while on Expanded FMLA and/or the Emergency Paid Sick Leave pursuant to this Agreement and the City's Families

First Coronavirus Response Act (FFCRA) - H.R. 6201 Policy# 40, with their earned or accrued leaves in order to achieve 100% of their base hourly pay.

7. In order to take leave under Expanded FMLA and/or the Emergency Paid Sick Leave, PW Employees will be required to complete and submit an appropriate Leave Request Form(s) attached to this Temporary Agreement.
8. Leave taken pursuant to this Temporary Agreement, shall not count as hours worked for the purposes of overtime.
9. PW Employees are required to obtain management approval prior to taking leave under this Temporary Agreement.
10. PW Employees understand that leave hours granted under this Temporary Agreement have no cash value and cannot be cashed out.
11. PW Employees understand that all leave hours granted under this Temporary Agreement will expire on June 30, 2021 and may not be cashed out and may not be carried over into the following year.

Gregory Wade
City Manager

Date

Danny Hernandez

Danny Hernandez (Feb 2, 2021 12:36 PST)

Feb 2, 2021

Danny Hernandez
Lead Maintenance Worker

Date

Abel Perez

Abel Perez (Feb 2, 2021 12:37 PST)

Feb 2, 2021

Abel Perez
Lead Maintenance Worker

Date

Joshua Blea

Joshua Blea (Feb 2, 2021 12:39 PST)

Feb 2, 2021

Joshua Blea
Maintenance Worker II

Date

jose garcia

jose garcia (Feb 2, 2021 14:23 PST)

Feb 2, 2021

Jose Ramon Garcia
Maintenance Worker I

Date

**EMERGENCY FAMILY MEDICAL LEAVE (E-FML)
AND EMERGENCY PAID SICK LEAVE (E-PSL)
EMPLOYEE REQUEST FORM**

EXPIRES JUNE 30, 2021

To request Emergency Family Medical Leave (E-FML) and/or Emergency Paid Sick Leave (E-PSL) as provided under the Families First Coronavirus Response Act and the City's Policy #40, please complete the request form and submit to your manager and the Human Resources Department for approval before commencement of leave.

Documentation supporting the need for leave must be included with this request, as described in the City's Emergency Leave Policy #40.

Employee Name (print clearly):

Employee

Number: Department:

Manager:

Requested Leave Start Date:

End Date:

I am requesting the following leave (check one or both):

_____ Family and Medical Leave Act Public Health Emergency Leave (E-FML)

_____ Emergency Paid Sick Leave (E-PSL)

If approved for E-FML, the first 10 days of this leave are unpaid but you have the option to use any available accrued 1) compensatory time, 2) floating holidays, 3) management leave, 4) vacation leave, 5) sick leave, or 6) E-PSL during those 10 days.

If you are requesting E-FML and want to use E-PSL for the first 10 days check both options above and complete both Sections of this form.

If you are requesting E-FML and want to use accrued leave other than E-PSL, complete Section One of this form and request the use of accrued 1) compensatory time, 2) floating holidays, 3) management leave, 4) vacation leave, 5) sick leave as you would normally.

SECTION ONE: REQUEST FOR E-FML

I am requesting **E-FML** for the following reason:

_____ I am unable to work (including telework) due to a need for leave to care for my son or daughter under 18 years of age because my son or daughter's school, or place of care has been closed or my childcare provider is unavailable due to a public health emergency and because no suitable person is available to care for my son or daughter during the period of such leave.

Name of school or place of care:

Name of child caregiver unavailable due to concerns related to COVID-19:

Name and age of child or children I am needed to care for:

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

No other suitable person is available to care for my child for the requested leave period due to:

The special circumstances requiring my need for leave to care for a child age 15-17 are:

I am requesting to take E-FML on an intermittent basis: Yes _____ No _____

I am requesting to take E-FML on an intermittent basis as follows:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

The amount of E-FML being requested for dates listed above is for _____ hours or days (**circle one**).

I am requesting to take E-FML on an intermittent basis for the following reason(s):

I am requesting E-FML beginning on _____, 2021. I expect to use E-FML until _____, 2021.

E-FML Employee Acknowledgement

- I acknowledge that I may be denied E-FML or may not be granted the entirety of E-FML requested if I have already previously used all or a portion of my FMLA leave.
- I acknowledge that if approved for E-FML that the first 10 days of E-FML are unpaid but that I have the option to substitute my pay during those 10 days with any available accrued 1) compensatory time, 2) floating holidays, 3) management leave, 4) vacation leave, 5) sick leave, or 6) E-PSL I may have.

I attest that the above information is accurate and complete. I understand falsification of any information given may lead to disciplinary action.

Employee Signature: _____

Date: _____

SECTION TWO: REQUEST FOR E-PSL

I am requesting **E-SPL** due to my inability to work (or telework) because of the Qualifying Reason indicated below (check the appropriate reason below):

____1) I am subject to a federal, state, or local quarantine or isolation order related to COVID–19.

____2) I have been advised by a health care provider to self-quarantine due to concerns related to COVID–19.

____3) I am experiencing symptoms of COVID–19 and seeking a medical diagnosis.

____4) I am caring for an individual who is subject to either number 1 or 2 above.

____5) I am caring for my child whose primary or secondary school or place of care has been closed, or my childcare provider is unavailable due to COVID–19 precautions; and,

I attest that no other suitable person is available to care for my child during the requested period of leave.

I attest special circumstances exist requiring my need for leave to care for a child ages 15-17.

____6) I am experiencing another substantially similar condition specified by the secretary of health and human services.

I am requesting to take E-PSL on an intermittent basis: Yes _____ No _____

Note: Non-telecommuting employees may only take E-PSL intermittently if they are requesting the leave to care for a son or daughter whose school or place of care has been closed or the childcare provider of the son or daughter is unavailable. Telecommuting employees may take E-PSL intermittently for any qualifying reason.

I am currently telecommuting: Yes _____ No _____

I am requesting to take E-PSL on an intermittent basis as follows:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday

The amount of E-PSL being requested for dates listed above is for _____ hours or days **(circle one)**.

I am requesting to take E-PSL on an intermittent basis for the following reason(s):

I am requesting E-PSL beginning on _____, 2021.

I expect to use E-PSL until _____, 2021.

I acknowledge that the FFCRA limits identifies limited circumstances in which E-PSL may be taken intermittently as follows: non-telecommuting employees may only take E-PSL intermittently if they are requesting the leave to care for a son or daughter whose school or place of care has been closed or the childcare provider of the son or daughter is unavailable. Telecommuting employees may take E-PSL intermittently for any qualifying reason. I acknowledge that my request to take EPSL intermittently may be denied if it is not for these reasons.

Employee Signature: _____

Date: _____

APPROVALS

Manager Signature: _____

Date:

HR Signature: _____

Date:

CERTIFICATION/DOCUMENTATION REQUIREMENTS

I, _____, provide the following information in support of my request for E-PSL (complete all that apply):

1. Leave due to a government-issued quarantine or isolation order.

Name of the issuing government entity for the quarantine or isolation order:

Effective dates of the order: _____

2. Leave due to a health care provider's advice to self-quarantine.

Name of the health care provider advising me or the individual I am caring for to self-quarantine:

Written documentation is available and attached: Yes _____ No _____

Name and relation of the individual who I am needed to care for:

Name: _____ Relation: _____

3. Leave due to a school or place of childcare closed

due to COVID-19 Name of school or place of care:

Name of child caregiver unavailable due to concerns related to COVID-19:

Name and age of child or children I am needed to care for:

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

No other suitable person is available to care for my child for the requested leave period due to:

The special circumstances requiring my need for leave to care for a child age 15-17 are:

4. Leave due to a substantially similar condition specified by the secretary of health and human services.

Provide details regarding the need for this leave:

METHOD FOR PAY

E-FML Method of Pay

If approved for E-FML, the first 10 days of this leave are unpaid, but you have the option to use any available accrued 1) compensatory time, 2) floating holidays, 3) management leave, 4) vacation leave, sick leave, or 6) E-PSL during those 10 days.

While on an approved E-FML leave, I elect to use the following available accrued leaves for the **first 10 days** of the leave. Use of E-PSL or other accrued available leave will run concurrently with use of E-FML (check all that apply):

_____ E-PSL

_____ I request to utilize my accrued available leave to supplement the first 10-days for this E-FML leave period. I agree that my leave will be applied in the order of availability as outlined below:

1) accrued compensatory time, 2) floating holidays, 3) management leave, 4) vacation leave, 5) sick leave.

After the tenth day, and for the remaining ten (10) weeks of E-FML, employees will be compensated for E- FML at two-thirds their regular rate or two-thirds the applicable minimum wage, whichever is higher, up to \$200 per day and \$10,000 in the aggregate (over a 10-week period).

Check below if you would like to use your accrued available leave while on E-FML:

_____ I request to utilize my accrued available leave to supplement the reduced compensation for this E- FML leave period. I agree that my leave will be applied in the order of availability as outlined below:

1) accrued compensatory time, 2) floating holidays, 3) management leave, 4) vacation leave, 5) sick leave.

E-PSL Method of Pay

Employees will be compensated for E-PSL at their regular rate, up to \$511 per day and \$5,110 in the aggregate (over a 2-week period), when leave is taken for Qualifying Reasons (1), (2), and (3) above (own illness or quarantine).

Employees will be compensated for E-PSL at 2/3 their regular rate, up to \$200 per day and \$2,000 in the aggregate (over a 2-week period), when leave is taken for reasons (4) and (6) above (care for others or school closures).

Employees will be compensated for E-PSL at 2/3 their regular rate, up to \$200 per day and \$2,000 in the aggregate (over a 2-week period), when leave is taken for reason (5) above (care for son/daughter due to school closures).

Check below if you would like to use your accrued leave while on leave.

_____ I request to utilize my accrued leave to supplement the reduced compensation for this leave period. I agree that my leave will be applied in the order of availability as outlined below:

If this leave request is for Qualifying Reasons 1-3, the leave will be applied in the following order of availability:

1) sick leave, 2) accrued compensatory time, 3) floating holidays, 4) management leave, 5) vacation leave.

If this leave request is for reasons 4-6, the leave will be applied in the following order of availability:

1) accrued compensatory time, 2) floating holidays, 3) management leave, 4) vacation leave, 5) sick leave.

I attest that the above information provided in the entirety of this Request Form is accurate and complete. I understand falsification of any information given may lead to disciplinary action.

Employee Signature: _____

Date: _____

FOR HUMAN RESOURCES USE:

THIS COMPLETED FORM AND ANY OTHER DOCUMENTATION RELATED TO THE REQUEST FOR E-FML OR E-PSL MUST BE RETAINED FOR 4 YEARS REGARDLESS OF WHETHER LEAVE IS GRANTED OR DENIED.

Date: _____

Request for E-FML Approved: Yes _____ No _____

Dates of Approved E-FML: _____

Request for E-PSL Approved: Yes _____ No _____

Dates of Approved E-PSL: _____

NOTES:

Print Human Resources Director or Designee Name

Signature of Human Resources Director or Designee Name











FINAL - EXTENDED PUBLIC WORKS COVID Sideletter - 06.30.2021

Final Audit Report

2021-02-02

Created:	2021-02-02
By:	Pouneh Sammak (psammak@cosb.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4I1o0Fx1oPXbbHMRpVXHgVnl5nVf41St

"FINAL - EXTENDED PUBLIC WORKS COVID Sideletter - 06.30.2021" History

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STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: February 10, 2021
ORIGINATING DEPT: City Manager Department/City Attorney's Office
SUBJECT: **Council Consideration and Potential Adoption of Resolution 2021-023 Confirming City Manager/Director of Emergency Services' Order 2021-002 Lifting the Suspension of Temporary Use Permits (TUPs) during the State Regional Stay at Home Order or County Public Health Order and Conditioning All Issued TUPs to Comply with Applicable Public Health Orders**

BACKGROUND:

On March 11, 2020, the World Health Organization (WHO) declared COVID-19, the illness caused by the novel coronavirus, a pandemic, pointing at that time to over 118,000 cases of COVID-19 in over 110 countries and territories around the world and the sustained risk of further global spread. This was preceded by declarations of emergency by both the County of San Diego and State of California on February 14, 2020, and March 4, 2020, respectively, followed by a federal emergency declaration on March 13, 2020, as a result of the threat posed by COVID-19. On March 16, 2020, pursuant to Section 2.28.060(A)(1) of the Solana Beach Municipal Code (SBMC), the Director of Emergency Services/City Manager proclaimed a state of local emergency in the City of Solana Beach due to COVID-19, which was ratified by the City Council through adoption of Resolution 2020-036.

Since that time, there have been numerous Orders and Guidance by the California Department of Public Health (CDPH) and the Health Officer of the County of San Diego to curtail the spread of COVID-19. On December 3, 2020, the CDPH issued a Regional Stay at Home Order (Regional Order) which remains in effect for any of the five state regions in which the Intensive Care Unit (ICU) bed capacity is less than 15%. The Regional Order imposed new temporary restrictions, as well prohibiting any activities that are not associated with critical infrastructure, such as any operation of any non-

COUNCIL ACTION:

essential businesses, while allowing critical infrastructure sectors to operate, but only if they continue to modify operations pursuant to the applicable sector guidance. On December 10, 2020, the Health Officer of the County of San Diego issued an Order of the Health Officer and Emergency Regulations (Health Order) requiring every essential business to comply with industry guidance issued by the State of California.

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

The item before the City Council is to consider and adopt Resolution 2021-023 (Attachment 1), confirming City Manager/Director of Emergency Services' Order 2021-002 (Attachment 2) Lifting the Suspension of Temporary Use Permits during the Regional Order or County Public Health Order.

DISCUSSION:

On January 4, 2021, under Section 2.28.060(A)(6)(a) of the Solana Beach Municipal Code, the Director of Emergency Services/City Manager issued Order 2021-001, suspending TUPs during the Regional Order or Health Order; declaring businesses that continue to operate under a suspended TUP subject to issuance of administrative citations under Section 1.18.030 and any and all enforcement provisions of the Solana Beach Municipal Code; and declaring businesses that continue to operate in violation of the Regional Order, the Health Order or other applicable local, state and federal rules, regulations or orders related to the local emergency to be detrimental to public health, safety and general welfare and, thus constitute public nuisances in violation of the Solana Beach Municipal Code. On January 13, 2021, the Council adopted Resolution 2021-008 ratifying and confirming Emergency Order 2021-001.

Following the adoption of Resolution 2021-008 ratifying Emergency Order 2021-001, COVID-19 case numbers began to level off. Given the outlook in the state for ICU capacity, including the four-week ICU bed availability projection for the Southern California Region, which includes San Diego County, on January 25, 2021, Governor Newsom lifted the Regional Order, returning all counties to the colored tier system. Subsequently, on January 25, 2021, the Health Officer of the County of San Diego issued an Order of the Health Officer and Emergency Regulations (Current Health Order), which still requires every essential business to comply with industry guidance issued by the State of California for Tier 1 (purple/widespread), but also allowed restaurants to open for outdoor dining provided that the Current Health Order and other applicable local, state and federal rules, regulations and orders and industry guidance are followed.

As such, on January 26, 2021, acting under Section 2.28.060(A)(6)(a) of the Solana Beach Municipal Code, the Director of Emergency Services/City Manager issued Order 2021-002, lifting the suspension of the TUPs during the Regional Order, thereby allowing restaurants and other uses for which TUPs to provide outdoor dining and/or

other activities in compliance with guidance issued by the State of California for Tier 1 (purple/widespread).

Pursuant to the terms of the TUPs, the City reserved the right to modify or revoke the TUP for any applicant's failure to comply with conditions of any other local, state or federal regulations. Although Emergency Order 2021-002 lifted the Regional Order and the Health Order allowing restaurants once again to offer outdoor dining services subject to the City's TUP, they still must comply with the Current Health Order and other applicable local, state and federal rules, regulations and orders and industry guidance are followed. Therefore, Resolution 2021-023 also conditions all TUPs issued by the City under these Emergency Orders to comply with the Current Health Order and other applicable local, state and federal rules, regulations and orders and industry guidance.

CEQA COMPLIANCE STATEMENT:

The proposed City Council action is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Because there is no possibility that the Resolution may have a significant adverse effect on the environment, the action is exempt from CEQA.

FISCAL IMPACT:

There are no direct fiscal impacts related to the adoption of the Resolution or the Ordinances.

WORKPLAN:

N/A

OPTIONS:


- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Do not approve Staff recommendations
- Provide direction / feedback.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2021-023, ratifying and confirming Emergency Order 2021-002.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager/Director of Emergency Services

1. Resolution 2021-023
2. Emergency Order 2021-002

RESOLUTION 2021-023

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, following the issuance of the Regional Order and the Health Order,

restaurants are no longer allowed to offer outdoor dining services and may only remain open for take-out; and

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

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

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

WHEREAS, following the adoption of Resolution 2021-008 ratifying Emergency Order 2021-001, COVID-19 case numbers began to level off and the outlook in the state for ICU capacity improved, on January 25, 2021, Governor Newsom lifted the Regional Order, returning all counties to the colored tier system; and

WHEREAS, on January 25, 2021, the Health Officer of the County of San Diego issued an Order of the Health Officer and Emergency Regulations (Current Health Order), which still requires every essential business to comply with industry guidance issued by the State of California for Tier 1 (purple/widespread), but also allowed restaurants to open for outdoor dining provided that the Current Health Order and other applicable local, state and federal rules, regulations and orders and industry guidance are followed; and

WHEREAS, on January 26, 2021, acting under Section 2.28.060(A)(6)(a) of the Solana Beach Municipal Code, the Director of Emergency Services/City Manager issued Order 2021-002, lifted the suspension of the TUPs during the Regional Order, thereby allowing restaurants and other uses for which TUPs to provide outdoor dining and/or other activities in compliance with guidance issued by the State of California for Tier 1 (purple/widespread).

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

WHEREAS, while the lifting the Regional Order and the Health Order allows restaurants to offer outdoor dining services subject to the City's TUP, they still must

comply with the Current Health Order and other applicable local, state and federal rules, regulations and orders and industry guidance are followed.

WHEREAS, Order 2021-002 is reasonably related to the protection of life and property as affected by the local emergency related to COVID-19 and conditions warrant and necessitate such an Order.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Solana Beach as follows:

1. That Order 2021-002 of the Director of Emergency Services of the City of Solana Beach, a true and correct copy of which is attached hereto as Exhibit A, is hereby ratified and confirmed.
2. That all TUPs issued by the City under these Emergency Orders shall comply with the Current Health Order and other applicable local, state and federal rules, regulations and orders and industry guidance.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Solana Beach at a regular meeting this 10th day of February, 2021.

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



**ORDER 2021-002 OF THE DIRECTOR OF EMERGENCY
SERVICES OF THE CITY OF SOLANA BEACH**

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

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

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

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

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

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

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

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

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

WHEREAS, pursuant to the terms of the TUPs, the City reserved the right to

ATTACHMENT 2

modify or revoke the TUP for any applicant's failure to comply with conditions of any other local, state or federal regulations; and

WHEREAS, for the duration of the Regional Order, restaurants were not allowed to offer outdoor dining services and could only remain open for take-out; and

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

WHEREAS, pursuant to SBMC section 2.28.060(A)(6)(a), on January 1, 2021, Order 2021-001 of Director of Emergency Services of the City of Solana Beach was issued, which suspended TUPs the extent that operations were not authorized under the Regional Order, the Health Order or other applicable local, state and federal rules, regulations and orders; and

WHEREAS, Order 2021-001 provided that when the Regional Order, the Health Order and other applicable local, state and federal rules, regulations and orders are modified or changed to allow operations, the Director of Emergency Services will consider whether operations under previously issued TUPs may resume; and

WHEREAS, on January 13, 2021, the City Council adopted Resolution 2021-008, confirming Order 2021-001 suspending TUPs during the Regional Order; and

WHEREAS, on January 25, 2021, Governor Newsom lifted the Regional Order, returning all counties to the colored tier system;

WHEREAS, on January 25, 2021, the Health Officer of the County of San Diego issued an Order of the Health Officer and Emergency Regulations ("Current Health Order"), which still requires every essential business to comply with industry guidance issued by the State of California;

WHEREAS, the County of San Diego is currently in Tier 1 (purple/widespread), which allows restaurants to open for outdoor dining provided that the Current Health Order and other applicable local, state and federal rules, regulations and orders and industry guidance are followed; and

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

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

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


1. That the above recitations are true and correct.
2. That the suspension of Temporary Use Permits is hereby lifted to the extent that operations are authorized under the Health Order and all other applicable local, state and federal rules, regulations and orders now existing or hereafter amended or enacted.
3. That Order 2021-001 is hereby suspended until, and shall be automatically reinstated in the event that, businesses that were issued Temporary Use Permits are not allowed to operate under the Health Order or other applicable local, state or federal rules, regulations or orders now existing or hereafter amended or enacted.
4. That paragraphs 2 and 3 of this Order 2021-002 shall only be in effect when businesses that were issued Temporary Use Permits are allowed to operate under the Health Order and other applicable local, state and federal rules, regulations and orders now existing or hereafter amended or enacted.
5. That businesses that operate in violation of the Current Health Order or other applicable local, state and federal rules, regulations or orders related to the local emergency are detrimental to public health, safety and general welfare and, thus constitute a public nuisance in violation of the Solana Beach Municipal Code.

1-26-2021 7:27pm
Date and time




Gregory Wade, Director of Emergency Services

APPROVED AS TO FORM:

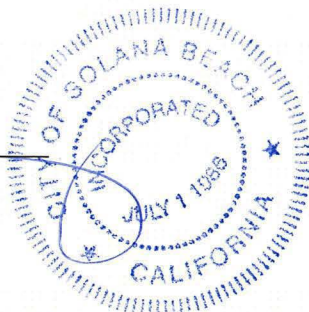


JOHANNA N. CANLAS, City Attorney

ATTEST:



ANGELA IVEY, City Clerk





STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: February 10, 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for DRP and SDP to Construct a New Two-Story, Single-Family Residence with an Attached Three-Car Garage and Perform Associated Site Improvements at 840 Avocado Place. (DRP20-004/SDP20-008, Applicants: Will and Vanessa Morrison; APN: 298-292-23; Resolution No. 2021-017)**

BACKGROUND:

The Applicants, Will and Vanessa Morrison, are requesting City Council approval of a Development Review Permit (DRP) and a Structure Development Permit (SDP) to construct a new 4,559 square-foot two-story, single-family residence with an attached 887 square-foot three-car garage and perform associated site improvements on a vacant lot. The 20,084 square-foot lot is located at 840 Avocado Place, which was approved as Lot 4 of the Feather Acres Subdivision by the City Council in May of 2016. The lot is located within the Estate Residential (ER-2) Zone.

The project proposes grading in the amounts of 540 cubic yards of cut, 100 cubic yards of fill, 440 cubic yards of export, and 350 cubic yards of removal and recompaction in addition to the grading approved and previously completed under the Feather Acres Subdivision (as reflected in the approving Resolution 2016-044). The maximum building height would be 25.0 feet, or 238.61 feet above Mean Sea Level (MSL), above the pad height approved for Lot 4.

The project requires a DRP for an aggregate grading quantity in excess of 100 cubic yards, for a structure that exceeds 60 percent of the maximum allowable floor area, and for a second floor that exceeds 35 percent of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade established by the Feather Acres Subdivision approval.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2021-017 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The subject lot was created with the approval of the Feather Acres seven-lot subdivision and is the last to seek City Council approval for proposed development. The lot was originally identified as Lot 4 of the subdivision, however, since then addresses have been assigned to each of the lots and Lot 4 has been assigned the address of 840 Avocado Place.

The property is relatively rectangular in shape and has approximately 99 feet of frontage on the east side of lower Avocado Place. The southern property line is 218 feet long. The northern property is 144 feet before the line jogs to the south toward the center of the property, narrowing the last 124 feet of the property to 77 feet wide. Lower Avocado Place slopes upward as you move north along the western (front) property line of the subject property. Grading approved as part of the Feather Acres Subdivision established specific pad elevations for each of the individual lots. The subject lot was graded to have a smaller pad at 212 feet above MSL along the frontage and an upper main pad at 222 feet above MSL.

The Applicants propose to lower the lower pad to 211 feet above MSL and expand the lower pad area to accommodate a three-car garage and lower level of the residence, a motor court, and a fourth uncovered parking space. The garage would be built into the existing slope on the northern side of the property. The main level of the residence would be built partially above the lower level and on the existing upper building pad at 222 feet above MSL.

The project includes a stormwater detention area in the northwest corner of the lot. Other proposed site improvements include grading, hardscape, fencing and retaining walls, and landscaping. The project plans are provided in Attachment 2.

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:	840 Avocado Pl.	Zoning Designation:	ER-2 (1-2 du/ac)
Lot Size (Net):	20,084 ft ²	# of Units Allowed:	1 Dwelling Unit, 1 ADU
Max. Allowable Floor Area:	7,513 ft ²	# of Units Requested:	1 Dwelling Unit
Proposed Floor Area:	5,046 ft ²	Setbacks:	Required Proposed
Below Max. Floor Area by:	2,467 ft ²	Front (W)	25 ft. 25 ft.
Max. Allowable Height:	25 ft.	Interior Side (N)	10 ft. 10 ft.
Max. Proposed Height:	25.0 ft.	Interior Side (S)	10 ft. 18 ft.
Highest Point/Ridge:	238.61 MSL	Rear (E)	40 ft. 63 ft.
PROPOSED PROJECT INFORMATION			
Floor Area Breakdown:		Required Permits:	
Lower Level Living Area	251 ft ²	DRP: A DRP is required for grading in excess of 100 cubic yards (aggregate), floor area in excess of 60% of the maximum allowable, and a second floor in excess of 35% of the first floor.	
Upper Level Living Area	4,087 ft ²		
Covered Exterior Area	221 ft ²		
Lower Level Garage/Storage	887 ft ²		
Subtotal	5,446 ft ²	SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
Off-Street Parking Exemption	- 400 ft ²		
Total Floor Area:	5,046 ft²		
Proposed Grading:	Cut: 540 yd ³ Fill: 100 yd ³	Export: 440 yd ³ Remedial: 350 yd ³	
Proposed Parking: Attached 3-Car Garage		Existing Development:	
Proposed Fences and Walls: Yes		Vacant Lot Previously Graded Under the approved Feather Acres Subdivision	
Proposed Accessory Dwelling Unit: No			
Proposed Accessory Structure: No			

Staff has prepared draft findings for approval of the project in the attached Resolution 2021-017 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 2021-017.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposal includes an aggregate grading quantity that exceeds 100 cubic yards of grading. As proposed, there would be 540 cubic yards of cut, 100 cubic yards of fill, 440 cubic yards of export, and 350 cubic yards of removal and recompaction. The aggregate grading quantity would be 990 cubic yards. A DRP is also required for a proposed floor area that would exceed 60 percent of the maximum

allowable for the property. The maximum allowable floor area for the 20,084 square-foot lot is 7,513 square feet, and the total proposed floor area is 5,046 square feet, or 67 percent, of the maximum allowable. A DRP is also required for a second story that would exceed 35 percent of the first story. The upper level would be over 3.5 times the size of the lower level.

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

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2021-017 provides the full discussion of the findings.

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

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

Relationship with Adjacent Land Uses:

The property is located within the ER-2 Zone. The surrounding neighborhood consists of a mix of properties that are developed with one- and two-story single-family residences. Properties immediately to the north, south, and east were also created with the Feather

Acres Subdivision and are either under construction or have been recently developed. Other surrounding properties are also residentially developed.

The project, as designed, is consistent with the permitted uses for the ER-2 Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Estate Residential in the General Plan and intended for single-family residences developed at a maximum density of one to two dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is located in the Dark Sky Area, which limits exterior lighting. As conditioned, the project would comply with the Dark Sky Area. The property is also located within the Coastal Zone. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

Building and Structure Placement:

The Applicants propose to construct a new two-story, single-family residence with an attached three-car garage and perform associated improvements including grading, drainage, hardscaping, landscaping, and construction of a pool, spa, fences and walls.

In order to measure the maximum building height for the proposed development, Staff is using the pad elevations approved under the Feather Acres Subdivision as the pre-existing grade. Proposed grade as shown on the plans is the proposed grade elevation if the grading proposed with this development application is approved by the City Council.

Driveway access would be taken from the southernmost portion of street frontage along lower Avocado Place. The driveway would curve to the north and slope upward approximately 5 feet in elevation from Avocado Place to access the motor court and three-car garage, which would be oriented toward the south. An additional uncovered parking space would be located to the south of the motor court. Pedestrian access to the residence from lower Avocado Place would be taken from the driveway to an on-grade stairway accessing the upper level of the lot and main entry to the residence. There would be an additional pedestrian entry to the garage from the driveway.

The project would comply with all required setbacks. The southwest corner of the garage (and living area above) as well as fencing around the trash enclosure would be setback the required 25 feet from the front property line. The residence would generally follow the northern 10-foot setback line. The residence would be setback approximately 63 feet from the rear property line and 18 feet from the southern side property line.

The lower level of the residence would consist of the 887 square foot, three-car garage, storage, with an addition 251 square feet of living area consisting of a mudroom, and stairway access to the 4,087 square foot upper (main) level of the residence, which would

include an open concept kitchen, dining, and great room, three on-suite bedrooms, a primary bedroom suite, a lounge, a sitting area with a wet bar, a laundry room, an office, and a powder room. The residence would be located primarily along the northern side of the property and open to exterior living areas and pool and spa on the southern side of the property.

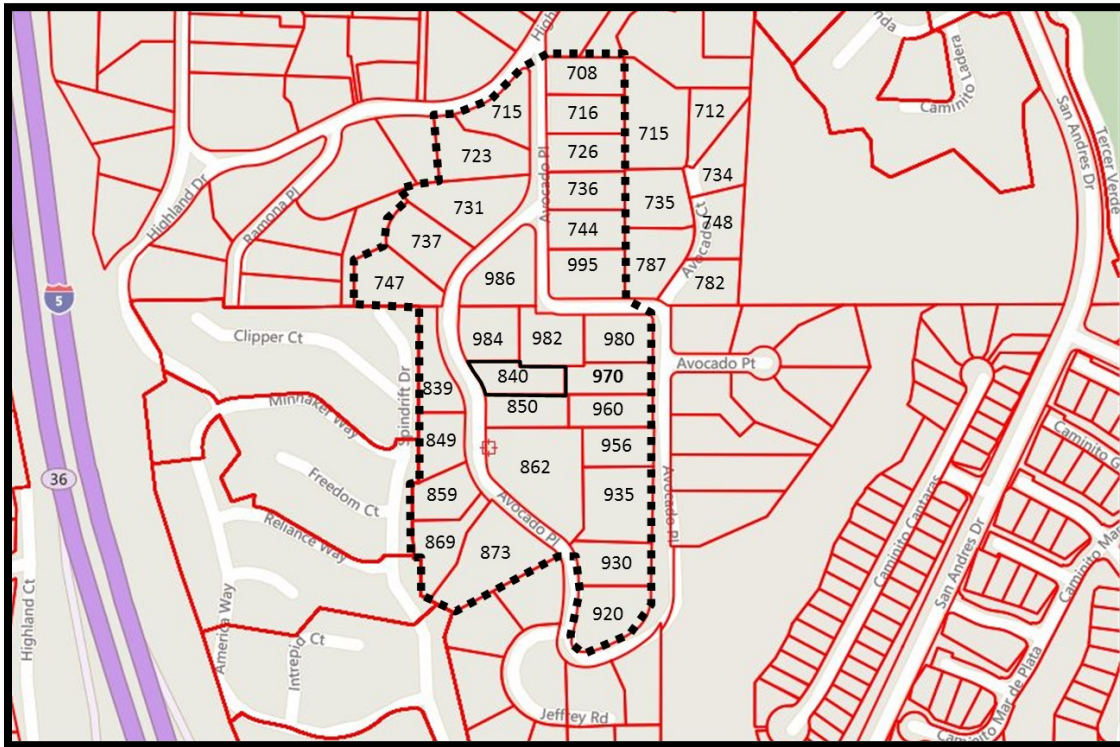
The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The project includes a single-family residence with a three-car garage, therefore, the project is afforded a 400 square-foot exemption, and the total proposed floor area would be 5,046 square feet, which is 2,467 square feet below the maximum allowable floor area for the 20,084 square-foot lot. The maximum floor area calculation for this project is as follows:

0.60 for first 5,000 ft ²	3,000 ft ²
0.30 for 5,000 to 20,000 ft ²	4,500 ft ²
0.15 for anything over 20,000 ft ²	13 ft ²
<hr/> Total Allowable Floor Area:	<hr/> 7,513 ft ²

The proposed project, as designed, meets the minimum required setbacks and maximum building height, exceeds the minimum off-street parking requirements, and is below the maximum allowable floor area for the property.

Neighborhood Comparison:

Staff compared the proposed project to 28 other properties within the surrounding area. This area includes properties along both sides of Avocado Place as shown on the map on the following page.



The properties evaluated in this comparison are also located in the ER-2 Zone. The existing homes range in size from 2,116 square feet to 6,535 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, storage area, and exterior floor area as follows:

Project Gross Building Area:	5,446 ft ²
Delete Attached Garage/Storage:	- 887 ft ²
Delete Exterior Floor Area:	- 221 ft ²
<hr/> Project Area for Comparison to Assessor's Data:	<hr/> 4,338 ft ²

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

Table 2						
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft2	Max. Allowable ft2	Zone
1	930 Avocado PI	22,216	4,827		7,832	ER-2
2	920 Avocado PI	28,750	5,050		8,813	ER-2
3	862 Avocado PI	60,984	Not Available		13,648	ER-2
4	956 Avocado PI	21,780	4,411		7,767	ER-2
5	934 Avocado PI	37,897	2,116		10,185	ER-2
6	873 Avocado PI	47,480	2,627		11,622	ER-2
7	869 Avocado PI	24,829	2,219		8,224	ER-2
8	859 Avocado PI	21,780	2,561		7,767	ER-2
9	849 Avocado PI	21,780	2,663		7,767	ER-2
10	839 Avocado PI	23,958	3,523		8,094	ER-2
11	984 Avocado PI	22,307	Vacant	6,535	7,941	ER-2
12	982 Avocado PI	25,700	3,895		8,355	ER-2
13	980 Avocado PI	24,394	2,286		8,159	ER-2
14	840 Avocado PI	19,896	Vacant	4,338	7,484	ER-2
15	970 Avocado PI	20,069	Vacant	3,682	7,510	ER-2
16	850 Avocado PI	20,000	3,552		7,500	ER-2
17	960 Avocado PI	20,124	4,375		7,519	ER-2
18	986 Avocado PI	31,195	Vacant	5,719	9,270	ER-2
19	708 Avocado PI	21,780	2,795		7,767	ER-2
20	716 Avocado PI	21,780	2,182		7,767	ER-2
21	726 Avocado PI	21,780	2,422		7,767	ER-2
22	736 Avocado PI	21,780	2,875		7,767	ER-2
23	744 Avocado PI	21,780	2,572		7,767	ER-2
24	995 Avocado PI	28,750	2,952		8,813	ER-2
25	731 Avocado PI	39,204	2,408	6,112	10,381	ER-2
26	737 Avocado PI	27,878	2,954		8,682	ER-2
27	747 Avocado PI	30,056	3,910		9,008	ER-2
28	723 Avocado PI	33,541	4,143		9,531	ER-2
29	715 Avocado PI	22,651	3,948		7,898	ER-2

Fences, Walls and Retaining Walls:

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

The Applicants propose to construct a five-foot high fence along the side and rear property lines to secure the upper building pad, including the yard, pool and spa to meet pool fencing requirements and provide privacy. There would also be a retaining wall ranging in height from four to five feet along the northern side of the residence. The fences and walls onsite have been measured from the existing grade or the grade approved under the Feather Acres Subdivision for the lot.

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. 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, three-car garage and a fourth exterior parking space accessed by a new driveway on the south side of the lot accessing lower Avocado Place to the west. 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 three parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

Grading:

As mentioned previously in this report, grading was approved and completed under the Feather Acres Subdivision to create specific building pads for each of the seven lots. A two-tier building pad was originally created for the subject property. The lot slopes up from the street frontage along lower Avocado Place to the first smaller building pad at 212 feet above MSL. Then topography slopes up again as you move east to the main building pad at 222 feet above MSL. The grading has been completed onsite for the subject

property and a pad certification has been submitted to the Engineering Department to certify that the existing condition of the lot matches the grading and pad elevations approved under the subdivision.

The project proposes grading in the amounts of 540 cubic yards of cut, 100 cubic yards of fill, 440 cubic yards of export, and 350 cubic yards of removal and recompaction. Grading is proposed to expand the size of the lower building pad and lower it to 211 feet above MSL, creating the driveway, motor court, exterior parking space, and building the garage and lower level of the residence into the existing slopes. Additional grading is proposed to create tiered retaining walls between the two building pads and on-grade stairway access from motor court to the upper building pad and main entrance to the residence. Additional grading in the front-yard setback area would provide for a stormwater detention area.

Lighting:

The project site is located within the City's Dark Sky Area which has specific lighting regulations to preserve the traditional semirural character of the area which includes low levels of nighttime illumination. These regulations prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060); that all light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area; and that aesthetic illumination of the proposed residence or landscaping is prohibited.

Usable Open Space:

The project consists of the construction of a new single-story, 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. As a condition of approval, the Applicants will be required to pay the City's Park Impact Fee.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade as approved under the Feather Acres Subdivision, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The pad elevations approved under the Feather Acres Subdivision have been certified for the lot. The Applicants had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor on December 9, 2020, which showed a maximum building height of 25.0 feet above the proposed grade and the highest story pole (SP #41) certified at 238.61 MSL. Notices to apply for View Assessment were mailed to property owners and occupants within 300

feet of the project site which established a deadline to file for View Assessment on January 13, 2021. No applications for View Assessment were received by the City, therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 25.0 feet above the proposed grade or 238.61 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 January 28, 2021. Staff has not received correspondence from the public regarding this project.

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

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 2021-017.
- 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 2021-017 conditionally approving a DRP and an administrative SDP to construct a new two-story, single-family residence with an attached three-car garage and perform associated site improvements on a vacant lot at 840 Avocado Place, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-017
2. Project Plans

RESOLUTION 2021-017

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 TWO-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED THREE-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS ON A PROPERTY LOCATED AT 840 AVOCADO PLACE, SOLANA BEACH

APPLICANT: Will and Vanessa Morrison

CASE NO.: DRP20-004/SDP20-008

APN: 298-292-23

WHEREAS, Will and Vanessa Morrison (hereinafter referred to as the “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, at the Public Hearing on February 10, 2021, 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:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and an administrative SDP to construct a new two-story, 4,559 square-foot, two-story, single-family residence (including exterior living area included in the calculation of floor area) with an attached 887 square foot three-car garage and storage area and to perform associated site improvements on a vacant lot at 840 Avocado Place, Lot 4 of the Feather Acres Subdivision, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Estate Residential (ER-2) which allows for single-family residential development with a maximum density of 1-2 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 ER-2 Zone and cited by SBMC Section 17.020.030.

