

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



AGENDA

Joint REGULAR Meeting
Wednesday, April 13, 2022 * 6:00 p.m.

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

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

PUBLIC MEETING ACCESS

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

WATCH THE MEETING

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

AGENDA MATERIALS

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

PUBLIC COMMENTS

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

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

And/Or

Verbal Comment Participation:

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

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

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

SPECIAL ASSISTANCE NEEDED

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

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

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

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting of this agenda

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

None at the posting of this agenda

ORAL COMMUNICATIONS:

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

donations of time are permitted (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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

All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.

A.1. AB 1690 Support. (File 0480-070)

Recommendation: That the City Council

1. Consider the adoption of **Resolution 2022-035** expressing support of AB 1690 and authorize the City Manager to send a letter to the appropriate legislative committee(s) in support of AB 1690.

[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 March 05, 2022 – March 25, 2022.

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

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

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

Recommendation: That the City Council

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

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

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

A.4. Americans with Disability Act (ADA) Pedestrian Ramps. (File 0820-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-029**:
 - a. Awarding a construction contract to Miramar General Engineering in the amount of \$51,700 for the ADA Pedestrian Ramps, Bid No. 2022-04.
 - b. Approving an amount of \$8,000 for construction contingency.
 - c. Authorizing the City Manager to execute the construction contract on behalf of the City.
 - d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
 - e. Appropriating \$59,700 to the Federal Grants revenue account and to the ADA Pedestrian Ramps CIP project, both in the CDBG fund.
 - f. Authorizing the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

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

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

A.5. Economic Consulting Services – Keyser Marston Associates, Inc. (File 0150-85)

Recommendation: That the City Council

1. Adopt **Resolution 2022-034** authorizing the City Manager to execute an amendment to the Professional Services Agreement, in an amount not to exceed \$55,000, with Keyser Marston Associates, Inc. for economic consulting services.
2. Authorize an appropriation of \$30,000 from the Professional Services account in the City Manager's department.
3. Authorize the City Treasurer to amend the FY 2021/2022 and FY 2022/23 Adopted Budget accordingly.

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

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

A.6. Temporary Staff Funding. (File 0560-40)

Recommendation: That the City Council

1. Approve **Resolution 2022-036** authorizing the City Manager to execute a Professional Services Agreement with Robert Half Inc for Temporary Staffing Services for a not-to-exceed amount of \$45,000.
2. Approve **Resolution 2022-033** authorizing the City Manager to execute a Professional Services Agreement with Kforce Staffing Inc for Temporary Staffing Services for a not-to-exceed amount of \$60,000.

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

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

A.7. Utility Box Wrapping Project. (File 0910-41)

Recommendation: That the City Council

1. Adopt **Resolution 2022-032** authorizing the locations and artist stipend for the Utility Box Wrapping Project.
2. Authorize the Finance Director to appropriate \$10,000 from the Public Arts Reserve in the TOT Coastal Visitors Fund.

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

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

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

B. PUBLIC HEARINGS: (B.1)

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

B.1. Public Hearing: 525 Ford Ave., Applicant: Cove Capital Properties, Case: DRP20-006/SDP20-010 (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. Therefore, should the City Council be able to make the findings to approve the SDP, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-030** conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement 4,017 square-foot, two-story single-family residence with an attached two-car garage, and perform associated site improvements at 525 Ford Avenue, Solana Beach.

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

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

C. STAFF REPORTS: (C.1. – C.2.)

Submit speaker slips to the City Clerk.

All speakers should refer to the public comment section at the beginning of the agenda for time allotments. Please be aware of the timer light on the Council Dais.

C.1. Introduce (1st Reading) Ordinance 522 Regulating Non-Serialized Untraceable Ghost Guns. (File 0250-70)

Recommendation: That the City Council

1. Introduce Ordinance 522 amending Chapter 7.20 and adding Chapter 7.20.040 to the Solana Beach Municipal Code to address non-serialized untraceable ghost guns.

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

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

C.2. Climate Action Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Consider the applications submitted for appointments to two vacancies on the Climate Action Commission with a term ending January 2023.

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

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

WORK PLAN COMMENTS:

Adopted June 23, 2021

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: Council Committees

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

- a. City Selection Committee (meets twice a year) Primary-Heebner, Alternate-Edson
- b. Clean Energy Alliance (CEA) JPA: Primary-Becker, Alternate-Zito
- c. County Service Area 17: Primary- Harless, Alternate-Edson
- d. Escondido Creek Watershed Authority: Becker /Staff (no alternate).
- e. League of Ca. Cities' San Diego County Executive Committee: Primary-Becker, Alternate- Harless. Subcommittees determined by its members.
- f. League of Ca. Cities' Local Legislative Committee: Primary-Harless, Alternate-Becker
- g. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-Becker, Alternate-Harless
- h. North County Dispatch JPA: Primary-Harless, Alternate-Becker
- i. North County Transit District: Primary-Edson, Alternate-Harless
- j. Regional Solid Waste Association (RSWA): Primary-Harless, Alternate-Zito

- k. SANDAG: Primary-Heebner, 1st Alternate-Zito, 2nd Alternate-Edson. Subcommittees determined by its members.
- l. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-Zito
- m. San Dieguito River Valley JPA: Primary-Harless, Alternate-Becker
- n. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- o. 22nd Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

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

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

CITIZEN COMMISSION(S)

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

ADJOURN:

Next Regularly Scheduled Meeting is April 27, 2022
*Always refer to the City’s website Event Calendar for an updated schedule
 or contact City Hall. www.cityofsolanabeach.org 858-720-2400*

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the April 13, 2022 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on April 06, 2022 at 6:20 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m. on April 13, 2022, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
 City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 13, 2022
ORIGINATING DEPT: City Manager's Department
SUBJECT: **Council Consideration of Resolution 2022-035 in Support of AB 1690**

BACKGROUND:

At the March 23, 2022 City Council meeting, the City Council was asked to lend its support for AB 1690 by members of the community during oral communications. AB 1690, co-authored by Assembly Member Boerner Horvath, prohibits the sale of a cigarette utilizing a single-use filter made of any material, an attachable and single-use plastic device meant to facilitate manual manipulation or filtration of a tobacco product, or a single-use electronic cigarette or vaporizer device.

The action before the City Council is whether to adopt Resolution 2022-035 and authorize the City Manager to send a letter to the appropriate legislative committee(s) in support of AB 1690.

DISCUSSION:

The proposed legislation, if enacted, would transition the sale of single-use cigarette and cigar, and all-in-one disposable vapes, including single-use integrated cannabis vaporizers to rechargeable and reusable smoking products. Additionally, violations of the sales ban can result in civil penalties of \$500 per violation and are enforced by local prosecutorial authorities such as county or city attorneys.

The bill attempts to address the pervasive impacts that these single-use products have on our health and environment. Additionally, it would assist jurisdictions in their efforts to reduce quantities of cigarette butts littered into local waterways. The City of Solana Beach has long been a leader in environmental sustainability and tobacco reduction efforts

COUNCIL ACTION:

including being the first city in the continental United States to ban smoking in our parks and on our beaches and banning the sale or distribution of flavored tobacco products.

CEQA COMPLIANCE STATEMENT:

The proposed City Council action does not constitute a “project” under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Section 15378 because it will not have a potential to result in a direct or indirect physical change in the environment and is, therefore, not subject to CEQA.

FISCAL IMPACT:

There is no fiscal impact related to the adoption of this Resolution.

WORKPLAN:

N/A

OPTIONS:

- Adopt Resolution 2022- 035.
- Adopt Resolution 2022-035 with specific modifications.
- Do not adopt Resolution 2022-035.
- Provide direction / feedback.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council consider the adoption of Resolution 2022-035 expressing support of AB 1690 and authorize the City Manager to send a letter to the appropriate legislative committee(s) in support of AB 1690.

CITY MANAGER’S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

1. Resolution 2022-035.
2. AB 1690 Letter of Support.

RESOLUTION 2022-035

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, DECLARING ITS SUPPORT FOR AB 1690 AND AUTHORIZING THE CITY MANAGER TO SEND LETTER OF SUPPORT TO THE APPROPRIATE LEGISLATIVE COMMITTEES

WHEREAS, the City of Solana Beach has long been a leader in environmental sustainability and tobacco reduction efforts including being the first city in the continental United States to ban smoking in its beaches;

WHEREAS, AB 1690, if enacted, would prohibit the sale the sale of a cigarette utilizing a single-use filter made of any material, an attachable and single-use plastic device meant to facilitate manual manipulation or filtration of a tobacco product, or a single-use electronic cigarette or vaporizer device;

WHEREAS, the pervasive impacts of tobacco products and single-use products on public health and the environment must be addressed; and

WHEREAS, passage of AB 1690 would assist jurisdictions in their efforts to reduce quantities of cigarette butts littered into local waterways.

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

1. That the foregoing recitals are true and correct;
2. The City of Solana Beach calls on the state legislature to support and pass AB 1690; and
3. The City Manager is authorized to send a letter in support of AB 1690 to the appropriate legislative committee(s).

PASSED AND ADOPTED this 13th day of April 2022, at a regular meeting of the City Council of the City of Solana Beach, California by the following:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

ATTACHMENT 1



CITY OF SOLANA BEACH

www.cityofsolanabeach.org
635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • Fax (858) 720-2455

April 13, 2022

The Honorable Mark Stone,
Chair Assembly Judiciary
Committee
1020 N Street, Suite 104
Sacramento, CA 95814

SUBJECT: SUPPORT ASSEMBLY BILL 1690 (LUZ RIVAS, PETRIE-NORRIS, AND STONE) AS AMENDED ON MARCH 1, 2022 – TOBACCO AND CANNABIS PRODUCTS: SINGLE-USE COMPONENTS

Dear Assembly Member Wood:

The City of Solana Beach respectfully submits this letter of support for Assembly Bill 1690 (AB 1690), as introduced on January 24, 2022. The proposed legislation, if enacted, would transition the sale of single-use cigarette and cigar, and all-in-one disposable vapes, including single-use integrated cannabis vaporizers to rechargeable and reusable smoking products. Additionally, violations of the sales ban can result in civil penalties of \$500 per violation and are enforced by local prosecutorial authorities such as county or city attorneys.

The bill attempts to address the pervasive impacts that these single-use products have on our health and environment. Additionally, it would assist jurisdictions in their efforts to reduce quantities of cigarette butts littered into local waterways. The City of Solana Beach has long been a leader in environmental sustainability and tobacco reduction efforts including being the first city in the continental United States to ban smoking in our parks and on our beaches and banning the sale or distribution of flavored tobacco products.

Based on the foregoing, the City of Solana Beach supports AB 1690. If you have any questions, please contact Mr. Gregory Wade, City Manager, at gwade@cosb.org or at (858) 720-2431.

Sincerely,

Lesa Heebner, Mayor

cc: Toni Atkins, Senate President Pro Tempore
Chris Ward, Assemblymember
Each Member and staff of Assembly Judiciary Committee
California State Association of Counties
League of California Cities – San Diego County Division

ATTACHMENT 2



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 13, 2022
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands- 03/05/22 through 03/25/22

Check Register-Disbursement Fund (Attachment 1)		\$	1,211,732.26
Retirement Payroll	March 10, 2022		4,192.00
Council Payroll	March 16, 2022		9,600.00
Net Payroll M19	March 18, 2022		<u>206,600.31</u>
TOTAL		\$	<u>1,432,124.57</u>

DISCUSSION:

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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for March 5, 2022 through March 25, 2022 reflects total expenditures of \$1,432,124.57 from various City sources.

WORK PLAN:

N/A

CITY COUNCIL ACTION: _____

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

3/5/2022 - 3/25/2022

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
ICMA PLAN 302817	MC9 031022 ICMA	03/10/2022	9000445	\$5,344.82
ICMA PLAN 302817	Payroll Run 1 - Warrant M19	03/17/2022	9000449	\$18,245.12
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant M19	03/17/2022	9000451	\$850.00
US BANK	JS-PURCHASE ERROR	03/25/2022	101595	\$4.99
ICMA RHS 801939	Payroll Run 1 - Warrant M19	03/17/2022	9000450	\$1,953.96
SUN LIFE FINANCIAL	FEB 22 LIFE&ADD INS	03/17/2022	9000452	\$1,321.58
SUN LIFE FINANCIAL	FEB 22 SUPP LIFE INS	03/17/2022	9000452	\$270.20
SUN LIFE FINANCIAL	FEB 22 LTD	03/17/2022	9000452	\$1,615.96
MEDICAL EYE SERVICES	VISION-JAN 22	03/23/2022	3222201	\$495.93
MEDICAL EYE SERVICES	COBRA-JAN 22	03/23/2022	3222201	\$20.33
MEDICAL EYE SERVICES	TIMING-JAN 22	03/23/2022	3222201	(\$6.79)
MEDICAL EYE SERVICES	TIMING-JAN 22	03/23/2022	3222201	(\$41.54)
MEDICAL EYE SERVICES	TIMING-JAN 22	03/23/2022	3222201	\$4.40
MEDICAL EYE SERVICES	TIMING-JAN 22	03/23/2022	3222201	\$4.40
MEDICAL EYE SERVICES	TIMING-JAN 22	03/23/2022	3222201	\$8.92
MEDICAL EYE SERVICES	TIMING-JAN 22	03/23/2022	3222201	(\$4.41)
MEDICAL EYE SERVICES	TIMING-JAN 22	03/23/2022	3222201	\$4.30
MEDICAL EYE SERVICES	COBRA-JAN 22	03/23/2022	3222201	\$11.29
MEDICAL EYE SERVICES	COBRA-JAN 22	03/23/2022	3222201	\$11.29
MEDICAL EYE SERVICES	OBRA-JAN 22	03/23/2022	3222201	\$11.29
MEDICAL EYE SERVICES	TIMING-DEC 21	03/23/2022	3222201	\$16.93
MEDICAL EYE SERVICES	TIMING-DEC 21	03/23/2022	3222201	\$5.64
MEDICAL EYE SERVICES	TIMING-DEC 21	03/23/2022	3222201	\$5.64
MEDICAL EYE SERVICES	VISION FEB 22	03/23/2022	3222202	\$536.50
MEDICAL EYE SERVICES	COBRA FEB 22	03/23/2022	3222202	\$20.33
MEDICAL EYE SERVICES	TIMING FEB 22	03/23/2022	3222202	(\$11.29)
MEDICAL EYE SERVICES	TIMING FEB 22	03/23/2022	3222202	\$41.53
MEDICAL EYE SERVICES	TIMING FEB 22	03/23/2022	3222202	(\$4.40)
MEDICAL EYE SERVICES	TIMING FEB 22	03/23/2022	3222202	(\$4.40)
MEDICAL EYE SERVICES	TIMING FEB 22	03/23/2022	3222202	(\$8.92)
MEDICAL EYE SERVICES	TIMING FEB 22	03/23/2022	3222202	\$4.41
MEDICAL EYE SERVICES	TIMING FEB 22	03/23/2022	3222202	(\$4.31)
MEDICAL EYE SERVICES	COBRA FEB 22	03/23/2022	3222202	\$11.29
MEDICAL EYE SERVICES	COBRA FEB 22	03/23/2022	3222202	\$11.29
MEDICAL EYE SERVICES	OBRA FEB 22	03/23/2022	3222202	\$11.29
MEDICAL EYE SERVICES	TIMING FEB 22	03/23/2022	3222202	(\$5.65)
MEDICAL EYE SERVICES	TIMING FEB 22	03/23/2022	3222202	(\$5.65)
MEDICAL EYE SERVICES	TIMING FEB 22	03/23/2022	3222202	(\$5.65)
MEDICAL EYE SERVICES	VISION-MAR 22	03/23/2022	3222203	\$514.78

MEDICAL EYE SERVICES	COBRA-MAR 22	03/23/2022	3222203	\$20.33
MEDICAL EYE SERVICES	COBRA-MAR 22	03/23/2022	3222203	\$11.29
MEDICAL EYE SERVICES	COBRA-MAR 22	03/23/2022	3222203	\$11.29
MEDICAL EYE SERVICES	OBRA-MAR 22	03/23/2022	3222203	\$11.29
MEDICAL EYE SERVICES	COBRA-MAR 22	03/23/2022	3222203	\$19.91
ALL CITY MANAGEMENT SERVICES, INC	Crossing Guard-02/06/22-02/19/22	03/10/2022	9000443	\$6,076.98
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS-02/20/22-03/05/22	03/25/2022	9000453	\$3,376.10
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS-01/23/22-02/05/22	03/25/2022	9000453	\$6,650.91
CALPERS	PERS HEALTH MARCH PREMIUM	03/08/2022	3232202	\$50,631.15
EVAN L COOPER / AFSANEH COOPER	RFND-SBGR-399/GRD20-0023-336 S NARDO	03/10/2022	101527	(\$73,557.80)
EVAN L COOPER / AFSANEH COOPER	RFND-SBGR-399/GRD20-0023-336 S NARDO	03/10/2022	101527	\$73,557.80
EVAN L COOPER / AFSANEH COOPER	RFND-SBGR-399/GRD20-0023-336 S NARDO	03/10/2022	101527	\$3,640.20
EVAN L COOPER / AFSANEH COOPER	RFND-SBGR-399/GRD20-0023-336 S NARDO	03/10/2022	101527	\$8,578.00
LAND HOLDINGS, LLC	RFND-SBGR-400/GRD20-0028-516 FORD AVE	03/10/2022	101530	\$63,547.00
WILLIAM FARLOW	REFUND	03/25/2022	101620	\$2,544.98
WILLIAM FARLOW	REFUND	03/25/2022	101620	\$18.08
STERLING HEALTH SERVICES, INC.	M18 FSA/DCA CONTRIBUTIONS	03/10/2022	101549	\$1,343.75
STERLING HEALTH SERVICES, INC.	M18 FSA/DCA CONTRIBUTIONS	03/10/2022	101549	\$439.77
STERLING HEALTH SERVICES, INC.	MC9 FSA CONTRIBUTION	03/25/2022	9000457	\$237.50
STERLING HEALTH SERVICES, INC.	M19 FSA/DCA CONTRIBUTION	03/25/2022	9000457	\$439.77
STERLING HEALTH SERVICES, INC.	M19 FSA/DCA CONTRIBUTION	03/25/2022	9000457	\$1,343.75
SELF INSURED SERVICES COMPANY	DENTAL MARCH 22	03/25/2022	9000454	\$3,075.80
SELF INSURED SERVICES COMPANY	DENTAL MARCH 22	03/25/2022	9000454	\$89.20
TOTAL GENERAL FUND				\$183,362.45
1005100 - CITY COUNCIL				
US BANK	KM-OFFICE SUPPLIES	03/25/2022	101594	\$40.90
TOTAL CITY COUNCIL				\$40.90
1005150 - CITY CLERK				
DFM ASSOCIATES INC	2022 CA ELECTION CODE BOOKS	03/25/2022	101600	\$131.45
US BANK	GA-SELF INKING STAMP	03/25/2022	101595	\$18.95
US BANK	GA-VIDEO TRANSLATION	03/25/2022	101594	\$41.00
US BANK	AI-FLOPPY READER/DVD RDR	03/25/2022	101594	\$72.16
US BANK	AI-RE-DISTRICTING INTRPTN	03/25/2022	101594	\$240.00
US BANK	AI-PLAN STORAGE BOXES	03/25/2022	101594	\$189.58
US BANK	MB-TRANSLATION SERVICE	03/25/2022	101594	\$270.00
US BANK	AI-2020 OUTGOING MAYOR	03/25/2022	101594	\$254.89
US BANK	MB-TRANSLATION SERVICE	03/25/2022	101594	\$447.71
US BANK	GA-VIDEO TRANSLATION	03/25/2022	101594	\$121.50
US BANK	GA-VIDEO TRANSLATION	03/25/2022	101594	\$25.25
US BANK	AI-NEW LAW CONF DEC 2022	03/25/2022	101594	\$300.00
US BANK	AI-GOOGLE STORAGE	03/25/2022	101594	\$99.99
ROBERT HALF	FRONT DESK-02/25/22	03/10/2022	101540	\$1,280.92
FEDEX	SHIPPING-01/28/22	03/10/2022	101528	\$35.14
CAL EXPRESS	COURIER RETRV RECORDS FOR EMPY HOME	03/25/2022	101596	\$41.00
CODE PUBLISHING COMPANY INC	MUNI CODE/WEB UPDATE	03/10/2022	101521	\$419.25
CODE PUBLISHING COMPANY INC	WEB UPDATE	03/10/2022	101521	\$667.50
TOTAL CITY CLERK				\$4,656.29

1005200 - CITY MANAGER

US BANK	KM-STORAGE CONTAINERS	03/25/2022	101594	\$50.59
US BANK	KM-OFFICE SUPPLIES	03/25/2022	101594	\$51.69
US BANK	KM-OFFICE SUPPLIES	03/25/2022	101594	\$25.80
US BANK	DK-HOL TREE EDEN GARDENS	03/25/2022	101594	\$859.12
US BANK	DK-HOL DECORATIONS	03/25/2022	101594	\$298.00
US BANK	DK-OFFICE SUPPLIES	03/25/2022	101595	\$15.07
US BANK	DK-HOL LIGHTS	03/25/2022	101594	\$76.03
US BANK	DK-EXTENSION CORDS	03/25/2022	101594	\$26.92
KEYSER MARSTON ASSOCIATES, INC	PROF SVC-JAN 22	03/25/2022	101605	\$8,729.38
KEYSER MARSTON ASSOCIATES, INC	PROF SVC-FEB	03/25/2022	101605	\$4,228.75
EMANUELS JONES AND ASSOCIATES	PROF SVC-JAN 22	03/17/2022	101569	\$2,500.00
EMANUELS JONES AND ASSOCIATES	PROF SVC-FEB 22	03/17/2022	101569	\$2,500.00
EMANUELS JONES AND ASSOCIATES	PROF SVC-MAR 22/FPPC QTR4 FILED 2022	03/17/2022	101569	\$2,575.00
TOTAL CITY MANAGER				\$21,936.35

1005250 - LEGAL SERVICES

HOGAN LAW APC	GENERAL LEGAL-OCT	03/25/2022	101604	\$227.50
NIELSEN MERKSAMER	REDISTRICIT PROF SVC-FEB	03/17/2022	101578	\$12,371.00
NIELSEN MERKSAMER	REDISTRICIT PROF SVC-JAN	03/17/2022	101578	\$6,438.50
TOTAL LEGAL SERVICES				\$19,037.00

1005300 - FINANCE

US BANK	RS-CSMFO CON 02/16-02/18	03/25/2022	101594	\$470.00
US BANK	RS-CSMFO ANNUAL MMBRSHIP	03/25/2022	101594	\$110.00
US BANK	RS-CAPITAL ASSET TAGS	03/25/2022	101594	\$247.83
US BANK	RS-TRAKIT TEST PAYMENT	03/25/2022	101595	\$4.12
US BANK	RS-TRAKIT TEST PAYMENT	03/25/2022	101595	\$4.12
XEROX CORPORATION	XEROX-CLERK-FEB	03/25/2022	101621	\$77.63
TOTAL FINANCE				\$913.70

1005350 - SUPPORT SERVICES

XEROX CORPORATION	XEROX-CLERK-FEB	03/25/2022	101621	\$271.68
XEROX CORPORATION	XEROX-PLANNING-FEB	03/25/2022	101621	\$276.54
XEROX CORPORATION	XEROX-PLANNING-FEB	03/25/2022	101621	\$546.78
XEROX CORPORATION	XEROX-UPSTAIRS-FEB	03/25/2022	101621	\$63.25
XEROX CORPORATION	XEROX-UPSTAIRS-FEB	03/25/2022	101621	\$298.25
XEROX CORPORATION	XEROX-FIERY-CLRK-FEB	03/25/2022	101621	\$132.61
XEROX CORPORATION	XEROX-FIERY-UPSTAIRS-FEB	03/25/2022	101621	\$132.61
XEROX CORPORATION	XEROX-FIERY-PLN-FEB	03/25/2022	101621	\$122.84
TOTAL SUPPORT SERVICES				\$1,844.56

1005400 - HUMAN RESOURCES

US BANK	PS-EMPLOYEE APPRECIATION	03/25/2022	101594	\$100.00
US BANK	Employee Appreciation Luncheon Catering	03/25/2022	101594	\$2,297.23
US BANK	PS-EMPLOYEE APPRECIATION	03/25/2022	101594	\$1,798.50
LIEBERT CASSIDY INC	PROF SVC-JAN	03/17/2022	101575	\$848.00
MEDICAL EYE SERVICES	ROUNDING-JAN 22	03/23/2022	3222201	(\$0.17)
MEDICAL EYE SERVICES	ROUNDING FEB 22	03/23/2022	3222202	(\$0.17)
MEDICAL EYE SERVICES	ROUNDING-MAR 22	03/23/2022	3222203	(\$0.21)
CALPERS	PERS HEALTH MARCH ADMIN FEE	03/08/2022	3232202	\$126.58

COASTAL LIVE SCAN AND INSURANCE	LIVESCAN FINGERPRINT-02/28/22	03/17/2022	101565	\$132.00
TOTAL HUMAN RESOURCES				\$5,301.76
1005450 - INFORMATION SERVICES				
COX COMMUNICATIONS INC	0013410116811601-02/06-03/05	03/10/2022	101523	\$67.39
COX COMMUNICATIONS INC	0013410116811601-03/06-04/05	03/25/2022	101599	\$67.39
CDW GOVERNMENT INC	Adobe Licenses	03/10/2022	9000444	\$3,621.08
US BANK	AT&T	03/25/2022	101594	\$68.83
US BANK	MM-WEB CAM LIGHT (COVID)	03/25/2022	101595	\$20.46
US BANK	MM-WEB CAMS (COVID)	03/25/2022	101594	\$258.56
US BANK	MM-PRINTER	03/25/2022	101594	\$129.25
US BANK	MM-3 YR PROTECTION PLAN	03/25/2022	101594	\$21.99
US BANK	DK-CONSTANT CONTACT	03/25/2022	101594	\$55.00
US BANK	DK-HOSTING DOMAINS	03/25/2022	101595	\$9.95
US BANK	MM-4 YR PROTECTION PLAN	03/25/2022	101594	\$29.99
US BANK	MM-COMPUTER POWER CORD	03/25/2022	101594	\$30.71
US BANK	MM-PRINTER	03/25/2022	101594	\$177.78
US BANK	AT&T	03/25/2022	101594	\$53.50
US BANK	MM-WEB CAMS (COVID)	03/25/2022	101594	\$575.02
US BANK	MM-POWER STRIPS (8)	03/25/2022	101594	\$267.12
US BANK	MM-VELCRO STRIPS	03/25/2022	101594	\$31.50
US BANK	MM-ADOBE LICENCES	03/25/2022	101594	\$213.93
US BANK	MM-SECURE E-WASTE DSTRCTN	03/25/2022	101594	\$466.25
US BANK	MM-MEMORY/HARD DRIVE	03/25/2022	101594	\$179.92
US BANK	MM-ERGONOMIC MOUSE	03/25/2022	101594	\$43.09
US BANK	AP-CITY HALL DATA	03/25/2022	101594	\$264.85
US BANK	DK-CONSTANT CONTACT	03/25/2022	101594	\$55.00
US BANK	DK-HOSTING DOMAINS	03/25/2022	101595	\$9.95
VERIZON WIRELESS-SD	670601022-1-01/24-02/23/22	03/25/2022	101616	\$152.04
WESTERN AUDIO VISUAL	Western AV - AV Maintenance-MAR 22	03/10/2022	101554	\$499.00
WESTERN AUDIO VISUAL	CHAMBERS TECH-MAR	03/25/2022	101618	\$499.00
AT&T CALNET 3	9391012282-01/24-02/23/22	03/25/2022	101592	\$21.32
AT&T CALNET 3	9391053641-01/24-02/23/22	03/25/2022	101592	\$167.08
TING FIBER INC.	FIBER INTERNET CITY WIDE	03/25/2022	9000459	\$3,249.00
TOTAL INFORMATION SERVICES				\$11,305.95
1005550 - PLANNING				
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP 21-012/SDP 21-014	03/10/2022	101552	\$268.02
UT SAN DIEGO - NRTH COUNTY	DRP21-024	03/25/2022	101615	\$333.61
COUNTY OF SAN DIEGO ASSESOR/RECORDR	MAP FEE 02/03/22	03/17/2022	101566	\$2.00
TOTAL PLANNING				\$603.63
1005560 - BUILDING SERVICES				
ESGIL CORPORATION	BUILDING-JAN 22	03/10/2022	101526	\$32,155.32
TOTAL BUILDING SERVICES				\$32,155.32
1005590 - PARKING ENFORCEMENT				
US BANK	DG-TIRES CODE FORD ESCAPE	03/25/2022	101594	\$801.84
US BANK	JL-BUSINESS CARDS/STMP	03/25/2022	101594	\$51.71
EMBROIDERY IMAGE	SOLANA BEACH OFFICER PATCH	03/17/2022	101570	\$289.57
WEX FLEET UNIVERSAL	AUTO FUEL-01/08-02/07/22	03/10/2022	101555	\$95.35

DANIEL WELTE	RIEMB-TRAFFIC VESTS	03/17/2022	101568	\$59.46
DIAMOND MMP, INC.	STVR RENEWALS	03/10/2022	101533	\$360.43
TOTAL PARKING ENFORCEMENT				\$1,658.36
1006110 - LAW ENFORCEMENT				
SAN DIEGO COUNTY SHERIFF'S DEPT.	FY22 CAL ID Q3 & Q4	03/17/2022	101584	\$1,262.00
TOTAL LAW ENFORCEMENT				\$1,262.00
1006120 - FIRE DEPARTMENT				
SANTA FE IRRIGATION DISTRICT	005512-000-JAN-MAR	03/25/2022	101611	\$572.57
US BANK	RP-GALVNZD NPPL/THRD TAPE	03/25/2022	101595	\$12.65
US BANK	CH-GRILL	03/25/2022	101594	\$893.25
US BANK	JM-COSTCO ANNUAL MEMBRSH	03/25/2022	101594	\$60.00
US BANK	JM-GRILL COVER	03/25/2022	101595	\$9.93
US BANK	CH-PENS/BTTRY CHGR/EXTN CRD	03/25/2022	101594	\$110.94
US BANK	CH-FLAG	03/25/2022	101594	\$91.36
US BANK	CH-E230 TRAFFIC CONES	03/25/2022	101594	\$74.39
US BANK	CH-ROAD FLARES	03/25/2022	101594	\$322.07
US BANK	CH-RFND E237 HEAD LIGHT	03/25/2022	101594	(\$279.95)
US BANK	CH-NOTE PADS	03/25/2022	101595	\$8.01
US BANK	JM-CLEANING SUPPLIES	03/25/2022	101594	\$93.51
US BANK	JM-CLEANING SUPPLIES	03/25/2022	101594	\$384.27
US BANK	JM-CLEANING SUPPLIES	03/25/2022	101594	\$21.56
US BANK	CH-E237 CRCT HEADLIGHT	03/25/2022	101594	\$280.47
US BANK	CH-E237 HEADLIGHT RETURN	03/25/2022	101595	\$11.37
US BANK	RP-US/CA FLAGS	03/25/2022	101594	\$94.52
US BANK	CH-E237 RPCMNT HEADLIGHT	03/25/2022	101594	\$279.95
US BANK	CH-E237 SAW BLADE	03/25/2022	101595	\$21.54
US BANK	JM-PRIME MEMBERSHIP	03/25/2022	101594	\$128.22
US BANK	JM-CLEANING SUPPLIES	03/25/2022	101594	\$410.69
US BANK	RF-REFUND	03/25/2022	101594	(\$32.33)
PALOMAR COLLEGE	FALL CLASS 2021-C#72442-SB	03/10/2022	101537	\$1,136.00
PALOMAR COLLEGE	FALL CLASS 2021-C#72442-DM	03/10/2022	101537	\$568.00
PALOMAR COLLEGE	SPRING CLASS 2022_2223/11 SB@71	03/17/2022	101580	\$781.00
PALOMAR COLLEGE	SPRING CLASS 2022_2223/2 DM@71	03/17/2022	101580	\$142.00
VERIZON WIRELESS-SD	962428212-1-01/29-02/28/22	03/25/2022	101616	\$561.21
CITY OF ENCINITAS	FIRE SHARED RESOURCE-FY21/22-06/22-12/06	03/10/2022	101520	\$3,109.60
FIRE ETC.	BOOTS-HANCOCK	03/17/2022	101571	\$544.14
REGIONAL COMMS SYS, MS 056 - RCS	CAP CODE-FEB	03/17/2022	101583	\$32.50
MUNICIPAL EMERGENCY SERVICES, INC	SCBA FLOW TEST	03/17/2022	101577	\$867.56
AT&T CALNET 3	9391059865-01/01-01/31/22	03/25/2022	101592	\$392.75
AT&T CALNET 3	9391059865-12/01-12/31/21	03/25/2022	101592	\$395.63
WEX FLEET UNIVERSAL	AUTO FUEL-01/08-02/07/22	03/10/2022	101555	\$203.40
TOTAL FIRE DEPARTMENT				\$12,302.78
1006130 - ANIMAL CONTROL				
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	FY ANIMAL SVC-MAR	03/17/2022	101585	\$7,228.00
TOTAL ANIMAL CONTROL				\$7,228.00
1006150 - CIVIL DEFENSE				
AT&T CALNET 3	9391012275-12/24/21-01/23/22	03/17/2022	101560	\$166.16

