

CITY OF SOLANA BEACH

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



AGENDA

Joint REGULAR Meeting

Wednesday, March 27, 2019 * 6:00 p.m.

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

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

PUBLIC MEETING ACCESS

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

AGENDA MATERIALS

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

SPEAKERS

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

SPECIAL ASSISTANCE NEEDED

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

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

CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT: (when applicable)

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial
None at the posting of this agenda*

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

ORAL COMMUNICATIONS:

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

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.6.)

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held January 23, 2019 and January 30, 2019.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for February 23 – March 8, 2019.

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

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

A.3. General Fund Adopted Budget for Fiscal Year 2018-2019 Changes. (File 0330-30)

Recommendation: That the City Council

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

[Item A.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. North County Emergency Vehicle Service (NCEVS) Agreement Amendment. (File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2019-033**:
 - a. Awarding North County Emergency Vehicle Services an increased amount not to exceed of \$90,000.
 - b. Authorizing the City Manager to amend the agreement with North County Emergency Vehicles.

[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. Housing and Safety Element Update Request for Proposals (RFP). (File 0630-10)

Recommendation: That the City Council

1. Adopt **Resolution 2019-032** authorizing the City Manager to issue a Request for Proposals to update the City's General Plan Housing and Safety Elements.

[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. State Legislative Advocacy Services (File 0480-05)

Recommendation: That the City Council

1. Adopt **Resolution 2019-036** authorizing the City Manager to retain the services of a lobbying firm for state legislative advocacy services for an amount not to exceed \$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

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

B. PUBLIC HEARINGS: (B.1. – B.2.)

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

B.1. Public Hearing: 346 Glenmont Drive, Applicant - Weiser, Case 17-18-06, APN: 263-392-02. (File 0600-40)

The proposed project meets the minimum zoning requirements under the Solana Beach Municipal Code (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 Development Review Permit (DRP) and Structure Development Permit (SDP). Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing; Report Council Disclosures; Receive Public Testimony; and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2019-031** conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement multi-level, single-family residence with a partially subterranean three-car garage and basement, and perform associated site improvements at 346 Glenmont Drive, Solana Beach.

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

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

B.2. Annual Housing Element Report. (File 0630-12)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find this item not a project and thereby exempt from the California Environmental Quality Act Review; and
3. Adopt **Resolution 2019-030** approving the 2018 Housing Element Annual Progress Report and the 2017/18 Housing Successor Annual Report as submitted and directing City Staff to file the report with the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

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

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

WORK PLAN COMMENTS:

Adopted June 13, 2018

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

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

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

ADJOURN:

Next Regularly Scheduled Meeting is April 10, 2019

Always refer the City's website Event Calendar for updated schedule or contact City Hall.

www.cityofsolanabeach.org 858-720-2400

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the March 27, 2019 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on March 20, 2019 at 6:00 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., March 27, 2019, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

- **Budget & Finance Commission**
Thursday, April 18, 2019, 5:30 p.m. (City Hall)
- **Climate Action Commission**
Wednesday, April 17, 2019, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**
Thursday, April 11, 2019, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**
Tuesday, April 23, 2019, 5:30 p.m. (City Hall)
- **View Assessment Commission**
Tuesday, April 16, 2019, 6:00 p.m. (Council Chambers)

CITY OF SOLANA BEACH

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



MINUTES

Joint Meeting - Closed Session

Wednesday, January 23, 2019 * 5:00 p.m.

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

CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

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

Absent: None

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

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

Report to Council Chambers and submit speaker slips to the City Clerk before the meeting recesses to closed session.

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2)

Four (4) Potential cases.

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

- Beach & Bluff Conservancy v. City of Solana Beach, California Coastal Commission, Surfrider (Case No. 37-2019-0002080-CU-WM-NC)

Action: No reportable action.

ADJOURN:

Mayor Zito adjourned the meeting at 6:04 p.m.

Angela Ivey, City Clerk

Approved: _____

AGENDA ITEM A.1.

CITY OF SOLANA BEACH

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MINUTES

Joint REGULAR Meeting

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

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CALL TO ORDER AND ROLL CALL:

Mayor Zito called the meeting to order at 6:08 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless
Absent: None
Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: (when applicable)

Johanna Canlas, City Attorney, stated that there was no reportable action.

FLAG SALUTE:

APPROVAL OF AGENDA:

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

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

SANDAG

Steve Vaus, Chair, presented a video on current SANDAG projects. Mr. Vaus presented a PowerPoint (on file) reviewing projects, local Solana Beach accomplishments on related projects, SANDAG budget, and initiatives,

Council discussed grants received from SANDAG and projects that were funded including improvements on Stevens Avenue, Lomas Santa Fe, and the Highway 101 Improvement project paid for by Build American Bonds funded by Transnet.

ORAL COMMUNICATIONS:

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Kristin Brinner, Surfrider volunteer, presented a PowerPoint (on file) and spoke about the recent king high tides which provided insight into what the coastline could evolve to with sea level rise, they toured the communities to view access points, the City allowed their use of a drone to obtain some footage of beach access and bluffs, and presented the footage, which showed no visible beach during these high tides.

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.4.)

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held October 24, 2018.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for December 15, 2018 – January 4, 2019.

Item A.2. Report (click here)

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

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

A.3. General Fund Adopted Budget for Fiscal Year 2018-2019 Changes. (File 0330-30)

Recommendation: That the City Council

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

Item A.3. Report (click here)

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

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

A.4. 2018 Street Maintenance & Repair Project. (File 0820-80)

Recommendation: That the City Council

1. Adopt **Resolution 2019-005:**
 - a. Authorizing the City Council to accept, as complete, the 2018 Street Maintenance & Repair Project, Bid No. 2018-03, performed by PAL General Engineering.
 - b. Authorizing the City Clerk to file a Notice of Completion.

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.

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

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk.

C.1. Comprehensive Annual Financial Report (CAFR) Fiscal Year 2017-2018

(File 0310-22)

Recommendation: That the City Council

1. Accept and file the City of Solana Beach Comprehensive Annual Financial Report (CAFR) for the fiscal year July 1, 2017 – June 30, 2018.
2. Accept and file the Communication of Internal Control Related Matters Identified in an Audit letter.
3. Accept and file the Independent Accountants' Report on Agreed-Upon Procedures Applied to Appropriations Limit Worksheets letter.
4. Accept and file The Auditor's Communication with those Charged with Governance letter.

Item C.1. Report (click here)

Staff Report Update #1 (updated 1-23 at 411pm)

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Greg Wade, City Manager, introduced

Marie Berkuti, Finance Manager, presented a PowerPoint (on file)

Bryan Gruber, LSL, presented a PowerPoint (on file) reviewing the audit.

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

B. PUBLIC HEARINGS: (B.1. – B.2.)

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

B.1. Public Hearing: 214 S. Rios, Applicant: Melinda Lou Kelley, Case 17-17-21, APN: 298-072-31. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 and 15305 of the State CEQA Guidelines;
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2019-002 conditionally approving a DRP and an SDP to construct a new accessory dwelling unit on a lot with an existing single-family residence and perform associated site improvements 214 S. Rios Avenue, Solana Beach; and
4. Consider adoption of **Resolution 2019-003** approving that the portion of the public street right-of-way described and shown on Exhibits A and B of Resolution 2019-003 shall be vacated and authorizing the City Clerk to certify a copy of this resolution and have it recorded at the County of San Diego Recorder in accordance with Section 8325 of the Streets and Highway Code.

Item B.1. Report (click here)

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Greg Wade, City Manager, introduced the item.

Regina Ochoa, Assistant Planner, presented a PowerPoint (on file) reviewing the proposed project.

Council disclosures.

Mayor Zito opened the public hearing.

Council and Staff discussed the Irrevocable Offer of Dedication (IOD) that would vacate 6 ft. of the right-of-way, the City's past adoption of a 48 ft. right-of-way on S. Rios, which allowed for two 12-ft. travel lanes plus 10 ft. right-of-way from the edge of payment to the property line, that most properties on S. Rios had a 40 ft. right-of-way instead of an IOD specifying different measurements, the complaints on S. Rios with parking and walking, how far the gates were set back from the property line after the vacation, placement of homes in relation to the street, the actual setbacks of surrounding homes were not obtained or available, that the setback was determined from the dedication location as a new property line resulting in moving the setback 6 ft. farther away from the street, the IOD's intentions were for future right-of-way improvements, and that the additional right-of-way being dedicated would add 10 ft. for improvements.

Peter Madsen, Applicant's representative, said that the Architect was sick and could not attend, and spoke about the new wall with the gate would be in the same position as it is currently located and that the project had been through a 2-year process.

Council, Staff, and the Applicant discussed that they did not consider bringing the structures closer together to push it farther from the street due to the topography of the property and impacts on the driveway and parking, the setback was carefully considered, that there were no plans for a roof deck because it could not be added to the proposed roof pitch that contained internal drains, and that the applicant would agree to a condition restricting a roof deck.

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

Discussion ensued regarding restricting roof decks, not placing mailboxes in the right-of-way, moving the structure further back towards the adjacent structure as much as possible, and that the structure was not pushing up to the entire setback line.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve with a condition of prohibiting a roof deck. **Approved 5/0.** Motion carried unanimously.

B.2. Public Hearing: 329 S. Rios Ave., Applicant: Matthew Stoyka, Case 17-18-31.
(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/SDP modification. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2019-010** conditionally approving a DRP/SDP modification to allow for a 13 square foot addition to the second story of the primary residence and to add 168 square feet to the detached guest house and convert it to an Accessory Dwelling Unit (ADU) at 329 S. Rios Avenue.

Item B.2. Report (click here)

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Greg Wade, City Manager, introduced the item.

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

Mayor Zito opened the public hearing.

Council disclosures.

Council and Staff discussed story poles being erected in a different configuration before so it looked slightly different than the original story pole submittal, the new conditions would allow the guesthouse to be used as an ADU (Affordable Dwelling Unit), access to the ADU which was a single story, and the applicant obtained signatures from neighbors who would have view impacts in order to ask for approval.

Jennifer Bolyn, Architect, EOS Architecture, spoke about the original approved impact, the original pitched roof was changed to reduce the impact, and that the 316 address was her client and she knew that he would provide his approval signature as well if it was needed.

Council, Staff, and Applicant's Architect discussed the importance of affordable ADUs, consideration of restricting a roof deck, that the Architect was 99% sure the applicant would agree but would want to run it by him, that the proposed height of the roof from pre-existing grade was 15 ft., and that a roof deck would exceed the 16 ft. height limit which would require a View Assessment process if one were ever proposed.

Mayor Zito recessed the meeting at 8:12 p.m. and reconvened the meeting at 8:18 p.m.

Ms. Bolyn stated that she spoke with the Applicant who would agree to a restriction of a roof deck.

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve with a condition of prohibiting a roof deck. **Approved 5/0.** Motion carried unanimously.

C. STAFF REPORTS: (C.2. - C.3.)

Submit speaker slips to the City Clerk.

C.2. 2019 Annual Citizen Commission Appointments. (File 0120-06)

Recommendation: That the City Council

Speakers

Steven Felger spoke about his interest in serving on the Budget & Finance Commission but was not currently a property owner, his interest in the Parks & Recreation Commission as an alternative, and reviewed his work experience in management consulting and air force service.

Valeri Paul spoke about her interest in serving on the Climate Action Commission and if there were other candidates that she was also interested in applying for the Parks & Recreation Commission or Public Arts Commission, and reviewed her experience working with government agencies.

Gary Martin spoke about the application process considering submittals of applications received after the deadline, that late submittals were unfair to the Council and the other applicants who filed on time, and to consider not appointing late applicants.

David Schulman spoke about his work in mediation and family law, his service in other regional commissions, his interest in serving on the View Assessment Commission, having never filed a View Assessment claim, and did not know anyone on Council.

Sandra Hutton spoke about her interest in the Parks & Recreation Commission and getting involved locally, her experience serving on other national and regional associations, and experience coordinating events.

Matthew Cohen said he was an attorney and spoke about going through the View Assessment process twice, working with neighbors and other City council processes, his ability to read building plans, and that he had renovated his home a few years ago.

1. Appoint three (3) members to the **Budget and Finance** Commission nominated/appointed by *individual* Councilmembers (Zito, Edson, and Hegenauer) for two-year terms.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve appointing Jeff Lyle (Edson), Ed Murphy (Zito), Jolene Koester (Hegenauer). **Approved 5/0.** Motion carried unanimously.

2. Appoint four (4) members to the **Climate Action** Commission nominated/appointed by *Council-at-large* for the following positions:

Motion: Moved by Councilmember Becker and second by Councilmember Hegenauer to approve the appointments below. **Approved 5/0.** Motion carried unanimously.

- a. Two (2) *Resident* appointments for two-year terms.
Patricia Larchet and Peter Zahn
- b. One (1) *Professional* appointment for member of the environmental and/or scientific community (*resident or non-resident*) for a two-year term.
Chester Koblinsky
- c. One (1) *Councilmember* appointment OR resident or professional, as determined by Council for a two-year term.
Judy Hegenauer

3. Appoint four (4) members to the **Parks and Recreation** Commission nominated/appointed by *Council-at-large* for two-year terms.

Motion: Moved by Councilmember Becker and second by Councilmember Hegenauer to appoint **Sagary Krulce**. **Approved 5/0.** Motion carried unanimously.

4. Appoint four (4) members to the **Public Arts** Commission nominated/appointed by *Council-at-large* for the following positions/terms:
 - a. Three (3) vacancies for two-year terms.
 - b. One (1) vacancy for a one-year term.

Motion: Moved by Councilmember Becker and second by Councilmember Hegenauer to appoint **Deborah Sweet**. **Approved 5/0.** Motion carried unanimously.

5. Appoint three (3) members to the **View Assessment** Commission nominated/appointed by *individual Councilmembers* (Zito, Edson and Becker) for two-year terms.

Motion: Moved by Councilmember Edson and second by Councilmember Becker to appoint **Jill Morris** (Edson), **Dean Pasko** (Hegenauer), **Matthew Cohen** (Becker). **Approved 5/0.** Motion carried unanimously.

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

[Staff Report Update #1 \(updated 1-23 at 450pm\)](#)

[Item C.2. Supplemental Docs \(updated 1-23-19 335pm\)](#)

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

C.3. Introduce (1st Reading) Ordinance 498 adopting Official City Insignia for the Solana Energy Alliance (SEA) (File 1010-40)

Recommendation: That the City Council

1. Introduce **Ordinance 498**, amending the Solana Beach Municipal Code (SBMC) Section 1.08.010, to include the official insignia for the Solana Energy Alliance.

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

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

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

WORK PLAN COMMENTS:

Adopted June 13, 2018

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS: Council Committees

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

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

ADJOURN:

Mayor Zito adjourned the meeting at 9:03 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint SPECIAL Meeting

Wednesday, January 30, 2019 * 5:30 p.m.

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

Teleconference Location: Irvine Marriott, 18000 Von Karman Ave., Irvine CA. 92612 (Becker, Harless)

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

CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Zito called the meeting to order at 5:32 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless
Absent: None
Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Joseph Lim, Community Development Dir.

FLAG SALUTE:

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS: None

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.

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk.

C.1. Citizen's Initiative Petition for adding a Specific Plan Overlay and amending the Solana Beach Municipal Code (SBMC) to allow a state-licensed residential care facility of up to 99 beds for those in need of assisted living in the Estate Residential-2 (ER-2) Zone at 959 Genevieve Street. (File 0610-10)

Recommendation: That the City Council elect one of the following actions in response to the petition:

1. Submit Ordinance 499 to the voters:
 - a. At a Special All-Mail Ballot Municipal Election
 - i. **Resolution 2019-013** Calling an Election & Requesting ROV Services to conduct an all-mail ballot election on May 7, 2019, and
 - ii. **Resolution 2019-014** Authorizing Written Arguments, and
 - iii. **Resolution 2019-015** Authorizing Rebuttal Arguments; OR
 - b. At the next general election, November 3, 2020; OR
2. Order a report and return within 30 days to a City Council meeting.

Item C.1. Report (click here)

Item C.1. Updated Report #1 (1-30-19 at 4:45pm)

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

Greg Wade, City Manager, introduced the item.

Angela Ivey, City Clerk, reviewed the initiative process that resulted in a sufficient petition to be forwarded to Council for consideration of options.

Johanna Canlas, City Attorney, presented a PowerPoint (on file) reviewed the options including the fact that adopting the Ordinance at this time was not an option since the proposed item was required to go to a vote per Proposition T.

Council and Staff discussed the election timeline to consolidate with the Registrar of Voters, delaying the call of the election by ordering a 30 day report would push the required calling of the election beyond the required timeline to meet the available May 7th election date, the argument sequencing, that the EIR document was scheduled to be available in the next 30-45 days, that Council would not participate in the argument process since the project approval would come to Council in the future for consideration, that the due date for initial arguments was Friday, February 15th with the proponent having priority of the argument For, and the requirements for the other argument priorities, and that a report could be ordered in the future and closer to the election.

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

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

ADJOURN:

Mayor Zito adjourned the meeting at 5:53 p.m.

Angela Ivey, City Clerk

Approved: _____



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 27, 2019
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands- 02/23/19 through 03/08/19

Health Insurance for March	March 1, 2019	46,322.66
Check Register-Disbursement Fund (Attachment 1)		\$ 836,158.83
Retirement Payroll	February 28, 2019	9,460.00
Net Payroll	March 8, 2019	155,069.57
Federal & State Taxes	March 8, 2019	38,281.45
PERS Retirement (EFT)	March 8, 2019	43,772.91
TOTAL		\$ 1,082,742.76

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 February 23, 2019 through March 8, 2019 reflects total expenditures of \$1,802,742.76 from various City funding sources.

WORK PLAN:

N/A

CITY COUNCIL ACTION: _____

OPTIONS:

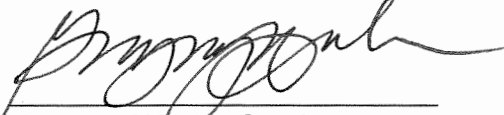
- Ratify the register of demands.
- Do not ratify and provide direction.

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund

PENTAMATION
 DATE: 03/07/2019
 TIME: 16:19:47

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.gl_cash='1011' and transact.ck_date between '20190223 00:00:00.000' and '20190308 00:00:00.000'
 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94360	02/28/19	4643	AAIR PURIFICATION SYSTEM	00160006120	HOSE REPAIR-FS	0.00	115.00
1011	94361	02/28/19	4982	DARIA ZARRABI	25055005570	EGG HUNT-2 FUN JUMPS	0.00	369.00
1011	94362	02/28/19	2159	ADMINISTRATIVE SERVICES,	00170007100	DIAL-A-RIDE-1/28,2/02	0.00	40.00
1011	94363	02/28/19	2137	AFLAC	001	FEBRUARY 19	0.00	895.40
1011	94364	02/28/19	5180	AMERICAN PLANNING ASSOCI	00155005550	APA MEMBERSHIP-LIM	0.00	759.00
1011	94365	02/28/19	174	AMERICAN PUBLIC WORKS AS	00165006520	19/20 MEMBR-BORROMEO	0.00	113.50
1011	94365	02/28/19	174	AMERICAN PUBLIC WORKS AS	00165006510	19/20 MEMBR-BORROMEO	0.00	113.50
TOTAL CHECK							0.00	227.00
1011	94366	02/28/19	4832	AT&T CALNET 3	00160006150	9391012275 01/24-2/23	0.00	164.68
1011	94366	02/28/19	4832	AT&T CALNET 3	00160006150	9391012275 12/24-1/23	0.00	164.68
TOTAL CHECK							0.00	329.36
1011	94367	02/28/19	511	BELLY UP TAVERN LLC	25055005570	CONCERT BOOKING FEE	0.00	750.00
1011	94368	02/28/19	5029	BILL SMITH FOREIGN CAR S	00160006170	F-150-OIL/FILTER	0.00	48.32
1011	94369	02/28/19	2555	BOB HOFFMAN VIDEO PRODUC	00150005450	COUNCIL MTG-7/10-2/13	0.00	13,800.00
1011	94372	02/28/19	1914	US BANK	00150005150	SHEET LIFTERS	0.00	-22.51
1011	94372	02/28/19	1914	US BANK	00150005150	SHEET PROTECTORS	0.00	-6.24
1011	94372	02/28/19	1914	US BANK	00160006170	BATTERIES	0.00	4.85
1011	94372	02/28/19	1914	US BANK	00160006170	DIVE WRIST LANYARD	0.00	6.10
1011	94372	02/28/19	1914	US BANK	00160006170	BLEACH	0.00	6.45
1011	94372	02/28/19	1914	US BANK	00160006170	DIVE WRIST LANYARD	0.00	7.56
1011	94372	02/28/19	1914	US BANK	00165006530	PWI WATER	0.00	7.58
1011	94372	02/28/19	1914	US BANK	00150005400	FIRE PREV INTVW PANEL	0.00	8.49
1011	94372	02/28/19	1914	US BANK	00150005450	HOSTING DOMAINS-DEC	0.00	9.95
1011	94372	02/28/19	1914	US BANK	00150005250	CLOSED SESSION-01/09	0.00	10.00
1011	94372	02/28/19	1914	US BANK	00160006140	LABELS	0.00	11.01
1011	94372	02/28/19	1914	US BANK	00160006170	TONER	0.00	11.25
1011	94372	02/28/19	1914	US BANK	00160006120	CABLE TIES	0.00	11.63
1011	94372	02/28/19	1914	US BANK	00160006120	KEYS	0.00	12.07
1011	94372	02/28/19	1914	US BANK	00160006120	PRIME MEMBERSHIP	0.00	14.00
1011	94372	02/28/19	1914	US BANK	001	REIMBURS CHRG-URUBURU	0.00	14.00
1011	94372	02/28/19	1914	US BANK	00150005200	CLOSED SESSION-01/09	0.00	14.00
1011	94372	02/28/19	1914	US BANK	50900007700	DESK CALENDARS	0.00	16.13
1011	94372	02/28/19	1914	US BANK	00150005200	BUS CARDS-VISKANTA	0.00	18.76
1011	94372	02/28/19	1914	US BANK	00150005100	BUS CRDS-BECKR/HARLES	0.00	19.98
1011	94372	02/28/19	1914	US BANK	00150005150	DVD CASES	0.00	20.46
1011	94372	02/28/19	1914	US BANK	00165006530	OVEN CLEANER	0.00	22.70
1011	94372	02/28/19	1914	US BANK	00160006170	LAMINATION SHEETS	0.00	24.97
1011	94372	02/28/19	1914	US BANK	00150005400	EE ANNIVERSARY-PESTER	0.00	25.00
1011	94372	02/28/19	1914	US BANK	00150005400	EE ANNIVERSARY-BLEA	0.00	25.00
1011	94372	02/28/19	1914	US BANK	00150005450	BATTERIES	0.00	26.23
1011	94372	02/28/19	1914	US BANK	00150005100	PITCHER	0.00	26.93
1011	94372	02/28/19	1914	US BANK	00160006140	CHALK	0.00	30.05

ATTACHMENT 1

PENTAMATION
 DATE: 03/07/2019
 TIME: 16:19:47

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
 ACCTPA21

SELECTION CRITERIA: transact.gl_cash='1011' and transact.ck_date between '20190223 00:00:00.000' and '20190308 00:00:00.000'
 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94372	02/28/19	1914	US BANK	00150005150	DVD CASES	0.00	32.22
1011	94372	02/28/19	1914	US BANK	00170007110	CLEANER/ SPONGES/BCKT	0.00	34.94
1011	94372	02/28/19	1914	US BANK	00150005150	BINDERS	0.00	34.99
1011	94372	02/28/19	1914	US BANK	00170007110	SPARKLETTTS-LC	0.00	35.46
1011	94372	02/28/19	1914	US BANK	00160006120	SHP VAC FILTERS	0.00	37.59
1011	94372	02/28/19	1914	US BANK	00160006120	WALLMOUNT/NOZZLE/SCRW	0.00	41.20
1011	94372	02/28/19	1914	US BANK	00160006170	LAMINATOR	0.00	43.09
1011	94372	02/28/19	1914	US BANK	00150005400	EE ANNIVERSARY-MALLON	0.00	50.00
1011	94372	02/28/19	1914	US BANK	00150005400	EE ANNIVERSARY-SAMMAK	0.00	50.00
1011	94372	02/28/19	1914	US BANK	00150005150	NOTARY SUPPLIES	0.00	51.33
1011	94372	02/28/19	1914	US BANK	00150005200	LA TIMES-JAN-APR	0.00	51.87
1011	94372	02/28/19	1914	US BANK	00150005150	COLORED PAPER	0.00	57.06
1011	94372	02/28/19	1914	US BANK	00150005450	CONSTANT CONTACT-JAN	0.00	65.00
1011	94372	02/28/19	1914	US BANK	00150005400	EE ANNIVERSARY-KING	0.00	75.00
1011	94372	02/28/19	1914	US BANK	00150005400	EE ANNIVERSARY-HANSEN	0.00	75.00
1011	94372	02/28/19	1914	US BANK	00150005100	PLATES/SIVERWARE	0.00	75.33
1011	94372	02/28/19	1914	US BANK	00150005150	PAPER/PADS/POST ITS	0.00	81.18
1011	94372	02/28/19	1914	US BANK	50900007700	TONER	0.00	82.87
1011	94372	02/28/19	1914	US BANK	00160006120	FUEL (BC)	0.00	83.80
1011	94372	02/28/19	1914	US BANK	00150005150	ORGANIZER/DVD CASES	0.00	89.39
1011	94372	02/28/19	1914	US BANK	00160006140	CLEAR POUCHES	0.00	99.77
1011	94372	02/28/19	1914	US BANK	00150005100	CLOSED SESSION-01/09	0.00	105.32
1011	94372	02/28/19	1914	US BANK	00150005150	BINDERS	0.00	122.83
1011	94372	02/28/19	1914	US BANK	00165006570	LIGHTBULBS	0.00	136.67
1011	94372	02/28/19	1914	US BANK	00150005150	SHTPRTCTRS/FLDR/DVDRS	0.00	142.79
1011	94372	02/28/19	1914	US BANK	00150005150	ENVELOPES/PAPER	0.00	166.84
1011	94372	02/28/19	1914	US BANK	00150005450	INDESIGN-1 YR MMBRSHIP	0.00	239.88
1011	94372	02/28/19	1914	US BANK	00150005150	2 COUNCIL BADGES	0.00	268.95
1011	94372	02/28/19	1914	US BANK	00150005400	EE APPREC-PHOTO BOOTH	0.00	350.00
1011	94372	02/28/19	1914	US BANK	00150005150	TAPE TO CD CONVERSION	0.00	390.51
1011	94372	02/28/19	1914	US BANK	00160006120	TWLS/CLN/SPNG/BTTY	0.00	427.67
1011	94372	02/28/19	1914	US BANK	00150005150	TAPE TO CD CONVERSION	0.00	670.00
1011	94372	02/28/19	1914	US BANK	00150005400	EE APPREC-FOOD/DRINK	0.00	797.46
1011	94372	02/28/19	1914	US BANK	00150005400	EE APPREC-FOOD/DRINK	0.00	797.48
TOTAL CHECK								6,239.89
1011	94373	02/28/19	101	CAMEO PAPER & JANITORIAL	00160006170	TOWELS/TISSUE	0.00	114.81
1011	94374	02/28/19	1561	CDW GOVERNMENT INC	00150005450	WIRELESS KEYBRD/MOUSE	0.00	146.13
1011	94375	02/28/19	5171	CORELOGIC SOLUTIONS, LLC	00155005550	PROPERTY PRO DATA-FEB	0.00	96.83
1011	94376	02/28/19	2374	DARIN KUIITE	00150005400	ENG COMP-KUIITE	0.00	607.50
1011	94377	02/28/19	218	DATATICKET INC.	00160006140	PRKNG TCKT ADMIN-JAN	0.00	50.00
1011	94377	02/28/19	218	DATATICKET INC.	00160006140	PRKNG TCKT ADMIN-JAN	0.00	1,432.39
TOTAL CHECK								1,482.39
1011	94378	02/28/19	2217	DELL MARKETING L.P.	13550005450	LOBBY-PC	0.00	986.50
1011	94379	02/28/19	739	DEPARTMENT OF JUSTICE	00150005400	FINGERPRINT APP-JAN	0.00	32.00