The project is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum allowable Floor Area (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 ER-2 Zone. The surrounding neighborhood consists of a mix of properties that are developed with one- and two-story single-family residences. Properties immediately to the north, south, and east were also created with

the Feather Acres Subdivision and are either under construction or have been recently developed. Other surrounding properties are also residentially developed.

The project, as designed, is consistent with the permitted uses for the ER-2 Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Estate Residential in the General Plan and intended for single-family residences developed at a maximum density of one to two dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is located in the Dark Sky Area, which limits exterior lighting. As conditioned, the project would comply with the Dark Sky Area. The property is also located within the Coastal Zone. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of 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 two-story, single-family residence with an attached three-car garage and perform associated improvements including grading, drainage, hardscaping, landscaping, and construction of a pool, spa, fences and walls.

The Applicants will perform additional grading onsite and construct a single-family residence. In order to measure the maximum building height for the proposed development, Staff is using the pad elevations approved under the Feather Acres Subdivision as the pre-existing grade. Proposed grade as shown on the plans is the proposed grade elevation if the grading proposed with this development application is approved by the City Council.

Driveway access will be taken from the southernmost portion of street frontage along lower Avocado Place. The driveway will curve to the north and slope upward approximately 5 feet in elevation from Avocado Place to access the motor court and

three-car garage, which will be oriented toward the south. An additional uncovered parking space will be located to the south of the motor court. Pedestrian access to the residence from lower Avocado Place will be taken from the driveway to an on-grade stairway accessing the upper level of the lot and main entry to the residence. There will be an additional pedestrian entry to the garage from the driveway.

The project will comply with all required setbacks. The southwest corner of the garage (and living area above) as well as fencing around the trash enclosure will be setback the required 25 feet from the front property line. The residence will generally follow the northern 10-foot setback line. The residence will be setback approximately 63 feet from the rear property line and 18 feet from the southern side property line.

The lower level of the residence will consist of the three-car garage, storage, a mudroom, and stairway access to the upper (main) level of the residence, which will include an open concept kitchen, dining, and great room, three on-suite bedrooms, the primary suite, a lounge, a sitting area with a wet bar, a laundry room, an office, and a powder room. The residence will be located primarily along the northern side of the property and open up to exterior living areas and pool and spa on the southern side of the property.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The project includes a single-family residence with a three-car garage, therefore, the project is afforded a 400 square-foot exemption, and the total proposed floor area would be 5,046 square feet, which is 2,467 square feet below the maximum allowable floor area for the 20,084 square-foot lot. The maximum floor area calculation for this project is as follows:

0.60 for first 5,000 ft ²	3,000 ft ²
0.30 for 5,000 to 20,000 ft ²	4,500 ft ²
0.15 for anything over 20,000 ft ²	13 ft ²
<hr/> Total Allowable Floor Area:	7,513 ft ²

The proposed project, as designed, meets the minimum required setbacks and maximum building height, exceeds the minimum off-street parking requirements, and the maximum allowable floor area for the property.

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

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

A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct an attached, three-car garage and additional exterior parking space accessed by a new driveway on the west side of the lot abutting Avocado Place. 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 three 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.

Grading was previously approved and completed under the Feather Acres Subdivision to create specific building pads for each of the seven lots. A two-tier building pad was originally created for the subject property. The lot slopes up from the street frontage along lower Avocado Place to the first smaller building pad at 212 feet above MSL. The topography slopes up again as you move east to the main building pad at 222 feet above MSL. The grading has been completed onsite for the subject property and a pad certification has been submitted to the Engineering Department in order to certify that the existing condition of the lot matches the grading and pad elevations approved under the subdivision.

The project proposes grading in the amounts of 540 cubic yards of cut, 100 cubic yards of fill, 440 cubic yards of export, and 350 cubic yards of removal and recompaction. Grading will expand the size of the lower building pad and lower it to 211 feet above MSL, creating the driveway, motor court, exterior parking space, and building the garage and lower level of the residence into the existing slopes. Additional grading will create tiered retaining walls between the two building pads and on-grade stairway access from motor court to the upper building pad and main entrance to the residence. Additional grading in the front-yard setback area will provide for a stormwater detention area.

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

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

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

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

The project consists of the construction of a new single-story, single-family residence with an attached garage, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of approval, the Applicants will be required to pay the City's Park Fee for developing a vacant lot.

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

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

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

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

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

The proposed structure exceeds 16 feet in height above the existing grade as approved under the Feather Acres Subdivision, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. Once the pad elevations approved under the Feather Acres Subdivision were certified for the lot, the Applicants had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor on December 9, 2020, which showed a maximum building height of 25.0 feet above the proposed grade and the highest story pole (SP #41) certified at 238.61 MSL. Notices to

apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site which established a deadline to file for View Assessment on January 13, 2021. No applications for View Assessment were received by the City, therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 25.0 feet above the proposed grade or 238.61 feet above the Mean Sea Level (MSL), which is the maximum proposed structure height reflected on the project plans.

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicants shall pay required Public Facilities, Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 17.72.020, Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolutions 1987-36 and 2018-147.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on February 10, 2021, and located in the project file with a submittal date of February 1, 2021.
- III. Prior to requesting a framing inspection, the Applicants shall 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 February 10, 2021 and the certified story pole plot plan, and will not exceed 25.0 feet in height from the proposed finished grade or 238.61 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 submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect and shall be in substantial conformance with the conceptual plan presented to the City Council on February 10, 2021. In addition, the City's third-party landscape architect will perform a final inspection to verify substantial conformance onsite prior to final occupancy
 - VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
 - VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
 - IX. Due to the property's location within the Dark Sky Area, the outside illumination for aesthetic or dramatic purposes of any building or surrounding landscape, including environmentally sensitive habitat areas (public or private) is prohibited.
 - X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
 - XI. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of a generator shall not be allowed.
- B. Fire Department Conditions:
- I. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
 - II. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All

roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.

- III. FIRE HYDRANTS AND FIRE FLOWS: The Applicants shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets
 - IV. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
 - 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.
- C. Engineering Department Conditions:
- I. The Applicants are required to provide the following improvements to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Construction of 10 feet wide Stabilized, Compacted Decomposed Granite (D.G.) graded at 2% towards the existing concrete swale for walking and parking purposes.

- b. Construction of drainage conveyance from the project site to the public right of way.
 - c. Construction of SDRSD driveway approach.
- II. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the above improvements in the public right-of-way.
- III. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be recorded against this property for all improvements in the public right-of-way including, but not limited to:
 - a. Paver spillways.
 - b. Stabilized, Compacted Decomposed Granite (D.G.) graded at 2%.
 - c. Existing concrete swale fronting the property and drainage conveyance from the property to the right of way.
- IV. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- V. The Applicants shall contribute \$4,500 towards improvement of an off-site drainage channel including the corresponding catch basin at the existing drainage inlet point at east side of Avocado Place.
- VI. Underground all new utility services including, but not limited to, electrical and telephone.
- VII. The Applicants shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$15,714 per dwelling unit.
- VIII. The Applicants shall pay a Regional Transportation Congestion Program (RTCIP) Fee prior to Building Permit Issuance is required of this project. The current rate for a single-family dwelling unit is \$3,623.
- IX. The Applicants shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed single family residence would increase the property's

EDU assignment to 1.0 EDU. The cost the Applicants are responsible for is \$4,500.00 prior to Building Permit Issuance.

- X. Construction fencing shall be located on the subject property outside of the public right-of-way to the satisfaction of the City Engineer.

Grading:

- XI. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a Grading Permit shall include, but not be limited to, the following:
- a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.
 - d. The Applicants shall show all retaining walls and drainage structures. If the retaining walls shown on the grading plan conform to the San Diego Regional Standards and are designed by a licensed civil engineer, the Grading Permit will be used for construction. If the retaining walls are non-standard or are subject to surcharge load, the Applicants shall obtain a separate Building Permit prior to, or concurrent with, the issuance of the Grading Permit. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
 - e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access

or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.

- f. Cut and fill slopes shall be set back from site boundaries and buildings shall be set back from cut or fill slopes in accordance with SBMC 15.40.140 and to the satisfaction of the City Engineer.
- g. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- h. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- i. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- j. 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
- k. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- l. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicants. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- m. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying

the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.

- n. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- o. Prior to obtaining a building permit, submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.
- p. No increased cross lot drainage shall be allowed

Sewer:

- XII. The Applicant 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. Prior to final inspection of the building permit, the Applicants shall record a City standard "Hold Harmless" document holding the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main if the building pad elevation is below the upstream sewer manhole. A backflow prevention device shall be installed on private property.

V. ENFORCEMENT

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

VI. EXPIRATION

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

VII. INDEMNIFICATION AGREEMENT

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 10th day of February, 2021, by the following vote:

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

LESA HEEBNER, MAYOR

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

Morrison Residence

840 Avocado Place

Solana Beach, CA

Fire Department Conditions

Specific Conditions:

1. Sprinklers will be required in all spaces including attic, under stairs, closets etc.
2. Patios or covered outdoor areas 10 feet or greater in depth will be required to have sprinklers.
3. An unobstructed 3 foot walkable pathway around the residence.

Standard Conditions:

1. Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
2. 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.
3. The applicant shall provide fire hydrants of a type, number and location satisfactory to the Solana Beach Fire Department: A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-Family residential or industrial fire hydrants shall have two (2) 4 inch and two (2) 2 1/2 inch NST outlets. Residential fire hydrants shall have one (1) 4 inch NST outlet and one (1) 2 1/2 inch NST outlets.
4. Approved street 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 inch high with a 1/2 inch stroke width for residential buildings; 8 inch high with a 1/2 inch stroke for commercial and multi-family residential buildings. 12 inch high with a 1 inch 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.
5. 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
6. All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

Project Data:

17.20.030-D: 25' Front
 10' Sides
 40' Rear
 Height Limit = 25' from Natural Grade

Address: 840 Avocado Place, Solana Beach, CA
 Lot Area: 20,084 sq. ft. (Gross)
 20,084 sq. ft. (Net)

APN: 298-292-23-00
 Max FAR: .60 for the first 5,000 sq. ft. = 3,000
 .30 for 5-20,000 sq. ft. = 4,500

Zoning: ER-2
 Setbacks per Table 20,000 sq. ft. = 13
 (84 x .15)
 Max FAR = 7.513 sq. ft.

Plan Data:

Main Residence
 Lower Level 251 sq. ft.
 Upper Level 4,087 sq. ft.
 Total 4,338 sq. ft.

3-Car Garage 887 sq. ft.

Lower Level Living Area	251 ft ²
Upper Level Living Area	4,087 ft ²
Garage	887 ft ²
Exterior Floor Area	221 ft ²
Subtotal	5,446 ft ²
Off-Street Parking Exemption	-400 ft ²
Total proposed floor Area	5,046 ft ²

Earthwork Quantities:

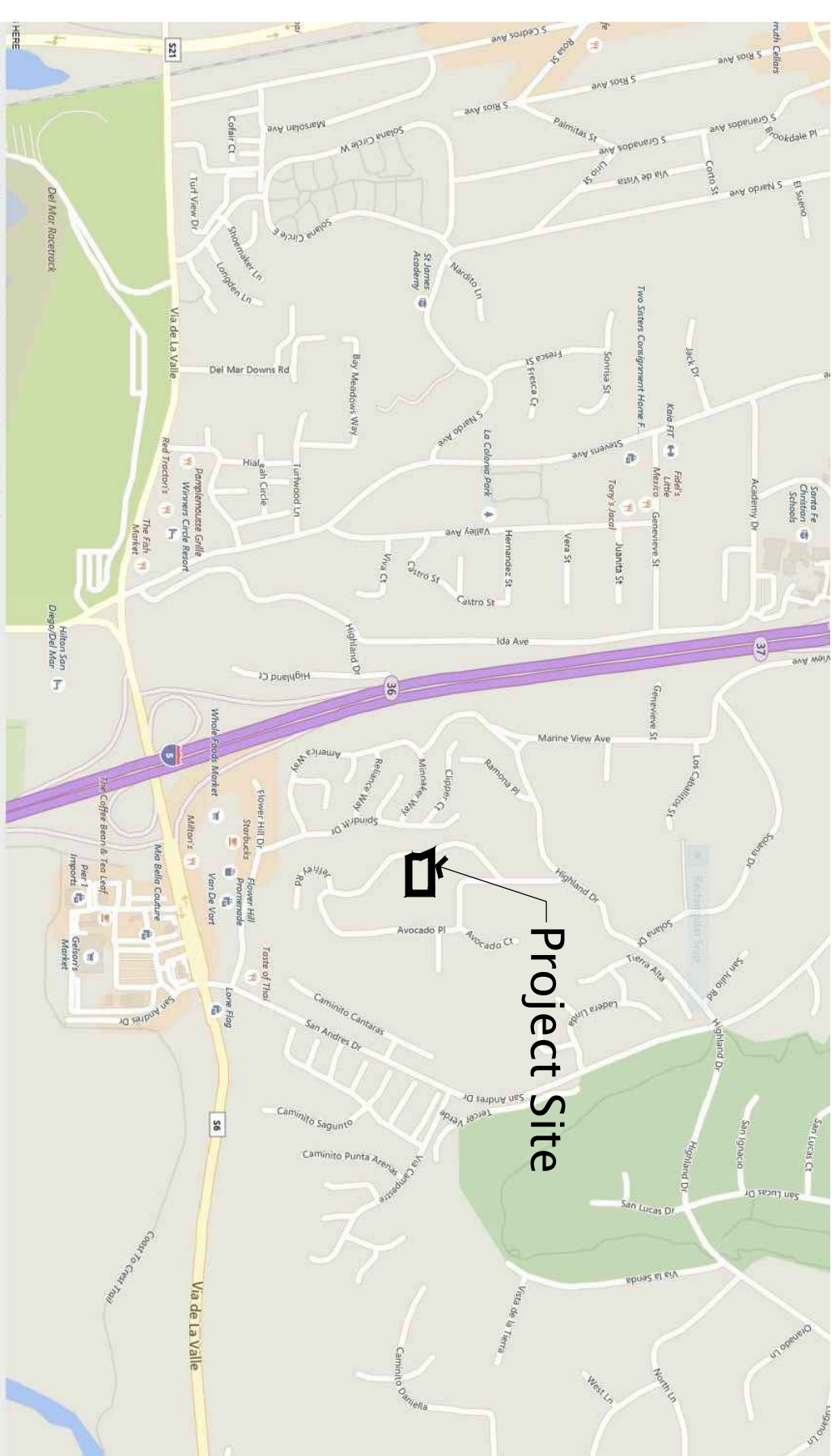
Cut: 540 CY
 Fill: 100 CY
 Export: 440 CY
 Remedial: 350 CY

Earthwork quantities are estimated for permit purposes only and represent compacted (in place) volumes only. These values are calculated on a theoretical basis. Actual quantities may vary due to observed shrinkage and/or swell factors.

Dark Sky Area Zone

The outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private) is prohibited.

Vicinity Map:



Owner:

Will & Vanessa Morrison
 13283 Mango Drive
 Del Mar, CA 92014

Architect:

Mark Gross & Associates, Inc
 8881 Research Drive
 Irvine, CA 92618
 (949) 387-3800
 Contact: Doug McBeth

Landscape Architect:

Linear Landscape Architecture
 3571 Ingraham Street
 San Diego, CA 92109
 (888) 203-6628
 Contact: Joe Dodd

Civil Engineer:

Pasco Laurel Suiter & Associates
 535 North Highway 101, Suite A
 Solana Beach, CA 92075
 (858) 259-8212
 Contact: Tyler Lawson

Sheet Index:

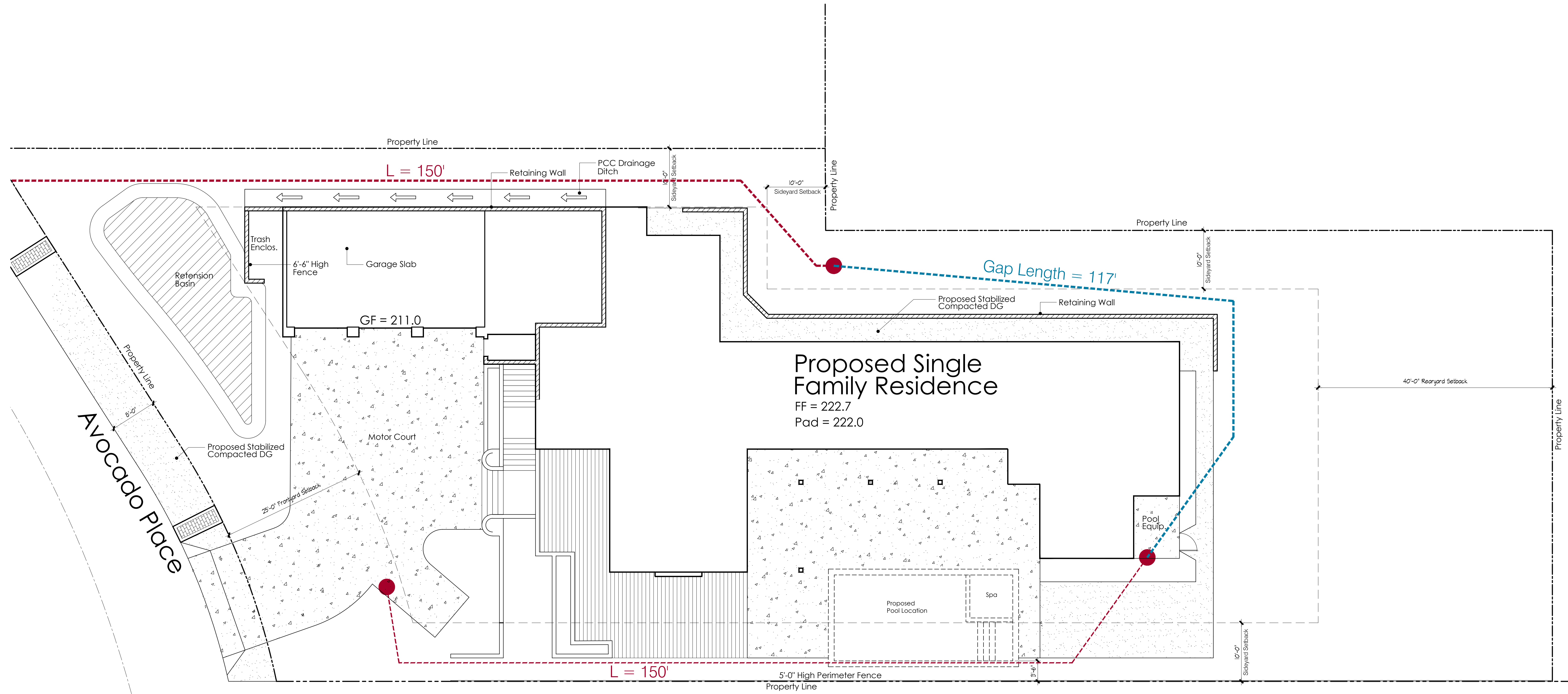
Architectural	
A-1	Cover Sheet
A-2	Site Plan
A-3	Site Photos
A-4	Lower Level Floor Plan
A-5	Upper Level Floor Plan
A-6	Elevations
A-7	Roof Plan
A-8	Sections
A-9	Lower Level Floor Area
A-10	Upper Level Floor Area
A-11	Story Pole Plan
Civil	
C1	Preliminary Grading Plan
C2	Preliminary Grading Plan
Landscape	
LC-01	Construction Plan
LC-01	Irrigation Plan
LC-02	Water Usage Plan
LC-03	Irrigation Schedule
LC-04	Irrigation Details
LC-05	Irrigation Details
LP-01	Planting Plan
LP-02	Planting Notes

Morrison Residence

840 Avocado Place, Solana Beach, CA

Title
 Cover Sheet

Date	April 15, 2020
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Architectural Site Plan

Refer to Grading Plan & Landscape Plan
 For Additional Information Not Shown

- Hose start and stop point
- - - Fire hose route
- - - Fire hose gap length

Fire Department Conditions

Specific Conditions:

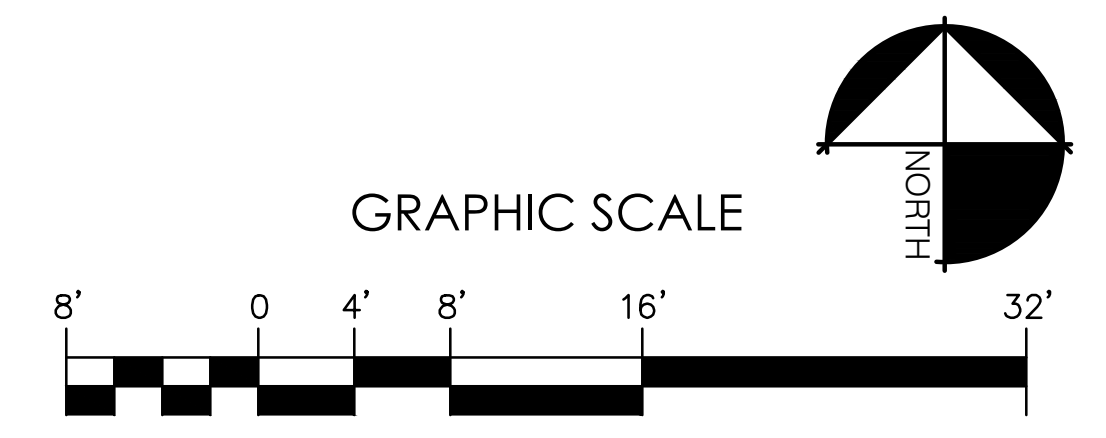
1. Sprinklers will be required in all spaces including attic, under stairs, closets etc.
2. Patios or covered outdoor areas 10 feet or greater in depth will be required to have sprinklers.
3. An unobstructed 3 foot walkable pathway around the residence.

Standard Conditions:

1. Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
2. 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.

Standard Conditions Continued:

3. The applicant shall provide fire hydrants of a type, number and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-Family residential or industrial fire hydrants shall have two (2) 4 inch and two (2) 2 1/2 inch NST outlets. Residential fire hydrants shall have one (1) 4 inch NST outlet and one (1) 2 1/2 inch NST outlets.
4. Approved street 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 inch high with a 1/2 inch stroke width for residential buildings, 8 inch high with a 1/2 inch stroke for commercial and multi-family residential buildings, 12 inch high with a 1 inch stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshall such as rear access doors, building corners, and entrances to commercial centers.
5. 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.
6. All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

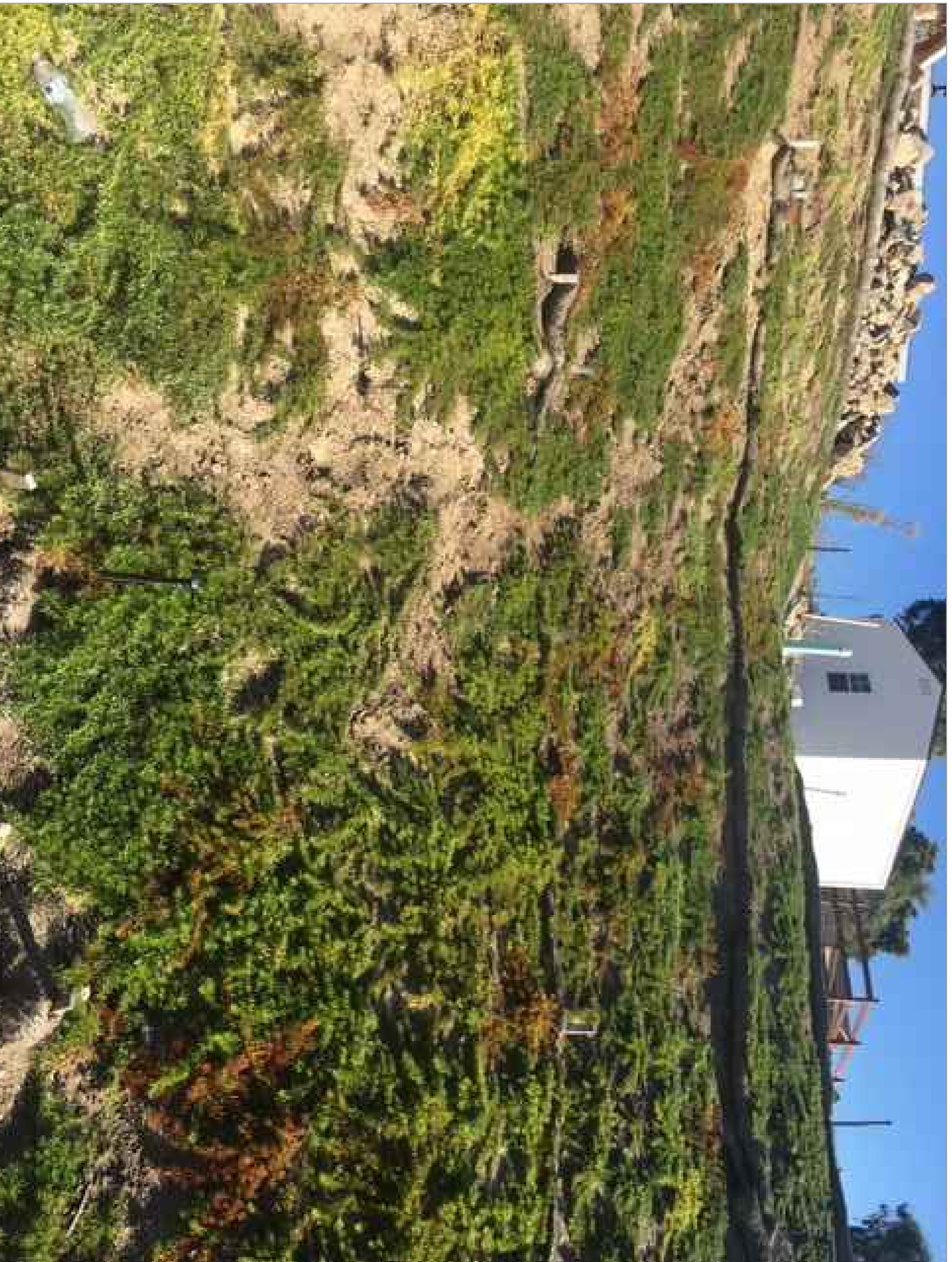




View Looking North



View Looking South



View Looking East

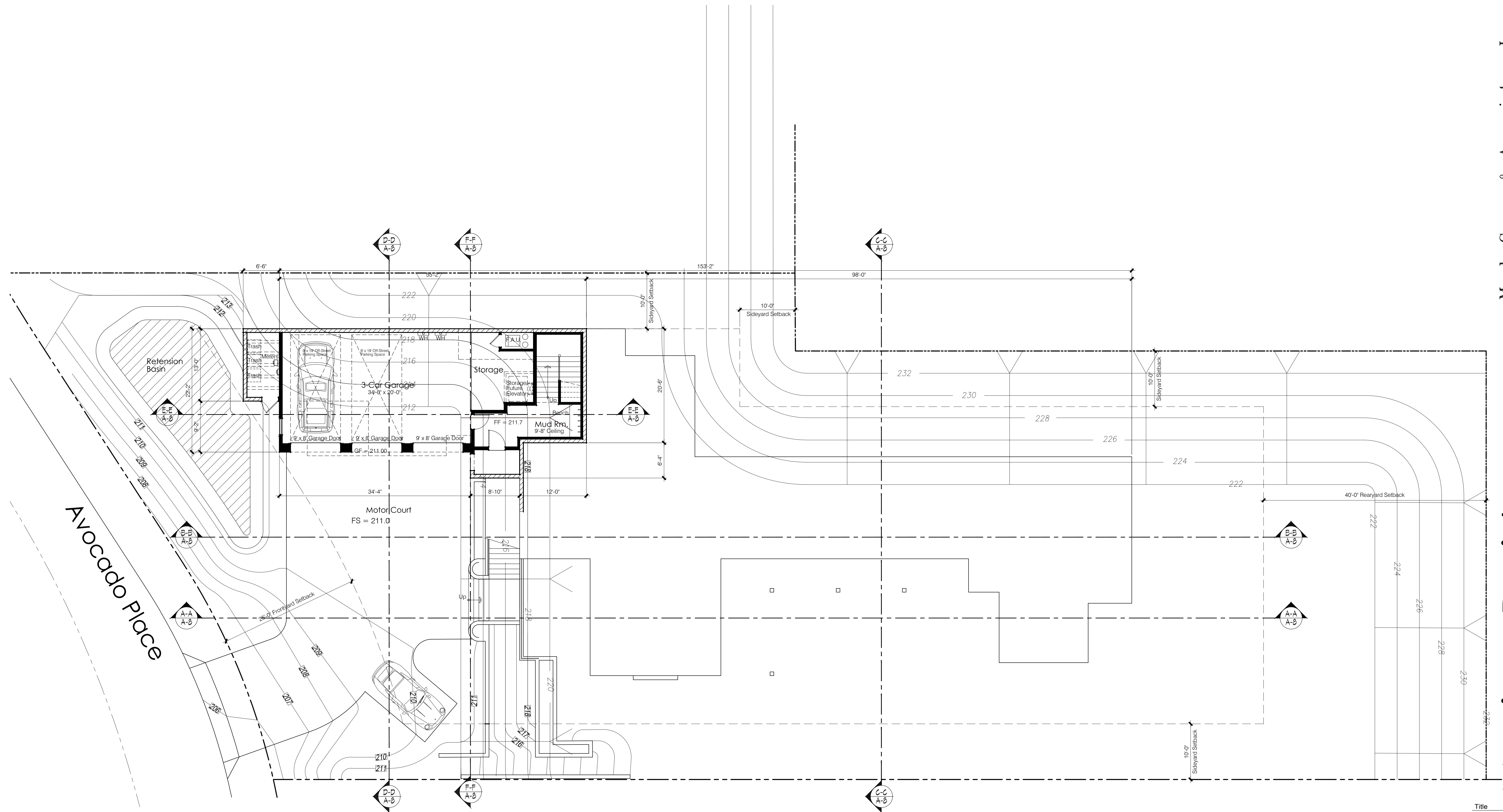


View Looking West

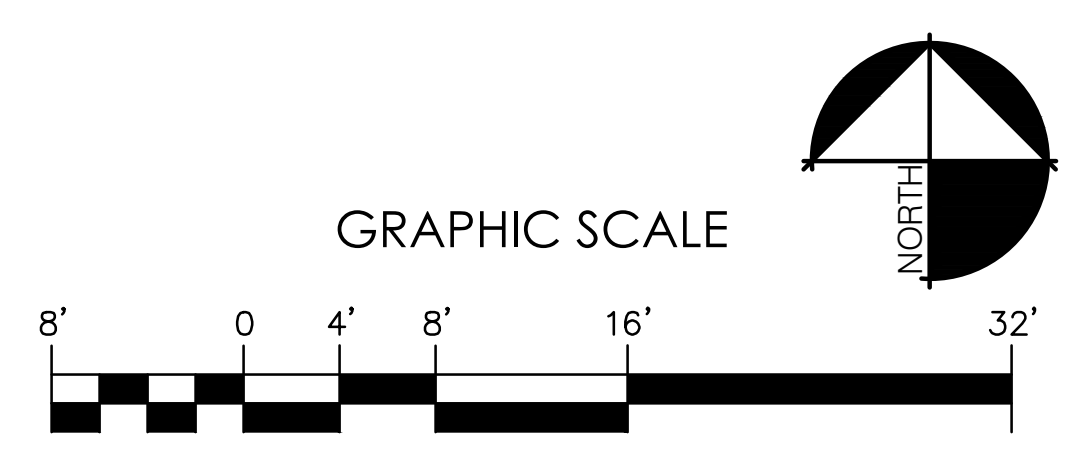
Title
Lower Level Floor Plan

Date
 April 15, 2020
 Project Number
 4434
 Scale
 1/8" = 1'-0"
 Revision
 7-21-2020
 9-2-2020
 10-29-2020

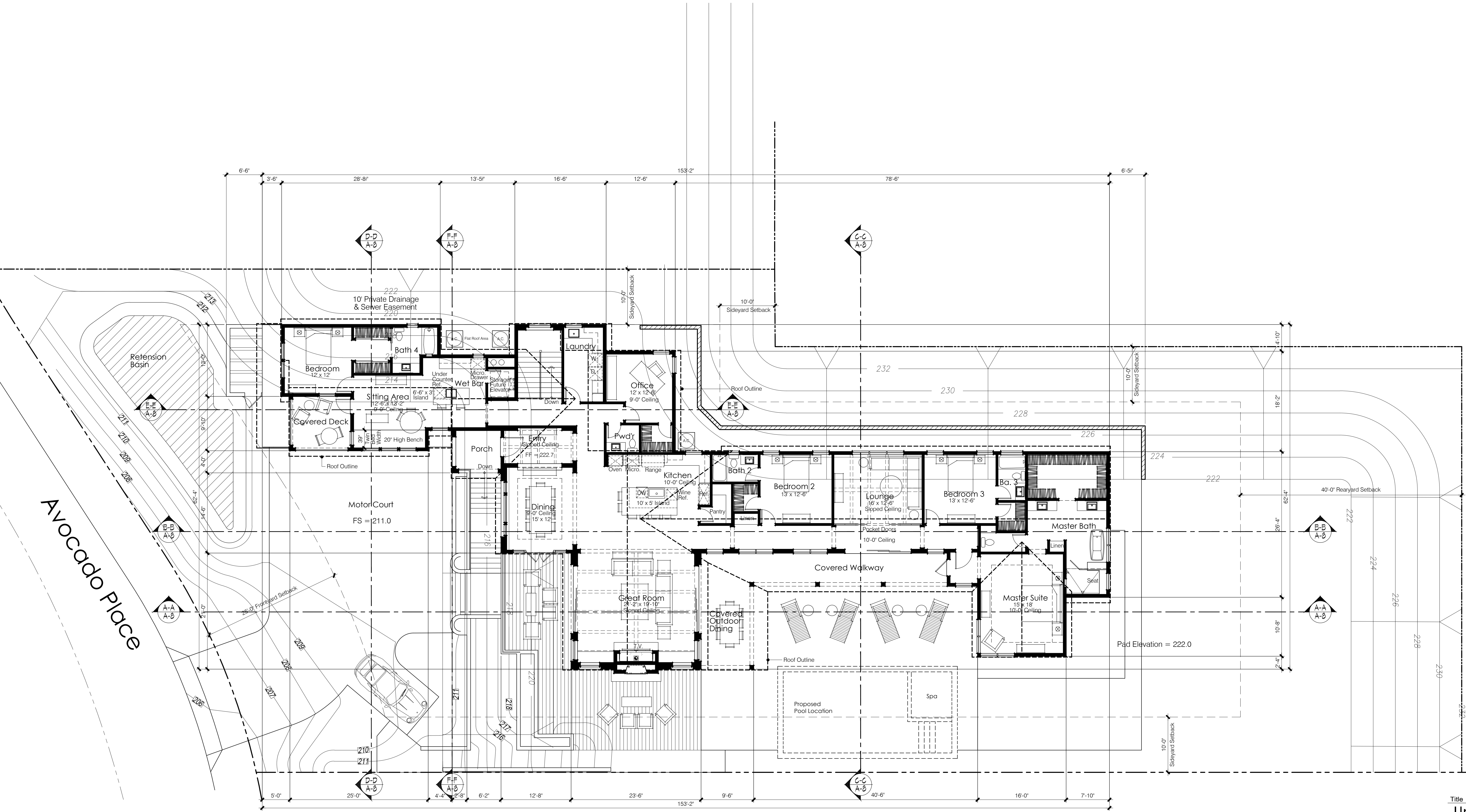
Sheet No.
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Lower Level Floor Plan