AT&T CALNET 3	9391012275-01/24/22-02/23/22	03/17/2022	101560	\$167.08
MAX THREADS LLC	City Face Masks-DEPOSIT	03/09/2022	101432	\$2,930.60
MAX THREADS LLC	City Face Masks BALANCE DUE	03/09/2022	101432	\$2,574.76
TOTAL CIVIL DEFENSE				\$5,838.60

1006170 - MARINE SAFETY

US BANK	JS-UT SUBSCRIPTION	03/25/2022	101594	\$481.14
US BANK	JS-EMT CE COURSE	03/25/2022	101594	\$62.25
US BANK	JP-SMALL TOOLS	03/25/2022	101594	\$96.88
US BANK	JP-UBUBURU BLS/CPR RECERT	03/25/2022	101594	\$23.00
US BANK	RM-WIRE LOCK PINS FOR PWC	03/25/2022	101595	\$15.07
US BANK	RM-SILICONE LUBRICANT	03/25/2022	101595	\$6.29
US BANK	GU-WTR PRF COVER	03/25/2022	101594	\$45.24
US BANK	GU-O-RING/66' SPOOL	03/25/2022	101594	\$30.92
US BANK	GU-EMT REFRESHER COURSE	03/25/2022	101594	\$124.20
US BANK	GU-PROTOCOL BOOK	03/25/2022	101594	\$24.84
US BANK	GU-EMT CERT RENEWAL	03/25/2022	101594	\$145.50
US BANK	RM-FLASHLIGHTS	03/25/2022	101594	\$32.95
US BANK	JS-OFFICE SUPPLIES	03/25/2022	101594	\$65.94
US BANK	JS-BATTERIES	03/25/2022	101594	\$44.20
US BANK	GU-REG FOR EMT	03/25/2022	101594	\$30.00
US BANK	JP-HQ EQPMNT-SMALL TOOLS	03/25/2022	101594	\$26.12
US BANK	EM-E-BIKE TUNEUP/THROTTLE	03/25/2022	101594	\$294.14
US BANK	EM-REPLCMNT DIVE GLVS/MSK	03/25/2022	101594	\$215.45
US BANK	EM-EMT RENEWAL	03/25/2022	101594	\$145.50
US BANK	JP-CERT FEE-ST FIRE INSTRUC	03/25/2022	101594	\$190.00
US BANK	GU-PENCIL SHARPNR/PWR STRP	03/25/2022	101594	\$59.24
US BANK	GU-RESCUE BRD RCK-DMS/TWR	03/25/2022	101594	\$27.96
US BANK	GU-RESCUE BRD RCK-DMS/TWR	03/25/2022	101594	\$40.14
US BANK	GU-LOG BOOK (2022)	03/25/2022	101594	\$50.43
US BANK	JS-HOSE CNCTR & WASHERS	03/25/2022	101595	\$8.47
US BANK	JS-HOSE CART	03/25/2022	101594	\$118.50
US BANK	GU-BATHROOM CLEANER	03/25/2022	101595	\$11.17
CULLIGAN OF SAN DIEGO	DRINKING WATER SVC-MAR	03/17/2022	101567	\$52.83
VERIZON WIRELESS-SD	962428212-1-01/29-02/28/22	03/25/2022	101616	\$152.04
AT&T CALNET 3	9391012281-08/25/21-09/24/21	03/17/2022	101560	\$80.36
AT&T CALNET 3	9391019469-08/20/21-09/19/21	03/17/2022	101560	\$26.06
AT&T CALNET 3	9391019469-09/20/21-10/19/21	03/17/2022	101560	\$22.58
AT&T CALNET 3	9391019469-11/20/21-12/19/21	03/17/2022	101560	\$22.21
AT&T CALNET 3	9391019469-12/20/21-01/19/22	03/17/2022	101560	\$21.74
SHULTZ AUDIO VIDEO	HEADPHONE CABLE/INSTAL	03/10/2022	101545	\$386.16
WEX FLEET UNIVERSAL	AUTO FUEL-01/08-02/07/22	03/10/2022	101555	\$620.58
TOTAL MARINE SAFETY				\$3,800.10

1006510 - ENGINEERING

STAPLES CONTRACT & COMMERCIAL	STENO PADS/CLIPBOARD/REPORT COVERS/FILE POCKETS	03/10/2022	101548	\$183.22
NORTH COUNTY TRANSIT DISTRICT	ANNUAL LICENSE FEE-02/03/22-02/02/23	03/10/2022	101536	\$299.49
VERIZON WIRELESS-SD	362455526-1-02/02-03/01/22	03/25/2022	101616	\$71.74
BUSINESS PRINTING COMPANY INC	BUSINESS CARDS-FORTIER	03/25/2022	101593	\$103.18

UNDERGROUND SVC ALERT OF SOCIAL INC	DIG ALERT-FEB	03/17/2022	101589	\$100.75
WEX FLEET UNIVERSAL	AUTO FUEL-01/08-02/07/22	03/10/2022	101555	\$140.66
TOTAL ENGINEERING				\$899.04
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/10/2022	101534	\$129.28
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	03/10/2022	101534	\$13.62
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	03/10/2022	101534	\$13.62
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	03/17/2022	101576	\$19.55
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/25/2022	101608	\$15.30
AFFORDABLE PIPELINE SERVICES INC	H-STORM DRAIN MAINT AND VIDEO INSPECTIONS	03/10/2022	101516	\$1,140.00
SANTA FE IRRIGATION DISTRICT	005506-014	03/25/2022	101611	\$264.83
US BANK	DG-DOG WASTE BAGS	03/25/2022	101594	\$1,448.21
MIKHAIL OGAWA ENGINEERING	STORMWATER PRK MNGMT-FEB	03/25/2022	101607	\$6,427.38
VERIZON WIRELESS-SD	362455526-1-02/02-03/01/22	03/25/2022	101616	\$71.74
SAN ELIJO JPA	SAN ELIJO JPA-Q4/BECKER-PER DIEM-NOV/DEC	03/10/2022	101542	\$2,676.00
WEX FLEET UNIVERSAL	AUTO FUEL-01/08-02/07/22	03/10/2022	101555	\$409.19
HARMONY ENVIRONMENTAL SERVICES	SHERIFF-DECONTAMINATE/REMEDiate BIOHAZARDS	03/17/2022	101572	\$480.38
TOTAL ENVIRONMENTAL SERVICES				\$13,109.10
1006530 - STREET MAINTENANCE				
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	03/10/2022	101534	\$23.35
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	03/10/2022	101534	\$23.35
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	03/17/2022	101576	\$33.50
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/25/2022	101608	\$26.21
DIXIELINE LUMBER CO INC	INDUSTRIAL TOTE/SPRAY PAINT	03/10/2022	101524	\$79.61
SANTA FE IRRIGATION DISTRICT	011695-000	03/25/2022	101611	\$124.27
SDG&E CO INC	UTILITES-01/07-02/08	03/10/2022	101544	\$930.42
SDG&E CO INC	UTILITIES-01/01-02/08	03/10/2022	101544	\$631.28
US BANK	AP-MESSAGE BOARD	03/25/2022	101595	\$4.36
SHURLOCK FENCE COMPANY	CHAIN LINK MAINT	03/10/2022	101546	\$320.00
VERIZON WIRELESS-SD	362455526-1-02/02-03/01/22	03/25/2022	101616	\$71.74
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-JAN	03/10/2022	101535	\$1,827.01
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES	03/10/2022	101535	\$409.74
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-NOV 21	03/10/2022	101535	\$1,827.01
NISSHO OF CALIFORNIA	STREET LNDSCP SVC-OCT	03/17/2022	101579	\$703.66
TRAFFIC SUPPLY, INC	SIGNAGE/POSTS	03/10/2022	101551	\$783.90
TRAFFIC SUPPLY, INC	NO PRKNG SIGN	03/10/2022	101551	\$182.25
JOSE GARCIA	MILEAGE-03/03/22	03/17/2022	101574	\$35.10
THE HOME DEPOT PRO	LINERS	03/10/2022	101550	\$266.33
WEX FLEET UNIVERSAL	AUTO FUEL-01/08-02/07/22	03/10/2022	101555	\$370.84
TOTAL STREET MAINTENANCE				\$8,673.93
1006540 - TRAFFIC SAFETY				
ZUMAR INDUSTRIES INC	LED SCHOOL CROSSING SIGNS	03/25/2022	101622	\$3,036.54
ZUMAR INDUSTRIES INC	CREDIT FOR INV-95999 03/08/22	03/25/2022	101622	(\$808.13)
SDG&E CO INC	UTILITES-01/07-02/08	03/10/2022	101544	\$1,254.86
SDG&E CO INC	UTILITIES-01/01-02/08	03/10/2022	101544	\$569.73
US BANK	DG-BIKE FRNDLY CTY SGNS (20)	03/25/2022	101594	\$550.00
REFLEX TRAFFIC SYSTEMS, INC	RED LIGHT CAMERA ENFORCEMENT	03/10/2022	9000447	\$7,158.00

REFLEX TRAFFIC SYSTEMS, INC	RED LIGHT CAMERA -JAN	03/25/2022	9000456	\$7,158.00
VERIZON WIRELESS-SD	362455526-1-02/02-03/01/22	03/25/2022	101616	\$51.24
AT&T CALNET 3	9391012279-01/24/22-02/23/22	03/10/2022	101517	\$47.37
ALL CITY MANAGEMENT SERVICES, INC	Crossing Guard-02/06/22-02/19/22	03/10/2022	9000443	\$3,272.22
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS-02/20/22-03/05/22	03/25/2022	9000453	\$1,817.90
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS-01/23/22-02/05/22	03/25/2022	9000453	\$3,581.27
AVONDALE INNOVATIVE PRODUCTS	SOLAR SLOW SIGN	03/10/2022	101518	\$2,070.00

TOTAL TRAFFIC SAFETY**\$29,759.00****1006550 - STREET CLEANING**

SANTA FE IRRIGATION DISTRICT	011695-000	03/25/2022	101611	\$72.99
CLEAN STREET	STREET SWEEPING-FEB	03/17/2022	101564	\$3,871.45
PRIDE INDUSTRIES	TRASH ABATEMENT SERVICES-FEB	03/17/2022	101581	\$541.03

TOTAL STREET CLEANING**\$4,485.47****1006560 - PARK MAINTENANCE**

MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/10/2022	101534	\$129.28
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	03/10/2022	101534	\$16.54
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	03/10/2022	101534	\$16.54
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	03/17/2022	101576	\$23.73
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/25/2022	101608	\$18.56
RANCHO SANTA FE SECURITY SYS INC	ALARM MONITORING-FEB	03/25/2022	101610	\$942.30
RANCHO SANTA FE SECURITY SYS INC	SECURITY PATROL, RESTROOM LOCKUP, ALARM MONITORING	03/25/2022	101610	\$611.58
DIXIELINE LUMBER CO INC	BLACK SPRAY	03/10/2022	101524	\$15.06
DIXIELINE LUMBER CO INC	TAPE/SCOCKET/GLOVES	03/25/2022	101601	\$53.77
DIXIELINE LUMBER CO INC	FIXTURE SOCKETS	03/25/2022	101601	\$62.94
SANTA FE IRRIGATION DISTRICT	005506-015	03/25/2022	101611	\$152.76
SANTA FE IRRIGATION DISTRICT	005506-016	03/25/2022	101611	\$523.87
SANTA FE IRRIGATION DISTRICT	005979-003	03/25/2022	101611	\$495.33
SANTA FE IRRIGATION DISTRICT	005506-000	03/25/2022	101611	\$80.53
SANTA FE IRRIGATION DISTRICT	005506-001	03/25/2022	101611	\$74.42
SANTA FE IRRIGATION DISTRICT	005506-002	03/25/2022	101611	\$339.77
SANTA FE IRRIGATION DISTRICT	012448-000	03/25/2022	101611	\$130.83
SANTA FE IRRIGATION DISTRICT	012448-001	03/25/2022	101611	\$82.85
SANTA FE IRRIGATION DISTRICT	005506-010	03/25/2022	101611	\$121.65
SANTA FE IRRIGATION DISTRICT	005506-011	03/25/2022	101611	\$296.12
SANTA FE IRRIGATION DISTRICT	005506-012	03/25/2022	101611	\$941.17
SANTA FE IRRIGATION DISTRICT	005506-013	03/25/2022	101611	\$126.50
SANTA FE IRRIGATION DISTRICT	005979-001	03/25/2022	101611	\$108.39
SANTA FE IRRIGATION DISTRICT	005506-004	03/25/2022	101611	\$74.42
SANTA FE IRRIGATION DISTRICT	005506-005	03/25/2022	101611	\$184.55
SANTA FE IRRIGATION DISTRICT	005506-006	03/25/2022	101611	\$117.34
SANTA FE IRRIGATION DISTRICT	005506-007	03/25/2022	101611	\$92.55
SANTA FE IRRIGATION DISTRICT	005506-008	03/25/2022	101611	\$402.82
SANTA FE IRRIGATION DISTRICT	005506-009	03/25/2022	101611	\$74.42
SANTA FE IRRIGATION DISTRICT	005506-019	03/25/2022	101611	\$752.48
SANTA FE IRRIGATION DISTRICT	005506-018	03/25/2022	101611	\$408.40
GRAINGER INC	SERVOMOTOR	03/10/2022	101529	\$261.35
US BANK	DG-MILKWEED CRT-FS	03/25/2022	101594	\$572.42

US BANK	DH-F150 TIRES	03/25/2022	101594	\$450.49
US BANK	DH-SHOVELS	03/25/2022	101594	\$98.48
AA FARNSWORTH'S BACKFLOW SERVICES	ANNUAL BACKFLOW TEST	03/10/2022	101515	\$369.25
VERIZON WIRELESS-SD	362455526-1-02/02-03/01/22	03/25/2022	101616	\$102.48
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-JAN	03/10/2022	101535	\$17,586.13
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-NOV 21	03/10/2022	101535	\$16,071.47
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-FEB	03/25/2022	101609	\$2,248.59
DOG WASTE DEPOT	MUTT-MITT CARTONS	03/10/2022	101525	\$2,316.63
THE HOME DEPOT PRO	LINERS	03/10/2022	101550	\$266.32
STANDARD PLUMBING SUPPLY COMPANY	LCCC-BUBBLER	03/25/2022	101612	\$146.99
WEX FLEET UNIVERSAL	AUTO FUEL-01/08-02/07/22	03/10/2022	101555	\$76.73
WESTERN MOTOR & ENGINE	ROTO TILLER	03/25/2022	101619	\$506.41
WESTERN MOTOR & ENGINE	MAINT-02/08/22	03/25/2022	101619	\$45.00

TOTAL PARK MAINTENANCE**\$48,590.21****1006570 - PUBLIC FACILITIES**

RANCHO SANTA FE SECURITY SYS INC	KEYPAD CLEANED AND CLEARED	03/25/2022	101610	\$140.00
DIXIELINE LUMBER CO INC	DROP CLOTH/LED DIMMER	03/10/2022	101524	\$70.55
DIXIELINE LUMBER CO INC	NUTS/SCREWS/CORNER BRACE	03/10/2022	101524	\$21.32
DIXIELINE LUMBER CO INC	LED DIMMER/OUTLET BOX	03/10/2022	101524	\$61.61
DIXIELINE LUMBER CO INC	CRIMPER/CONNECTOR	03/10/2022	101524	\$46.13
DIXIELINE LUMBER CO INC	FLAT COVER/OUTLET BOX/ARMORED CABLE	03/10/2022	101524	\$318.90
DIXIELINE LUMBER CO INC	PVC THREADED CAP	03/25/2022	101601	\$2.41
SDG&E CO INC	UTILITES-01/07-02/08	03/10/2022	101544	\$6,474.88
SDG&E CO INC	UTILITIES-01/01-02/08	03/10/2022	101544	\$1,870.63
LEE'S LOCK & SAFE INC	CABINET LOCK & KEYS	03/10/2022	101531	\$147.59
GRAINGER INC	CLOSET AUGER KIT	03/10/2022	101529	\$234.44
GRAINGER INC	LED BULB	03/10/2022	101529	\$32.84
GRAINGER INC	LED BULBS	03/25/2022	101603	\$32.84
US BANK	DG-KNOX BOX INSTALL-FC/LC	03/25/2022	101594	\$642.20
US BANK	AP-MINI FRIGERATOR	03/25/2022	101594	\$418.06
US BANK	DG-ROLLING PART/HEPA FLTR	03/25/2022	101594	\$1,705.40
US BANK	AP-BATTERIES(COVID)	03/25/2022	101594	\$27.31
US BANK	AP-ROBERTS RM MICROWAVE	03/25/2022	101594	\$150.84
CONSOLIDATED ELECTRICAL DIST INC	WIRE	03/10/2022	101522	\$178.87
SAN ELIJO JPA	SAN ELIJO JPA-Q4/BECKER-PER DIEM-NOV/DEC	03/10/2022	101542	\$3,527.00
SAN ELIJO JPA	SAN ELIJO JPA FY 20/21 CLOSE OUT BALANCE	03/10/2022	101542	(\$4,269.00)
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-JAN	03/10/2022	101535	\$2,848.75
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-NOV 21	03/10/2022	101535	\$2,509.06
24 HOUR ELEVATOR, INC	21/22 ELEVATOR PREVENTATIVE MAINT/REPAIR-MAR	03/25/2022	101590	\$176.40
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH	03/17/2022	101562	\$206.52
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	03/25/2022	101598	\$96.98
HABITAT PROTECTION, INC	PEST/RODENT CONTROL SVC-FEB-FS	03/10/2022	101539	\$40.00
HABITAT PROTECTION, INC	PEST/RODENT CONTROL SVC-FEB-MS	03/10/2022	101539	\$34.00
HABITAT PROTECTION, INC	PEST/RODENT CONTROL SVC-FEB-FCCC	03/10/2022	101539	\$34.00
HABITAT PROTECTION, INC	PEST/RODENT CONTROL SVC-FEB-CH	03/10/2022	101539	\$53.00
HABITAT PROTECTION, INC	PEST/RODENT CONTROL SVC-FEB-LC	03/10/2022	101539	\$35.00

HABITAT PROTECTION, INC	PEST/RODENT CONTROL SVC-FEB-PW	03/10/2022	101539	\$34.00
STANDARD PLUMBING SUPPLY COMPANY	FLUSH VALVE	03/10/2022	101547	\$121.52
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL/CUSTODIAL SVC AT CITY FACILITIES-FEB	03/25/2022	101597	\$8,600.00
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL/CUSTODIAL SVC AT CITY FACILITIES-FEB	03/25/2022	101597	\$150.00
WEX FLEET UNIVERSAL	AUTO FUEL-01/08-02/07/22	03/10/2022	101555	\$127.87
READY REFRESH BY NESTLE	DRINKING WATER-PW-FEB	03/17/2022	101582	\$5.93
READY REFRESH BY NESTLE	DRINKING WATER-CH-FEB	03/17/2022	101582	\$185.89
READY REFRESH BY NESTLE	DRINKING WATER-LC-FEB	03/17/2022	101582	\$58.94
PRIDE INDUSTRIES	TRASH ABATEMENT SERVICES-FEB	03/17/2022	101581	\$541.03
TOTAL PUBLIC FACILITIES				\$27,693.71
1007100 - COMMUNITY SERVICES				
ABLE PATROL & GUARD, INC	DIA DE LOS MUERTOS-10/24/21	03/17/2022	101556	\$375.00
TOTAL COMMUNITY SERVICES				\$375.00
1007110 - GF-RECREATION				
US BANK	KW-CONFRENCE TRAVEL	03/25/2022	101594	\$137.97
US BANK	KW-TREE LIGHTING EVENT VAR	03/25/2022	101594	\$1,671.86
US BANK	KW-VETERANS DAY EVENT	03/25/2022	101594	\$423.14
ABLE PATROL & GUARD, INC	FCCC SECURITY-09/25/21	03/17/2022	101556	\$150.00
ABLE PATROL & GUARD, INC	FCCC SECURITY-11/20/21	03/17/2022	101556	\$125.00
AMERICAN BUSINESS FORMS	SANTA SLEIGH BANNERS	03/17/2022	101558	\$205.64
SUNBELT RENTALS, INC.	MAN LIFT-XMAS TREE DISMANTLE	03/17/2022	101588	\$655.91
TOTAL GF-RECREATION				\$3,369.52
1205460 - SELF INSURANCE RETENTION				
EBIX INC.	QTRLY FEE NOV 21-JAN 22	03/25/2022	9000455	\$482.73
TOTAL SELF INSURANCE RETENTION				\$482.73
1355200 - ASSET REPLACEMENT-CTY MNGR				
TYLER TECHNOLOGIES, INC.	50/50 WORK SPLIT-MAR	03/25/2022	101614	\$224.94
TYLER TECHNOLOGIES, INC.	50/50 WORK SPLIT-FEB	03/25/2022	101614	\$1,799.49
TYLER TECHNOLOGIES, INC.	50/50 WORK SPLIT-MAR	03/25/2022	101614	\$899.75
TOTAL ASSET REPLACEMENT-CTY MNGR				\$2,924.18
1355300 - ASSET REPLACEMENT-FINANCE				
TYLER TECHNOLOGIES, INC.	50/50 WORK SPLIT-MAR	03/25/2022	101614	\$475.06
TYLER TECHNOLOGIES, INC.	50/50 WORK SPLIT-FEB	03/25/2022	101614	\$3,800.51
TYLER TECHNOLOGIES, INC.	50/50 WORK SPLIT-MAR	03/25/2022	101614	\$1,900.25
TOTAL ASSET REPLACEMENT-FINANCE				\$6,175.82
1356120 - ASSET REPLACEMENT-FIRE				
US BANK	EP-MATTRESS (2)	03/25/2022	101594	\$990.73
TOTAL ASSET REPLACEMENT-FIRE				\$990.73
1356170 - ASSET REPLACEMENT-MARN SFTY				
ARANCIA INDUSTRIES LIMITED	INFLATABLE RESCUE BOAT- PART 2	03/23/2022	3232201	\$8,744.17
TOTAL ASSET REPLACEMENT-MARN SFTY				\$8,744.17
1605360 - OPEB OBLIGATION				
MIDAMERICA	CITYSOLANAG5-MAR 22	03/10/2022	9000446	\$6,450.00
CALPERS	PERS HEALTH MARCH ADMIN FEE	03/08/2022	3232202	\$60.95
CALPERS	PERS HEALTH MARCH RETIREE	03/08/2022	3232202	\$4,470.00
TOTAL OPEB OBLIGATION				\$10,980.95

2037510 - HIGHWAY 101 LANDSC #33

SANTA FE IRRIGATION DISTRICT	005979-004	03/25/2022	101611	\$171.63
SANTA FE IRRIGATION DISTRICT	007732-000	03/25/2022	101611	\$260.07
SANTA FE IRRIGATION DISTRICT	005979-000	03/25/2022	101611	\$166.22
SDG&E CO INC	UTILITES-01/07-02/08	03/10/2022	101544	\$3,102.15
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-JAN	03/10/2022	101535	\$2,323.20
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-NOV 21	03/10/2022	101535	\$2,079.50

TOTAL HIGHWAY 101 LANDSC #33**\$8,102.77****2047520 - MID 9C SANTA FE HILLS**

SANTA FE IRRIGATION DISTRICT	005979-029-12/16/21-02/15/22	03/10/2022	101543	\$322.32
SANTA FE IRRIGATION DISTRICT	005979-022	03/25/2022	101611	\$388.85
SANTA FE IRRIGATION DISTRICT	005979-023	03/25/2022	101611	\$529.61
SANTA FE IRRIGATION DISTRICT	005979-024	03/25/2022	101611	\$404.49
SANTA FE IRRIGATION DISTRICT	005979-025	03/25/2022	101611	\$643.00
SANTA FE IRRIGATION DISTRICT	005979-026	03/25/2022	101611	\$897.15
SANTA FE IRRIGATION DISTRICT	005979-016	03/25/2022	101611	\$873.69
SANTA FE IRRIGATION DISTRICT	005979-017	03/25/2022	101611	\$61.56
SANTA FE IRRIGATION DISTRICT	005979-018	03/25/2022	101611	\$81.11
SANTA FE IRRIGATION DISTRICT	005979-019	03/25/2022	101611	\$417.37
SANTA FE IRRIGATION DISTRICT	005979-020	03/25/2022	101611	\$705.56
SANTA FE IRRIGATION DISTRICT	005979-021	03/25/2022	101611	\$490.51
SANTA FE IRRIGATION DISTRICT	005979-014	03/25/2022	101611	\$803.31
SANTA FE IRRIGATION DISTRICT	005979-015	03/25/2022	101611	\$521.79
SANTA FE HILLS HOA	MONTHLY SFH MID PAYMENT	03/10/2022	9000448	\$18,333.33

TOTAL MID 9C SANTA FE HILLS**\$25,473.65****2077550 - MID 9H SAN ELIJO #2**

SAN ELIJO HILLS II HOA	FY22 MID PAYMENTS-JAN 2022	03/10/2022	101541	\$6,550.00
SAN ELIJO HILLS II HOA	FY22 MID PAYMENTS-FEB 2022	03/10/2022	101541	\$6,550.00

TOTAL MID 9H SAN ELIJO #2**\$13,100.00****2087580 - COASTAL RAIL TRAIL MAINT**

SANTA FE IRRIGATION DISTRICT	005506-003	03/25/2022	101611	\$117.34
SANTA FE IRRIGATION DISTRICT	005506-020	03/25/2022	101611	\$960.47
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-JAN	03/10/2022	101535	\$4,973.58
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-NOV 21	03/10/2022	101535	\$7,692.53

TOTAL COASTAL RAIL TRAIL MAINT**\$13,743.92****2117600 - STREET LIGHTING DISTRICT**

SDG&E CO INC	UTILITIES-01/01-02/08	03/10/2022	101544	\$8,793.92
VERIZON WIRELESS-SD	362455526-1-02/02-03/01/22	03/25/2022	101616	\$20.49

TOTAL STREET LIGHTING DISTRICT**\$8,814.41****2135550 - DEVELOPER PASS-THRU- PLANNING**

PAMELA ELLIOTT LANDSCAPE ARCHITECT	1718.10/215-225 BARABRA AVE	03/10/2022	101538	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP22002/661 SOLANA CIRCLE	03/10/2022	101538	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP22003/718-726 STEVENS	03/10/2022	101538	\$600.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP22005/1466 SANTA LUISA AVE	03/10/2022	101538	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	1717.20/729 BARABRA AVE	03/10/2022	101538	\$300.00

PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP21014/418 GLENCREST	03/10/2022	101538	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	1719.03/640 VIA DE LA VALLE	03/10/2022	101538	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP22004/722 W SOLANA CIRCLE	03/10/2022	101538	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	1714.08/329-343 COAST HWY	03/10/2022	101538	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP21022/237 N ACACIA AVE	03/10/2022	101538	\$300.00
SUMMIT ENVIROMENTAL GROUP, INC.	1714.29-SOLANA HIGHLANDS	03/25/2022	9000458	\$1,380.00
TOTAL DEVELOPER PASS-THRU- PLANNING				\$5,280.00
2286510 - TRANSNET EXTENSION-CIP				
CHEN RYAN ASSOCIATES	9538 SAFE RT SCH	03/10/2022	101519	\$1,058.44
TOTAL TRANSNET EXTENSION-CIP				\$1,058.44
2466510 - PER CAPITA GRANT FUND-CIP				
CHEN RYAN ASSOCIATES	9538 SAFE RT SCH	03/10/2022	101519	\$3,175.31
TOTAL PER CAPITA GRANT FUND-CIP				\$3,175.31
2505570 - COASTAL BUSINESS/VISITORS				
SOLANA BEACH CHAMBER OF COMMERCE	Q4 VISITOR CENTER	03/17/2022	101587	\$7,500.00
ASCAP	CONCERT LICENSE 2022	03/17/2022	101559	\$390.00
BMI GENERAL LICENSING INC	CONCERT LICENSE-2022	03/17/2022	101561	\$391.00
HOLIDAY GOO	EGGS FOR EGG HUNT	03/17/2022	101573	\$388.51
SESAC, INC	MUSIC RIGHTS LIC 2022	03/17/2022	101586	\$1,003.25
TOTAL COASTAL BUSINESS/VISITORS				\$9,672.76
2706120 - PUBLIC SAFETY- FIRE				
VERIZON WIRELESS-SD	962428212-1-01/29-02/28/22	03/25/2022	101616	\$114.03
CITY OF ENCINITAS FIRE DEPARTMENT	CSA17-DINNER/FORMS-SPAULDING	03/17/2022	101563	\$59.73
L. N. CURTIS & SONS INC	Curtis - Vortex-REMAINING BALANCE	03/10/2022	101532	\$443.09
L. N. CURTIS & SONS INC	WINCH LOKHEAD KIT	03/25/2022	101606	\$3,477.17
TOTAL PUBLIC SAFETY- FIRE				\$4,094.02
2706170 - PUBLIC SAFETY- MARINE SAFETY				
US BANK	JS-FACE MASKS (CSA17)	03/25/2022	101594	\$307.63
TOTAL PUBLIC SAFETY- MARINE SAFETY				\$307.63
4506190 - SAND REPLNSHMNT/RETENTION				
WARWICK GROUP CONSULTANTS, LLC	9923.21 PROF SVC-FEB	03/25/2022	101617	\$4,945.00
TING FIBER INC.	FIBER INTERNET-MS-MAR	03/25/2022	9000459	\$450.00
TING FIBER INC.	FIBER INTERNET-MS-MAR	03/25/2022	9000459	\$450.00
TOTAL SAND REPLNSHMNT/RETENTION				\$5,845.00
4506510 - SANDREPLNSHMNT/RETNTN-CIP				
DOMUSSTUDIO ARCHITECTURE	19-144 9449 MS CENTR-FEB	03/25/2022	101602	\$1,537.50
TOTAL SANDREPLNSHMNT/RETNTN-CIP				\$1,537.50
4596510 - MISC.CAPITALPROJECTS-ENG				
VAN DYKE LANDSCAPE ARCHITECTS	9438 FC PRK DSN-JAN	03/10/2022	101553	\$665.00
VAN DYKE LANDSCAPE ARCHITECTS	9438 FC PRK DSN-JAN	03/10/2022	101553	\$745.00
NISSHO OF CALIFORNIA	9530 TREE PLANTING-FEB	03/25/2022	101609	\$373.42
TOTAL MISC.CAPITALPROJECTS-ENG				\$1,783.42
5097700 - SANITATION				
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	03/10/2022	101534	\$9.73
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	03/10/2022	101534	\$9.73
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	03/17/2022	101576	\$13.96

MISSION LINEN & UNIFORM INC	LAUNDRY-PW	03/25/2022	101608	\$10.92
AFFORDABLE PIPELINE SERVICES INC	I-DRAIN CLEANING	03/10/2022	101516	\$425.00
AFFORDABLE PIPELINE SERVICES INC	I-SEWER CLEANING	03/17/2022	101557	\$425.00
AFFORDABLE PIPELINE SERVICES INC	C-SEWER CLEANING-35,694	03/25/2022	101591	\$17,847.00
AFFORDABLE PIPELINE SERVICES INC	B SEWER CLEANING-18,013	03/25/2022	101591	\$12,068.71
SANTA FE IRRIGATION DISTRICT	005506-014	03/25/2022	101611	\$794.51
VERIZON WIRELESS-SD	362455526-1-02/02-03/01/22	03/25/2022	101616	\$20.49
SAN ELIJO JPA	SAN ELIJO JPA-Q4/BECKER-PER DIEM-NOV/DEC	03/10/2022	101542	\$685,889.00
SAN ELIJO JPA	SAN ELIJO JPA-Q4/BECKER-PER DIEM-NOV/DEC	03/10/2022	101542	\$320.00
SAN ELIJO JPA	SAN ELIJO JPA FY 20/21 CLOSE OUT BALANCE	03/10/2022	101542	(\$88,761.00)
AT&T CALNET 3	9391012277-01/24/22-02/23/22	03/10/2022	101517	\$15.63
WEX FLEET UNIVERSAL	AUTO FUEL-01/08-02/07/22	03/10/2022	101555	\$153.44

TOTAL SANITATION**\$629,242.12****REPORT TOTAL:****\$1,211,732.26**



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 13, 2022
ORIGINATING DEPT: Finance
SUBJECT: Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2021-22

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget. The information provided in this Staff Report lists the changes made through March 23, 2022.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of March 23, 2022
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General Fund Operations

Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2021-092	Adopted Budget	22,694,100	(20,222,560)	(916,100) (1)/(2)	\$ 1,555,440
Reso 2021-086	Crossing Guards	121,540	(48,984)	-	1,627,996
Reso 2021-096	FY22 MOU	-	(950)	-	1,627,046
Reso 2021-103	Landscaping Maintenance Services	-	(40,000)	-	1,587,046
Reso 2021-125	Street Maintenance and Repairs Project	-	-	(200,000) (2)	1,387,046
Reso 2022-019	Street Maintenance and Repairs Project	-	-	(17,500) (2)	1,369,546
Reso 2022-017	La Colonia Master Plan Update	-	-	(32,140) (2)	1,337,406
Reso 2022-025	FY22 Mid-Year Budget Update	365,000	(358,000)	-	1,344,406

General Fund Unreserved Balance

Action	Description	Revenues	Expenditures	Transfers from GF	Net
Reso 2021-124	FY21 Surplus- PARS Contribution	-	(455,000)	-	(455,000)

COUNCIL ACTION:

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 13, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **City Council Consideration of Resolution 2022-029 Awarding a Construction Contract for Americans with Disability Act (ADA) Pedestrian Ramps**

BACKGROUND:

At the November 18, 2020 City Council meeting, the City Council authorized a Community Development Block Grant (CDBG) Funding application for Americans with Disabilities Act (ADA) pedestrian ramp improvements at various public street intersections. The County of San Diego approved funding for the Fiscal Year (FY) 2021/22 CDBG improvement project and issued a notice to proceed on December 7, 2021.