PENTAMATION
 DATE: 03/07/2019
 TIME: 16:19:47

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3
 ACCTPA21

SELECTION CRITERIA: transact.gl_cash='1011' and transact.ck_date between '20190223 00:00:00.000' and '20190308 00:00:00.000'
 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94380	02/28/19	5210	COUNTY OF SAN DIEGO	00160006140	PRKNG CITE ADMIN-DEC	0.00	3,265.88
1011	94381	02/28/19	134	DIXIELINE LUMBER CO INC	00165006570	FLX COUPLNG/PVC JOINT	0.00	-61.82
1011	94381	02/28/19	134	DIXIELINE LUMBER CO INC	00165006570	4 WAY REGISTER VENT	0.00	15.51
1011	94381	02/28/19	134	DIXIELINE LUMBER CO INC	00165006570	PAINT	0.00	16.37
1011	94381	02/28/19	134	DIXIELINE LUMBER CO INC	00165006570	SOAP DSPNSR/RGSTR VEN	0.00	57.10
TOTAL CHECK							0.00	27.16
1011	94382	02/28/19	5543	DOMUSSTUDIO ARCHITECTURE	45094496510	9449.01 MS CNTR-JAN	0.00	1,240.00
1011	94383	02/28/19	269	DUDEK & ASSOCIATES INC.	50998336510	9833 PUMP STN-JAN	0.00	9,946.44
1011	94384	02/28/19	372	EMPLOYMENT DEVELOPMENT D	00150005400	SUI PE 12/31/18	0.00	2,634.00
1011	94385	02/28/19	94	ESGIL CORPORATION	00155005560	BLDG PRMT 01/28-02/01	0.00	7,228.07
1011	94385	02/28/19	94	ESGIL CORPORATION	00160006120	FIRE PRMT 01/28-02/01	0.00	2,135.66
TOTAL CHECK							0.00	9,363.73
1011	94386	02/28/19	223	FEDEX	00150005150	SHIPPING-02/11/19	0.00	28.63
1011	94387	02/28/19	5480	FISHER INTEGRATED, INC.	00150005450	COUNCIL WEB STRM-JAN	0.00	800.00
1011	94388	02/28/19	4166	HOGAN LAW APC	21355005550	1715.15 PROF SVC-JAN	0.00	1,007.50
1011	94389	02/28/19	1075	IRON MOUNTAIN	00150005150	RECORDS STRG-FEB	0.00	377.00
1011	94390	02/28/19	5568	KATHERINE ZITO	00150005400	LIVESCAN-CERT	0.00	20.00
1011	94391	02/28/19	5567	KEN ZITO	00150005400	LIVESCAN-CERT	0.00	20.00
1011	94392	02/28/19	2712	MARY & MIKE LARKIN	001	RFND 1717.20/729 BARB	0.00	600.00
1011	94393	02/28/19	5232	LINDA M LOPEZ	25055005570	EGG HUNT-FACE PAINT	0.00	300.00
1011	94394	02/28/19	3961	EVAN MASON	00160006170	UNIFORM REIMBURSEMNT	0.00	459.78
1011	94395	02/28/19	4738	MEDICAL EYE SERVICES	001	EE# -FEB 19	0.00	29.14
1011	94395	02/28/19	4738	MEDICAL EYE SERVICES	001	EE# -FEB 19	0.00	11.29
1011	94395	02/28/19	4738	MEDICAL EYE SERVICES	001	EE# -FEB 19	0.00	-11.30
1011	94395	02/28/19	4738	MEDICAL EYE SERVICES	00150005400	ROUNDING-FEB 19	0.00	-0.23
1011	94395	02/28/19	4738	MEDICAL EYE SERVICES	001	VISION FEBRUARY 19	0.00	455.12
TOTAL CHECK							0.00	484.02
1011	94396	02/28/19	5508	MERCHANTS BUILDING MAINT	00165006570	JANITORIAL SVC-JAN	0.00	4,581.35
1011	94397	02/28/19	5407	PJ CASTORENA, INC.	55000007750	CCA MAILER-2/04&2/11	0.00	56.73
1011	94398	02/28/19	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	2.18
1011	94398	02/28/19	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	8.70
1011	94398	02/28/19	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	9.78
1011	94398	02/28/19	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	9.79
1011	94398	02/28/19	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	17.40

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL CHECK							0.00	47.85
1011	94399	02/28/19	191	NAPA AUTO PARTS INC	00165006560	FLUID FOR TRACTOR	0.00	17.22
1011	94400	02/28/19	1826	NORTH COUNTY TRANSIT DIS	50900007700	SLOPE EMBNK-FEB 19/20	0.00	283.65
1011	94401	02/28/19	5252	NOSSAMAN LLP	00150005250	PROF SVC-JAN	0.00	170.00
1011	94402	02/28/19	50	OFFICE DEPOT INC	00150005350	PAPER/RUBBER BANDS	0.00	191.74
1011	94402	02/28/19	50	OFFICE DEPOT INC	00150005300	FOLDERS/INBOX	0.00	35.89
1011	94402	02/28/19	50	OFFICE DEPOT INC	00150005200	BUSN CARD HOLDER	0.00	3.22
1011	94402	02/28/19	50	OFFICE DEPOT INC	00150005350	TAB DIVIDERS	0.00	6.66
1011	94402	02/28/19	50	OFFICE DEPOT INC	00150005300	CORD HOLDER	0.00	7.42
1011	94402	02/28/19	50	OFFICE DEPOT INC	00150005350	RUBBER BANDS	0.00	24.76
TOTAL CHECK							0.00	269.69
1011	94403	02/28/19	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 01/18	0.00	-43.71
1011	94403	02/28/19	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 02/08	0.00	1,165.60
TOTAL CHECK							0.00	1,121.89
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-CH	0.00	45.00
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-CH	0.00	45.00
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	AS NEEDED PST CNTL-MS	0.00	25.00
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	AS NEEDED PST CNTL-MS	0.00	25.00
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-LC	0.00	30.00
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-PW	0.00	30.00
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-FC	0.00	30.00
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-PW	0.00	30.00
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-LC	0.00	30.00
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-FC	0.00	30.00
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-FS	0.00	35.00
1011	94404	02/28/19	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-FS	0.00	35.00
TOTAL CHECK							0.00	390.00
1011	94405	02/28/19	4658	PLACEWORKS, INC	21355005550	1714.20/959 GENEVIEVE	0.00	3,253.75
1011	94406	02/28/19	1087	PREFERRED BENEFIT INS AD	001	DENTAL FEBRUARY 19	0.00	2,583.50
1011	94406	02/28/19	1087	PREFERRED BENEFIT INS AD	00150005400	ADMIN FEE FEBRUARY 19	0.00	6.75
1011	94406	02/28/19	1087	PREFERRED BENEFIT INS AD	001	EE TIMING FEB 19	0.00	-43.50
TOTAL CHECK							0.00	2,546.75
1011	94407	02/28/19	1008	PSC, LLC	00165006520	HHW-JAN	0.00	891.10
1011	94408	02/28/19	5570	RAMONA MAIMAN	001	RFND-FCCC 02/16/19	0.00	500.00
1011	94409	02/28/19	129	RANCHO ENVIRONMENTAL SVC	00165006560	TREE CUT/REMOVAL	0.00	1,925.00
1011	94410	02/28/19	2260	REDFLEX TRAFFIC SYSTEMS,	00165006540	RED LIGHT CAMERA-JAN	0.00	7,158.00
1011	94411	02/28/19	1040	REVENUE & COST SPECIALIS	21460006120	TRAVEL-IMPCT FEE	0.00	500.00
1011	94412	02/28/19	141	SANTA FE IRRIGATION DIST	20475007520	GRP 7-12 12/15-02/15	0.00	263.83

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT	
1011	94413	02/28/19	3804	SCOTT MICHAEL INC	45994506510	9450.09STMDNRTN-01/31	0.00	3,783.09	
1011	94413	02/28/19	3804	SCOTT MICHAEL INC	459	9450.09STMDNRTN-01/31	0.00	-3,783.09	
1011	94413	02/28/19	3804	SCOTT MICHAEL INC	45994506510	9450.09 STRMDRN-01/31	0.00	71,878.71	
TOTAL CHECK								0.00	71,878.71
1011	94414	02/28/19	169	SDG&E CO INC	20375007510	UTILITIES-01/06-02/06	0.00	2,363.00	
1011	94414	02/28/19	169	SDG&E CO INC	00165006570	UTILITIES-01/06-02/06	0.00	5,018.68	
1011	94414	02/28/19	169	SDG&E CO INC	00165006530	UTILITIES-01/06-02/06	0.00	774.82	
1011	94414	02/28/19	169	SDG&E CO INC	00165006540	UTILITIES-01/06-02/06	0.00	863.46	
TOTAL CHECK								0.00	9,019.96
1011	94415	02/28/19	5026	SESAC, INC	25055005570	MUSIC RIGHTS LIC 2019	0.00	438.00	
1011	94416	02/28/19	280	SPARKLETTS INC	00150005350	DRINKN WATER-JAN CH	0.00	157.00	
1011	94417	02/28/19	4809	WILLIAM STYERS	00150005400	STYERS-FRNSC PHYCHLGY	0.00	656.01	
1011	94417	02/28/19	4809	WILLIAM STYERS	00150005400	STYERS-SPANISH II	0.00	1,093.55	
TOTAL CHECK								0.00	1,749.56
1011	94418	02/28/19	4959	TELECOM LAW FIRM	21355005550	PROF SVC-05/25/18	0.00	408.00	
1011	94419	02/28/19	5427	TOSDAL LAW FIRM	55000007750	SEA PROF SVC-JAN	0.00	5,175.00	
1011	94420	02/28/19	4534	TRAFFIC SUPPLY, INC	00165006540	PAINT	0.00	180.50	
1011	94421	02/28/19	30	VERIZON WIRELESS-SD	00165006520	PW CELL 01/02-02/01	0.00	4.78	
1011	94421	02/28/19	30	VERIZON WIRELESS-SD	21100007600	PW CELL 01/02-02/01	0.00	4.78	
1011	94421	02/28/19	30	VERIZON WIRELESS-SD	50900007700	PW CELL 01/02-02/01	0.00	4.78	
1011	94421	02/28/19	30	VERIZON WIRELESS-SD	00165006540	PW CELL 01/02-02/01	0.00	9.55	
1011	94421	02/28/19	30	VERIZON WIRELESS-SD	00165006560	PW CELL 01/02-02/01	0.00	9.55	
1011	94421	02/28/19	30	VERIZON WIRELESS-SD	00165006530	PW CELL 01/02-02/01	0.00	9.56	
1011	94421	02/28/19	30	VERIZON WIRELESS-SD	00165006530	PW CELL 01/02-02/01	0.00	14.33	
TOTAL CHECK								0.00	57.33
1011	94422	02/28/19	5060	CHRISTOPHER WAKEHAM	001	RFND-SBGR294/209 E CL	0.00	6,055.00	
1011	94423	03/07/19	3704	ARCO GASPRO PLUS	00170007110	AUTO FUEL 02/03-03/02	0.00	49.04	
1011	94423	03/07/19	3704	ARCO GASPRO PLUS	00165006560	AUTO FUEL 02/03-03/02	0.00	52.93	
1011	94423	03/07/19	3704	ARCO GASPRO PLUS	50900007700	AUTO FUEL 02/03-03/02	0.00	105.87	
1011	94423	03/07/19	3704	ARCO GASPRO PLUS	00160006120	AUTO FUEL 02/03-03/02	0.00	183.08	
1011	94423	03/07/19	3704	ARCO GASPRO PLUS	00165006530	AUTO FUEL 02/03-03/02	0.00	255.86	
1011	94423	03/07/19	3704	ARCO GASPRO PLUS	00160006140	AUTO FUEL 02/03-03/02	0.00	277.06	
1011	94423	03/07/19	3704	ARCO GASPRO PLUS	00165006520	AUTO FUEL 02/03-03/02	0.00	282.32	
1011	94423	03/07/19	3704	ARCO GASPRO PLUS	00160006170	AUTO FUEL 02/03-03/02	0.00	314.95	
1011	94423	03/07/19	3704	ARCO GASPRO PLUS	00165006570	AUTO FUEL 02/03-03/02	0.00	88.22	
1011	94423	03/07/19	3704	ARCO GASPRO PLUS	00165006510	AUTO FUEL 02/03-03/02	0.00	97.05	
TOTAL CHECK								0.00	1,706.38
1011	94424	03/07/19	3775	ASCAP	25055005570	CONCERTS-LICENSE 2019	0.00	357.00	
1011	94425	03/07/19	4832	AT&T CALNET 3	00160006170	9391053651 12/25-1/24	0.00	218.08	

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1011	94425	03/07/19	4832	AT&T CALNET 3	00160006170	9391012281 12/25-1/24	0.00	63.84
1011	94425	03/07/19	4832	AT&T CALNET 3	00160006170	9391019469 1/20-2/19	0.00	21.25
1011	94425	03/07/19	4832	AT&T CALNET 3	00160006170	9391019469 12/20-1/19	0.00	21.39
1011	94425	03/07/19	4832	AT&T CALNET 3	00150005450	9391012278 12/24-1/23	0.00	2,289.69
1011	94425	03/07/19	4832	AT&T CALNET 3	00150005450	9391012282 12/24-1/23	0.00	19.51
1011	94425	03/07/19	4832	AT&T CALNET 3	00150005450	9391053641 12/24-1/23	0.00	164.68
1011	94425	03/07/19	4832	AT&T CALNET 3	00150005450	9391062899 12/24-1/23	0.00	164.68
1011	94425	03/07/19	4832	AT&T CALNET 3	00165006540	9391012279 1/24-2/23	0.00	43.47
1011	94425	03/07/19	4832	AT&T CALNET 3	50900007700	9391012277 1/24-2/23	0.00	13.34
TOTAL CHECK							0.00	3,019.93
1011	94426	03/07/19	2008	BICKMORE	12050005460	FY18/FY19-ACTUARIAL	0.00	4,250.00
1011	94426	03/07/19	2008	BICKMORE	120	FY19 LIAB CSAC SUBSDY	0.00	-2,000.00
TOTAL CHECK							0.00	2,250.00
1011	94427	03/07/19	3480	BUSINESS PRINTING COMPAN	00150005350	WINDOW ENVELOPS	0.00	422.86
1011	94428	03/07/19	1561	CDW GOVERNMENT INC	00150005450	ANTI VIRUS MAINT	0.00	1,126.50
1011	94429	03/07/19	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-PW	0.00	77.04
1011	94429	03/07/19	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-CH	0.00	111.58
TOTAL CHECK							0.00	188.62
1011	94430	03/07/19	4437	CMS BUSINESS FORMS, INC	00160006140	PRKING CITATION FORMS	0.00	2,150.02
1011	94431	03/07/19	693	CODE PUBLISHING COMPANY	00150005150	MUNI CODE UPDATE-2/07	0.00	105.00
1011	94431	03/07/19	693	CODE PUBLISHING COMPANY	00150005150	MUNI CODE UPDATE-1/11	0.00	802.50
TOTAL CHECK							0.00	907.50
1011	94432	03/07/19	1022	COUNTY REGISTRAR OF VOTE	00150005150	CI-18-04 SPCL ELCTN	0.00	125,000.00
1011	94433	03/07/19	127	COX COMMUNICATIONS INC	00150005450	TV BRDCAST 02/10-3/09	0.00	1,163.89
1011	94434	03/07/19	1964	CSAC EXCESS INSURANCE AU	00150005400	FY18/19 EAP JAN-MAR	0.00	468.00
1011	94434	03/07/19	1964	CSAC EXCESS INSURANCE AU	12050005460	EVAL CERTS-6/29-9/27	0.00	475.00
1011	94434	03/07/19	1964	CSAC EXCESS INSURANCE AU	12050005460	EVAL CERTS-10-12/18	0.00	1,137.50
TOTAL CHECK							0.00	2,080.50
1011	94435	03/07/19	2217	DELL MARKETING L.P.	00150005450	SAN MAINTENANCE	0.00	1,188.00
1011	94436	03/07/19	134	DIXIELINE LUMBER CO INC	00165006560	NO TRSSPSSING SIGN	0.00	10.82
1011	94437	03/07/19	3527	FAILSAFE TESTING	00160006120	T237 ANNUAL INSPECTN	0.00	700.00
1011	94437	03/07/19	3527	FAILSAFE TESTING	00160006120	TEST GROUND LADDERS	0.00	716.80
TOTAL CHECK							0.00	1,416.80
1011	94438	03/07/19	223	FEDEX	00150005150	SHIPPING-02/21/19	0.00	75.53
1011	94439	03/07/19	3344	FILIPINO PRESS	00150005150	CI-18-04 ELECTN NOTCE	0.00	75.00
1011	94440	03/07/19	46	FIRE SERVICE SPECIFICATI	00160006120	HOLMATRO TOOL RPR-FD	0.00	1,292.00

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94441	03/07/19	2593	GOLDFARB & LIPMAN	26399465580	9946PRF SVC-JAN1575-5	0.00	2,832.00
1011	94441	03/07/19	2593	GOLDFARB & LIPMAN	00150005250	PROF SVC-JAN 1575-10	0.00	464.00
1011	94441	03/07/19	2593	GOLDFARB & LIPMAN	65278007820	AFFRDBL HSNG-JAN	0.00	383.50
TOTAL CHECK							0.00	3,679.50
1011	94442	03/07/19	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 03/08/19	0.00	10,408.76
1011	94443	03/07/19	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 03/08/19	0.00	2,103.78
1011	94444	03/07/19	2315	INFRASTRUCTURE ENGINEERI	50998236510	9823-SWR INFLW-JAN	0.00	375.00
1011	94444	03/07/19	2315	INFRASTRUCTURE ENGINEERI	50998236510	9823 SWR INFLW-JAN	0.00	8,025.00
TOTAL CHECK							0.00	8,400.00
1011	94445	03/07/19	87	ISLA VERDE HOA	20575007530	LNDSCAPE MAINT-FEB	0.00	425.00
1011	94446	03/07/19	4165	KANE BALLMER & BERKMAN	00150005250	NTCD PROF SVC PE11/30	0.00	1,080.00
1011	94447	03/07/19	2287	KOPPEL & GRUBER PUBLIC F	65278007820	ARB TA BONDS 2017	0.00	2,000.00
1011	94448	03/07/19	2102	LEGAL SHIELD CORP	001	PPD LEGAL-FEB 19	0.00	90.65
1011	94449	03/07/19	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	2.22
1011	94449	03/07/19	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	8.89
1011	94449	03/07/19	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	10.00
1011	94449	03/07/19	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	10.00
1011	94449	03/07/19	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	17.78
TOTAL CHECK							0.00	48.89
1011	94450	03/07/19	4260	DAVID MITCHELL	00160006120	CMPNY OFFR 2D-MITCHEL	0.00	350.00
1011	94450	03/07/19	4260	DAVID MITCHELL	00160006120	CMPNY OFFR 2C-MITCHEL	0.00	350.00
TOTAL CHECK							0.00	700.00
1011	94451	03/07/19	4708	MUNICIPAL EMERGENCY SERV	00160006120	SCBA FLOW TEST	0.00	1,337.25
1011	94452	03/07/19	4522	NISSHO OF CALIFORNIA	00165006530	REPAIR VALVE	0.00	510.56
1011	94452	03/07/19	4522	NISSHO OF CALIFORNIA	00165006560	EMRGNCY SVC-FLETGR CV	0.00	2,964.00
TOTAL CHECK							0.00	3,474.56
1011	94453	03/07/19	66	NORTH COUNTY DISPATCH (J	00160006120	FY19 DISPATCH SVC Q3	0.00	21,103.50
1011	94454	03/07/19	50	OFFICE DEPOT INC	00150005300	BUSSING CART	0.00	160.64
1011	94454	03/07/19	50	OFFICE DEPOT INC	00150005350	WST BSKT/POST ITS	0.00	16.96
1011	94454	03/07/19	50	OFFICE DEPOT INC	00150005300	TONER	0.00	82.03
1011	94454	03/07/19	50	OFFICE DEPOT INC	00155005550	AUDIO CABLE	0.00	8.33
1011	94454	03/07/19	50	OFFICE DEPOT INC	00155005560	PENS	0.00	25.85
TOTAL CHECK							0.00	293.81
1011	94455	03/07/19	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 02/22	0.00	903.34
1011	94455	03/07/19	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 02/15	0.00	1,165.60
TOTAL CHECK							0.00	2,068.94
1011	94456	03/07/19	54	1 STOP TONER & INKJET, L	00150005150	TONER-CITY CLERK	0.00	75.03

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 ACCTPA21

SELECTION CRITERIA: transact.gl_cash='1011' and transact.ck_date between '20190223 00:00:00.000' and '20190308 00:00:00.000'
 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT	
1011	94457	03/07/19	3754	PAL GENERAL ENGINEERING	202	9362 PAV RPR RTN RLS	0.00	40,008.65	
1011	94458	03/07/19	5224	PMW ASSOCIATES	00150005400	EMPLY TRAINING-HRSMNT	0.00	1,700.00	
1011	94459	03/07/19	5547	PRIMO INVESTIGATIONS	00150005400	BACKGRND CHK(FR INSP)	0.00	700.00	
1011	94460	03/07/19	257	SAN DIEGO COUNTY SHERIFF	001	CR TOW FEE-JAN	0.00	-1,039.49	
1011	94460	03/07/19	257	SAN DIEGO COUNTY SHERIFF	21960006110	LAW ENFORCEMENT-JAN	0.00	8,537.64	
1011	94460	03/07/19	257	SAN DIEGO COUNTY SHERIFF	00160006110	LAW ENFORCEMENT-JAN	0.00	339,705.36	
TOTAL CHECK								0.00	347,203.51
1011	94461	03/07/19	86	SAN ELIJO HILLS II HOA	20775007550	LNDSCAPE MAINT-FEB	0.00	6,550.00	
1011	94462	03/07/19	88	SANTA FE HILLS HOA	20475007520	LNDSCAPE MAINT-FEB	0.00	12,250.00	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506018 0202-030119	0.00	127.51	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506019 0202-030119	0.00	148.21	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	20875007580	005506020 0202-030119	0.00	275.11	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	20475007520	GRP 6-01 02/02-03/01	0.00	1,344.22	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006520	005506014 02/02-03/01	0.00	220.84	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	50900007700	005506014 02/02-03/01	0.00	662.50	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006530	011695000 02/02-03/01	0.00	30.15	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006550	011695000 02/02-03/01	0.00	90.46	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	012448001 01/03-03/01	0.00	85.08	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	012448000 01/03-03/01	0.00	136.32	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506000 0103-030119	0.00	95.60	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506001 0103-030119	0.00	85.08	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506002 0103-030119	0.00	328.51	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	20875007580	005506003 0103-030119	0.00	136.32	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506004 0103-030119	0.00	85.08	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506005 0103-030119	0.00	136.32	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506006 0103-030119	0.00	136.32	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506007 0103-030119	0.00	89.70	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006570	005506008 0103-030119	0.00	337.75	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506009 0103-030119	0.00	85.08	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506010 0103-030119	0.00	98.94	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506011 0103-030119	0.00	268.45	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506012 0103-030119	0.00	781.27	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005506013 0103-030119	0.00	98.94	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	20375007510	005979000 0103-030119	0.00	162.62	
1011	94464	03/07/19	141	SANTA FE IRRIGATION DIST	00165006560	005979001 0103-030119	0.00	167.25	
TOTAL CHECK								0.00	6,213.63
1011	94465	03/07/19	169	SDG&E CO INC	00165006570	UTILITIES-12/31-02/06	0.00	1,273.54	
1011	94465	03/07/19	169	SDG&E CO INC	21100007600	UTILITIES-12/31-02/06	0.00	7,167.25	
1011	94465	03/07/19	169	SDG&E CO INC	00165006530	UTILITIES-12/31-02/06	0.00	443.70	
1011	94465	03/07/19	169	SDG&E CO INC	00165006540	UTILITIES-12/31-02/06	0.00	451.45	
TOTAL CHECK								0.00	9,335.94
1011	94466	03/07/19	1073	SEASIDE HEATING & AIR CO	00165006570	RPR SRVC/CNTRLS-CH	0.00	157.50	
1011	94466	03/07/19	1073	SEASIDE HEATING & AIR CO	00165006570	SRVC-THRMOST/BTTRY-LC	0.00	161.50	

PENTAMATION
 DATE: 03/07/2019
 TIME: 16:19:47

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

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 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94466	03/07/19	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT--JAN-CH	0.00	245.00
TOTAL CHECK								564.00
1011	94467	03/07/19	156	SHARP REES--STEALY MEDICA	00150005400	PRE-EMPLOYMENT SCREEN	0.00	105.00
1011	94468	03/07/19	153	SHELL FLEET MANAGEMENT	00160006120	AUTO FUEL--DEC	0.00	1,410.22
1011	94468	03/07/19	153	SHELL FLEET MANAGEMENT	00160006120	AUTO FUEL--JAN	0.00	1,209.46
1011	94468	03/07/19	153	SHELL FLEET MANAGEMENT	00160006120	CR EXEMPT TAX--DEC	0.00	-85.39
1011	94468	03/07/19	153	SHELL FLEET MANAGEMENT	00160006120	CR EXEMPT TAX--JAN	0.00	-9.58
1011	94468	03/07/19	153	SHELL FLEET MANAGEMENT	00160006120	SHEL BALANCE FWD	0.00	-2,000.00
TOTAL CHECK								524.71
1011	94469	03/07/19	1030	SIGTRONICS CORPORATION	00160006120	HEADSET REPAIR	0.00	185.09
1011	94470	03/07/19	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 03/08/19	0.00	913.50
1011	94471	03/07/19	1231	STAPLES CONTRACT & COMME	00150005350	DISNF WIPES	0.00	13.44
1011	94471	03/07/19	1231	STAPLES CONTRACT & COMME	00150005350	NOTE PDS/SOAP/WHT OUT	0.00	41.95
TOTAL CHECK								55.39
1011	94472	03/07/19	3066	SUMMIT ENVIRONMENTAL GRO	45099266190	9926 PROF SVC SND--FEB	0.00	330.00
1011	94472	03/07/19	3066	SUMMIT ENVIRONMENTAL GRO	21355005550	1714.20/959 GENEVIEVE	0.00	3,350.00
1011	94472	03/07/19	3066	SUMMIT ENVIRONMENTAL GRO	45999036190	9903 PROF SVC LCP--FEB	0.00	1,320.00
TOTAL CHECK								5,000.00
1011	94473	03/07/19	3265	THE LAND STEWARDS	00165006520	POLY SAND BAGS--PW	0.00	362.87
1011	94474	03/07/19	2894	TIENG VIET SAN DIEGO NEW	00150005150	CI-18-04 ELECTN NOTCE	0.00	50.00
1011	94475	03/07/19	2759	TRISTAR RISK MANAGEMENT	12550005465	FY19 CLAIMS SRVC-Q3	0.00	6,437.50
1011	94475	03/07/19	2759	TRISTAR RISK MANAGEMENT	12550005465	FY19 CLAIMS SRVC-Q2	0.00	6,437.50
1011	94475	03/07/19	2759	TRISTAR RISK MANAGEMENT	12550005465	FY19 CLAIMS SRVC-Q1	0.00	6,437.50
TOTAL CHECK								19,312.50
1011	94476	03/07/19	2097	UT SAN DIEGO - NRTH COUN	55000007750	PUB NTC--RESO AMND SEA	0.00	200.84
1011	94476	03/07/19	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG--1718.04 DRP	0.00	340.39
1011	94476	03/07/19	2097	UT SAN DIEGO - NRTH COUN	00150005150	ORD 498	0.00	343.43
TOTAL CHECK								884.66
1011	94477	03/07/19	3242	VAN DYKE LANDSCAPE ARCHI	45994386510	9438.10 SK8PK DSN--JAN	0.00	4,587.75
1011	94478	03/07/19	3723	WAGeworks	00150005400	FSA ADMIN--FEB	0.00	118.25
1011	V900019	03/07/19	4600	KYLE KOSZEWNIAK	00150005400	KOSZEWNIAK--ARM 56/RISK	0.00	555.35
1011	V900019	03/07/19	4600	KYLE KOSZEWNIAK	12050005460	KK--PARMA-02/10-02/13	0.00	1,124.86
1011	V900019	03/07/19	4600	KYLE KOSZEWNIAK	001	KK--PARMA-02/10-02/13	0.00	-576.99
TOTAL CHECK								1,103.22
TOTAL CASH ACCOUNT							0.00	836,158.83
TOTAL FUND							0.00	836,158.83

PENTAMATION
DATE: 03/07/2019
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CITY OF SOLANA BEACH, CA
CHECK REGISTER - DISBURSEMENT FUND

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL REPORT							0.00	836,158.83



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 27, 2019
ORIGINATING DEPT: Finance
SUBJECT: **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2018-2019**

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 13, 2019.

DISCUSSION:

The following table reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 14, 2017 (Resolution 2017-095) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES					
As of March 13, 2019					

Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2017-095	Adopted Budget	17,916,600	(17,098,600)	(401,600) (1)	\$ 416,400
Reso 2018-070	Fiscal Year 2018/19 Appropriation Revisions	76,100	(229,900)	-	262,600
Reso 2018-089	Crossing Guards	38,507	(59,242)	-	241,865
Reso 2018-101	SBFA MOU	-	(185,425)	-	56,440
Reso 2018-093	City-Wide Janitorial Services	-	(8,620)	-	47,820
Reso 2018-117	Crossing Guards	19,253	(29,620)	-	37,453
Reso 2018-128	Pers Side Fund	-	155,700	-	193,153
Reso 2019-019	Mid-Year Budget Adjustments	569,000	(265,100)	(109,336) (2)	387,717
(1) Transfers to:					
	Debt Service for Public Facilities		151,100		
	City CIP Fund		250,500	401,600	
(2) Transfer to:					
	TEA21/ISTEA			109,336	

COUNCIL ACTION:

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

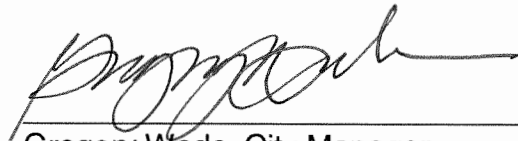
- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2018-2019 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: March 27, 2019
ORIGINATING DEPT: Public Safety / Fire
SUBJECT: **Council Consideration of Resolution 2019-033 to Amend the Professional Service Agreement with North County Emergency Vehicle Services**

BACKGROUND:

On September 12, 2017 the City of Solana Beach (City) awarded North County Emergency Vehicle Service (NCEVS) an agreement for routine maintenance and emergency repairs on City fire apparatuses. NCEVS has performed, and is scheduled to perform, specific maintenance and repairs on the fire apparatuses during FY 2018/2019. This scope of work includes annual maintenance on the front line fire engine (E-237), the reserve fire engine (R-237) and the front line truck (T-237).