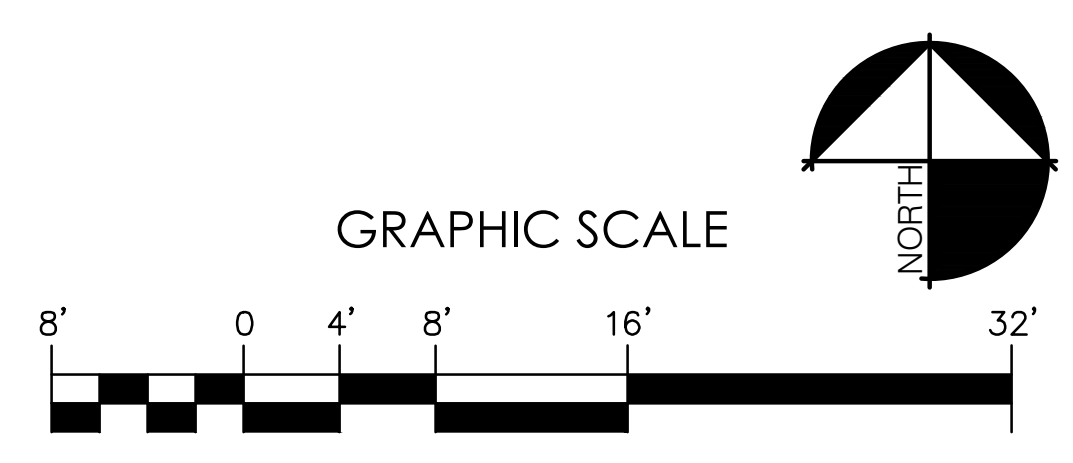


Morrison Residence
 840 Avocado Place, Solana Beach, CA



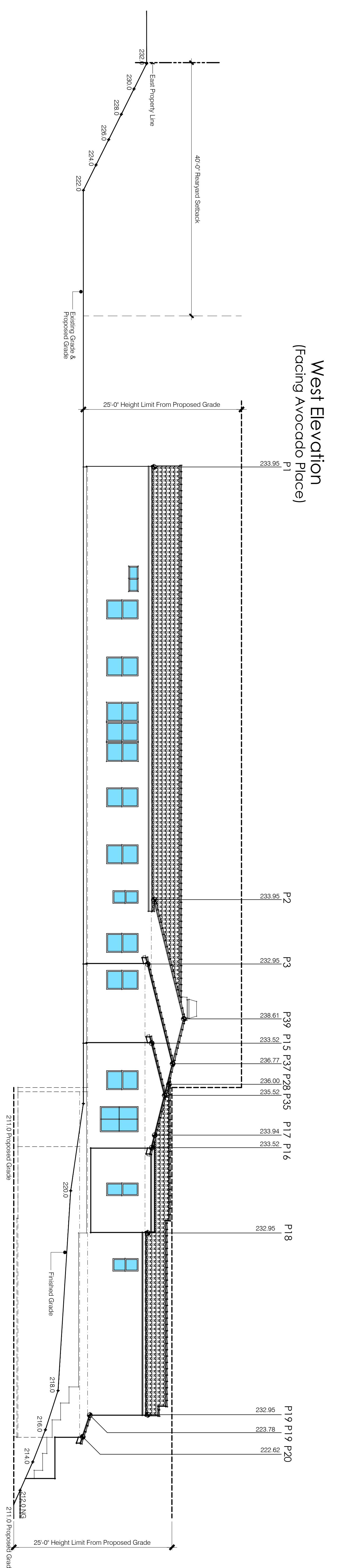
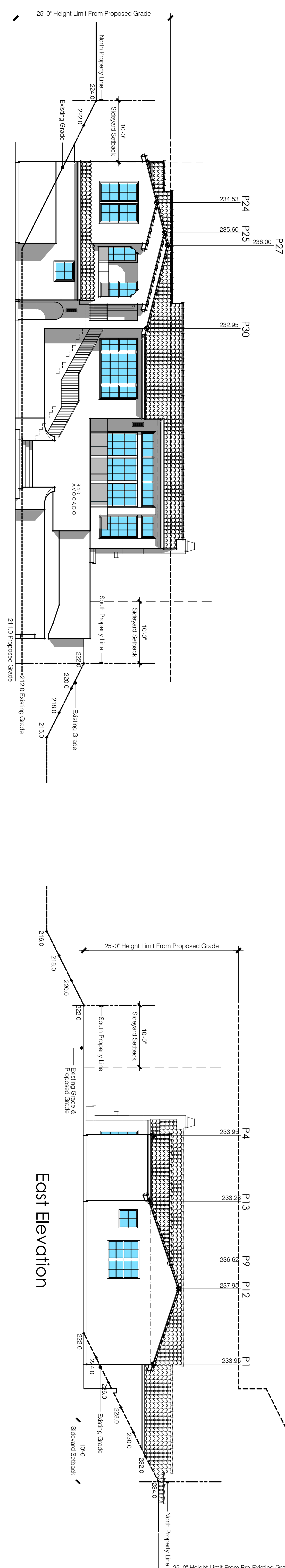
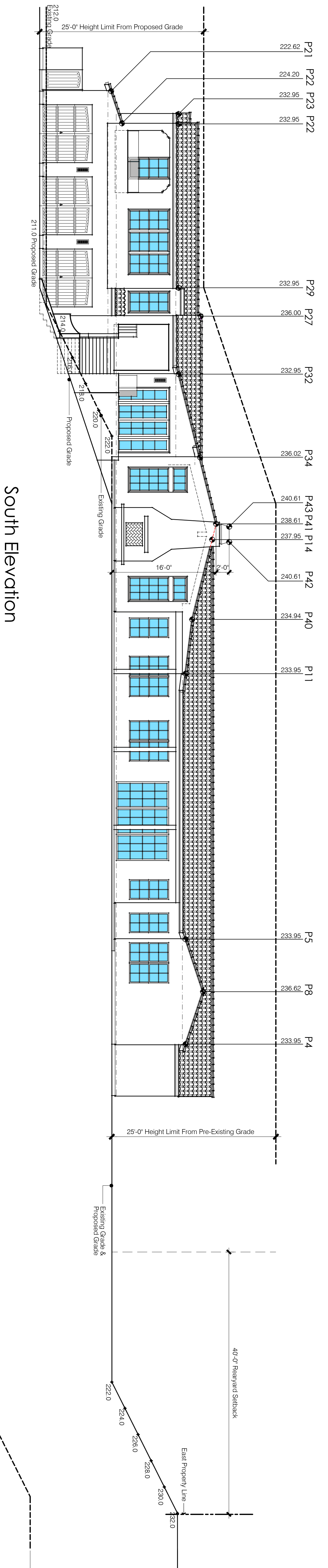
Upper Level Floor Plan

Title
 Upper Level Floor Plan



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 Scale
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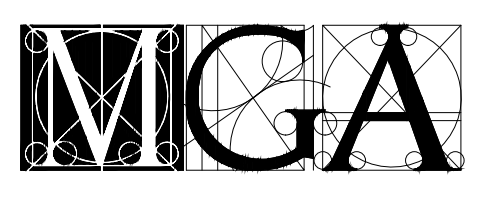


Title
Exterior Elevations

Morrison Residence

840 Avocado Place, Solana Beach, CA

Mark Gross & Associates, Inc.
8881 Research Drive, Irvine, California 92618
PH (949) 387-3800

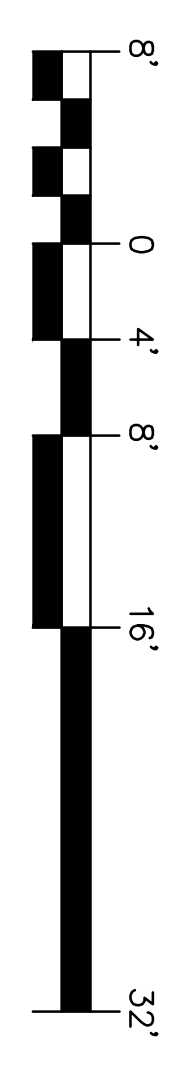


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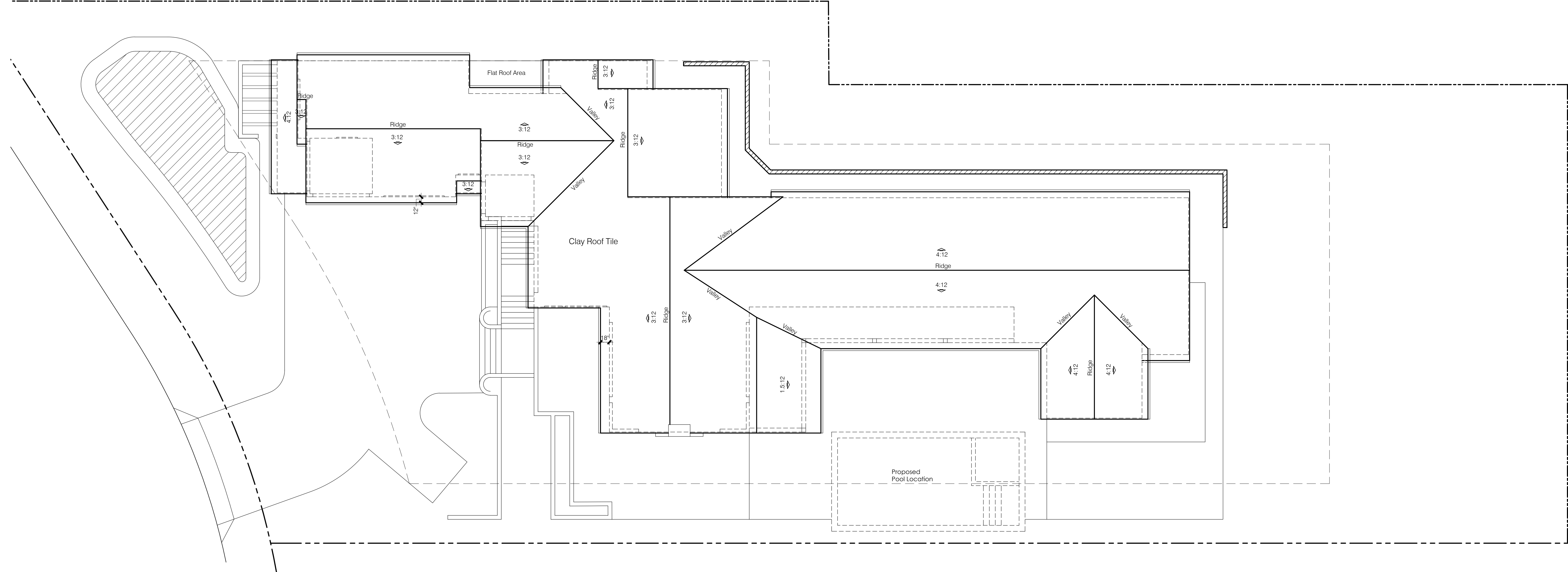
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Project Number
4434
Scale
1/8" = 1'-0"

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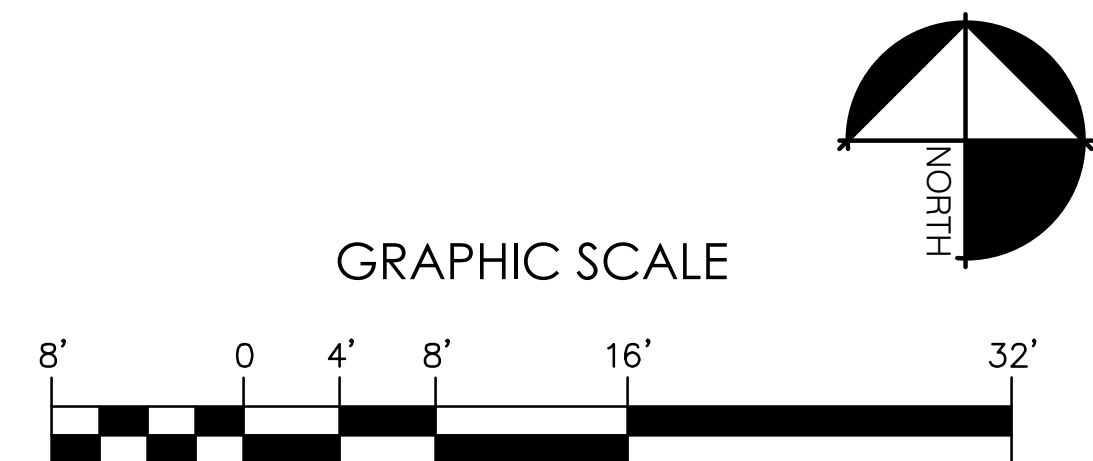
GRAPHIC SCALE



A-6

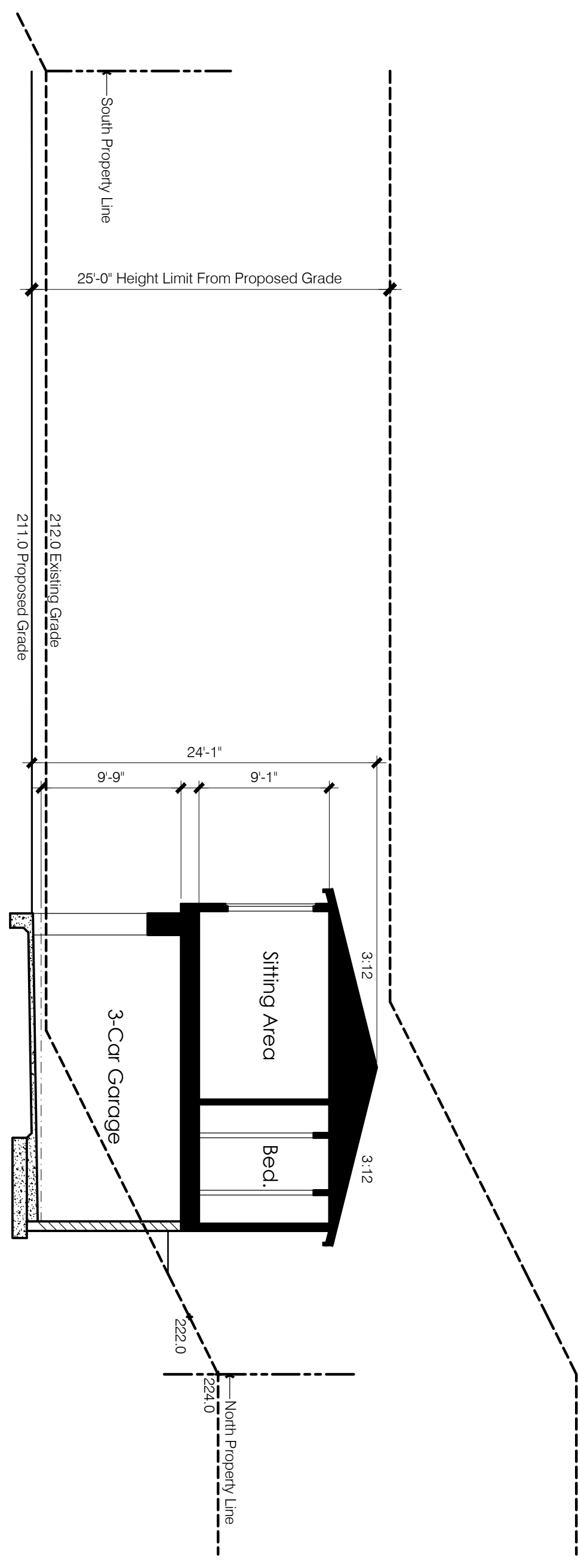


Roof Plan

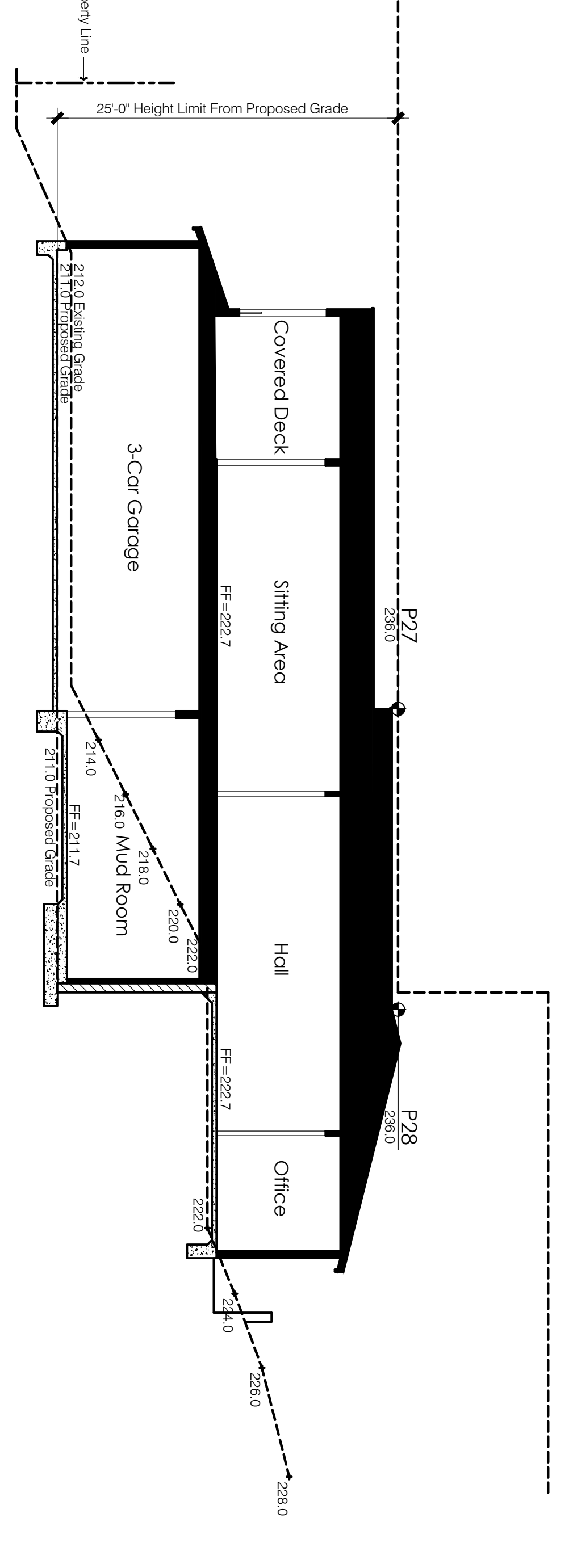


Title
Roof Plan

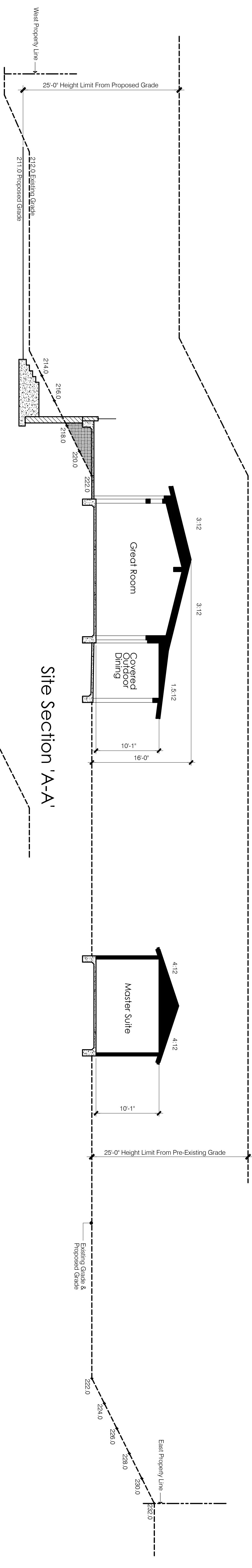
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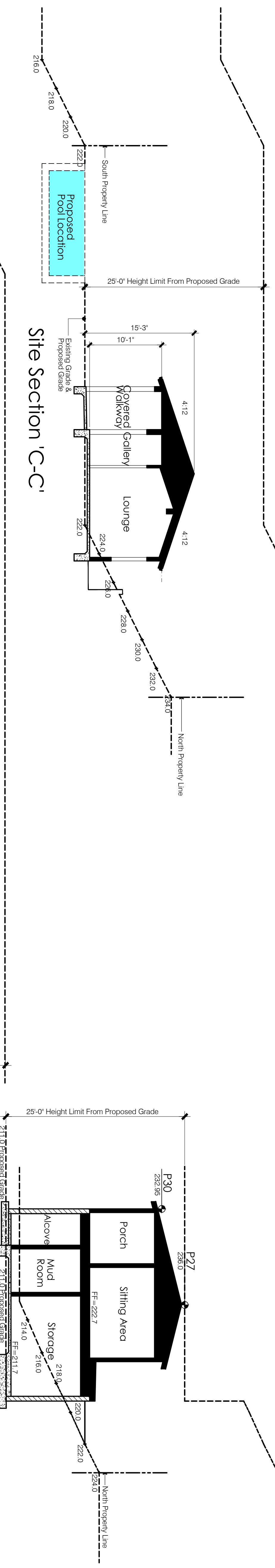
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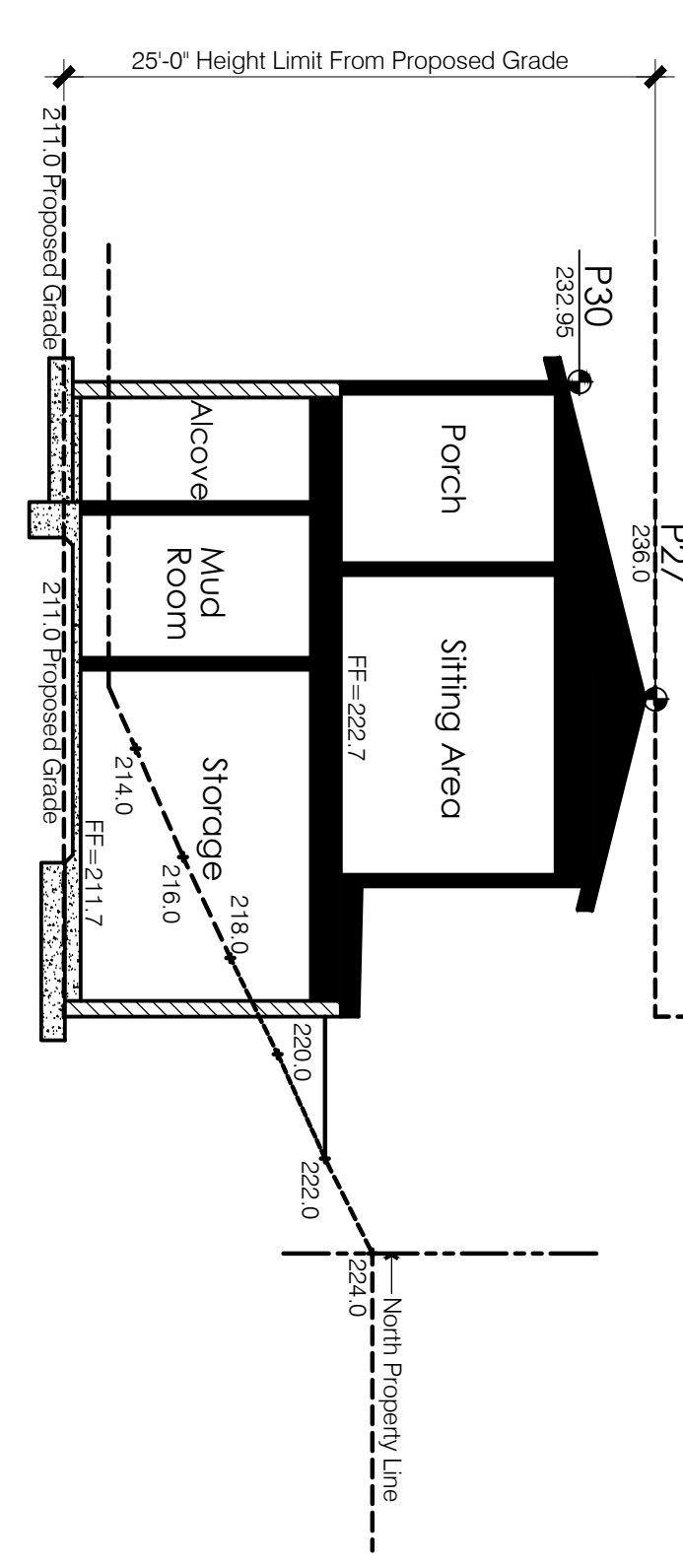
Site Section 'E-E'



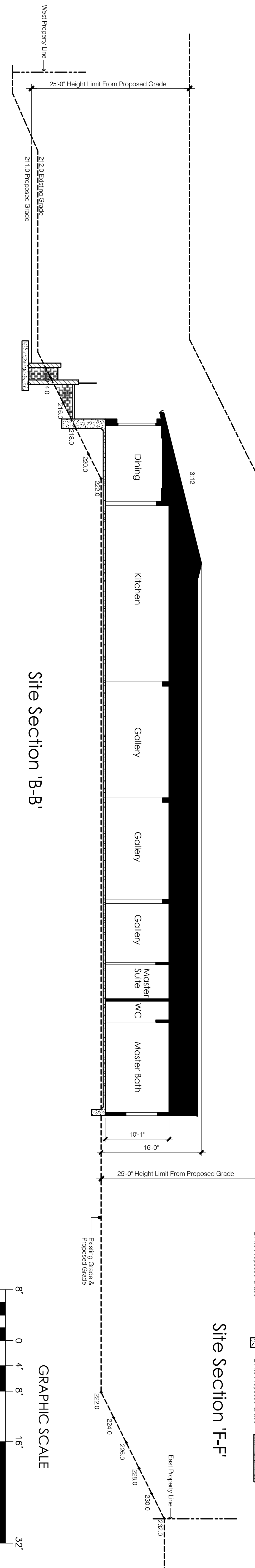
Site Section 'A-A'



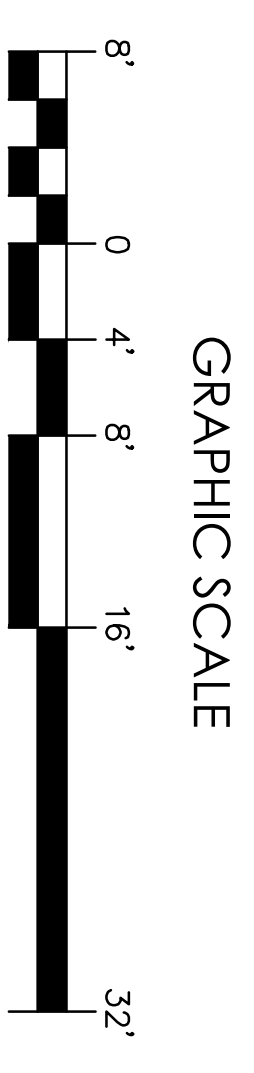
Site Section 'C-C'



Site Section 'F-F'



Site Section 'B-B'



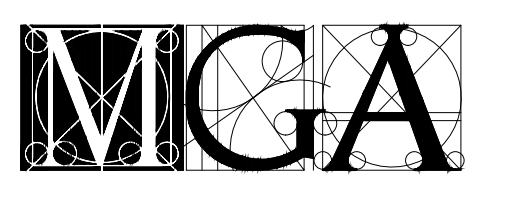
GRAPHIC SCALE

Title
Site Sections

Morrison Residence

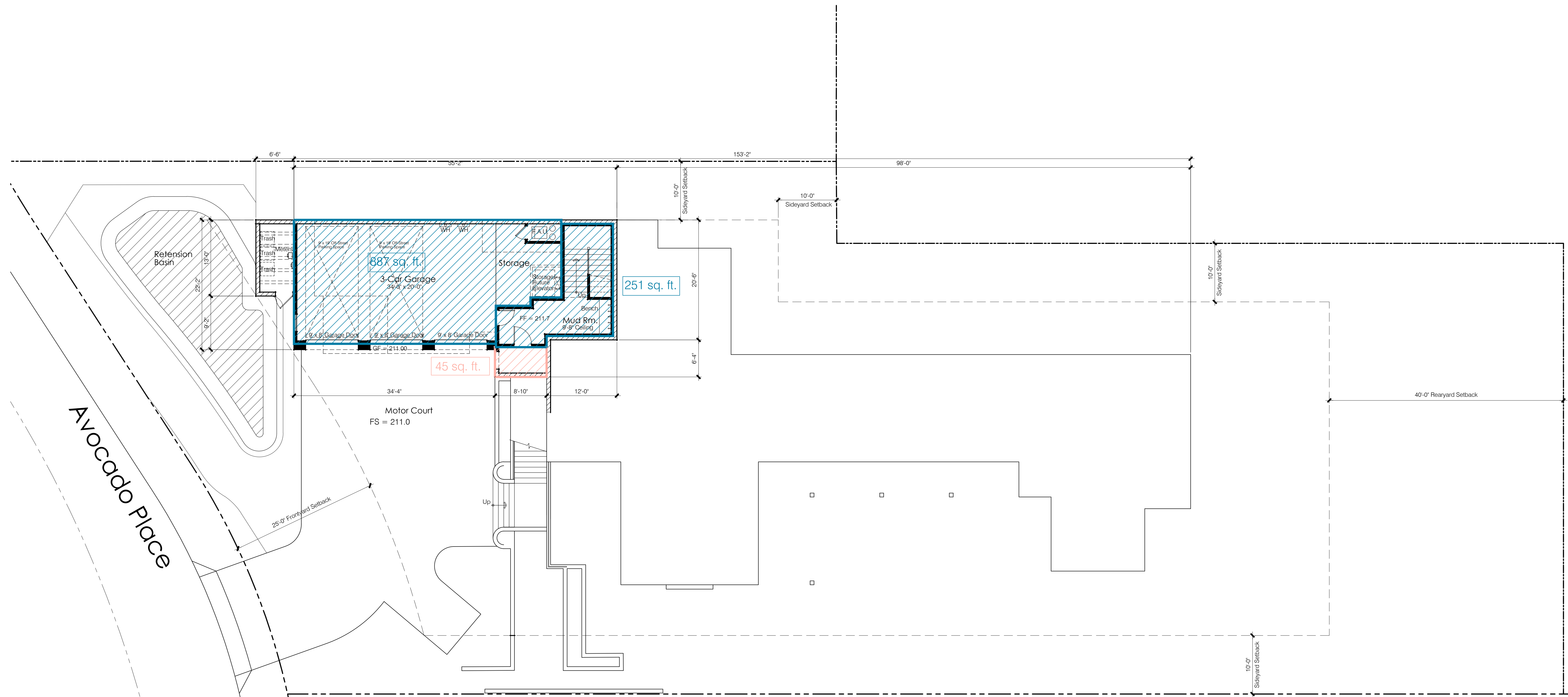
840 Avocado Place, Solana Beach, CA

Mark Gross & Associates, Inc.
8881 Research Drive, Irvine, California 92618
PH (949) 387-3800

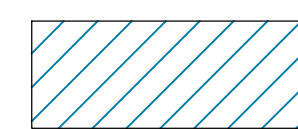
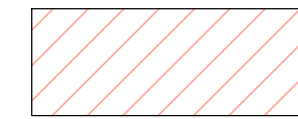


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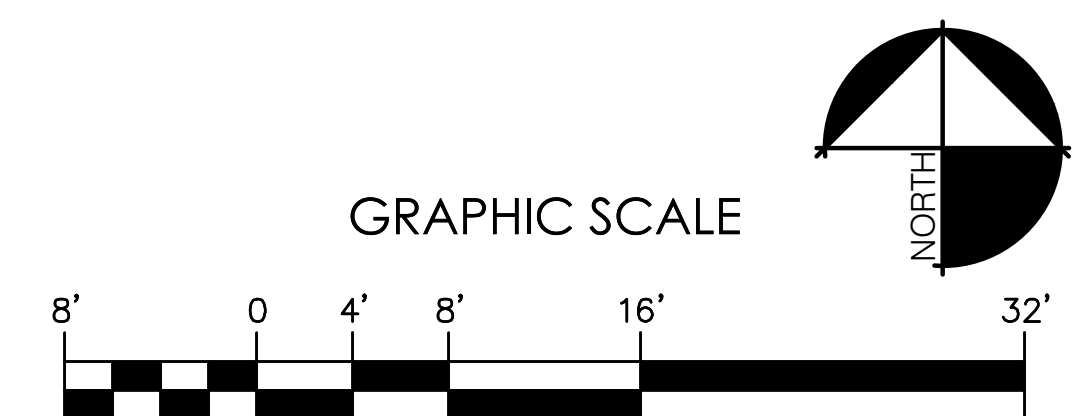
Lower Level Floor Plan

-  Floor Area
-  Covered and Enclosed Area

Plan Data:

Main Residence	
Lower Level	251 sq. ft.
Upper Level	4,087 sq. ft.
Total	4,338 sq. ft.
3-Car Garage	887 sq. ft.

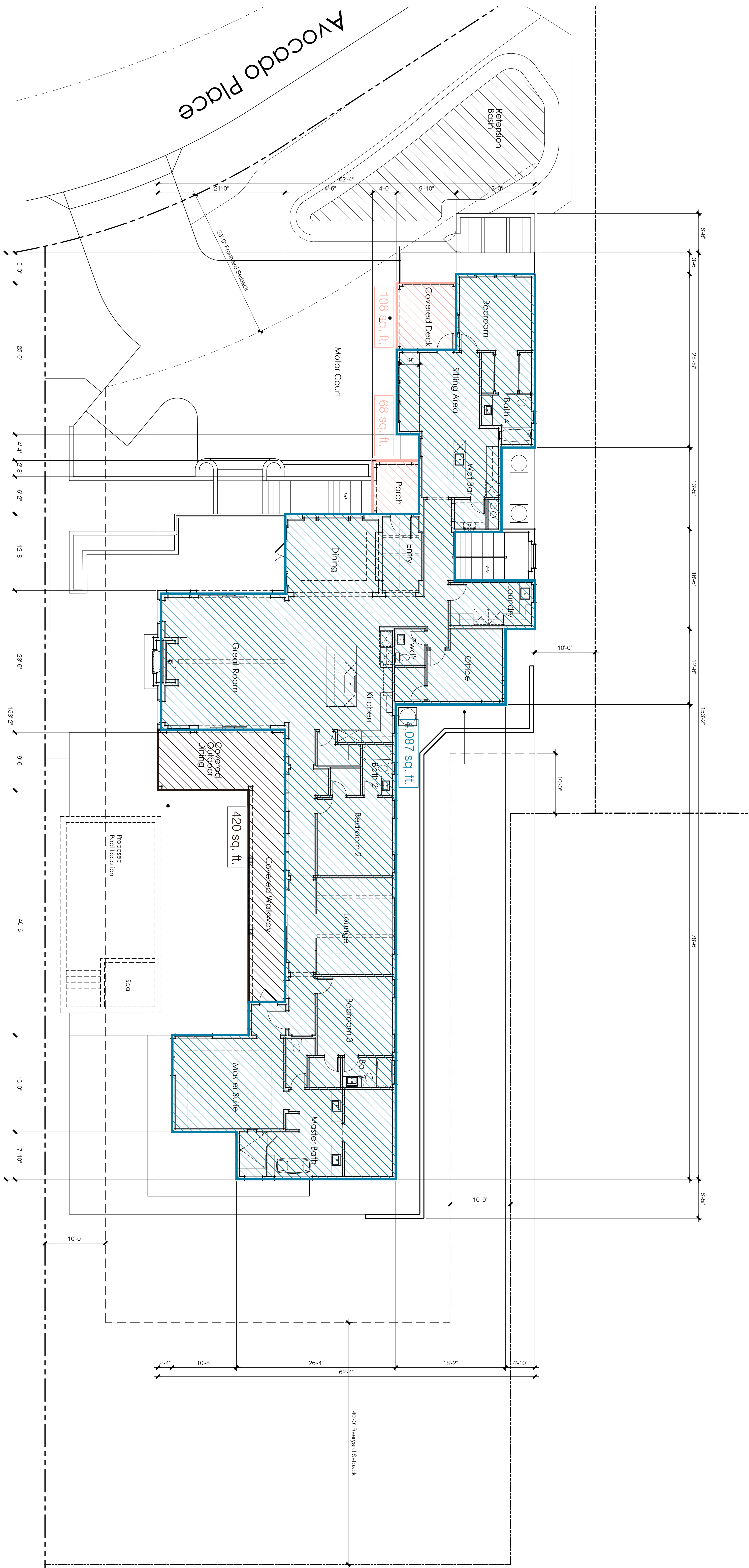
Lower Level Living Area	251 ft ²
Upper Level Living Area	4,087 ft ²
Garage	887 ft ²
Exterior Floor Area	221 ft ²
Subtotal	5,446 ft ²
Off-Street Parking Exemption	-400 ft ²
Total proposed Floor Area	5,046 ft ²



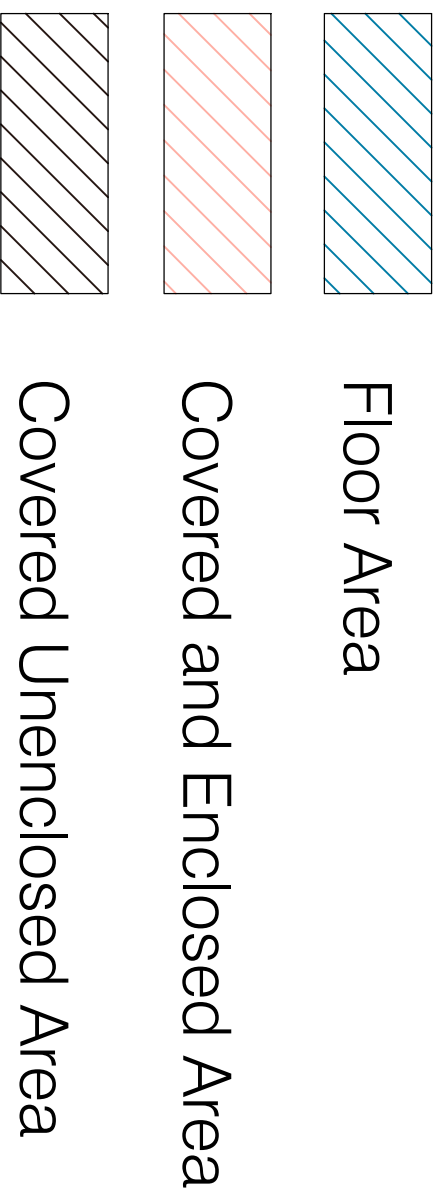
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 Lower Level Floor Plan

Date
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 Project Number
 4434
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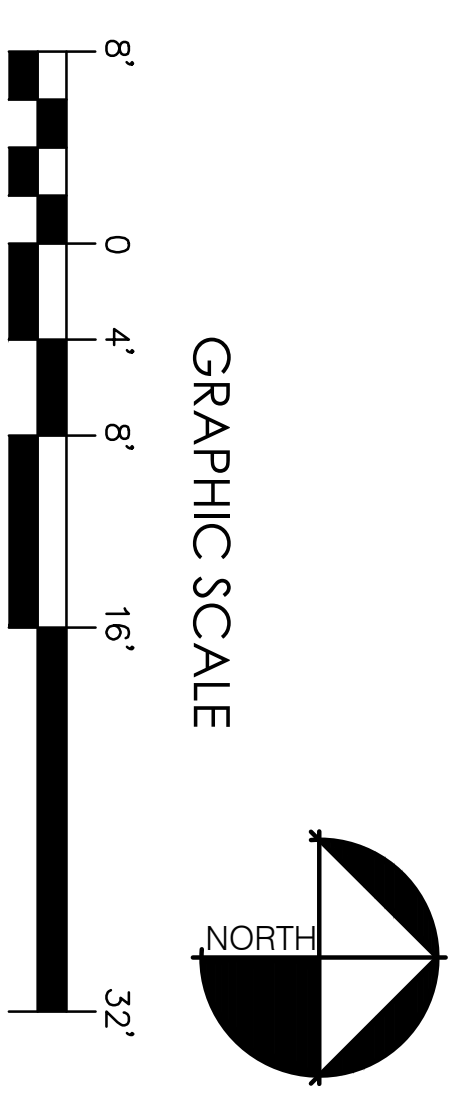
Upper Level Floor Plan



Plan Data:

Main Residence	251 sq. ft.
Lower Level	4,087 sq. ft.
Upper Level	4,338 sq. ft.
Total	887 sq. ft.
3-Car Garage	

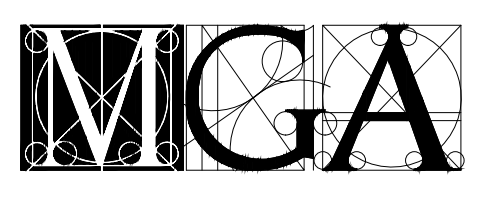
Lower Level Living Area	251 ft ²
Upper Level Living Area	4,087 ft ²
Garage	887 ft ²
Exterior Floor Area	221 ft ²
Subtotal	5,446 ft ²
Off-Street Parking Exemption	-400 ft ²
Total proposed Floor Area	5,046 ft²