This item is before the City Council to consider approving Resolution 2022-029 (Attachment 1) awarding a construction contract to the lowest responsible and responsive bidder, Miramar General Engineering, for the construction of ADA pedestrian ramps at various locations throughout the City.

DISCUSSION:

Staff prepared the construction documents for the installation of several pedestrian ramps and advertised the project for competitive bidding. The locations for pedestrian ramps included in the bid are listed in Attachment 2.

On March 15, 2022, five bids for ADA Pedestrian Ramps, Bid No. 2022-04, were received and publicly opened by the City Clerk. The bid results are listed on the table on the following page.

CITY COUNCIL ACTION:

Bid Results

Contractors	Base Bid
Miramar General Engineering	\$51,700.00
HSCC, Inc.	\$77,840.00
Just Construction, Inc.	\$79,120.00
A B Hashmi, Inc.	\$82,000.00
LC Paving & Sealing	\$101,473.36

The lowest bid submitted by Miramar General Engineering was found to be complete and responsive to the bid specifications. Miramar General Engineering has successfully completed previous street improvements for the City. Staff is recommending that Miramar General Engineering be awarded the construction contract. The contract duration is 15 working days (three weeks). Staff anticipates the project to be completed in June 2022.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

The City received County approval for \$63,418 in CDBG funds for FY 2021/22. The total project budget is \$59,700, which would be appropriated with the attached resolution. In addition to the \$51,700 contract amount, Staff is recommending a construction contingency of \$8,000 (approximately 15%) for unforeseen conditions and unanticipated changes, for a total construction budget of \$59,700. The City will request that unexpended CDBG funds be carried over to a future year.

WORK PLAN:

This project is not identified in the FY 2021/22 Work Plan.

OPTIONS:

- Adopt Staff recommendations and award construction contract.
- Postpone contract award and provide direction to Staff.
- Reject construction bids and provide alternative direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-029:

1. Awarding a construction contract to Miramar General Engineering in the amount of \$51,700 for the ADA Pedestrian Ramps, Bid No. 2022-04.
2. Approving an amount of \$8,000 for construction contingency.
3. Authorizing the City Manager to execute the construction contract on behalf of the City.
4. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
5. Appropriating \$59,700 to the Federal Grants revenue account and to the ADA Pedestrian Ramps CIP project, both in the CDBG fund.
6. Authorizing the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-029
2. List of ADA Ramp Locations

RESOLUTION 2022 - 029

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDING A CONSTRUCTION CONTRACT TO MIRAMAR GENERAL ENGINEERING FOR AMERICANS WITH DISABILITIES ACT (ADA) PEDESTRIAN RAMPS

WHEREAS, on November 18, 2020, the City Council authorized a Community Development Block Grant (CDBG) application for Americans with Disabilities Act (ADA) pedestrian ramp improvements; and

WHEREAS, the City of Solana Beach has received approval from the County of San Diego Department of Housing and Community Development for a CDBG improvement project in the amount of \$63,418; and

WHEREAS, on March 15, 2022, five bids for ADA Pedestrian Ramps, Bid No. 2022-04, were received and publicly opened by the City Clerk; and

WHEREAS, Miramar General Engineering was the lowest responsible bidder with a construction estimate of \$51,700, and Miramar General Engineering's bid was complete and responsive to the bid specifications; and

WHEREAS, Staff recommends a contingency of \$8,000 for unforeseen changes.

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

1. That the above recitations are true and correct.
2. That the City Council awards the construction contract to Miramar General Engineering in the amount of \$51,700 for the ADA Pedestrian Ramps, Bid No. 2022-04.
3. That the City Council approves an amount of \$8,000 for construction contingency.
4. That the City Council authorizes the City Manager to execute the construction contract on behalf of the City.
5. That the City Council authorizes the City Manager to approve cumulative change orders up to the construction contingency amount.

6. That the City Council appropriates \$59,700 to the Federal Grants revenue account and to the ADA Pedestrian Ramps CIP project, both in the CDBG fund.
7. That the City Council authorizes the City Treasurer to amend the Fiscal Year 2021/22 Adopted Budget accordingly.

PASSED AND ADOPTED this 13th day of April 2022 at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

List of ADA Ramp Locations

FY 2021-22

No.	Cross Streets		Corner
1	Lomas Santa Fe Dr	Highland Drive	NE
2	503 South Sierra Ave	mid-block crossing	east side
3	West Cliff St	Acacia Ave	NW
4	West Cliff St	Acacia Ave	NE
5	West Cliff St	Alley east of Acacia	NW
6	West Cliff St	North Sierra Ave	SE
7	Santa Victoria	Santa Alicia	NW
8	Santa Victoria	Santa Alicia	NE
9	Santa Victoria	San Patricio	NE
10	Santa Victoria	San Patricio	SE
11	Santa Rufina	San Patricio	NW
12	Santa Rufina	San Patricio	SW
13	Santa Petra	San Mario	NW
14	Santa Petra	San Mario	SW

All locations listed above have no ramps or non-standard ramps to be removed and replaced with current ADA ramp standards.



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 13, 2022
ORIGINATING DEPT: City Manager
SUBJECT: **Consideration of Resolution 2022-034 Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with Keyser Marston Associates, Inc. to Provide Economic Consulting Services**

BACKGROUND:

From time to time, the City of Solana Beach (City) requires detailed and highly technical economic analyses to be performed in support of City operations, real property negotiations and project evaluation. Because of the unique nature of these services, and pursuant to Solana Beach Municipal Code (SBMC) Section 3.08.140, it is in the best interest of the public, as allowed by state law, that contracts for professional services such as these can be selected on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, negotiated between parties rather than on the basis of cost alone. Therefore, the City Manager is not limited to awarding professional services contracts to the lowest responsible bidder, but rather on the basis of demonstrated competence and qualifications for the types of service to be performed at a fair and reasonable price.

This item is before the City Council to consider adoption of Resolution 2022-034 (Attachment 1) authorizing the City Manager to execute an amendment to the Professional Service Agreement (PSA) with Keyser Marston Associates, Inc. (KMA) to provide as-needed economic consulting services.

DISCUSSION:

The City is engaged with KMA to provide highly technical economic consulting services. The current agreement with KMA is for one year from July 1, 2021 to June 30, 2022 and includes a not-to-exceed amount of \$24,999. Since the services needed at this time

CITY COUNCIL ACTION:

require demonstrated competence, qualifications and specific knowledge of the subject matter for which the services are requested, Staff recommends that the PSA with KMA be extended for an additional year for these as-needed economic consultant services.

CEQA COMPLIANCE STATEMENT:

Approval of the PSA with KMA is not a project as defined by CEQA.

FISCAL IMPACT:

The current fiscal year 2021/22 adopted budget includes \$25,000 for services provided by Keyser Marston Associates, Inc. The proposed amendment to the PSA would add an additional \$30,000 to the agreement and extend the term for an additional year to June 30th, 2023. Staff is recommending adding appropriations of \$30,000 from General Fund unreserved fund balance to the City Manager's Professional Services account.

WORK PLAN:

This project is consistent with Items B.3 of the Community Character Priorities and A.1 of the Fiscal Sustainability Priorities of the FY 2021/22 Work Plan.

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution 2022-034 authorizing the City Manager to execute an amendment to the Professional Services Agreement, in an amount not to exceed \$55,000, with Keyser Marston Associates, Inc. for economic consulting services.
2. Authorize an appropriation of \$30,000 from the Professional Services account in the City Manager's department.
3. Authorize the City Treasurer to amend the FY 2021/2022 and FY 2022/23 Adopted Budget accordingly.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-034

RESOLUTION 2022-034

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVES A PROFESSIONAL SERVICES AGREEMENT WITH KEYSER MARSTON ASSOCIATES, INC. FOR ECONOMIC CONSULTING SERVICES

WHEREAS, the CITY desires to employ Keyser Marston Associates, Inc, (CONSULTANT) to furnish economic consulting services (“PROFESSIONAL SERVICES”) to the City of Solana Beach (CITY); and

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

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

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

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Manager to execute an amendment to the Professional Services Agreement, in an amount not to exceed \$55,000, with Keyser Marston Associates, Inc. to provide economic consulting services.
3. That the City Council appropriates of \$30,000 from the Professional Services account in the City Manager’s department.
4. That the City Council authorizes the City Treasurer to amend the FY 2021/2022 and FY 2022/23 Adopted Budget accordingly.

PASSED AND ADOPTED this 13th day of April 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 13, 2022
ORIGINATING DEPT: City Clerk
SUBJECT: **Council Consideration of Resolutions 2022-036 and 2022-033 Authorizing Professional Service Agreements for Temporary Staffing Services**

BACKGROUND:

The City Clerk’s Department has had a vacancy in the front desk Management Assistant position since November 2021. Temporary staffing has been utilized to backfill the position. Temporary services were obtained by Robert Half for Fiscal Year (FY) 2021/2022.

The Finance Department and Engineering Department also have vacancies that require temporary staffing to backfill the positions until they are permanently filled. Temporary staffing services are being obtained through Kforce Staffing for these two positions.

This item is before City Council (Council) to consider adoption of Resolution 2022-036 (Attachment 1) and Resolution 2022-033 (Attachment 2) authorizing the City Manager to execute Professional Services Agreements to provide necessary temporary staffing for coverage in the City Clerk’s Office, the Finance Department, and the Engineering Department.

DISCUSSION:

Temporary Staffing Costs – Management Assistant Vacancy

Temporary staffing services have continued to be used to provide coverage for the vacant Management Assistant position in the City Clerk’s Department. Throughout FY 2021/22, Robert Half has been utilized for these services. Council approval for continued use of

COUNCIL ACTION:

these services is required as the total cost for Robert Half will soon exceed the City Manager's approval authority.

To date, total funds spent with Robert Half, with a few payments pending, has totaled just under \$24,999. Forecasted costs, until a permanent hire has been made, are estimated to be an additional \$20,000. The hiring process for a full-time permanent employee began in January 2022 and is expected to be completed by the end of April or beginning of May.

Staff is requesting that Council approve the additional \$20,000 expenditure, for a total of \$45,000, with Robert Half.

Temporary Staffing Costs – Finance Department

The Finance Department obtained temporary staffing services from Kforce Staffing in February 2022 to assist with processing of the annual Business Certificate renewals and Short Term Vacation Rental permit renewals. These services were expected to last through April 15th. However, a vacancy has opened up in the department and Staff is requesting to extend the appointment through the end of May. Staff has estimated that these services will cost \$20,000.

Temporary Staffing Costs – Engineering Department

The Engineering Department recently experienced a vacancy and would also like to obtain temporary staffing services from Kforce Staffing. This temporary appointment is expected to last between 2 to 4 months. Staff has estimated that the total cost of services will be \$40,000.

Staff is requesting a combined total of \$60,0000 for temporary staffing services with Kforce Staffing for the Finance Department and Engineering Department.

CEQA COMPLIANCE STATEMENT: N/A

FISCAL IMPACT:

The total costs for temporary staffing services are anticipated to not exceed \$105,000. These positions are budgeted full-time for base salary and benefits. There are sufficient savings in salaries and benefits, due to the vacancies, to cover the cost of the temporary services. Currently, staffing coverage is provided by Robert Half and Kforce Staffing; however, until the positions are filled, they could be provided by another agency, if necessary.

WORK PLAN: N/A

OPTIONS

- Approve Staff recommendation.

- Approve Staff recommendation with alternative amendments / modifications.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Approve Resolution 2022-036 authorizing the City Manager to execute a Professional Services Agreement with Robert Half Inc for Temporary Staffing Services for a not-to-exceed amount of \$45,000.
2. Approve Resolution 2022-033 authorizing the City Manager to execute a Professional Services Agreement with Kforce Staffing Inc for Temporary Staffing Services for a not-to-exceed amount of \$60,000.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-036
2. Resolution 2022-033

RESOLUTION 2022-036

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO APPROVE THE PROFESSIONAL SERVICES AGREEMENT WITH ROBERT HALF, INC

WHEREAS, the City Clerk's Department Administrative Assistant position has been vacant since November, 2021; and

WHEREAS, the vacancy within the City Clerk's Department has required the assistance of temporary help from temporary staffing agencies to cover the position; and

WHEREAS, temporary staffing coverage for the department position for Fiscal Year 2021/22, until an estimated hire date in May, 2022, is an estimated cost of \$45,000; and

WHEREAS, the total cost exceeds the City Manager's purchasing authority.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to execute a Professional Services Agreement with Robert Half, Inc to provide temporary staffing services for an amount not to exceed \$45,000.

PASSED AND ADOPTED this 13th day of April, 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LISA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2022-033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH KFORCE STAFFING, INC

WHEREAS, the Finance Department and Engineering Department have vacant positions; and

WHEREAS, the vacancies within the Finance Department and Engineering Department require the assistance of temporary help from temporary staffing agencies to cover the positions; and

WHEREAS, temporary staffing coverage for the vacant positions have an estimated cost of \$60,000; and

WHEREAS, the total cost exceeds the City Manager's purchasing authority.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to execute a Professional Services Agreement with Kforce Staffing, Inc to provide temporary staffing services for an amount not to exceed \$60,000.

PASSED AND ADOPTED this 13th day of April, 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LISA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 13, 2022
ORIGINATING DEPT: City Manager's
SUBJECT: **City Council Consideration of Resolution 2022-032**
Approving the Utility Box Wrapping Project

BACKGROUND:

On September 19, 2007, the City Council adopted Council Policy No. 17 - Master Art Policy (MAP). The MAP aspires to enhance the aesthetic qualities of Solana Beach while creating an atmosphere that nurtures, enhances, and encourages art. The MAP aims to develop public art programs and projects that represents a wide range of artistic styles through a process that encourages community dialogue and involvement. All these actions will help identify Solana Beach as a community committed to art and culture.

Due to the success and popularity of the Temporary Public Arts Program, members of the Public Arts Commission (PAC) and members of the community have requested a public arts program that involves wrapping utility boxes with a variety of artistic designs. In alignment with the MAP, this Utility Box Wrapping Project (Project) will result in a mixture of enriching opportunities and a visual art collection that reflects the local environment, cultural values, and artistic vitality of the community.

The annual Work Plan is a guiding document that includes all City Council's priority projects for the fiscal year. Periodically, the Council directs Staff to explore significant items that are not listed in the adopted Work Plan. On March 23, 2022, the Council approved the addition of the Utility Box Wrapping Project as a Priority Item for this fiscal year and directed Staff to bring this Project to the City Council for review and approval.

This item is before City Council to consider approving Resolution 2022-032 (Attachment 1) authorizing the locations and artist stipends for the Utility Box Wrapping Project.

DISCUSSION:

At the regular PAC meeting on June 22, 2021, the PAC formed a Utility Box Sub-Committee for the purposes of developing this Project. The sub-committee explored the

CITY COUNCIL ACTION:

City to locate suitable utility boxes for the Project and initially selected 23 sites in the public right-of-way. On September 27, 2021, the sub-committee and Staff held a meeting with San Diego Gas & Electric (SDG&E) Public Affairs Manager Joe Gabaldon to discuss wrapping SDG&E utility boxes. At this meeting, SDG&E informed the City that they no longer allow wrapping of their utility boxes and only allow their boxes to be painted.

The sub-committee then requested that the Engineering Department review the initial 23 locations to provide comments and to identify the utility companies that correspond with each utility box and to provide additional comments. Staff presented the Engineering Department's comments to the PAC at the October 26, 2021 meeting, where the PAC unanimously approved recommending nine locations for City Council consideration. Due to wrapping concerns, three of the recommended locations have been removed from the list. Now, the following six locations, with a total of seven utility boxes, are being recommended for City Council consideration (see map in Attachment 2).

1. Adjacent to HomeGoods on Lomas Santa Fe Drive
2. Intersection of Solana Hills and Lomas Santa Fe Drive
3. Intersection of Lomas Santa Fe Drive and Stevens Ave
4. The Fire Station (two boxes located here)
5. Intersection of S. Cedros Ave and Lomas Santa Fe
6. Coastal Rail Trail across from the Holiday Inn

At the regular PAC meeting on January 25, 2022, Staff presented a comprehensive report on other similar city operated utility box wrapping programs with their approved artist stipend. Based on this report, the PAC unanimously approved recommending a \$450 artist stipend for each utility box for City Council consideration. If approved, Staff will send out a call-to-artists soliciting qualified artists to submit a conceptualized design proposal. The PAC will review and select from the submitted art proposals.

Public Arts Reserve and Funding

As stated in the MAP, in order to sustain annual funding for the Public Art Programs, the City has implemented a combination of funding options that enables the City to coordinate a consistent and enriching public art program. The primary funding sources, as described below, are allocated to the City's Public Art Account Reserve to cover short-term and long-term capital, operations, and maintenance costs. These funds can only be used in accordance with the MAP.

1. **Transient Occupancy Tax** - In 2006, Solana Beach voters approved an increase in the Transient Occupancy Tax (TOT), the tax that is charged for hotel and motel room nights, which increased TOT by one percent per year to a maximum of 13% starting January 1, 2007. One third of the increase, up to a maximum one percent, is collected in a fund entitled Coastal Area Business/Visitor Assistance and Enhancement Fund (CABVAE Fund). Annually,

30% of the revenues from the CABVAE Fund is designated to support public art in Solana Beach. Another 20% of the revenues from the CABVAE Fund is allocated for communications and outreach efforts to support cultural tourism and marketing of the City.

2. **Public Art Fee - One-half Percent (0.5%)** - A Public Art Fee program for development of public art in accordance with the MAP, sets aside a small percentage, one-half percent (0.5%), of the total construction budget of covered private development projects initiated in the City of Solana Beach. This fee can be paid into the City-controlled Public Art Account Reserve or used by the developer to incorporate or purchase City-approved public art for their project.
 - a. **Covered Private Development Projects** - The Public Art Fee, equivalent to 0.5% of the total building permit valuation, shall be applied to all covered private development projects as described below. Total building valuation is computed by using the latest Council-approved Building Valuation Data as set forth by the International Conference of Building Officials (ICBO) and applied by the City's Building Services Division. This fee must be paid at the start of the project and is placed in the Reserve Public Art Account. The following types of private development projects are required to pay the Public Art Fee:
 - i. Commercial and Industrial Development Projects with a building permit valuation of \$500,000 or more. This includes all new construction and all remodels/reconstruction projects.
 - ii. Residential Projects with a building permit valuation of \$500,000 or more and five (5) or more dwelling units. Single family residential projects of four (4) dwelling units or less are exempt from the Public Art Fee regardless of building permit valuation.

As a result of these funding sources, as of January 2022, there is a total of \$215,903 in the Public Art Account Reserve, which consists of \$26,728 in the General Fund and \$189,175 in the Transient Occupancy Tax (TOT) - Coastal/Visitors Fund.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

The MAP established the Public Art Account Reserve "to be used to provide Solana Beach a rich artistic environment" and allows the City to use the Reserve Public Art Account funds for public art installations and maintenance. The estimated cost for wrapping utility boxes is \$15 per square foot, which is approximately \$6,000 for all six

locations. If City Council approves the recommended \$450 artist stipend, the total artist compensation for seven utility boxes will be \$3,150.

Staff recommends appropriating \$10,000 from available funds in the City's Public Art Account Reserve for this Project. As of January 2022, there is a total of \$215,903 in the Public Art Account Reserve, which consists of \$26,728 in the General Fund and \$189,175 in the Transient Occupancy Tax (TOT) - Coastal/Visitors Fund

WORK PLAN:

Although not in the current FY 2021/22 Work Plan, the Council directed Staff at the March 23, 2022 City Council meeting to prioritize this Project for implementation prior to July 1, 2022.

OPTIONS:

- Approve Resolution 2022-032 authorizing the locations and artist stipends for the Utility Box Wrapping Project.
- Do not approve Resolution 2022-032 authorizing the locations and artist stipends for the Utility Box Wrapping Project and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution 2022-032 authorizing the locations and artist stipend for the Utility Box Wrapping Project.
2. Authorize the Finance Director to appropriate \$10,000 from the Public Arts Reserve in the TOT Coastal Visitors Fund.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-032
2. Utility Box Map

RESOLUTION 2022-032

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE LOCATIONS AND ARTIST STIPENDS FOR THE UTILITY BOX WRAPPING PROJECT

WHEREAS, On September 19, 2007, the City Council adopted Council Policy No. 17 - Master Art Policy (MAP) to enhance the aesthetic qualities of Solana Beach with a wide range of artistic styles through a process that will help identify Solana Beach as a community committed to art and culture; and

WHEREAS, the success and popularity of the Temporary Public Arts Program, members of the Public Arts Commission (PAC) and members of the community have requested a public arts program that involves wrapping utility boxes with a variety of artistic designs; and

WHEREAS, on March 23, 2022, the Council approved the addition of the Utility Box Wrapping Project as a Priority Item for this fiscal year and directed Staff to bring this Project to the City Council for review and approval; and

WHEREAS, the MAP established the Public Art Account Reserve "to be used to provide Solana Beach a rich artistic environment" and designates that the City can use the Public Art Account Reserve funds to develop public art programs and projects.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the locations and artist stipend for the Utility Box Wrapping Project.
3. That the City Council authorizes the Finance Director/City Treasurer to appropriate \$10,000 from the Public Arts Reserve in the TOT Coastal Visitors Fund.

PASSED AND ADOPTED this 13th day of April 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

Utility Box Project Map



1

Adjacent to HomeGoods on Lomas Santa Fe Drive



2

Intersection of Solana Hills and Lomas Santa Fe Drive



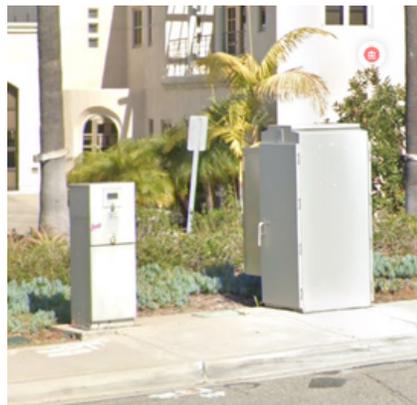
3

Intersection Stevens Ave and Lomas Santa Fe Drive



4

The Fire Station (two boxes)



5

Intersection of S. Cedros Ave and Lomas Santa Fe



6

Costal Rail Trail across from the Holiday Inn





STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 13, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP/SDP to Demolish and Single-Family Residence, Construct a Replacement Single-Family Residence with an Attached Garage, and Perform Associated Site Improvements at 525 Ford Avenue. (Applicant: Cove Capital Properties; Application: DRP20-006/SDP20-010; APN: 263-191-09; Resolution No. 2022-030)**

BACKGROUND:

The Applicant, Cove Capital Properties (care of Troy Foss), is requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-story single-family residence, construct a replacement 3,912 square-foot, two-story single-family residence with an attached 505 square-foot two-car garage, and perform associated site improvements at 525 Ford Avenue. The 11,856 square-foot lot is located within the Low Residential (LR) Zone, Scaled Residential Overlay Zone (SROZ), and the Very High Fire Severity Zone.

The project proposes grading in the amounts of approximately 200 cubic yards of cut, 70 cubic yards of fill, 230 cubic yards of removal and recompaction, an aggregate grading quantity of 511 cubic yards, and 130 cubic yards of export off site. The maximum building height is proposed at 24.08 feet above the proposed grade with the highest point of the residence at 320.00 feet above Mean Sea Level (MSL). The project meets three thresholds for the requirement of a DRP, including: 1) grading in excess of 100 cubic yards; 2) construction in excess of 60 percent of the maximum allowable floor area; and 3) construction of a second story 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.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2022-030 (Attachment 1).

CITY COUNCIL ACTION: <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/>
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DISCUSSION:

The 11.856 square-foot lot is located on the north side of Ford Avenue, three properties east of the intersection of Ford Avenue and Marview Drive. The property is relatively flat but slopes up approximately four feet from the improved street to the buildable area. There is a 10-foot wide water easement located along the rear (north) property line. The property is currently developed with a single-story single-family residence and a detached two car garage that is accessed from Ford Avenue by a gravel driveway on the west side of the property. There is also a second paved driveway on the east side of the residence.

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

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

Table 1			
LOT INFORMATION			
Property Address:	525 Ford Ave.	Zoning Designation:	LR (3 du/ac)
Lot Size:	11,856 sf	# of Units Allowed:	1 Dwelling Unit
Max. Allowable Floor Area:	4,025 sf	# of Units Requested:	1 Dwelling Unit
Proposed Floor Area:	4,017 sf	Setbacks:	Required Proposed
Below Max. Floor Area by:	8 sf	Front (S)	20 ft.* 20 ft.
Max. Allowable Height:	25 ft	Interior Side (W)	5 ft. 13 ft.
Max. Proposed Height:	24.08 ft	Interior Side (E)	5 ft. 5 ft.
Highest Point/Ridge:	320.00 MSL	Rear (N)	25 ft. 25 ft.
Overlay Zone(s):	SROZ Very High Fire	* The front yard setback can be reduced to 20 feet as Ford Avenue is 60 ft. in width.	
PROPOSED PROJECT INFORMATION			
Proposed Floor Area Breakdown:		Required Permits:	
First Floor Living Area	2,354 sf	DRP: A DRP is required for grading in excess of 100 cubic yards, construction that exceeds 60% of the maximum allowable floor area, and construction of a second story that exceeds 35% of the first floor.	
Second Floor Living Area	1,542 sf		
Attached Garage	505 sf		
Exterior Covered Areas	16 sf		
Subtotal	4,417 sf	SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
Off-Street Parking Exemption	- 400 sf		
Total Proposed Floor Area:	4,017 sf		
Proposed Grading: 200 yd ³ cut, 70 yd ³ of fill, 230 yd ³ of removal and recompaction, an aggregate grading quantity of 511 yd ³ , and 130 yd ³ of export			
Proposed Parking: 2 Garage, 1 Exterior		Existing Development:	
Proposed Fences and Walls: Yes		Single-story, single-family residence with detached garage to be demolished	
Proposed Accessory Dwelling Unit: No			
Proposed Accessory Structure: No			

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2022-030 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2022-030.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards, construction of a residence in excess of 60 percent of the maximum allowable floor area for the property, and construction of a second story that exceeds 35 percent of the first floor. In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2022-030 provides the full discussion of the findings.

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

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

Relationship with Adjacent Land Uses:

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

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

Building and Structure Placement:

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

The 2,354 square-foot first floor of the proposed residence would consist of the main entry, an open-concept living room, dining room, and kitchen with a pantry, and family room that wrap around an outdoor area and extend to a covered outdoor living room and kitchen that would be exempt from floor area. The first floor would also include a powder room and a bedroom with an ensuite bathroom. A mudroom on the first floor would also access a laundry room and bathroom as well as an attached 505 square-foot, two-car garage. The proposed 1,542 square-foot second floor would consist of the primary bedroom suite with a covered deck and two additional bedrooms each with ensuite bathrooms. There would also be 16 square feet of exterior covered area counting toward the gross floor area. There would be a pool and spa located in the northwest corner of the buildable area of the lot with pool equipment located on the west side of the rear yard.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 505 square-foot attached garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area. With the exemption, the total proposed floor area would be 4,017 square feet, which is 17 square feet below the maximum allowable floor area for the 11,854 square-foot lot located in the SROZ. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	1,025 ft ²
Maximum Allowable Floor Area:	4,025 ft²

As designed, the project complies with all required setbacks. The residence would be setback 20 feet from the front (south) property line, 13 feet from the western side property line, 25 feet from the rear (north) property line, and 5 feet from the eastern side property line. The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 24.08 feet above the proposed grade with the highest portion of the structure to be at 320.00 feet above MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

Neighborhood Comparison:

Staff compared the proposed project to 29 other properties within the surrounding area. This area includes properties on the north and south sides of Ford Avenue, the south side of Canyon Drive, and the east and west sides of Marview Drive as shown on the map on the following page.