This item is before City Council to consider adopting Resolution 2019-033 (Attachment 1) to amend the agreement for maintenance of fire apparatuses as well as ongoing as-needed services for Fiscal Year (FY) 2018/2019.

DISCUSSION:

NCEVS provides routine maintenance and emergency repairs on City fire apparatuses. Additionally, NCEVS is able to provide mobile emergency vehicle services that can be performed at the City's fire station. This reduces the down time of the emergency response apparatus while eliminating the costs of transporting the apparatus to off-site locations. NCEVS staff is certified to work on the fire apparatuses and maintains documentation of work that has been provided. Their work has been consistent, thorough, and completed in a timely manner.

Currently, many of the scheduled and ongoing maintenance repairs for the various fire apparatus' and vehicles have been deferred from the last fiscal year due to the amount of funding budgeted. However, these and additional repairs need to be addressed this fiscal year in order to keep the fleet operational and reliable.

Staff is recommending the approval of an amendment for the NCEVS agreement to increase the amount not to exceed to \$90,000 for FY 2018/2019. The current agreement is for an amount not to exceed \$60,000.

CITY COUNCIL ACTION:

AGENDA ITEM A.4.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The City approved a mid-year budget increase for the Fire Department in the amount of \$25,000 at the February 27, 2019 meeting. Based on the approved mid-year budget there are sufficient funds to increase the contract for annual maintenance and specified repairs of fire apparatuses for FY 2018/2019.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation
- Approve Staff recommendation with alternative amendments / modifications.
- Reject Staff recommendation and provide direction.

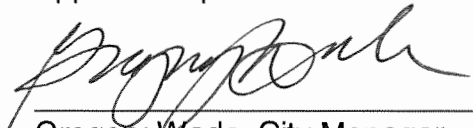
DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council Adopt Resolution 2019-033:

1. Awarding North County Emergency Vehicle Services an increased amount not to exceed of \$90,000.
2. Authorizing the City Manager to amend the agreement with North County Emergency Vehicles.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2019-033

RESOLUTION NO. 2019- 033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING THE PROFESSIONAL SERVICES AGREEMENT WITH NORTH COUNTY EMERGENCY VEHICLE SERVICE TO AN AMOUNT NOT TO EXCEED \$90,000 FOR MAINTENANCE AND AS-NEEDED REPAIR ACTIVITIES

WHEREAS, the City Council places a priority on public safety and maintaining the apparatuses and equipment used to provide these services; and,

WHEREAS, the City of Solana Beach is currently contracted with North County Emergency Vehicle Services (NCEVS) for maintenance and repair of the City's specific fire apparatuses; and,

WHEREAS, NCEVS was determined to be the most responsive based on the unique nature of working on fire apparatuses and providing trained personnel to service the type of fire apparatuses used by the City of Solana Beach; and,

WHEREAS, the City deferred scheduled and ongoing maintenance repairs last fiscal year (FY 17/18) due to lack of funding; and,

WHEREAS, the deferred vehicle maintenance and repairs will be in addition to the regularly scheduled maintenance and repairs, an increase in this budget area for this fiscal cycle is necessary to keep the fleet operational and reliable.

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 awards North County Emergency Vehicle Service an increased amount not to exceed \$90,000.
3. That the City Council authorizes the City Manager to amend the agreement with North County Emergency Vehicle Service accordingly.

PASSED AND ADOPTED this 27th day of March 2019, at a regular meeting of the City Council of the City of Solana Beach, California, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 27, 2019
ORIGINATING DEPT: Community Development Department
SUBJECT: **Consideration of Resolution 2019-032 Authorizing the City Manager to Issue a Request for Proposals to Update the City's General Plan Housing and Safety Elements**

BACKGROUND:

All California cities and counties are required by Article 10.6 of the Government Code to adopt a Housing Element as part of their General Plan. Housing Elements are subject to detailed statutory requirements, as well as mandatory review by the California Housing and Community Development Department (HCD). Additionally Senate Bill 1241, adopted in 2012, requires that the Safety Element of a City's General Plan be updated upon the next revision of the Housing Element to address the risk of fire in very high fire hazards severity zones.

This item is before the City Council for the consideration of Resolution 2019-032 (Attachment 1), authorizing the City Manager to issue a Request for Proposals (RFP) to update the City's General Plan Housing and Safety Elements.

DISCUSSION:

The Housing and Safety Elements of the City of Solana Beach General Plan include required programs that describe actions or techniques that carry out the goals and policies of contained in State law.

The RFP requires respondents to provide information regarding their qualifications and past experience, understanding of California State law and City priorities, project schedule, project cost, approach to completing the project, and public participation process.

CITY COUNCIL ACTION:

Once the responses are received and reviewed, the City's anticipated process is to compile a short-list of consultants, conduct interviews, and ultimately request City Council to consider award of a contract to a preferred consultant to complete the update of the City's General Plan Housing and Safety Elements. The consultant is expected to prepare and complete the following:

- Review, research and analyze existing policies and conditions in comparison to current State Housing law and the current County Hazard Mitigation Plan policies
- Prepare draft Housing and Safety Element policies that comply with State Law and the current County Hazard Mitigation Plan policies
- Prepare necessary CEQA documents for consideration by City Council
- Respond to HCD and OES comments on draft Elements
- Prepare final Housing and Safety Element documents for City Council consideration
- Assist with State Certification of the City's Housing Element by December 2020

It is anticipated that City Council will consider selection and award of the professional services contract for a consultant in August 2019.

CEQA COMPLIANCE STATEMENT:

Consideration of the release of a RFP is not a project as defined by the California Environmental Quality Act (CEQA).

FISCAL IMPACT:

Issuance of an RFP does not have a fiscal impact. The RFP requires each respondent to submit a proposal that includes the costs to complete the Housing Element Update. The fiscal impact will be further evaluated after proposals are received. The City Council will consider awarding a contract for the Housing Element Update at a future meeting.

WORK PLAN:

Issuance of this RFP is consistent with the first bulleted item under Item A.1 General Plan Update of the FY 2018/19 Work Plan, and is a requirement of the Housing Element.

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Do not approve Staff recommendation and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2019-032 authorizing the City Manager to issue a Request for Proposals to update the City's General Plan Housing and Safety Elements.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2019-032
2. RFP—City of Solana Beach General Plan Housing and Safety Element Update

RESOLUTION NO. 2019-032

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ISSUE A REQUEST FOR AN UPDATE TO THE CITY'S GENERAL PLAN HOUSING AND SAFETY ELEMENTS

WHEREAS, all California Cities and Counties are required by Article 10.6 of the Government Code to adopt a Housing Element as part of their General Plan; and

WHEREAS, Senate Bill (SB) 1241, adopted September 13, 2012, requires that the Safety Element of a City's General Plan be updated upon the next revision of the Housing Element on or after January 1, 2014, to address the risk of fire in very high fire hazards severity zones; and

WHEREAS, the City of Solana Beach does have areas within very high fire hazards severity zones; and

WHEREAS, Housing Elements are subject to detailed statutory requirements as well as mandatory review by the California Housing and Community Development Department; and

WHEREAS, the Housing Element of the City of Solana Beach General Plan was adopted by City Council on February 13, 2013 and subsequently certified by the California Housing and Community Development Department; and

WHEREAS, Housing Element Law requires that every jurisdiction revise its Housing Element every eight (8) years; and

WHEREAS, the City's Housing and Safety Element update is necessary to comply with State Law, to protect the community from unreasonable risks associated with wildland and urban fires, to address local and regional housing needs for all income categories, and to help address the State's housing crisis by creating policies that further housing development within the City to accommodate its fair share of housing.

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 authorizing the City Manager to issue a Request for Proposals to update the City's Housing and Safety Elements.

PASSED AND ADOPTED this 27th day of March, 2019, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • FAX (858) 792-6513
www.ci.solana-beach.ca.us

CITY OF SOLANA BEACH COMMUNITY DEVELOPMENT DEPARTMENT

REQUEST FOR PROPOSALS: HOUSING AND SAFETY ELEMENT UPDATE & ENVIRONMENTAL ASSESSMENT

DUE DATE: 5:00pm, June 13, 2019

DATE OF RELEASE: April 4, 2019

I. OVERVIEW

The City of Solana Beach Community Development Department is seeking proposals from qualified consulting firm(s) to prepare an update of the City's General Plan Housing and Safety Elements and associated environmental assessment. Under the direction of the Community Development Director, the consulting firm(s) is/are expected to review the existing Housing and Safety Elements and revise these documents to reflect current conditions, city policies, and methods to meet the housing requirement mandated by the State of California. After review and evaluation of the submitted proposals, the City will recommend the finalist to the City Council for award of contract.

The following defines the proposed project, scope of services, proposal requirements, selection process and other information required to prepare and submit a proposal.

II. BACKGROUND

The City of Solana Beach was incorporated in 1986. Over 13,000 residents call this 3.6 square mile beach community their home. The Pacific Ocean is to the west; the City of Encinitas to the north, the City of Del Mar to the south and the unincorporated village of Rancho Santa Fe to the east. Property values in this upscale community have appreciated significantly since incorporation. The business community has equally enjoyed the prosperity of a healthy economy. Solana Beach is the home for many artisans, high-tech businesses, and professionals.

The elementary school district is composed of five elementary schools, two of which are within the City limits. The middle school is under the administration of the San Dieguito Union High School District; most high school students attend Torrey Pines High School, located southeast of the City. Additionally, there are several private and parochial schools in Solana Beach including Santa Fe Christian and Saint James Catholic schools.

The City has two community centers, Fletcher Cove and La Colonia. The Fletcher Cove Community Center, originally a Civilian Conservation Corps barracks, was moved from Vista to Solana Beach in 1944. The Community Center at La Colonia was dedicated on May 5, 1991. Program activities in the centers include adult education classes and meeting places for numerous community groups.

In 1995 the Santa Fe train station was moved from Del Mar to a new station at Solana Beach. In

1999 the North County Transit District, operator of the "Coaster" commuter train, and the City of Solana Beach completed a multi-million project to lower the train tracks below grade level under Lomas Santa Fe Drive.

The South Cedros area of the City has been developed as an upscale design district that attracts many artisans, decorators, and antique dealers. The area continues to be a focal point for the City.

III. PROJECT DESCRIPTION

The City's Housing Element was last revised and adopted in 2013 and deemed in compliance with State Housing Element law by the State Department of Housing and Community Development (HCD). It is scheduled to be updated in 2020. The City's Safety Element was approved by Resolution 2014-141 on November 19, 2014.

The purpose of this project is to update the Housing and Safety Element to be internally consistent with the City's General Plan and in compliance with state statutes so as to be certified by HCD by December 2020. The update will reassess the community's housing-related goals and objectives, while addressing issues and establishing objectives with respect to a wide range of possible housing related program initiatives that have been suggested by the community. Such initiatives to be considered are anticipated to include, but are not limited to, the following:

- Affordable Housing Program
- Density Bonus Provisions
- Evaluation of existing Mixed-Use Development Standards
- Evaluation of City's existing Accessory Dwelling Unit Provisions
- Update Fire Safety Goals, Objectives and Policies consistent with Senate Bill 1241

Proposed Schedule of Events

Release Request for Proposal	April 4, 2019
Proposal due	June 13, 2019
Consultant Interviews	July __, 2019 (week of)
City Council Selection and Award	August __, 2019
Kick-off Meeting	_____, 2019 (week of)

IV. SCOPE OF WORK

Task 1 – Assessment

1.1 **Evaluation of 2013-2020 Housing Element and City's Safety Element.** Consultant will be required to review and evaluate the current Housing and Safety Elements and its programs, including:

- A discussion of the effectiveness of the housing program and policies;
- A comparison of projected results from the adopted Housing Element to actual accomplishments;
- A summary of how these results are important to a revision of the Housing Element;

- An evaluation of existing Housing Element in comparison to current State Housing Law; and
- An evaluation of existing Safety Element policies in comparison to current County Hazard Mitigation Plan policies.

1.2 Document Review. Consultant will review City documents to aid in understanding local conditions and the community's housing needs. Documents include, but are not limited to, 2004 General Plan, San Diego County Hazard Mitigation Plan, all written communication with HCD, and all housing programs and ordinances currently in place. In addition, the Consultant will need to evaluate existing City housing and safety resources and funding mechanisms while identifying key issues.

Task 2 – Housing and Safety Element Preparation

2.1 Needs Analysis. The Consultant will complete the housing assessment and needs analysis to satisfy Government Code Section 65582(a). The Consultant will coordinate with staff to develop a current housing inventory to evaluate housing conditions using State approved criteria and evaluate existing policies in comparison to the San Diego County Hazard Mitigation Plan. Where necessary to complete this task, the Consultant will obtain and analyze the most current data available on demographics and housing in the City of Solana Beach.

The gathered data will be used to draft a housing needs assessment that will identify:

- Population, demographic and employment trends;
- Special housing needs (e.g. large families, seniors, farm workers, homeless, etc.);
- Housing stock characteristics, including at risk units, vacant and underutilized land;
- Adequacy of the City's public facilities (maintenance and improvements needed);
- Housing cost and affordability;
- Projected housing needs; and
- Current vacant and underutilized land inventory.

2.2 Housing Resources and Opportunities. The Consultant will identify housing resources, including programmatic, physical, and financial. In addition, the consultant will prepare an analysis of the relationship between the projected housing needs and the dwelling unit capacity and availability of services to said sites.

2.3 Housing Constraints. The Consultant will identify potential and actual governmental and nongovernmental constraints to housing production. Where constraints exist, the Consultant will develop housing programs to mitigate them or, where appropriate and legally possible, remove them.

2.4 Housing Goals, Policies, and Quantified Objectives. The Consultant must build on the existing Housing Element, public input, and the needs and constraints analyses to formulate a five-year implementation plan with appropriate and implementable housing policies and quantified objectives. This work will need to satisfy the requirements of Government Code Section 65583(b) and (c), as noted below.

The Housing Element will contain programs to:

- Ensure that housing opportunities are available for all persons in the City;
- Preserve and improve the existing stock of affordable housing, including at-risk units;
- Facilitate development of adequate housing to meet the needs of low and moderate income households, meeting regional share of goals;
- Mitigate any governmental constraints to housing production, improvement and/or maintenance; and
- Ensure consistency with other General Plan elements and community goals.

Task 3 – Prepare and Finalize Housing and Safety Elements

- 3.1 Draft Housing and Safety Elements.** The Consultant will be required to prepare and submit ten (10) copies of the Administrative Draft Housing and Safety Elements for Staff review and comment. Once Staff has reviewed and commented on the draft, the Consultant will modify the Administrative Draft as directed. The Consultant will then prepare and submit fifteen (15) copies of a Draft Housing and Safety Elements for the City to provide to HCD and the State Office of Emergency Services (OES), the City Council, and the general public for review and comment.
- 3.2 Community Meetings and City Council Hearings.** The Consultant must attend two (2) community meetings and two public hearings to respond to questions during public review of the Draft Housing and Safety Elements. The Consultant will assist Staff in responding to any public or agency comments, including comments from HCD and OES, and shall be available to attend additional hearings on a time-and-materials basis.
- 3.3 Housing and Safety Elements.** The Consultant will prepare a final version of the Housing and Safety Elements, including any changes to the draft required by HCD, OES and City Staff and officials, for adoption and transmittal to the State by October 30, 2020. Consultant will work closely with Staff to ensure that the City meets all HCD and OES deadlines and requirements.
- 3.4 State Certification.** The Consultant must follow through with assisting the City in achieving State certification of the Housing and Safety Elements after adoption by the City. The Consultant will work closely with HCD, OES and City of Solana Beach to ensure that City meets State requirements and will recommend modification to the adopted Housing and Safety Elements, if required to obtain certification.

Task 4 – Environmental Review

- 4.1 CEQA Completion and submittal of all required documents.** The consultant must prepare and process all applicable environmental documents pursuant to CEQA. Timing and completion of CEQA documentation, noticing and approval shall coincide with City Council approval of the Housing Element Update.

Task 5 – Communication with Staff and Required Work Products

In addition to frequent communication with staff via telephone and e-mail, the work program anticipates five meetings with Planning Services staff, including staff from other departments and organizations, as appropriate, and one meeting with a representative of HCD and OES during its review of the Draft Housing and Safety Elements.

As outlined in the Task above, the following products will be prepared and delivered to the City:

- Research and Analysis by November 2019;
- Administrative Draft Housing and Safety Elements (10 Hard Copies) by February 2020;
- Public Review Draft Housing and Safety Elements (15 Hard Copies, 15 Thumb Drives with a PDF version) by May 2020;
- Administrative Final Housing and Safety Elements (10 Hard Copies) by August 2020;
- Final Housing and Safety Elements (15 Hard Copies, 15 Thumb Drives with a PDF version) by September 2020;
- CEQA Required Documents by October 2020; and
- State Certification of City Housing Element by December 2020.

V. SUBMISSION REQUIREMENTS

The update will need to be prepared in compliance with State Housing Element law, Senate Bill 1241 and at the very minimum, include the following:

- Analysis of existing and projected housing needs.
- A land inventory.
- Analysis of constraints to housing.
- Programs to identify adequate sites, assist in the development of housing for low and moderate income households, address identified constraints, conserve and improve the existing housing stock, and promote fair housing.
- Analysis of financial resources available for housing.
- Analysis of funds available for preserving units at risk of conversion.
- Establish the maximum number of housing units by income level.
- Identification of policies consistent with the San Diego County Hazard Mitigation Plan to address risk of fire in very high fire hazard zones within the City.

VI. PROPOSAL CONTENT

Proposal responses must adhere to the requirements set forth in this section, both for content and sequence. Failure to adhere to these requirements or the inclusion of conditions, limitations or misrepresentations may be cause for rejection of the submittal. Use 8-1/2 x 11 sheets (foldouts are acceptable for charts, etc.) and font size large enough to be easily legible, but not smaller than 10 point. The original proposal and each subsequent copy must be submitted on paper, properly bound, appropriately tabbed and labeled in the following order:

- A. **Cover letter:** Provide a "Cover Letter" and introduction, including the name and address of the organization or individual submitting the proposal, together with the name, address, telephone and fax numbers, and e-mail address of the contact person who will be authorized to make representations for the organization, and an expression of the Consultant's ability and desire to meet the requirements of this Request for Proposal. The letter must be signed by an individual authorized to bind the firm contractually.
- B. **Table of Contents:** This section shall include a detailed "Table of Contents" and an outline of the submittal, identified by sequential page number and by section reference number and section title as described herein.

C. Consultants Capabilities: Describe the firm's resources, experience and capabilities as they relate to scope of services described hereinabove. Submit in the order identified below:

1. Executive Summary: An executive summary should briefly describe the Consultant's qualifications, including experience in Housing and Safety Element updates, resumes of key staff member(s) assigned to prepare the Housing and Safety Element, and a description of similar projects. The executive summary should also include a description of your understanding of the project.

2. Scope of Services: Discuss each item in Section IV, Scope of Work Task 1 through Task 4 with a cost estimate and cost proposal for the project including a breakdown of costs by each task. Consultant will also provide a schedule of fees and hours.

D. References: Consultants must provide a minimum of three (3) client references, preferably of city governments, municipalities, or service districts in California, of organizations with whom you currently have contracts with and/or have previously had contracts with for the provision of services of equal type and scope within the last five (5) years. Each reference shall include company or organization name, contact person, title, telephone number, length of business relationship, and summary of services performed.

E. Additional Data: (This Section shall be limited to five pages.) Include any other data the Consultant deems essential to the evaluation of the qualifications and proposal statements. Where appropriate, please key data back to information contained in Section A thru D. If there is no additional data, this section will consist of the statement, "We wish to present no additional data."

VII. CONSULTANT QUALIFICATIONS

The City of Solana Beach will negotiate a fee with the successful firm for all consultant work associated with the project. The proposals should provide the following information:

- Firm's history and disclosure of firm's ownership
- Staff resumes
- Capacity of firm to conduct scope of work and produce final product
- Description of similar projects completed for other Cities, public, or private agencies
- List of references and clients
- Proposed itemized cost estimate to perform scope of work
- A specific listing of staff members that will be assigned to carry out the necessary work items, including designation of the principal in charge
- Proposed scope of work
- A matrix showing tasks and a time frame to ensure completion and submittal of document to the State HCD by October 30, 2020

VIII. SELECTION CRITERIA

Proposals will be ranked using the following weighted criteria:

- a) Experience in Similar Efforts 20%

- b) Commitment of Senior Staff to the Project..... 15%
- c) Responsiveness to RFP and City Priorities..... 15%
- d) Creative Approach 15%
- e) Technical Quality 10%
- f) Schedule 10%
- g) Cost 10%
- h) Public/Stakeholder Participation Process..... 5%

IX. PROFESSIONAL SERVICES AGREEMENT

Prior to awarding any work, the selected Consultant Team will be required to execute an Agreement to provide services with the City. The Consultant Team will be required to comply with all terms and conditions set forth in the City of Solana Beach Standard Form Professional Services Agreement (Exhibit "A"). It is recommended that the consultant review this Agreement prior to submittal.

The Provider's proposal and all subsequent modifications to either document will be included as appendices to the Contract. Any exceptions to the terms and conditions, as specified in the attached Draft Professional Services Agreement, must be specified in the proposal. If no exceptions are made, then the Provider agrees to be bound by, and thereby represents its ability to satisfy all terms of the Agreement, if selected. The City Attorney or Risk Manager may make minor modifications to the standard Agreement to fit the particulars of this project.

X. TERMS AND CONDITIONS

This City reserves the right to request additional information and/or clarifications from any or all respondents to this RFP. The City reserves the right to modify the RFP, prior to the date the submittals are due, to ensure that the proposal fully addresses the City's need. Revisions to the RFP shall be mailed to all holders of record and the City shall promptly notify the Provider. In the event that a Provider agrees to modify the proposal, a change in the cost of the services as set in the proposal may be made. Otherwise, the cost stated in the original proposal shall remain effective.

- a) Prior to the opening of proposals, a Provider may submit, in writing a request for interpretation or correction of the RFP documents. Any interpretation or correction of the RFP documents rendered by the City shall be made immediately available to all other persons who obtained RFP documents from the City.
- b) Once the proposals have been opened, an erroneous proposal may not be reformed or modified by the Provider; but may request that the City release the Provider due to an error in the proposal. The City may release the Provider so long as the integrity of the proposal process is not jeopardized, the error was a result of excusable neglect, and the Provider is not advantaged. If the City releases the Provider, the proposal will be deemed to have been rejected, and shall be prohibited from performing all or any portion of the proposed contract.
- c) Acceptance by the City of any proposal submitted pursuant to this RFP shall not constitute any implied intent to enter into a contract for consultant services.
- d) The City reserves the right to cancel, in part or in its entirety, or waive any irregularities or

technical deficiencies in any proposal if it is in the best interest of the City to do so. A materially incomplete or non-responsive proposal shall be rejected.

- e) The City reserves the right to extend the date by which the submittals are due.
- f) The City is not required to select the lowest monetary proposal. The City reserves the right to award a contract to the firm that presents the proposal that, in the sole judgment of the City, best accomplishes the desired results. The City may require the consultant to participate in negotiations and to submit such price, technical or other revisions of the proposal as may result from negotiations.
- g) The City reserves the right to accept or reject any or all proposals received as a result of this request or to negotiate with any qualified source. The City may either initiate a new RFP or abandon the acquisition of services.
- h) If the contract is awarded, the contract shall be awarded to the Provider based on demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required and who proposes to do the work at a fair and reasonable price, to the best advantage of the City.
- i) The consultant shall indemnify, defend and hold harmless, the City against all liabilities or loss, and against all claims or actions based on or arising out of injury to, or death of persons or damage to or loss of property caused by acts or neglect of the consultant, his/her employees or agents in connection with the performance of this RFP. Interested firms shall be responsible for performing the work under this contract and shall be liable for his/her own negligence and the negligence acts of his/her employee.

XI. QUESTIONS AND PRE-SUBMITTAL MEETING

In order to ensure that all interested firms have access to the same information, all questions must be submitted in writing to the Community Development Department (e-mail is acceptable). All questions should be submitted in writing and all responses by the City will be on file and available upon request. Please contact Joseph Lim, Community Development Director, (858) 720-2434 or at jlim@cosb.org with questions or responses on file.

- a) A pre-submittal meeting will be held in the City Council Chambers at the Solana Beach City Hall, 635 S. Highway 101, Solana Beach, on _____, 2019 at _____. The purpose of the pre-submittal meeting will be to answer any questions regarding work described in the RFP. Consultant attendance is not required, but is strongly encouraged, as additional information may be provided. The results of the meeting will be written up and distributed to those in attendance.

XII. SUBMITTAL

Five (5) copies of the proposal must be delivered to the City of Solana Beach no later than 5:00 p.m., Thursday June 20, 2019 to be considered. A thumb drive containing the proposal in a Microsoft Office format shall also be included. Additional copies of the proposal will be requested if the project team is selected for the interview. Please note that all proposals, supplemental information and documents submitted become the property of the City. Any proposal received by the Community Development Department after the time specified herein shall be returned unopened to the Provider.

The consultant will have normal access to the public records and files of local agencies in preparing the proposal or documents. The cost of developing the proposal is the sole

responsibility of the Provider; the City is not liable for any costs incurred by those submitting proposals.

Proposals should be mailed or delivered to:

**Joseph Lim, Community Development Director
City of Solana Beach
635 S. Highway 101
Solana Beach, CA 92075**

If you have any questions, please contact Joseph Lim at **(858) 720-2434** or by email at **jlim@cosb.org**.

INFORMATION RESOURCES

Coordination and/or consultation may be required with the following agencies:

- San Diego Association of Governments (SANDAG)
- Santa Fe Irrigation District
- San Diego Sheriff's Office
- Various State and Federal Agencies

The City will provide access to the following documents for the consultant's use as these documents will assist to provide background material for the Update. However, it is the responsibility of the consultant to compile and review these documents (some copying charges may apply).

1. City of Solana Beach General Plan Housing and Safety Elements (available on City website: www.ci.Solana Beach.ca.us)
2. Solana Beach Municipal Code, Title 17: Land Use and Development Regulations (available on City website)
3. Highway 101 Corridor Specific Plan (available on City website)
4. 2017 Hazard Mitigation Plan document, Solana Beach (available at https://www.sandiegocounty.gov/oes/emergency_management/oes_jl_mitplan.html)
5. City of Solana Beach Geographic Information System layers (available upon request)
6. City of Solana Beach Standard Form Professional Services Agreement (attached to this RFP)

Exhibits:

A - Professional Services Agreement

EXHIBIT "A"

PROFESSIONAL SERVICES AGREEMENT



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 27, 2019
ORIGINATING DEPT: City Manager's Office
SUBJECT: **Council Consideration of Resolution 2019-036 Authorizing the Retention of State Legislative Advocacy Services**

BACKGROUND:

During any given legislative period, bills with potentially significant impacts on the City are introduced and oftentimes revised many times that require close monitoring for timely reporting to the City Council.

This item is before City Council to consider adopting Resolution 2019-036 (Attachment 1) authorizing the City Manager to retain a professional lobbyist for state legislative advocacy services.

DISCUSSION:

As the City Council identifies its legislative priorities as part of the Fiscal Year 2019/20 Work Plan, the services of a lobbyist is recommended to advance and advocate for the City's interests in Sacramento.

While the City Manager is still evaluating proposals at the time of the preparation of this report, it is anticipated that the scope for the services will include:

- Monitor, identify and prioritize challenges and opportunities for the City with respect to issues under consideration by the State Legislature and state and regional agencies, specifically those issues defined in the City's adopted Legislative Policy Guidelines.
- In consultation with the City Manager's Office, lobby state legislature members and departments as necessary to pursue City objectives.
- Complete in a timely fashion all forms and reports required of lobbyists by the state and other relevant jurisdictions.
- Provide timely telephone or e-mail updates with designated staff; provide status reports during the legislative session; and attend meetings of the City Council and with City personnel as reasonably requested.

CITY COUNCIL ACTION: _____

It is recommended that the Council authorize the City Manager to execute a professional services agreement to provide specific and targeted advocacy and lobbying services on behalf of the City on any pertinent legislation consistent with the City's legislative priorities and recommend actions as may be needed to promote the City's interests.

CEQA COMPLIANCE STATEMENT:

Not a project under CEQA

FISCAL IMPACT:

There are sufficient funds in the City Manager's budget unit for Fiscal Year 2018/19 to pay the cost of a lobbying firm for the current fiscal year and monies will be appropriated in the following fiscal years to cover the remainder of the contract term in a total amount that would not exceed \$60,000.