Morrison Residence

840 Avocado Place, Solana Beach, CA

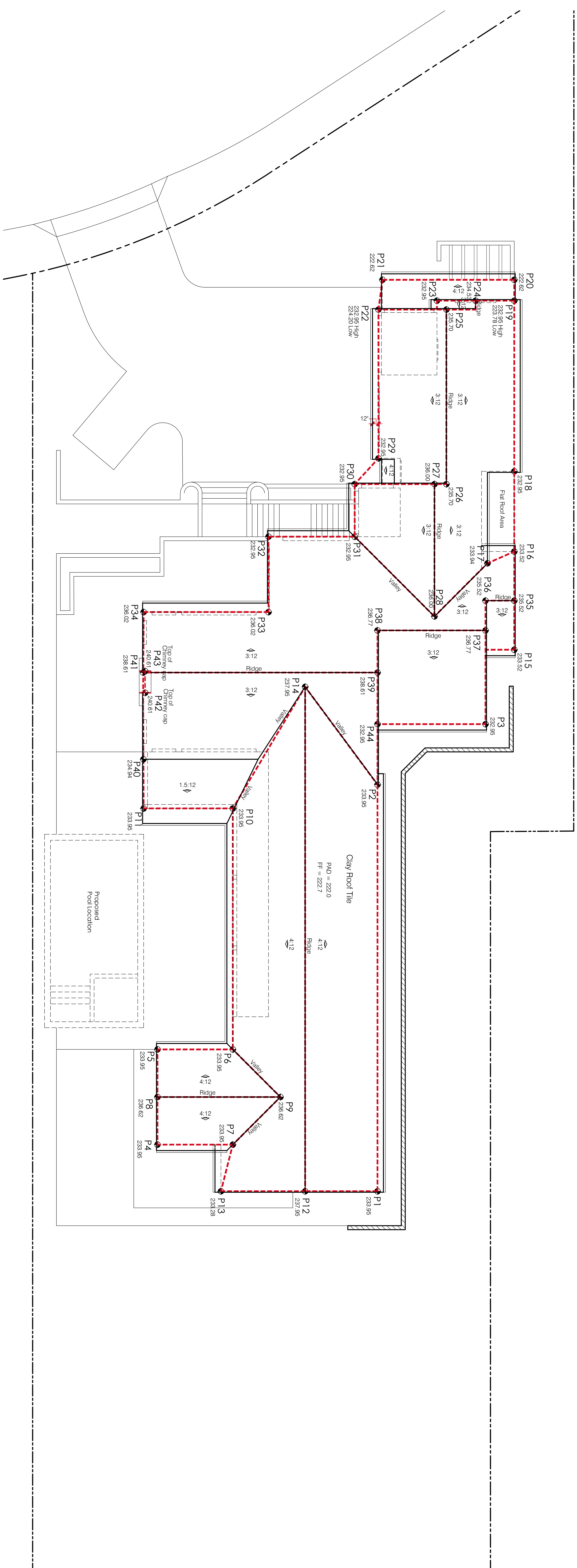
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8881 Research Drive, Irvine, California 92618
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Title
Upper Level
Floor Area Plan

Date
April 15, 2020
Project Number
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Story Pole Plan



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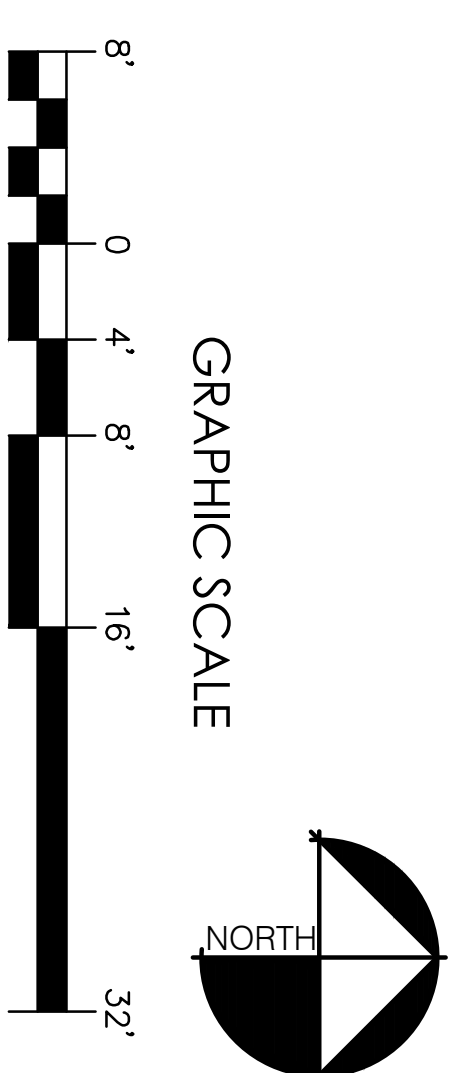
Morrison Residence

840 Avocado Place, Solana Beach, CA

Title
 Story Pole Plan

Revision	Date
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8-31-2020	Project Number
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10-29-2020	Scale
Sheet No.	1/8" = 1'-0"

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PRELIMINARY GRADING PLAN

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

UNDERGROUND S.A. (800)-227-2600
- THE SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 6:00 p.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL FACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY AND FOR THE PROTECTION OF THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 2:1 FILL 2:1
CUT: 380 CY FILL: 190 CY EXPORT: 190 CY
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)

** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGLE UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBGR-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

WORK TO BE DONE

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

STANDARD SPECIFICATIONS

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

STANDARD DRAWINGS

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

EARTHWORK QUANTITIES:

CUT: 540 CY *
FILL: 100 CY *

EXPORT: 440 CY *
REMEDIAL: 350 CY *

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

EROSION CONTROL NOTES

- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL. BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL. EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:

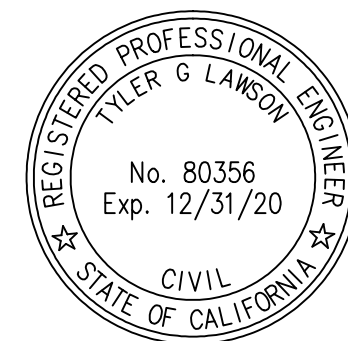
LBS/ACRE	NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LBS/ACRE		SEED SPECIES
	% PURITY/ACRE	% PURITY/ACRE	
20	70% PLUS		ATRIPLIX GLAUCOA PLANTAGE INSULARIS ENCLEIS FARINOSA LOTUS SCOPARIUS EXCHSCHOLTZIA CALIF.
50		SCARIFIED	
8		50% PLUS	
6			
7			
91			
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

DECLARATION OF RESPONSIBLE CHARGE

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

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

BY: 
TYLER G LAWSON
REG. NO. 80356 EXP. 12/31/2020
PASCO LARET SUTIER & ASSOCIATES



LEGAL DESCRIPTION

LOT 4 OF FEATHER ACRES, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16175, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, MARCH 3, 2017.

RESERVING THEREFROM AN EASEMENT FOR PRIVATE DRAINAGE AND UTILITY OVER THE PORTION OF LOT 4 FOR THE BENEFIT OF LOTS 2, 3, AND 5 OF SAID MAP AS SHOWN ON MAP THEREOF NO. 16175 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY ON MARCH 3, 2017.

A.P.N.: 288-292-23-00
 SITE ADDRESS: 840 AVOCADO PLACE, SOLANA BEACH, CA 92075
 ZONE: ESTATE RESIDENTIAL ZONE (ER-2) / DARK SKY AREA
 OWNER/PERMITTEE: WILL MORRISON, 13283 MANGO DRIVE, DEL MAR, CA 92014
 TOPOGRAPHIC SURVEY: AEROTECH MAPPING, 29870 TECHNOLOGY DRIVE, SUITE 220-C, MURRIETA, CA 92563
 LOT AREA: GROSS = 20,084 SF / 0.46 AC, NET = 20,084 SF / 0.46 AC

OWNER'S CERTIFICATE

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

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

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

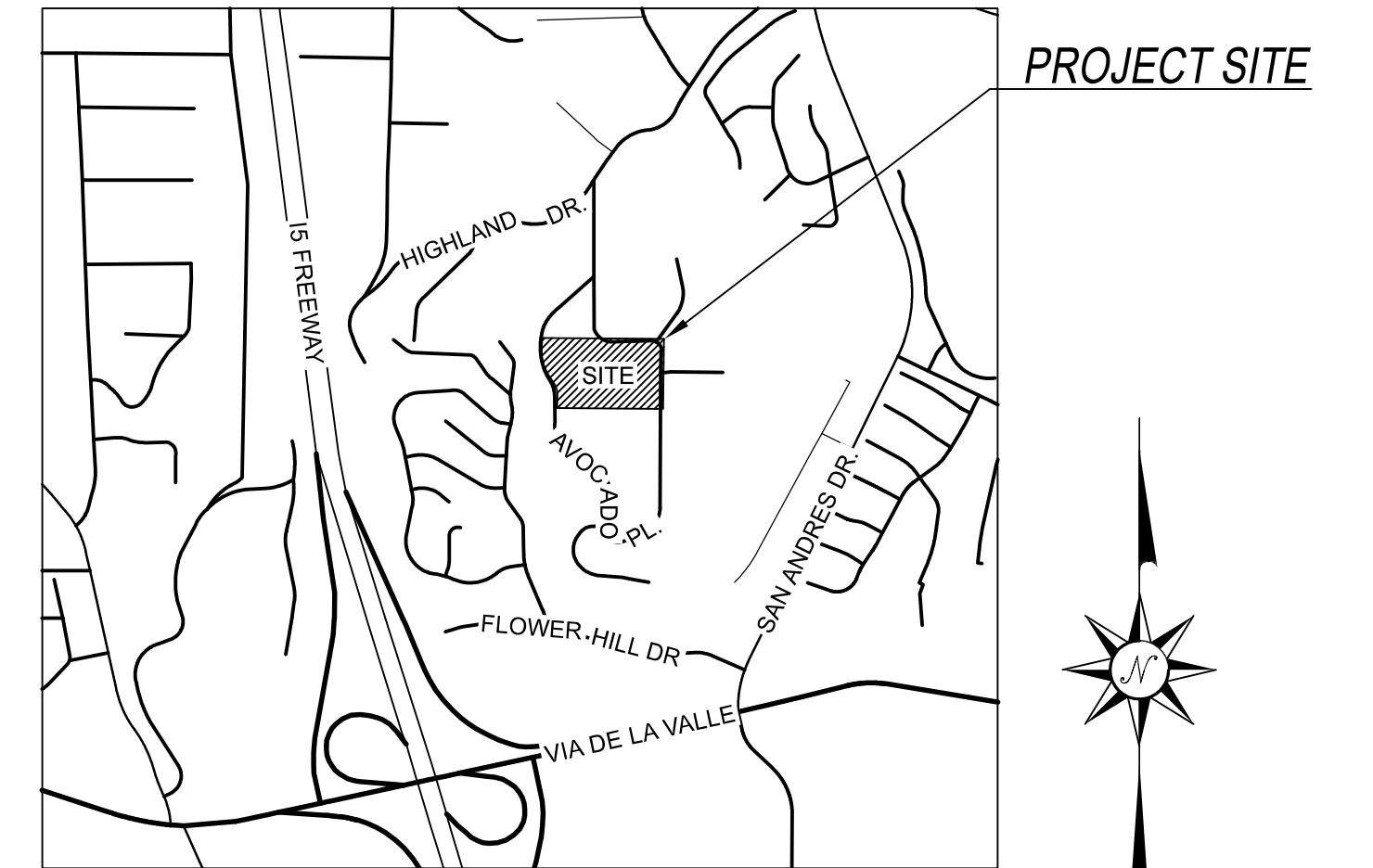
I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT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



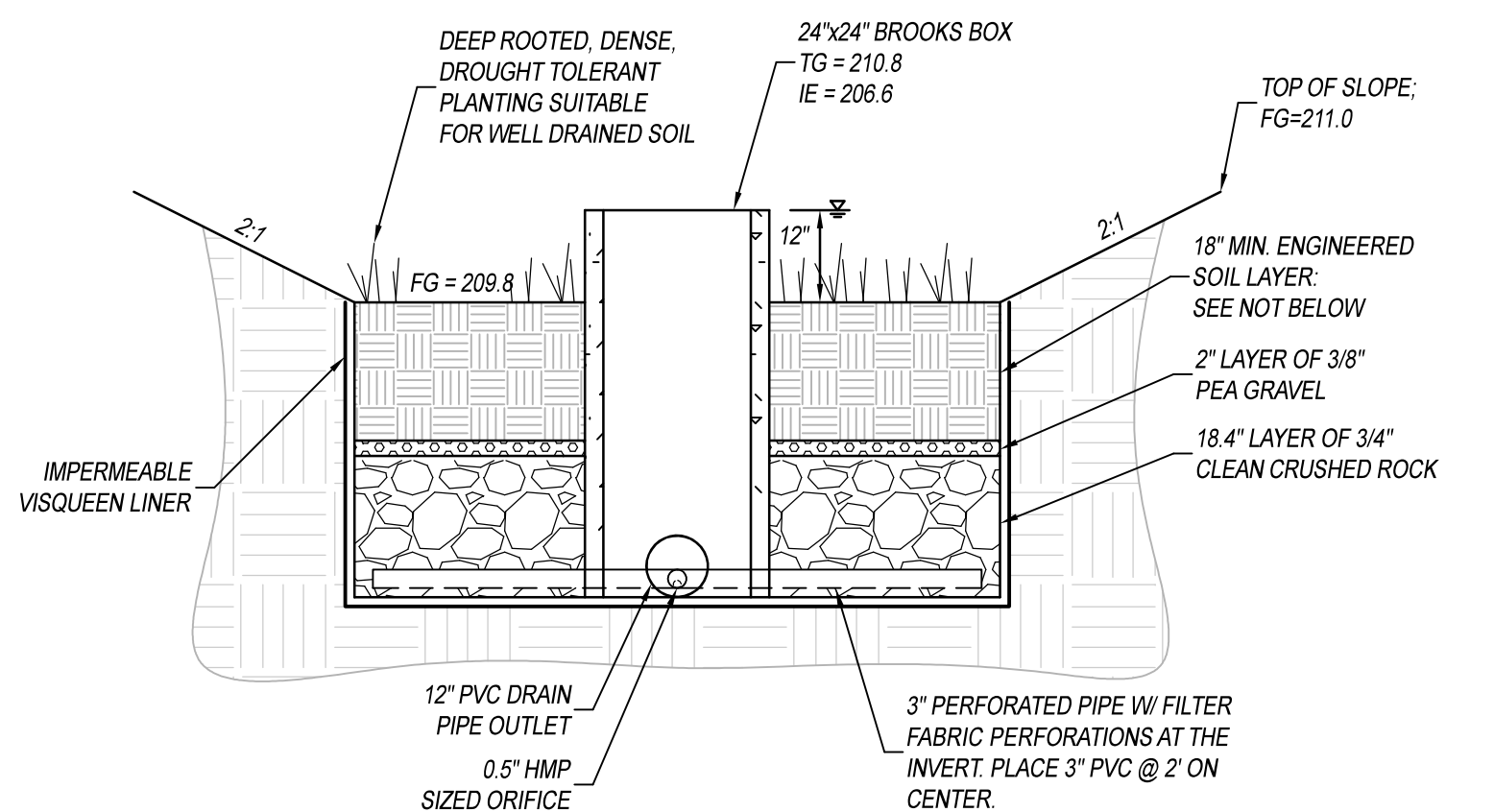
WILL MORRISON
13283 MANGO DRIVE
DEL MAR, CA 92014

ABBREVIATION LEGEND

BW = BOTTOM OF WALL ELEVATION
 TW = TOP OF WALL ELEVATION
 FS = FINISHED SURFACE
 FG = FINISHED GRADE
 EG = EXISTING GRADE
 FL = FLOW LINE
 FF = FINISHED FLOOR
 GF = GARAGE FACE
 IE = INVERT ELEVATION
 TG = TOP OF GRATE ELEVATION
 TC = TOP OF CURB ELEVATION
 TF = TOP OF FOOTING ELEVATION
 TFC = TOP OF FENCE ELEVATION
 TSW = TOP OF STEM WALL
 LA = LANDSCAPED AREA

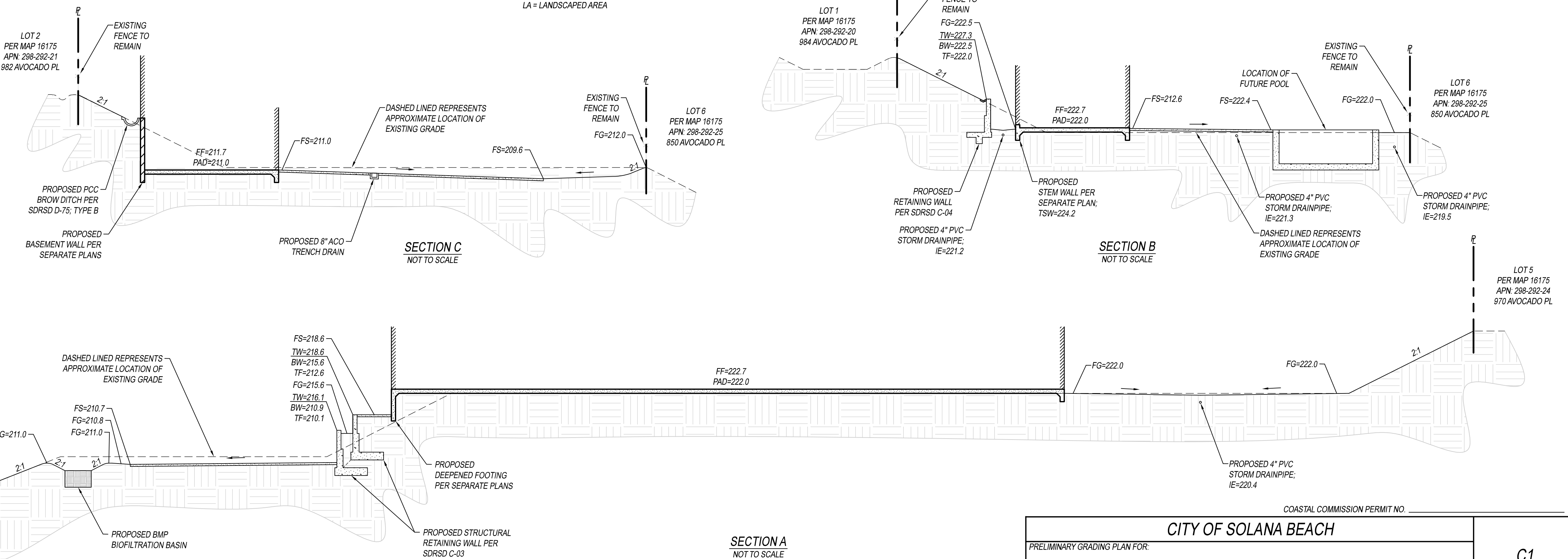


VICINITY MAP
NOT TO SCALE



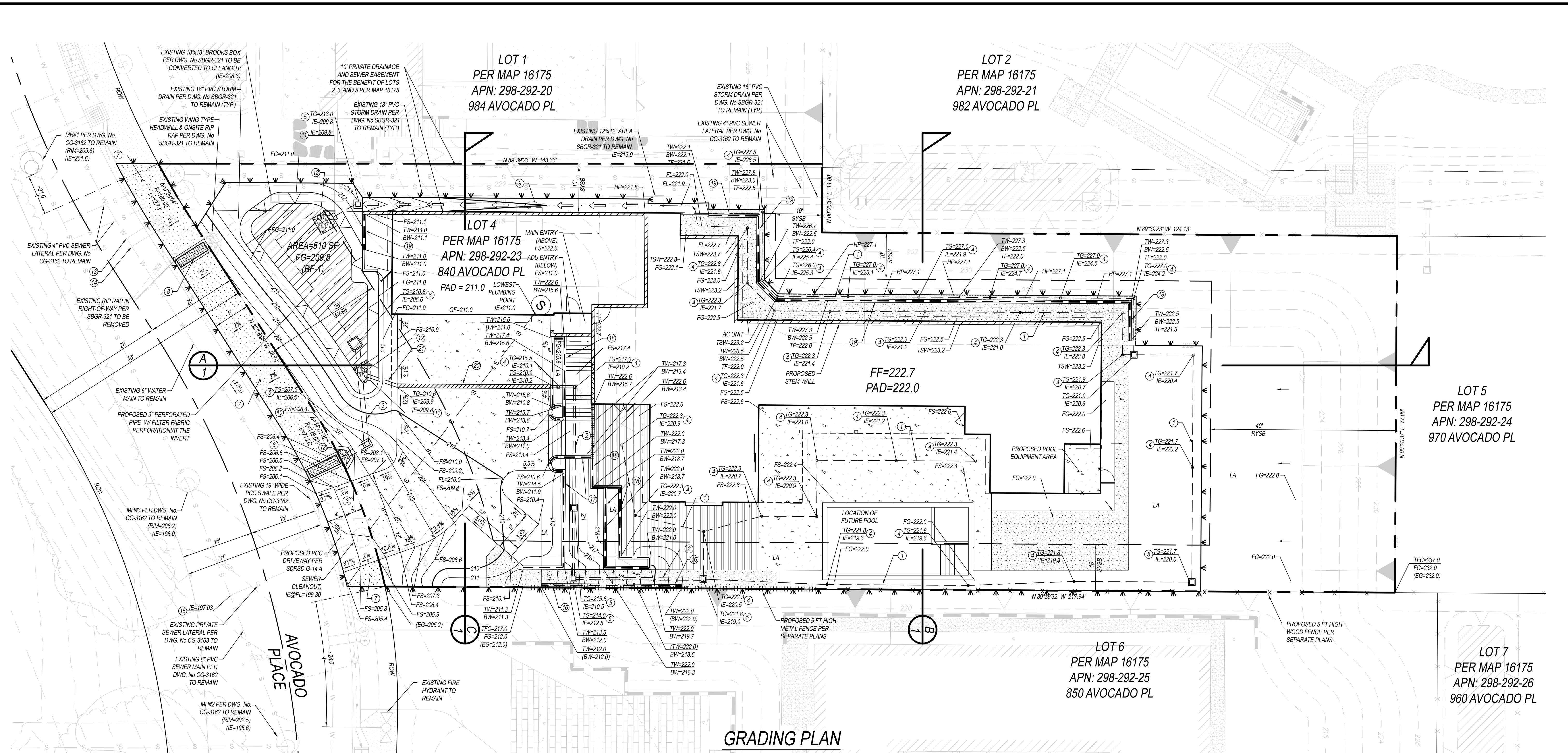
NOTE: "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 6" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.

TYPICAL SECTION - BIOFILTRATION BASIN
NOT TO SCALE



PASCO LARET SUTIER & ASSOCIATES
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Phone 858.259.8212 | www.plsaengineering.com

CITY OF SOLANA BEACH
PRELIMINARY GRADING PLAN FOR:
840 AVOCADO PLACE
C1



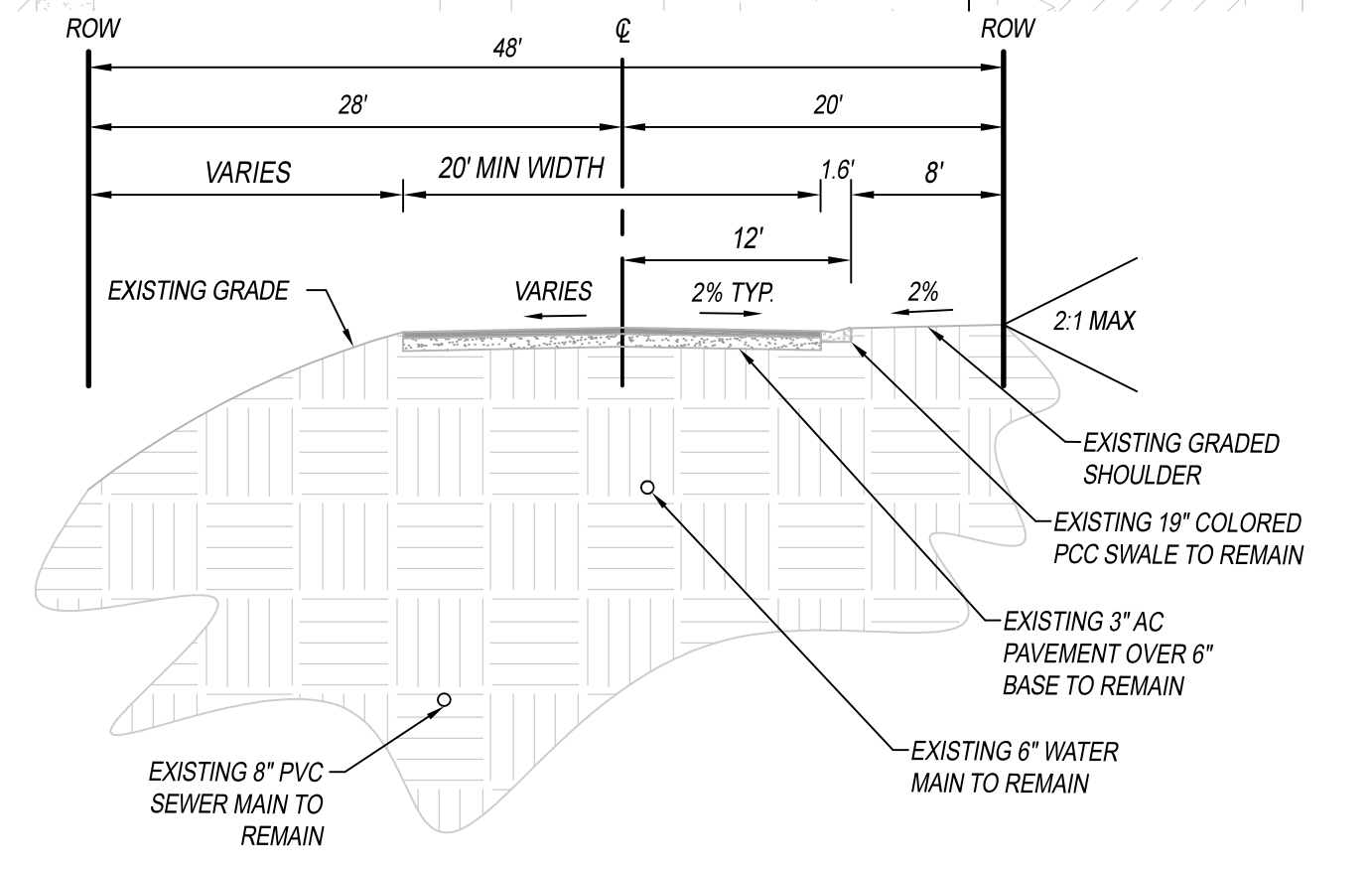
GRADING PLAN

CONSTRUCTION NOTES:

- 1 PROPOSED 4" PVC STORM DRAINPIPE @ 1.0 MIN.
- 2 PROPOSED 6" PVC STORM DRAINPIPE @ 1.0 MIN.
- 3 PROPOSED 12" PVC STORM DRAINPIPE @ 1.0 MIN.
- 4 PROPOSED 6" AREA DRAIN
- 5 PROPOSED 12" x 12" BROOKS BOX CATCH BASIN
- 6 PROPOSED 24" x 24" BROOKS BOX OUTLET STRUCTURE
- 7 PROPOSED STABILIZED COMPACTED D.G.
- 8 PROPOSED PERVIOUS PAVERS
- 9 PROPOSED PCC BROW DITCH PER SDRSD D-75, TYPE B
- 10 PROPOSED PCC WING TYPE HEADWALL PER SDRSD D-34
- 11 PROPOSED PCC MODIFIED HEADWALL
- 12 PROPOSED RIP RAP ENERGY DISSIPATER PER SDRSD D-40, TYPE 2 ROCK CLASS = No. 2 BACKING T=1.1 FT
- 13 EXISTING 1" DOMESTIC WATER SERVICE TO REMAIN
- 14 EXISTING 1" FIRE WATER SERVICE TO REMAIN
- 15 EXISTING 4" PVC SEWER LATERAL TO REMAIN
- 16 PROPOSED MASONRY RETAINING WALL PER SDRSD C-01
- 17 PROPOSED MASONRY RETAINING WALL PER SDRSD C-02
- 18 PROPOSED MASONRY RETAINING WALL PER SDRSD C-03
- 19 PROPOSED MASONRY RETAINING WALL PER SDRSD C-04
- 20 PROPOSED 8" ACO TRENCH DRAIN
- 21 PROPOSED 8" PVC STORM DRAINPIPE @ 1.0 MIN.

LEGEND

ITEM DESCRIPTION	SYMBOL	ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	---	PROPOSED BASEMENT WALL	▨
RIGHT-OF-WAY	---	PROPOSED PCC PAVEMENT	▭
ADJACENT PROPERTY LINE	---	PROPOSED DECORATIVE GRAVEL LANDSCAPE	▨
CENTERLINE OF ROAD	---	PROPOSED PERVIOUS PAVERS	▨
BUILDING FOOTPRINT	---	PROPOSED BMP BASIN	▨
SETBACK	---	PROPOSED PCC BROW DITCH PER SDRSD D-75	▨
GRADE LIMIT LINE	---	PROPOSED TRENCH DRAIN	▨
EXISTING EASEMENT	---	EXISTING OVERHEAD UTILITIES	OE OE
EXISTING CONTOUR LINE	240	EXISTING SEWER MAIN	S S S
PROPOSED CONTOUR LINE	240	EXISTING WATER MAIN	W W W
PROPOSED SWALE FLOWLINE @ 1.0% MIN.	---	EXISTING 1" DOMESTIC WATER SERVICE	W W W
PROPOSED MASONRY RETAINING WALL PER PLAN	▨	EXISTING 1" FIRE WATER SERVICE	W W W
PROPOSED STRUCTURALLY DESIGNED RETAINING WALL PER SEPARATE BUILDING PLANS	▨	EXISTING 4" SEWER LATERAL	S S S
PROPOSED STEM WALL PER SEPARATE BUILDING PLANS	▨	INSTALL RIP RAP ENERGY DISSIPATER PER SDRSD D-40 CLASS=NO. 2 BACKING T=1.1 FT	▨
PROPOSED DEEPENED FOOTING PER SEPARATE BUILDING PLANS	▨		



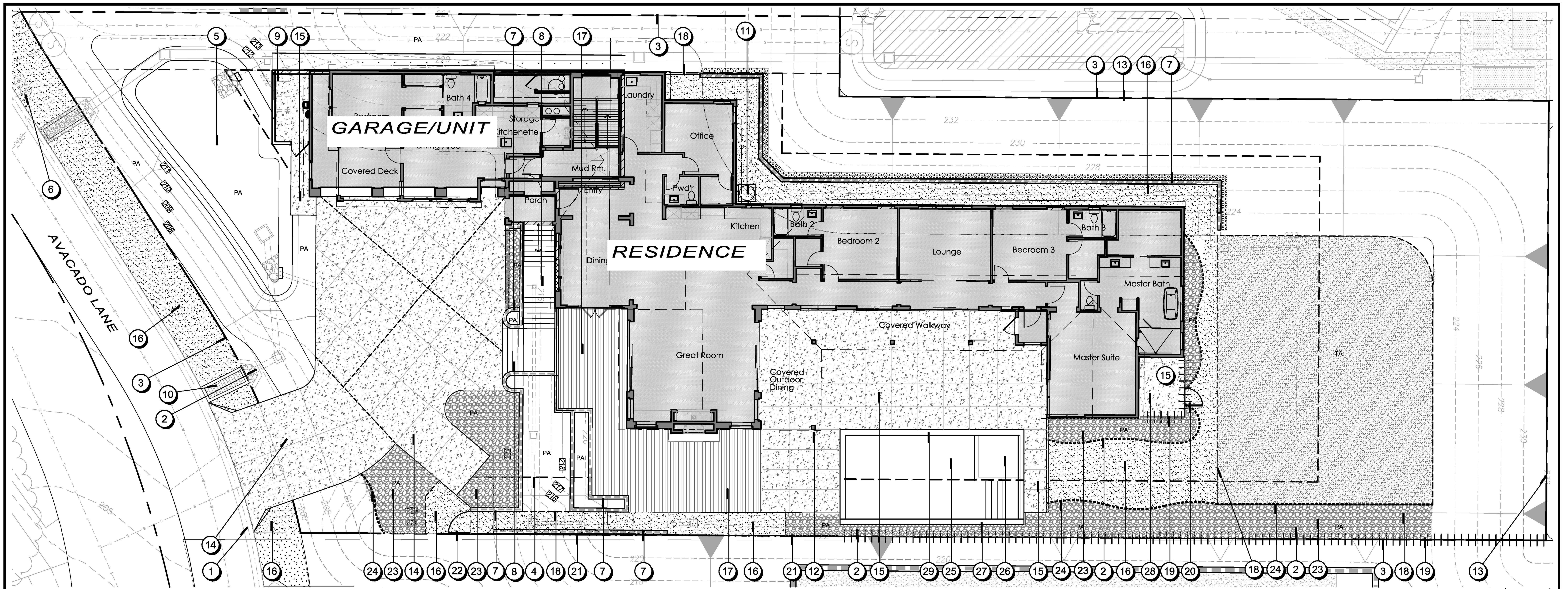
TYPICAL SECTION - AVOCADO PLACE

NOT TO SCALE

COASTAL COMMISSION PERMIT NO.

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CITY OF SOLANA BEACH
 840 AVOCADO PLACE
 PRELIMINARY GRADING PLAN FOR:



CONSTRUCTION LEGEND

EXISTING SITE ELEMENTS

- 1 EXISTING CURB/GUTTER
- 2 PROPOSED UTILITIES PER CIVIL ENGINEER
- 3 PROPERTY LINE
- 4 BUILDING SETBACK - PER CIVIL ENGINEER
- 5 BIORETENTION BASIN PER CIVIL ENGINEER
- 6 EXISTING METER LOCATION
- 7 PROPOSED RETAINING WALL - PER CIVIL ENG. & ARCH.
- 8 STEPS/LANDING & RAILING - PER ARCHITECT
- 9 TRASH/STORAGE ENCLOSURE - PER ARCHITECT
- 10 PERMEABLE PAVERS - PER CIVIL ENGINEER
- 11 A/C UNITS - PER ARCHITECT
- 12 ARCHITECTURAL POSTS - PER ARCHITECT
- 13 EXISTING FENCE TO REMAIN

HARDSCAPE/MASONRY/CARPENTRY

- 14 INTEGRAL COLOR VEHICULAR CONCRETE 'PEWTER' W/ SAND FINISH
- 15 INTEGRAL COLOR CONCRETE 'PEWTER' W/ SAND FINISH
- 16 STABILIZED DECOMPOSED GRANITE - 1/8" 'CALIFORNIA GOLD'
- 17 COMPOSITE DECKING - CALI BAMOO OR EQUAL. COLOR TBD
- 18 COMPOSITE EDGING
- 19 5' HT HORIZONTAL WRC FENCING - STAIN & SEALED 'CANYON BROWN'
- 20 5' HT X 3'W HORIZONTAL WRC GATE - STAIN & SEALED 'CANYON BROWN'
- 21 5' HT TUBULAR STEEL FENCE 'BLACK'
- 22 3.5' HT X 4' W LOCKING METAL GATE - POWDERCOAT 'BLACK'
- 23 3/8" CALIFORNIA GOLD CRUSHED STONE
- 24 ROCK EDGING - 4-8" GOLDEN FAWN STONE

POOL (UNDER SEPARATE PERMIT)

- 25 POOL W/ AUTOMATIC COVER - PER POOL CONTRACTOR. UNDER SEPARATE PERMIT
- 26 SPA - PER POOL CONTRACTOR. UNDER SEPARATE PERMIT
- 27 18" HT RAISED BOND BEAM POOL WALL W/ (4) 18" WIDE WATER SCUPPERS - PER POOL CONTRACTOR. UNDER SEPARATE PERMIT
- 28 POOL EQUIPMENT LOCATION - PER POOL CONTRACTOR. UNDER SEPARATE PERMIT
- 29 POOL COPING - PIP CONCRETE TO MATCH ADJACENT PAVING

SYMBOL LEGEND

- P.A. PLANTING AREA - SEE PLANTING PLAN
- T.A. TURF AREA - SEE PLANTING PLAN
- SAWCUT SCORELINE
- EXPANSION JOINT

NOTES

THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.

MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

NOTES

ALL MEASUREMENTS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS AND FINISH ELEVATIONS IN THE FIELD. MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER.

THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

CONTRACTOR TO PROVIDE CLIENT WITH SAMPLES OF ALL STONE MATERIAL, DECOMPOSED GRANITE, AND GROUT. CLIENT AND DESIGNER SHALL APPROVE SAMPLES BEFORE ORDERING MATERIALS.

SEE CIVIL PLANS FOR ALL GRADING AND DRAINAGE

BEFORE START OF ANY EXCAVATION OR TRENCHING IN LOCATION ON PROJECT SITE, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT OF WAY UTILITIES AT 1-800-422-4133 AND PROPERTY OWNER FOR ON SITE UTILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.

CONTRACTOR AND/OR OWNER BUILDER IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPT. FOR THIS PROJECT.

CONTRACTOR SHALL ADHERE TO ALL PREVAILING BUILDING CODES, ZONING REQUIREMENTS AND SETBACKS RELATED TO THE PROJECT.

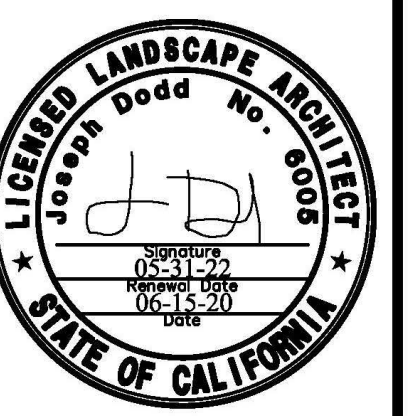
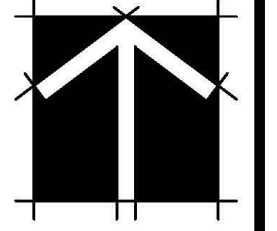
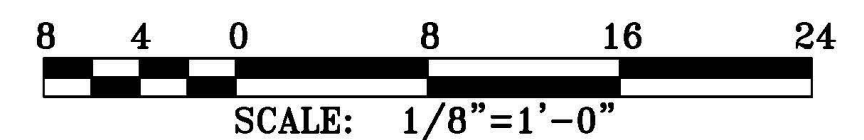
IN ADDITION, THE CONTRACTOR SHALL TAKE NOTE OF ANY UNUSUAL SITE CONDITIONS EFFECTING COST OR CONSTRUCTION FEASIBILITY AND WILL NOTIFY OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

CONTRACTOR TO INSPECT SITE PRIOR TO START OF CONSTRUCTION AND VERIFY ALL SPECIAL CONDITIONS WHICH MIGHT INVOLVE ADDED COST, I.E. SITE PREP, DEMOLITION, HAULING COST, ETC. PROVIDE OWNER WITH WRITTEN ESTIMATE OF ALL ANTICIPATED COSTS.

CONTRACTOR TO VERIFY ALL PROPERTY LINES, EASEMENTS, AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK.