The properties evaluated in this comparison are also located in the LR Zone. The existing homes range in size from 1,488 square feet to 5,358 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or non-habitable accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage and the outdoor covered area:

Project Gross Building Area:	4,417 ft ²
Delete Attached Garage:	- 550 ft ²
Delete Covered Patio:	- 16 ft ²
Project Area for Comparison to Assessor's Data:	3,896 ft ²

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

Table 2						
#	Property Address	Lot Size in ft ² (GIS)	Existing ft ² Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ,ft ²	Zone
1	516 Ford Avenue	13,919	Vacant	3,863	4,386	LR
2	524 Ford Avenue	28,750	3,501		5,513	LR
3	536 Ford Avenue	23,958	2,311		5,273	LR
4	540 Ford Avenue	22,651	2,772		5,208	LR
5	548 Ford Avenue	21,800	3,573		5,165	LR
6	554 Ford Avenue	20,000	1,663		5,075	LR
7	558 Ford Avenue	17,800	2,194		3,855	LR
8	570 Ford Avenue	19,900	3,267		5,065	LR
9	505 Ford Avenue	13,000	4,550		4,225	LR
10	517 Ford Avenue	N/A	N/A		N/A	LR
11	525 Ford Avenue	11,854	1,612	3,896	4,025	LR
12	535 Ford Avenue	10,800	3,211		3,840	LR
13	545 Ford Avenue	12,500	1,934		4,138	LR
14	559 Ford Avenue	19,000	2,255		4,975	LR
15	501 Marview Drive	10,600	3,083		3,805	LR
16	521 Marview Drive	14,200	5,358		4,435	LR
17	525 Marview Drive	15,600	2,186		4,635	LR
18	469 Canyon Drive	16,100	3,912		4,685	LR
19	546 Marview Drive	13,700	1,606		3,348	LR
20	528 Marview Drive	15,700	2,180		4,645	LR
21	513 Canyon Drive	16,800	1,923		4,755	LR
22	521 Canyon Drive	14,170	N/A	4,264	4,430	LR

23	533 Canyon Drive	14,500	2,749		4,488	LR
24	477 Marview Drive	12,100	3,341		4,068	LR
25	459 Marview Drive	10,900	4,489		3,858	LR
26	445 Marview Drive	11,100	3,932		3,893	LR
27	476 Marview Drive	9,700	2,124	3,564	3,648	LR
28	464 Marview Drive	28,314	1,488		5,491	LR
29	452 Marview Drive	28,314	2,633		5,491	LR
30	448 Marview Drive	32,670	2,067		5,709	LR

Fences, Walls and Retaining Walls:

Within the front yard setback, 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 2 feet 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 6 feet in height with an additional 2 feet that is 50% open to light and air.

The Applicant is proposing to construct a 3.5-foot high solid stucco wall with an additional 24-inch wrought iron top that would be 80 percent open to light located in the front-yard setback. A similar designed six-foot high perimeter fence would secure the rear yard. Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code.

Landscape:

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant is proposing to construct a 505 square-foot attached garage in the southwest corner of the proposed

residence with a third exterior parking space located immediately west of the garage and partially within the interior side-yard setback. The garage and exterior parking space would be accessed by a driveway on the southwest corner of the property from Ford Avenue. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two 9-foot by 19-foot parking spaces that are clear of obstruction. Therefore, 400 square feet of garage area is exempt from the project's total floor area calculation.

Grading:

The proposed grading quantities include 200 cubic yards of cut, 70 cubic yards of fill, 230 cubic yards of removal and recompaction, an aggregate grading quantity of 511 cubic yards, and 130 cubic yards of export off site. The proposed grading would create a flat building pad at 296.33 feet above MSL and construct drainage improvements including a bio retention basin located in the southeast portion of the front yard.

Lighting:

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

Usable Open Space:

The project consists of the construction of a replacement single-family residence with an attached garage and associated site improvements on a developed 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 project approval, the Applicant will be required to pay the applicable Park Development Fee

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The original Story Pole Height Certification was certified by a licensed land surveyor on May 21, 2021, showing a maximum building height of 24.23 feet (320.33 feet above MSL) above the proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by July 19, 2021. The City received one application for View Assessment (Attachment 3) from the property owner (Walt and Kris Edwards; "Claimant") of 535 Ford Avenue, which is located immediately east of the subject property.

The project was presented to the View Assessment Commission (VAC) on September 19, 2021. The majority of the VAC members found the deck off of the master bedroom to be the primary viewing area and were unable to make findings 3, 4, and 5. Approved

minutes from the September 19, 2021 meeting are included in Attachment 4. Table 3 below includes the disclosures and findings from the September 19, 2021 meeting.

Table 3								
Cove Capital Properties c/o Troy Foss		Coad	Bishop	Cohen	Moldenhauer	Najjar	Zajac	Stribling
Date Visited	Claimant	9/15 & 9/20	9/18	9/19	9/18		9/18	9/18
	Applicant	9/15 & 9/20	9/18	9/19	9/18		9/18	9/18
Primary Viewing Area		Deck	Deck	Bedroom	Balcony (Deck)		Deck	Deck
#1. Communication Taken Place		Y	Y	Y	Y		Y	Y
#2. No Public View Impairment		Y	Y	Y	Y		Y	Y
#3. Designed to Minimize View Impairment		N	N	N	N		N	N
#4. No Cumulative View Impairment		N	N	N	N		N	Y
#5. Neighborhood Compatibility		N	Y	N	N		Y	N

The Applicant requested the VAC hearing to be continued until December 21, 2021. The December 21, 2021 meeting was cancelled due to a lack of quorum. The revised project plans were not submitted to Staff in time to be heard at the January 18, 2022 VAC meeting, therefore, it was continued again to the February 15, 2022 VAC meeting.

The Applicant reduced the overall size of the second floor by reducing the proposed living area by approximately 35 square feet and the deck area by approximately 195 square feet and by modifying the roof design thereby by lowering the maximum building height by 0.33 feet. Updated story poles were installed and certified to reflect the revised design. The story poles were certified on February 7, 2022 and include a maximum building height of 24.08 feet (320.00 feet above MSL) above proposed grade. It should be noted that the original design presented to the VAC included errors in the measurements and calculation of floor area. The original design would have exceeded the maximum allowable floor area by approximately 34 square feet. The currently proposed design (also presented to the VAC on February 15, 2022) would be 8 square feet below the maximum allowable floor area for the property.

The VAC was unable to make the required findings to approve the revised project. The minutes for the February 15, 2022 have yet to be approved by the VAC. Table 4, on the following page, includes a draft of the disclosures and findings from the February 15, 2022 meeting.

Table 4								
Cove Capital Properties c/o Troy Foss		Coad	Bishop	Cohen	Moldenhauer	Najjar	Zajac	Stribling
Date Visited	Claimant	2/11	?		2/11		2/11	9/18
	Applicant				9/18		9/18	9/18
Primary Viewing Area		Master Bedroom Deck	Master Bedroom Deck		Master Bedroom Deck		Master Bedroom Deck	Master Bedroom Deck
#1. Communication Taken Place		Y	Y		Y		Y	Y
#2. No Public View Impairment		Y	Y		Y		Y	Y
#3. Designed to Minimize View Impairment		Y	N		N		N	Y
#4. No Cumulative View Impairment		Y	N		N		N	Y
#5. Neighborhood Compatibility		Y	Y		N		Y	N

The majority of the VAC were unable to make findings 3 and 4. When offered a continuance, the Applicant did not consent and instead requested that the VAC make a recommendation. Commissioner Zajac made a motion to recommend denial of the project; seconded by Commissioner Coad. Motion passed 4/1/1/1 Ayes: Bishop, Coad, Moldenhauer, Zajac. Noes: Stribling. Absent: Cohen. Recused: Najjar due to living within 500-feet of the property. The Notice of Recommendation is included in Attachment 5.

The project has not been modified since the February 15, 2022 VAC meeting. Project Plans dated February 3, 2022 are included in Attachment 2. The Applicant provided a request for approval of the DRP and SDP in Attachment 6.

The City Council should consider the recommendation from VAC, the information provided by the Applicants and Claimant, and the View Assessment Ordinance (SBMC 17.63) including the definition of a “Viewing Area” and the five required findings, which are provided below:

SBMC Section 17.63.020(l): “Viewing area” shall be that area of the structure (excluding bathrooms, hallways, garages or closets) or lot (excluding the building setback areas) where the view assessment committee, or the city council on appeal, determines the best and most important view exists. The finished floor elevation of any viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to that viewing area. The determination shall be made by balancing the nature of the view to be protected and the importance of the area of the structure or lot from where the view is taken.

SBMC Section 17.63.040(F): *Findings. In making a decision on a matter for which view assessment has been requested, the view assessment committee shall be required to make the following findings:*

1. *The applicant for the structure development permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*
2. *The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.*
3. *The structure is designed and situated in such a manner as to minimize impairment of views.*
4. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.*
5. *The proposed structure is compatible with the immediate neighborhood character.*

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.08 feet above the proposed grade or 320.00 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

The Draft Resolution of Approval (Attachment 1) reflects the Applicant's request that the City Council consider the findings of the SDP and includes findings in support of the DRP. The Draft Resolution of Approval includes the applicable SBMC sections in italicized text and the recommended conditions of approval from the Community Development, Engineering, and Fire Departments. An additional condition of approval requires that the Applicants obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project

is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

Property Frontage and Public Right-of-Way Improvements

The existing property frontage is unimproved. Currently, the area between the edge of pavement and property line consists of a gravel area. If approved, the Applicant will be required to replace the gravel area with a ten-foot wide decomposed granite (D.G.) pathway and a concrete mountable curb along the entire property frontage. The Applicant will also be required to construct a new driveway approach.

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 March 31, 2022. The two adjacent neighbors have raised concerns with the proposed project. The Edwards filed for View Assessment on the project and live immediately to the east at 535 Ford Avenue. Their correspondence is included in Attachment 7. The Kings live immediately to the west at 517 Ford Avenue and provided feedback at the first VAC meeting. Their correspondence is included in Attachment 8.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-030 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

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

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-030.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP and cannot be made.

DEPARTMENT RECOMMENDATION:

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-030 conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement 4,017 square-foot, two-story single-family residence with an attached two-car garage, and perform associated site improvements at 525 Ford Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-030
2. Project Plans
3. Edwards Application for View Assessment
4. VAC Minutes from September 19, 2021 Meeting
5. NOR from February 15, 2022 VAC Meeting
6. Applicant's Request for Approval
7. Correspondence – Edwards at 535 Ford
8. Correspondence – Kings at 517 Ford

RESOLUTION 2020-030

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE, CONSTRUCT A REPLACEMENT TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 525 FORD AVENUE, SOLANA BEACH

APPLICANT: Cove Capital Properties
CASE NO.: DRP20-006/SDP20-010

WHEREAS, Cove Capital Properties (care of Troy Foss) (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the View Assessment Committee recommended denial of the project on February 15, 2022 based on an Application for View Assessment from 535 Ford Avenue; and

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

WHEREAS, at the Public Hearing on April 13, 2022, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council determined the primary viewing area to be _____; and

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to demolish a single-story single-family residence, construct a replacement 3,912 square-foot, two-story single-family residence with an attached 505 square-foot two-car garage, and perform associated site improvements at 525 Ford Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

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

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

The project is meets the minimum number of off-street parking spaces and the required front-, side- and rear-yard setbacks and is below the maximum allowable structure height and gross floor area for the property.

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

a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The subject site is located within the Low Residential (LR) Zone. The surrounding neighborhood consists of a mix of one-and two-story single-family residences. The project site is currently

developed with a single-story, single-family residence and a detached garage. The Applicant proposes to demolish the existing residence and site improvements and construct a replacement two-story single-family residence with an attached two-car garage, and perform associated site improvements.

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

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and is in conformance with, the regulations of the SROZ. As a condition of project approval, the Applicant is 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 to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

The Applicant is proposing to demolish the existing residence and construct a replacement two-story, single-family residence with an attached two-car garage, and perform associated improvements. The project will be located in the buildable area of the lot and the driveway access would be taken from Ford Avenue at the southwest corner of the front (south) property line.

The 2,354 square-foot first floor of the proposed residence will consist of the main entry, an open-concept living room, dining room, and kitchen with a pantry, and family room that wrap around an outdoor area and extend to a covered outdoor living room and kitchen that will be exempt from floor area. The first

floor will also include a powder room and a bedroom with an ensuite bathroom. A mudroom on the first floor will also access a laundry room and bathroom as well as an attached 505 square-foot, two-car garage. The proposed 1,542 square-foot second floor will consist of the primary bedroom suite with a covered deck and two additional bedrooms each with ensuite bathrooms. There will also be 16 square feet of exterior covered area counting toward the gross floor area. There will be a pool and spa located in the northwest corner of the buildable area of the lot with pool equipment located on the west side of the rear yard.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 505 square-foot attached garage will provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area. With the exemption, the total proposed floor area is 4,017 square feet, which is 17 square feet below the maximum allowable floor area for the 11,854 square-foot lot located in the SROZ. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 – 15,000 ft ²	1,025 ft ²
<hr/> Total Allowable Floor Area:	<hr/> 4,025 ft ²

As designed, the project complies with all required setbacks. The residence will be setback 20 feet from the front (south) property line, 13 feet from the western side property line, 25 feet from the rear (north) property line, and 5 feet from the eastern side property line. The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 24.08 feet above the proposed grade with the highest portion of the structure to be at 320.00 feet above MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

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

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscape areas that exceed 500 square feet. The Applicant proposes to modify 2,270 square feet of irrigated landscape area.

The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform inspections during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant is proposing to construct a 505 square foot attached garage in the southwest corner of the proposed residence with a third exterior parking space located immediately west of the garage and partially within the interior side-yard setback. The garage and exterior parking space would be accessed by a driveway on the southwest corner of the property from Ford Avenue. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two 9-foot by 19-foot parking spaces that are clear of obstruction. Therefore, 400 square feet of garage area is exempt from the project's total floor area calculation.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations*

in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.

The proposed grading quantities include 200 cubic yards of cut, 70 cubic yards of fill, 230 cubic yards of removal and recompaction, an aggregate grading quantity of 511 cubic yards, and 130 cubic yards of export off site. The proposed grading would create a flat building pad at 296.33 feet above MSL and construct drainage improvements including a bio retention basin located in the southeast portion of the front yard.

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

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

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

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

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

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

- IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally*

approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.

The Applicant shall obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

B. In accordance with Chapter 17.63 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

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

To be completed based on Council findings.

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

To be completed based on Council findings.

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

To be completed based on Council findings.

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

To be completed based on Council findings.

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

To be completed based on Council findings.

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on April 13, 2022, and located in the project file with a submittal date of February 3, 2022.
- III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on April 13, 2022, and that the maximum height of the proposed addition will not exceed 24.08 feet above the proposed grade or 320.00 feet above MSL, which is the maximum proposed structure height reflected on the project plans.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Marview Drive and Ford Ave and minimize impact to the surrounding neighbors.
- X. The Applicant shall connect to temporary electrical service as soon as

feasible to the satisfaction of the City.

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. GATES: All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.
- III. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- IV. FIRE HYDRANTS AND FIRE FLOWS: 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 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets.
- V. FUEL MODIFICATION ZONES/FIRE BREAKS: The applicant shall provide and maintain fire/fuel breaks to the satisfaction of the Solana Beach Fire Department. Fire/fuel breaks size and composition shall be determined by the Fire Department and shown on the improvement /grading plans and final map and building plans.
- VI. 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 inches high with a ½ inch stroke width for residential buildings, 8 inches high with a ½ inch stroke for commercial and multi-family residential buildings, and 12 inches 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.

- VII. AUTOMATIC FIRE SPRINKLERS SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic 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.
- VIII. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS: Structures shall meet all wildland/urban interface standards to the satisfaction of the Fire Department. Structures shall comply with current California Building Code Chapter 7A.
- IX. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Construction of a 9” X 9” X 12” concrete curb along the property frontage with transitions to the existing improvements on both ends to the satisfaction of the City Engineer.
 - b. Construction of the overflow drains discharging from the detention basin to street.
 - c. Installation of a 10-foot wide D.G area compacted and graded at 2% towards the flow line for walking and parking purposes.
 - d. Construction of a San Diego Regional Standard Drawing (SDRSD) driveway approach.
 - e. Construction of approximately 7.25-foot wide landscaping area.
- II. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be

recorded against this property for all private improvements in the Public Right-Of-Way including but not limited to:

- a. Overflow drains discharging from the detention basin to street.
 - b. Pervious paver driveway approach.
- III. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

GRADING:

- I. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The grading plan shall be prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - c. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - d. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.
 - e. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall

conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.

- f. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- g. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- h. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- i. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- j. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- k. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- l. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying

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

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

D. COUNCIL CONDITIONS

- I. N/A

V. ENFORCEMENT

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

VI. EXPIRATION

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

VII. INDEMNIFICATION AGREEMENT

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a

disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 13th day of April, 2022, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

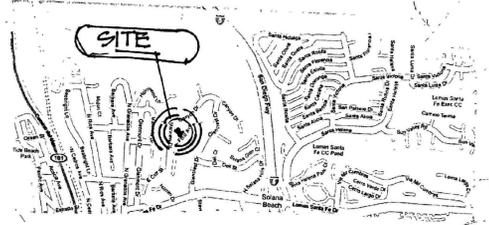
ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

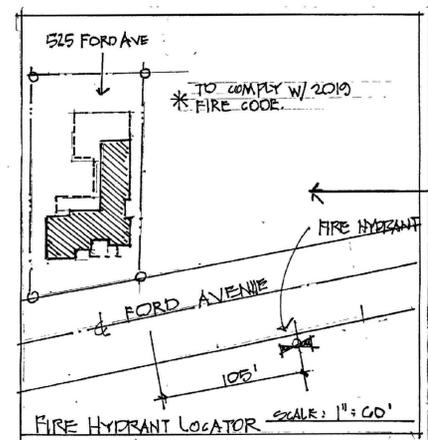
ALL TO BE DONE BY THE CONTRACTOR AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

Site Grading - Cut	200 yd3
Site Grading - Fill	70 yd3
Excavation for Footings	11 yd3
Removal & Recompaction	230 yd3
Aggregate Total Grading-	511 yd3
Export-	130 yd3



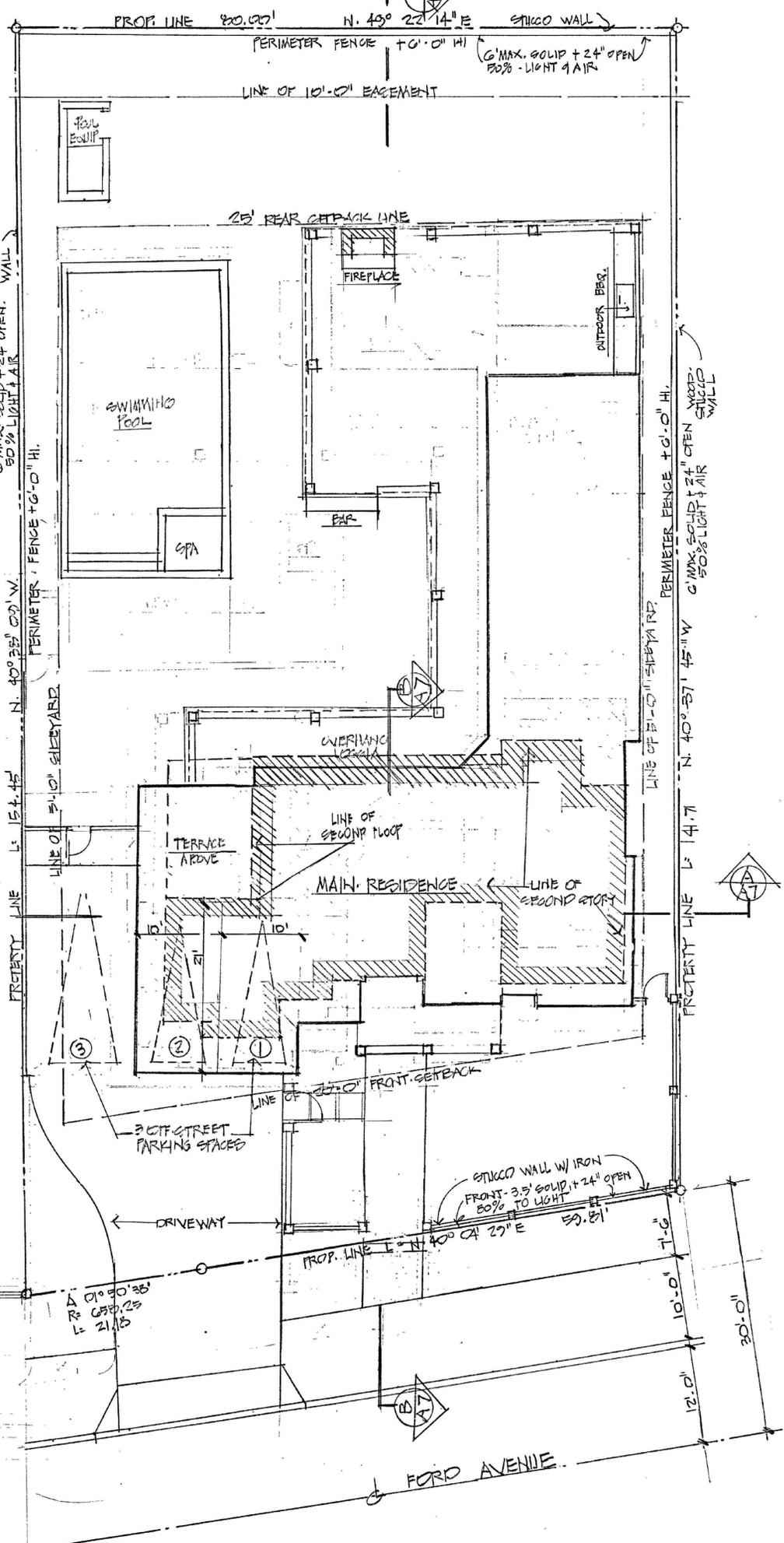
SITE VICINITY MAP
NO. SCALE

- INDEX OF DRAWINGS:
- A-1 SITE PLAN, PROJECT SURVEY
 - A-2 FIRST FLOOR PLAN
 - A-3 SECOND FLOOR PLAN
 - A-4 ROOF PLAN
 - A-5 EXTERIOR ELEVATIONS
 - A-6 EXTERIOR ELEVATIONS
 - A-6a EXTERIOR ELEVATIONS
 - A-7 SITE SECTIONS
 - A-8 FLOOR AREA DIAGRAM
 - L-1 LANDSCAPE PLAN
 - X-1 STORY POLE PLAN
 - X-2 FIRST FLOOR AREA CALCS
 - X-3 SECOND FLOOR AREA CALCS



NOTE: AGREE TO ENHANCED FIRE STRINKER DESIGN, ENTIRE RESIDENCE INCLUDING ALL MISS. CLOSETS, 'SMALL' SPACES, ETC. FOR COMPLIANCE.

- 1 EARTH WORK QUANTITIES ARE TOTAL OF 15 CUBIC YARDS.
- 2 ALL ROOF DRAINS ARE TO DISCHARGE INTO LANDSCAPED OR TERRIOUS AREAS.



PROJECT INFO:
OWNER: TROY FOGG CPA: COVE CAPITAL PROPERTIES, LLC.
6644 AVENIDA DE LAS PEGAS
LA JOLLA, CA 92037
P: 1-619-564-9303
E: TROY & COVE CAPITAL PROPERTIES, LLC.
ARCHITECT: SCOTT A SPENCER
1110 TORREY PINES RD, STE D
LA JOLLA, CA 92037
PH: 1-858-459-8898
E: SCOTT@SPENCERARCHITECT.COM
LIC. NO. C-33340

PROJECT ADDRESS: 525 FORD AVENUE
TAX ADDRESS/PARCEL NO: 263-191-09
LEGAL DESCRIPTION:
ZONING: "LOW RESIDENTIAL" LRD, GROZ, VERY HIGH FIRE
LOT AREA: 0.27 ACRES. 11,896 SQ. FT.

BUILDING AREAS:

FLOOR AREA CALCULATION:	
FIRST FLOOR LIVING AREA	2,354.00 SF
SECOND FLOOR LIVING AREA	1,542.00 SF
GARAGE	505.00 SF
EXTERIOR COVERED AREA	16.00 SF
SUBTOTAL	4,417.00 SF
- GARAGE PARKING EXEMPTION:	- 400.00 SF
TOTAL PROPOSED FLOOR AREA:	4,017.00 SF

2ND FLOOR PEAK AREA'S 370.0 SF
FLOOR AREA RATIO: .408

SUMMARY OF REQUEST:
DEMOL. EXISTING 1612 SF. RESIDENCE, CONSTRUCT A NEW TWO STORY RESIDENCE W/ 2 CAR GARAGE, PECK AREAS & THE SECOND FLOOR. NEW POOL & SPA.

LANDSCAPE DATA:

	Exist. S.F.	Proposed S.F.
Non-Landscaped Area	3,057	6,850
Non-Irrigated landscape	1,320	0
Irrigated landscape	7,458	2,730
Water Features	0	595
Decorative hardscape	0	1,670 (Artificial turf)
TOTAL LOT AREA	11,845	11,845

	Area of work S.F.
Irrigated landscape	2,730
Water Features	595
Decorative Hardscape	1,670 (Artificial turf)
Aggregate Landscape Area	4,995

NOV. 8, 2021
NO PER OWNER

525 FORD AVENUE

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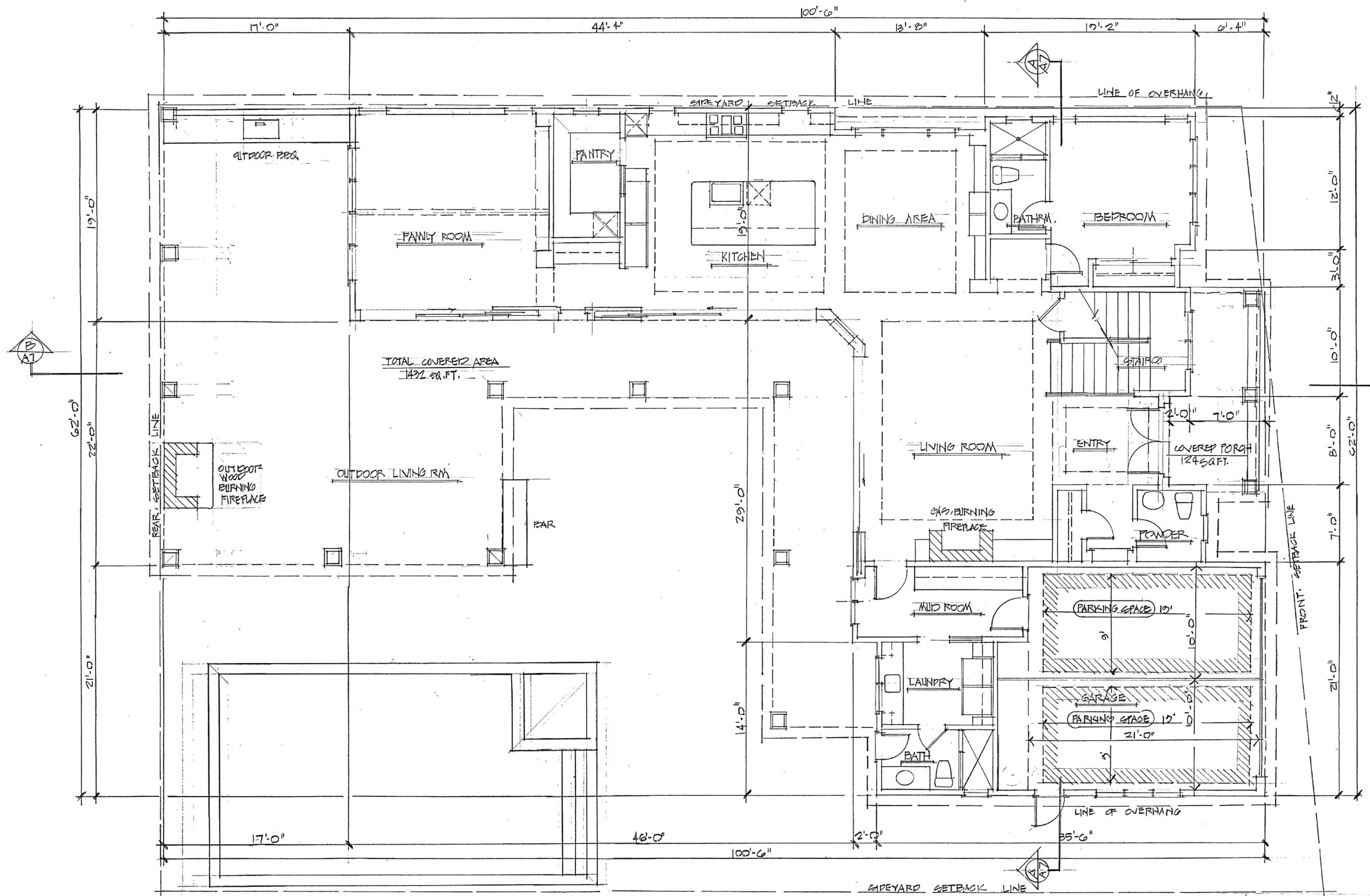
1110 TORREY PINES ROAD, STE D LA JOLLA, CA 92037
(858) 459-8898 (Fax) 459-8901

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A-1
OF

REVISIONS
 NOV. 23, 2021
 AS PER OWNER



TOTAL COVERED AREA
 1432 SQ. FT.

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NOTE: ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.