WORK PLAN:

The proposed authorization is directly linked to the Strategic Priority: "Community Character" (Land Use & Planning)

OPTIONS:

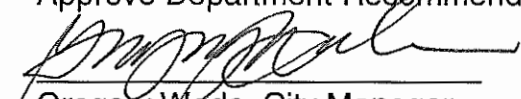
- Approve Staff recommendation
- Deny Staff recommendation
- Provide alternative direction to Staff

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2019-036 authorizing the City Manager to retain the services of a lobbying firm for state legislative advocacy services for an amount not to exceed \$60,000.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachment:

1. Resolution 2019-036

RESOLUTION NO. 2019- 036

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO RETAIN AND EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR STATE LEGISLATIVE ADVOCACY SERVICES

WHEREAS, the City Council places a priority on community character and land use; and,

WHEREAS, as the City Council identifies its legislative priorities as part of the work plan, the services of a lobbyist is recommended to advance and advocate for the City's interests in Sacramento; and

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 retain and execute a professional services agreement to provide specific and targeted advocacy and lobbying services on behalf of the City on any pertinent legislation consistent with the City's legislative priorities and recommend actions as may be needed to promote the City's interests.
3. That the amount of the agreement may not exceed \$60,000.

PASSED AND ADOPTED this 27th day of March 2019, at a regular meeting of the City Council of the City of Solana Beach, California, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 27, 2019
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for DRP and SDP to Construct a Replacement, Multi-Level, Single-Family Residence with an Attached Partially Subterranean Garage and a Basement and Perform Associated Site Improvements at 346 Glenmont Drive (Case # 17-18-06 Applicant: Jonathan and Suzy Weiser; APN: 263-392-02; Resolution No. 2019-031)**

BACKGROUND:

The Applicants, Jonathan and Suzy Weiser, are requesting City Council approval of a Development Review Permit (DRP) and a Structure Development Permit (SDP) to demolish a single-family residence and detached garage, construct a replacement multi-level, single-family residence with an attached partially subterranean garage and a basement, and perform associated site improvements at 346 Glenmont Drive. The 9,906 square-foot lot is located within the Low-Medium Residential (LMR) Zone and the Scaled Residential Overlay Zone (SROZ).

The project proposes grading in the amounts of 1,329 cubic yards of cut, 207 cubic yards of fill, 12 cubic yards of excavation for footings, 370 cubic yards of removal and recompaction, and aggregate grading total of 1,918 cubic yards, and 1,122 cubic yards of export. The maximum building height would be 21.96 feet above the pre-existing grade with the highest story pole at 196.1 feet above Mean Sea Level (MSL). The project requires a DRP for 1) an aggregate grading quantity in excess of 100 cubic yards, 2) a structure that exceeds 60 percent of the maximum allowable floor area, and 3) a second floor that exceeds 35 percent of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2019-031 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The rectangular shaped lot fronts on the east side of the 300 Block of Glenmont Drive and is currently developed with a single-story, single-family residence and a detached garage and carport. The topography slopes up from Glenmont Drive to the northeast or toward the rear property line with an approximate 20-foot elevation change. The existing detached garage and carport are located in the rear-yard setback and accessed from East Cliff Street by a partially paved 12-foot wide strip of land.

The Applicants propose to demolish all existing structures on site, including the residence, garage, carport, and retaining walls (except for shared fences along the north and south property lines). The proposal includes construction of a 3,671 square-foot multi-level, single-family residence with a partially subterranean three-car garage attached to a basement. The project would also include associated site improvements including, grading, fencing, hardscape, landscape, and construction of a spa and outdoor barbeque counter in the rear-yard setback. 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:	346 Glenmont Dr.															
Lot Size (Net):	9,906 ft ²															
Max. Allowable Floor area:	3,684 ft ²															
Proposed Floor area:	3,671 ft ²															
Below Max. Floor area by:	13 ft ²															
Max. Allowable Height:	25 ft.															
Max. Proposed Height:	21.96 ft.															
Highest Point/Ridge:	196.1 MSL															
Zoning Designation:	LMR (4 du/ac)															
# of Units Allowed:	1 Dwelling Unit, 1 ADU															
# of Units Requested:	1 Dwelling Unit															
Setbacks:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Required</th> <th style="width: 20%; text-align: center;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Front (W)</td> <td style="text-align: center;">25 ft.</td> <td style="text-align: center;">25.5 ft.</td> </tr> <tr> <td>Interior Side (N)</td> <td style="text-align: center;">5 ft.</td> <td style="text-align: center;">5.2 ft.</td> </tr> <tr> <td>Interior Side (S)</td> <td style="text-align: center;">5 ft.</td> <td style="text-align: center;">10.0 ft.</td> </tr> <tr> <td>Rear (E)</td> <td style="text-align: center;">25 ft.</td> <td style="text-align: center;">25.1 ft.</td> </tr> </tbody> </table>		Required	Proposed	Front (W)	25 ft.	25.5 ft.	Interior Side (N)	5 ft.	5.2 ft.	Interior Side (S)	5 ft.	10.0 ft.	Rear (E)	25 ft.	25.1 ft.
	Required	Proposed														
Front (W)	25 ft.	25.5 ft.														
Interior Side (N)	5 ft.	5.2 ft.														
Interior Side (S)	5 ft.	10.0 ft.														
Rear (E)	25 ft.	25.1 ft.														
PROPOSED PROJECT INFORMATION																
Floor area Breakdown:	Required Permits:															
Basement Level Garage/Storage	1,069 ft ²															
Basement Level Living Area	564 ft ²															
Bedroom Level	1,137 ft ²															
Entry/Main Level	1,544 ft ²															
Master Level	722 ft ²															
Subtotal	5,036 ft ²															
Basement Exemption	- 564 ft ²															
Off-Street Parking Exemption	- 400 ft ²															
Garage Basement	- 401 ft ²															
Total Floor area:	3,671 ft²															
Proposed Grading: Cut: 1,329 yd ³ Fill: 207 yd ³ Excavation for Footings: 12 yd ³ Removal and Recompaction: 370 yd ³ Export: 1,122 yd ³																
Proposed Parking: Basement 3-Car Garage	Existing Development:															
Proposed Fences and Walls: Yes	Single-Family Residence with a detached garage and carport.															
Proposed Accessory Dwelling Unit: No																
Proposed Accessory Structure: No																

Staff has prepared draft findings for approval of the project in the attached Resolution 2019-031 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP and SDP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2019-031.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for the following reasons: 1) grading in excess of 100 cubic yards (aggregate); 2) a structure that exceeds 60% of the maximum allowable floor area; and 3) a second floor that exceeds 35% of the floor area of the first floor.

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

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2019-031 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 Applicant obtaining the required permit or approval from the other agency.

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

Relationship with Adjacent Land Uses:

The property is located within the LMR Zone. Properties immediately to the north, south, and west are also located within the LMR Zone, while properties to the east are located within the Low Residential (LR) Zone. All surrounding properties are developed with one and two-story, single-family residences.

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

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

Building and Structure Placement:

The Applicants are proposing to construct a replacement, multi-level, single-family residence with a partially subterranean garage and a basement living area. The replacement residence, as designed, would be located within the buildable area.

The Applicants are proposing a partially subterranean basement garage under the western portion of the residence. The basement level would consist of a 1,069 square-foot, partially subterranean three-car garage and storage area with a 20-foot exposure on the west side and a 564 square-foot completely subterranean basement living area. According to SBMC 17.48.040.C, the proposed lower level area is considered a "Basement Attached to a Garage" in which the basement living area can be exempt from the calculation of Floor area as long as the garage is permanently separated from the residential living floor area, except for a standard size door, and there are no exposed sides of the residential living area. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than

three feet above the adjacent natural or finished grade, whichever is lower. In the proposed design, the only exposure is for the garage door and the garage is completely separated from the proposed basement living area except for a standard door. Therefore, the proposed basement living area of 564 square feet would be exempt from the calculation of floor area.

The partially subterranean garage and storage area would be subject to the 2 percent formula described in SBMC 17.48.040.C because it has one exposed side. This formula is used to determine what portion of the garage is to be included in the calculation of Floor area. SBMC 17.48.040 and 17.20.030 indicate that required parking spaces provided within a garage are exempt from the calculation of floor area. The 2 percent calculation subtracts the square footage of the required parking from the total proposed square footage of the garage, and then the remaining square footage is multiplied by the linear exposure of the garage and then multiplied by 2 percent. The result is the amount of square footage of the proposed garage to be included in the calculation of floor area.

The proposed residence includes a 1,069 square-foot, partially subterranean garage and storage area. A single-family residence requires two parking spaces of 200 square feet each. Therefore, 400 square feet would be subtracted from the proposed partially subterranean garage square footage because it would provide required parking. The total linear exposure of the proposed garage is 20 feet. The 2 percent calculation for this project would be as follows:

$$\begin{aligned} 1,069 \text{ ft}^2 - 400 \text{ ft}^2 &= 669 \text{ ft}^2 \\ 669 \text{ ft}^2 \times 20 \text{ ft} \times 0.02 &= \text{or } 268 \text{ ft}^2 \end{aligned}$$

268 square feet of the proposed partially subterranean garage and storage area would be included in the calculation of Floor area. The partially subterranean garage and storage area is eligible for an additional 401 square-foot exemption from floor area for the partially exposed basement garage (1,069 – 400 – 401 = 268).

In addition to the basement regulations, the SROZ also restricts the appearance of a three-story façade on a single-family residence. According to the SBMC, when a lower level/basement is completely or partially exposed, the floor area of a third level shall not be directly above the floor area of the basement in order to prevent the appearance of a three-level façade. The SROZ requires that the floor area of the third level be set back at least ten feet from the exposed façade of the basement/lower level. The proposed residence, as designed, complies with this regulation as the upper level living area would be setback at least 10 feet from the exposed basement garage door.

The floor area proposed for the residence includes: a 1,069 square-foot partially subterranean three-car garage and storage area; a 564 square-foot basement-level bedroom and bathroom; a 1,137 "Bedroom Level" with two bedrooms, two bathrooms, and a flex room located above the basement in the southwestern side of the buildable area; a 1,544 square-foot "Entry/Main Level" with the main entry, a powder room, an open concept great room (kitchen, living and dining rooms), a pantry, and office, and a laundry room located in the eastern half of the buildable area; a 722 square-foot master suite

located in the northeast portion of the buildable area. The subtotal of the proposed residence would be 5,036 square feet of Floor area. The applicable floor area exemptions, related to the basement and partially subterranean garage previously explained in this report, total 1,356 square feet. With the applicable exemptions, the Applicants propose a total of 3,671 square feet of Floor area, which is 13 square feet below the maximum allowable Floor area for the 9,906 square-foot lot, pursuant to the SROZ regulations.

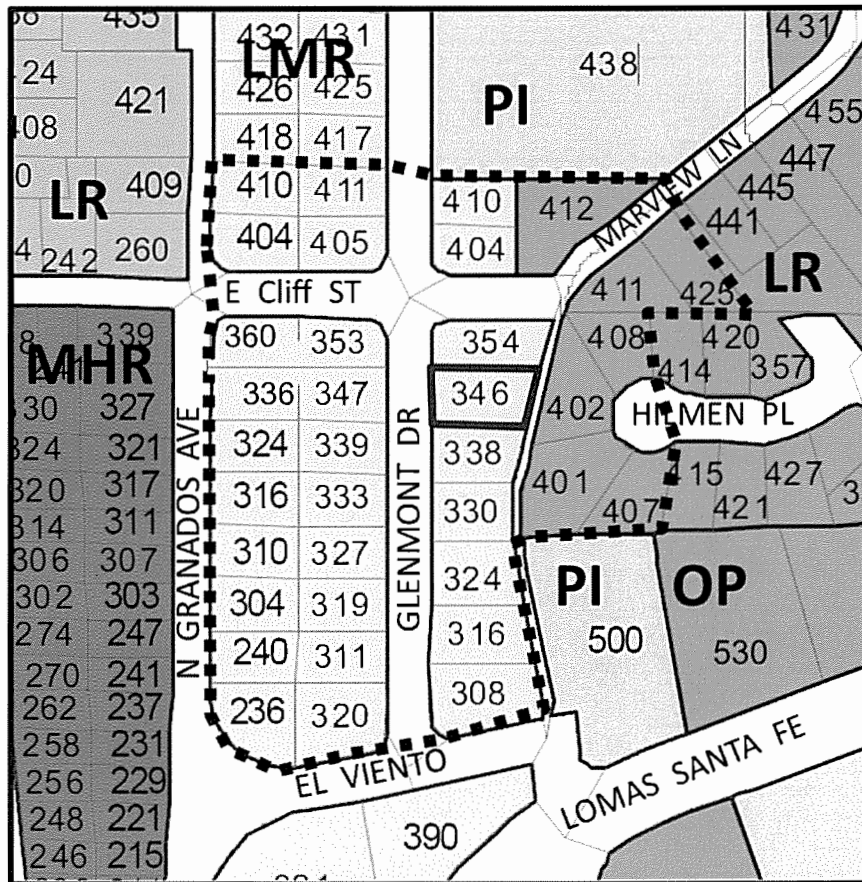
The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	684 ft ²
Total Allowable Floor area:	3,684 ft²

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

Neighborhood Comparison:

Staff compared the proposed project to 34 other properties within the surrounding area. This area includes properties along Glenmont Drive, North Granados Avenue, Hilmen Place, East Cliff Street, and Marview Lane, as shown on the following map:



The properties evaluated in this comparison are located in the LMR and LR Zones. The existing homes range in size from 888 square feet to 4,251 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garages, the covered porch, and ceiling height over 15 feet as follows:

Project Gross Building Area:	5,036 ft ²
Delete Partially Subterranean Garage/Storage:	- 1,069 ft ²
Project Area for Comparison to Assessor's Data:	3,967 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.

#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	410 Glenmont DR	7,500	980		3,263	LMR
2	404 Glenmont DR	8,200	1,544		3,385	LMR
3	354 Glenmont DR	10,900	3,614		3,858	LMR
4	346 Glenmont DR	9,906	1,497	3,967	3,684	LMR
5	338 Glenmont DR	10,100	3,552		3,718	LMR
6	330 Glenmont DR	9,500	1,423		3,613	LMR
7	316 Glenmont DR	11,100	2,786		3,893	LMR
8	308 Glenmont DR	13,600	1,249		4,330	LMR
9	411 Glenmont DR	8,400	1,444		3,420	LMR
10	405 Glenmont DR	8,300	1,697		3,403	LMR
11	353 Glenmont DR	8,300	3,927		3,403	LMR
12	347 Glenmont DR	8,400	1,634		3,420	LMR
13	339 Glenmont DR	8,400	2,786		3,420	LMR
14	333 Glenmont DR	8,400	3,044		3,420	LMR
15	327 Glenmont DR	8,400	2,600		3,420	LMR
16	319 Glenmont DR	8,400	2,307		3,420	LMR
17	311 Glenmont DR	8,400	1,708		3,420	LMR
18	320 El Viento St	12,100	2,899		4,068	LMR
19	410 N Granados Ave	8,400	1,289		3,420	LMR
20	404 N Granados Ave	8,300	3,057		3,403	LMR
21	236 N Granados Ave	15,600	1,148		4,635	LMR
22	238 N Granados Ave	8,000	1,500		3,350	LMR
23	302 N Granados Ave	8,700	1,816		3,473	LMR
24	308 N Granados Ave	8,400	1,640		3,420	LMR
25	316 N Granados Ave	8,400	888		3,420	LMR
26	322 N Granados Ave	8,400	1,880		3,420	LMR
27	360 N Granados Ave	8,313		4,251	3,405	LMR
28	336 N Granados Ave	8,400	3,302		3,420	LMR
29	412 E Cliff St	17,800	4,173		5,065	LR

30	425 E Cliff St	10,400	2,445		3,770	LR
31	411 E Cliff St	12,000	2,768		4,050	LR
32	407 Hilmen Pl	9,076	2,949		3,538	LR
33	408 Hilmen Pl	8,900	1,606		3,508	LR
34	402 Hilmen Pl	11,900	4,112		4,033	LR
35	401 Hilmen Pl	14,900	2,125		4,558	LR

Fences, Walls and Retaining Walls:

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

Various low retaining walls (less than three feet measured from proposed finished grade) are proposed along the south and north property lines. Other site walls would follow pathways along the north and south sides of the residence. Retaining walls (ranging from 1 to 7.5 feet measured from the proposed finished grade) are proposed to support the descending driveway access from the Glenmont Drive right-of-way to the proposed basement-level garage. Portions of the retaining walls would also include slatted wood fencing for privacy and safety purposes. Existing fencing along the north and south property lines would remain. A new 6-foot high wooden fence would be constructed along the rear property line, with a rolling gate at the north end. The fence would extend from the rear property line west to the residence.

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 inspections during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants would replace the existing vehicular access from the rear of the property and construct a partially subterranean, three-car garage accessed by a new driveway and curb cut on Glenmont Drive. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide three parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

Grading:

The project includes grading in the amount of 1,329 cubic yards of cut, 207 cubic yards of fill, 12 cubic yards of excavation for footings, 370 cubic yards of removal and recompaction, and aggregate grading total of 1,918 cubic yards, and 1,122 cubic yards of export. The majority of proposed cut accounts for the excavation of the driveway and basement. The remaining cut and the proposed fill would account for the creation of level finished pads and yard areas. Grading is also proposed to provide for two bio-retention (stormwater detention) areas in the northwest and southwest corners of the front yard.

Lighting:

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

Usable Open Space:

The project consists of the construction of a replacement, multi-level, single-family residence with a basement garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of approval, the Applicant will be required to pay the City's Park Fee for developing a vacant lot.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the pre-existing grade; therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Applicant had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor on August 13, 2018, which showed a maximum building height of 24.96 feet above existing grade and the highest story pole (SP #12) certified at 199.1 MSL.

Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on September 28, 2018. Three applications for View Assessment were received by the City.

The project was scheduled to be heard at the November 20, 2018 View Assessment Commission (VAC) meeting. Prior to the meeting, one of the Claimants (Billmeyer) withdrew their application for View Assessment. The remaining two View Claims were assessed at the November meeting. In their discussions, the VAC noted that they could make all required findings on the Howard Claim, but unanimously agreed that the Applicants had not reasonably designed the project to minimize view impairment from the Hiroaka property. The VAC moved to continue the project to allow the Applicants more time to work with the neighbors.

Following the November VAC meeting, the Applicants formally proposed a revised design that lowered all finished floors by two feet and reduced the plate height of the Main Level by one foot. The story poles were modified to reflect these changes and certified on December 18, 2018 with a maximum roof elevation of 197.1 MSL. After subsequent discussions with the Hioakas, the Applicants formally proposed to lower the Master Suite by an additional foot or a maximum elevation of 196.1 MSL. It should be noted that the story poles depicting the Master Suite were not lowered to reflect this change, although it is accurately reflected on the project plans. At the Applicants' request, the continued public hearing for the project was scheduled for the January 15, 2018 VAC meeting, however, prior to the meeting, both remaining Claimants (Howard and Hiroaka) withdrew their View Assessment applications. With no outstanding View Assessment claims, the project has satisfied the requirements of the View Assessment Ordinance. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 21.96 feet above the proposed grade or 196.1 feet above the Mean Sea Level (MSL), which is the maximum proposed structure height reflected on the project plans.

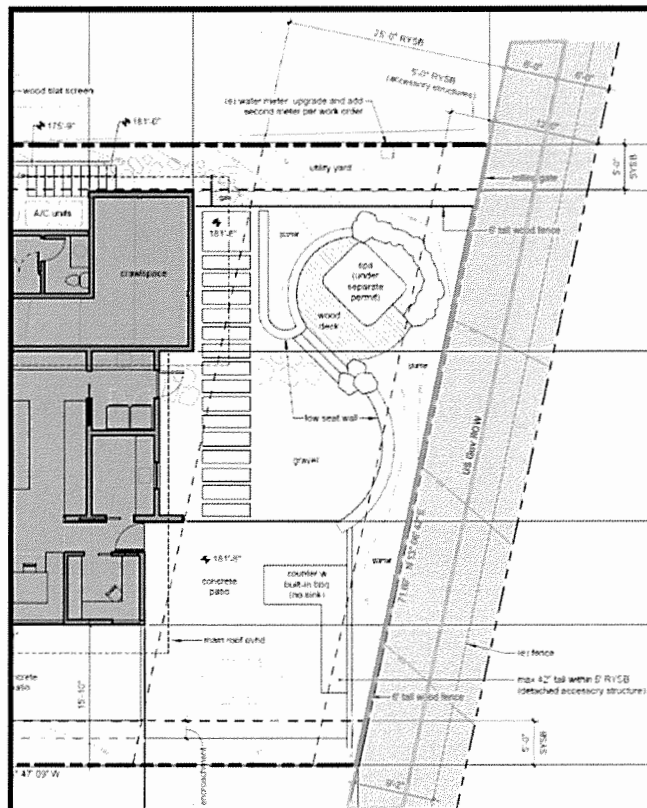
Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on March 14, 2019. As of the date of preparation of this Staff Report, Staff has not received any official correspondence other than the correspondence referenced previously regarding View Assessment. However, the neighbor to the south (338 Glenmont Drive) has voiced concerns to Staff regarding the location of the rear property line fence, which would abut the 12-foot wide partially paved strip of land to the east of the property.

For reference, Staff has provided a timeline explaining the background of the 12-foot wide strip of land east of the property below:

- 1943 - Santa Fe Irrigation District grants a 12' wide "perpetual easement and right-of-way" to the US Government for military purposes.
- 1948 - Marview Heights Unit 1 is subdivided (Glenmont properties, Map 2454) with the easterly subdivision boundary located along the westerly boundary of the 12-foot easement/right-of-way.
- 1954 - US Government quitclaims the 12-foot wide easement/right-of-way to S.I. and Flora Boysen.
- 1961 - Malcom Terrace Unit No. 1 is subdivided (Hilmen properties, Map 4779) with the westerly subdivision boundary located along the centerline of the former easement/right-of-way and an easement over the easterly 6 feet of the former easement/right-of-way.

The westerly 6 feet of the former easement/right-of-way is a strip of undefined property (outlined in yellow below). The City does not have evidence that rights to the 12-foot strip of land was ever granted to the County or subsequently, the City. Therefore, the City does not have rights for public use to the land. The Applicants are proposing to place a 6-foot high wooden fence and rolling gate within their property and along the rear property line. Below is a map of the area:



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

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

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2019-031.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a SDP and DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:


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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2019-031 conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement multi-level, single-family residence with

a partially subterranean three-car garage and basement, and perform associated site improvements at 346 Glenmont Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2019-031
2. Project Plans

RESOLUTION NO. 2019-031

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 AND DETACHED GARAGE, CONSTRUCT A REPLACEMENT MULTI-LEVEL SINGLE-FAMILY RESIDENCE WITH A PARTIALLY SUBTERRANEAN GARAGE AND BASEMENT, AND PERFORM ASSOCIATED IMPROVEMENTS AT 346 GLENMONT DRIVE SOLANA BEACH

APPLICANTS: Jonathan and Suzy Weiser
CASE NO.: 17-18-06 DRP/SDP

WHEREAS, Jonathan and Suzy Weiser (hereinafter referred to as “Applicants”), have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the public hearing on March 27, 2019, the City Council received and considered evidence concerning the proposed application; and

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and an administrative SDP to demolish a single-family residence and detached garage, construct a replacement multi-level, single-family residence with an attached partially-subterranean garage and a basement, and perform associated site improvements at 346 Glenmont Drive, 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, which allows for a maximum 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 ER-2 Zone and cited by SBMC Section 17.020.030.

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

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

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

The property is located within the Low-Medium Residential (LMR) Zone. Properties immediately surrounding the lot are located within the LMR and Low Residential (LR) Zones, and are developed with one and two-story, single-family residences. The project, as designed, is consistent with the permitted uses for the LMR Zone as described in SBMC Sections 17.20.010 and

17.12.020. The 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 or Overlay Zone areas; however, it is located within the Coastal Zone. As a condition of project approval, the Applicant shall obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building and Grading Permits.

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

The Applicants will construct a replacement, multi-level, single-family residence with a partially subterranean garage and a basement living area. The replacement residence, as designed, will be located within the buildable area.

The Applicants are proposing a partially subterranean basement garage under the western portion of the residence. The basement level will consist of a 1,069 square-foot, partially subterranean three-car garage and storage area with a 20-foot exposure on the west side and a 564 square-foot completely subterranean basement living area. According to SBMC 17.48.040.C, the proposed lower level area is considered a "Basement Attached to a Garage" in which the basement living area can be exempt from the calculation of Floor area as long as the garage is permanently separated from the residential living floor area, except for a standard size door, and there are no exposed sides of the residential living area. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. In the proposed design, the only exposure is for the garage door and the garage is completely separated from the proposed basement living area except for a standard door. Therefore, the proposed basement storage of 564 square feet is exempt from the calculation of floor area.

The partially subterranean garage and storage area is subject to the 2 percent formula described in SBMC 17.48.040.C because it has one exposed side. This formula is used to determine what portion of the garage is to be included in the calculation of Floor

area. SBMC 17.48.040 and 17.20.030 indicate that required parking spaces provided within a garage are exempt from the calculation of Floor area. The 2 percent calculation subtracts the square footage of the required parking from the total proposed square footage of the garage, and then the remaining square footage is multiplied by the linear exposure of the garage and then multiplied by 2 percent. The result is the amount of square footage of the proposed garage to be included in the calculation of floor area.

The proposed residence includes a 1,069 square-foot, partially subterranean garage and storage area. A single-family residence requires two parking spaces of 200 square feet each. Therefore, 400 square feet would be subtracted from the proposed partially subterranean garage square footage because it would provide required parking. The total linear exposure of the proposed garage is 20 feet. The 2 percent calculation for this project would be as follows:

$$1,069 \text{ ft}^2 - 400 \text{ ft}^2 = 669 \text{ ft}^2$$
$$669 \text{ ft}^2 \times 20 \text{ ft} \times 0.02 = \text{or } 268 \text{ ft}^2$$

268 square feet of the proposed partially subterranean garage and storage area is included in the calculation of floor area. The partially subterranean garage and storage area is eligible for an additional 401 square-foot exemption from floor area for the partially exposed basement garage (1,069 – 400 – 401 = 268).

In addition to the basement regulations, the SROZ also restricts the appearance of a three-story façade on a single-family residence. According to the SBMC, when a lower level/basement is completely or partially exposed, the floor area of a third level shall not be directly above the floor area of the basement in order to prevent the appearance of a three-level façade. The SROZ requires that the floor area of the third level be set back at least ten feet from the exposed façade of the basement/lower level. The proposed residence, as designed, complies with this regulation as the upper level living area would be setback at least 10 feet from the exposed basement garage door.

The floor area proposed for the residence includes: a 1,069 square-foot partially subterranean three-car garage and storage area; a 564 square-foot basement-level bedroom and bathroom; a 1,137 “Bedroom Level” with two bedrooms, two bathrooms, and a flex room located above the basement in the southwestern side of the buildable area; a 1,544 square-foot “Entry/Main Level” with the main entry, a powder room, an open concept

great room (kitchen, living and dining rooms), a pantry, and office, and a laundry room located in the eastern half of the buildable area; a 722 square-foot master suite located in the northeast portion of the buildable area. The subtotal of the proposed residence would be 5,036 square feet of Floor area. The applicable floor area exemptions, related to the basement and partially subterranean garage, total 1,356 square feet. With the applicable exemptions, the Applicants propose a total of 3,671 square feet of Floor area, which is 13 square feet below the maximum allowable Floor area for the 9,906 square-foot lot, pursuant to the SROZ regulations.

The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	684 ft ²
Total Allowable Floor area:	3,684 ft ²

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

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

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The 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 Applicants would replace the existing vehicular access from the rear of the property and construct a partially subterranean, three-car garage accessed by a new driveway and curb cut on Glenmont Drive. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide three parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

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

The project includes grading in the amount of 1,329 cubic yards of cut, 207 cubic yards of fill, 12 cubic yards of excavation for footings, 370 cubic yards of removal and recompaction, and aggregate grading total of 1,918 cubic yards, and 1,122 cubic yards of export. The majority of proposed cut accounts for the excavation of the driveway and basement. The remaining cut and the proposed fill would account for the creation of level finished pads and yard areas. Grading is also proposed to provide for two bio-retention (stormwater detention) areas in the northwest and southwest corners 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).*

A condition of project approval includes that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations

of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

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

The project consists of the construction of a replacement, multi-level, single-family residence with a basement garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of approval, the Applicant will be required to pay the City's Park Fee for developing a vacant lot.

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

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

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

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

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

The proposed structure exceeds 16 feet in height above the pre-existing grade; therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Applicant had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor on August 13, 2018, which showed a maximum building height of 24.96 feet above existing grade and the highest story pole (SP #12) certified at 199.1 MSL. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on September 28, 2018. Three applications for View Assessment were received by the City.

The project was scheduled to be heard at the November 20, 2018 View Assessment Commission (VAC) meeting. Prior to the meeting, one of the Claimants (Billmeyer) withdrew their application for View Assessment. The remaining two View Claims were assessed at the November meeting. In their discussions, the VAC noted that they could make all required findings on the Howard Claim, but unanimously agreed that the Applicants had not reasonably designed the project to minimize view impairment from the Hiroaka property. The VAC moved to continue the project to allow the Applicants more time to work with the neighbors.