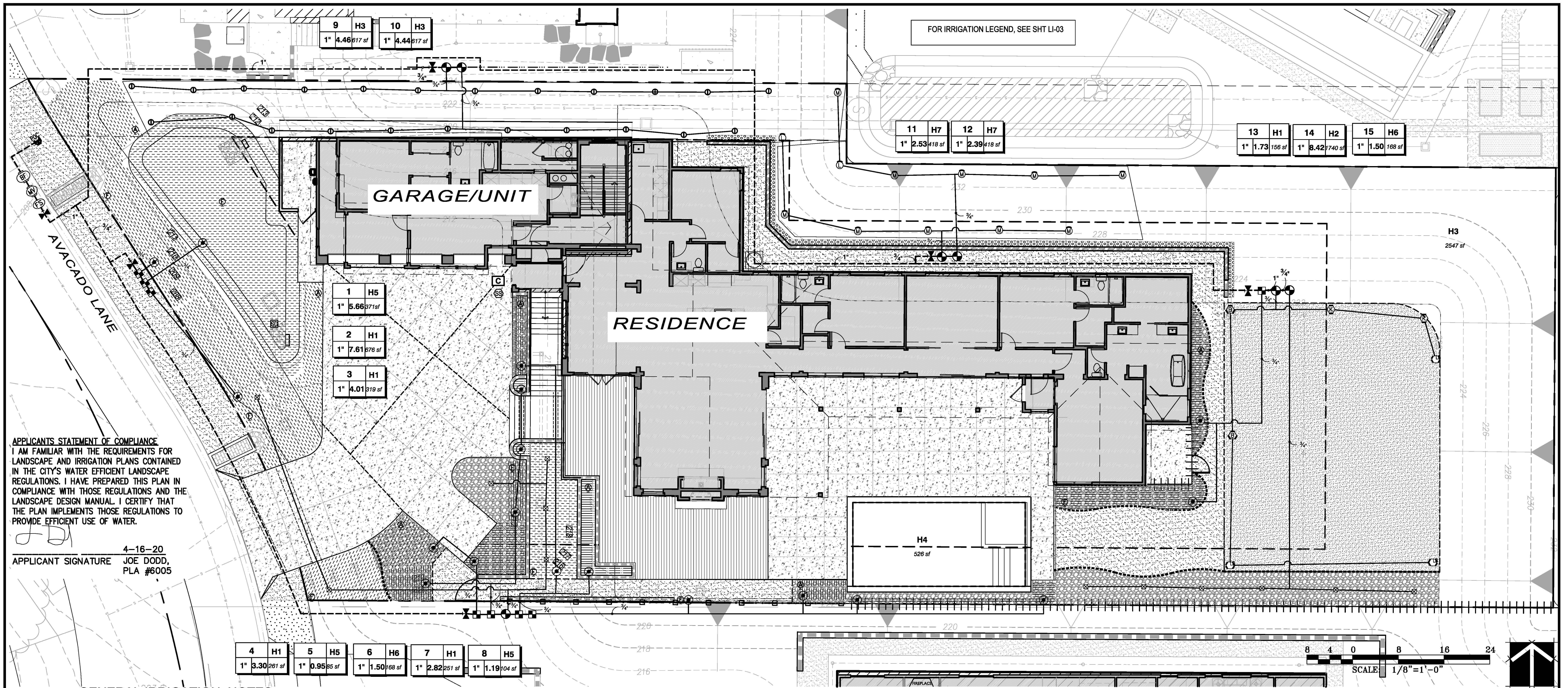
GENERAL NOTES

1. BEFORE START OF ANY EXCAVATION OR TRENCHING IN LOCATION ON PROJECT SITE, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT OF WAY UTILITIES AT 1-800-422-4133 AND PROPERTY OWNER FOR ON SITE UTILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.
2. CONTRACTOR AND/OR OWNER BUILDER IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPT. FOR THIS PROJECT.
3. CONTRACTOR SHALL ADHERE TO ALL PREVAILING BUILDING CODES, ZONING REQUIREMENTS AND SETBACKS RELATED TO THE PROJECT.
4. IN ADDITION, THE CONTRACTOR SHALL TAKE NOTE OF ANY UNUSUAL SITE CONDITIONS EFFECTING COST OR CONSTRUCTION FEASIBILITY AND WILL NOTIFY OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR TO INSPECT SITE PRIOR TO START OF CONSTRUCTION AND VERIFY ALL SPECIAL CONDITIONS WHICH MIGHT INVOLVE ADDED COST, I.E. SITE PREP, DEMOLITION, HAULING COST, ETC. PROVIDE OWNER WITH WRITTEN ESTIMATE OF ALL ANTICIPATED COSTS.
6. CONTRACTOR TO VERIFY ALL PROPERTY LINES, EASEMENTS, AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK.



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IRRIGATION DESIGN + CONSULTING
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ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
JD	By: _____ Date: _____				By: _____ Date: _____	By: _____ Date: _____	DESCRIPTION: _____	LAYOUT PLAN FOR:	SBGR-XX
Drawn By	Name: _____ R.C.E. _____ Exp: _____				Review Engineer	MOHAMMAD SAMMAK, City Engineer R.C.E. 37146 6-30-20	LOCATION: LOCATED AT THE SOUTHEAST CORNER OF JIMMY DURANTE BOULEVARD AND VIA DE LA VALLE RECORD FROM: 1897 ELEV: 17.68 DATUM: NAVD 88	840 AVOCADO PLACE	SHEET 01 OF 08
								COASTAL COMMISSION PERMIT NO. XXX	LC-01



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

4-16-20
 APPLICANT SIGNATURE JOE DODD, PLA #6005

4	H1	1" 3.30	261 sf
5	H5	1" 0.95	85 sf
6	H6	1" 1.50	168 sf
7	H1	1" 2.82	251 sf
8	H5	1" 1.19	104 sf

GENERAL IRRIGATION NOTES

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT, IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- CONTRACTOR TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAINLINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 2" AND 3" SLEEVING FOR NON-VIHCULAR PAVING SHALL BE PVC1220 SCH. 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 4" AND LARGER SLEEVING BELOW VEHICULAR PAVING SHALL BE PVC1220 SCH.80 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES UNDER BROW DITCHES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 6" THICK ON ALL SIDES OF PIPE. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
- ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.
- IRRIGATION HEADS ADJACENT TO THE STREET SHALL BE HELD A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS. WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS PREVENTING PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE VIA DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS, AND COSTS ASSOCIATED WITH SAID REVISIONS.
- SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7 1/2 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- CHECK VALVES SHALL BE USED TO PREVENT ALL LOW HEAD DRAINAGE

NOTE: AVOID SPRINKLER RISERS IN CORNER, ALONG WALLS, AND PARKING AREAS. NO OVERHEAD IRRIGATION WITHIN 24" OF AN IMPERMEABLE SURFACE OR IN AREAS LESS THAN 10' WIDE IN ANY DIRECTION (ENGINEERED SLOPES EXCLUDED) ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NO-PERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE, OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY

NOTE: MAINLINE LOCATION IS DIAGRAMMATIC. MAINLINE SHALL BE LOCATED ON PRIVATE PROPERTY. NO PORTION OF THE MAINLINE SHALL BE LOCATED WITHIN THE RIGHT OF WAY OR ON OTHER PROPERTIES. CONTRACTOR SHALL DETERMINE AN APPROPRIATE LOCATION IN THE FIELD, FREE OF OBSTRUCTIONS AND PROPOSED ELEMENTS WHILE MINIMIZING SLEEVING.

VALVE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL DETERMINE AN APPROPRIATE AND DISCREET LOCATION IN THE FIELD FOR EASY ACCESS.

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

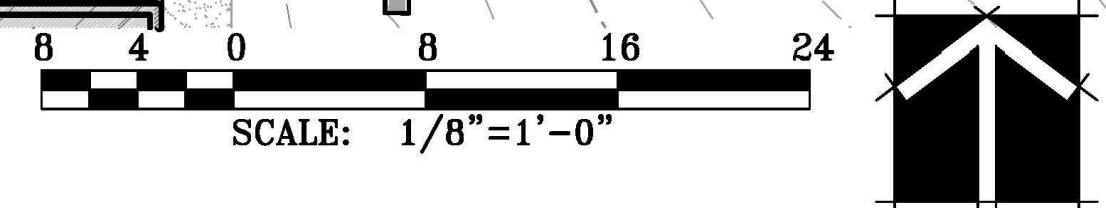
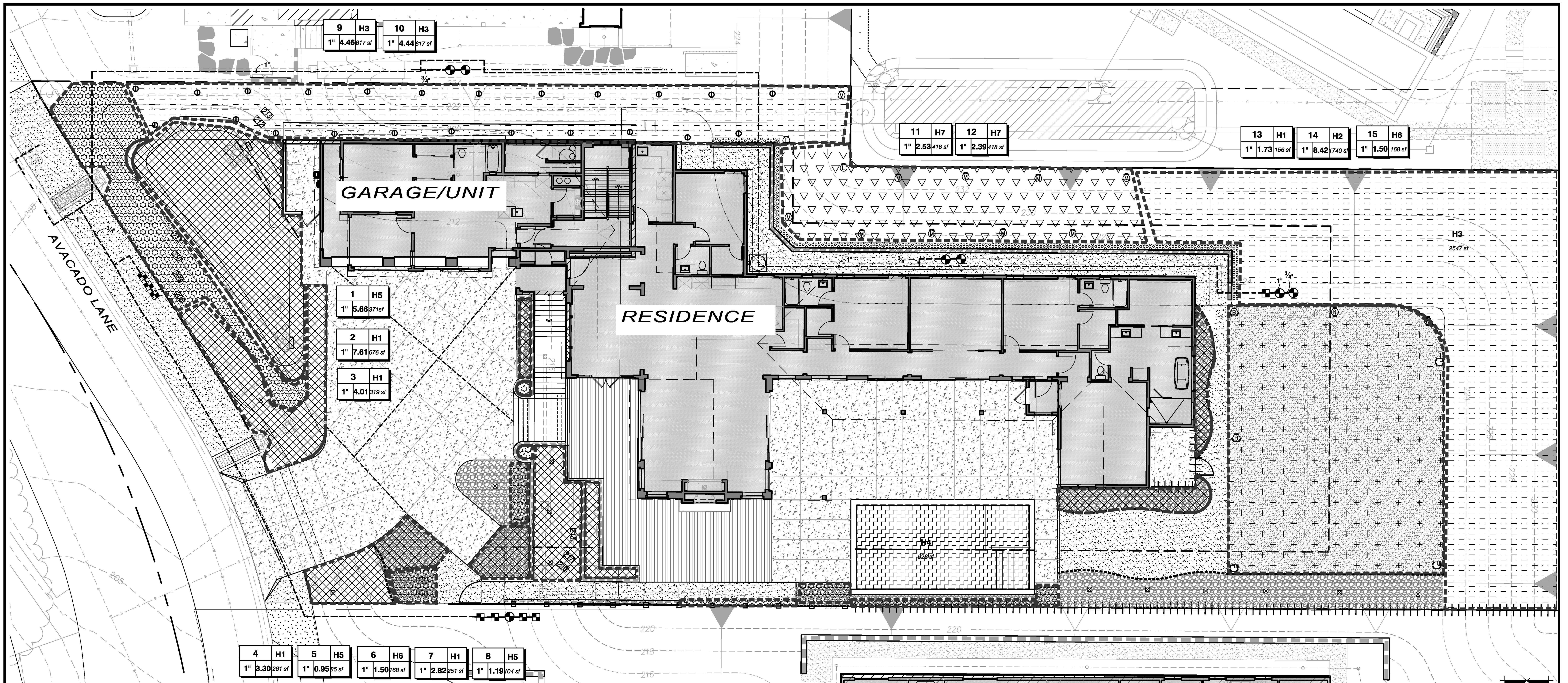
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LI-01

ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
By: <u>JD</u>	Date: _____				By: _____	By: <u>MOHAMMAD SAMMAK</u> , City Engineer	DESCRIPTION: _____ LOCATION: <u>LOCATED AT THE SOUTHEAST CORNER OF LAMMY DURANTE BOULEVARD AND VIA DE LA VALLE</u> RECORD FROM: <u>1897</u> ELEV.: <u>17.68</u>	IRRIIGATION PLAN FOR: 840 AVOCADO PLACE	SBGR-XX
Drawn By: <u>JD</u>	Name: _____				Review Engineer	R.C.E. <u>37146</u>	DATUM: <u>NAVD 88</u>	APN: <u>298-292-23</u>	SHEET 02 OF 08
	R.C.E. _____				Date: _____	Exp: <u>6-30-20</u>			



CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET
Irrigation Point of Connection (P.O.C.) 'A'

LINE	HYDROZONE 1 (Drip)	HYDROZONE 2 (turf rotators)	HYDROZONE 3 (slope rotators)	HYDROZONE 4 (pool)	HYDROZONE 5 (drip)	HYDROZONE 6 (tree bubblers)	HYDROZONE 7 (slope rotators)	SLA
EVAPOTRANSPIRATION RATE (Eto)	1	47						
CONVERSION FACTOR - 0.62	2	0.62						
LINE 1 X LINE 2	3	29.14						
PLANT FACTOR (PF)	4	0.30	0.6	0.30	1.00	0.60	0.60	0.60
HYDROZONE AREA (HA)	5	1663	1740	3781	526	560	336	836
LINE 4 X LINE 5	6	498.9	1044.0	1134.3	526.0	336.0	201.6	501.6
IRRIGATION EFFICIENCY (IE)	7	0.81	0.75	0.75	1.00	0.81	0.75	0.75
LINE 6 / LINE 7	8	615.93	1392.00	1512.40	526.00	414.81	268.80	668.80
TOTAL OF ALL LINE 8 BOXES	9	4,730						
LINE 3 X LINE 9 - ESTIMATED TOTAL WATER USE (ETWU)	10	137,830						

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETo = 47 in/yr
 LA = 8606 sq ft
 SLA = 0 sq ft
 ETAF = 0.55

MAWA = $(Eto)(0.62)[ETAF \times LA] + (1 - ETAF) \times SLA$
 $(Eto)(0.62)[(0.55 \times LA) + (1 - 0.55) \times SLA]$

MAWA = 29.14 [(55 x 8606.00) + 0] = 137928.4 gal. per year

MAXIMUM APPLIED WATER ALLOWANCE = 137928.4 gal. per year

Hydrozone Category	PF-Plant Factor	Irrigation Method Code	IE - Irrigation Efficiency
High Water Use	1.00	Drip/Microspray	0.81
Moderate Water Use	0.60	Bubblers	0.75
*Low Water Use	0.30	Rotators	0.70
Very Low Water Use	0.10	Rotators	0.75
Special Landscape Area	1.00	Overhead Spray	0.55

HYDROZONE VALVE #	1	
WATER METHOD	DRIP	
AREA	1663 SF	
PLANT FACTOR	LOW	
HYDROZONE VALVE #	2	
WATER METHOD	ROTATORS	
AREA	1740 SF	
PLANT FACTOR	MEDIUM	
HYDROZONE VALVE #	3	
WATER METHOD	ROTATORS	
AREA	3781 SF	
PLANT FACTOR	LOW	
HYDROZONE VALVE #	4	
WATER METHOD	N/A	
AREA	526 SF	
PLANT FACTOR	HIGH	

HYDROZONE VALVE #	5	
WATER METHOD	DRIP	
AREA	560 SF	
PLANT FACTOR	MEDIUM	
HYDROZONE VALVE #	6	
WATER METHOD	BUBBLERS	
AREA	336 SF	
PLANT FACTOR	MEDIUM	
HYDROZONE VALVE #	7	
WATER METHOD	ROTATORS	
AREA	836 SF	
PLANT FACTOR	MEDIUM	



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ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
By: <u>JD</u> Date: _____			By: <u>MOHAMMAD SAMMAK</u> City Engineer Date: _____	R.C.E. 37146 Exp: 6-30-20	DESCRIPTION: _____ LOCATION: <u>LOCATED AT THE SOUTHEAST CORNER OF JIMMY DURANTE BOULEVARD AND VIA DE LA VALLE</u> RECORD FROM: <u>18971</u> ELEV.: <u>17.68</u> DATUM: <u>NAVD 88</u>	HYDROZONE PLAN & WATER CALCULATIONS FOR: 840 AVOCADO PLACE	SBGR-XX SHEET 03 OF 08

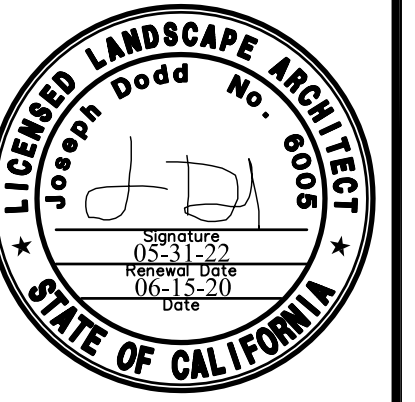
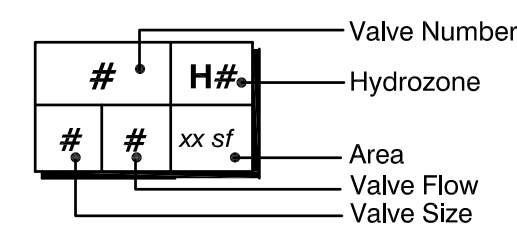
COASTAL COMMISSION PERMIT NO. XXX

LI-02

APN: 298-292-23

IRRIGATION SCHEDULE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter MP2000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	40
	Hunter MP3000 PROS-04-PRS40-CV Turf Rotator, 4" (10.16 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	40
	Hunter MP3500 PROS-04-PRS40-CV Turf Rotator, 4.0" Pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LB=light brown adjustable arc, 90-210.	40
	Hunter MP1000 PROS-00-PRS40 Shrub Rotator, fixed-riser, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	40
	Hunter MP800SR PROS-00-PRS40 Shrub Rotator, fixed-riser, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. OR = Orange adj arc 90 to 210.	40
	Hunter RZWS-18-CV 18" long RZWS with installed .25gpm or .50gpm bubbler options. Check Valve, 1/2" swing joint for connection to 1/2" pipe	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	Hunter ICZ-101-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi, Flow Range: .5 GPM to 15 GPM. 150 mesh stainless steel screen. Install in standard valve box	
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	
	Hunter PLD-BV MANUAL FLUSH VALVE - PROVIDE 6' OF FLEXg TUBING AFTER THE BALL VALVE. INSTALL VALVE INSIDE 6" ROUND VALVE BOX, ONE AT THE FAR END OF DRIP LINE LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIP LINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD.	
	Hunter PLD-AVR PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2" MPT connection with 80 PSI maximum rating. INSTALL WITH COMBINATION PLD-075 TEE AND A 3/4"x 1/2" REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MIN 1 ARV PER 500' OF DISTRIBUTION TUBING. USING AN LATERAL, CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA.	
	Area to Receive Dripline Hunter HDL-09-12-CV HDL-09-12-CV: Hunter Dripline w/ 0.9 GPH emitters at 12" O.C. Check valve, dark brown tubing w/ black striping. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. For use on slopes with Moderate/Sandy soils.	
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. For use on flat sites with Moderate/Sandy Soils	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-101G 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Globe Configuration, With Flow Control.
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
	Hunter ICV-G 1" 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Zurn 975XL 3/4" Reduced Pressure Backflow device
	Hunter PC-XX001 Light Commercial & Residential Controller, XX-station base module controller, 120 VAC, Indoor model
	Hunter SOIL-CLIK The Soil-Clk probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
	Hunter FLOW-CLIK Flow Sensor SOV with Interface Panel, Schedule 40 Sensor Body, 24 VAC, 2 amp. Install Interface Panel as required. SIZE: 1" for max 2-17gpm, 1.5" for max 18-35gpm
	Point of Connection 3/4" TBD
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21

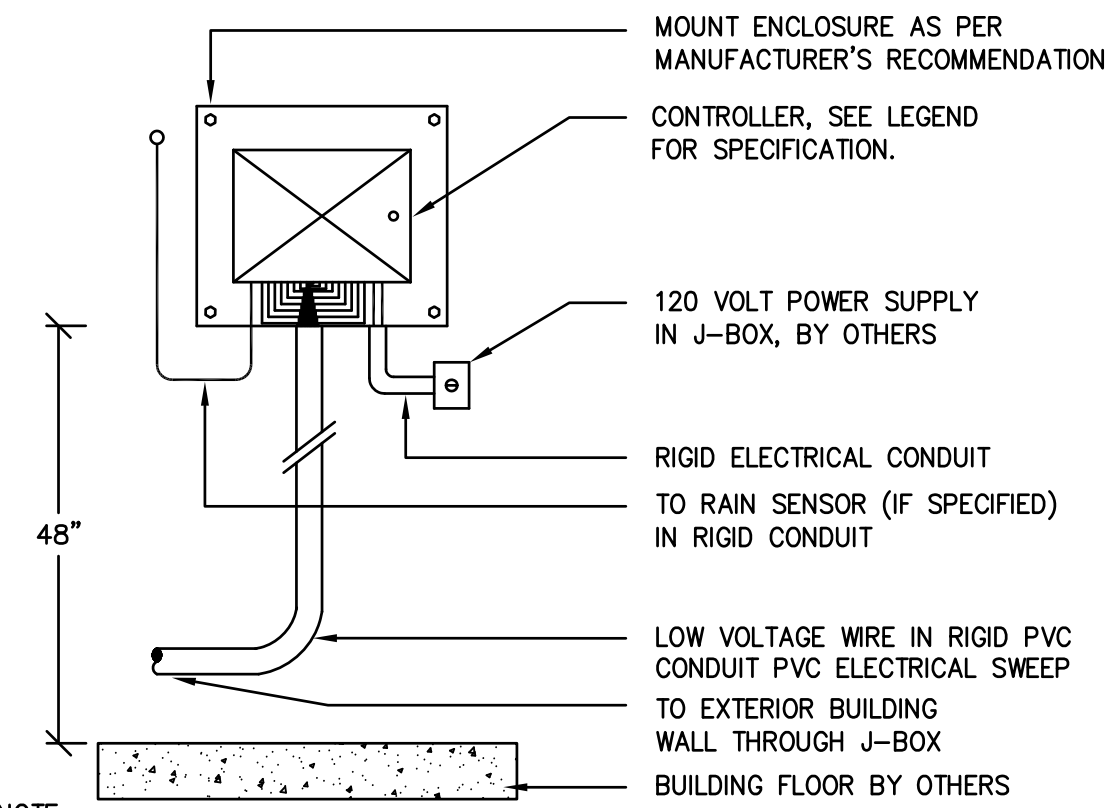


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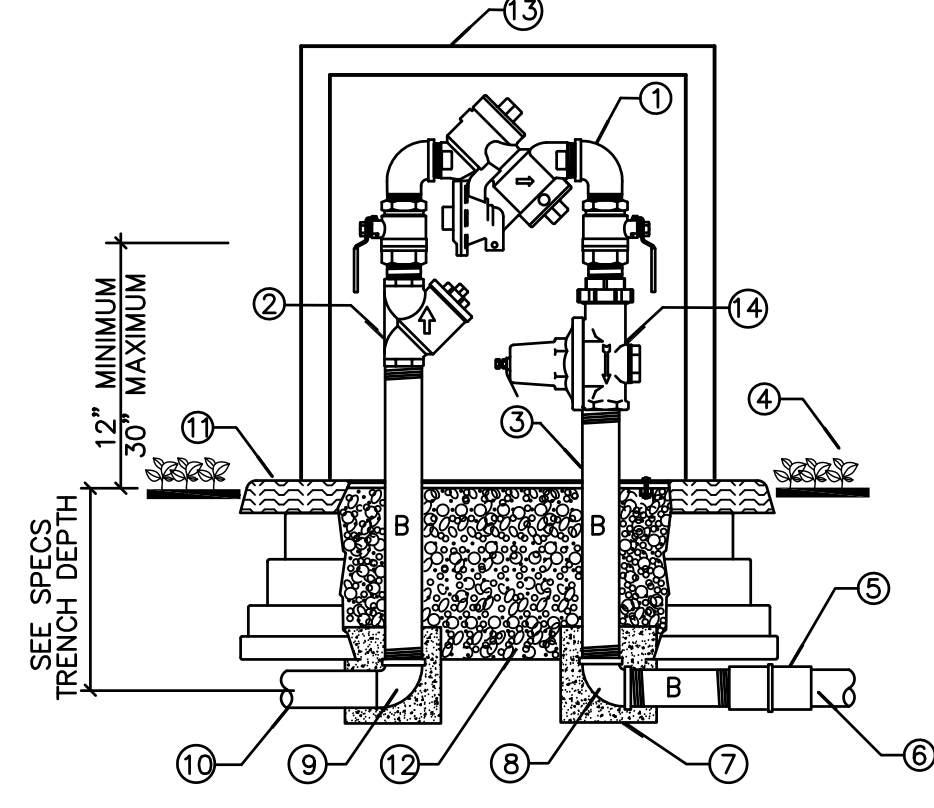
LI-03

By: <u>JD</u> Drawn By	Name: _____ R.C.E. _____	Date: _____ Exp: _____	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
					By: _____ Review Engineer	By: <u>MOHAMMAD SAMMAK</u> , City Engineer R.C.E. <u>37146</u> Date: _____	Date: _____ Exp: <u>6-30-20</u>	DESCRIPTION: _____ LOCATION: <u>LOCATED AT THE SOUTHEAST CORNER OF JIMMY DURANTE BOULEVARD AND VIA DE LA VALLE</u> RECORD FROM: <u>18871</u> ELEV.: <u>17.88</u>	IRRIGATION LEGEND FOR: 840 AVOCADO PLACE APN: 298-292-21



NOTE:
INSTALL ENCLOSURE AS INDICATED PER PLAN & MANUFACTURER'S RECOMMENDATION.
ROUTE WIRES AND SLEEVE THROUGH WALL TO RECTANGULAR PULL BOX AND TRANSITION TO DIRECT BURY WIRE.

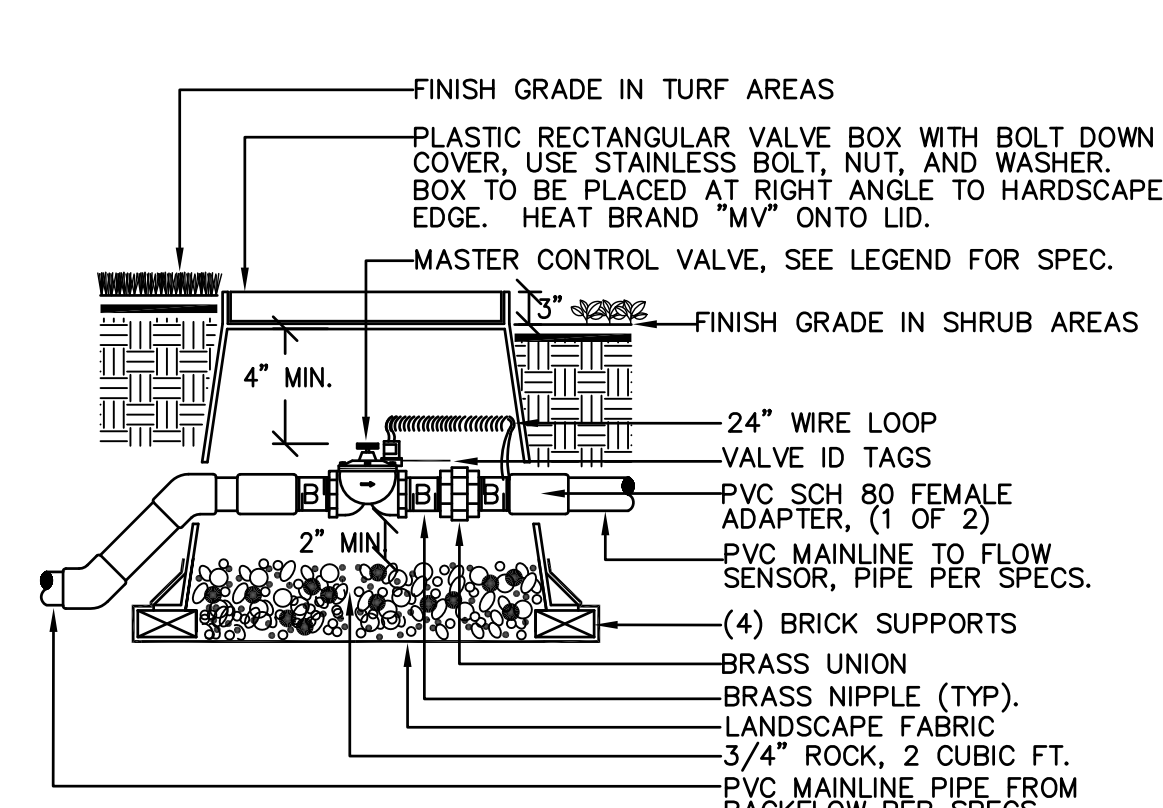
A WALL MOUNT CONTROLLER
SCALE: N.T.S.



- LEGEND**
1. REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER, PER LEGEND
 2. WYE STRAINER
 3. BRASS NIPPLES (LENGTH AS REQ.)
 4. FINISH GRADE
 5. SCH.80 PVC FEMALE ADAPTER
 6. PVC PRESSURE SUPPLY LINE, SEE SPECIFICATIONS
 7. 12"x12"x12" CONCRETE THRUST BLOCKS
 8. BRASS 1x1 ELL, LINE SIZE
 9. COPPER SxT ELL, LINE SIZE
 10. TYPE 'K' COPPER TUBING FROM WATER METER
 11. V.I.T. STRONGBOX QP-308F QUICK PAD, IF ENCLOSURE IS SPECIFIED, SET 2" ABOVE GRADE
 12. FILL BASE OF QUICKPAD WITH 3/4" ROCK TO TOP OF BASE OF UNIT
 13. STAINLESS STEEL ENCLOSURE (IF SPECIFIED)
 14. PRESSURE REGULATOR

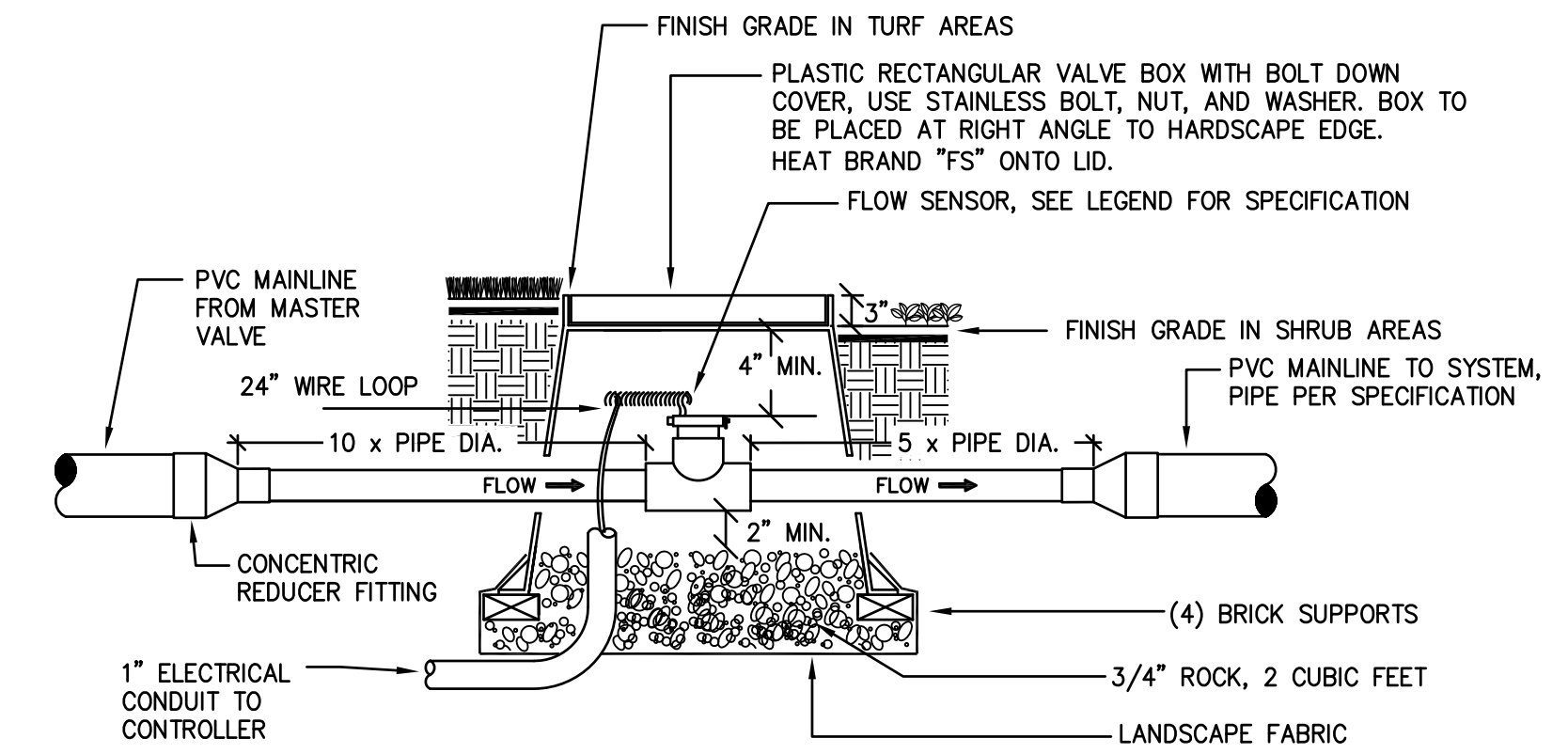
NOTE:
1. INSTALLATION MUST CONFORM TO LOCAL CODES
2. CONTRACTOR MUST PROVIDE BACKFLOW CERTIFICATION.
3. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.
4. ALL BRASS OR COPPER BELOW GRADE SHALL HAVE AWWA C209 APPROVED PIPE TAPE.

B BACKFLOW DEVICE
SCALE: N.T.S.



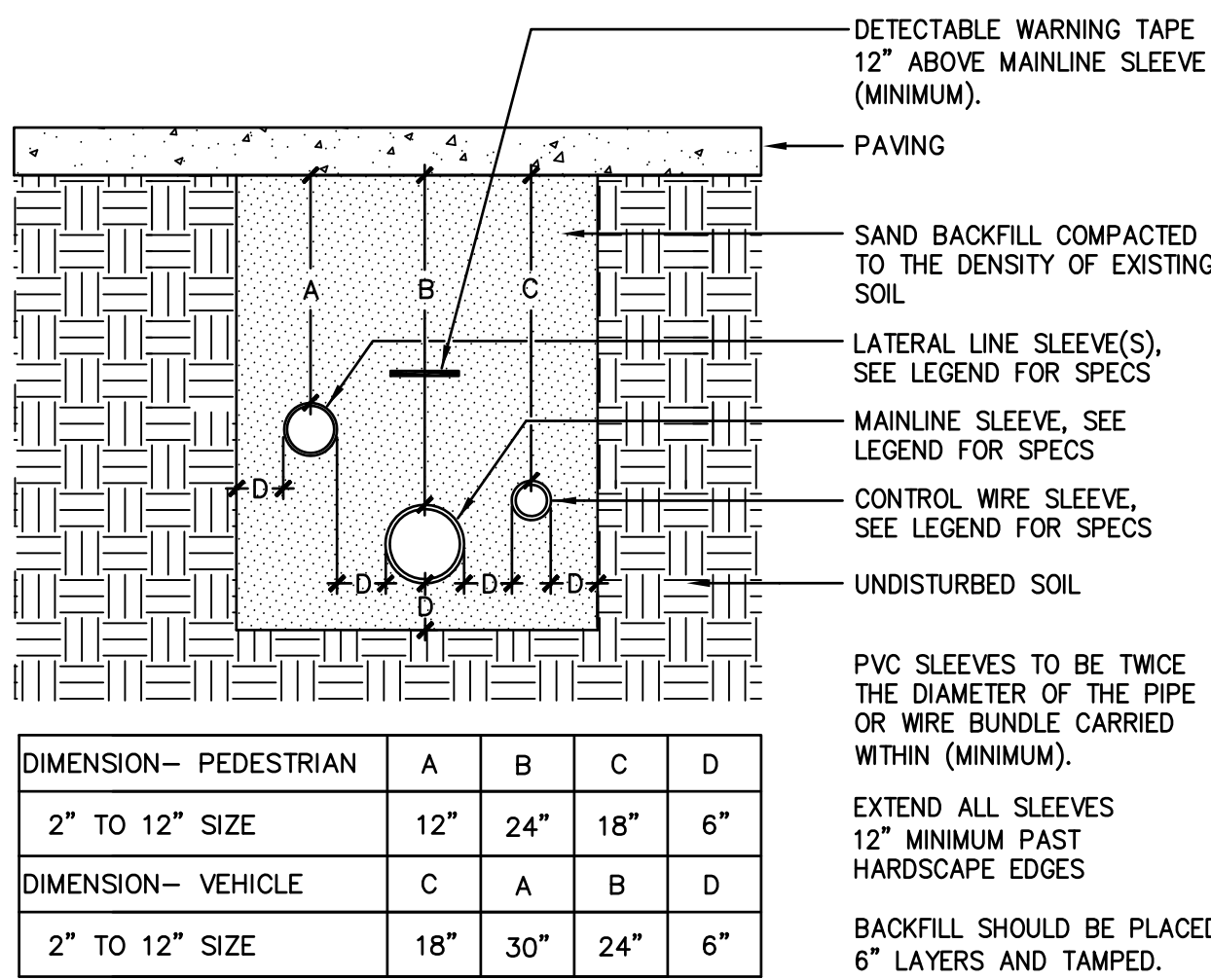
NOTE:
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM SUPPLY SIDE OF THE MASTER VALVE ASSEMBLY.
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

C MASTER VALVE
SCALE: N.T.S.



NOTE:
NO FITTINGS 10x PIPE O.D. UPSTREAM OF SENSOR, NO FITTINGS 5x PIPE O.D. DOWNSTREAM OF SENSOR.
INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS, ROUTE WIRES THROUGH CONDUIT TO IRRIGATION CONTROLLER.
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWNSTREAM SIDE OF THE FLOW SENSOR.