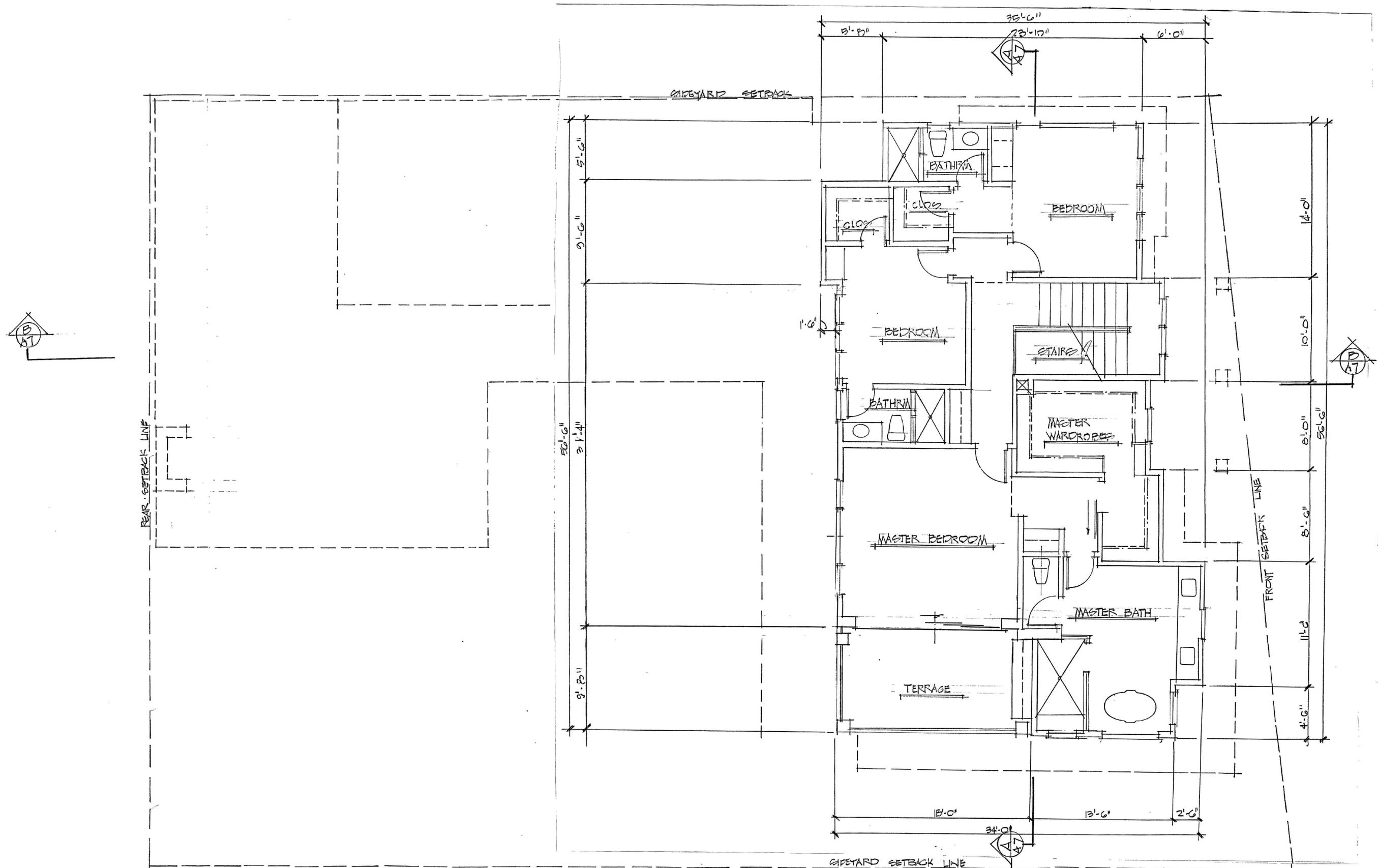
Scott A. Spencer & Associates

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 (858) 459 - 8898 (Fax) 459 - 8907

ARCHITECT

DATE:

SHEET
A-2
 OF



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NOTE: ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.
 NORTH

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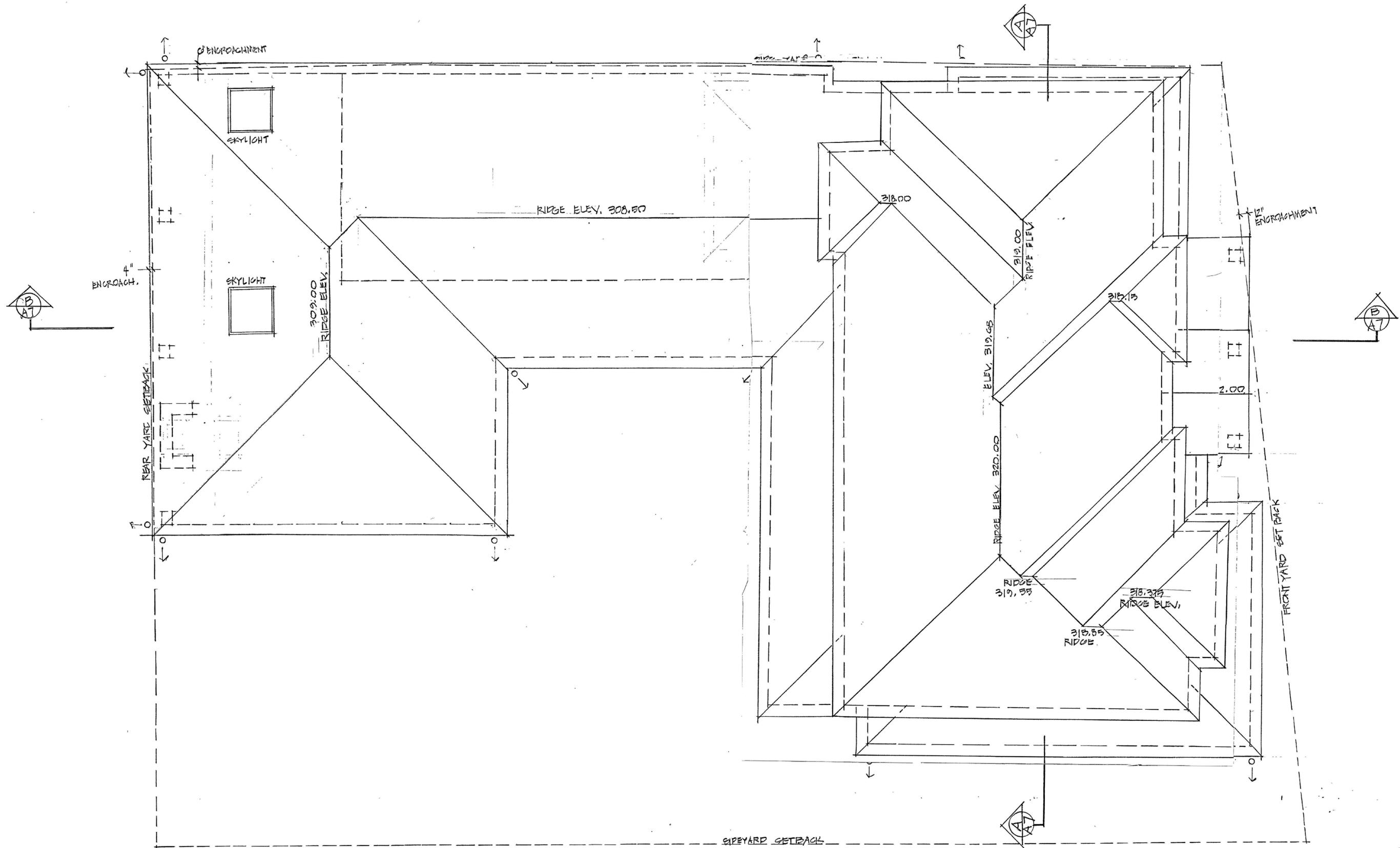
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 (858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE

SHEET
A-3
 OF

REVISIONS	
1	NOV. 3, 2021 AS PER OWNER
2	DEC. 13, 2021 PER OWNER



ROOF PLAN
SCALE: 1/4" = 1'-0"

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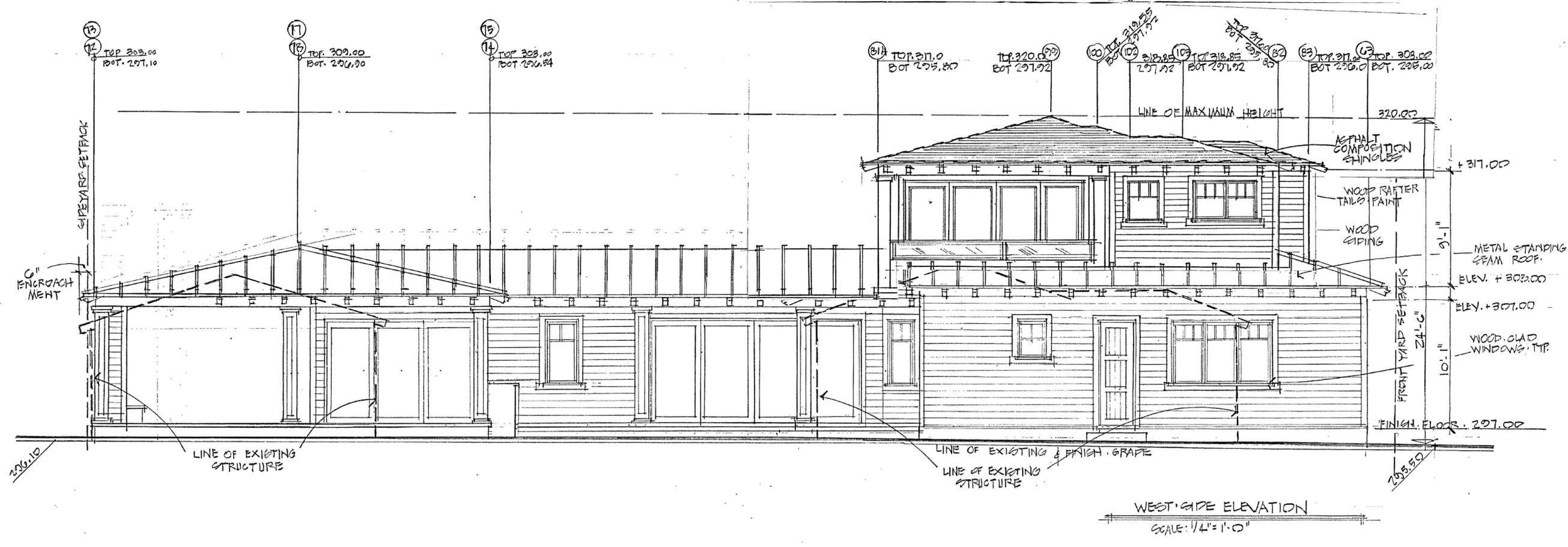
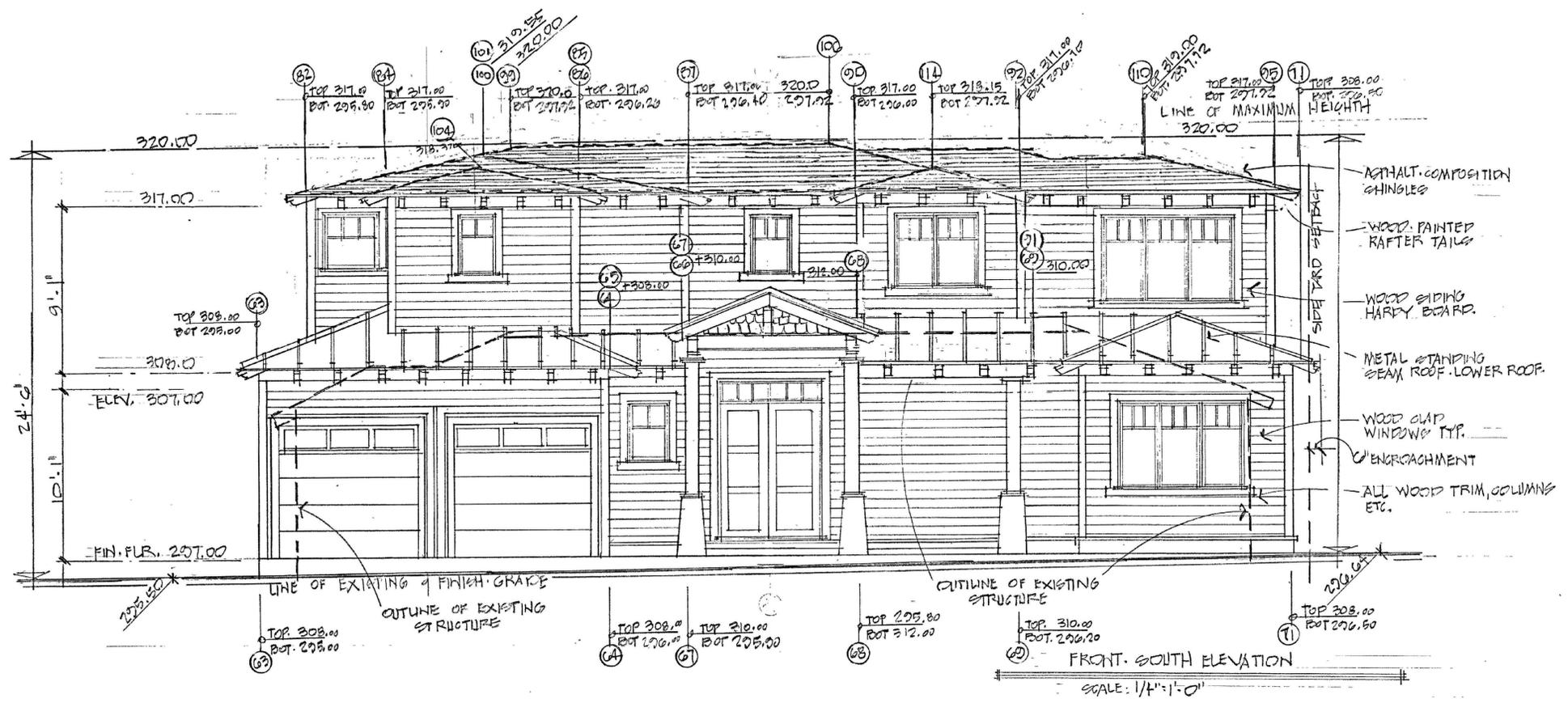
1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037
(858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE:

SHEET
A-4
OF

REVISIONS	
1	NOV. 1, 2021 AS PER OWNER
2	DEC. 14, 2021 AS PER OWNER



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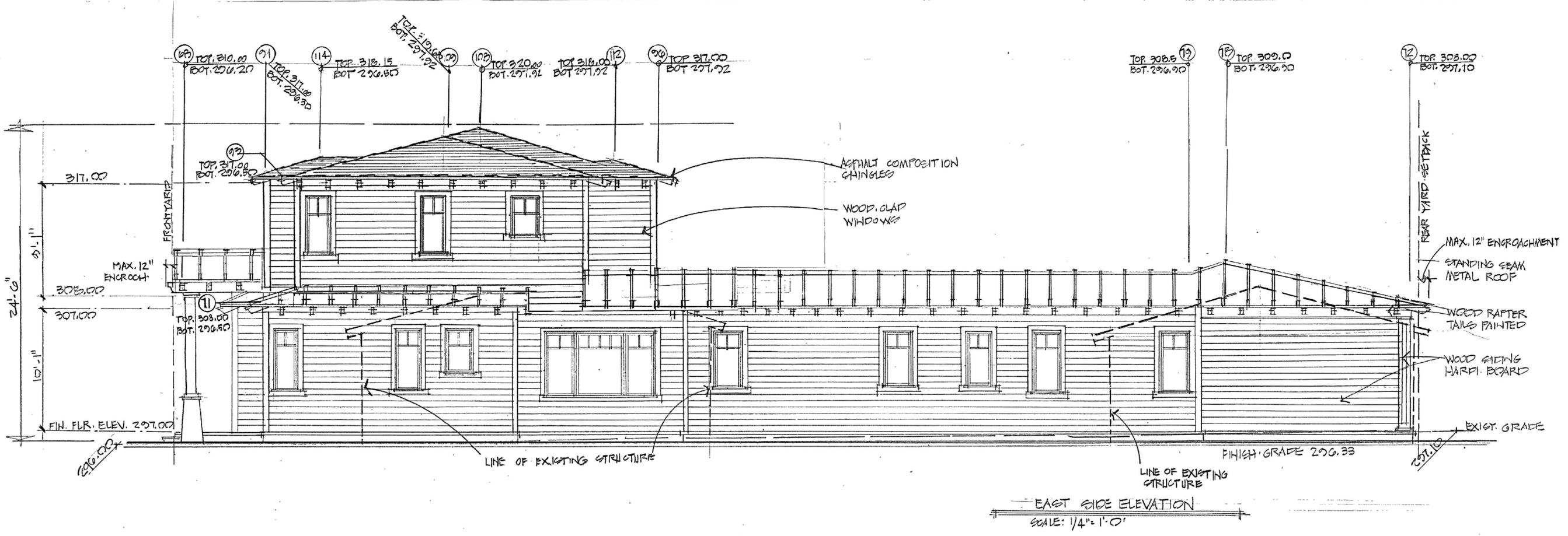
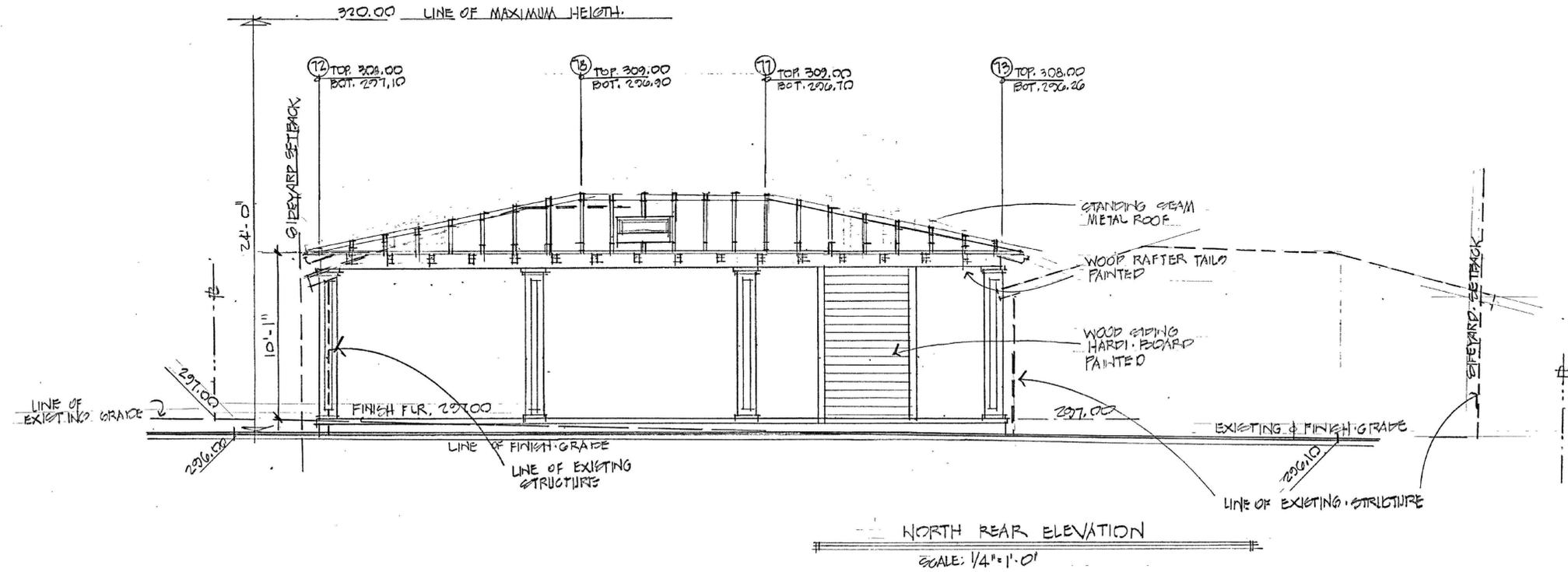
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ARCHITECT

DATE:

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A-5
OF

REVISIONS	
1.	NOV. 3, 2021 AS PER OWNER'S REQ.



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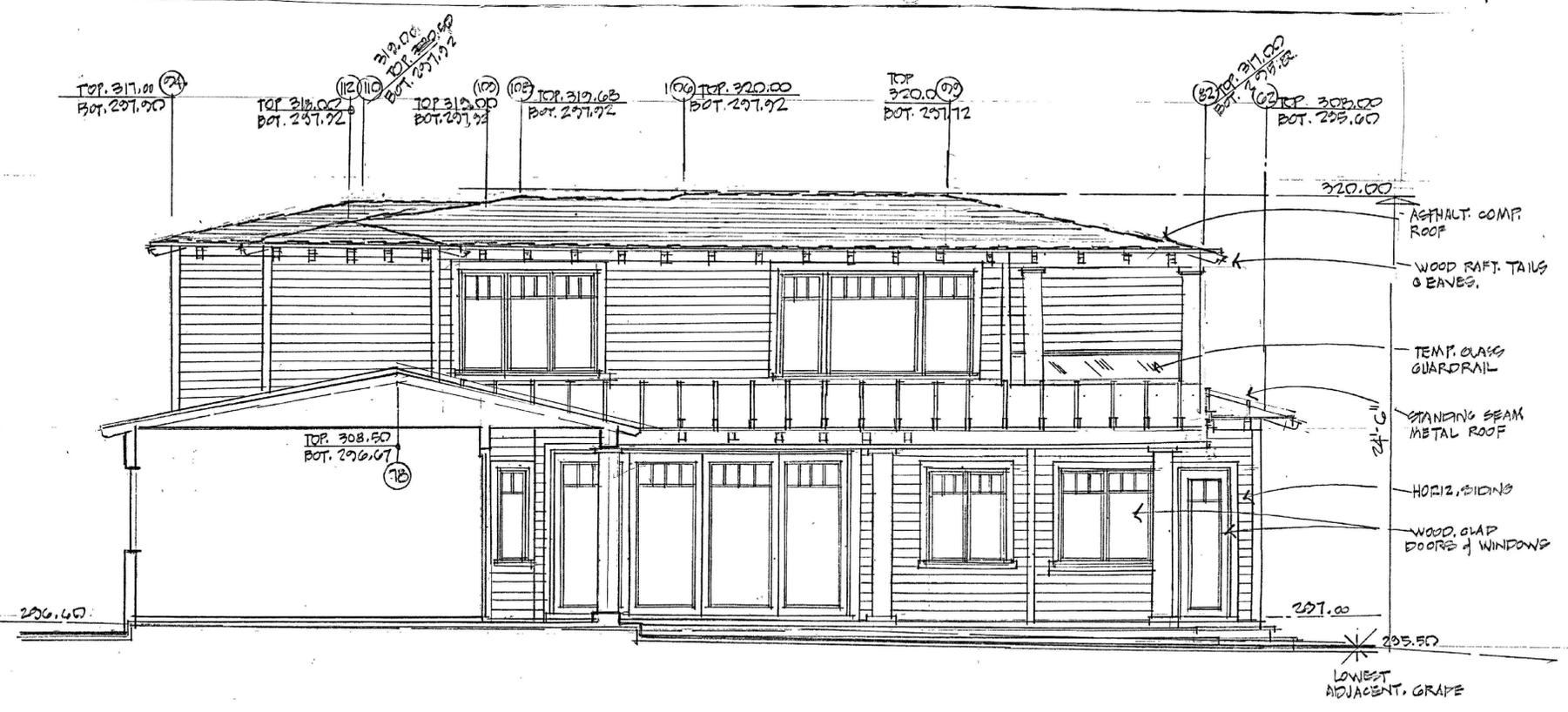
DATE

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A-6

OF

REVISIONS	
1.	REV. NOV. 3, 2021 AS PER OWNER
2.	DEC. 14, 2021 AS PER OWNER



NORTH REAR ELEVATION
SCALE: 1/4" = 1'-0"

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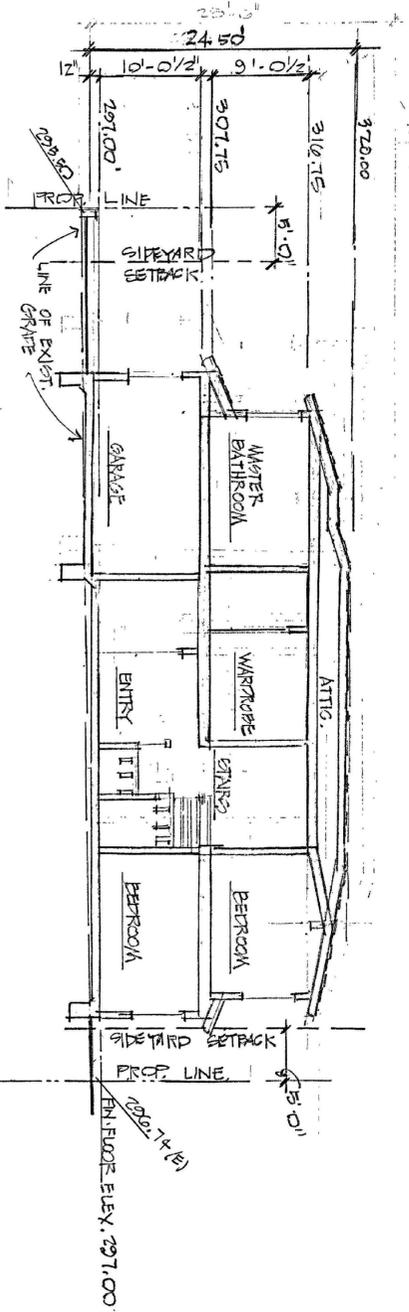
ARCHITECT



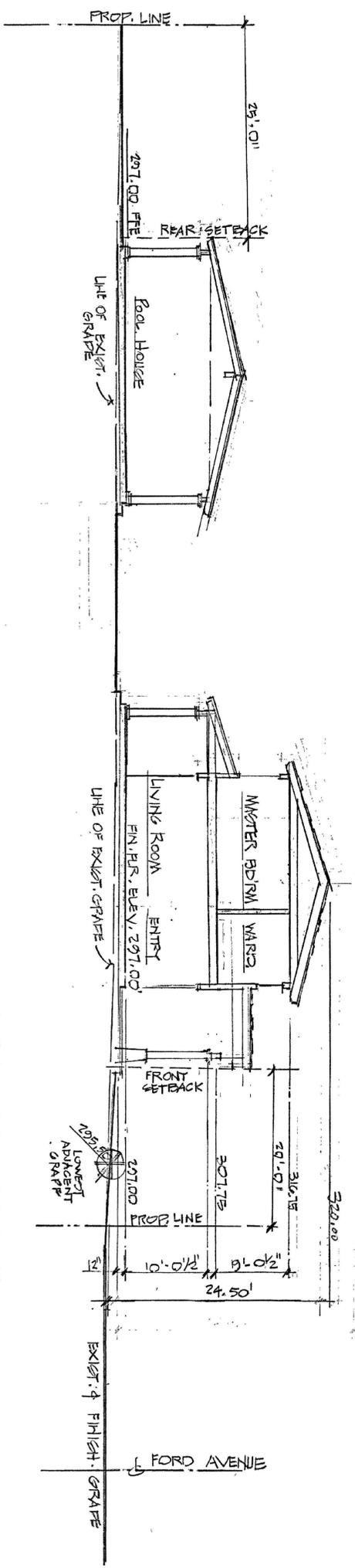
DATE:

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A-60
OF

REVISIONS
 NOV. 3, 2021 AS
 PER OWNER FEED



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



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

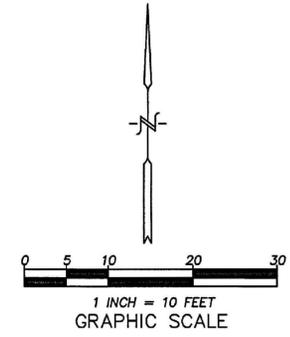
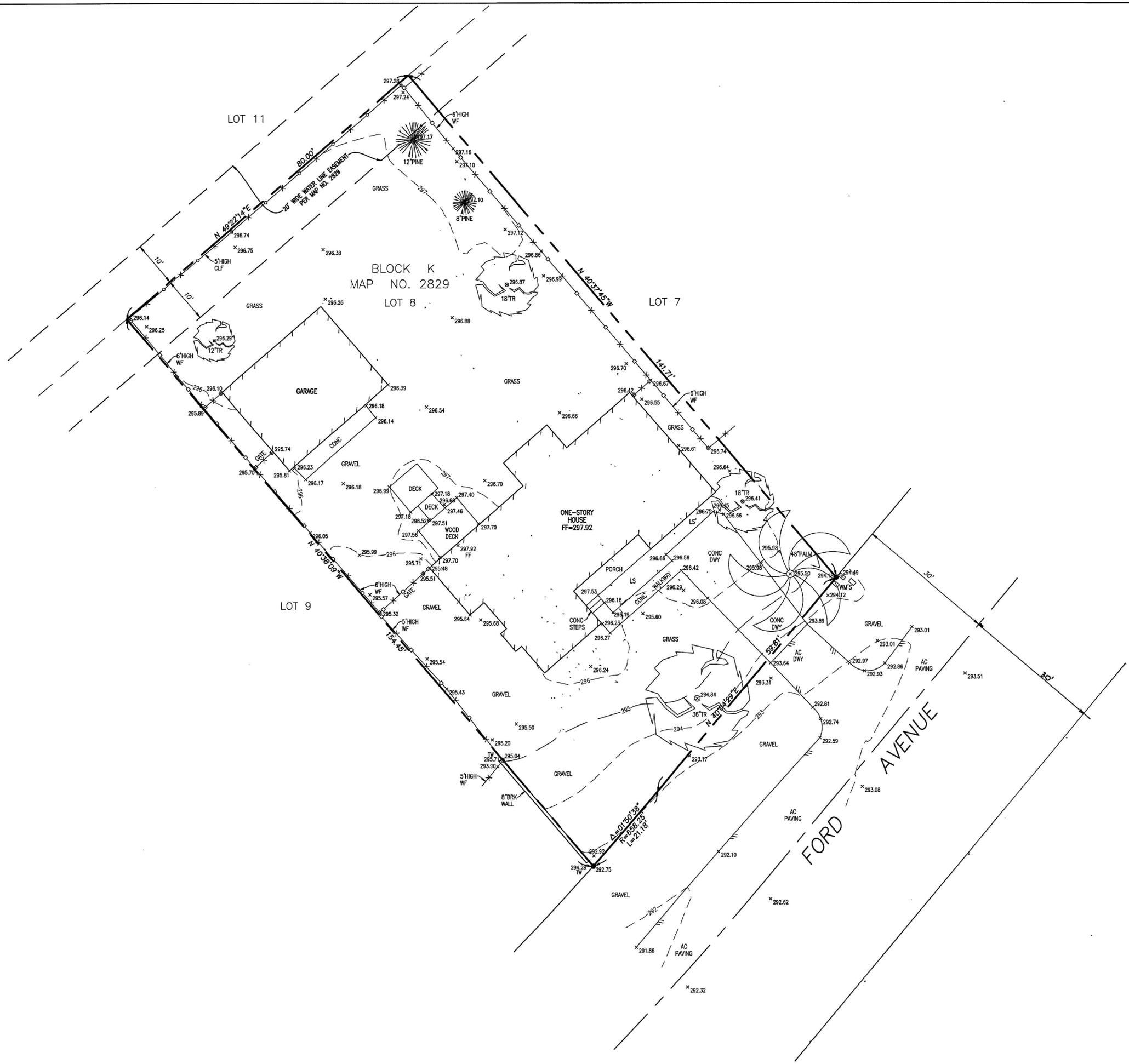
Scott A. Spencer & Associates

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 (858) 459-8898 (Fax) 459-8901

ARCHITECT:

DATE:

SHEET:



- LEGEND AND ABBREVIATIONS**
- PROPERTY LINE
 - FOUND 1/2" REBAR AND CAP "LS 8785" PER MAP NO. 2829
 - 295- EXISTING CONTOURS AT 1' INTERVALS
 - ==== EDGE OF ASPHALT PAVING
 - AC ASPHALT
 - BRK BRICK
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - DWY DRIVEWAY
 - FF FINISH FLOOR
 - LS LANDSCAPED AREA
 - TR TREE
 - TW TOP OF WALL
 - WF WOOD FENCE
 - WM WATER METER

BENCH MARK
 CITY OF SOLANA BEACH CONTROL POINT NO. 2010 PER ROS NO. 18971. 2.5" CITY OF ENCINITAS BRASS DISK STAMPED "ENC-46 L.S. 7322" IN THE NORTHWEST CORNER OF CONCRETE DROP INLET IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF SANTA HELENA AND SANTA ROSA STREETS.
 ELEVATION: 170.241 FEET (NAVD 88)

- GENERAL NOTES**
- 1.) BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY AND RECORD DATA PER MAP NO. 2829.
 - 2.) ASSESSOR'S PARCEL NUMBER: 263-191-09.
 - 3.) LOT AREA: 11,856 SQUARE FEET / 0.27 ACRE



NO.	REVISIONS DESCRIPTION	DATE	APP'D

CIREMELE SURVEYING INC.
 164 S. ESCONDIDO BLVD.
 ESCONDIDO, CA. 92025
 (760) 489-2200
 CIRSURVEY@SBCCGLOBAL.NET
 J.N. 20-147

DATE: 3/30/20	SCALE: 1"=10'	DRAWN: DRK	CHECKED: CC
SHEET TITLE TOPOGRAPHIC SURVEY		PROJECT	
525 FORD AVENUE		SOLANA BEACH, CA 92075	
SHEET NO. 1	1		

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL ALIGNMENT OR 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 TO 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. 811
- THE SOILS REPORTS 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. THE CITY ENGINEER'S 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 SURFACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED IN THIS PLAN. THE PERMITTEE SHALL BE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 2:1 FILL 2:1
CUT: 200 CY FILL: 70 CY EXPORT: 130 CY
REMEDIAL GRADING: 230 CY± REMOVAL/RECOMPACTION
(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, AS AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SB98-001 WAS 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.