Following the November VAC meeting, the Applicants formally proposed a revised design that lowered all finished floors by two feet and reduced the plate height of the Main Level by one foot. The story poles were modified to reflect these changes and certified on December 18, 2018 with a maximum roof elevation of 197.1 MSL. After subsequent discussions with the Hioakas, the Applicants formally proposed to lower the Master Suite by an additional foot or a maximum elevation of 196.1 MSL. It should be noted that the story poles depicting the Master Suite were not lowered to reflect this change, although it is accurately reflected on the project plans. At the Applicants' request, the continued public hearing for the project was scheduled for the January 15, 2018 VAC meeting, however, prior to the meeting, both remaining Claimants (Howard and Hiroaka) withdrew their View Assessment applications. With no outstanding View Assessment claims, the project has satisfied the requirements of the View Assessment Ordinance. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 21.96 feet above the proposed grade or 196.1 feet above the Mean Sea Level (MSL), which is the maximum proposed structure height reflected on the project plans.

IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the 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 Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on March 27, 2019, and located in the project file with a submittal date of March 20, 2019.

- III. Prior to requesting a framing inspection, the Applicant shall submit a height certification, signed by a licensed land surveyor, certifying that the building envelope (which is represented by the story poles) is in conformance with the plans as approved by the City Council on March 27, 2019 and the certified story pole plot plan, and will not exceed 21.96 feet in height from the pre-existing grade or 196.1 feet above MSL.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The 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. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to building permit issuance, which will be reviewed and inspected by the City's third party landscape professional.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times 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 the street 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. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and

at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

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

C. Engineering Department Conditions:

Grading:

- I. Obtain an Encroachment permit in accordance with Chapter 11.20 of the Solana Beach Municipal Code, prior to the construction of any improvements within the public right-of way, including, but not limited to demolition and construction of surface improvements. All proposed improvements within the public right-of-way shall comply with city standards including but not limited to the Off-Street Parking Design Manual.

- II. The applicant shall construct a low profile mountable concrete curb at the existing flow line on Glenmont Drive and 8' width of Stabilized, Compacted, Decomposed Granite (D.G.) from the curb toward the property line. The proposed curb shall transition to the existing improvements on both sides and shall be constructed under a valid encroachment permit to the satisfaction of the City Engineer.
- 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 Solana Beach Municipal Code which allows otherwise.
- V. An Encroachment Maintenance Removal Agreement (EMRA) shall be required for private improvements such as steps and drains in the public right-of-way.
- VI. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Grading Plan shall be prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. A Soils Report shall be prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The Grading Plan shall incorporate all recommendations contained in the soils report.
 - c. 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. Detention basin easement(s) will be required over the proposed basin site. All recommendations of this report shall be incorporated into the Preliminary Grading Plan.
 - d. An easement shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the occupancy of this project.
 - e. All retaining walls and drainage structures shall be shown.

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

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

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

- m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- n. No increased cross lot drainage shall be allowed.

V. ENFORCEMENT

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

VI. EXPIRATION

The Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the 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 APPLICANTS: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications,

reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 27th day of March, 2019, by the following vote:

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

DAVID ZITO, MAYOR

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

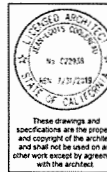
ANGELA IVEY, City Clerk

Weiser Residence

346 Glenmont Drive, Solana Beach, CA 92075

DRP / SDP Review

JLC Architecture
17775 Via Encinitas, Suite 104
San Diego, CA 92161
Tel: 858.424.1214
www.jlcarch.com



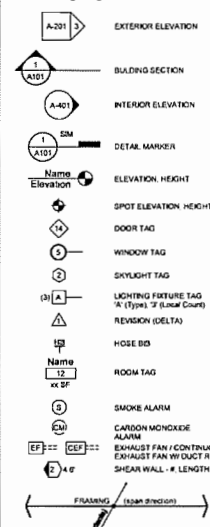
These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect.

Weiser Residence
346 Glenmont Drive, Solana Beach, CA 92075

GENERAL NOTES

- All notes listed below are applicable unless otherwise noted within the construction documents or specifications.
- Changes to the approved drawings and specifications shall be made only by owner approved addendum or change order.
- The contractor shall verify in the field all dimensions, elevations, flow lines and points of connection with adjacent properties, any discrepancies shall be called to the architect's attention before proceeding with the work.
- All dimensions are to face of studs, masonry or centerline unless noted otherwise. Do not scale drawings. Dimensions prevail.
- Dimensions shown at windows are to outside edge of window frame. Rough opening dimensions are the responsibility of the contractor.
- Grid lines align to face of studs, masonry or centerlines of columns unless otherwise noted.
- The contractor shall determine the location of utility services in the area prior to excavation. The contractor shall assume responsibility for the protection of existing utilities and services within the area of the work whether indicated on the drawings or not, unless otherwise noted. All utilities to be underground per utility company and local code requirements.
- Should any condition arise where the intent of the drawings is in doubt where there is a discrepancy or appears to be an error on the drawings between the drawings and the field conditions, the architect shall be notified as soon as reasonably possible for procedure to be followed.
- Where details are not shown for any part of the work, the construction shall be similar to other similar work, or contact the architect for clarification.
- Workmanship throughout shall be of the best quality of the trade involved.
- Each subcontractor is considered a specialist in the respective field and shall, prior to the submission of bid or performance of work, notify the general contractor or owner of any work called out on the drawings in this trade that cannot be fully guaranteed. The contractor and/or subcontractors shall be responsible for the appropriate "hook-up" to all utilities required to support the work.
- Permits, fees, taxes, licenses, and deposits shall be paid for and obtained by each sub-contractor and the general contractor as they relate to their work.
- These drawings do not include necessary components for construction safety of all parties present on the job site. This is the contractor's responsibility.
- The contractor shall protect adjacent properties and the work as it relates to the project. Do not make connection, brace, or suspend any construction or equipment from the roof deck or joists unless indicated on the drawings.
- Any periodic visits to the job site by the architect are for provisions of the contract documents, and are in no way a guarantee or insurance that the finished project totally complies with the contract documents.
- The architect does not assume any of the responsibility for methods or appliances used by the contractor, nor safety of the job in compliance with the laws and regulations.
- All construction and demolition debris shall be removed from around the buildings, driveways, sidewalks and landscaping at the end of each work day. The driveways and sidewalks shall be swept clean.
- The contractor shall limit the site storage of material, supplies or temporary structures to those areas as indicated on the drawings or as approved by the owner's representative.
- The contractor shall repair or replace any items damaged during demolition or construction indicated to be repaired or to remain, at no cost to the owners.

SYMBOLS



VICINITY MAP



DEFERRED SUBMITTALS

- Automatic Fire Sprinkler System** - This submittal is required. General contractor to provide full design/submit services including but not limited to survey of existing conditions, design, construction documents, permit, construction and testing. Sprinkler plans must be submitted for review prior to any general building inspections. Fire Sprinkler Plans.
Fire Sprinkler Note: The submittal of residential fire sprinkler plans required by California Residential Code Section R313 has been deferred. To avoid delays in construction, plans for the fire sprinkler plans shall be submitted not less than 30 calendar days prior to installation or prior to requesting a foundation inspection when the submittal of the fire sprinkler plans is deferred. A roughing inspection shall be requested prior to approval of the fire sprinkler plans.
Residential systems designed to meet the requirements of NFPA 13D or NFPA 13R shall include the following: a. Ductwork shall not be installed in the area to be sprinkled. Protection of the ductwork will be required for all areas included in garage areas. b. All bathroom, regardless of layout, shall be protected. c. A backflow protection device shall be required. d. A fire alarm system shall be provided by a water flow switch located on the sprinkler riser and the alarm bell shall be of sufficient mass to be clearly audible in all bedrooms. e. Domestic water supply shall not be used so that the residential sprinkler system cannot be shut off except at the meter. f. Residential buildings constructed more than 100 feet from a roadway meeting public road standards shall be provided with a sprinkler system.

REQUIRED CERTIFICATIONS

- The following certifications to be provided under the direction of the general contractor:
- Prior to requesting a framing inspection you are required to submit a height certification signed by a licensed land surveyor certifying that the structure ridge height will not exceed ____ MSL in height.
 - Prior to requesting final approval for completion of the project the applicant shall submit a signed certification of completion and final documentation for the project within 10 days after the landscape installation, pursuant to SDMC 17.56.122.
 - Certificate of the Waste Management Plan (WMP) per SDMC 6.30.
 - An encroachment permit is required for work in a public right of way. A certificate of liability insurance naming the city additionally insured is required of the contractor doing the work.
 - The contractor responsible for the construction of the seismic force-resisting system shall submit a written **Statement of Responsibility to the building official prior to commencing of work** on the system.
 - Prior to final inspection the licensed contractor in responsible charge of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CCC 102.3 prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CCC 102.3.
 - Compliance with the documentation requirements of the 2019 Energy Efficiency Standards is necessary for the project. Registered, signed and dated copies of the appropriate CFI8, CFI9, and CFI28 forms shall be made available at necessary intervals for Building Inspector review. Final completed forms will be available to the building owner.

PROJECT SCOPE

Demolition of (e) single family home and detached garage. Construction of new single-family home with attached garage at basement. Associated landscape and hardscape improvements. Public improvements at street per separate grading and public improvement plan.

PROJECT DATA

Project Number: DRP/SDP 17-18-06
Address: 346 Glenmont Drive, Solana Beach, CA 92075
APN: 203-392-02-00
Lot Size: 9,906 SF
Base Zone: LMR4
Overlay Zones: SRQZ
FAR: max. 3,683.6 SF (see calculation below)
Proposed SF: see table and calculations below
Use: Single-Family Home R3
Occupancy: V-B
Construction Type: 2 spaces required / 2 spaces provided
Parking Spaces: 2 (basement excluded)
of Stories: 196.1' MSL (story pole #12 at Matr Bdrm, see elevation 1A/202)
Tallest Point: 21 96.1' (story pole #10 at Matr Bdrm, see elevation 2A/201)
Front Setback: 25'
Rear Setback: 25' for primary structure, 5' for accessory structures
Side Setback: 5'
Fire Sprinklers: none existing, new system required
Year Built (Original): 1950

BUILDING AREA - EXISTING		
Area Name	Area	Comments
0.1 - Existing House	1534 SF	demolished
0.2 - Existing Garage	408 SF	demolished
Grand Total	1942 SF	

BUILDING AREA - NEW		
Area Name	Area	Comments
1 - Basement Level - Garage / Storage	1069 SF	2% formula applies - see calc on area plan
1 - Basement Level - Residential Living Area	564 SF	exempt from FAR per 17.48.040 (C) (4) (a) (ii)
2 - Bedroom Level	1137 SF	
3 - Entry/Hall Level	1543 SF	
5 - Master Level	722 SF	
Subtotal	5035 SF	

Exemptions	Area	Max FAR Calculation	Area
Garage exemption w 2% calculation	-801 SF	Lot size	9,906 SF
	-564 SF	0.000 x 0.5	3,000 SF
		3,000 x 0.175	525 SF
Gross Floor Area	3,670 SF	Max Floor Area	3,683.6 SF

ADDITIONAL EXTERIOR AREAS (not included in FAR)		
Area Name	Area	Comments
Bdrm Front Deck	680 SF	open 3 sides, partial cover
Bdrm Side Deck	Not Placed	open 3 sides, no cover
Master Front Deck	611 SF	open 3 sides, partial cover
Master Deck	90 SF	open 3 sides, partial cover

PROPERTY AREA TYPE BREAKDOWN		
	EXISTING	PROPOSED
Non-landscaped Area (bldg/hardscape)	3,663 SF	5,884 SF
Non-irrigated Landscape (open space)	0 SF	0 SF
Irrigated Landscape	5,581 SF	2,952 SF
Water Features	0 SF	51 SF
Decorative Hardscape (pervious rock, etc)	662 SF	1,019 SF
Total Lot Area	9,906 SF	9,906 SF

	AREA OF WORK
Irrigated Landscape	2,952 SF
Water Features	51 SF
Decorative Hardscape (pervious rock, etc)	1,019 SF
Grading Landscape Area (total pervious)	4,022 SF

GRADING / STORMWATER
Site Grading (outside of structure) Cut: 561 CY / Fill: 45 CY
Site Grading (below structure) Cut: 768 CY / Fill: 102 CY
Excavation for footings: 12 CY
Removal and Re-compaction (under structure): 370 CY
Total Grading (cut and fill outside and below structure): 1,530 CY
Total Export: 1,122 CY

DIRECTORY

OWNER
Jonathan and Suzy Weiser
5810 Meadows Del Mar, San Diego, CA 92130
(858) 735-9829
suzyweiser@gmail.com

ARCHITECT
JLC Architecture
contact: Tyler Van Sigholt
337 S Cedros Avenue, Suite J Solana Beach, CA 92075
(858) 430-7777 ext
tyler@jlcarchitecture.com

SURVEY
Pasco Laret Suter and Associates
contact: Paul Goebel
535 N Highway 101 Ste A Solana Beach, CA 92075
(858) 259-8212
pgoebel@plsaengineering.com

SOILS ENGINEER
CW LaMonta Company, Inc.
contact: Jerry Redford
4400 Palm Avenue, Suite C La Mesa, CA 91941
(619) 462-9861
redfo@lcm.net

CIVIL ENGINEER
Pasco Laret Suter and Associates
contact: Brian Ardolino
535 N Highway 101 Ste A Solana Beach, CA 92075
(858) 259-8212
bardonino@plsaengineering.com

LANDSCAPE ARCHITECT
John Hanna and Associates
contact: John Hanna
1753 Swallowtail Road Encinitas, CA 92024
(858) 259-1967
jhanna@jha-inc.com

STRUCTURAL ENGINEER
Loreva Engineering
5930 San Juan Court Ste 100 San Diego, CA 92121
(858) 421-1111
lfaire@lovevaeng.com

ENERGY / ITR CONSULTING
Gallant Consulting
505 W Esplanade Ste 201 Encinitas, CA 92025
(760) 948-3545
gallant@we24.com

GENERAL CONTRACTOR
ibid

STORY POLES
C Story Pole, Inc.
contact: Chris Collins
(160) 224-7603
chris@storypoles.com

CONTRACTOR FIELD VERIFICATION

Before erection of structure and/or ordering of any building components, the General Contractor should field verify all horizontal, vertical dimensions and construction of existing/prepared components including, but not limited to:
• building setbacks
• maximum allowable height at walls and ridges
• elevation/ground grade
• maximum allowable height at walls and ridges
• insulation requirements at walls, floor and roof structure
• wind/energy performance requirements
• mechanical equipment location and clearances
• useable dimensions and slope
• structural and other components
• exterior materials, appliances, finishes
• existing and proposed construction
• window/door configuration, operation, size, etc.
• any similar components and/or systems

DEMOLITION

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.



Date	Revision

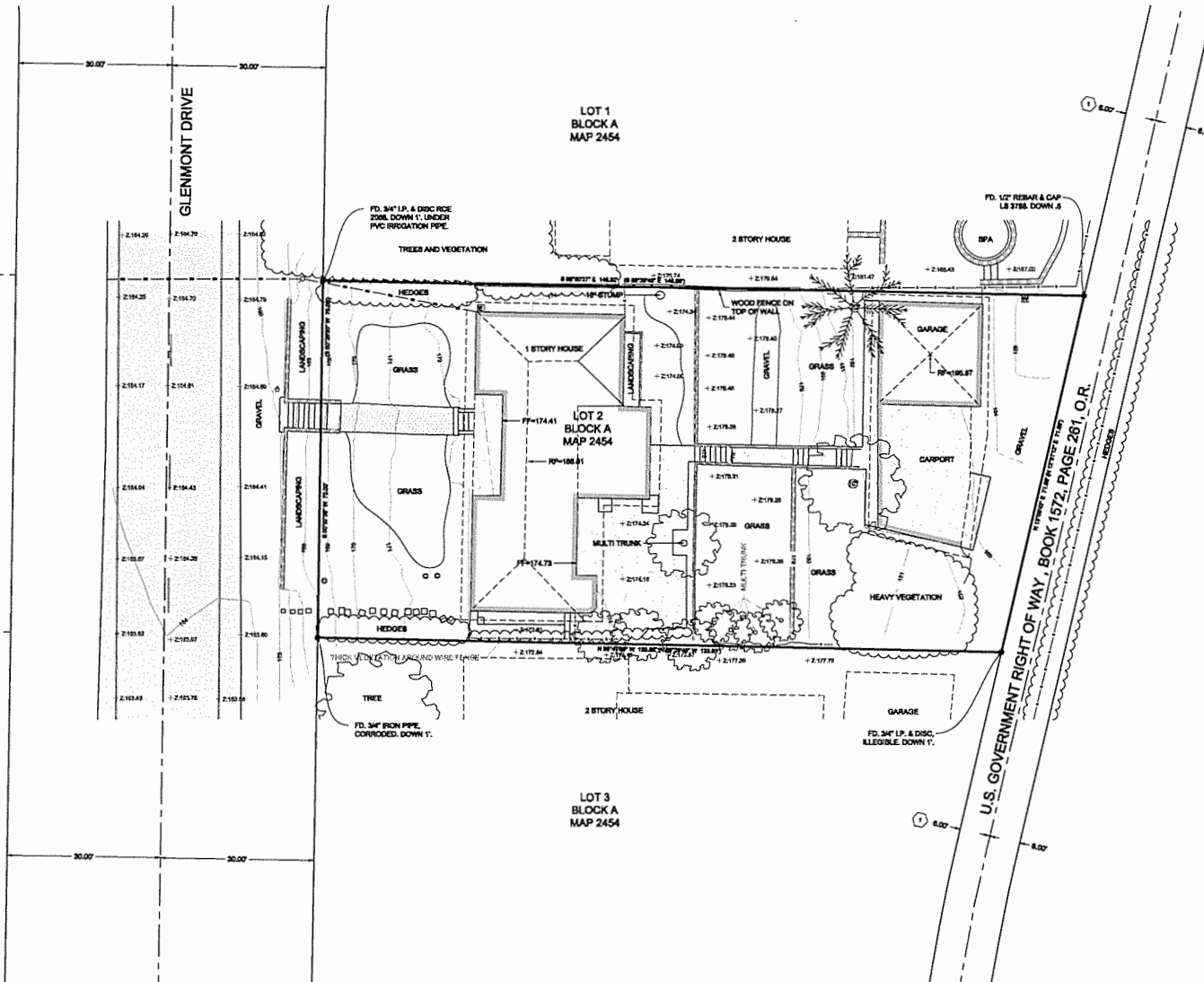
Project number: 17044
Drawn by: TUS
Checked by: JLC
Purpose: DRP / SDP Review

G001
General Project Information

Sheet No: DRP/SDP 17-18-06-01

TOPOGRAPHIC SURVEY MAP -- 346 GLENMONT DRIVE

SHEET 1 OF 1 SHEETS
PLSA JOB # 2834



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT ON DECEMBER 15, 2017.

Gary D. Mellon
GARY D. MELLON, PLS BEST DATE 08/08/2018



PROJECT INFORMATION

CLIENT: SUZANNE AND JONATHAN WEBER
ADDRESS: 346 GLENMONT DRIVE, SOLANA BEACH
APN: 203-362-02

ABBREVIATED LEGAL DESCRIPTION

LOT 2 IN BLOCK "A" OF HARVEY HEIGHTS, UNIT NO. 1, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 2464, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 8, 1964.

SURVEY NOTES

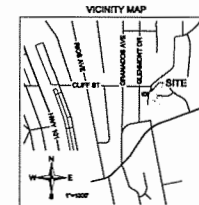
- THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCELS(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
- BASES OF BEARING FOR THIS SURVEY IS A PORTION OF THE CENTERLINE OF E. CLIFF STREET PER RECORD OF SURVEY NO. 2842 IE, IN 87°04'2" E.
- ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SOLANA BEACH VERTICAL CONTROL POINT "BUSH" LOCATED 0.11 MILE SOUTHWESTLY OF THE INTERSECTION OF LOMAS SANTA FE AND STEVENSON AVE, ELEV 154.13, DATUM NAVD 83.
- THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- TITLE COMMITMENT PROVIDED BY CORINTHIAN TITLE COMPANY, ORDER NUMBER 1620-PPD DATED OCTOBER 31, 2017.
- AERIAL MAPPING FLOWN DECEMBER 15, 2017 PROVIDED BY PLSA ENGINEERING.

LEGEND

●	FOUND MONUMENT AS INDICATED	—	METER - WATER	
()	RECORD BOUNDARY DATA PER MAP 2464	—	METER - ELECTRIC	
—	PROPERTY LINE	—	⊥	LIGHT POLE
—	RIGHT-OF-WAY LINE	—	○	CLEANOUT
—	CENTERLINE	—	○	MAILBOX
—	ADJOINING PROPERTY LINE	—	⊙	TREE - PINE
—	POWER - OVERHEAD	—	⊙	TREE - DECIDUOUS
—	FENCE	—	⊙	VEGETATION
—	WALL - RETAINING	—	FF	FRESH FLOOR
—	BUILDING OUTLINE	—	RF	ROOF
—	POXY CONTOUR LINE			
—	INTERMEDIATE CONTOUR LINE			
—	SPOT ELEVATION			
—	CONCRETE			
—	BRICK			
—	ASPHALT			

EASEMENTS OF RECORD

- LIMITED STATES OF AMERICA HOLDER OF AN EASEMENT FOR RIGHT OF WAY ROAD PURPOSES RECORDED OCTOBER 15, 1943 IN BOOK 1572, PAGE 282 OF OFFICIAL RECORDS.



PASCO LARET SUITER
& ASSOCIATES
PH: 858.258.8212 | PLSAENGINEERING.COM

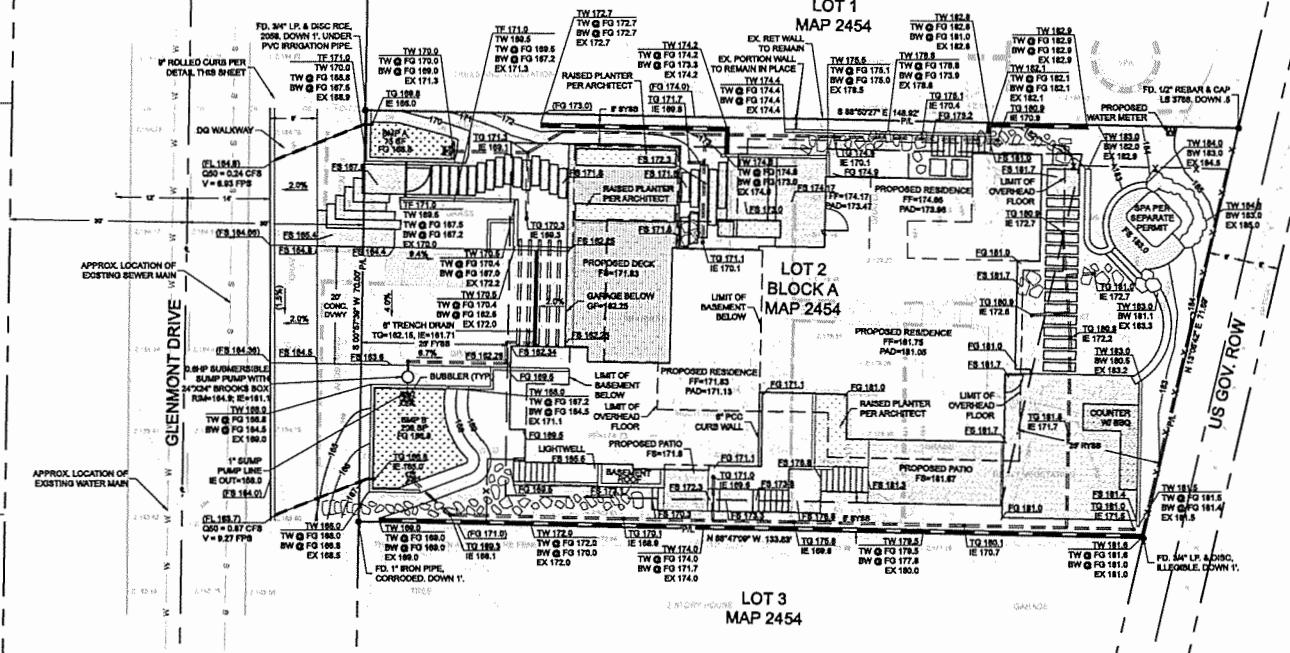
GENERAL NOTES

- 1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE FINAL GRAD ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. REPORT MATERIALS SHALL BE LEGALLY OBTAINED.
4. A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND REVEGETATED.
6. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES: UNDERGROUND S.A. (800)-227-2500
7. A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO GRADING OF A GRADING PERMIT.
8. 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.
9. THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE GRADING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO BASIS OF THE GRADING OR DRAINAGE REQUIREMENTS CONCERNING MANSION COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE GRADING, CUT, FILL, REMOVAL, DEVIATION OR BANNING OF TRACKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 6:00 PM, EACH DAY, MONDAY THROUGH FRIDAY, AND ALL EARTHMOVING AND GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
11. ALL MAJOR SLOPES SHALL BE REINFORCED USING EXISTING TERRAIN TO PRODUCE A CONTROLLED TRANSITION FROM CUT TO FILL SLOPES TO MINIMIZE EROSION AND MINIMIZE CUT OR FILL QUANTITIES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE, OR LAND SO CLOSE TO PROPERTY LINE AS TO ENDANGER ANY ADJACENT STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, COLLAPSE, EROSION, OR OTHER DAMAGE. THE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE GRADING PERMIT. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROTECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS: CUT 1:2.5 FILL 3:1
CUT: 581 CY (BELOW OF STRUCTURE) EXPORT: 518 CY (BELOW OF STRUCTURE) EXPORT: 518 CY (BELOW OF STRUCTURE) EXPORT: 608 CY (NOTE: A SEPARATE MAUD PERMIT MUST EXIST FOR OFFSITE EXPORT OF 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.
14. 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.

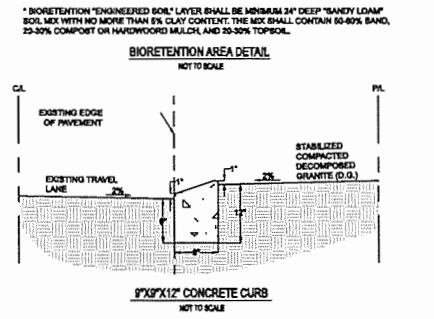
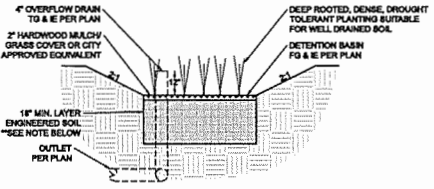
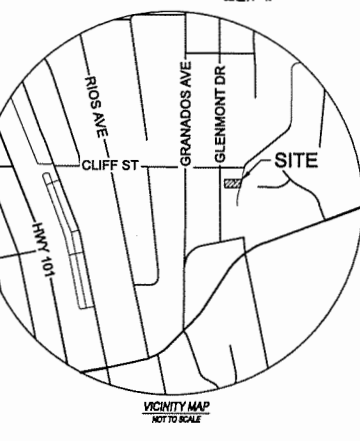
EROSION CONTROL NOTES

- 1. STORM WATER AND NON-STORM WATER DRAINAGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MINIMIZE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
2. EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
3. DRAINAGE CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPING PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY DRAINAGE CONTROL CONFORMING TO THE FOLLOWING:
NON-IMPROVED EXPOSED SOIL MIX WITH A FIBER MATTEN APPLIED AT 4,000 LBS/AC/IN.
LBS/AC/IN X PLANTY/AC/IN X SEED SPEEDS
30 30 30
5 5 5
PLANTING INCLUDES:
DUCLES FARRUGIA
LOTUS SCOPARIUS
LOUISIANA CALIF.
4. THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE GRASS OR TREED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
5. CATCH BASINS, DRAINAGE BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
6. SAND BAG CHECK DAMS, SILT FENCES, FURROW WALLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH CRODENTS IN EXCESS OF 2% AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
7. SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PILES.
8. THE CONTRACTOR SHALL REPAIR ANY EXPOSED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
9. THE CONTRACTOR SHALL SWEEP DRIVEWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
10. THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS ON EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
11. 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.

PRELIMINARY GRADING PLAN



PRELIMINARY GRADING PLAN



LEGAL DESCRIPTION

LOT 2 IN BLOCK 21 OF BANNER HEIGHTS, UNIT NO. 1, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 246, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1948.

A.P.N.:

293-239-02

SITE ADDRESS:

346 GLENMONT DRIVE SOLANA BEACH, CA 92075

OWNER/PERMITTEE:

SUZANNE AND JONATHAN WESER 5810 HEADERS DEL MAR SAN DIEGO, CA 92130

TOPOGRAPHIC SURVEY:

PASCO LARLEY SUTER & ASSOCIATES (858)-256-8212

WORK TO BE DONE

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

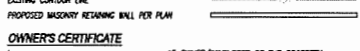
STANDARD SPECIFICATIONS

- (1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTARY AMENDMENTS.
(2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
(3) STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS

- (1) SAN DIEGO REGIONAL STANDARD DRAWINGS
(2) STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS

LEGEND



OWNER'S CERTIFICATE

I, SUZANNE AND JONATHAN WESER, AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN HEREBY DECLARE THAT I HAVE BEEN PREPARED AS BY MY DEVIATION WITH 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.
IF IT IS FURTHER ADVERTED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERNATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

I FURTHER AGREE TO COMPLY WITH OR ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 90 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL BUSINESS DAY UNTIL COMPLETED, RESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

SUZANNE AND JONATHAN WESER 5810 HEADERS DEL MAR SAN DIEGO, CA 92130 DATE: 12/21/19

DECLARATION OF RESPONSIBLE CHARGE

I, BRIAN ARDOLINO, 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 87003 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT I AM CONSIDERING WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2007-170.