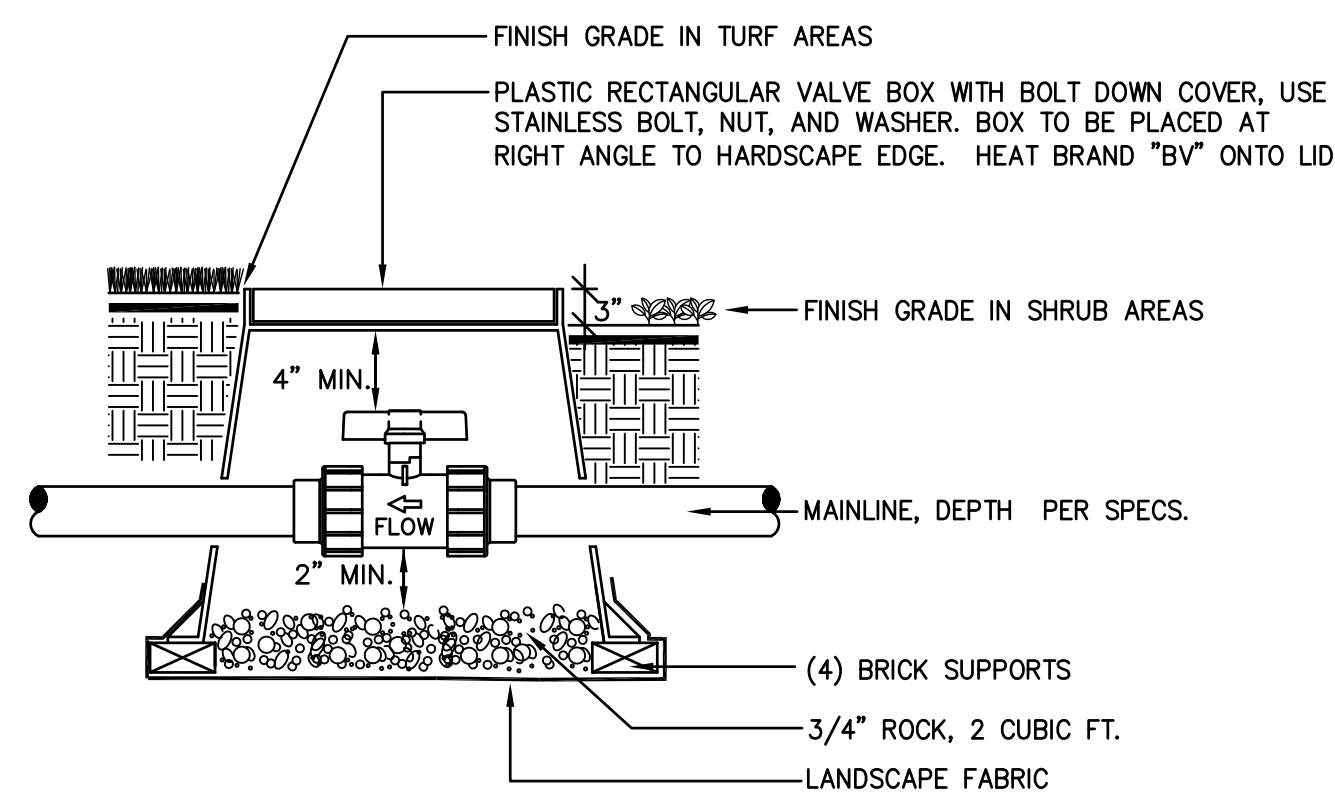
D FLOW SENSOR
SCALE: N.T.S.



DIMENSION- PEDESTRIAN	A	B	C	D
2" TO 12" SIZE	12"	24"	18"	6"
DIMENSION- VEHICLE	C	A	B	D
2" TO 12" SIZE	18"	30"	24"	6"

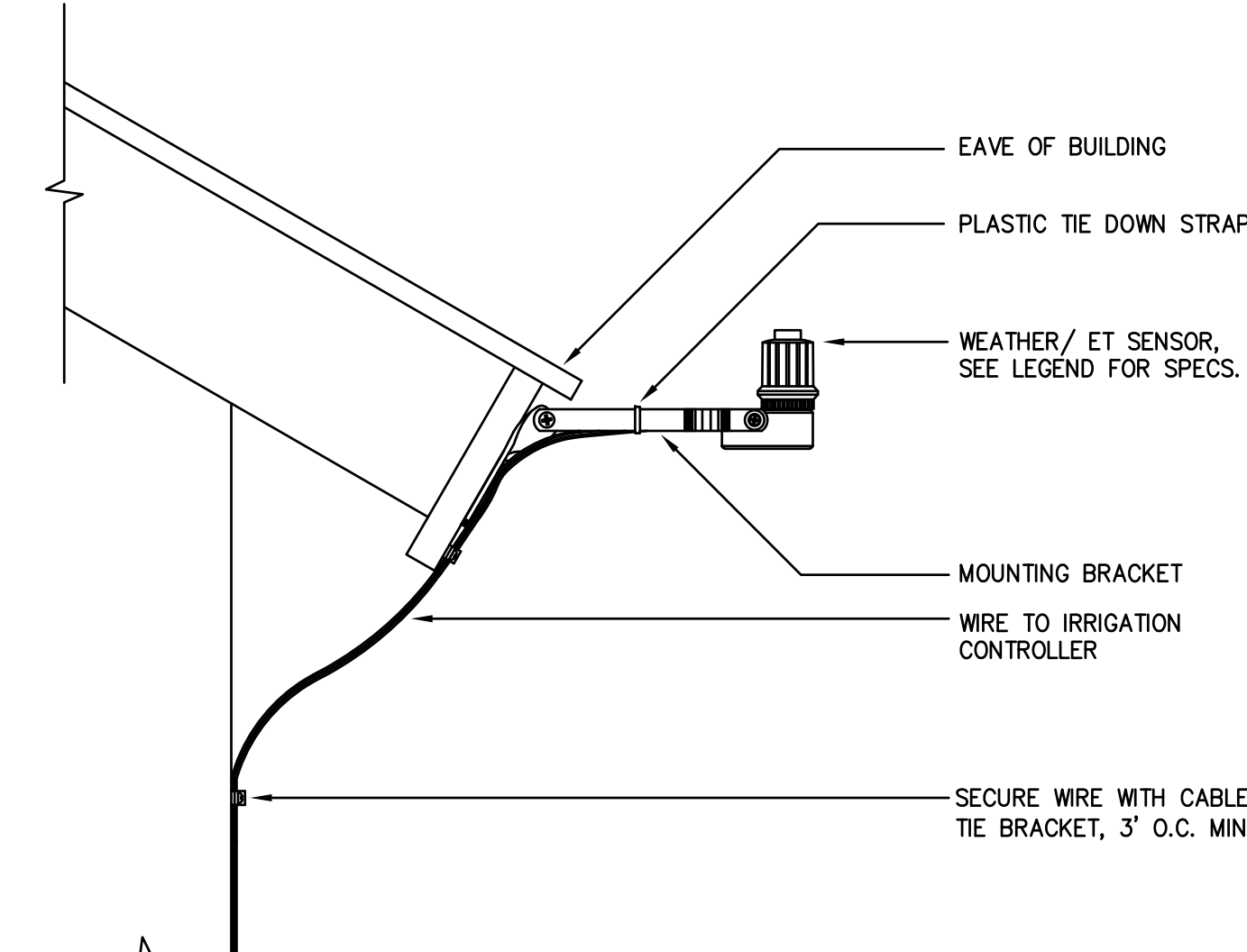
PVC SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED WITHIN (MINIMUM).
EXTEND ALL SLEEVES 12" MINIMUM PAST HARDSCAPE EDGES
BACKFILL SHOULD BE PLACED IN 6" LAYERS AND TAMPED.

E SLEEVE INSTALLATION, POTABLE
SCALE: N.T.S.

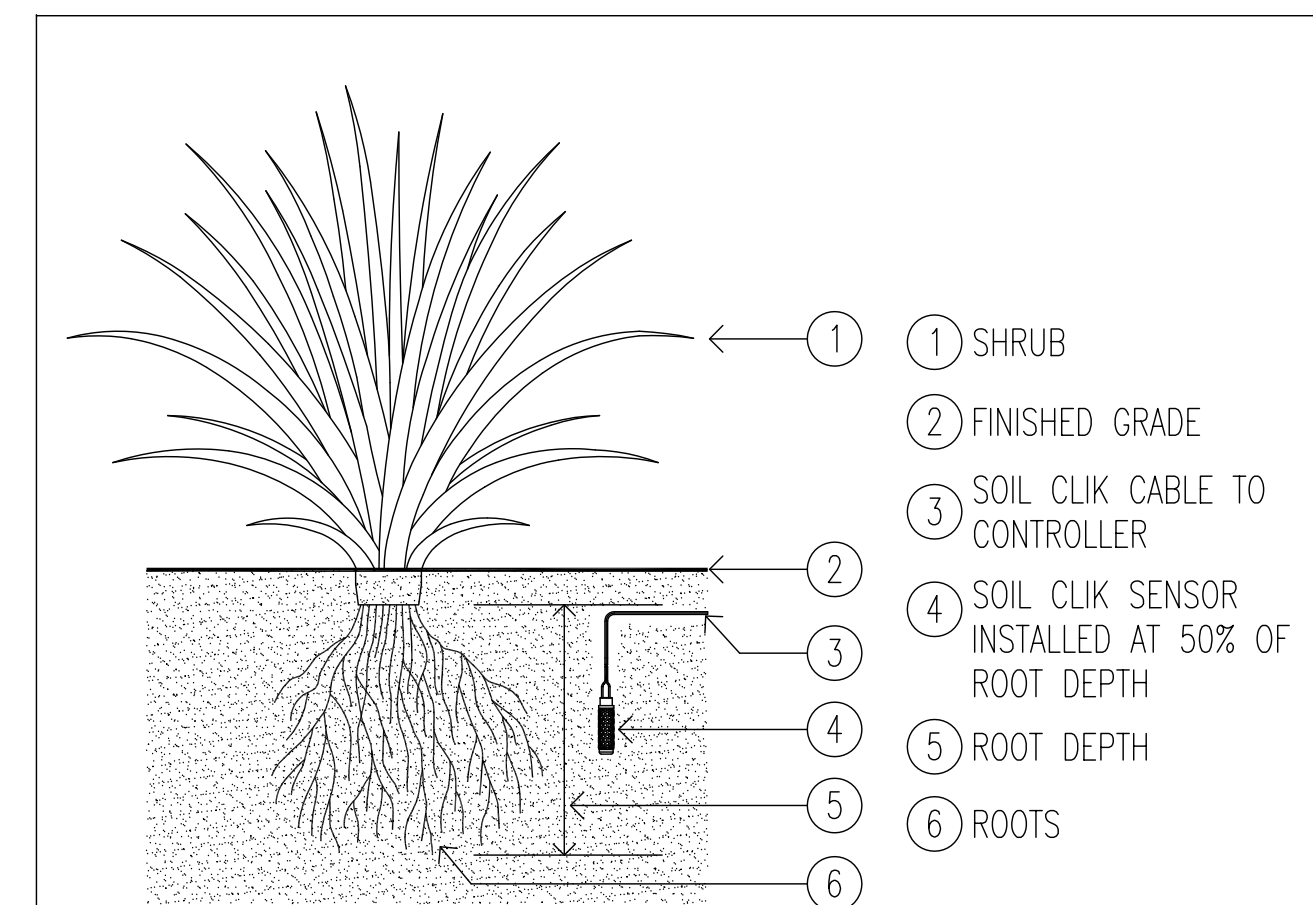


NOTE:
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.
INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH.
ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

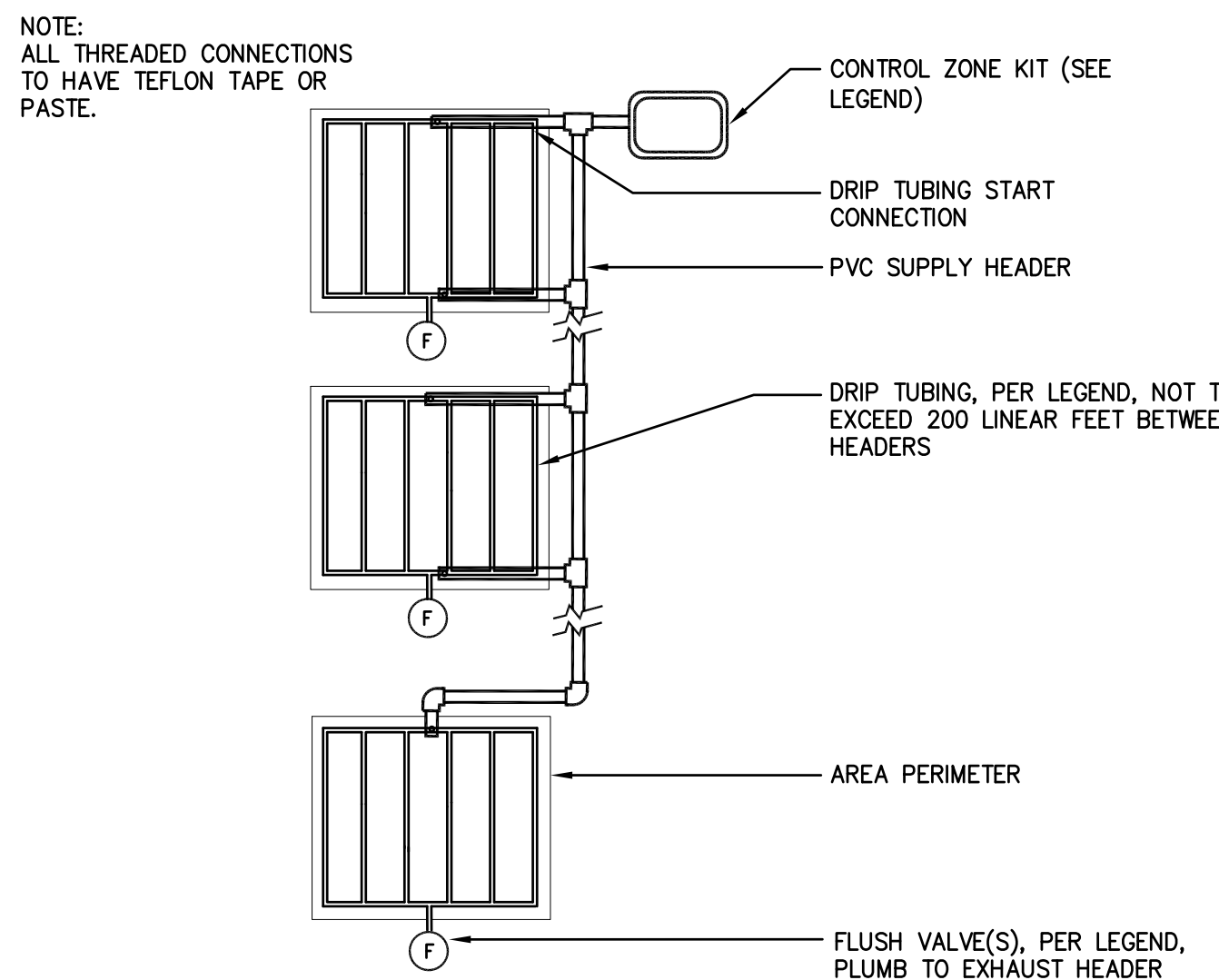
F BALL VALVE
SCALE: N.T.S.



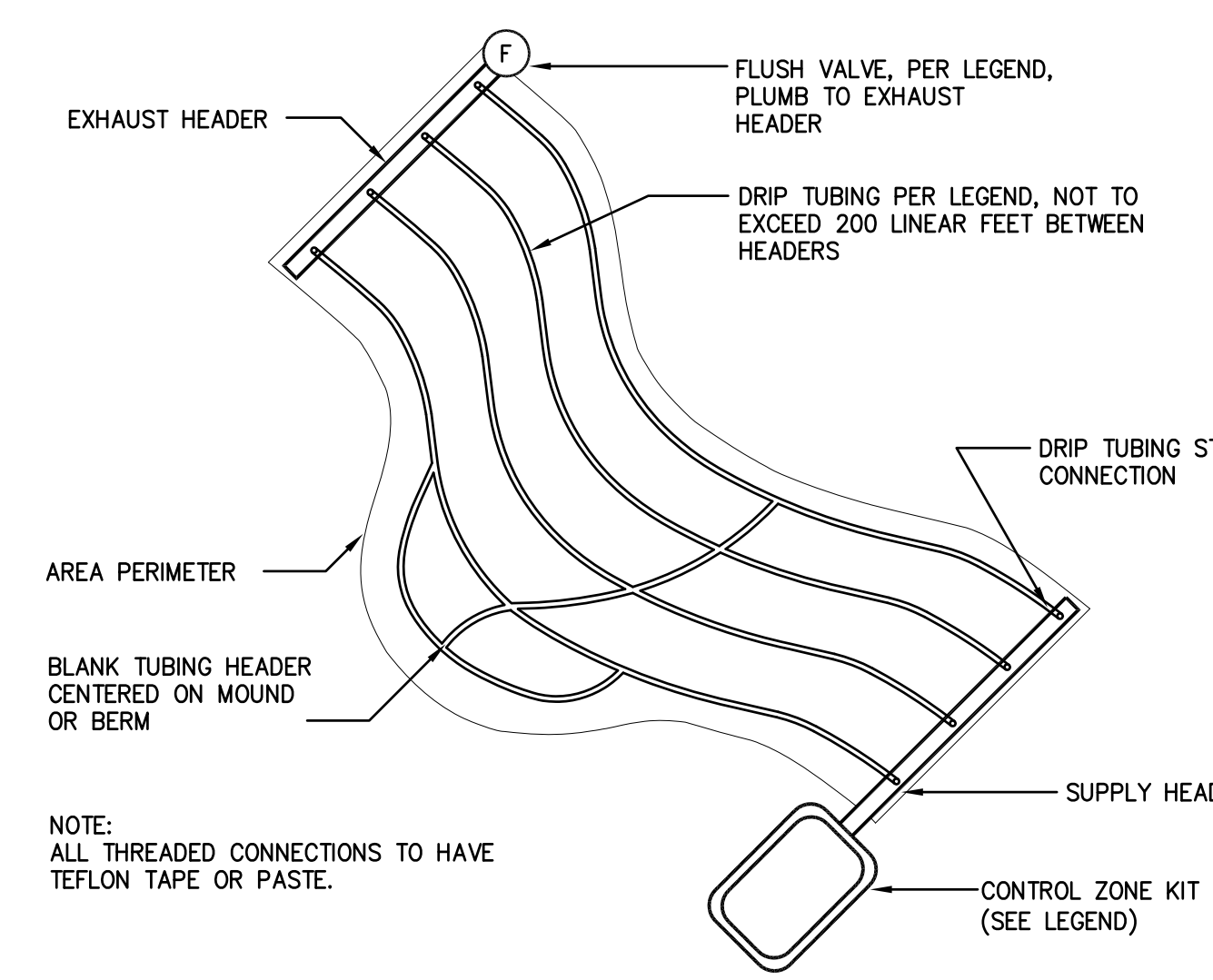
G WEATHER/ ET SENSOR MOUNTED ON EAVE
SCALE: N.T.S.



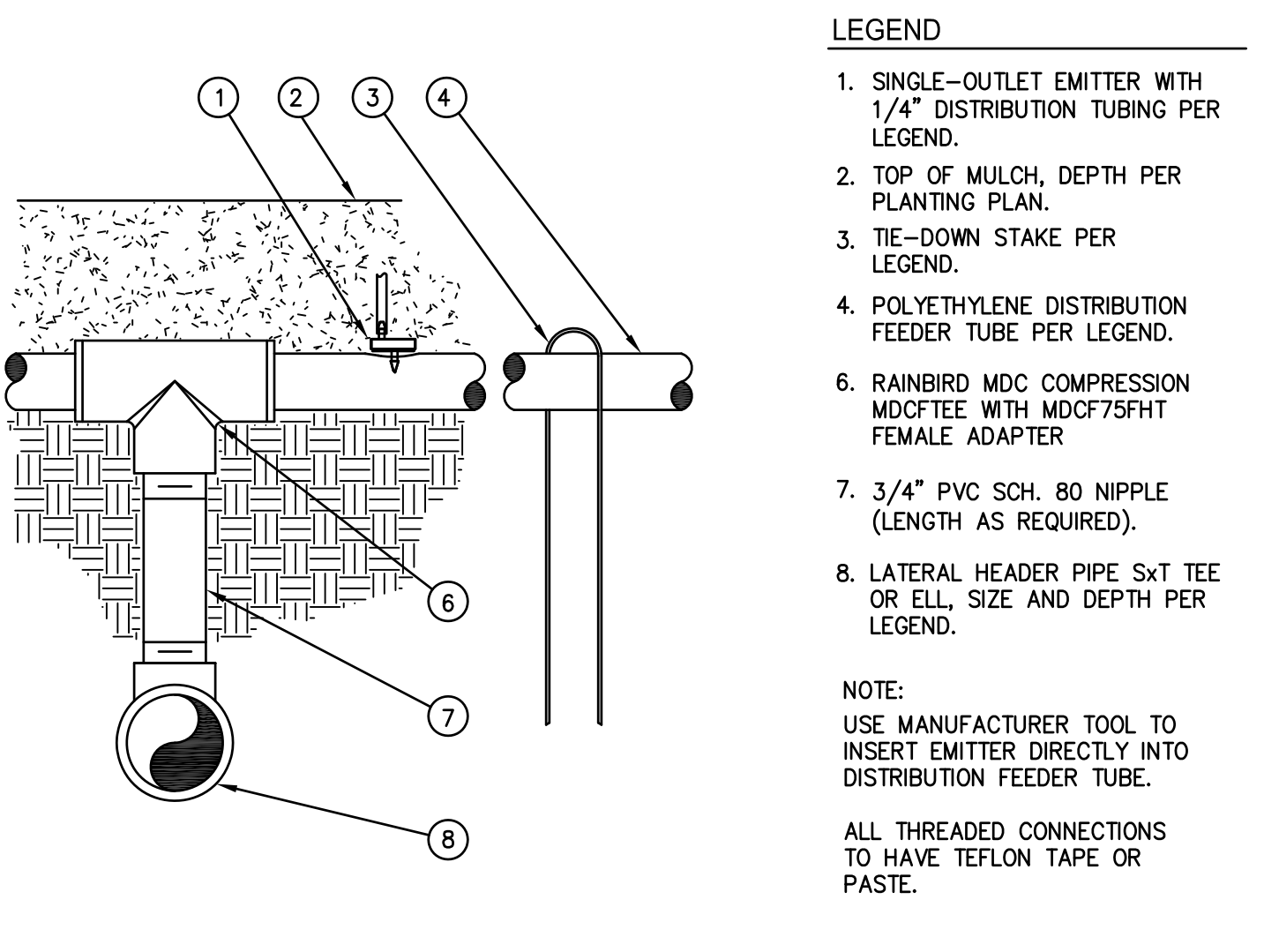
SOIL CLIK SENSOR INSTALLED IN SHRUB AREA
SCALE: N.T.S. Irrigation DETAIL



I DRIP ZONE LAYOUT - MULTIPLE BEDS
SCALE: N.T.S.

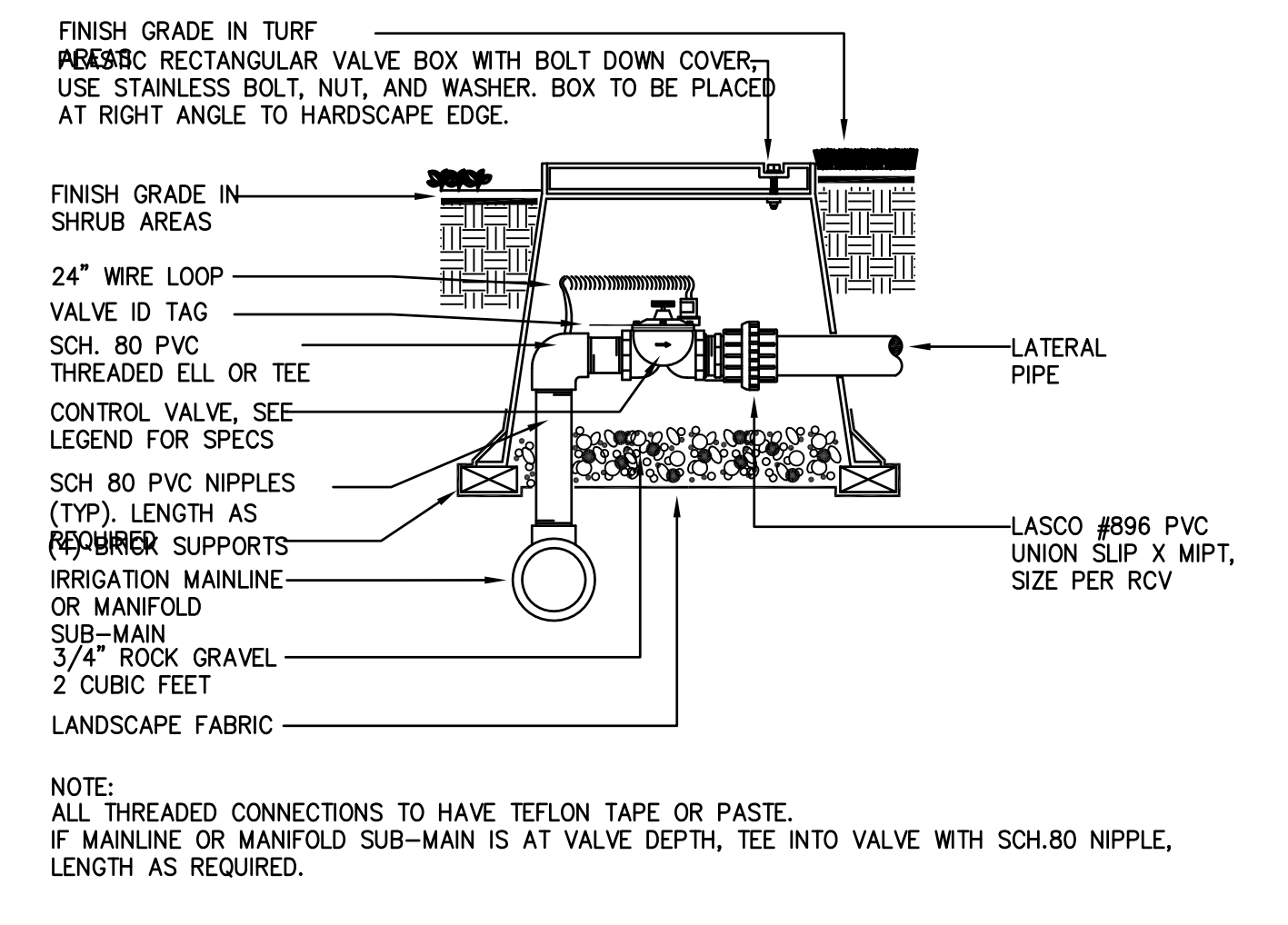


J DRIP ZONE LAYOUT - ODD CURVES
SCALE: N.T.S.

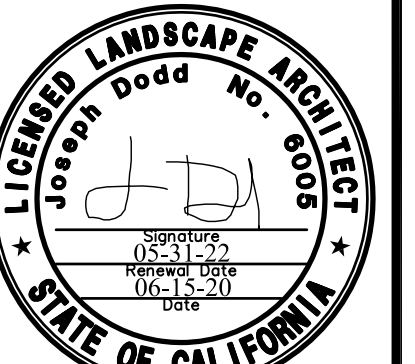


- LEGEND**
1. SINGLE-OUTLET EMITTER WITH 1/4" DISTRIBUTION TUBING PER LEGEND.
 2. TOP OF MULCH, DEPTH PER PLANTING PLAN.
 3. TIE-DOWN STAKE PER LEGEND.
 4. POLYETHYLENE DISTRIBUTION FEEDER TUBE PER LEGEND.
 5. RAINBIRD MDC COMPRESSION MDC/TEE WITH MDC/75FHT FEMALE ADAPTER
 6. 3/4" PVC SCH. 80 NIPPLE (LENGTH AS REQUIRED).
 7. LATERAL HEADER PIPE SxT TEE OR ELL, SIZE AND DEPTH PER LEGEND.
 8. FINISH GRADE
- NOTE:
USE MANUFACTURER TOOL TO INSERT EMITTER DIRECTLY INTO DISTRIBUTION FEEDER TUBE.
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

K PVC HEADER TO TUBING CONNECTION
SCALE: N.T.S.



L REMOTE CONTROL VALVE
SCALE: N.T.S.

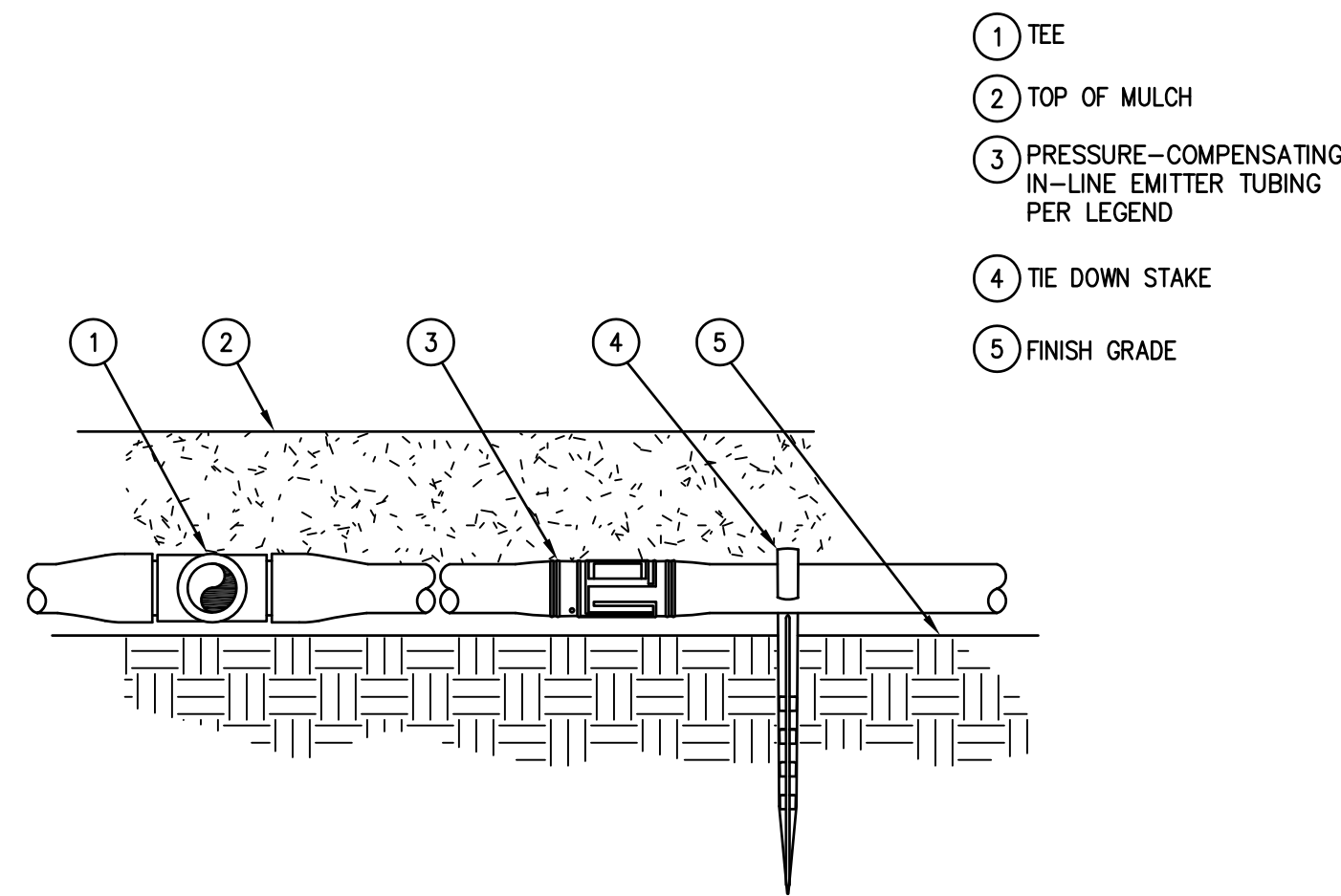


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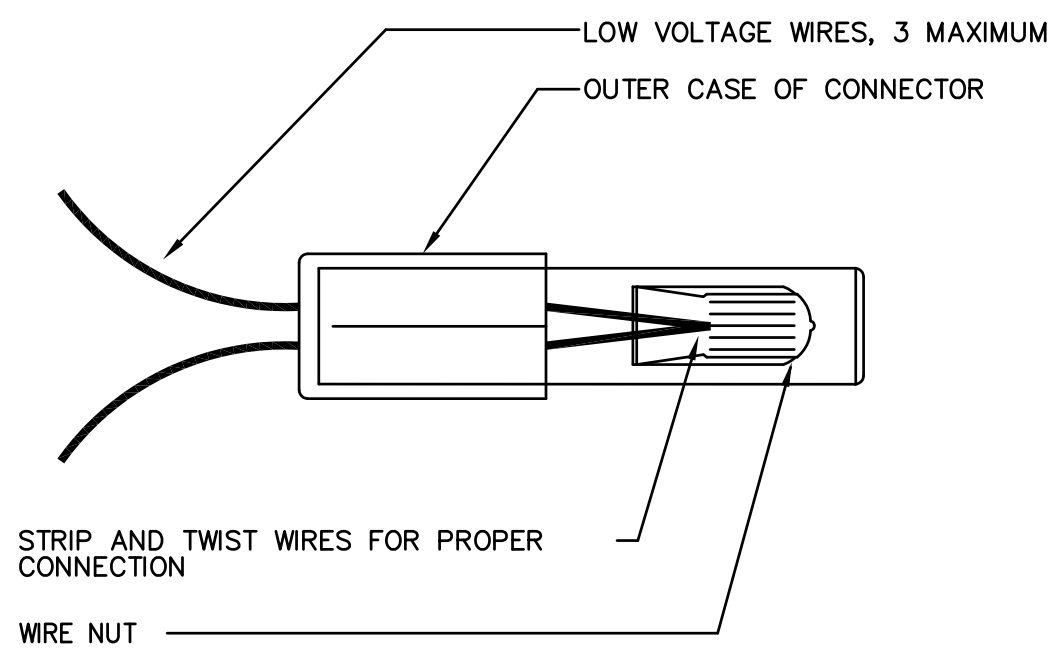
LI-04

COASTAL COMMISSION PERMIT NO. XXX

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
JD Drawn By: _____ Name: _____ R.C.E.: _____ Date: _____ Exp: _____			By: _____ Review Engineer: _____ Date: _____	By: MOHAMMAD SAMMAK, City Engineer R.C.E.: 37146 Exp: 6-30-20 Date: _____	DESCRIPTION: _____ LOCATION: LOCATED AT THE SOUTHEAST CORNER OF JIMMY DURANTE BOULEVARD AND VIA DE LA VALLE RECORD FROM: 18871 ELEV.: 17.88 DATUM: NAVD 88	IRRIGATION DETAILS FOR: 840 AVOCADO PLACE APN: 298-292-21	SBGR-XX SHEET 05 OF 08

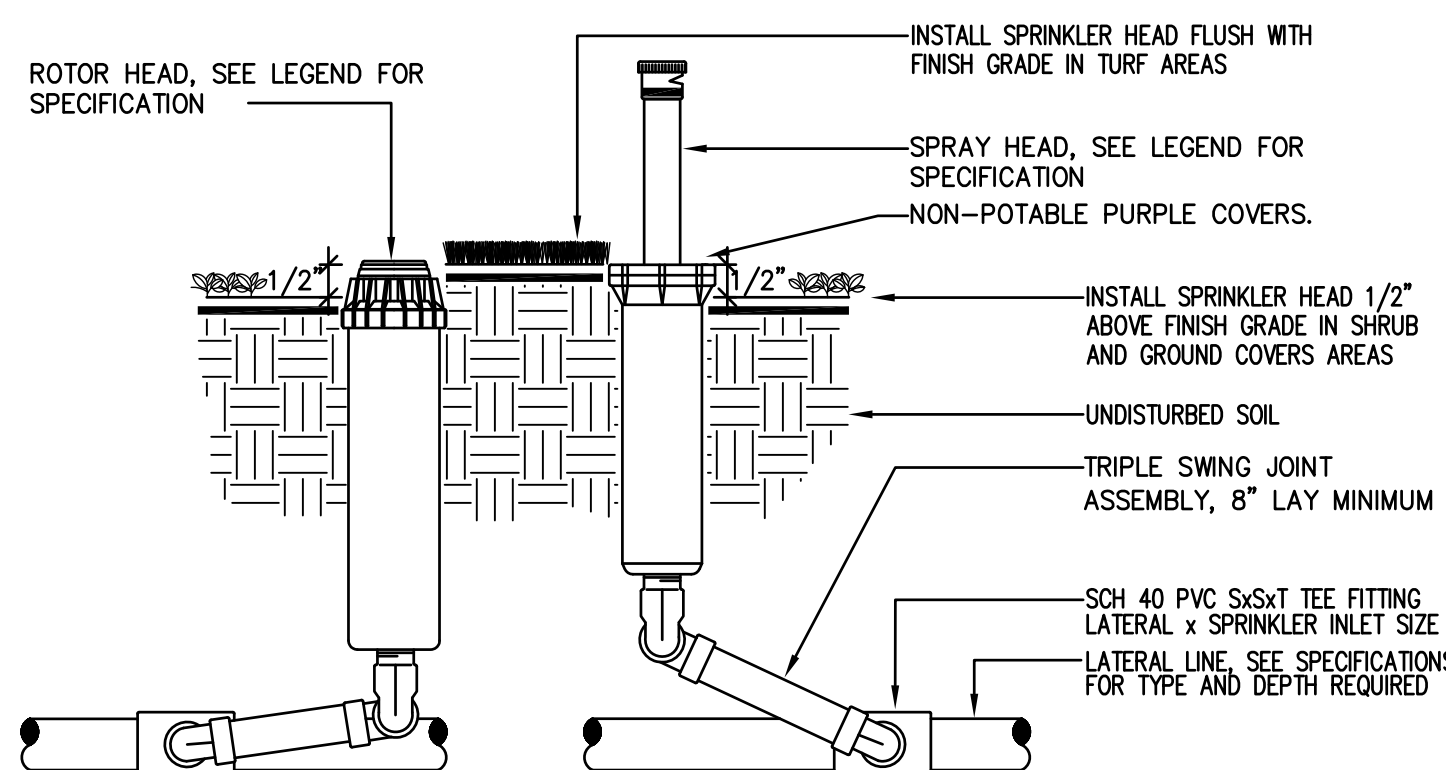


M LANDSCAPE DRIPLINE
SCALE: N.T.S.