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 OF EROSION CONTROL 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:
NON-TERRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4.000 LB/ACRE.
- | LBS/ACRE | % PURITY/ACRE | SEED SPECIES |
|----------|---------------|----------------------|
| 20 | 70% PLUS | ATRIPLEX GLAUCA |
| 50 | | PLANTAGE INSULARIS |
| 6 | | ENCELIS FARNOSUS |
| 7 | SCARIFIED | LOTUS SCOPARIUS |
| 91 | 50% PLUS | EXCHSCHOLTZIA CALIF. |
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIXED 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 THEM TO PREVENT ACCUMULATION OF DIRT AND 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.

EARTHWORK QUANTITIES:

- * EXCAVATION FOR FOOTINGS: 11 CY±
- * REMOVAL/RECOMPACTION FOR SLABS: 230 CY±
- * GRADING ASSOCIATED WITH PROJECT: 200 CY CUT & 70 CY FILL
- * TOTAL GRADING: 511 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.
- ** CUT QUANTITY DOES NOT INCLUDE EXCAVATION FOR POOL/SPA.

IMPERVIOUS AREA TABULATION

TOTAL EXISTING IMPERVIOUS AREA ON-SITE: 2309 SF
TOTAL PROPOSED IMPERVIOUS AREA ON-SITE: 4734 SF
NET INCREASE IN IMPERVIOUS AREA: 1425 SF

REFERENCE MAPS

MAP 2629 - MARVIZEN HEIGHTS
RS 2645
RS 18949

ABBREVIATIONS

AC	ASPHALT CONCRETE
APPROX	APPROXIMATE
BMFG	BOTTOM OF WALL AT FINISH GRADE
CL	CENTER LINE
DM	DOMESTIC WATER
EG	EXISTING GRADE
EL	ELEVATION
EX	EXISTING
FS	FINISH SURFACE
FG	FINISH GRADE
FYSB	FRONT YARD SETBACK
FL	FLOWLINE
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
OCM	ON CENTER EACH WAY
PL	PROPERTY LINE
PROP	PROPOSED
PUB	PUBLIC
PVT	PRIVATE
RIM	RIM ELEVATION
RYSB	REAR YARD SETBACK
SD	STORM DRAIN
SORSO	SAN DIEGO REGIONAL STANDARD DRAWING
SF	SQUARE FEET
SS	SANITARY SEWER
SYSB	SIDE YARD SETBACK
TC	TOP OF CURB
TF	TOP OF FENCE
TG	TOP OF GRATE
TI	TOP OF WALL
TMBG	TOP OF WALL AT FINISH GRADE
TYP	TYPICAL

PRELIMINARY GRADING PLAN

LEGAL DESCRIPTION

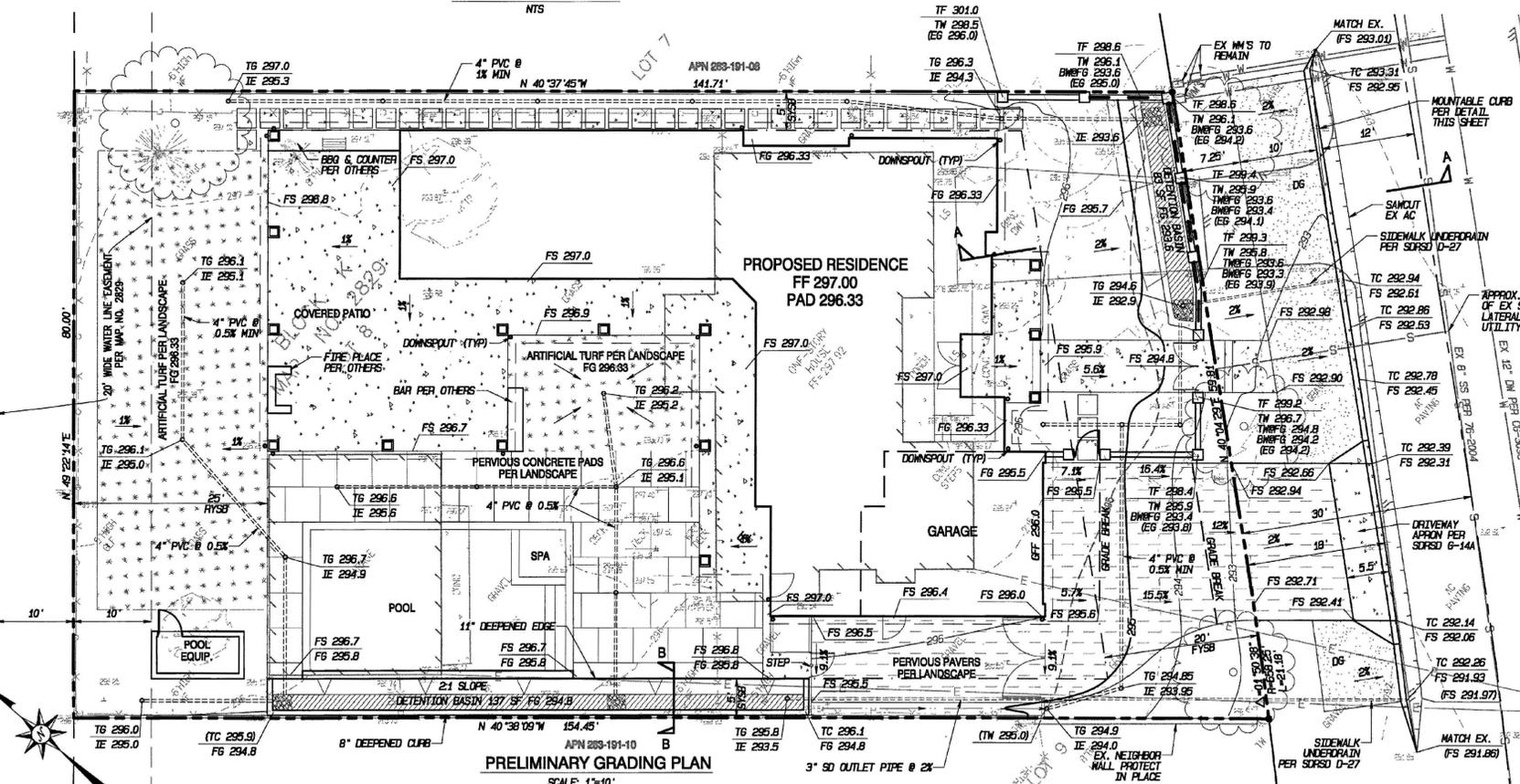
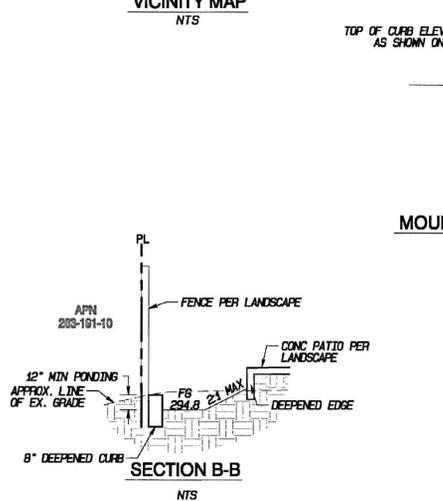
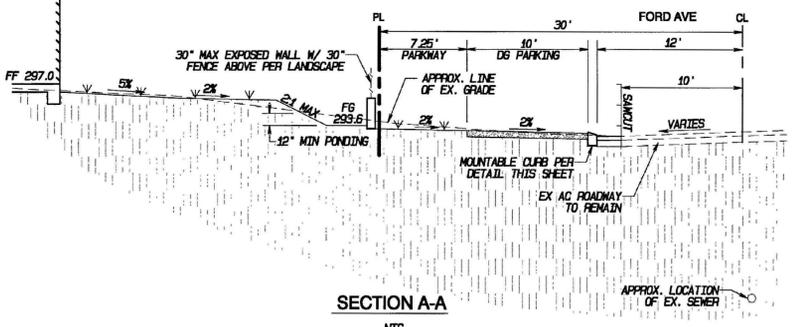
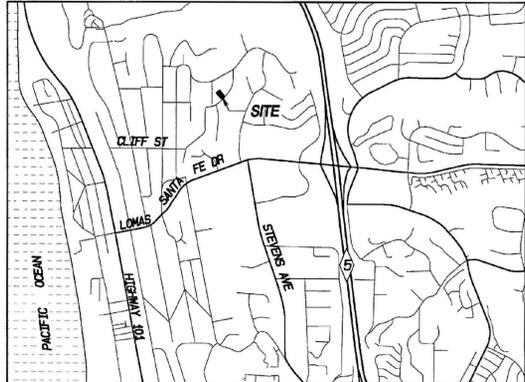
LOT B IN BLOCK K OF MARVIZEN HEIGHTS UNIT NO. 4, IN THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2629, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 27, 1961.

A.P.N. 263-191-09
SITE ADDRESS 525 FORD AVENUE SOLANA BEACH CA 92075
OWNER/PERMITTEE COVE CAPITAL PROPERTIES, LLC 6644 AVENIDA DE LAS PESCAS LA JOLLA, CA 92037 (619) 564-9303

TOPOGRAPHIC SURVEY CIRENELE SURVEYING, INC. 164 S. ESCONDIDO BLVD. ESCONDIDO CA 92025 (760) 489-2240

THE BOUNDARY AND TOPOGRAPHY SHOWN HEREON WERE PROVIDED BY CIRENELE SURVEYING, INC. PASCO LARET SUITER & ASSOCIATES MAKES NO GUARANTEE AS TO THE ACCURACY OF SAID DATA OR ITS IMPACT ON THE DESIGN.
11,856 SF (0.27 AC) GROSS/NET

LOT INFORMATION



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

LEGEND

ITEM DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	---
ADJACENT PROPERTY LINE	---
PROPOSED SETBACKS	---
CENTERLINE OF RIGHT-OF-WAY	---
EXISTING EASEMENT	---
EXISTING SPOT ELEVATION	±100.0
EXISTING CONTOUR	---100---
EXISTING WATER MAIN	W
EXISTING SEWER MAIN	S
EXISTING SPOT ELEVATION	(FS XXX.XX)
PROPOSED SPOT ELEVATION	FS XXX.XX
PROPOSED CONTOUR	---100---
PROPOSED BUILDING FOOTPRINT	---
3" PVC DRAINAGE PIPE	---
4" PVC DRAINAGE PIPE	---
DRAINAGE DIRECTION	---
DRAINAGE SHALE (1X MIN)	---
MOUNTABLE CURB	---
PCC PAVING	---
PERVIOUS PAVER PER OTHERS	---
BIORETENTION BASIN	---
SITE WALL PER OTHERS	---
ARTIFICIAL TURF PER OTHERS	---
DG PAVING	---
SANDCUT	---
RETAINING WALL PER OTHERS	---
COBBLE RIP-RAP	---

UTILITY NOTE:

UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.
NO TOPOGRAPHIC EVIDENCE OF SEWER LATERAL LOCATION FOUND. CONTRACTOR TO VERIFY LOCATION AND CONDITION OF PIPE AND COORDINATE WITH CIVIL ENGINEER AND CITY ENGINEER IF REPLACEMENT IS NECESSARY.

OWNER'S CERTIFICATE

I, _____ 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 DAY OF THE NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

TROY FOSS FOR COVE CAPITAL PROPERTIES, LLC DATE _____
6644 AVENIDA DE LAS PESCAS
LA JOLLA, CA 92037
(619) 564-9303

DECLARATION OF RESPONSIBLE CHARGE

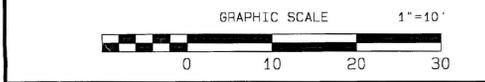
I, _____ HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2016-043.
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.

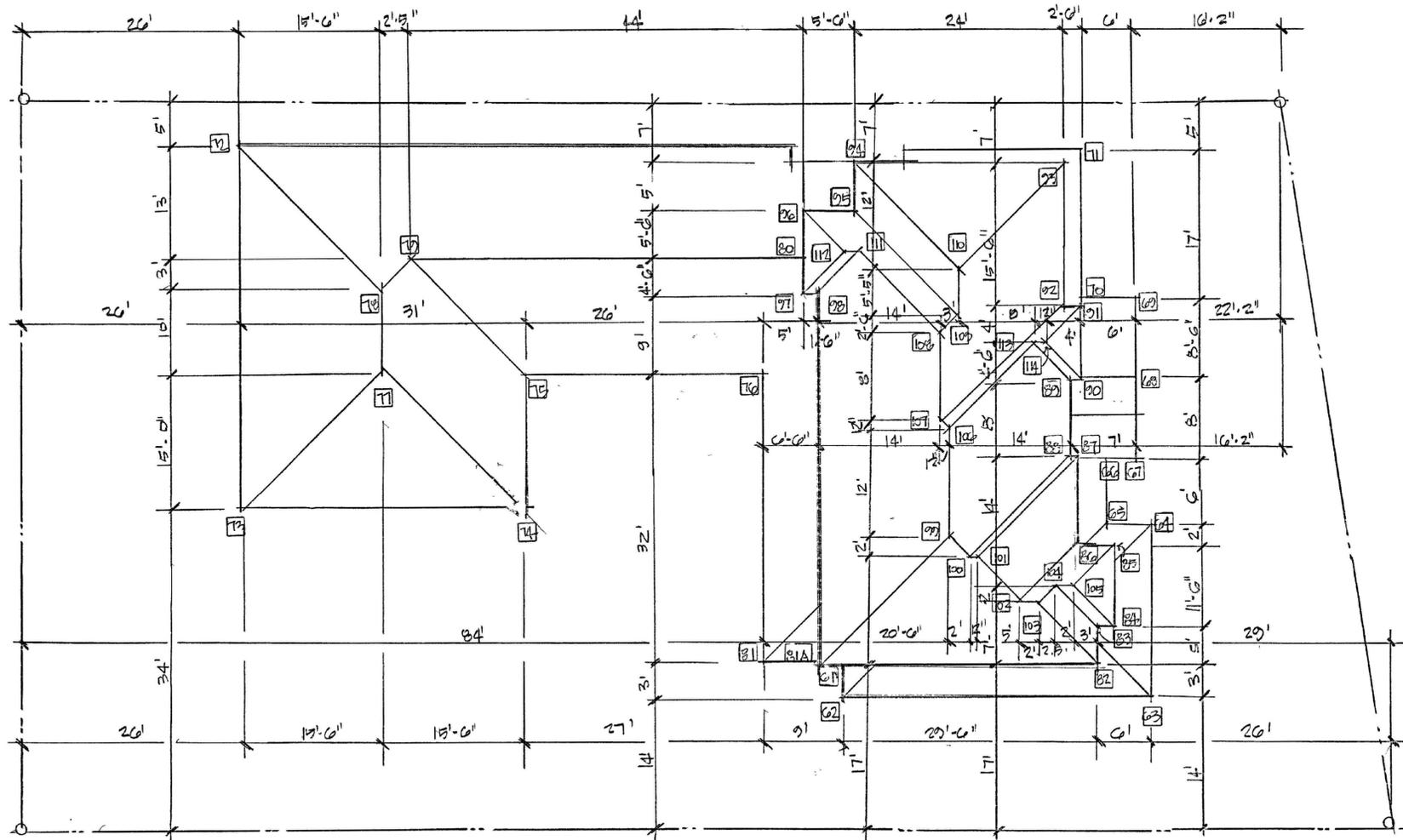
BY: _____
WILLIAM J. SUITER
RCE NO. 68964 EXP. 12/31/2021
PASCO LARET SUITER & ASSOCIATES



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

ENGINEER OF WORK	CITY APPROVED CHANGES	APPD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
TRG Drawn By				By: _____ Review Engineer	By: MOHAMMAD SAMMAK, City Engineer R.C.E. 37146 Date: _____ Exp: 6/30/22	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT MARKER FOR ROAD 1892 LOCATION: BRASS DISK IN NW CORNER CONCRETE DRAIN INLET IN THE NW CORNER OF SANTA HELENA & SANTA ROSA RECORD FROM: _____ ELEV: 170.241 DATUM: NAVD 88	CITY OF SOLANA BEACH	SHEET 1 OF 1





STORY POLE PLAN
SCALE: 1/8" = 1'-0"

#	FINISH GRADE	ELEVATION	POLE HT.
61	297.92	308.00	10.08
62	295.60	308.00	12.40
63	295.00	308.00	13.00
64	296.00	308.00	12.00
65	296.24	308.00	11.76
66	296.00	308.00	12.00
67	295.90	310.00	14.10
68	295.80	312.00	16.20
69	296.20	310.00	13.80
70	296.30	310.00	13.70
71	296.50	308.00	11.50
72	297.10	308.00	10.90
73	296.20	308.00	11.74
74	296.54	308.00	11.46
75	296.70	308.00	11.30

#	FINISH GRADE	ELEVATION	POLE HT.
76	297.92	308.00	10.08
77	296.70	308.00	12.30
78	296.90	308.00	12.10
79	296.90	308.80	11.90
80	296.07	308.50	11.87
81	297.92	317.00	19.08
81A	295.80	317.00	21.20
82	295.80	317.00	19.08
83	296.00	317.00	21.00
84	295.90	317.00	21.10
85	296.20	317.00	20.80
86	296.24	317.00	20.74
87	296.40	317.00	20.60
88	296.30	317.00	20.70
89	296.46	317.00	20.54

#	FINISH GRADE	ELEVATION	POLE HT.
90	296.00	317.00	21.00
91	296.30	317.00	20.70
92	296.70	317.00	20.30
93	296.80	317.00	20.20
94	297.00	317.00	19.10
95	297.92	317.00	19.08
96	297.92	317.00	19.08
97	296.66	317.00	20.34
98	296.66	317.00	20.34
99	297.92	320.00	22.08
100	297.92	319.55	21.63
101	297.92	319.55	21.63
102	297.92	318.85	20.93
103	297.92	318.85	20.93
104	296.10	318.315	22.215
105	296.24	318.315	22.135

#	FINISH GRADE	ELEVATION	POLE HT.
106	297.92	320.00	22.08
107	297.92	319.65	21.76
108	297.92	319.65	21.76
109	297.92	319.00	21.08
110	297.92	319.00	21.08
111	297.92	318.00	20.08
112	297.92	318.00	20.08
113	297.92	318.15	20.23
114	297.92	318.15	20.23

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE D LA JOLLA, CA 92037
(858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE: Dec. 14, 2024

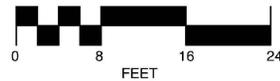
SHEET

X of 1

OF



SCALE: 1/8" = 1'



PLANT LEGEND

SYMBOL	DESCRIPTION	MATURE HEIGHT	WATER USE	MIN. SIZE	QUANTITY
CH	CHONDROPETALUM TECTORUM - CAPE RUSH	3'	LOW	5 GAL.	15
DI	DIANELLA TAS. VARIEGATA	3'	MOD.	5 GAL.	23
G	GREWIA CAFFRA - LAVENDER STAR FLOWER ESPALIER ON FENCE	6'	MOD.	5 GAL.	14
LA	LANTANA CONFETTI - LANTANA	2'	LOW	1 GAL.	23
L	LAVANDULA 'GROSSO' - LAVENDER	3'	LOW	1 GAL.	8
LP	LIMONIUM PEREZII - STATICE	2'	LOW	1 GAL.	37
PT	PITTIOSPORUM 'MARJORIE CHANNON' - KOHUHU	8'-12'	MOD.	5 GAL.	23
RI	ROSA 'ICEBERG' - ICEBERG ROSES	4'	MOD.	5 GAL.	11
RU	RHAPHIOLEPIS UMBELLATA 'MINOR' - DWARF YEDDO	5'	LOW	5 GAL.	17
SL	SALVIA 'SANTA BARBARA' - MEX. BUSH SAGE	4'	LOW	5 GAL.	9
TU	TIBOUCHINA URVILLEANA - PRINCESS FLOWER	10'	MOD.	15 GAL.	1
T	TRACHELOSPERMUM JASMINOIDES - STAR JASMINE	18 INCHES	MOD.	1 GAL.	32
WF	WESTRINGIA FRUTICOSUM - COAST ROSEMARY	6'	LOW	5 GAL.	7
OL	OLEA 'SKY LARK' - DWARF FRUITLESS OLIVE	10'	LOW	24" BOX	4

	BIORETENTION AREA: CAREX TUMILICOLA - BERKELEY SEDGE	12"	LOW	1 GAL.	14" O.C.
	MULCHED SHRUB AREA BARK OR ROCK MULCH - 3" DEPTH				

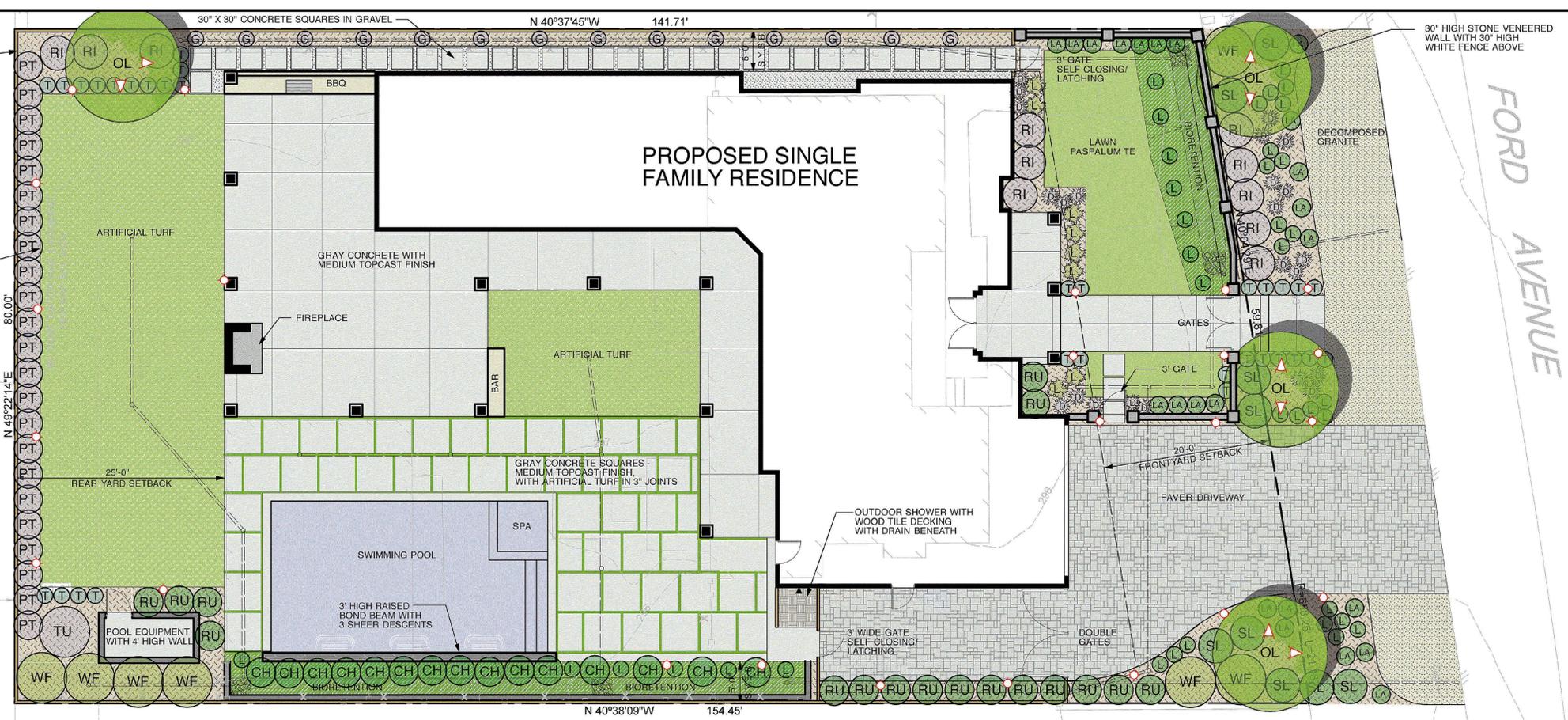
NOTE: PROPOSED TREES AND SHRUBS SHALL NOT EXCEED 12' ABOVE EXISTING GRADE.

LOW VOLTAGE LIGHTING

- SPOTLIGHT UPLIGHTING TREE - FX LUMINAIRE VS UPLIGHT - 6 LEDS (WITH GROUND SPIKE) 10 WATT - NATURAL BRASS/COPPER FINISH
- BRASS WALKWAY DOWNLIGHT - FX LUMINAIRE HC - NATURAL COPPER - 2 WATT LED

TREE REMOVAL NOTE: ALL EXISTING TREES ON THE SITE ARE TO BE REMOVED

LAWN AND GRAVEL EDGING: 1/4" STEEL DURAEDGE BY JD RUSSELL CO. BLACK PAINT FINISH



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

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

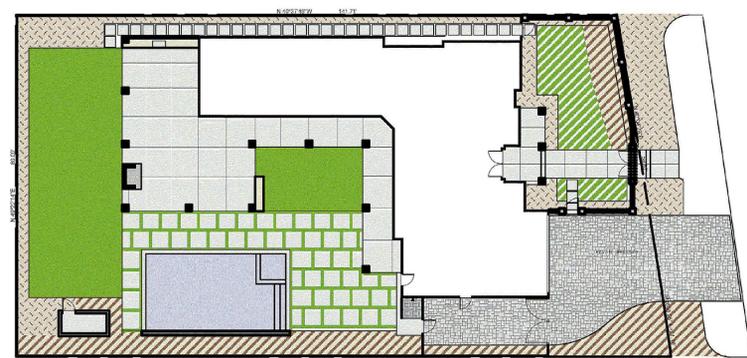
CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)	1	2	3	4	5
1	Evapotranspiration Rate (ETo) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
2	Conversion Factor - .62	0.62				
3	(Line 1 x Line 2)	25.42 (west of I-5)	21.14 (east of I-5)			
4	Plant Factor (PF) See "B" below	0.6	0.3	0.3	0.6	1.0
5	Hydrozone Area (HA) - in square feet	1,242	1,078	1,670	410	595
6	(Line 4 x Line 5)	745	323	501	246	595
7	Irrigation Efficiency (IE) See "C" below	0.81	0.81	1.00	0.75	1.00
8	(Line 6 x Line 7)	920	399	501	328	595
9	TOTAL of all Line 8 boxes + SLA	2,743				
10	Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	79,931 gallons per year				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\frac{29.14}{25.42} \left[(ETAF \times 4.995) + (1 - ETAF \times 0) \right] = \text{MAWA} = 80,055 \text{ gallons}$$

Evapotranspiration adjustment factor (ETAF) use .55 residential, .45 non-residential

HYDROZONES



SYMBOL	ZONE	VEG. TYPE	WATER USE	PLANT FACTOR	AREA SQ. FT.	IRRIGATION TYPE	IRRIGN. EFFIC.
	#1	TREES/SHRUBS	MOD	0.6	1,242	DRIP	0.81
	#2	TREES/SHRUBS	LOW	0.3	1,078	DRIP	0.81
	#3	ARTIF. TURF	LOW	0.3	1,670	NONE	1.00
	#4	LAWN	MOD	0.6	410	MP ROTATOR	0.75
	#5	POOL	WATER FEATURE	1.0	595	FILLER PIPE	1.00
	TOTAL:				4,995		

LANDSCAPE ARCHITECT'S CERTIFICATION

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

George Mercer
 GEORGE MERCER RLA #4055
 DATE: 3/9/22



APPLICATION FOR VIEW ASSESSMENT
(Structure Development Permit)

RECEIVED

JUL 08 2021

Project No.: DRP20-006/SDP-010

Community Development Dept.
City of Solana Beach

1. Address of property for which the structure development permit has been requested:
525 FORD AVENUE, SOLANA BEACH, CA
92075

2. Provide the following information for the individual filing this Application for Assessment:

Name: WALT EDWARDS
Address: 535 FORD AVE, SOLANA BEACH, CA 92075
Phone Number: (858) 945-3077
Email: WALTER.EDWARDS90@gmail.com

3. Description of the viewing area as defined in Solana Beach Zoning Ordinance, Section 17.63.020(I) and extent of impairment: VIEWS FROM OUR
MASTER BEDROOM ARE SIGNIFICANTLY
IMPACTED. VIEW OF THE OCEAN ARE IMPACTED
ALONG THE SAME CORRIDOR OF A PRIOR PROJECT (505
FORD AV

4. Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment:

SEE ATTACHED EMAIL CHAIN

5. Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the property for which a Structure Development Permit has been requested:

SEE ATTACHED EMAIL CHAIN

[Signature]
Signature of Applicant for Assessment

7/7/21
Date Submitted

STAFF USE ONLY:

Application for Assessment fee paid? _____

RECEIVED

JUN 23 2021

Community Development Dept.
City of Solana Beach

City of Solana Beach
Attn: Katie Benson, Project Planner
635 South Highway 101
Solana Beach, CA 92075

June 21, 2021

RE: DRP20-006/SDP-010 (525 Ford Avenue)

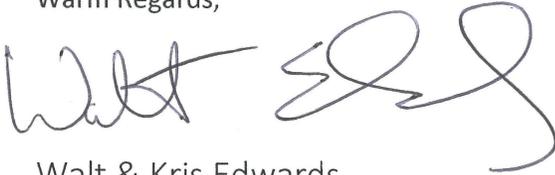
Dear Katie,

We would like to apply for a view assessment by the VAC due to significant impact the subject project will have on the primary ocean view out of our Master Bedroom. The bulk and mass of the project will also reduce the light corridors we currently enjoy from the Master Bedroom.

The applicant initially contacted us in early 2020 and we asked to see elevations and plans prior to making any formal recommendations. We received the requested information in April 2021 and made recommendations that mitigated our incremental and cumulative view impairment, but the Applicant disagreed with our approach.

We have included a check for \$600 to cover the expense of our application. Please let us know if you need anything else.

Warm Regards,



Walt & Kris Edwards

Owners – 535 Ford Avenue, Solana Beach, CA 92075 / (858) 945-3077

FYI

[Quoted text hidden]

On Apr 19, 2021, at 3:13 PM, Walt Edwards <walter.edwards90@gmail.com> wrote:

Troy - I appreciate your help here and thanks for sending your plans and elevations.

After reviewing the elevations along with the story poles, it looks like your current plans are situated in a manner that severely impacts our primary view and creates privacy issues.

As I mentioned in our previous dialogue, over the past 10 years we have had our view diminished by new construction, and all that remains is the view that would be significantly impaired by your current plans.

In an effort to preserve what is remaining of our primary view and still allow you to build a house that will be attractive enough to sell to a new homebuyer, we thought the following would be instructive:

Recommendations: (BY EDWARDS)

- Use a 8-9' ceiling for the 1st floor that extends into the backyard (I couldn't tell if it's planned for 10'?)
- In the same section referenced above, use a flat roof versus the 3-4' pitched roof you proposed.
- Remove the chimney at the edge of the backyard. I believe there are electric options that would eliminate the need for a big fire burning chimney.
- Move the 2nd story edge closer to story pole #40 instead of the current edge which is ~ pole #35 (we'll still lose some of our ocean view in this scenario given we understand the need to compromise)
- Move the entire house 6 to 8 feet further West, and away from our house. This would help to give the feeling that your house is not on top of ours, and also create a depth that preserves the current light and view corridors.
- Remove the window that faces directly into our bedroom.