BY: Brian Ardolino, Exp. 12/31/2019

PASCO LARLEY SUTER & ASSOCIATES

EARTHWORK QUANTITIES: SITE GRADING (OUTSIDE OF STRUCTURE): CUT: 581 CY FILL: 142 CY SITE CHANGING (BELOW STRUCTURE): CUT: 798 CY FILL: 142 CY EXCAVATION FOR FOOTINGS: 132 CY REPAIRS & RECONSTRUCTION (UNDER STRUCTURE): 370 CY TOTAL GRADING (CUT AND FILL CUTSIDE & BELOW STRUCTURE): 1,538 CY TOTAL EXPORT: 1,122 CY

* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO UNEXPECTED CHANGES AND/OR SWELL FACTORS.



Approval table with columns: ENGINEER OF WORK, CITY APPROVED CHANGES, APP'D DATE, RECOMMENDED FOR APPROVAL, APPROVED FOR CONSTRUCTION, BENCH MARK, CITY OF SOLANA BEACH, JURAWSKI NO.

LANDSCAPE CONSTRUCTION DRAWINGS FOR
THE WEISER RESIDENCE

346 GLENMONT DRIVE
 SOLANA BEACH, CA 92075



VICINITY MAP

NT&



PROJECT LOCATION MAP

NT&



LANDSCAPE ARCHITECT

JOHN HANNA & ASSOCIATES
 1753 SWALLOWTAIL ROAD
 ENCINITAS, CA 92024
 (858) 258-1867
 CONTACT: JOHN HANNA

SHEET INDEX

TITLE SHEET	L- 0
CONCEPTUAL HARDSCAPE PLAN	L- 1
CONCEPTUAL PLANTING PLAN	L- 2
WATER CONSERVATION PLAN	L- 3

COMPLIANCE STATEMENT

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.

SIGNED

6-4-2018
 DATE



JOHN HANNA + ASSOCIATES
 LANDSCAPE ARCHITECTURE

1753 Swallowtail Rd
 Encinitas, California 92024
 858/258-1867 - FAX 858/268-2611

SIGNATURE



WEISER RESIDENCE
 346 GLENMONT DRIVE
 SOLANA BEACH, CA 92075

REVISIONS

DATE: 2-2-2009

DRAWN BY: JHA

SHEET TITLE:

TITLE SHEET

JOB NO.

1016

SHEET NO.

L-0

1 OF 4 SHEETS



JOHN HANNA + ASSOCIATES
LANDSCAPE ARCHITECTURE

1733 Swallowtail Rd
Encinitas, California 92024
619/238-1987 - FAX 619/238-2611

SIGNATURE



REVISIONS

WEISER RESIDENCE
346 GLENMONT DRIVE
SOLANA BEACH, CA 92075

REVISIONS

DATE 3-2-200

DRAWN BY JHA

SHEET TITLE

CONCEPTUAL
HARDSCAPE
PLAN

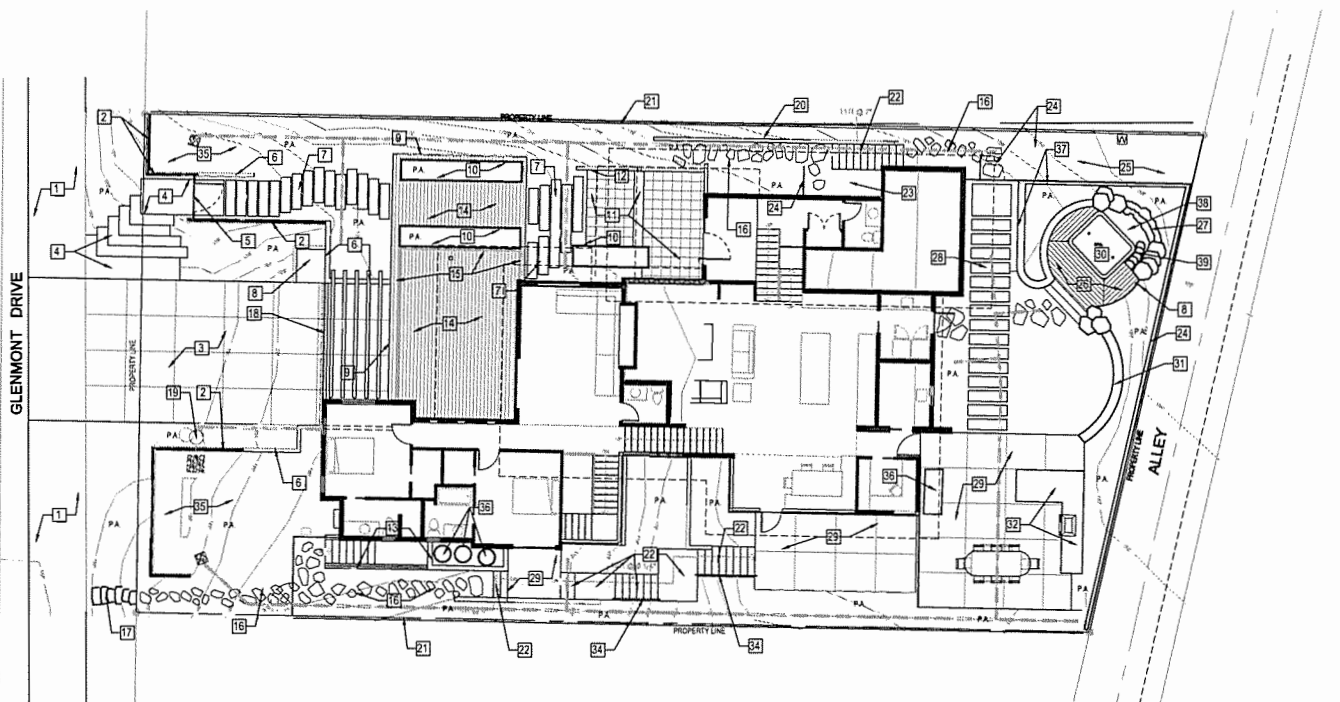
JOB NO.

1016

SHEET NO.

L-1

2 OF 4 SHEETS



CONCEPTUAL LANDSCAPE PLAN NOTES:

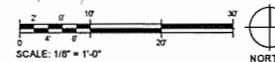
- | | |
|---|---|
| 1 DECOMPOSED GRANITE & WIDE. | 21 EXISTING SIDYARD FENCING TO REMAIN. |
| 2 ENTRY CONCRETE WALL WITH SLATTED WOOD FENCE OVER. | 22 CONCRETE STAIRS & LANDING. |
| 3 CONCRETE DRIVEWAY. | 23 CONCRETE PAD FOR AC UNITS. |
| 4 CONCRETE ENTRY LANDING & STEPS. | 24 SECURITY WOOD OR METAL FENCING & GATES. |
| 5 ENTRY SECURITY GATE WITH CALL BOX. | 25 GRAVEL SURFACING @ TRASH ENCLOSURES. |
| 6 ENTRY CONCRETE WALLS. | 26 SPA WOOD DECK. |
| 7 ENTRY CONCRETE STEPS SET INTO SLOPING TERRAIN. | 27 STONE WALL. |
| 8 OUTDOOR SHOWER. | 28 CONCRETE STEPS & PAVERS. |
| 9 EDGE OF GARAGE STRUCTURE. | 29 BACKYARD CONCRETE PAVING. |
| 10 LOW RAISED PLANTER. | 30 PREFABRICATED/ SELF-CONTAINED SPA WITH COVER. |
| 11 CONCRETE LANDING, STEPS, COURTYARD & STOOP. | 31 LOW SEAT WALL. |
| 12 LOW MASONRY WALLS. | 32 OUTDOOR KITCHENTABLE COMBINATION. |
| 13 ARCHITECTURAL WALLS - SEE ARCHITECTURE PLANS. | 33 NOT USED. |
| 14 SIMULATED WOOD SURFACING. | 34 SAFETY HANDRAILS. |
| 15 ARCHITECTURAL SAFETY RAILING & GATE. | 35 ON-SITE STORM RUNOFF RETENTION BASIN - SEE CIVIL PLAN. |
| 16 NATURAL STEPPING STONES. | 36 PLANTER POT. |
| 17 STONE STEPS SET INTO SLOPE. | 37 RAISED PLANTER WALL. |
| 18 CONTINUOUS TRENCH DRAIN ACROSS DRIVEWAY TO SUMP. | 38 RECESS FOR SPA EQUIPMENT ACCESS. |
| 19 LOCATION OF SUB-SURFACE SUMP WITH PUMP. | 39 STONE STEPS DOWN. |
| 20 FREESTANDING 'FEATURE' WOOD OR METAL FENCE. | |

NOTE:

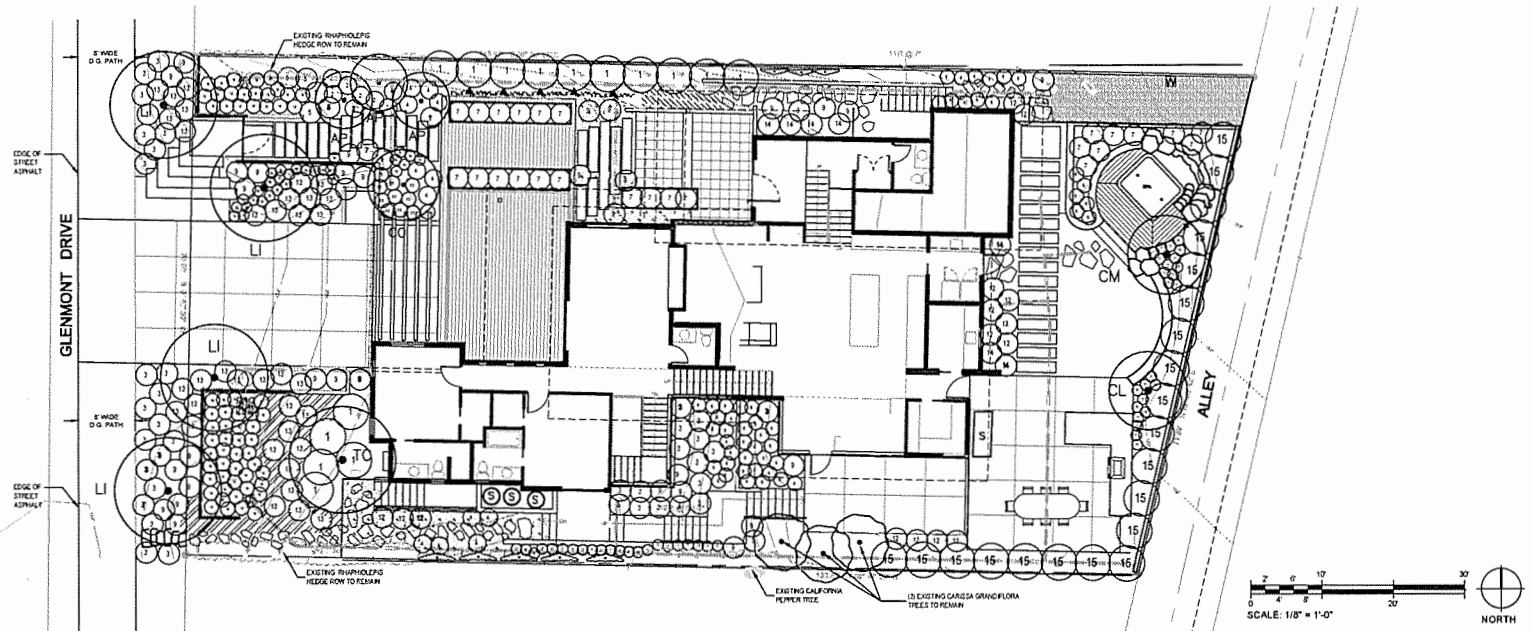
- ALL ASPECTS OF THE FUTURE LANDSCAPE CONSTRUCTION PLANS WILL BE IN TOTAL COMPLIANCE WITH THE LATEST VERSION OF THE CITY OF SOLANA BEACH'S LANDSCAPE MANUAL.
- SEE SHEET L-2 (PLANTING PLAN) FOR ALL PLANT MATERIAL AND SHEET L-3 (WATER CONSERVATION PLAN) FOR ALL ESTIMATED WATER USAGE BY THE IRRIGATION SYSTEM.
- SEE ARCHITECTURAL PLANS SHEETS 'A-201 THRU A-204' FOR ALL WALL, FENCE AND FRONT YARD SECTIONS/ ELEVATIONS.

ABBREVIATION:

P.A. - PLANTING AREA



NORTH



PLANT LEGEND

TREES						
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE (UNLESS NOTED ON PLAN)	REMARKS	QTY.	HT. & MATURITY (W X H)	WUCOLS
	ACER PALMATUM - JAPANESE MAPLE	48" BOX	MULTI-TRUNK	3	20' X 20'	MODERATE
	CEDRUS OCCIDENTALIS - WESTERN RED CEDAR	48" BOX	MULTI-TRUNK	1	10' X 16'	LOW
	CITRUS LIMON 'EUREKA' - EUREKA LEMON TREE	36" BOX	STANDARD	2	20' X 20'	MODERATE
	CITRUS LIMETTA 'MEXICAN' - MEXICAN SWEET LIME TREE	36" BOX	STANDARD	2	12' X 12'	MODERATE
	LAGERSTROEMIA INDICA - CRAPPE MYRTLE	36" BOX	MULTI-TRUNK	4	25' X 25'	MODERATE
	TRISTANIA CONFERTA - BRISBANE BOX	48" BOX	MULTI-TRUNK	1	25' X 30'	MODERATE

SHRUBS						
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.	HT. & MATURITY (W X H)	WUCOLS	
	ACACIA CULTIFORMIS - KNIFE LEAF WATTLE	15 GAL	21	10' X 10'	LOW	
	ARMERIA MARITIMA - SEA THRIFT	5 GAL	7	1' X 1'	MODERATE	
	CEANOTHUS GRASSAUS HORIZONTALIS - CARMEL CREEPER	5 GAL	37	5' X 2'-8"	LOW	
	CISTUS X PURPUREUS - GROUND ROSE	5 GAL	13	4' X 4'	LOW	
	HELOCHRYSUM PETIOLARE - LICORICE PLANT	5 GAL	5	4' X 3'	MODERATE	
	HEUCHERA MAXIMA - ISLAND ALUM ROOT	5 GAL	49	3' X 2'	LOW	
	NANDINA DOMESTICA 'GOLF STREAM' - HEAVENLY BAMBOO	15 GAL	25	2' X 2'	LOW	
	PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' - MARGARITA BOP	5 GAL	1	2' X 3'	LOW	
	PHORMIUM TENAX - NEW ZEALAND FLAX (VARIETIES TO BE SELECTED)	15 GAL	37	4' X 4'	LOW	
	ROSMARINUS O. 'PROSTRATUS' - PROSTRATE ROSEMARY	5 GAL	11	2' X 4'	VERY LOW	
	SALVIA SPATHACEA - HUMMINGBIRD SAZE	5 GAL	9	5' X 2'	LOW	
	TACETES LEMNORII - MEXICAN MARGOLD	5 GAL	35	6' X 4'	LOW	
	RHAPHIDOPHYLLIS 'SPRINGTIME' - INDA HANDBORNE	5 GAL	7	4' X 4'	LOW	
	PRUNUS CAROLINIANA - CAROLINA CHERRY	24" BOX	16	15' X 20'	MODERATE	

ORNAMENTAL GRASS						
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.	HT. & MATURITY (W X H)	WUCOLS	
	ARISTIDA PURPUREA - PURPLE THREE ANN GRASS	1 GAL @ 12" O.C.	22	3' X 2'	VERY LOW	
	CAREX COMANS 'FROSTED CURLS' - NEW ZEALAND HARRY SEDGE	1 GAL @ 12" O.C.	47	1.5' X 1'	MODERATE	
	MUHLENBERGIA CAPILLARIS - PINK MUHLYGRASS	1 GAL @ 12" O.C.	62	1.5' X 1'	MODERATE	

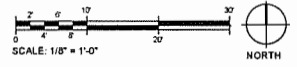
VINES						
SECURED TO BACKDROP STRUCTURE VIA EPOXY TIES						
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.	HT. & MATURITY (W X H)	WUCOLS	
	BIGNONIA 'SP' - TRUMPET VINE (MANY VARIETIES & COLORS)	15 GAL	8	SPREADING	MODERATE	
	TRACHELOSPERMA JASMINOIDES - STAR JASMINE	1 GAL @ 12" O.C.	5	SPREADING X 2'	MODERATE	

GROUND COVERS			
SYMBOL	DESCRIPTION	QTY.	WUCOLS
	CESTARIUM TOMENTOSUM - SNOW IN WHITE SUMMER	104	MODERATE
	LANTANA CAMARA - LANTANA	119	LOW
	ARTIFICIAL TURF - TO BE SELECTED BY OWNER	253 S.F.	-
	BLACK VOLCANIC CRUSHED ROCK MULCH - 2" DEEP	161 S.F.	-
	PEA GRAVEL MULCH - 2" DEEP	190 S.F.	-
	3" DEEP LAYER OF 3/8"-1/2" MULCH IN ALL PLANTING AREA EXCEPT ON AREAS PLANTED WITH GROUNDCOVER, BLACK VOLCANIC CRUSHED ROCK MULCH & PEA GRAVEL.		

POTTED PLANT	
SYMBOL	DESCRIPTION
	SPECIMEN POTTED PLANTS TO BE CHOSEN BY PROPERTY OWNERS

ADDITIONAL ALLOWANCE	
SYMBOL	DESCRIPTION
NOT SHOWN	SUCCESSFUL BID TO INCLUDE SUPPLY AND INSTALL OF 20 - 15 GAL. 40-5 GAL. & 60-1 GAL. MATERIALS NOT SHOWN ON THE PLAN BUT INCLUDED IN BASIC CONTRACT PRICE. TO BE DIRECTED AS TO VARIETY AND LOCATION TO PLANT BY OWNER.

- NOTES:**
- MINIMUM TREE SEPARATION DISTANCE
TRAFFIC SIGNAL STOP SIGN - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLE, ETC.) - 10 FEET
DRIVEWAYS - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 - ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPAL CODE.
THE GREEN BUILDING CODE AND CITY OF SOLANA BEACH LANDSCAPE STANDARDS AND OTHER LANDSCAPE RELATED CITY & REGIONAL STANDARDS.
 - CONTRACTOR SHALL INSTALL A 3" LAYER OF 3/8" - 1/2" MULCH IN ALL SHRUB AREAS.
 - ALL PLANT MATERIAL SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. PLANTS NOT APPROVED BY OWNER SHALL BE SUBJECT TO REJECTION AT ANY TIME.
 - ALL TREES TO BE STAKED OR CUYED AS DIRECTED BY LANDSCAPE ARCHITECT.
 - ALL PLANT PITS TO BE DUG TWICE THE DIAMETER AND THREE INCHES DEEPER THAN THE ROOT BALLS. BACKFILL TO BE AS DIRECTED BY THE SOILS REPORT.
 - QUANTITIES OF PLANT MATERIAL AS INDICATED ON PLANT LEGEND ARE FOR GENERAL CONVENIENCE AND REFERENCE ONLY. INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING PLANT MATERIAL IN QUANTITIES SHOWN GRAPHICALLY ON THE PLAN.
 - INSTALL CONTINUOUS ROOT BARRIER WHERE NEW TREE TRUNKS COME WITHIN 5' OF HARDSCAPE (TYPICAL)
 - ANY CUT SLOPES MORE THAN FIVE FEET IN HEIGHT AND ANY FILL SLOPES MORE THAN THREE FEET IN HEIGHT (SHOWN OR NOT SHOWN ON THESE PLANS) MUST BE STABILIZED WITH REINFORCED STRAIN MATTING AND PLANTED TO PREVENT EROSION.





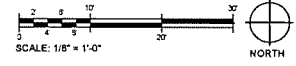
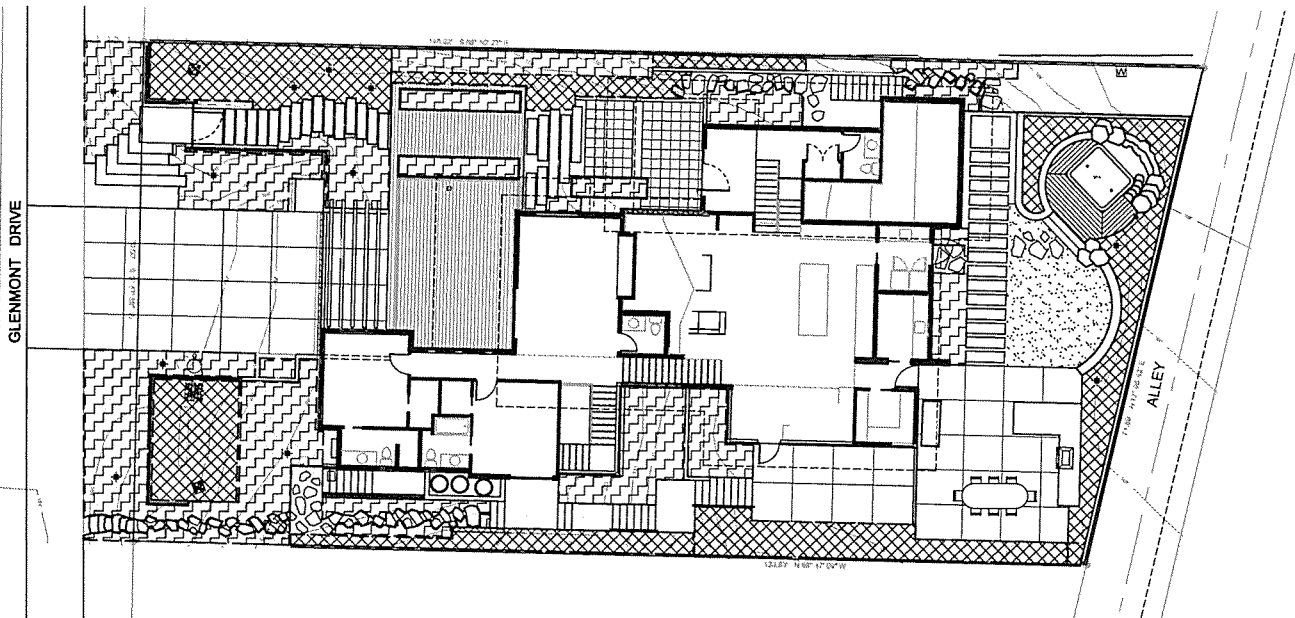
JOHN HANNA + ASSOCIATES
LANDSCAPE ARCHITECTURE

1793 Sycamore Rd
Encinitas, California 92024
862-286-1677 - FAX 862-286-5611

SIGNATURE



WEISER RESIDENCE
346 GLENMONT DRIVE
SOLANA BEACH, CA 92075



IRRIGATION HYDROZONE LEGEND

SYMBOL	HYDROZONE	IRRIGATION TYPE
	LOW WATER USE SHRUB IRRIGATION ZONES	DRIP HOSE/POINT SOURCE
	MODERATE WATER USE SHRUB IRRIGATION ZONES	DRIP HOSE/POINT SOURCE
	MODERATE WATER USE IRRIGATION ZONES	DRIP HOSE/POINT SOURCE

FRONT YARD CALCULATION

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

$$ETWU = (ETR \times 0.062) \left(\frac{PF \cdot HA}{IE} + SLA \right)$$

ETWU = Estimated total water use per year (gallons per year)
 ETR = Evapotranspiration rate (inches per year)
 PF = Plant Factor from WUE Table 10.1
 HA = Hydrozone Area requires factoring in the water use: very low, low, moderate and high
 SLA = Special Landscape Areas requires factoring in the water use: very low, low, moderate and high
 IE = Irrigation Efficiency
 SLA = Special Landscape Areas requires factoring in the water use: very low, low, moderate and high

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Line	Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones)	ETWU (gallons per year)	SLA
1	Line 1 (west of L-5) / 47 (east of L-5)		
2	Conversion Factor = 0.62	0.62	
3	Line 1 + Line 2 (west of L-5) / 29.14 (east of L-5)		
4	3	6	
5	Hydrozone Area (HA) - in square feet	1,210.2	875.3
6	Line 4 x Line 5	363.1	525.2
7	Irrigation Efficiency (IE)	81	81
8	Line 6 x Line 7	448.2	648.4
9	TOTAL of all Line 8 boxes + SLA	1,696.6	
10	Estimated Total Water Use - ETWU (gallons per year)	27,875.4	

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

ETWU (gallons per year) / 1460 GPM = MAWA (gallons per year)

27,875.4 / 1460 = 19,100 (gallons per year)

MAWA: 19,100

BACK YARD CALCULATION

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

$$ETWU = (ETR \times 0.062) \left(\frac{PF \cdot HA}{IE} + SLA \right)$$

ETWU = Estimated total water use per year (gallons per year)
 ETR = Evapotranspiration rate (inches per year)
 PF = Plant Factor from WUE Table 10.1
 HA = Hydrozone Area requires factoring in the water use: very low, low, moderate and high
 SLA = Special Landscape Areas requires factoring in the water use: very low, low, moderate and high
 IE = Irrigation Efficiency
 SLA = Special Landscape Areas requires factoring in the water use: very low, low, moderate and high

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Line	Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones)	ETWU (gallons per year)	SLA
1	Line 1 (west of L-5) / 47 (east of L-5)		
2	Conversion Factor = 0.62	0.62	
3	Line 1 + Line 2 (west of L-5) / 29.14 (east of L-5)		
4	3	6	
5	Hydrozone Area (HA) - in square feet	442	676.2
6	Line 4 x Line 5	132.6	405.7
7	Irrigation Efficiency (IE)	81	81
8	Line 6 x Line 7	163.7	500.9
9	TOTAL of all Line 8 boxes + SLA	664.5	
10	Estimated Total Water Use - ETWU (gallons per year)	16,893.9	

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

ETWU (gallons per year) / 1460 GPM = MAWA (gallons per year)

16,893.9 / 1460 = 11,571 (gallons per year)

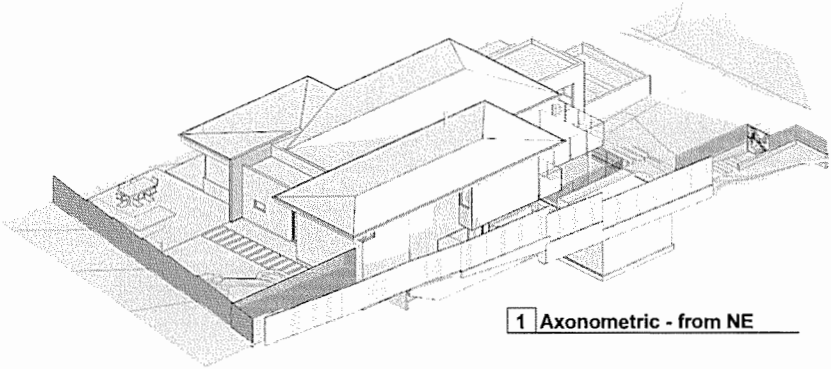
MAWA: 11,571

TOTAL ETWU
44,769.3 GALLONS PER YEAR

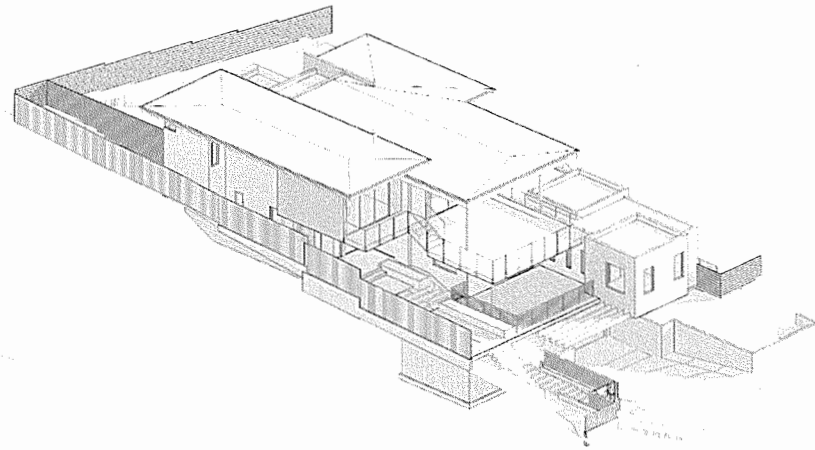
TOTAL MAWA
44,790.9 GALLONS PER YEAR

TOTAL MAWA - ETWU
21.6 GALLONS PER YEAR REMAINING
0.4% REMAINING

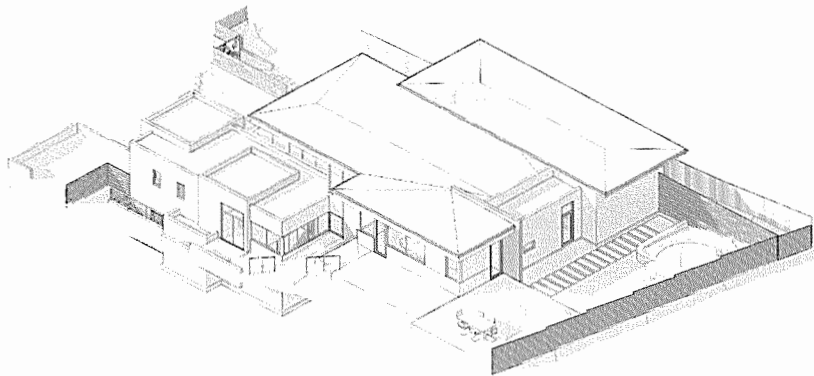
DATE: 1-28-20
 DRAWN BY: JEA
 SHEET TITLE: WATER CONSERVATION PLAN
 JOB NO.: 1016
 SHEET NO.: L-3.0
 OF 4 SHEETS