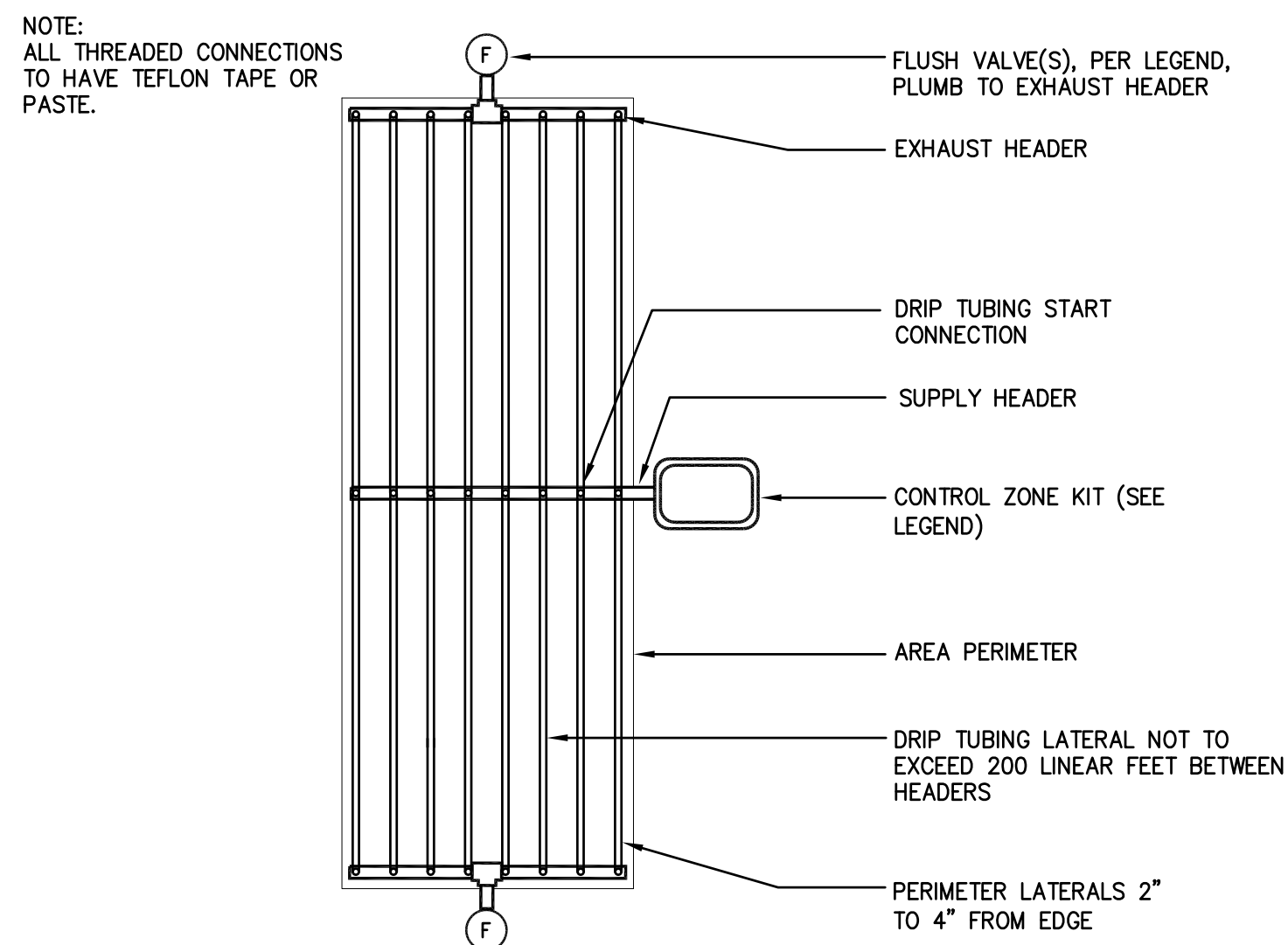
NOTE:
INSPECT, TEST, AND VERIFY PROPER SYSTEM CONNECTION BEFORE INSERTION INTO SEALANT CARTRIDGE.
DO NOT RESUSE SEALANT CARTRIDGES.

Q WIRE CONNECTIONS
SCALE: N.T.S.

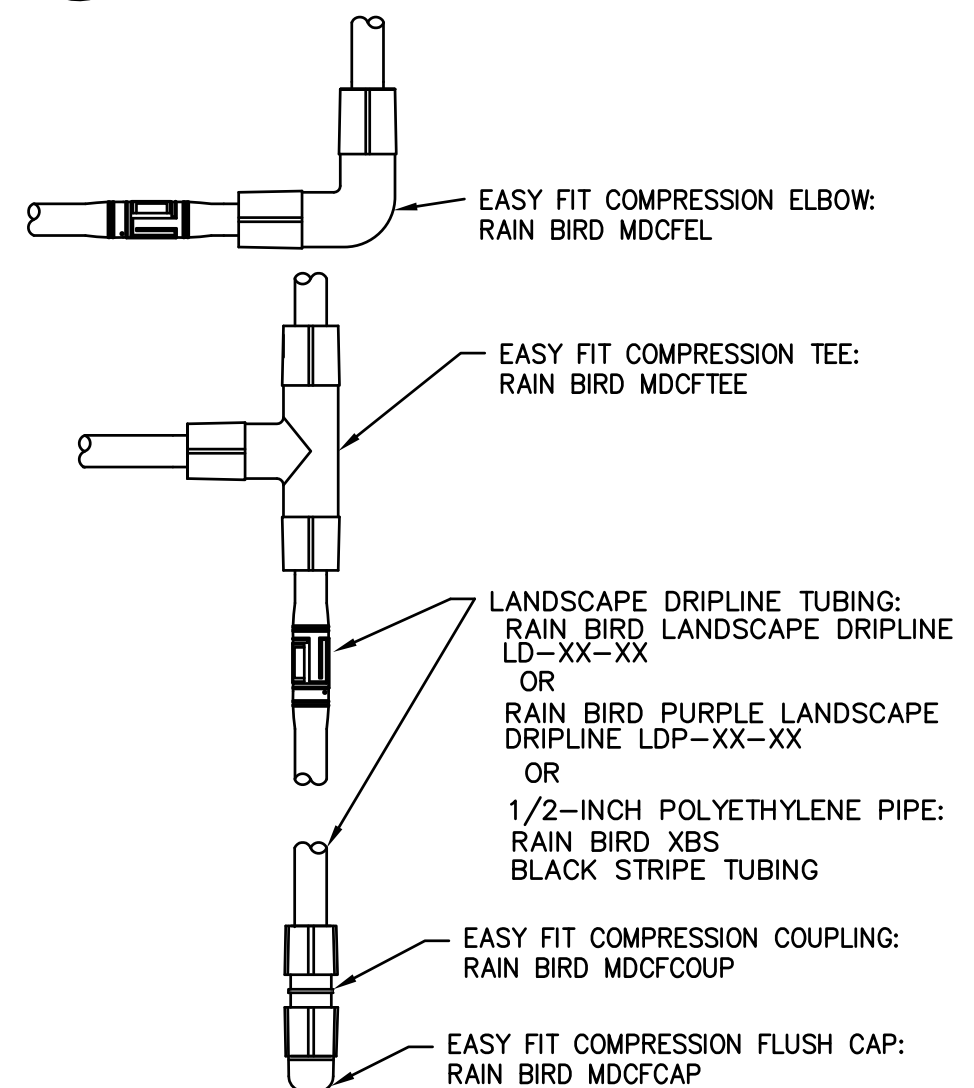


NOTE:
INSTALL SPRINKLER HEADS 6" FROM PAVING EDGE IN GROUND COVER AREAS.
INSTALL SPRINKLER HEADS 4" FROM PAVING EDGE IN TURF AREAS.
INSTALL SPRINKLER HEADS PLUMB.
ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
DO NOT USE SIDE INLET ON HEADS WITH INTEGRAL CHECK VALVE.
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

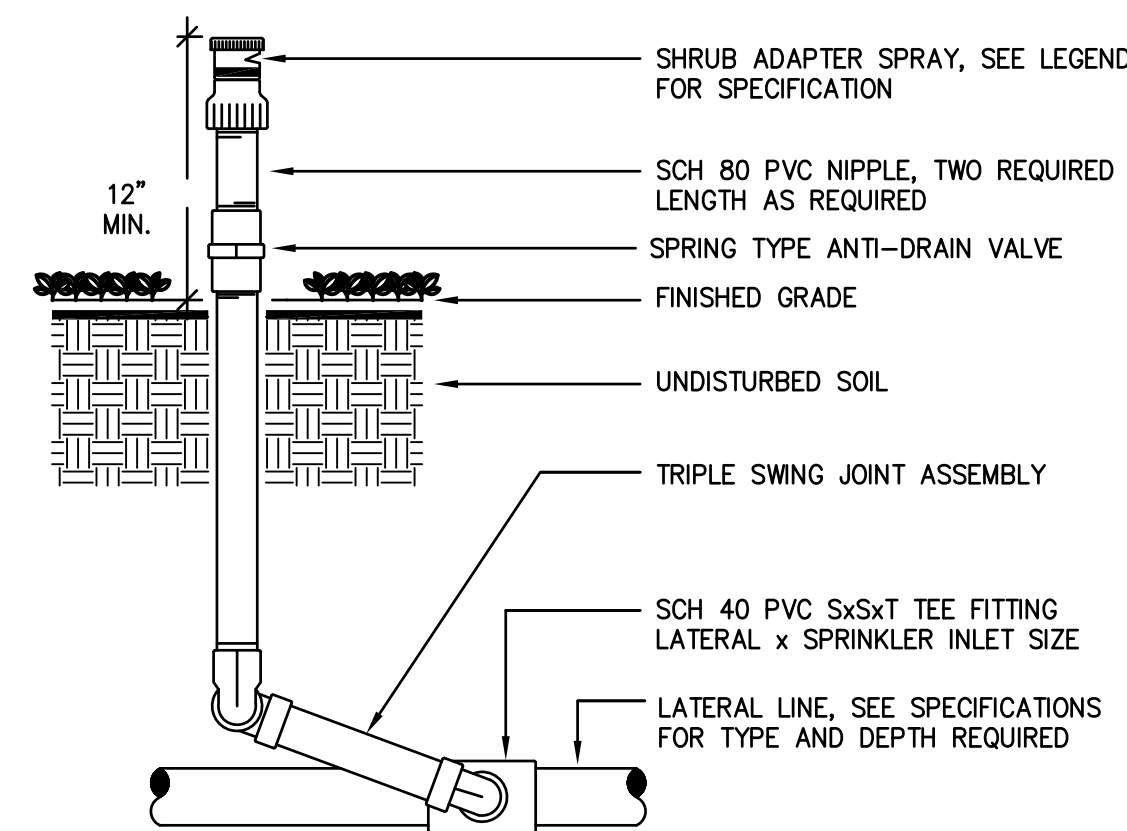
U POP-UP SPRINKLER
SCALE: N.T.S.



N DRIP ZONE LAYOUT - CENTER FEED
SCALE: N.T.S.

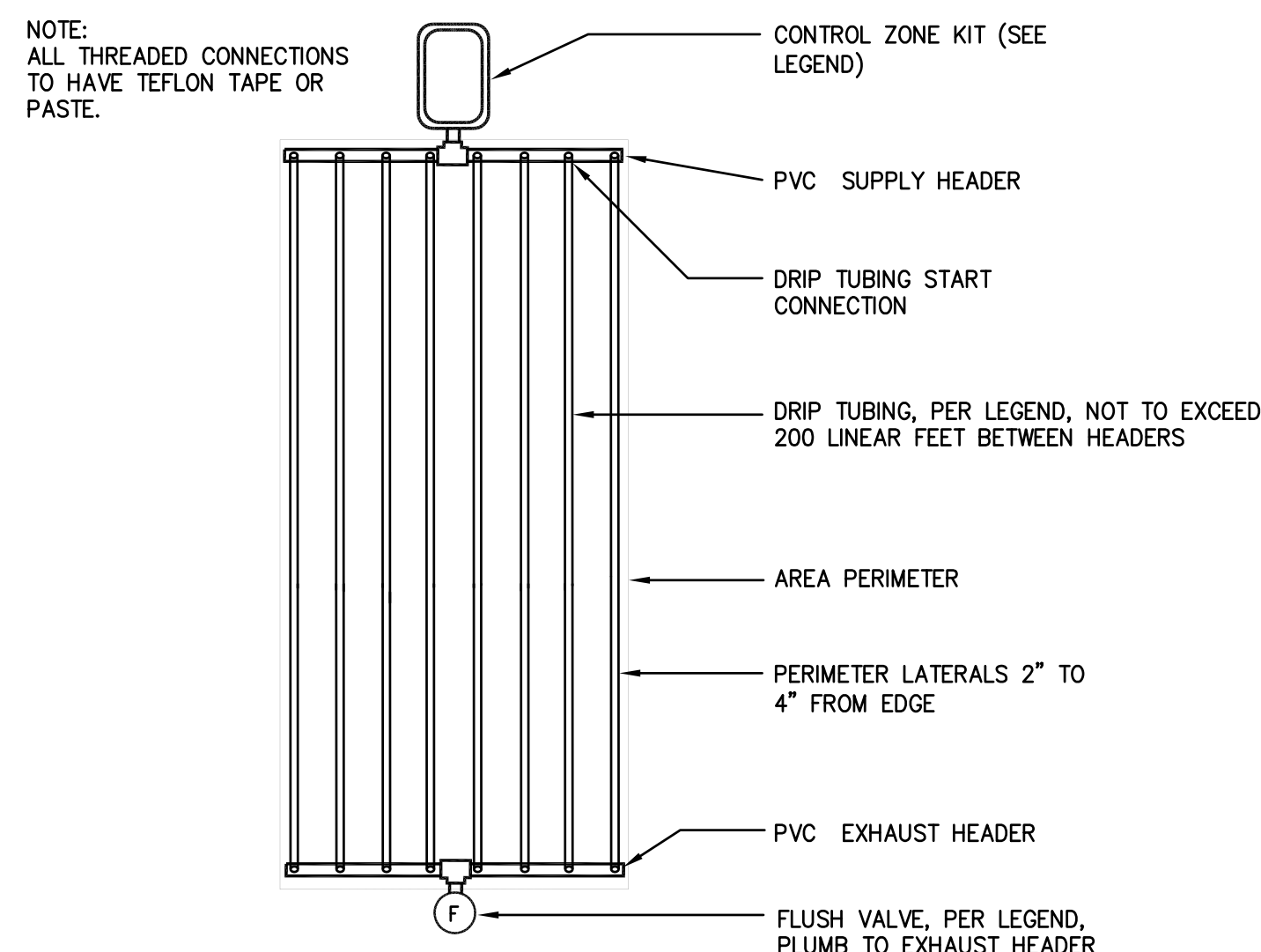


R EASY FIT COMPRESSION FITTINGS
SCALE: N.T.S.

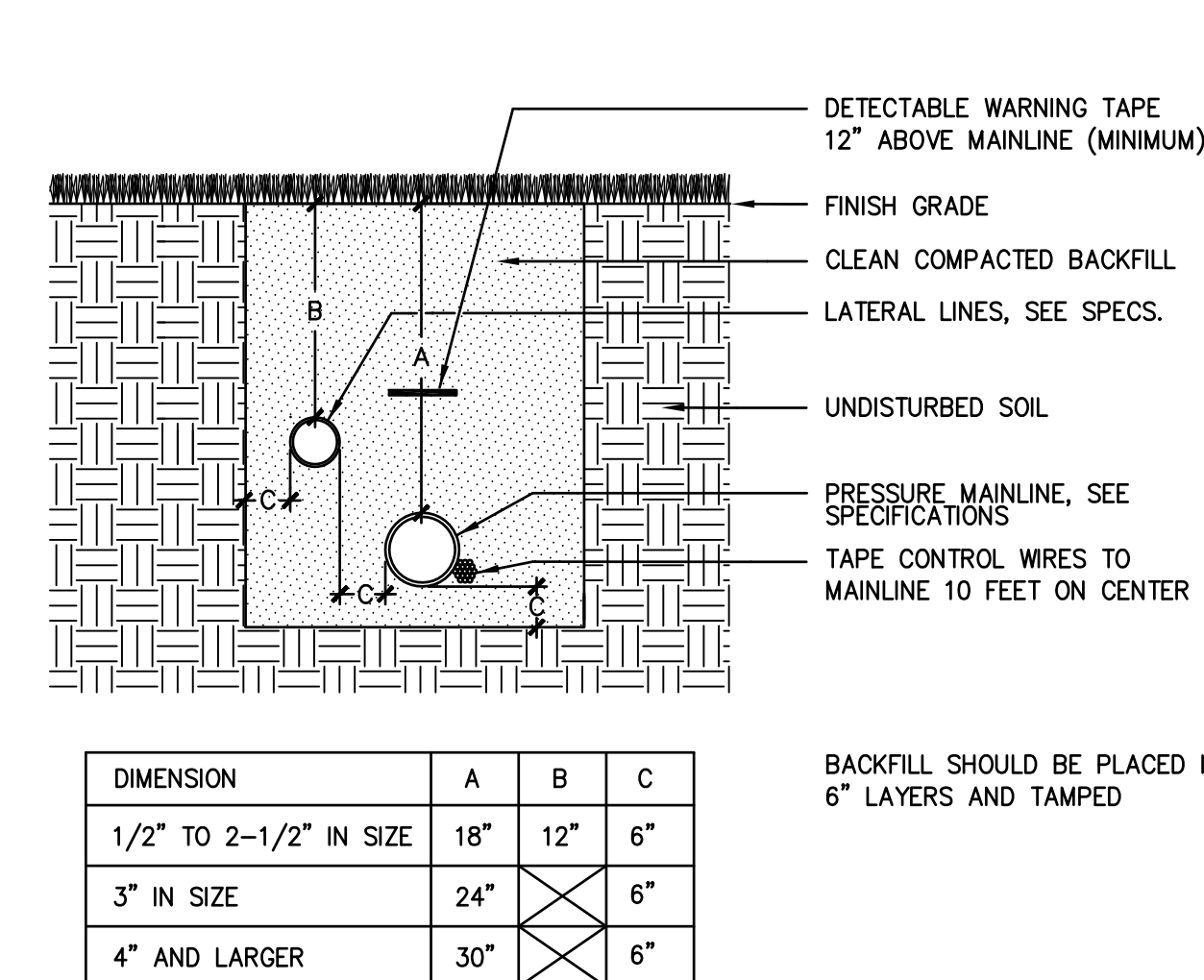


NOTE:
INSTALL SPRINKLER HEADS 12" FROM FENCES WALLS OR BUILDINGS. DO NOT INSTALL SPRINKLER HEAD WITHIN 10 FT OF PAVING, CURBS OR TURF EDGES.
INSTALL SPRINKLER HEADS PLUMB. ADJUST SPRAY TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS.
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

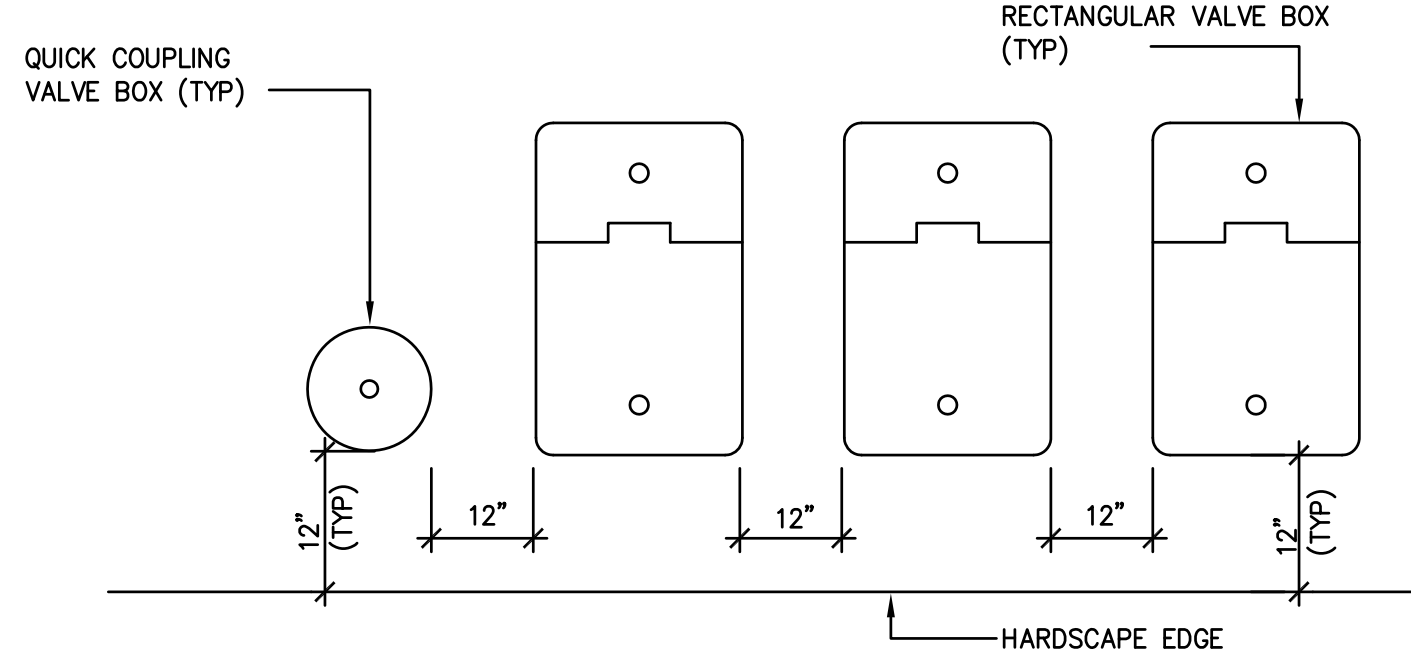
V SPRAY HEAD ON RISER
SCALE: N.T.S.



O DRIP ZONE LAYOUT - END FEED
SCALE: N.T.S.

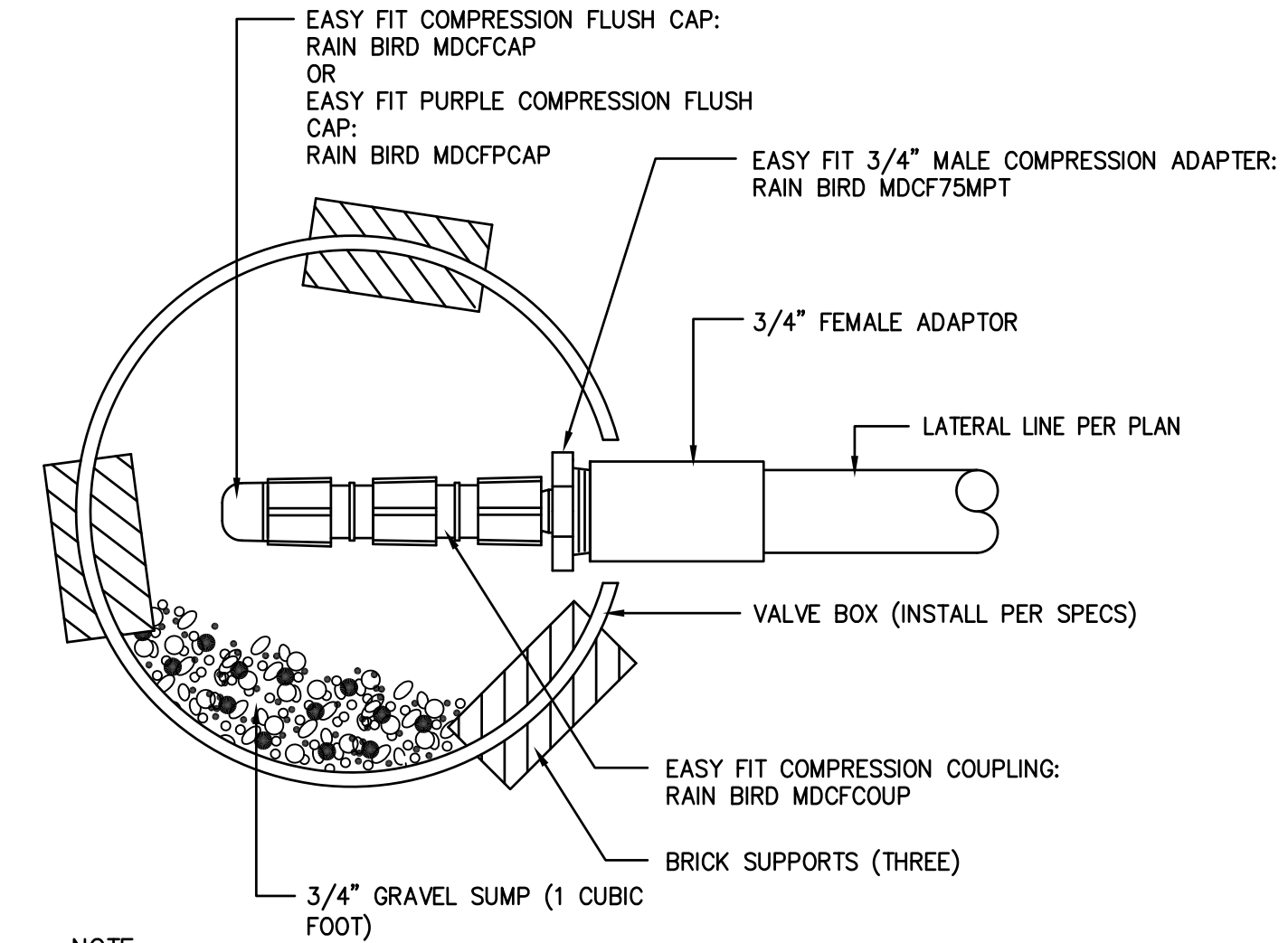


S PIPE INSTALLATION, POTABLE
SCALE: N.T.S.



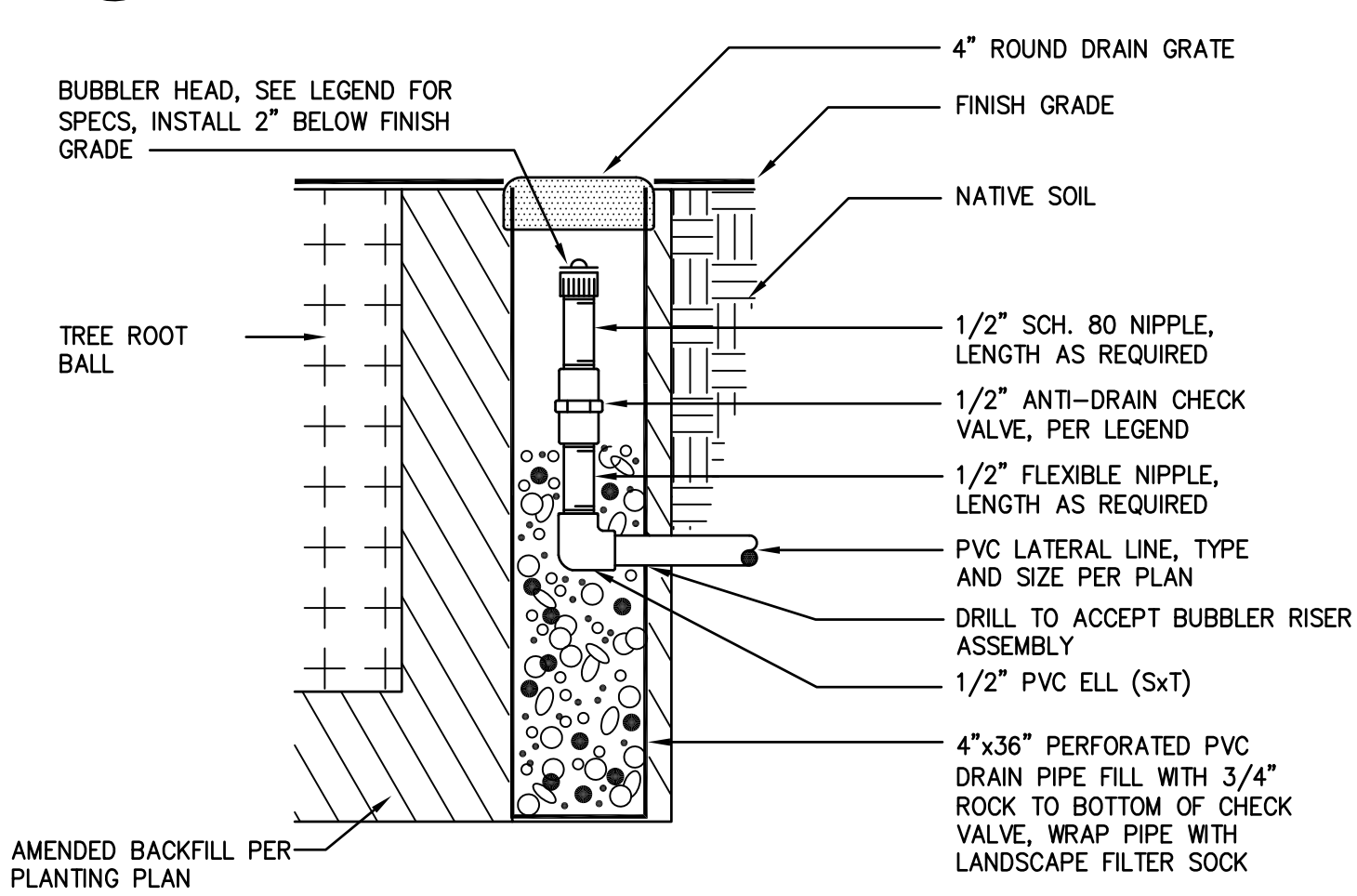
NOTES:
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALT BASED WATERPROOF PAINT.
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CENTER VALVE BOXES OVER VALVE ASSEMBLY TO FACILITATE ACCESS AND MAINTENANCE.
6. SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 3" ABOVE FINISH GRADE IN SHRUB/GROUND COVER AREAS.
7. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
8. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTING AROUND BOX.
9. ON RECYCLED SYSTEMS ALL VALVE BOXES AND QUICK COUPLING VALVES SHALL BE CLEARLY COLORED PURPLE.

W VALVE BOX LAYOUT
SCALE: N.T.S.



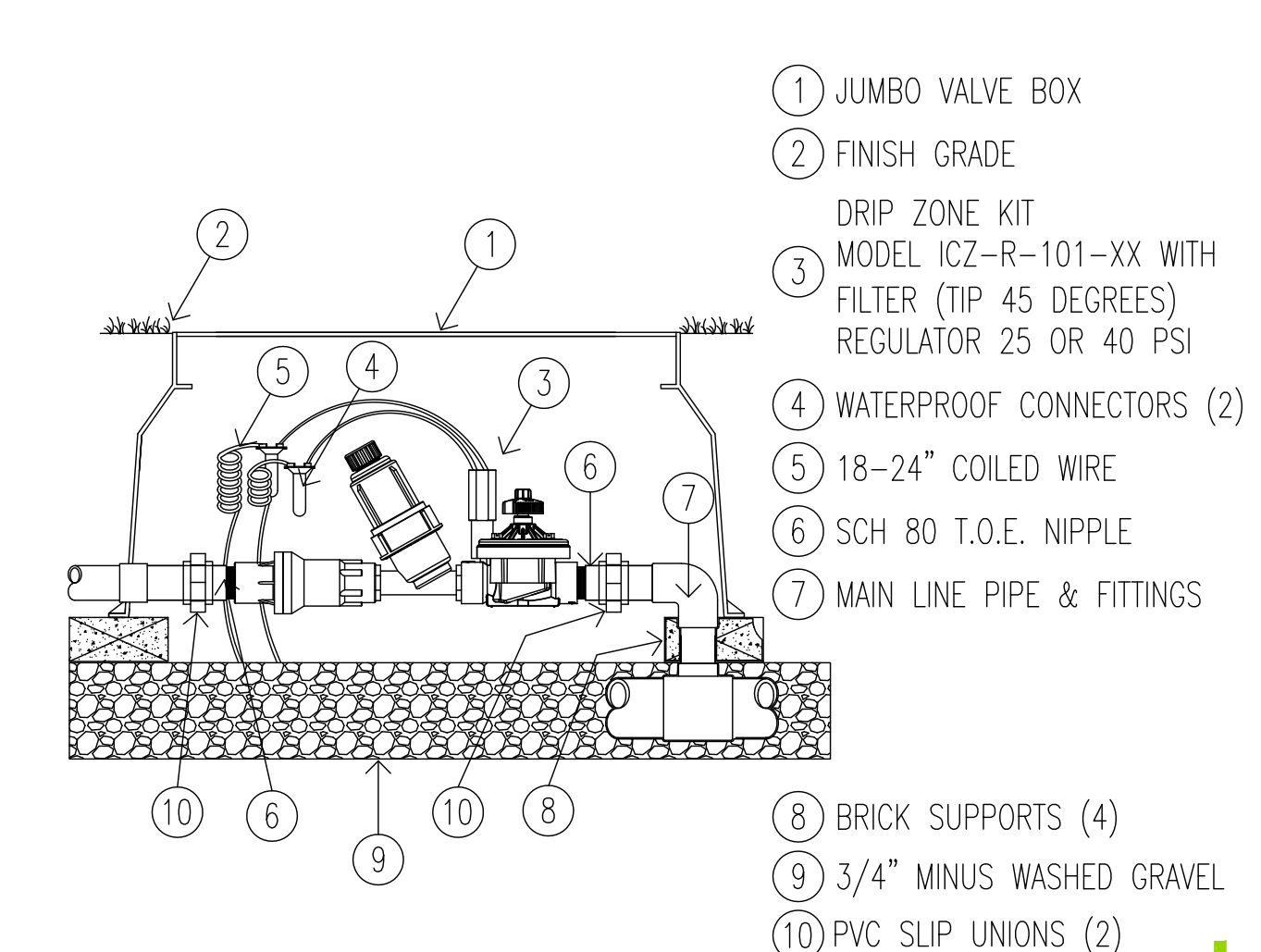
NOTE:
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

P MDCF FLUSH CAP
SCALE: N.T.S.



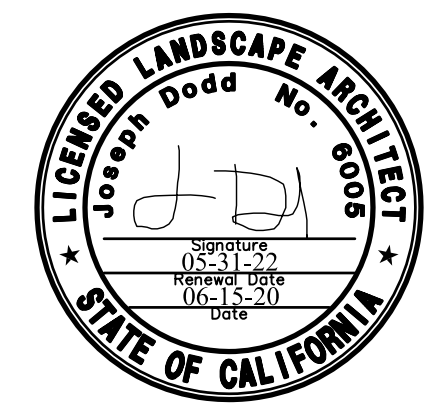
NOTE:
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

T DEEP WATERING TREE BUBBLER
SCALE: N.T.S.



8 BRICK SUPPORTS (4)
9 3/4" MINUS WASHED GRAVEL
10 PVC SLIP UNIONS (2)

X DRIP CONTROL ZONE
SCALE: N.T.S.