Best,

Walt

On Sun, Apr 18, 2021 at 11:15 AM Troy Foss <troy@covecapitalproperties.com> wrote:

Hi Walt,

Try this. Im not sure why it only sent one last time.

Troy

↓
VIA phone call after this email was sent, I told Troy we'd rather have the VAC rule if he wasn't willing to adopt our recommendations.

Walt 7/7/21

525 Ford - Response to Recommendations

2 messages

Troy Foss <troy@covecapitalproperties.com>

Thu, Apr 22, 2021 at 12:02 PM

To: Walt Edwards <walter.edwards90@gmail.com>

Cc: Kris Edwards <kristin.n.edwards1@gmail.com>, Scott Spencer <scottspencerarchitect@gmail.com>

Hello Walt and Kris,

Thank you for your time on the phone today. As a follow up to our discussion, I wanted to send this email to summarize and illustrate our conversation.

Based on the recommendations and photos that you sent me on April 19th, I understand that the view from your deck, while in a seated position, is impacted by our current design. Thank you for sending me the photos to show this impact. As I mentioned on the phone and by our communication over the past year, my goal has always been to design and build this house while trying to not only preserve your view, but to improve and expand your view by removing trees in our backyard and creating new ocean views.

In response to your recommendations, I propose that we make the following changes:

- Shift the two upstairs east-side bedrooms and bathrooms 5ft towards the front of the house. This would also move the upstairs bedroom windows 5ft further south. This is illustrated by the red lines on the attached plans and photos that you provided.
- Reduce the slope of the roof on the entire back section of the house, causing the roof ridgeline (the highest spot) to drop by ~1.5 ft. Also illustrated by the red lines on the attached plans and photos.
- Remove the chimney on the back patio and turn that fireplace into a direct vent.
- Remove all of the trees in the backyard creating new ocean views.

These changes should preserve your current ocean views and expand them to the Northwest.

In regards to shifting the house 6-8 ft away from our shared property line, this would require almost a complete redesign of the house which I feel it is an unreasonable request. The current design is within the required city setbacks and the second story is even further within the setbacks by a few feet. This same setback is observed by almost every house in the neighborhood, including yours. Additionally, the current house has been in this location since it was built in 1953, with the house shifted to the East side of the lot and an additional parking spot on the West.

I would be happy to make these changes right now if it would satisfy all of your concerns, but I understand you would prefer to present all of your recommendations to the View Committee. If your decision changes, please let me know.

Thank you again for your time.

Best,

Troy

per Troy's email above,
he was unwilling to adopt our
recommendations in full.

D. Troy Foss
Cove Capital Properties, LLC
C: 619.564.9303

offer of removal of trees was appreciated
but can't be ~~made~~ guaranteed. New
owner would be free to plant
trees irrespective of Troy's offer.

Walt 7/7/21

CITY OF SOLANA BEACH

View Assessment Commission Action Minutes
Tuesday, September 21, 2021- 6:00 P.M. Regular Mtg.
Teleconference Location Only-City Hall/Council Chambers
635 South Highway 101, Solana Beach, CA 92075

Minutes contain a summary of the discussions and actions taken by the View Assessment Commission during a meeting are video recorded and archived as a permanent record. The video recording captures the complete proceedings of the meeting and is available for viewing on the City's website.

1. CALL TO ORDER and ROLL CALL

Chairperson Coad called the View Assessment Commission Meeting to order at 6:00PM on Tuesday, September 21, 2021 in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Pat Coad, Paul Bishop, Matt Cohen, Robert Moldenhauer, Frank Stribling, and Robert Zajac

Staff Members: Joseph Lim Community Development Director; Katie Benson, Senior Planner; John Delmer, Junior Planner; Elizabeth Mitchell, Assistant City Attorney;

Absent: Linda Najjar

2. ORAL COMMUNICATIONS (Speaker time limit: 3 minutes)

There were no speakers.

3. ELECTION OF OFFICERS

Chairperson Coad asked for any discussions or nominations for the Chair and Vice Chair of the View Assessment Commission.

Commissioner Bishop nominated Commissioner Cohen for Chair and Commissioner Moldenhauer for Vice Chair.

Chairperson Coad asked for any discussions on the nominations. The Commissioners discussed the nominations.

Chairperson Coad called for a motion to nominate Commissioner Cohen as Chair of the View Assessment Commission. Motion made by Commissioner Bishop, seconded by Commissioner Coad, passed 6/0/1 (Cohen Abstain).

Chairperson Cohen asked for any discussion on the nomination of Commissioner Bishop as Vice Chair of the View Assessment Commission. No discussion was made, passed 6/0/1 (Bishop Abstain).

4. APPROVAL OF AGENDA

Chairperson Cohen called for a motion to approve the agenda. Motion made by Commissioner Zajac, seconded by Commissioner Moldenhauer, passed 7/0.

Chairperson Cohen read the preamble.

5. DRP20-006/SDP20-010 Cove Capital Properties – 525 Ford Avenue, Solana Beach

Applicant Information:

Name: Cove Capital Properties c/o Troy Foss

Architect/Representative:

Name: Scott Spencer, Scott Spencer & Associates

Claimant Information:

Name: Walt Edwards
Address: 535 Ford Avenue

Project Description:

The Applicant is requesting the approval of a Structure Development Permit (SDP) to demolish a single-story single-family residence and construct a replacement two-story single-family residence with an attached two-car garage. The 11,856 square-foot lot is located within the Low Residential (LR) Zone, and the Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Proposed First Floor Living Area	2,397 SF
Proposed Second Floor Living Area	1,499 SF
Proposed Garage	500 SF
Proposed Exterior Covered Area	16 SF
<hr/>	
Subtotal	4,412 SF
Required Parking Exemption	- 400 SF
Basement Exemption	- 1,276 SF
<hr/>	
Total Floor Area Proposed	4,012 SF
Maximum Allowable Floor Area (SROZ)	4,025 SF

The maximum building height is proposed at 24.23 feet above the proposed grade with the highest pole at 320.33 feet above mean sea level (MSL). A SDP is required for new construction in excess of 16 feet in height.

Commissioner Cohen opened the public hearing on item #5 of the agenda.

Commissioner Najjar recused from the meeting.

Katie Benson, Senior Planner, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Troy Foss, applicant, presented a PowerPoint presentation and described their project and the communications they had with the Claimants. A copy of the PowerPoint presentation will be included in the project file.

Walt and Kristin Edwards, Claimants, presented a PowerPoint presentation and described their concerns of view blockage they would have by the proposed project. A copy of the PowerPoint presentation will be included in the file.

Jim King, member of the public, voiced his concerns with the proposed project.

Mr. Foss and his Architect, Scott Spencer, addressed issues that were brought up by the Claimants.

The Commissioners had questions for the Applicant, Claimant, and City Staff.

Chairperson Cohen closed the public meeting.

The Commissioners started stating their disclosures regarding dates they visited the properties.

Chairperson Cohen called for a motion to reopen the public meeting to continue stating the Commissioner's disclosures. Motion made by Commissioner Zajac, seconded by Commissioner Coad, passed 6/0/1 (Najjar absent).

The Commissioners stated their disclosures (as shown on table below) regarding dates they visited the properties.

Chairperson Cohen closed the public meeting.

The Commissioners gave their findings as shown below:

Cove Capital Properties c/o Troy Foss		Coad	Bishop	Cohen	Moldenhauer	Najjar	Zajac	Stribling
Date Visited	Claimant	9/15 & 9/20	9/18	9/19	9/18		9/18	9/18
	Applicant	9/15 & 9/20	9/18	9/19	9/18		9/18	9/18
Primary Viewing Area		Deck	Deck	Bedroom	Balcony (Deck)		Deck	Deck
#1. Communication Taken Place		Y	Y	Y	Y		Y	Y

#2. No Public View Impairment	Y	Y	Y	Y		Y	Y
#3. Designed to Minimize View Impairment	N	N	N	N		N	N
#4. No Cumulative View Impairment	N	N	N	N		N	Y
#5. Neighborhood Compatibility	N	Y	N	N		Y	N

Chairperson Cohen called for a motion to reopen the meeting. Motion made by Commissioner Coad seconded by Commissioner Zajac, passed 6/0/1 (Absent – Najjar).

Commissioner Cohen asked the applicant and claimant if they would be open to continue the meeting to a later date. The applicant and claimant stated they would be open to a continuance until he next regularly scheduled VAC meeting.

Commissioner Bishop made a motion to close the public meeting, seconded by Commissioner Coad. 6/0/1 (Absent - Najjar)

Chairperson Cohen called for a motion to reopen the public meeting. Commissioner Bishop motioned to reopen the public meeting. Motion seconded by Commissioner Moldenhauer, passed 6/0/1 (Absent – Najjar).

Commissioner Bishop motioned to continue the item until November 16, 2021 VAC meeting. Motion seconded by Commissioner Stribling, passed 6/0/1 (Absent – Najjar).

6. DRP21-004/SDP21-004 Blakely Residence – 211 Ocean Street, Solana Beach

Chairperson Cohen called item #6, asked for recusals and called for a motion to continue the item to the October 19, 2021 VAC Meeting.

Commissioner Stribling recused from the October VAC Meeting.

Commissioner Najjar rejoined the VAC meeting.

Commissioner Zajac made a motion to continue item #6 until the October 19, 2021 VAC Meeting. Motion seconded by Commissioner Najjar, passed 6/0/1 (Absent - Stribling)

The item was continued until the October 19, 2021 VAC meeting.

7. VAC MEMBER COMMENTS / DISCUSSION

There were no comments from commissioners

8. STAFF COMMENTS / DISCUSSION

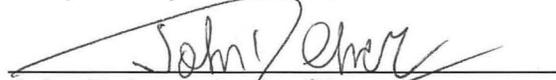
Staff confirmed that the next VAC meeting will be on 10/19/21.

9. ADJOURNMENT

The motion made by Commissioner Zajac to close the meeting, seconded by Commissioner Coad, passed 7/0.

Chairperson Cohen declared the meeting adjourned at 9:08 PM.

Minutes as approved by V.A.C. on 11/18/22.
Respectfully submitted,



John Delmer, Junior Planner



Joseph Lim, Community Development Director



CITY OF SOLANA BEACHwww.cityofsolanabeach.org635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • Fax (858) 720-2455

CITY OF SOLANA BEACH**View Assessment Commission Notice of Recommendation****Tuesday, February 15, 2022 - 6:00 P.M. Regular Mtg.**

PROJECT CASE NO: DRP20-006/SDP20-010 Cove Capital Residence

PROJECT LOCATION: 525 Ford Avenue, Solana Beach

APPLICANT NAME: Cove Capital Properties c/o Troy Foss

APPLICANT CONTACT: Troy Foss

PRESENT VAC MEMBERS: Paul Bishop, Pat Coad, Frank Stribling, Robert Moldenhauer, and Robert Zajac,

STAFF MEMBERS: Joseph Lim, Community Development Director, Katie Benson, Senior Planner, Elizabeth Mitchell, Assistant City Attorney, John Delmer, Junior Planner

ABSENT: Matthew Cohen

RECUSED: Linda Najjar

ASSESSMENT FILED BY:
Name: Walt and Kris Edwards
Address: 535 Ford Avenue, Solana Beach

PROJECT DESCRIPTION:

The Applicant is requesting the approval of a Structure Development Permit (SDP) to demolish a single-story single-family residence and construct a replacement two-story single-family residence with an attached two-car garage. The 11,856 square-foot lot is located within the Low Residential (LR) Zone, and the Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Proposed First Floor Living Area	2,354 SF
Proposed Second Floor Living Area	1,542 SF
Proposed Garage	505 SF
Proposed Exterior Covered Area	16 SF
Subtotal	4,417 SF
Required Parking Exemption	- 400 SF
Total Floor Area Proposed	4,017 SF
Maximum Allowable Floor Area (SROZ)	4,025 SF

The maximum building height is proposed at 22.08 feet above the existing grade with the highest pole at 320.00 feet above mean sea level (MSL). A SDP is required for new construction in excess of 16 feet in height.

VAC RECOMMENDATION:

The project was originally heard at the September 21, 2021 meeting which was conducted via teleconference in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law. After the Commissioners presented their findings and they discussed their choices, Chairperson Cohen made a motion to reopen the meeting to ask the Applicant if they would consider a continuance, seconded by Chairperson Zajac, passed 6/0/1 (Absent – Najjar). The Applicant consented to continue the meeting. Commissioner Bishop made a motion to continue the public hearing until November 16, 2021, seconded by Commissioner Stribling, passed 6/0/1 (Absent – Najjar).

The Applicant requested the public hearing to be continued until December 21, 2021. The December 21, 2021 meeting was cancelled due to a lack of quorum. The revised project plans were not submitted to Staff in time to be heard at the January 18, 2022 meeting. The public hearing was continued again to the February 15, 2022 meeting which was conducted via teleconference in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law. During the meeting, Mr. Foss did not consent to a continuance and requested that the VAC make a recommendation instead of continuing the project to a later date.

After additional discussion between the Commissioners, Commissioner Zajac made a motion to recommend denial of the project; seconded by Commissioner Coad. Motion passed 4/1/1/1 Ayes: Bishop, Coad, Moldenhauer, Zajac. Noes: Stribling. Absent: Cohen. Recused: Najjar.

FINDINGS:

1. The Applicants for the Structure Development Permit have made a reasonable attempt to resolve the view impairment issues with the Claimants requesting view assessment. Written evidence of a good faith voluntary effort to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve view impairment issues.

Yes - Written accounts and oral testimony at the public meeting showed that there had been communication between the Applicants and the Claimant.

2. The proposed structure does not significantly impair any view from public property (parks, major thoroughfares, bikeways, walkways, equestrian trails), which has been identified in the City's General Plan or City designated viewing areas.

Yes - The subject property is not located within designated public viewing areas; therefore, the proposed structure does not significantly impair views from public property.

3. The proposed structure is designed and situated in such a manner as to minimize impairment of views.

No - The majority of the VAC members found that the proposed residence was not designed or situated to minimize impairment of views. The VAC members found that more could be done to minimize the impairment of views from the Edwards Residence.

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

No - The majority of the VAC members found that there would be significant cumulative view impairment caused by granting the application if adjacent lots were allowed to construct a development of a similar size and height.

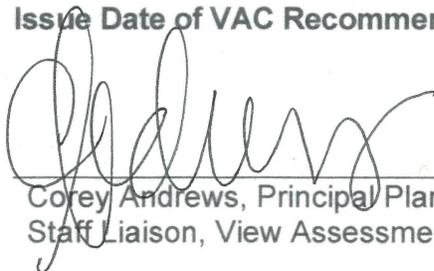
5. The proposed structure is compatible with the immediate neighborhood character.

Yes - The majority of the VAC members found that the proposed development is compatible with the immediate neighborhood character. The development would be compatible with the existing neighboring structures in terms of design, bulk, scale, height and size.

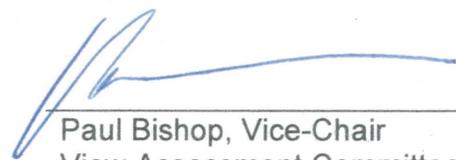
VAC Vote:

Commissioner Zajac made a motion to recommend denial of the project; seconded by Commissioner Coad. Motion passed 4/1/1/1 Ayes: Bishop, Coad, Moldenhauer, Zajac. Noes: Stribling. Absent: Cohen. Recused: Najjar.

Issue Date of VAC Recommendation: February 15, 2022



Corey Andrews, Principal Planner
Staff Liaison, View Assessment Committee



Paul Bishop, Vice-Chair
View Assessment Committee



1140 South Coast
Highway 101
Encinitas, CA 92024

Tel 760-942-8505
Fax 760-942-8515
www.CoastLawGroup.com

March 24, 2022

Via Electronic Mail

kbenson@cosb.org

Ms. Katie Benson
Senior Planner
City of Solana Beach
Solana Beach, CA 92075

Re: Applicant Comment in Support of Request for SDP
Reconsideration of VAC Recommendation of Denial
525 Ford Avenue, Solana Beach

Dear Ms. Benson:

Coast Law Group LLP represents the interests of Applicant Cove Capital Properties, LLC and Troy Foss (the "Applicant") regarding the proposed single family residence redevelopment at 525 Ford Avenue in Solana Beach.

On February 15, 2022, the City of Solana Beach View Assessment Commission ("VAC") was able to make three of the five findings for issuance of a structure development permit required by Solana Beach Municipal Code §17.63.040(F). This letter addresses Findings (F)(3) & (4), the two findings the VAC purportedly could not make and that resulted in its recommendation of SDP denial. We believe the VAC erred and that the Council can in fact make these findings.

Of particular concern to the Applicant regarding the outcome of the VAC hearing was the Commission's apparent unwillingness to appreciate the overwhelmingly improved view afforded the neighbors as a result of the Applicant's removal of a longstanding tree that historically blocked a large area blue water on the horizon to the southwest. This effort created a wholly new area of blue water view (arguably better in and of itself than the views historically realized by the neighbors). Though the Applicant offered a covenant to ensure a height limit on potential future vegetation that would block this new view, this was apparently not taken into consideration when the VAC finalized its recommendation of denial. Following the VAC hearing, the Applicant reiterated to the neighbors its willingness to permanently protect this new view, but the neighbors remain unsatisfied. (See **Exhibits A** and **E**).

Finding #3: The proposed project is designed and situated to minimize impairment of views.

Finding (F)(3) requires that the Applicant design and situate the structure "in such a manner as to minimize impairment of views." As reflected in **Exhibit B**, the Applicant's original proposed building envelope would have significantly impaired the neighbor's dominant blue water southerly views. However, after multiple discussions with the affected neighbors and staff, the Applicant made a number of meaningful revisions to address concerns. First, the second story of the structure was shifted street-ward such that it eliminated completely any blockage of the

ATTACHMENT 6

neighbor's primary southerly blue water view. In addition, the Applicant lowered the first-floor roof pitch and removed a chimney, thereby eliminating all proposed obstruction of the blue water horizon line. To address neighbors' privacy concerns, the Applicant moved a nearby second story window 5' further away from the neighbors' deck and bedroom doors. (See **Exhibit B**).

When Neighbors continued to express dissatisfaction with the bulk and mass of the second story as perceived from their bedroom doors and balcony, the Applicant again undertook meaningful revisions, removing 91 sq. ft. of the second floor next to their balcony, minimizing the roof bulk by changing its design to hips instead of gables, eliminating two additional windows, and 112 sq. ft. of master deck. This reduced the second-floor mass by more than 12% and reflected a good faith attempt to further reduce claims of light plane impact. (See **Exhibits B, C, and D**).

With the changes made to the proposed structure, the Applicant at this point had diligently followed both the City of Solana Beach Municipal Code's development standards as well as many of the recommendations made in the City's View Assessment Guidelines and Toolkit:

- The proposed development meets the intent of the code and guidelines: The stated intent of the City's code and guidelines includes balancing the ability to creatively implement solutions while recognizing there is no guaranteed right to an unobstructed view. The applicant took feedback and implemented meaningful and reasonable steps to protect the neighbors' view.

Another intent of the guidelines is to preserve the existing scale and character of the neighborhood, which the VAC found the Applicant has done. (See View Assessment Commission Notice of Recommendation, Finding #5).

- The proposed development respects the neighbors' side yard daylight plane. The Applicant made significant amendments to the roofline and eliminated bulk immediately adjacent to the neighbors' side yard adjacent to their primary viewing area. (See Guidelines recommendation that "Roof shape and configuration should minimize apparent height and view interference" and "second story bulk should be placed to minimize the impact to the existing views.") These efforts did more than minimize view impairment, they eliminated it altogether.¹

¹ To the extent the neighbors claim the minor southerly view of blue water over the top of the Applicant's current structure is deserving of protection, their position is untenable. There is virtually no second story design that could be undertaken that would have allowed this small sliver of view to be retained. Given the significance of their dominant blue water views to the west of that sliver, coupled with the new view created by vegetation removal, the blockage of the small portion of blue water should not be considered significant. (See red arrow in **Exhibit D**).

- View quality has been taken into account. The guidelines encourage the VAC to consider “totality of the view, considering not only its size and quality, but how it is utilized from within the home and its importance to the resident.” The guidelines are unequivocal that “the horizon line is the most sensitive part of the view” and that applicants should “if possible, avoid cutting the horizon line of a neighbor’s view.” Views to the Pacific Ocean are specifically called out as “important objects” in a property’s view. As clearly evidenced in **Exhibit A**, the most sensitive part of the neighbors’ view, the horizon and blue water areas, has been not only protected it has been meaningfully enhanced.

The changes made to the Applicant’s original proposal, particularly including vegetation removal, unquestionably address the quality of views claimed by the neighbors. Notwithstanding the applicant’s efforts to avoid view blockage, its vegetation removal efforts expressly meet the guidelines suggestion that “in some situations, the loss of a view can be compensated by the opening up on an equal or better view. The removal or trimming of unnecessary vegetation ... may provide a cost effective way to accomplish this objective.”

Put simply, it would be difficult, if not impossible, to argue the neighbors are not being given a better view, both in quality and quantity, than they have ever had since purchasing their home.

Finding #4: There is no evidence of significant cumulative view impairment caused by granting the application.

Solana Beach Municipal Code §17.63.040(F)(4) directs the VAC and Council to consider the possibility of cumulative view impairment based both on the view impairments of the structure currently proposed and the possibility that other parcels would build out in a similar manner.

First, the Council should consider which residences in the vicinity of the Applicant’s have not yet been renovated *and are within the pathway of significant private or public views*. Notably, the only nearby property that has not been remodeled or developed with a second story element and could implicate the neighbors’ view is the home at 517 Ford Avenue, adjacent to the Applicant’s property, to the south. (See **Exhibit F**).

Redevelopment of this property is not likely to contribute to a cumulative view impairment for the View Assessment claimants at 535 Ford Ave. As reflected in red on **Exhibit F**, the 535 Ford Ave. property’s primary view cuts across the back half of 525 Ford Ave. and approximately the back third of 517 Ford Ave. Notably, the view opportunities from a second story at 517 Ford Ave., represented in yellow, would be more westerly, over the top of the lower structures on Marview Dr., and therefore redevelopment of that property with a goal of enhancing its views would not require encroachment of the structure’s footprint meaningfully to the west.

Put another way, if in the future the 517 Ford Ave. property is significantly redeveloped, there is more than sufficient building envelope to accommodate a second story and expanded FAR without expanding much beyond the current structure's footprint. As noted in **Exhibit G**, construction of a second story over the existing 517 Ford Ave. structure could be done without negatively impacting 535 Ford Ave.'s expanded views.

Conclusion

In light of the foregoing, coupled with the positive findings of the VAC, the Council can make all of the Municipal Code's required SDP findings for the proposed redevelopment of 525 Ford Ave.

Please do not hesitate to contact us with any questions or concerns. We respectfully request that you make this correspondence available to the Mayor and Councilmembers before the matter is brought before them.

Sincerely,
Coast Law Group LLP



Marco A. Gonzalez

cc: Cove Capital Properties, LLC

Joseph Lim (jlim@cosb.org)
Community Development Director
City of Solana Beach

Exhibit A – The removal of vegetation significantly enhances the southwesterly view across the applicant’s property. A covenant ensuring protection of this view has been proposed to the view claimant.

The red dashed line marks the approximate location of prior view blockage due to vegetation growth.

Before



After

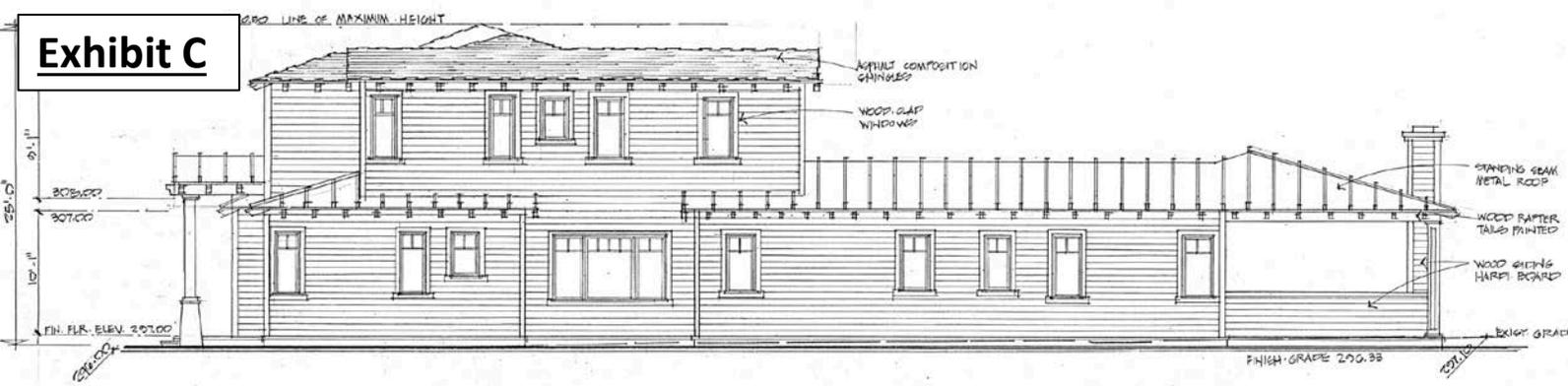


Exhibit B

Original Proposed Plan would have blocked the majority of the neighbor's blue water views.

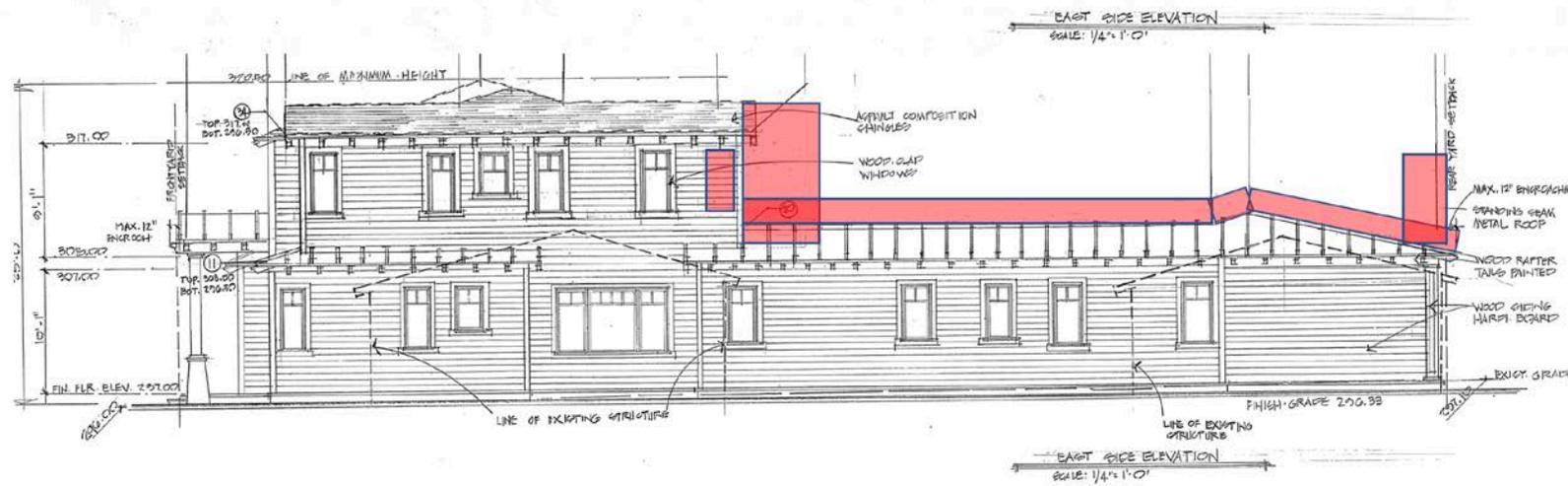


Exhibit C



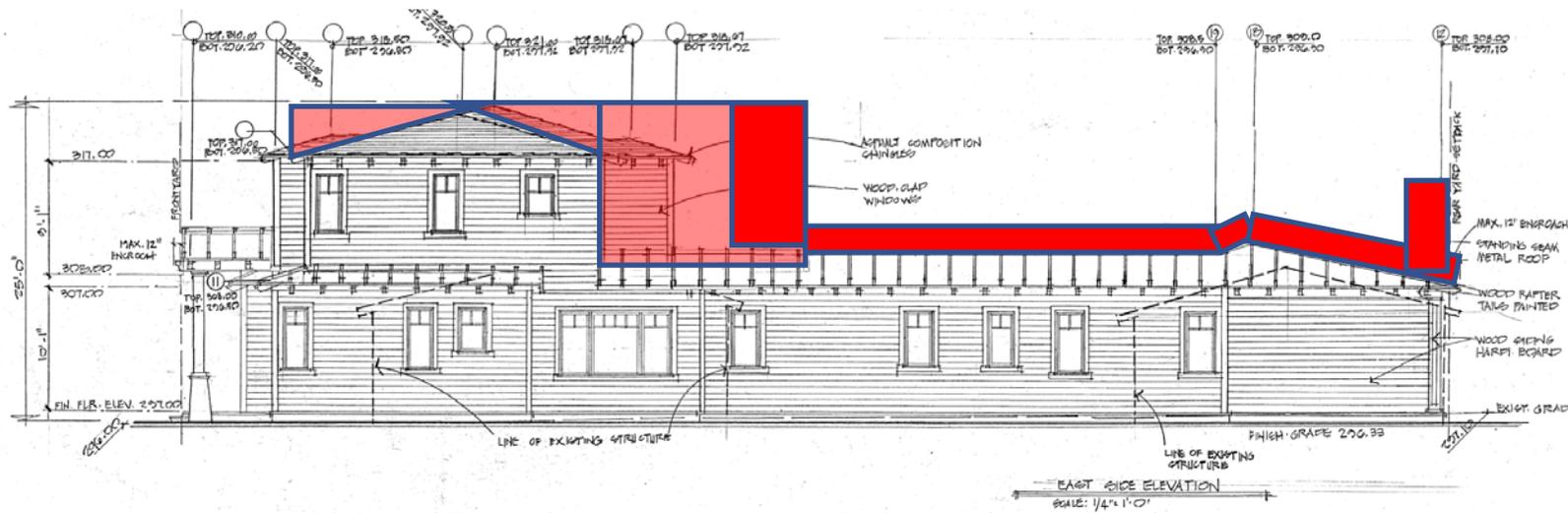
Changes made throughout VAC process were meaningful.

Original Plan



1st Revision

- Slide upstairs 5' South
- Lowered roof pitch on 1st floor
- Removed Chimney
- Moved upstairs side windows 5' South



2nd Revision

- Removed 91 sqft of upstairs NE corner near Edwards deck.
- Changed roofs to be hips instead of gable.
- Eliminated 2 upstairs windows on East side.
- Removed 229 sqft of master deck, 112 sqft from North side.
- Removed all trees and bushes from backyard.
- Reduced overall upstairs mass by over 12%

Exhibit D

**Shows the protected
primary southerly
blue water view with
second story
significantly pulled
back.**



Exhibit E

**Shows southwesterly view
largely blocked by vegetation
and relatively narrow blue
water view prior to
vegetation removal**



Exhibit F – Primary Views for 517 Ford Ave and 535 Ford Ave.