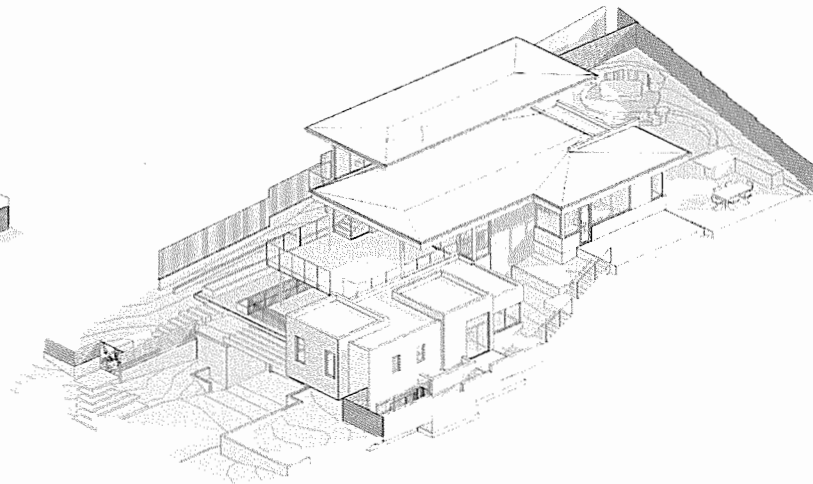
1 Axonometric - from NE



2 Axonometric - from NW



3 Axonometric - from SE



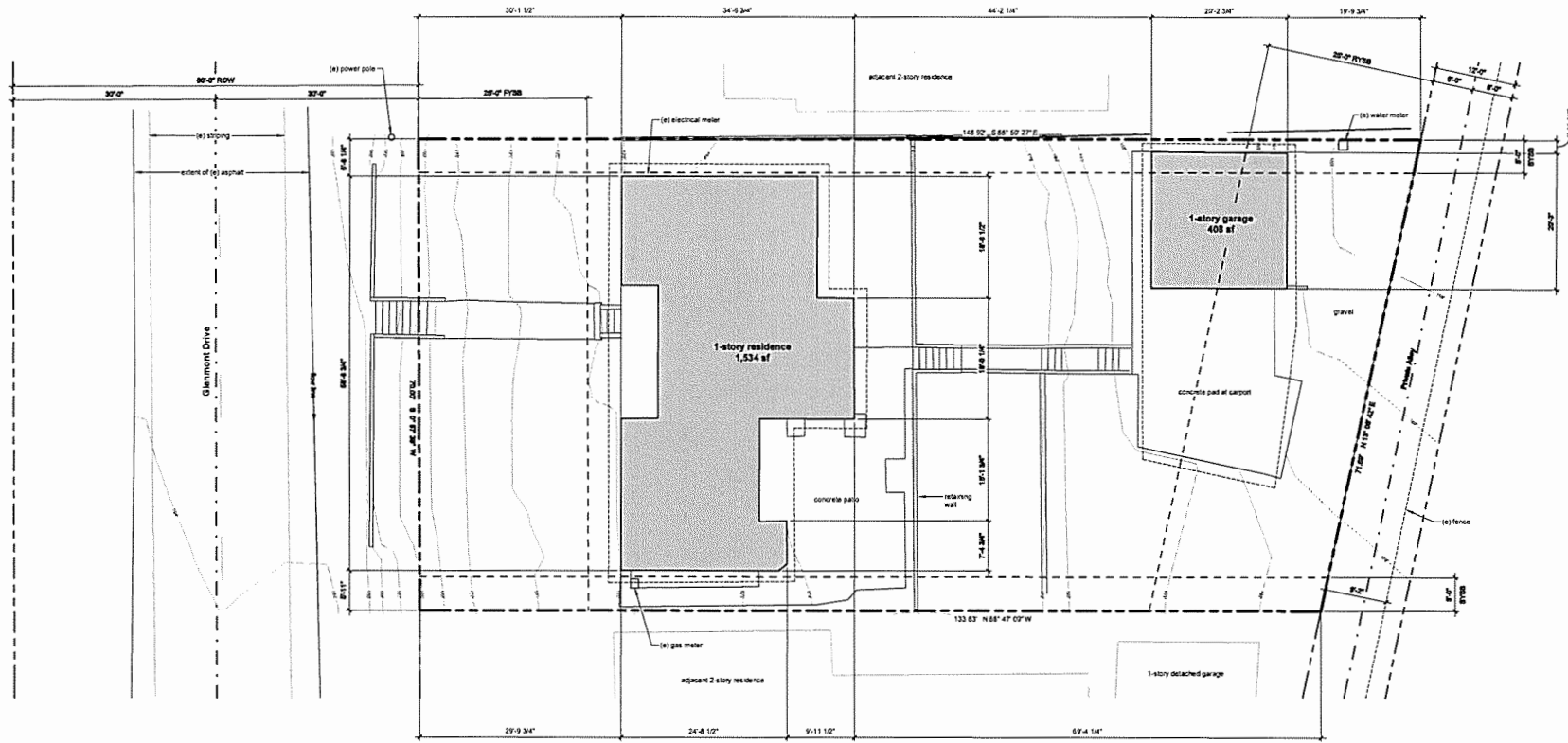
4 Axonometric - from SW

Date	Description

Project number: 17044
 Drawn by: TVS
 Checked by: JLC
 Purpose: DRP / SDP Review

A001
 Axonometrics

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



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

BUILDING AREA - EXISTING			
Area Name	Area	Comments	
D.1 - Existing House	1534 SF	demolished	
D.2 - Existing Garage	408 SF	demolished	
Grand total	1942 SF		

PROPERTY AREA TYPE BREAKDOWN

	EXISTING	PROPOSED
Non-landscaped Area (blōghardscape)	3,663 SF	5,884 SF
Non-irrigated Landscape (open space)	0 SF	0 SF
Irrigated Landscape	5,581 SF	2,952 SF
Water Features	0 SF	51 SF
Decorative Hardscape (pervious rock, etc)	622 SF	1,019 SF
Total Lot Area	9,906 SF	9,906 SF

	AREA OF WORK
Irrigated Landscape	2,952 SF
Water Features	51 SF
Decorative Hardscape (pervious rock, etc)	1,019 SF
Aggregate Landscape Area (total pervious)	4,022 SF

Area >500 sf
Landscape documentation package is required. See separate submittal package.

GRADING / STORMWATER

Site Grading (outside of structure) Cut: 501 CY / Fill: 45 CY
 Site Grading (below structure) Cut: 768 CY / Fill: 162 CY
 Excavation for footings: 12 CY
 Removal and Recompaction (under structure): 370 CY
 Total Grading (cut and fill outside and below structure): 1,530 CY
 Total Export: 1,122 CY

See Civil Plan for additional earthwork quantities and additional impervious area calculations.
 Any graded material is required to be disposed of outside of the coastal zone.



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 1455 Avenida Encinas, Suite 100
 Encinitas, CA 92024
 www.jlcarchitecture.com
 Tel: (858) 535-1771



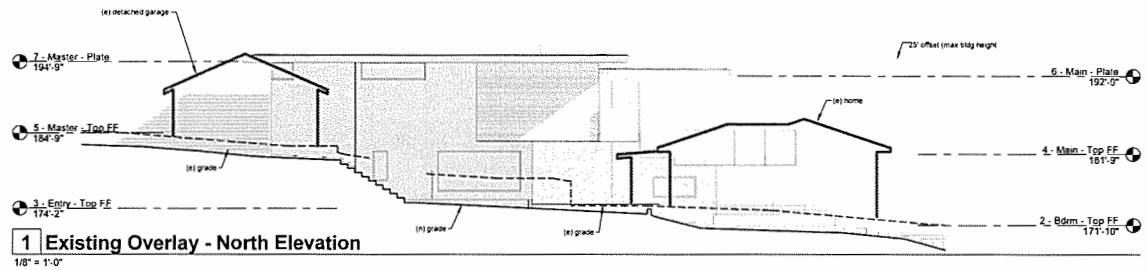
Weiser Residence
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Date	Description	By

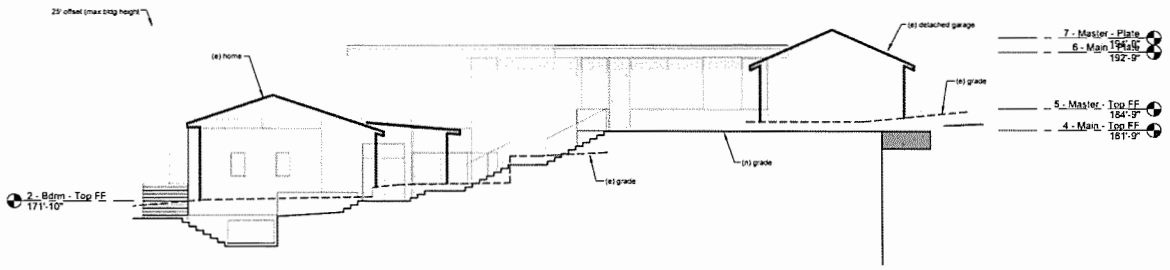
Project number 17044
 Drawn by TVB
 Checked by JLC
 Purpose DRP / SDP Review

A002
 Existing Site Plan

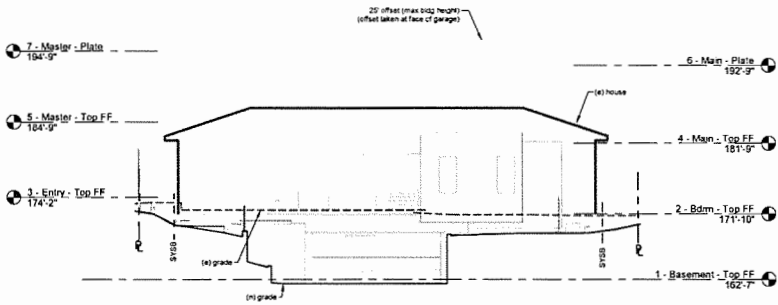
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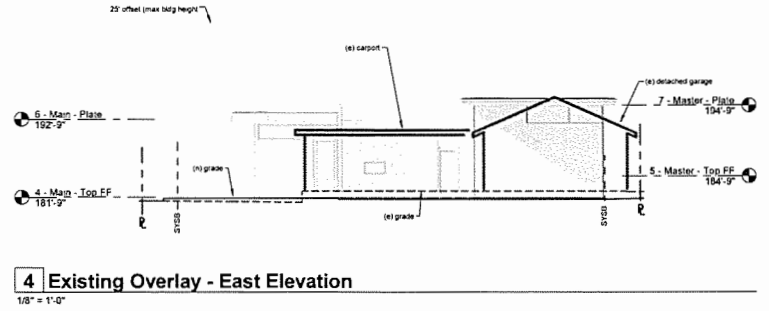
1 Existing Overlay - North Elevation
1/8" = 1'-0"



2 Existing Overlay - South Elevation
1/8" = 1'-0"



3 Existing Overlay - West Elevation
1/8" = 1'-0"



4 Existing Overlay - East Elevation
1/8" = 1'-0"



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3775 San Diego Avenue, Suite 1
San Diego, CA 92121
www.jlcarch.com
Tel: 619.551.1717

ARCHITECT'S SEAL
No. C22938
DATE: 11/11/2018
STATE OF CALIFORNIA
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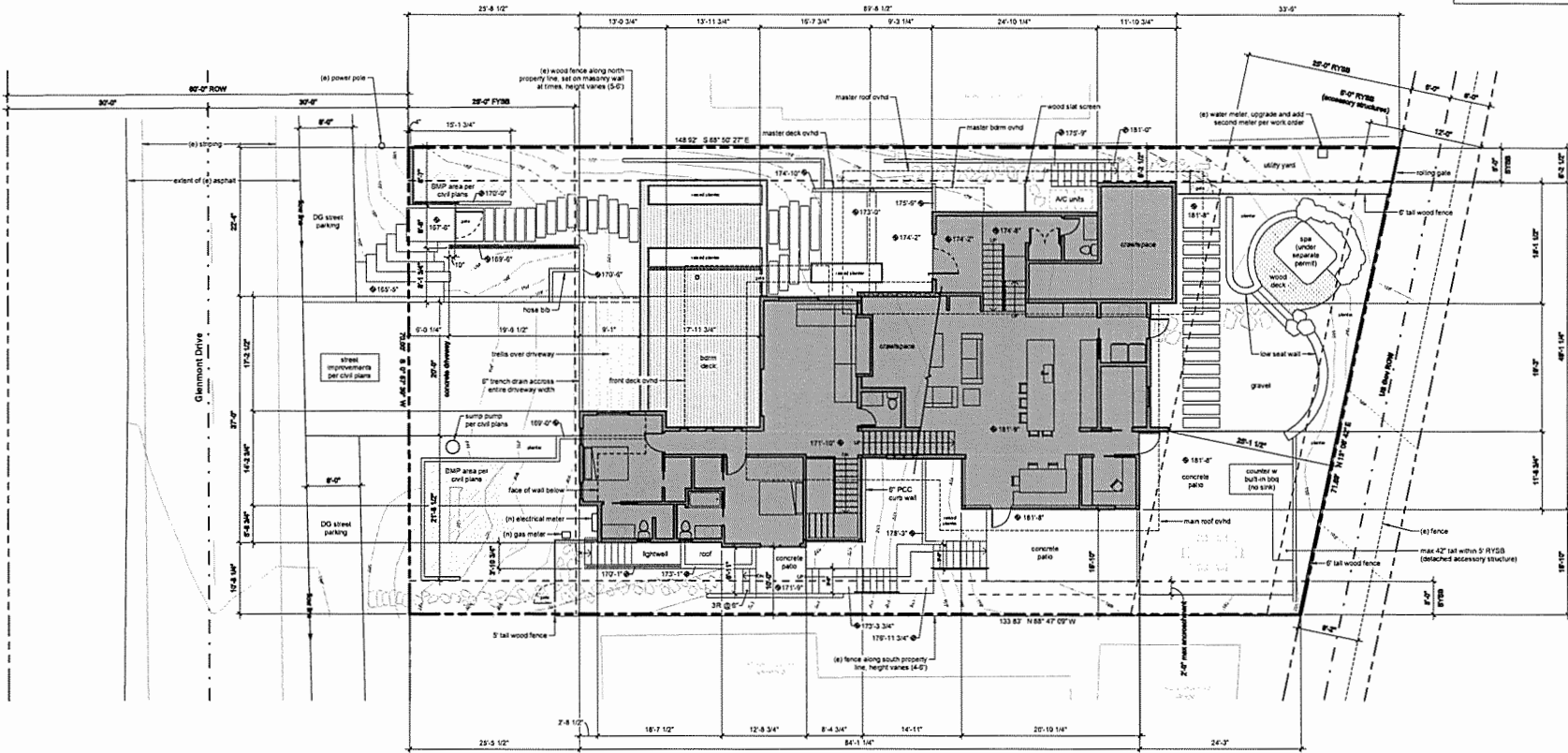
Date	Description

Project number: 17044
Drawn by: Aultrich
Checked by: Checknet
Purpose: DWP / SDP Review

A003
Existing Overlay Elevations

Sheet Date: 11/20/18 10:22 AM

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



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

BUILDING AREA - NEW		
Area Name	Area	Comments
1 - Basement Level - Garage / Storage	1069 SF	2% formula applies - see calc on area plan
1 - Basement Level - Residential Living Area	564 SF	exempt from FAR per 17.48.040 (C) (4) (a) (ii)
2 - Bedroom Level	1137 SF	
3A - Entry/Main Level	1543 SF	
5 - Master Level	722 SF	
Subtotal	5035 SF	

Exemptions		
Garage exemption w 2% calculation	-801 SF	
Basement living area	-564 SF	
Gross Floor Area	3,670 SF	

Max FAR Calculation		
Lot size	6,000 x 0.5	3,000 SF
	3,906 x 0.175	683.6 SF
Max Floor Area		3,683.6 SF

ADDITIONAL EXTERIOR AREAS (not included in FAR)		
Area Name	Area	Comments
Bdrm Front Deck	650 SF	open 3 sides, partial cover
Bdrm Side Deck	Not Placed	open 3 sides, no cover
Main Front Deck	511 SF	open 3 sides, partial cover
Master Deck	90 SF	open 3 sides, partial cover

PROPERTY AREA TYPE BREAKDOWN		
	EXISTING	PROPOSED
Non-landscaped Area (dog/hardscape)	3,663 SF	5,884 SF
Non-irrigated Landscape (open space)	0 SF	0 SF
Irrigated Landscape	5,581 SF	2,982 SF
Water Features	0 SF	51 SF
Decorative Hardscape (pervious rock, etc)	662 SF	1,019 SF
Total Lot Area	9,906 SF	9,906 SF

AREA OF WORK		
Irrigated Landscape	2,982 SF	
Water Features	51 SF	
Decorative Hardscape (pervious rock, etc)	1,019 SF	
Aggregate Landscape Area (total pervious)	4,022 SF	

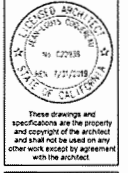
GRADING / STORMWATER
 Site Grading (outside of structure) Cut: 561 CY / Fill: 45 CY
 Site Grading (below structure) Cut: 789 CY / Fill: 162 CY
 Excavation for footings: 12 CY
 Removal and Recompaction (under structure): 370 CY
 Total Grading (cut and fill outside and below structure): 1,530 CY
 Total Export: 1,122 CY

OUTDOOR LIGHTING
 1. All new light fixtures shall be in conformance with the City-Wide lighting regulations of the Zoning Ordinance.
 2. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

FENCES AND WALLS
 Any proposed fence, wall, and retaining walls in any combination thereof shall comply with applicable regulations of SOAC Section 17.20.040 and 17.50.010 (Fences and Walls).

LANDSCAPE
 1. No invasive species will be allowed to remain or be planted on site.
 2. All landscaping will be drought-tolerant, non-invasive species.
 3. Drop irrigation, soaker hoses, or micro-spray systems are to be utilized and run in a way to avoid surface runoff to stormwater drains.
 4. Watering schedule to respond to seasonal conditions and local rainfall to minimize water use.

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 Solana Beach, CA 92075
 www.jlcarchitecture.com
 Tel: 949.436.1171



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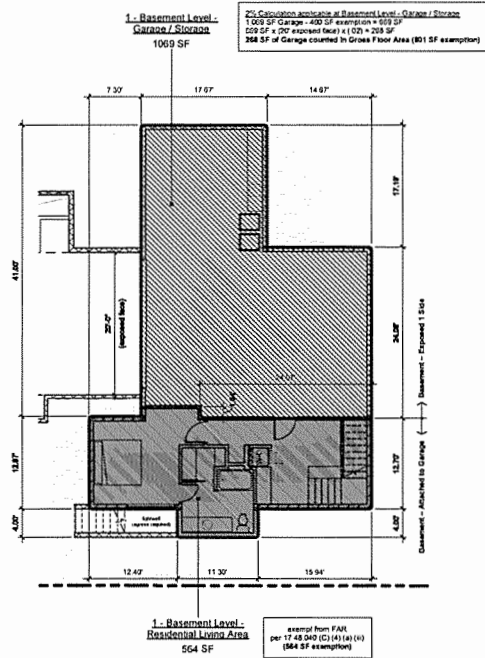
Weiser Residence
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Date	Description

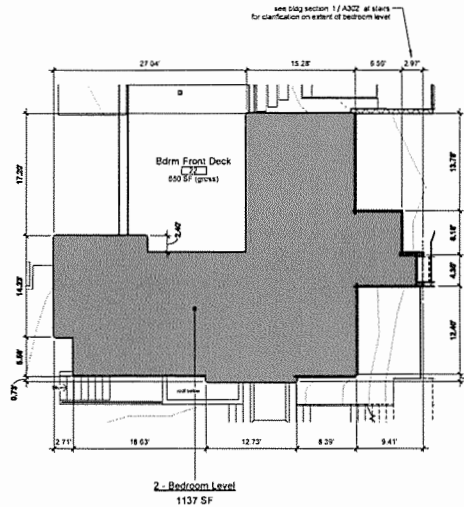
Project number: 17044
 Drawn by: TVS
 Checked by: JLC
 Purpose: DWP / DFP Review

A004
 New Site Plan

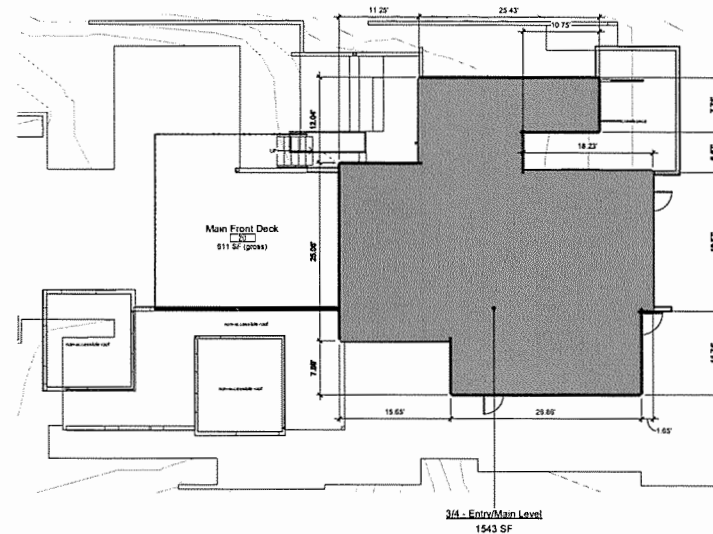




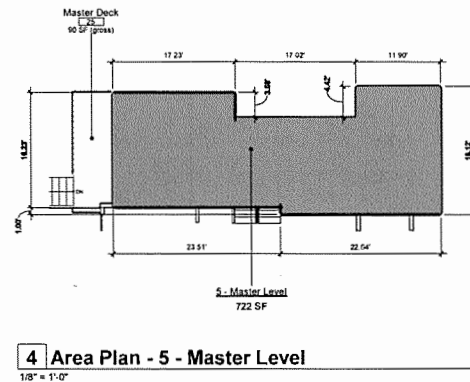
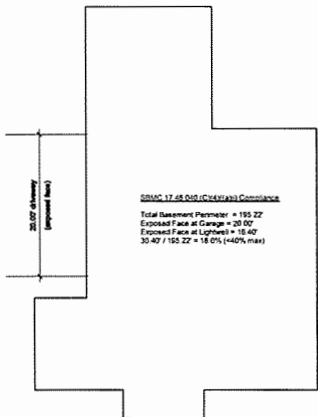
1 Area Plan - 1 - Basement Level
1/8" = 1'-0"



2 Area Plan - 2 - Bdrm Level
1/8" = 1'-0"



3 Area Plan - 3/4 - Entry/Main Level
1/8" = 1'-0"

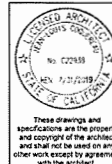


4 Area Plan - 5 - Master Level
1/8" = 1'-0"

BUILDING AREA - NEW		
Area Name	Area	Comments
1 - Basement Level - Garage / Storage	1069 SF	2% formula applies - see calc on area plan
1 - Basement Level - Residential Living Area	564 SF	exempt from FAR per 17.48.040 (C) (4) (a) (ii)
2 - Bedroom Level	1137 SF	
3/4 - Entry/Main Level	1543 SF	
5 - Master Level	722 SF	
Subtotal	5035 SF	

Exemptions		
Garage exception w/ 2% calculation	-801 SF	9,906 SF
Basement living area	-564 SF	
Gross Floor Area	3,670 SF	
		Max FAR Calculation
		Lot size
		6.000 x 0.5
		3.006 x 0.175
		683.0 SF
		Max Floor Area
		3,683.6 SF

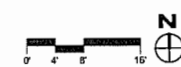
ADDITIONAL EXTERIOR AREAS (not included in FAR)		
Area Name	Area	Comments
Bdrm Front Deck	650 SF	open 3 sides, partial cover
Bdrm Side Deck	Not Placed	open 3 sides, no cover
Main Front Deck	611 SF	open 3 sides, partial cover
Master Deck	90 SF	open 3 sides, partial cover

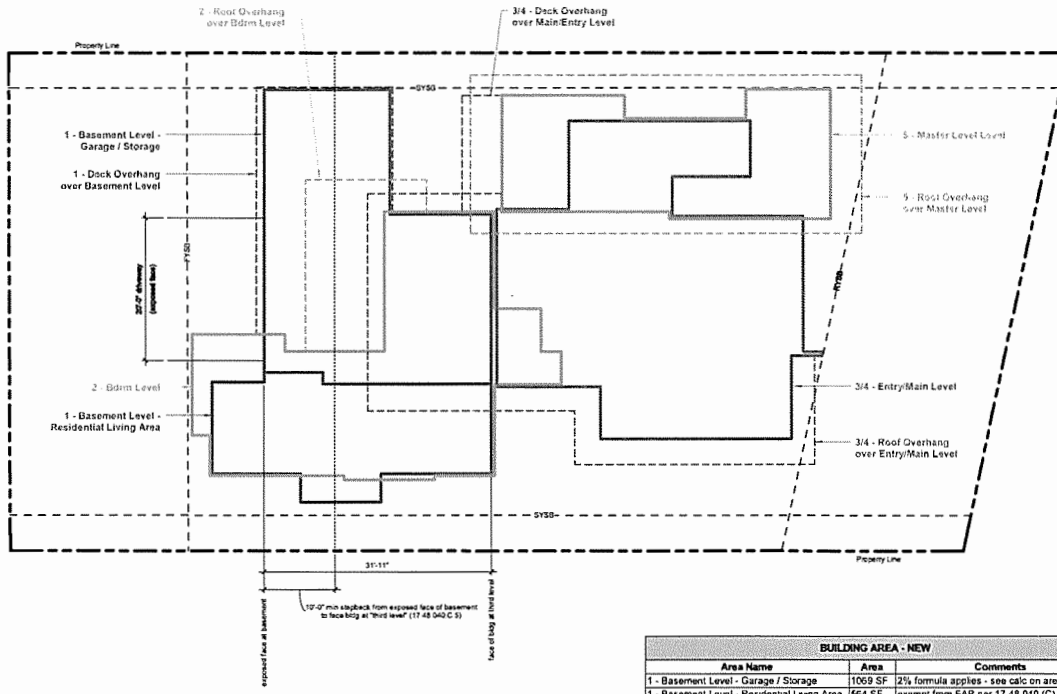


Date	Description

Project number: 17044
Drawn by: TVS
Checked by: JLC
Purpose: DRP / SDP Review

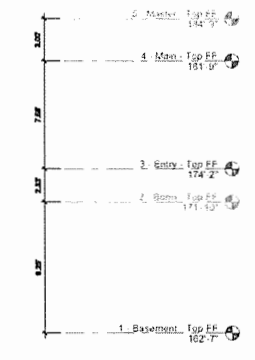
A005
Area Plans



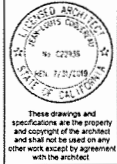


BUILDING AREA - NEW		
Area Name	Area	Comments
1 - Basement Level - Garage / Storage	1069 SF	2% formula applies - see calc on area plan
1 - Basement Level - Residential Living Area	564 SF	exempt from FAR per 17.48.040 (C) (4) (a) (ii)
2 - Bedroom Level	1137 SF	
3/4 - Entry/Main Level	1543 SF	
5 - Master Level	722 SF	
Subtotal	5035 SF	

1 Site Plan - Bldg Footprint Diagram - All Levels
1/8" = 1'-0"



2 Floor to Floor Dimensions
1/4" = 1'-0"



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Date

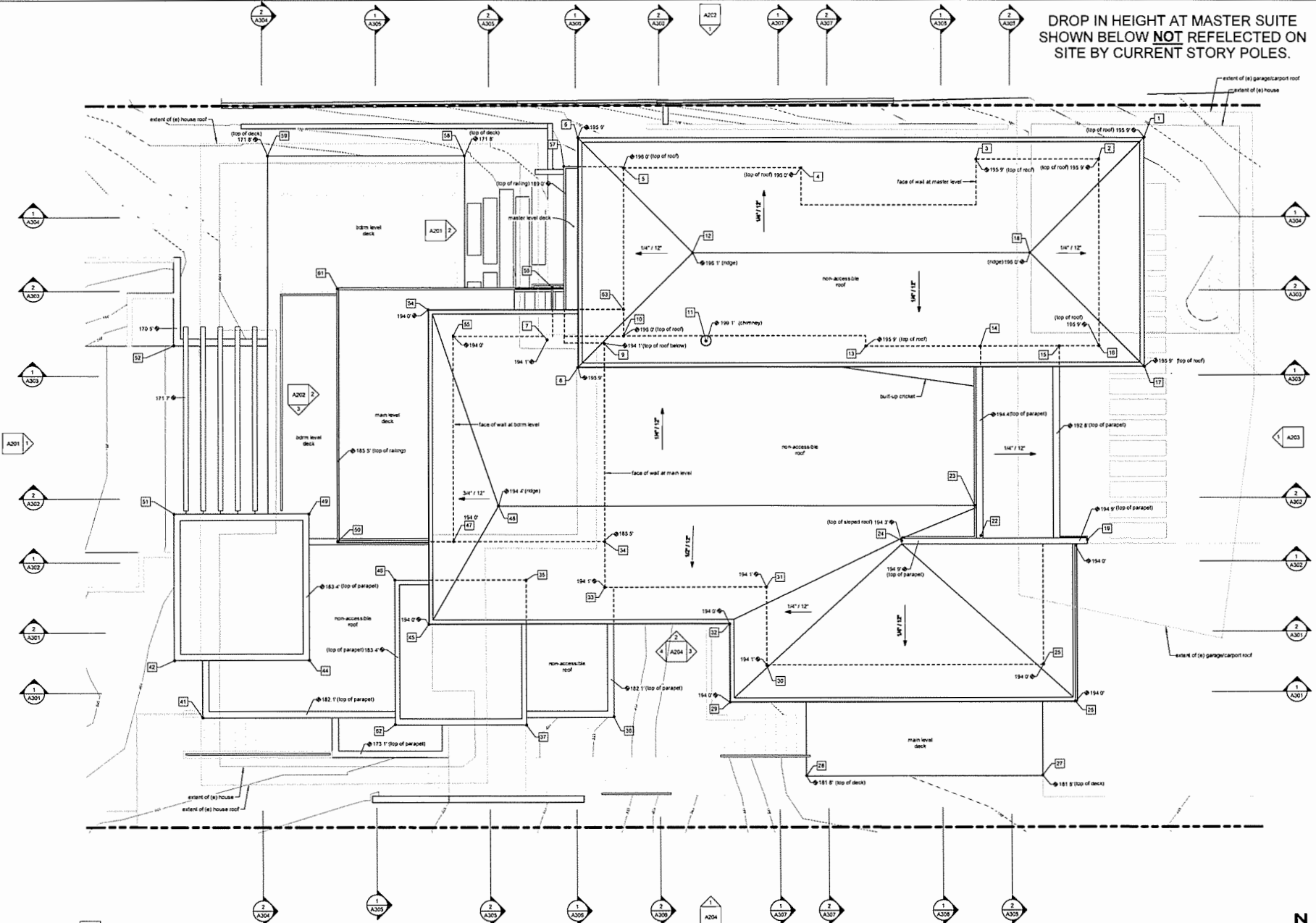
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Drawn by	Author
Checked by	Checker
Purpose	DRP / SDP Review



A006
Building Footprint
Diagram

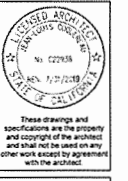
Sheet Date: 11/21/2018

DROP IN HEIGHT AT MASTER SUITE SHOWN BELOW **NOT** REFLECTED ON SITE BY CURRENT STORY POLES.