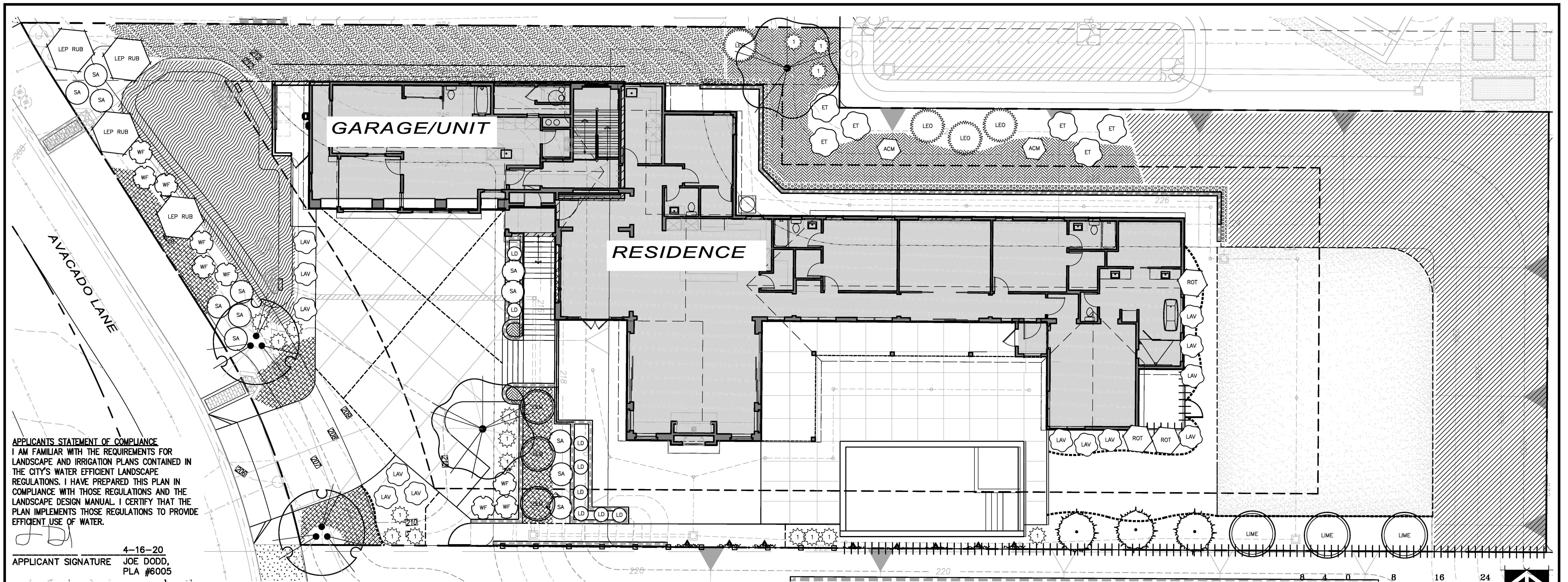


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LI-05

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
JD Drawn By: _____ Name: _____ Date: _____ R.C.E. _____ Exp: _____			By: _____ Review Engineer Date: _____	By: MOHAMMAD SAMMAK, City Engineer R.C.E. 37146 Date: 6-30-20 Exp: _____	DESCRIPTION: _____ LOCATION: LOCATED AT THE SOUTHEAST CORNER OF JIMMY DURANTE BOULEVARD AND VIA DE LA VALLE RECORD FROM: 18871 ELEV.: 17.88 DATUM: NAVD 88	IRRIGATION DETAILS FOR: 840 AVOCADO PLACE	SBGR-XX SHEET 06 OF 08



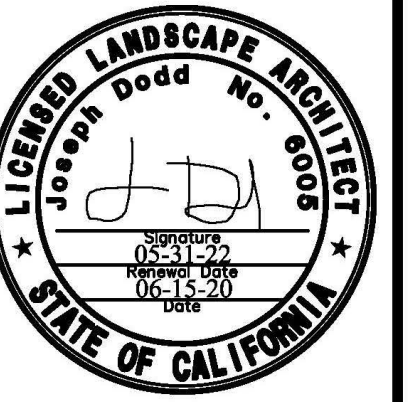
APPLICANT'S STATEMENT OF COMPLIANCE
 I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS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

4-16-20
 APPLICANT SIGNATURE JOE DODD, PLA #6005

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE SIZE (WXH)	WUCOLS	SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE SIZE (X)	WUCOLS	GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WUCOLS	SPACING
	3	Citrus limetoides	Sweet Lime	15 gal.	8 x 8	MEDIUM		2	Acanthus mollis	Bear's Breech	5 GAL	3 X 3	MEDIUM		1,741 sf	Agrostis pallens	West Coast Native Bentgrass	SOD	MEDIUM	
	3	Citrus x limon 'Dwarf Meyer'	Meyer Lemon	15 gal.	6 x 6	MEDIUM		16	Anigozanthos x 'Bush Ranger'	Big Red Kangaroo Paw	1 GAL	3 X 3	MEDIUM		360	Carex divulca	Berkeley Sedge	1 GAL	LOW	18" o.c.
	3	Cupressus sempervirens	Italian Cypress	24" BOX	12 x 50	LOW		6	Euphorbia tirucalli 'Sticks on Fire'	Pencil Tree	1 GAL	6x8	LOW		111	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	1 GAL	LOW	36" o.c.
	2	Olea europaea 'Swan Hill'	Swan Hill Olive	36" BOX	20 X 20	LOW		13	Lavandula dentata	French Lavender	5 GAL	3 X 5	LOW		2,548 sf	Existing --	To remain	--		
	2	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24" BOX	15 X 24	LOW		8	Lavandula dentata 'Goodwin Creek Gray'	Goodwin Creek Gray Lavender	1 GAL	3 X 3	LOW		51	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 GAL	LOW	36" o.c.
								4	Leonotis leonurus	Lion's Tail	5 GAL	4X6	LOW		85	Trachelospermum jasminoides	Star Jasmine Trellis	1 GAL	MEDIUM	36" o.c.
								4	Leptospermum scoparium 'Ruby Glow'	Red New Zealand Tea Tree	5 GAL	8 X 8	LOW							
								3	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	5 GAL	6X6	10' x15'							
								12	Salvia apiana	White Sage	5 GAL	4 X 4	LOW							
								8	Trachelospermum jasminoides	Star Jasmine Trellis	15 GAL	4 X VARIES	MEDIUM							
								9	Westringia fruticosa 'Smokey'	Smokey Westringia	5 GAL	4'-6" x 3'-4"	LOW							

NOTES:
 A. ANY AREAS THAT ARE GRADED/DISTURBED OR HAVE EXPOSED SOIL MUST BE LANDSCAPED TO PREVENT EROSION. PLANTING AND IRRIGATION MUST COMPLY WITH CITY WATER EFFICIENT REGULATIONS
 B. 3" OF TOP DRESS MULCH MUST BE INSTALLED TO ALL AREAS WHERE EXPOSED SOIL IS PRESENT.
 C. A COMPLETE AGRONOMIC SOILS TEST MUST BE PERFORMED PRIOR TO PLANTING AND THE RECOMMENDED AMENDMENTS REVIEWED BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO PLANTING. THE TEST MUST INCLUDE PH, ORGANIC MATTER PERCENTAGE, INFILTRATION RATE AND A COMPLETE CHEMICAL ANALYSIS (NH4, NO3, N, P,K, Ca, Mg, SO4, Na, B, Cu, Zn, Mn, Fe) THE FOLLOWING TESTS ARE ALSO RECOMMENDED: TOTAL EXCHANGE CAPACITY (TEC), EFFECTIVE CATION EXCHANGE (ECe) & SODIUM ABSORPTION RATION (SAR) WAYPOINT ANALYTICAL AND WALLACE LABORATORIES ARE SOURCES FOR THIS TEST.
 D. THE SOIL PREP MUST INCLUDE, AT A MINIMUM, 4 CU YARDS OF COMPOST/1000SF INCORPORATE TO A DEPTH OF 6 INCHES INTO THE SOIL.
 E. AT THE TIME OF COMPLETION OF THE INSTALLATION, A CERTIFICATION OF COMPLETION, USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE LANDSCAPE PLANS, WILL BE REQUIRED. THE FOLLOWING MUST BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION:
 1) A COPY OF THE AGRONOMIC SOILS REPORT
 2) A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION
 3) AN IRRIGATION SCHEDULE THAT DELINEATES IRRIGATION TIMES AND WATER USAGE CONSISTENT WITH THE APPROVED PLAN'S ESTIMATED TOTAL WATER USE (ETWU) AND CURRENT SANTA FE IRRIGATION DISTRICT REQUIREMENTS



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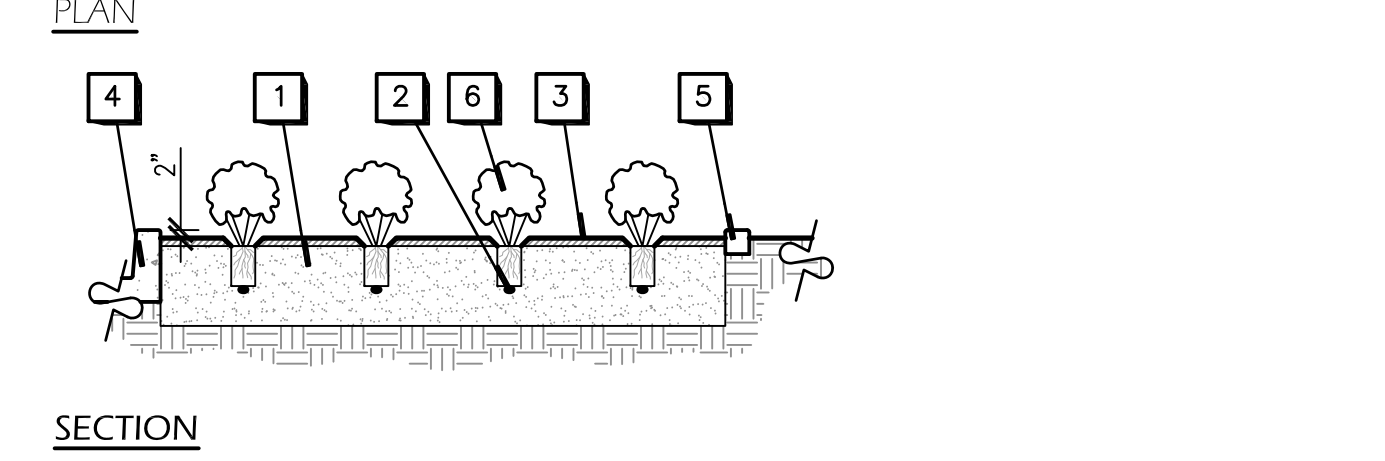
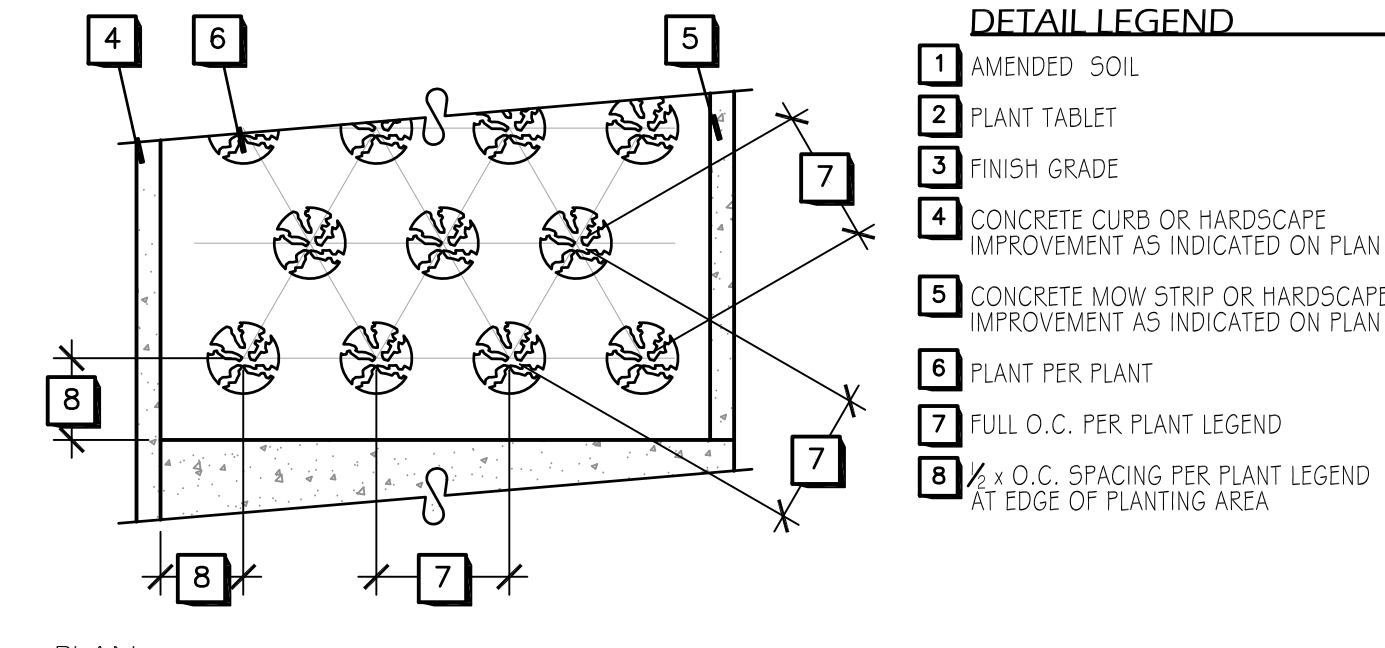
ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH		DRAWING NO.
JD	By: _____ Date: _____				By: _____ Date: _____	By: MOHAMMAD SAMMAK, City Engineer R.C.E. 37146 Date: 6-30-20	DESCRIPTION: _____	840 AVOCADO PLACE		SBGR-XX
Drawn By	Name: _____ R.C.E. _____ Exp: _____				Review Engineer		LOCATION: LOCATED AT THE SOUTHEAST CORNER OF JIMMY DURANTE BOULEVARD AND VIA DE LA VALLE	PLANTING PLAN FOR:		SHEET 07 OF 08
							RECORD FROM: 18971 ELEV: 17.68	APN: 298-292-23		

PLANTING NOTES

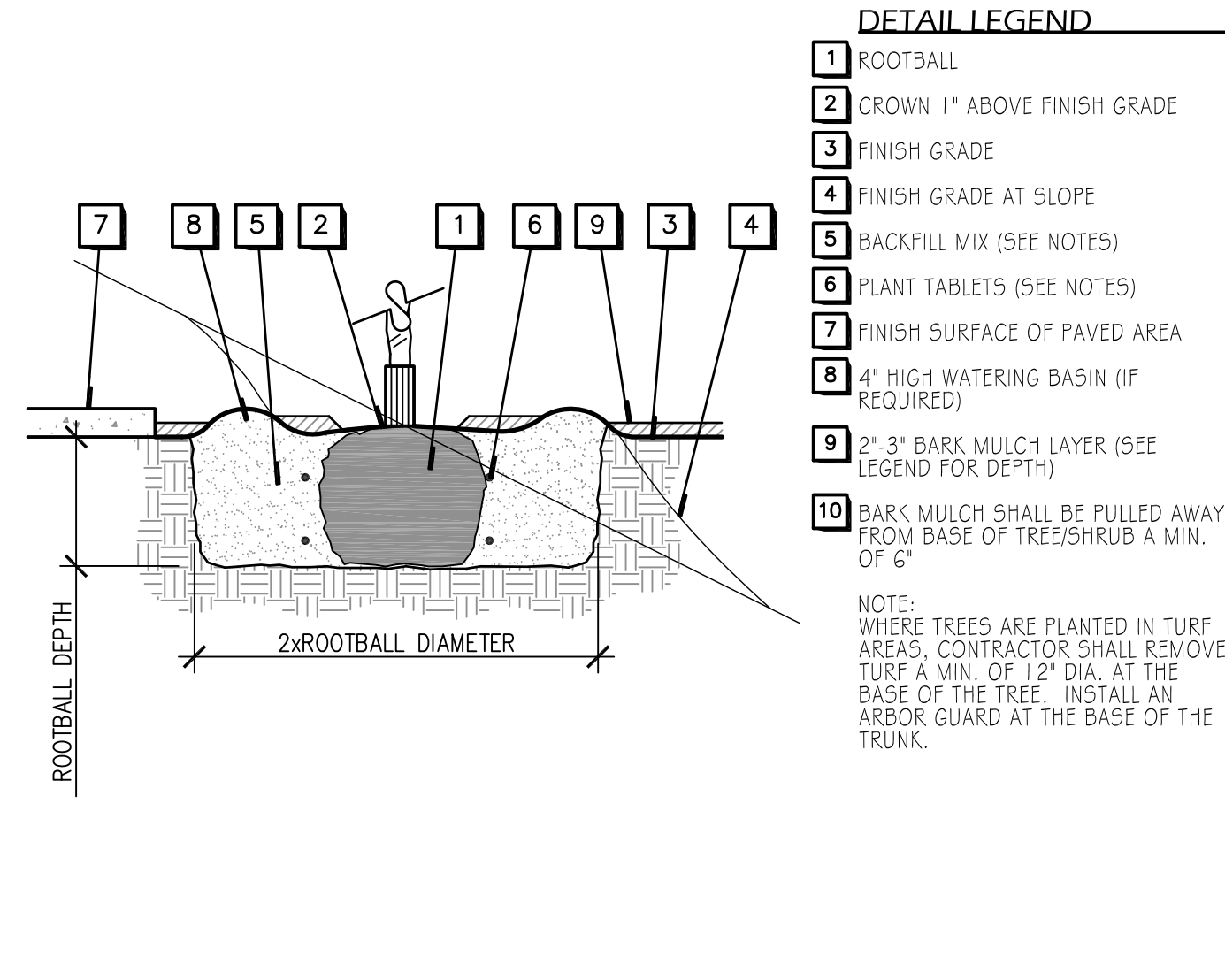
1. A. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
- B. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
- C. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
2. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURERS SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.
3. AN AGRONOMIC SOILS TEST WILL BE REQUIRED PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOIL ANALYSIS):
 - A. 4 CUBIC YARDS COMPOST
 - B. 100 POUNDS AGRICULTURAL GYPSUM
 - C. 15 POUNDS IRON SULPHATE
 - D. 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER
6. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR EQUAL) PLANT TABLETS AS FOLLOWS:

A. ROOTED CUTTING/4" POT	-	(1) 5 GRAM
B. 1 GAL. CONTAINER	-	(1) 21 GRAM
C. 5 GAL. CONTAINER	-	(3) 21 GRAM
D. 15 GAL. CONTAINER	-	(5) 21 GRAM
E. BOX TREE	-	(1) 21 GRAM PER 3" BOX SIZE
7. PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
8. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
9. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
10. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
11. STAKE ALL TREES PER DETAIL.
12. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE.
13. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
14. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (24") INCHES OF SPRINKLER HEADS.
15. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUND COVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.
17. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOD SHALL BE 1-1/2" BELOW THE TOP.
18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
20. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS, MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER, AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

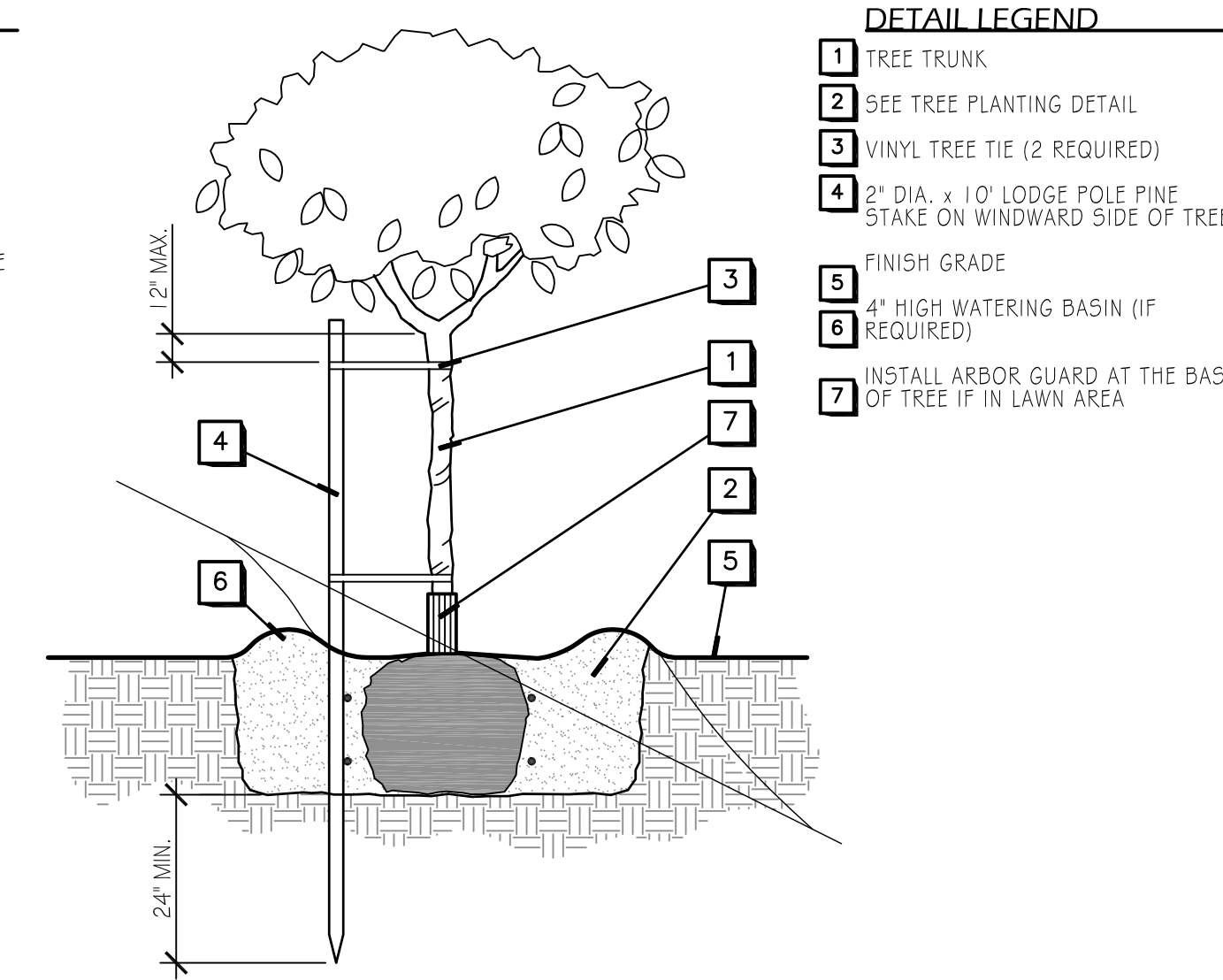
21. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b)).
22. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A LB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENCIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL.
23. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
24. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
25. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:
 - A. DAILY WATERING OF ALL PLANT MATERIAL.
 - B. WEEKLY MOWING OF ALL TURF AREAS.
 - C. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS.
 - D. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.
 - E. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
 - F. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.
 - G. FILLING AND RECOMPACTION OF ERODED AREAS.
 - H. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
 - I. AT 120 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD, ORGANIC FERTILIZER SHALL BE APPLIED TO PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
 - J. AT 60 DAYS ORGANIC FERTILIZER SHALL BE APPLIED TO TURF AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
26. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD.
27. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
28. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
29. ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED BY PLANTING. IF NOT ALREADY INDICATED ON THE PLAN, ALLOW EIGHT 5-GALLON SHRUBS PER UTILITY TO BE PLACED DURING PLANT INSTALLATION AS NEEDED TO PROVIDE REQUIRED SCREENING.
30. A CERTIFICATE OF COMPLETION, USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE PLANS, WILL BE REQUIRED AT TIME OF COMPLETION OF INSTALLATION.



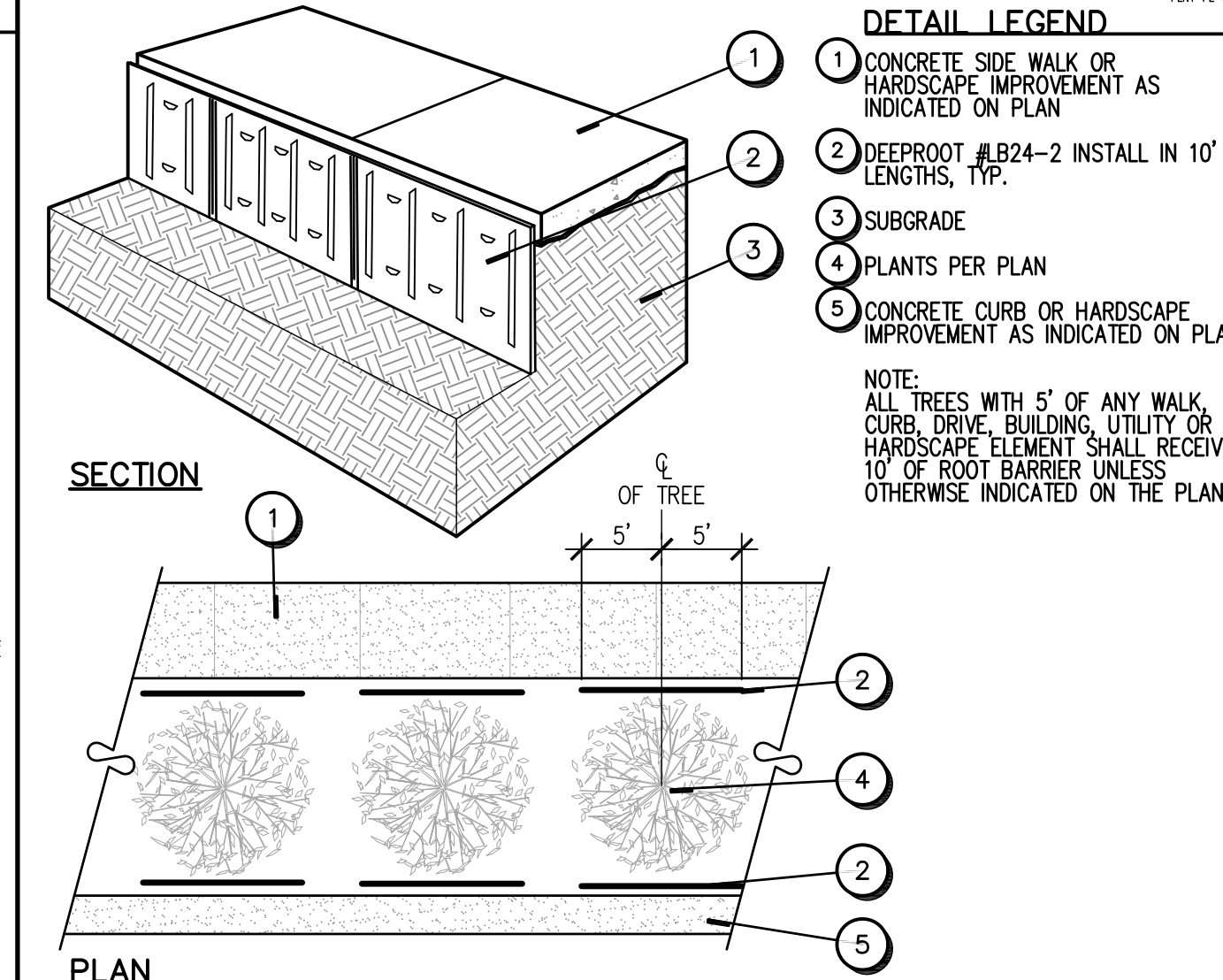
A GROUNDCOVER PLANTING NOT TO SCALE



C TREE AND SHRUB PLANTING NOT TO SCALE



B TREE SINGLE STAKING NOT TO SCALE



D ROOT BARRIER REVISED: 05/10/04 N.T.S.



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LP-02

ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
JD	By: _____ Date: _____				By: _____ Date: _____	By: _____ Date: _____	DESCRIPTION: _____	PLANTING NOTES & DETAILS FOR:	SBGR-XX
Drawn By	Name: _____ R.C.E. _____ Exp: _____				Review Engineer	MOHAMMAD SAMMAK, City Engineer R.C.E. 37146 Exp. 6-30-20	LOCATION: LOCATED AT THE SOUTHEAST CORNER OF JIMMY DURANTE BOULEVARD AND VIA DE LA VALLE RECORD FROM: 18871 ELEV.: 17.88 DATUM: NAVD 88	840 AVOCADO PLACE	SHEET 08 OF 08
								APN: 298-292-23	

COASTAL COMMISSION PERMIT NO. XXX



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: February 10, 2021
ORIGINATING DEPT: City Manager's
SUBJECT: **Council Consideration of Resolution 2021-015 Authorizing the Fiscal Year 2021/22 Community Grant Program and Resolution 2021-016 Authorizing an Extension of the Fiscal Year 2020/21 Community Grant Program**

BACKGROUND:

On May 4, 2004, the City Council adopted Resolution 2004-68 approving Council Policy No. 14, establishing the Community Grant Program ("Grant Program") and Application Guidelines for the Grant Program. On September 27, 2006, the City Council amended the policy to specify grant monies are only intended to be provided to non-governmental organizations.

For Fiscal Year (FY) 2021/22, the Adopted Budget allocated \$25,000 for the Grant Program. Included in the \$25,000 allocation is \$15,000 in funding from the EDCO Franchise Agreement negotiated by the City.

This item is before City Council to consider approving Resolution 2021-015 (Attachment 1) authorizing the FY 2021/22 Community Grant Program for the City of Solana Beach and Resolution 2021-016 (Attachment 2) authorizing an extension of the FY 2020/21 Community Grant Program.

DISCUSSION:

The following is a list of key points for the implementation of the Community Grant Program for FY 2021/22:

Application Criteria

Applications will be judged and selected based upon the following criteria:

1. The applicant is a non-profit 501(c)(3) or a recognized community-based organization serving the Solana Beach community.
2. Fair and justifiable program costs (budget required).

CITY COUNCIL ACTION: _____

3. Collaboration/Partnerships.
4. Leveraging of matching funds/resources.
5. Originality and creativity. Priority will be given to projects or programs which are new and unique to the community or which provide a new or unique twist on an existing program.
6. Applicants must submit a financial conditions statement (Balance Sheet) as well as the applicant(s) revenue/expenditure statements and tax return statements for the prior operating year.
7. Completion of project between the grant award and May 31, 2022 (an exception to the May 31, 2022 completion date can be made with proof of good cause).

Grant Award Expenditures

Grants will be funded upon approval by the City Council. Expenses must be directly related to services or materials of the proposed activity during the grant award period (date of grant approval through May 31, 2022). Grantees will be required to maintain records to support claimed expenditures and project accomplishments. Funds for the proposed project must not be used to replace or offset funding sources normally available for any portion of the project, nor be used by the applicant(s) to fund/supplement its own monetary contributions.

Grant Award Amounts

The City Council, at its own discretion, may modify the grant awards to qualified recipients based on qualifying criteria, number of qualified applications received, and purpose of request to meet policy areas as enumerated in the City Council's Work Plan to benefit the Solana Beach community.

Final Report and Receipts

Recipients will submit copies of paid receipts/invoices and a written report to the City Manager's Office to review the documents to ensure that funds were spent in compliance with the application. Applicant(s) will be required to reimburse the City of Solana Beach for any inappropriately expended funds.

Prior Financial Assistance

Information provided on the application will be used to review prior grant management and performance history. Significant non-compliance issues will be taken into consideration and may affect future funding decisions by the City Council.

Community Grant Program FY 2021/22 Key Dates:

April 29, 2021 Distribute Request for Proposals and issue press notification.

- May 25, 2021 Deadline for Request for Financial Assistance Applications. City Manager will review each application and make recommendations based upon:
- 1) Completed application;
 - 2) Clear indication of the grant amount requested;
 - 3) Timely receipt of grant applications and attachments; and
 - 4) Benefit to Solana Beach and conformity with threshold criteria.
- June 9, 2021 First Council Review: All eligible grant applications will be considered by the City Council. Review and public comment/presentations may be accepted.
- June 23, 2021 Final Council Review: Council approves grant recipients. Following Council award, the City Manager will be directed to issue awards to recipients. Announcement of recipients will be made to the community via public notification.
- May 1, 2022 Letter will be sent to FY 2021/22 recipients reminding them to submit their reports and copies of receipts by May 31, 2022.
- May 31, 2022 All FY 2021/22 recipients must submit copies of paid receipts/invoices and a written report that includes the number of citizens served and outcome of grant funded activity. If no report and/or paid receipts/invoices are received, recipient will be required to immediately reimburse City of Solana Beach grant funds.
- July 2022 At the City Council Meeting in July 2022, the City Manager provides the Final Report for FY 2021/22 Grant Recipients to the City Council.

If a determination is made that funds were expended inappropriately, City Council will direct recipients to reimburse the City of Solana Beach for the designated amount of award.

COVID – 19 Impact to Submittals

Due to the ongoing COVID-19 pandemic, the City is requesting that all grant applications be submitted electronically to dking@cosb.org and pletts@cosb.org. If, for whatever reason, the applicant does not have access to email, applicants can contact dking@cosb.org or pletts@cosb.org to make alternate plans for submittal.

FY 2020/21 Community Grant Final Reports & Timeline Extension

On July 8, 2020, Council awarded thirteen (13) community grant applicants funding. These awardees are currently scheduled to submit their final reports on May 31, 2021. However, due to the unprecedented challenges this fiscal year created by the COVID-19 pandemic, applicants may have experienced a difficult time carrying out their programs and utilizing the grant funds. Therefore, Staff is recommending that Council consider adoption of Resolution 2021-016 extending the May 31, 2021 deadline to December 30, 2021, allowing additional

time for grant recipients to complete their programs and to fully assist the community during these difficult times.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The FY 2021/22 Adopted Budget includes fiscal appropriations in the amount of \$25,000 to be used to fund community grants. All fiscal appropriations are budgeted under the Mayor/City Council Fund 001-5000-5100-6532 – Contribution to Other Agencies.

WORK PLAN:

N/A

OPTIONS:

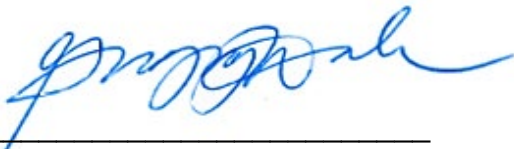
- Approve Staff recommendation
- Approve Staff recommendation with modifications
- Deny Staff recommendation

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council approve Resolution 2021-015 authorizing the FY 2021/22 Community Grant Program and consider approval of Resolution 2021-016 authorizing an extension of the FY 2020/21 Community Grant Program.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2021-015
2. Resolution No. 2021-016
3. FY 2021/22 Application Guidelines
4. FY 2021/22 Grant Application

RESOLUTION NO. 2021-015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AND AUTHORIZING THE COMMUNITY GRANT PROGRAM FOR FISCAL YEAR 2021/22

WHEREAS, the City Council approves the allocation of \$25,000 for the purpose of funding the Community Grant Program in the Fiscal Year (FY) 2021/22 Proposed Budget; and

WHEREAS, the City Council approves the solicitation and request for proposals for grant applications to be initiated on April 29, 2021 and the application period to close on May 25, 2021, at 5:00 p.m.

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

1. That the above recitations are true and correct.
2. That the annual solicitation of grant proposals from community service organizations who meet the grant program guidelines for the Community Grant Program for the FY 2021/22 funds of \$25,000 are approved and authorized.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 10th day of February 2021, by the following vote:

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

LESA HEEBNER, City Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION NO. 2021-016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AND AUTHORIZING THE EXTENSION OF THE FISCAL YEAR 2020/21 COMMUNITY GRANT PROGRAM.

WHEREAS, the City Council approved the Fiscal Year (FY) 2020/21 Community Grant Program on May 13, 2020; and

WHEREAS, the City Council awarded thirteen (13) Community Grant applicants funding on July 8, 2020 with program final reports for each applicant due on May 31, 2021; and

WHEREAS, due to the COVID-19 pandemic, applicants may have experienced difficulties completing their programs by the May 31, 2021 deadline; and

WHEREAS, extending the FY 2020/21 Community Grant program to December 30, 2021 will allow additional time for all applicants to complete their programs and fully assist the community during these difficult times.

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

1. That the above recitations are true and correct.
2. That the FY 2020/21 Community Grant Program is hereby extended with final reports now due by December 30, 2021.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 10th day of February 2021, by the following vote:

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

LESA HEEBNER, City Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



City of Solana Beach Community Grant Program Request for Financial Assistance FY 2021-22

APPLICATION GUIDELINES

The City of Solana Beach is soliciting grant applications until **5:00 p.m., Tuesday, May 25, 2021**. The City Council has a total of \$25,000 available for community organizations. A maximum of two grant applications may be submitted per community organization. Grants will be awarded with a maximum award of \$5,000.

Request for Grants are limited to non-governmental, nonprofit organizations serving the Solana Beach community. Excluded entities include the following: County of San Diego, Municipal Organizations, Special or Water Districts, school districts or schools (but not their supporting organizations), and private individuals.

Grant Application & Documents Required

Applicants must complete the attached application form and provide the following documents:

- Summary of organization's (overall) budget
- Proposed program budget detailing costs which are fair and reasonable.
- Financial Statements including the Balance Sheet and Revenue/Expenditure Statement, and the Tax Statements filed for the prior year.
- W-9 Form
- California Franchise Tax Board Entity Status Letter showing nonprofit status

- **Non-Profit Organizations**

Organizations which have filed as a nonprofit with the State of California must attach a copy of its current year 501 (c) 3 nonprofit certification form. Organizations that are "recognized" nonprofits within the community but have not formally filed with the State, will be considered at the City Council's discretion. Note, any decision made by City Council is final in regards to the community grants process.

Program Requirements:

- Must serve the residents of Solana Beach.
- Preferred to be a new program or one that provides a new or unique aspect to an existing program. Funds are available as one-time seed-money to augment a community program.

Application Submittal and Deadline: NO LATER THAN 5:00 p.m. Tuesday, May 25, 2021

It is the City's preference that completed forms be received via email to dking@cosb.org and copied to pletts@cosb.org. If email submission is not possible for an applicant, hard copies may be dropped off at City Hall 635 South Highway 101, Solana Beach, CA. 92075, Attn: Community Grants Program.

Please contact Dan King, Assistant City Manager, at (858) 720-2477 if you need additional information.



Applications will be judged and selected on the following criteria:

1. Preferences will be given towards non-profits that provide services/goods to Solana Beach groups or individuals with special economic needs that are not being met in the economic environment. These can be non-profits whose funding has been reduced or eliminated and are unable to serve these populations in need.
2. Program costs that are fair and justifiable.
3. Program originality (new and unique).
4. Consideration may be given to applications that collaborate or partner with other organizations.
5. Consideration may be given to applications which receive matching funds from other organizations.
6. Consideration may be given to applications as decided by the City Council.
7. Information provided on application will be used to review prior grant management and performance history. Significant non-compliance issues will be taken into consideration and may affect future funding decisions by the City Council.

Grant Award and Expenditures:

The City Council, at its discretion, may modify the grant award to qualified recipients based on qualifying criteria, number of qualified applicants received, and purpose of request to meet areas as enumerated by the City Council that benefit the Solana Beach community. The total of all grant awards may not exceed \$25,000.

Grants will be funded after the approval of the awards by the City Council. Expenses must be directly related to services or materials of proposed activity during the grant award period (Date of Grant Approval through May 31, 2022). Grantees will be required to maintain records to support claimed expenditures and project accomplishments. Funds for the proposed project must not be used to replace or offset funding sources normally available for any portion of the project, nor be used by the applicant to fund/supplement its own monetary giving.

Final Report and Receipts:

The City Manager's Office will review submitted copies of paid receipts/invoices and a written report to ensure that funds were spent in compliance with the approved application. Applicant(s) will be required to reimburse the City of Solana Beach all inappropriately spent funds.



PROGRAM FY 2021-22 KEY DATES:

- April 29, 2021** Distribute Grant Program Application, have it available and solicit for applications.
- May 25, 2021** **DEADLINE for Request for Financial Assistance Applications (5:00pm)**. The City Manager's Office will review each application and make recommendations based upon:
- 1) Completed application;
 - 2) Clear indication of the grant amount requested;
 - 3) Receipt of grant application before the deadline WITH attachments;
 - 4) Benefit to Solana Beach community and conformity with threshold criteria.
- June 09, 2021** **First Council Review**: All eligible grant applications for Fiscal Year 2021-22 will be considered by City Council. Review and public comment/presentations will be accepted.
- June 23, 2021** **Final Council Review**: Council makes decision and approves grant recipients. The City Manager will be directed to issue awards to recipients. Announcement of grant award recipients is made to community via public notification.
- May 1, 2022** Letter will be sent to FY 2021-22 grant recipients reminding them to submit their reports and copies of receipts by May 31, 2022. (Exception to the May 31, 2022 completion date can be made with proof of good cause.)
- May 31, 2022** All FY 2021-22 grant recipients must submit copies of paid receipts/invoices and written report, that includes the number of citizens served and outcome of grant funded activity. If no paid receipts/invoices are received, recipient will be required to immediately reimburse City of Solana Beach grant funds.

All grant recipients' final reports will be submitted before the City Council for approval of expenditures. If determination is made that funds were expended inappropriately, Council will direct Grant recipients to reimburse the City of Solana Beach for the designated amount of award.



**City of Solana Beach
Community Grant Program
Request for Financial Assistance
FY 2021-22 APPLICATION**

All Applications MUST BE RECEIVED by 5:00 p.m. Tuesday, May 25, 2021.

Please Print Clearly or Type

All requests will be determined by the following criteria:

Name of Organization: _____
Mailing Address: _____
City _____ State _____ Zip _____
Contact Person: _____
Daytime Phone: _____
Evening Phone: _____
Email address: _____

1. W-9 must be attached
Summary of organization's budget must be attached
Proposed program budget must be attached
Financial and Tax Statements (see Application Guidelines) must be attached
2. A copy of the California Franchise Tax Board Entity Status Letter must be attached, showing exemption under Section 23701d or Internal Revenue Code section 501(c)(3)
3. Has your organization received financial assistance from the City before?
Yes No
If yes, what activities and which fiscal year? _____

4. Amount requested for FY 2021-22 \$ _____
5. Proposed Total Program Costs: \$ _____
(Includes all estimated costs to conduct proposed activity/program.)
6. Title of Proposed Program/Service: _____
7. Grant funds must be used for services or materials directly associated to proposed activity. Please describe how grant funds will be used:

(Attach extra sheet, if necessary.)

8. Estimated number of S.B. residents to be served by proposed program: _____

9. Program Dates/Location:

10. Anticipated Program Objectives or Accomplishments:

11. How will the organization acknowledge the City's financial contribution to the community/ beneficiaries of the proposed activity?

12. Will there be any matching funds or other grants that would be applied to this program or service? If awarded this grant, will that enable other funding sources?

13. Will volunteers be used for the proposed program or service and, if so, will they reduce expenses?

14. If the proposed program or service is only awarded partial funding, will it still move forward? Will the program or service be scaled back and/or is there a threshold at which it will not move forward?

Acknowledgment of Responsibility:

Authorized Signature assumes all responsibility for developing and implementing proposed activities or events in this application, including public acknowledgment of the City's financial contribution. Authorized signature will comply with all accounting and budget procedures outlined by the City. Authorized signature and accompanying group will hold harmless the City of Solana Beach from all losses, claims, accidents and problems associated, directly or indirectly with the development and implementation of proposed activities or events.

Authorized Signature of Organization

Date

ALL INFORMATION REQUESTED ON THIS APPLICATION MUST BE COMPLETED AS A CONDITION FOR BEING CONSIDERED FOR PUBLIC FUNDS BY THE CITY COUNCIL OF SOLANA BEACH.