**Exhibit G – Possible
Cumulative Impact of
Additional Redevelopment**

Possible 517 Ford Ave. Second Story



Solana Beach City Council Meeting
Case # DRP20-006/SDP20-010
RE: 525 Ford Avenue Project

Claimant: Walt & Kristin Edwards
535 Ford Avenue

April 13, 2021

West views from 535 Ford Avenue Deck

Ocean view dependent on 525 Ford Ave 10 ft Vegetation Easement

Ocean view dependent on 528 Marview Drive AND 525 Ford Ave 10 ft Vegetation Easement

Ocean view lost in 2010 due to 505 Ford Ave



Development is not designed in a manner compatible with neighboring properties

- 1) 521 Marview Dr (5,358 sq ft): Bulk & mass below street level
- 2) 505 Ford Ave (4,550 sq ft): Used basement to mitigate view impact
- 3) 501 Marview Dr (3,083 sq ft): West of 505 Ford. Unseen because it is only one story
- 4) 516 Ford Ave (4,383 sq ft): One story above street level. Bulk & mass below street level
- 5) 476 Marview Dr (3,542 sq ft): Two story home but doesn't block any views from the East

476 Marview Dr

505 Ford Ave

521 Marview Dr

516 Ford Ave

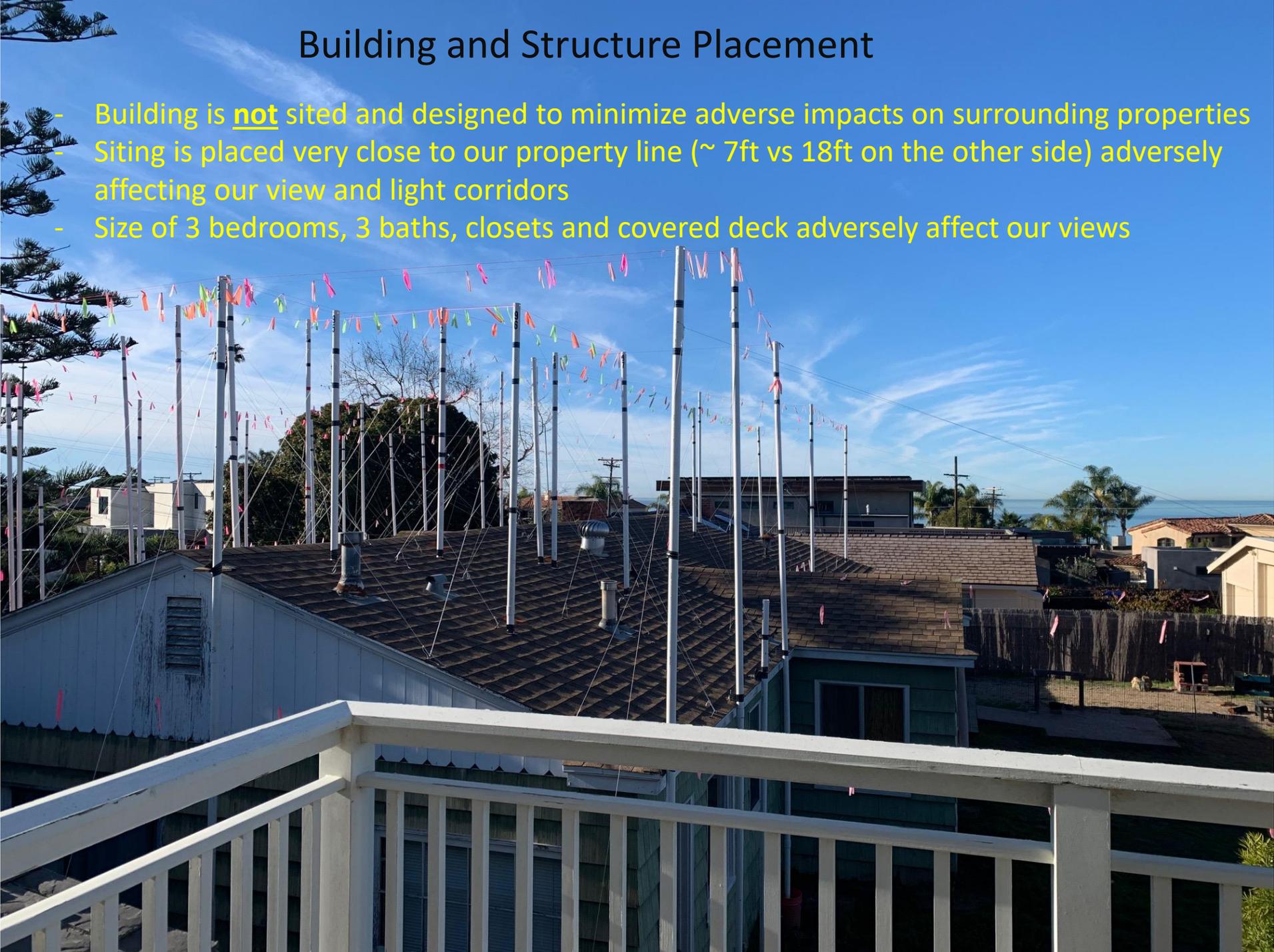
501 Marview Dr

Subject property has shifted much more bulk and mass onto the 2nd floor relative to neighboring properties where views were impacted



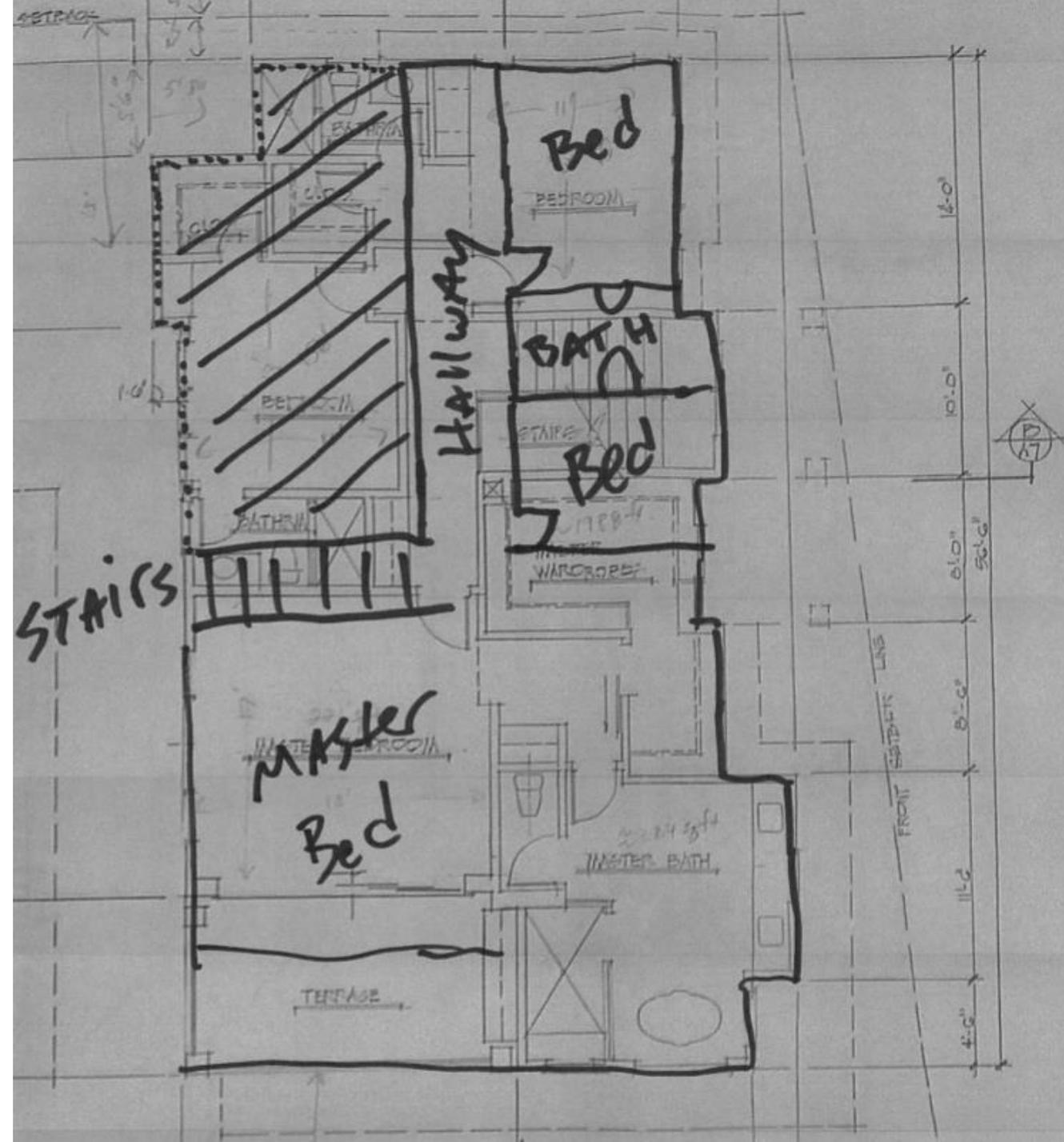
Building and Structure Placement

- Building is **not** sited and designed to minimize adverse impacts on surrounding properties
- Siting is placed very close to our property line (~ 7ft vs 18ft on the other side) adversely affecting our view and light corridors
- Size of 3 bedrooms, 3 baths, closets and covered deck adversely affect our views



POTENTIAL SOLUTIONS:

- 1) No change to proposed plans / Provided applicant can get the owner of 528 Marview to agree to a 10ft Vegetation Easement preserving the recently opened ocean view corridor (see slide #2)
- 2) Reduce size of rooms on 2nd story. Move the two beds on the 2nd story onto the same side of the hallway with a jack and jill bath, while flipping the stairs onto the other side of the house (see sketch). With a 10ft Vegetation Easement over 525 Ford preserving ocean views
- 3) Move two of the bedrooms and baths to the 1st floor or use a basement like the homes in the immediate vicinity. With a 10ft Vegetation Easement over 525 Ford preserving ocean views
- 4) Move the entire structure ~5 ft further away from our property line so it is equidistant (12.5/12.5) from both neighboring homes vs the current 7ft/18ft asymmetry . With a 10ft Vegetation Easement over 525 Ford preserving ocean views



Katie Benson

From: jkrclr@gmail.com
Sent: Wednesday, April 6, 2022 7:26 AM
To: Katie Benson
Cc: walter.edwards90@gmail.com
Subject: Re: 525 Ford Ave - City Council April 13th

Thank you again Katie for letting us look the new plans over with you, and for your explanations. I am sorry I won't be able to attend the April 13 hearing.

There are at least 4 points I would like to bring up as they relate to the proposed development at 525 Ford Ave., which is next door to our family home at 517 Ford Ave.

A large portion of the eastern sky would be cut out of our view from our backyard and side yard, based on the current story poles.

The second floor of the proposed development, although approximately 12 to 13 feet from our property line, is an imposing wall. The western bedroom and bathroom windows and western terrace look directly down into our father's bedroom and bathroom windows. This is a serious privacy issue. A "six plus two foot" fence along that property line will not remedy this. Nor would a row of trees tall enough to provide privacy, without making the proposed west side parking driveway unusable. Clerestory windows on the west wall of the second floor could mitigate the privacy issue somewhat however. Substantially reducing the square footage of the second floor is the only way to lessen the impact on 517 Ford. By substantially, we suggest halving the current top floor square footage.

Compatibility with the neighborhood is questionable. A person building the house with the sole purpose of selling it and never living in it would have a different opinion on this than long time Ford Avenue residents. Please take a slow walk from one end of Ford to the other end, and then stand in front of the story poles at 525 and truthfully answer the compatibility question.

Our parents have had to experience approximately two and a half years of almost constant construction traffic, congested parking on the street, large trucks and equipment rolling down Ford Ave many times per day, six days per week. Building these big spec homes takes quite a bite out of the quality of life for residents in the immediate vicinity. Our father now hopes to live the rest of his life in the home he built 68 years ago at 517 Ford Ave. The street is finally quiet again.

We would like to invite anyone from the Solana Beach planning department or city council to please come onto our property at 517 Ford anytime to see what we are talking about. Call the house or check at the front door, but even if no one is home feel free to walk into the side and back yards through the gate. There are no dogs on the property. Thank you for taking these comments Katie.

Jim King
858-755-2458 Home
760-937-3588 Cell

||||



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 13, 2022
ORIGINATING DEPT: City Manager's Department/City Attorney's Office
SUBJECT: **Introduce (1st Reading) Ordinance 522 – Amending Chapter 7.20 and Adding Chapter 7.20.040 to the Solana Beach Municipal Code to Regulate Non-Serialized Untraceable Ghost Guns**

BACKGROUND:

There is a loophole in California resulting in the sale and use of unregulated, non-serialized and untraceable firearms. These firearms are built from unregulated firearm parts, components and/or gun build kits known to be used to help create do-it-yourself “ghost guns.” The ghost gun loophole allows people to buy and build firearms without passing a background check or complying with other laws that regulate the sale of firearms in California and the United States.

According to the Bureau of Alcohol, Tobacco, Firearms and Explosives, 30 percent of all guns seized in California in 2019 were ghost guns. The California Bureau of Firearms reported seizing 512% more ghost guns in 2019 than in 2018 and those numbers are on the rise.

In the year 2021, two ghost guns were seized in Solana Beach during two separate incidents:

- A domestic violence incident in May 2021 - male suspect fled the scene but was contacted/arrested by deputies the following day. A ghost gun was located in his vehicle.
- In October 2021, Deputies arrested a female who committed a robbery against an elderly male. The previous day, she was involved in a hit and run while driving a stolen vehicle. When deputies recovered the vehicle, a ghost gun was located inside.

CITY COUNCIL ACTION:

To date, there are no incidents where a ghost gun was used in a commission of a crime within the City's boundaries.

In 2018, California effectuated a law that requires ghost gun builders to apply for a unique serial number from the Department of Justice within ten days of purchase (Cal. Penal Code 29180), but the requirement does not apply to sellers, leaving it legal to sell kits and parts without a serial number. California has also passed a new state law that will require retailers to pass background checks and have a license. The legislation goes into effect in July 2022.

The County of San Diego adopted a similar law on January 25, 2022 (effective Feb. 24, 2022) which will prohibit possessing, purchasing, selling, offering to sell, transferring, offering to transfer, receiving and transporting non-serialized unfinished frames and receivers and non-serialized firearms, including those created by 3D printing, within all districts in the unincorporated areas of the County of San Diego. The City of San Diego adopted a similar ordinance in September 2021.

The State of California is taking additional action to ban ghost guns. On Feb. 18, 2022, Senate Majority Leader Emeritus Bob Hertzberg, D-Van Nuys, joined the governor to announce the new legislation intended to limit the spread of ghost guns (AB 1621). AB 1621 by Assemblymember Gipson aims to further restrict ghost guns in California by bringing the state into compliance with a proposed new federal rule that would cause many gun kits and "80 percent receivers" to be regulated the same as fully functional firearms and finished receivers. Under the legislation, these kits cannot be sold without a serial number or without the buyer undergoing a background check. Companion legislation would allow private citizens to sue anyone who manufactures, distributes, transports, imports into the state or sells assault weapons, .50 BMG rifles, ghost guns, or ghost gun kits. This legislation is projected to be adopted in the current legislative session (e.g. no later than August 2022).

The action before the City Council is to consider introducing Ordinance 522 amending Chapter 7.20 and adding 7.20.040 to the Solana Beach Municipal Code to regulate non-serialized untraceable ghost guns.

DISCUSSION:

Ghost guns have proven to be a loophole in the regulations designed to make safer the sale and use of firearms. Due to the nature of how ghost guns are created through do-it-yourself at-home kits, these firearms are not sold with unique serial numbers or identifying characteristics that would allow them to be traced. Further, because ghost guns are not regulated like other commercially manufactured firearms there are no background checks, waiting periods or age restrictions on their purchase. This loophole allows those who are underage to purchase ghost guns as well as criminals or others who would otherwise be barred from owning such weapons.

The City of Solana Beach has previously taken action to address the regulation of firearms and ghost guns in the City:

- On September 25, 2019, the City of Solana Beach adopted Ordinance 505, adding Section 7.20.030 to the Solana Beach Municipal Code requiring the safe residential storage of firearms in the City.
- In March 2020, the City of Solana Beach passed Resolution 2020-032 requesting that the 22nd District Agricultural Association to Prohibit the Sale of Unregulated Firearm Parts, Components and/or Gun Build Kits, known to be used to help create “ghost guns,” at the Del Mar Fairgrounds.
- On April 14, 2021, the City of Solana Beach passed Resolution 2021-046 expressing support for SB 264 (proposed state laws that would “prohibit a state or county officer or employee, or operator, lessee, or licensee of any state-owned or county-owned property, from contracting for, authorizing, or allowing the sale of any firearm, firearm precursor part, or ammunition on state or county property”) and AB 452 (requiring schools to notify parents about the safe storage of firearms).

This proposed ordinance has been drafted in consideration of State and Federal laws and strikes a balance to be consistent with these laws and to help address the frightening loophole created by the proliferation of ghost guns in our community. This ordinance will prohibit the possession, purchase and sale of non-serialized untraceable firearms in the City of Solana Beach and will help close the loophole that has allowed ghost guns to proliferate in our community.

CEQA COMPLIANCE STATEMENT:

The proposed City Council action does not constitute a “project” under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Section 15378 because it will not have a potential to result in a direct or indirect physical change in the environment and is, therefore, not subject to CEQA.

FISCAL IMPACT:

There is no direct fiscal impact as a result of this item. However, implementation and enforcement of Ordinance 522, if adopted, would be the responsibility of City Staff and the San Diego Sheriff’s Department.

WORK PLAN:

Although not in the current FY 2021/22 Work Plan, the Council directed Staff at the March 23, 2022 City Council meeting to prioritize this ordinance for implementation prior to July 1, 2022.

OPTIONS:

- Introduce Ordinance 522 amending Chapter 7.20 and adding Chapter 7.20.040 to the Solana Beach Municipal Code to address non-serialized untraceable ghost guns.
- Do not introduce Ordinance 522 and provide direction/feedback.

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council introduce Ordinance 522 amending Chapter 7.20 and adding Chapter 7.20.040 to the Solana Beach Municipal Code to address non-serialized untraceable ghost guns.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Ordinance 522

ORDINANCE 522

AN ORDINANCE AMENDING CHAPTER 7.20 AND ADDING CHAPTER 7.20.040 OF THE SOLANA BEACH MUNICIPAL CODE RELATING TO NON-SERIALIZED, UNFINISHED FIREARM FRAMES OR RECEIVERS AND NON-SERIALIZED FIREARMS

WHEREAS, there is a massive loophole in California resulting in the sale and use of unregulated, non-serialized and untraceable firearms. These firearms are built from unregulated firearm parts, components and/or gun build kits known to be used to help create do-it-yourself “ghost guns;” and

WHEREAS, the ghost gun loophole allows people to buy and build firearms without passing a background check or complying with other laws that regulate the sale of firearms in California and the United States; and

WHEREAS, due to the nature of how ghost guns are created through do-it-yourself at-home kits, these firearms are not sold with unique serial numbers or identifying characteristics that would allow them to be traced; and

WHEREAS, because ghost guns are not regulated like other commercially manufactured firearms there are no background checks, waiting periods or age restrictions on their purchase. This loophole allows those who are underage to purchase ghost guns as well as criminals or others who would otherwise be barred from owning such weapons; and

WHEREAS, according to the Bureau of Alcohol, Tobacco, Firearms and Explosives, 30 percent of all guns seized in California in 2019 were ghost guns. The California Bureau of Firearms reported seizing 512% more ghost guns in 2019 than in 2018 and those numbers are on the rise; and

WHEREAS, on September 25, 2019, the City adopted Ordinance 505, adding Section 7.20.030 to the Solana Beach Municipal Code requiring the safe residential storage of firearms in the City; and

WHEREAS, in 2018 the California legislature effectuated a law that requires ghost gun builders to apply for a unique serial number from the Department of Justice within ten days of purchase (Cal. Penal Code 29180), but the requirement does not apply to sellers, leaving it legal to sell kits and parts without a serial number; and

WHEREAS, the California legislature passed a new state law that will require retailers to pass background checks and have a license, but the legislation does not go into effect until July 2022; and

WHEREAS, in March 2020, the City of Solana Beach passed Resolution 2020-032 requesting that the 22nd District Agricultural Association to Prohibit the Sale of Unregulated Firearm Parts, Components and/or Gun Build Kits, known to be used to help create ghost guns, at the Del Mar Fairgrounds; and

WHEREAS, this proposed ordinance has been drafted in consideration of State and Federal laws and remains consistent with these laws to help address the frightening loophole created by the proliferation of ghost guns in our community; and

WHEREAS, this proposed ordinance will prohibit the possession, purchase and sale of non-serialized untraceable firearms in the City of Solana Beach and will help close the loophole that has allowed ghost guns to proliferate in our community; and

WHEREAS, the City Council of the City of Solana Beach finds it is within its police power to implement and enforce the provisions of this Ordinance.

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

Chapter 7.20 is hereby amended and Chapter 7.20.040 is hereby added to the City of Solana Beach municipal code, to read as follows:

7.20.040 Prohibition of Possession or Sale of Non-Serialized, Unfinished Firearm Frames or Receivers and Non-Serialized Firearms.

A. Purpose and Intent. It is the purpose and intent of this section that possession, purchase, sale, receipt, and transportation of non-serialized, unfinished frames and unfinished receivers, and non-serialized firearms within the City of Solana Beach be prohibited for the protection, health and welfare of the public, to further effective law enforcement, and to provide the City with reasonable measures to address the dangers to the community posed by non-serialized firearms, commonly known as “ghost guns.” This section is intended to be applied and interpreted consistent with state and federal law.

B. Definitions. The following definitions apply in this section:

1. “Federal Firearms Importer” has the same meaning as in 18 U.S.C. section 921(a)(9)(2019), as may be amended.
2. “Federal Firearms Manufacturer” has the same meaning as in 18 U.S.C. section 921(a)(10)(2019), as may be amended.
3. “Firearm” has the same meaning as in California Penal Code section 16520(a), as may be amended. As used in this section, firearm shall include a handgun, rifle, or shotgun.

4. "Frame" means the primary structural component of a firearm to which the fire control components are attached.
5. "Handgun" has the same meaning as in California Penal Code section 16640, as may be amended.
6. "Non-serialized Firearm" means a firearm that is not either imprinted with a serial number issued to that firearm by a Federal Firearms Importer or Federal Firearms Manufacturer in compliance with federal law or engraved or permanently affixed with a serial number provided by the California Department of Justice for that firearm.
7. "Person" has the same meaning as in SBMC 7.20.030.
8. "Receiver" means the primary structural component of a firearm to which the fire control components are attached.
9. "Rifle" has the same meaning as in California Penal Code section 17090, as may be amended.
10. "Shotgun" has the same meaning as in California Penal Code section 17190, as may be amended.
11. "Unfinished Frame" means a piece of any material that does not constitute the completed frame of a firearm, but that has been shaped or formed in any way for the purpose of becoming the frame of a firearm, and which may be made into a functional frame of a firearm through milling, drilling, or other means.
12. "Unfinished Receiver" means a piece of any material that does not constitute the completed receiver of a firearm, but that has been shaped or formed in any way for the purpose of becoming the receiver of a firearm, and which may be made into a functional receiver of a firearm through milling, drilling, or other means.

C. Prohibition. It is unlawful for any Person to:

1. Possess, purchase, transport, or receive an unfinished frame or unfinished receiver, unless the unfinished frame or unfinished receiver is imprinted with a serial number issued to that unfinished frame or unfinished receiver by a Federal Firearms Importer or Federal Firearms Manufacturer, or engraved or permanently affixed with a serial number provided by the California Department of Justice for that unfinished frame or unfinished receiver.
 - a. This subsection shall not apply to a Federal Firearms Importer or Federal Firearms Manufacturer.

- b. This subsection shall not apply to an employee or sworn peace officer of a local, state, or federal law enforcement agency if the employee or sworn peace officer is acting within the scope of official duties.
 - c. This subsection shall not apply to a common carrier licensed or regulated under state or federal law or an authorized agent of a common carrier when acting in the course and scope of duties incident to the receipt, processing, transportation, or delivery of property.
 2. Sell, offer to sell, transfer, or offer to transfer an unfinished frame or unfinished receiver, unless the unfinished frame or unfinished receiver is imprinted with a serial number issued to that unfinished frame or unfinished receiver by a Federal Firearms Importer or Federal Firearms Manufacturer, or engraved or permanently affixed with a serial number provided by the California Department of Justice for that unfinished frame or unfinished receiver.
 3. Possess, purchase, transport, or receive a non-serialized firearm.
 - a. This subsection shall not apply to an employee or sworn peace officer of a local, state, or federal law enforcement agency if the employee or sworn peace officer is acting within the scope of official duties.
 - b. This subsection shall not apply to a common carrier licensed or regulated under state or federal law or an authorized agent of a common carrier when acting in the course and scope of duties incident to the receipt, processing, transportation, or delivery of property.
 - c. This subsection shall not apply to a *non-serialized firearm* if any of the following conditions apply:
 - i. The non-serialized firearm has been rendered permanently inoperable.
 - ii. The non-serialized firearm is an antique firearm as defined in California Penal Code section 16170, as may be amended.
 - iii. The non-serialized firearm was manufactured or assembled prior to 1968.
 - iv. The non-serialized firearm has been determined to be a collector's item pursuant to 26 U.S.C. Ch. 53, including section 5845 (2019), as may be amended, or a curio or relic pursuant to 18 U.S.C. Ch. 44, including section 921(a) (2019), as may be amended, and 27 C. F. R. section 478.11 (2019), as may be amended.

- v. The non-serialized firearm has been entered into the centralized registry set forth in California Penal Code section 11106, as may be amended, prior to July 1, 2018, as being owned by a specific individual or entity if that firearm has assigned to it a distinguishing number or mark of identification.
 - d. It shall be an affirmative defense to this subsection that the person is in compliance with California Penal Code section 29180, as may be amended.
4. Sell, offer to sell, transfer, or offer to transfer a non-serialized firearm. This subsection shall not apply to a non-serialized firearm if any of the following conditions apply:
- a. The non-serialized firearm has been rendered permanently inoperable.
 - b. The non-serialized firearm is an antique firearm as defined in California Penal Code section 16170, as may be amended.
 - c. The non-serialized firearm was manufactured or assembled prior to 1968.
 - d. The non-serialized firearm has been determined to be a collector's item pursuant to 26 U.S.C. Ch. 53, including section 5845 (2019), as may be amended, or a curio or relic pursuant to 18 U.S.C. Ch. 44, including section 921(a) (2019), as may be amended, and 27 C. F. R. section 478.11 (2019), as may be amended.

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall proceed with publication pursuant to the provisions of Government Code section 36933.

INTRODUCED AND FIRST READ this 13th day of April 2022, at a regular meeting of the City Council of the City of Solana Beach, California; AND

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 13, 2022
ORIGINATING DEPT: City Clerk’s Office
SUBJECT: **Climate Action Commission Appointment**

BACKGROUND:

All appointments to Citizen Commissions are conducted in accordance with Council Policy No. 5 - *Appointment of Citizens to Boards, Commissions, Committees, and Task Forces* (Attachment 1) - and all persons interested in serving on the City’s Citizen Commissions are required to “*complete and file ... a Citizen Interest Form (application),*” with the required references, and submit it to the City Clerk for formal application processing. The Application/Citizen Interest Form is available year-round at the City Clerk’s Office and on the City’s website. The Climate Action Commission’s appointments are made by Council-at-large. A majority vote of the City Council is required for appointment.

Resignations were received from Shawn McGarry on January 27, 2022 and Peter Zahn on January 31, 2022 leaving two vacancies with terms until 2023.

This item is before the City Council to review and consider appointments of citizens to fill two vacancies on the Climate Action.

DISCUSSION:

Noticing

On February 17, 2022, the City Clerk posted a Notice of Vacancy (Attachment 2) for two vacancies on the Climate Action Commission, per California Government Code Section 54974(a), with a deadline of April 05, 2022, in an effort to refill the positions and bring the Commission to full membership. By the April 5th deadline, four applications (Attachment 3) were received. As in the past, if applications are received after the deadline, they will not be forwarded to Council for consideration, as directed by Council in January 2019 to no longer consider late applications.

Recruitment notices were posted on the City’s official bulletin board and the City’s website, e-blast notices were emailed three times, and requests were made to the Solana Beach Sun (UT) and the Coast News to highlight the recruitment.

CITY COUNCIL ACTION: _____

Member Requirements

SBMC Section 2.72 outlines some of the duties of the Commission. To carry out the Commission's work, SBMC Section 2.60.010 outlines the requirements of meeting attendance. As a legislative body, like the City Council, Citizen Commissions are required to fulfill a responsibility of participating in each meeting for all matters brought before the Commission. In addition, the Commission Handbook, provided to each appointed/re-appointed member, and posted online, provides various other requirements, regulations, guidelines, and procedures for Commission members and meeting protocol.

Member Appointment

The official start date of the appointed Commission members takes effect once the official oath is administered by the City Clerk. The swear-in may take place before or at the first meeting of the Commission. The official oath is required in order to begin participating in Commission business.

FISCAL IMPACT: N/A

WORKPLAN: N/A

OPTIONS:

- Make appointments to the Climate Action Commission.
- Provide alternative direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council consider the applications submitted for appointments to two vacancies on the Climate Action Commission with a term ending January 2023.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gregory Wade, City Manager

Attachments:

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

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

PURPOSE:

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

POLICY STATEMENT:

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

POLICY PROCEDURES:

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

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

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

4. Appointments to Outside Agencies

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



PUBLIC NOTICE City of Solana Beach CITIZEN COMMISSION POSITION VACANCY

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

Applications are currently being accepted through Tuesday, April 5, 2022, 5:30 p.m.

City Council is scheduled to make appointments at the April 13, 2022 City Council Meeting.

CLIMATE ACTION COMMISSION

Two Citizen/Resident Position Vacancies
terms will expire January 2023

At the expiration of the term, the appointed member may submit the short form resubmittal application, for consideration by Council to be re-appointed.



Regular Meetings: 3rd Wednesday of each month at 5:30 p.m.

Position Requirement: **These vacancies must be filled with a Citizen/Resident: at least 18 years old and a city resident within the City of Solana Beach.**

Current Composition:

- 5 Members – Citizen/Resident: At least 18 years old and a city resident within the City of Solana Beach.
- 2 Members - Scientific/Environmental Community Professionals: Must be from the environmental or scientific community. Resident or Non-resident.
- 2 Councilmembers

Staff Liaison: Rimga Viskanta 858-720-2467

The Climate Action Commission participates in reviewing certain matters regarding reducing the City's greenhouse gas (GHG) emissions and implementing the Climate Action Plan.

Under Council's direction, the Climate Action Commission will focus on specific issues surrounding the implementation of a Climate Action Plan including updating the City's Greenhouse Gas Emissions Inventory, setting reduction targets, implementing mitigation measures and performing periodic monitoring, verification and evaluations.

- ❖ *Attend a Citizen Commission Meeting.* It is recommended that new applicants attend a Commission meeting prior to being considered for an appointment. *Agendas are posted on the City's website. See the City's website for members, expiring positions, and further information.*

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

ATTACHMENT 2

2-17-2022 Megan Bavin, Deputy, City Clerk

**City of Solana Beach
Citizen Commission Member
Appointment by City Council**

**Application Status
Deadline April 5th 5:30 p.m.**

List of Applicants

CLIMATE ACTION COMMISSION

Applicant	Application Received
John Kellogg	2-15-22
Dick Bratcher	4-4-22
Mika Nagamine	4-4-22
Ken Flagg	4-4-22

APPLICATIONS

This Attachment is not posted online but is available by contacting the City Clerk's Office.