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

JLC Architecture
227 JARDIN DRIVE, SUITE 1
SAN ANTONIO, TEXAS 78204
www.jlcarch.com
Tel: 817-445-1171



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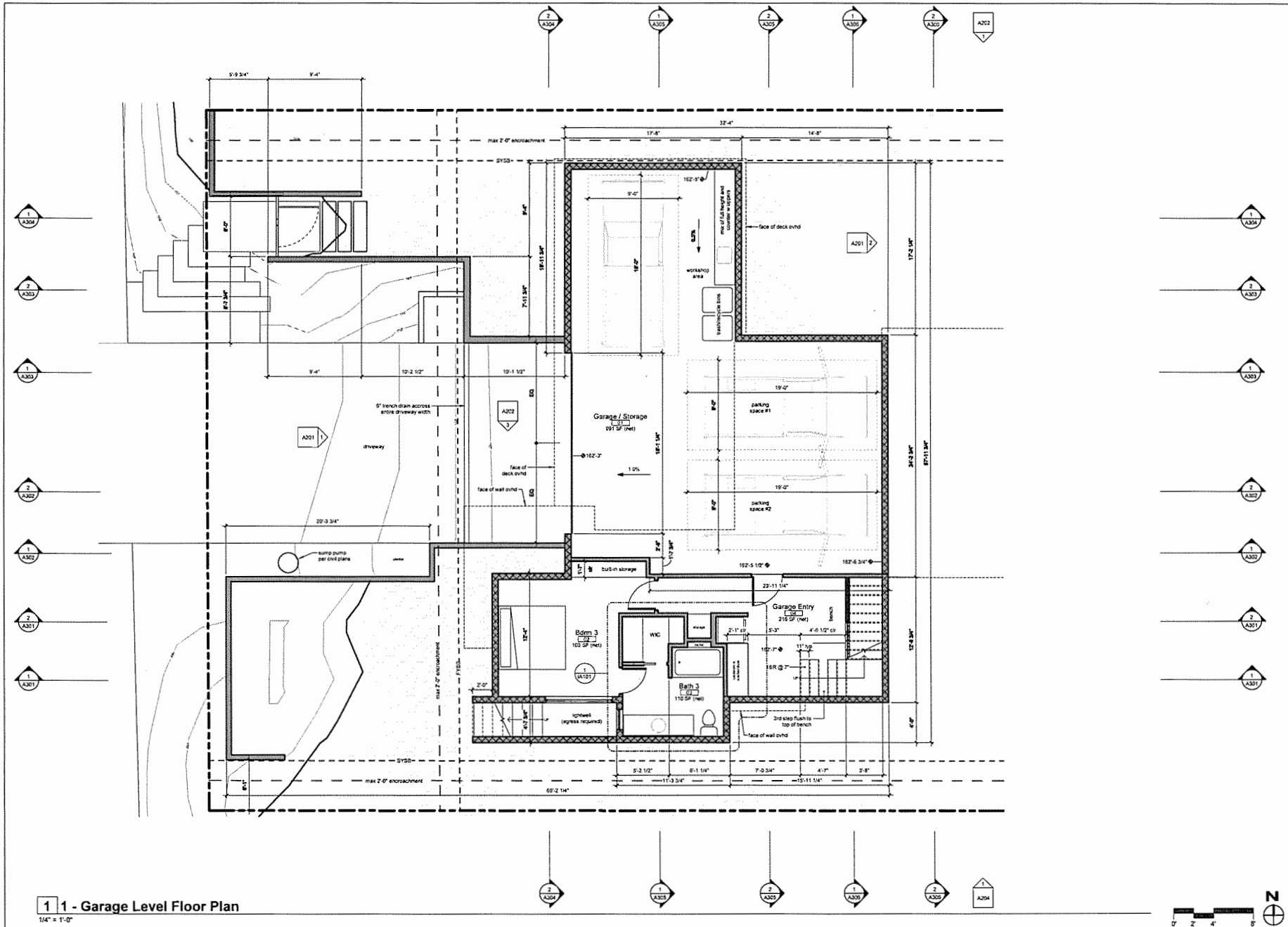
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Date	Description

Project number 17044
Drawn by TVS
Checked by C-StoryPole
Purpose DRP / SDP Review

A007
Story Pole Plan

Export Date: 5/10/2018 8:02:37 PM



1 - Garage Level Floor Plan
 1/4" = 1'-0"



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 San Diego, CA 92101
 Tel: 619.591.7771

Professional Seal
 No. 02938
 Exp. 12/31/2018
 State of California
 Architect

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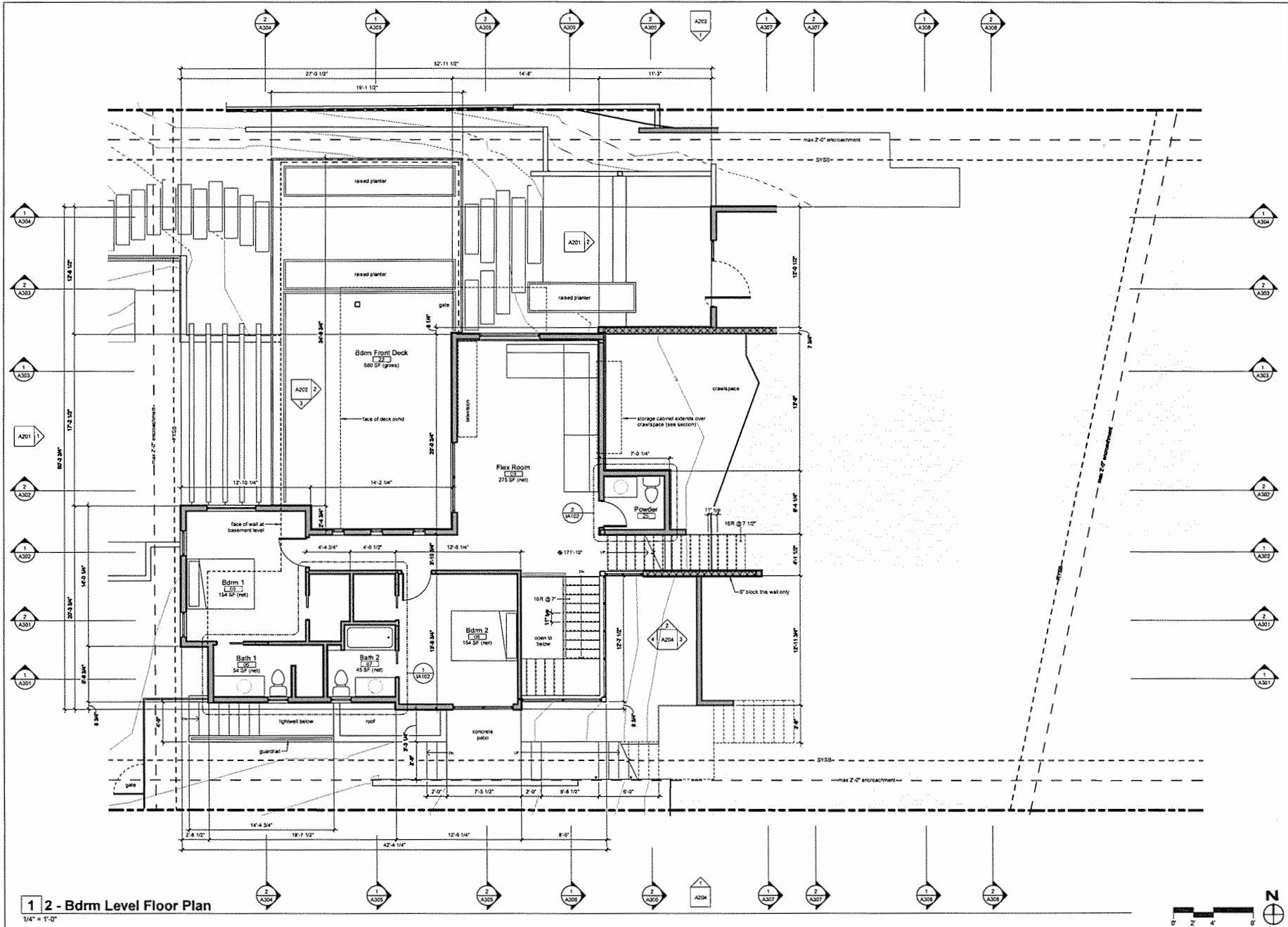
Weiser Residence
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Date	Description

Project number: 17044
 Drawn by: TVG
 Checked by: JLC
 Purpose: DRP / SDP Review

A101
 Floor Plans

Export Date: 5/11/2018 8:52:37 PM



1 2 - Bdrm Level Floor Plan
1/4" = 1'-0"

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3175 Serrano Avenue, Suite 101
San Diego, CA 92108
www.jlcarch.com
Tel: 619.591.1717

REGISTERED ARCHITECT
No. C22938
1/27/2008
STATE OF CALIFORNIA
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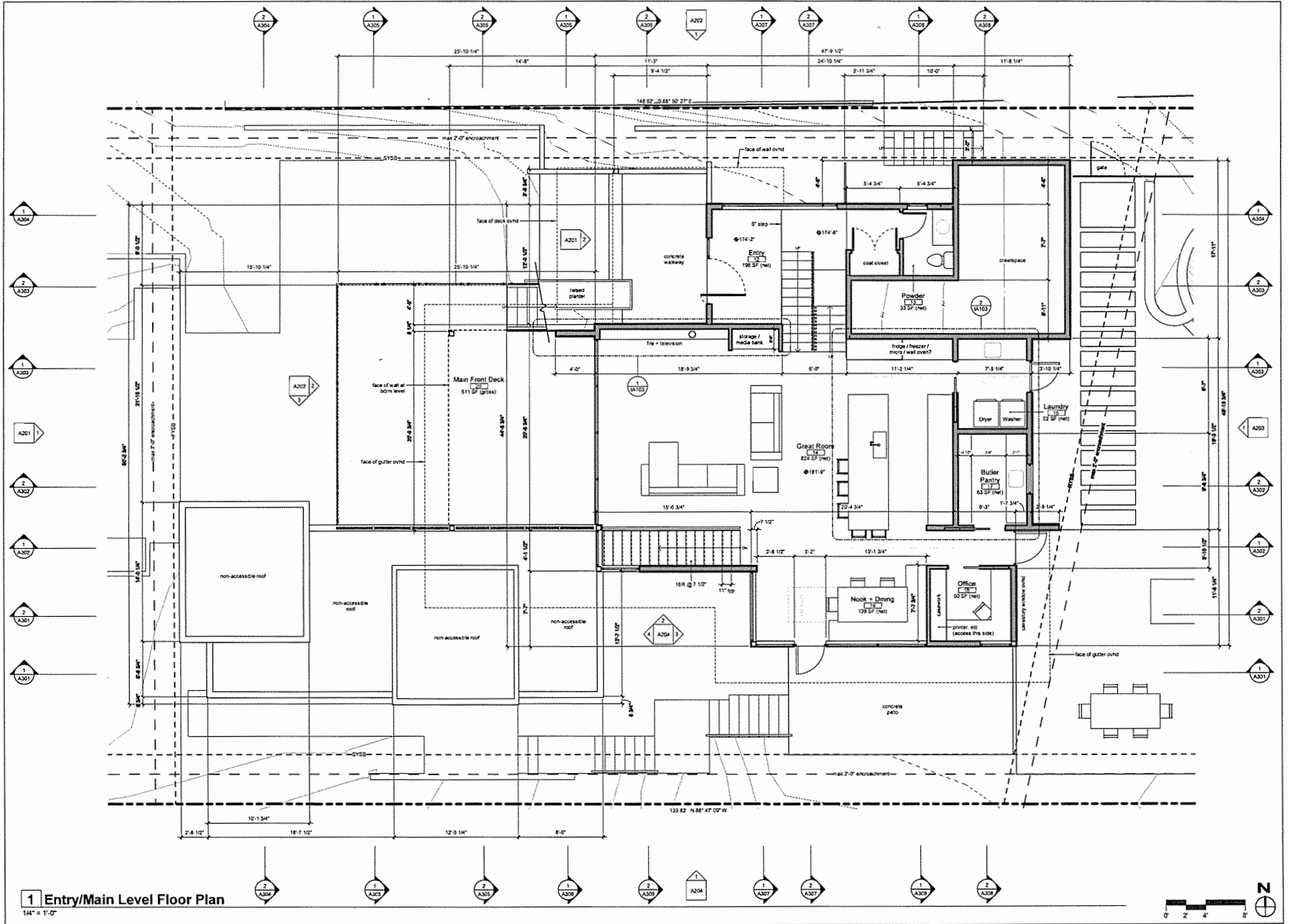
Weiser Residence
346 Glenmont Drive, Solana Beach, CA 92075

Date	Description

Project number: 17044
Drawn by: TVJ
Checked by: JLC
Purpose: DRP / SDP Review

A102
Floor Plans

Export Date: 5/10/2018 8:00:38 AM



1 Entry/Main Level Floor Plan

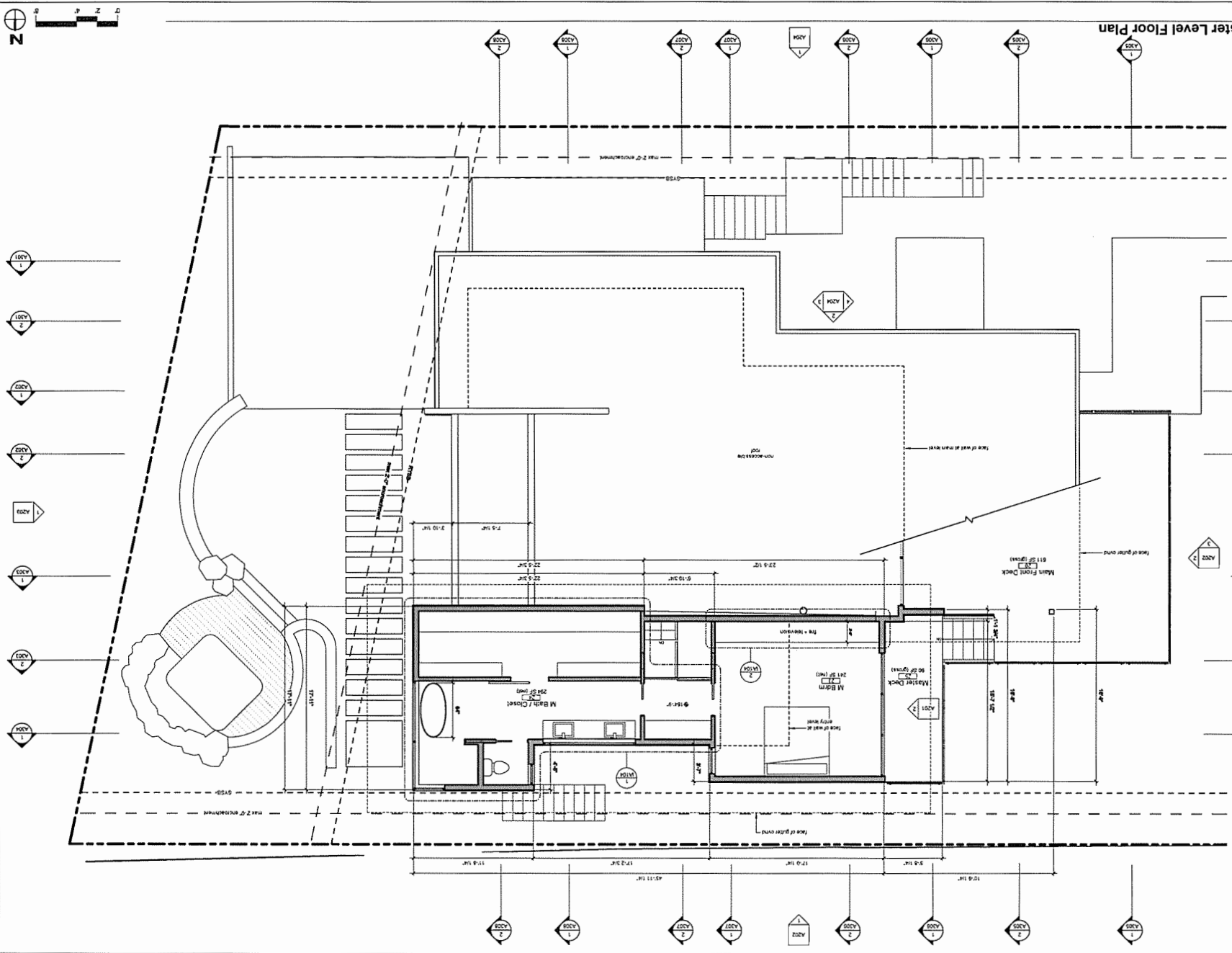
1/4" = 1'-0"



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Date

Project number 17044
Drawn by TVS
Checked by JLC
Purpose DRP / SDP Review



A104

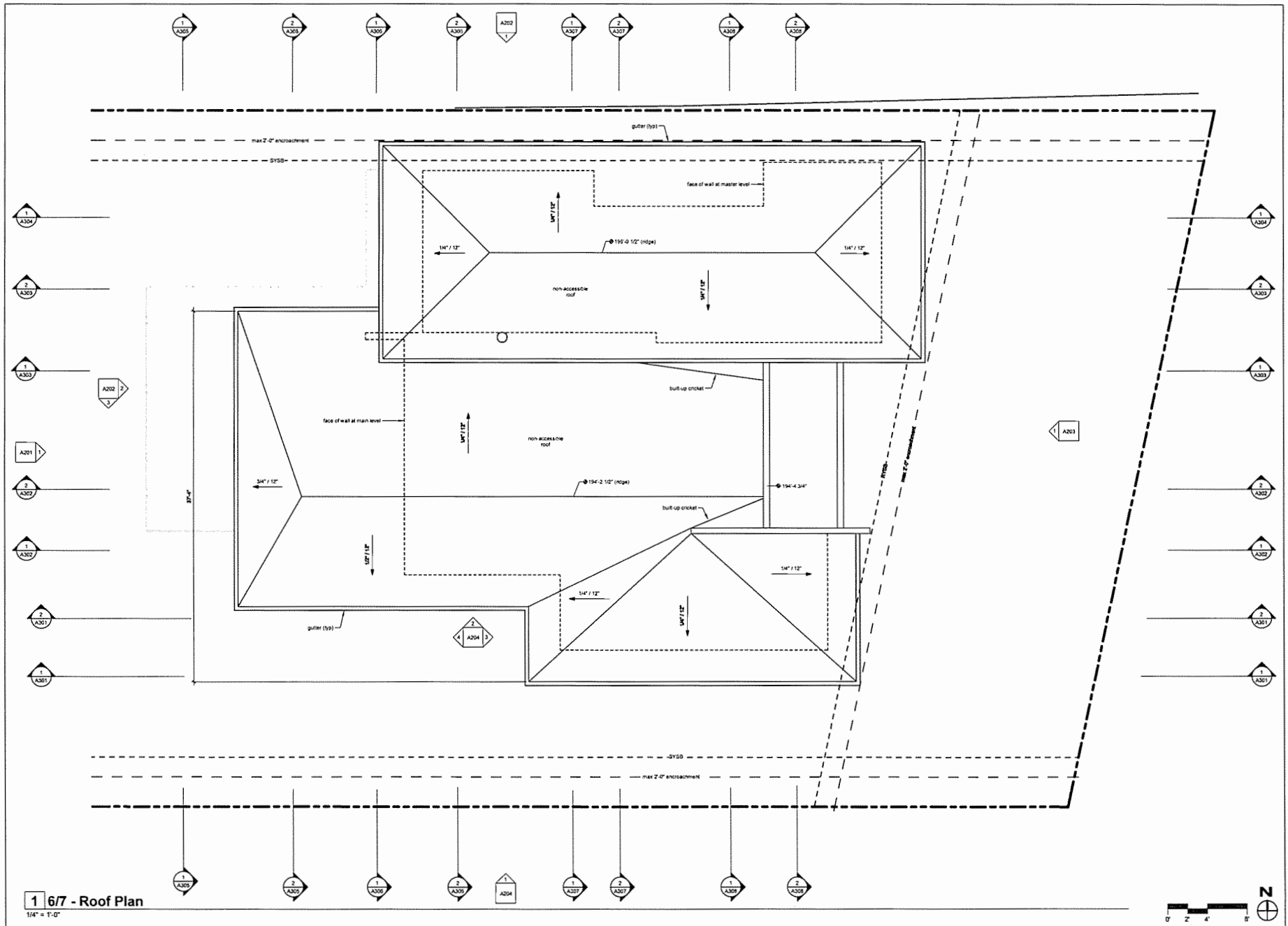
Floor Plans
 Project: A104
 Owner: JLC
 Designer: JLC
 Title: A104

Rev	Description	Date

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JLC Architecture
 345 S. VAN DER AVENUE, SUITE 1
 CARLSBAD, CA 92008
 TEL: 760.439.7111
 WWW.JLCARCHITECTURE.COM



1 6/7 - Roof Plan
 1/4" = 1'-0"

JLC Architecture
 377 SANDY LAKE AVENUE, SUITE 1
 SAN ANTONIO, TEXAS 78249
 TEL: 214-566-7377 FAX: 214-566-7377

REGISTERED ARCHITECT
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Weiser Residence
 346 Glenmont Drive, Solana Beach, CA 92075

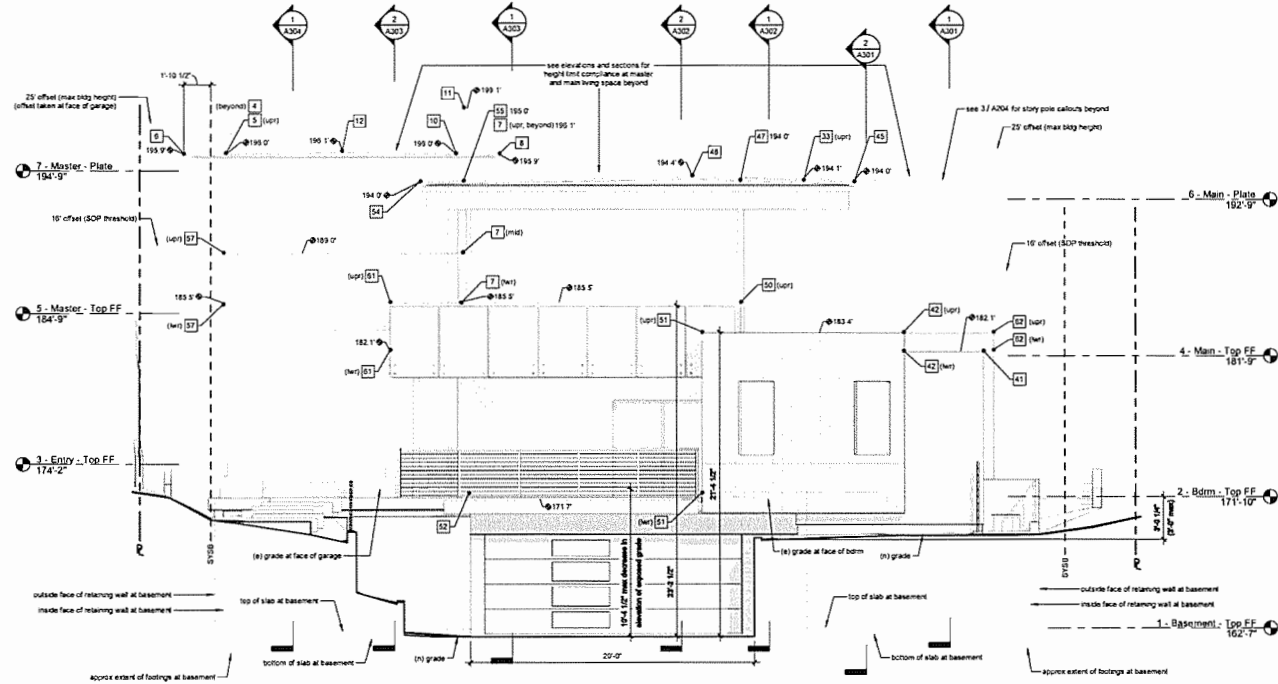
Rev.	Description	Date

Project number: 17044
 Drawing: TV03
 Checked by: JLC
 Purpose: DSP / SDP Review

A105
 Floor Plans

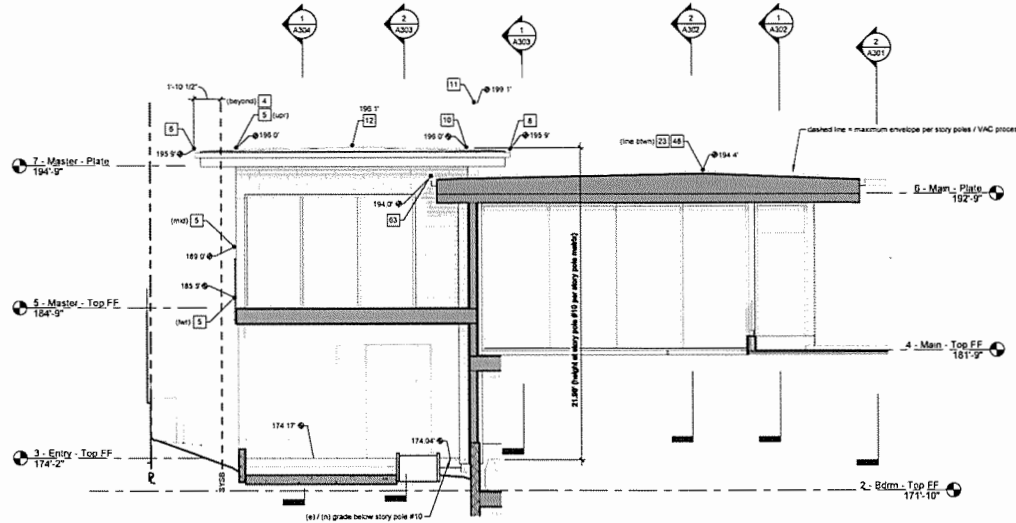


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1 West Elevation - Street

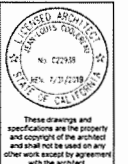
1/4" = 1'-0"



2 West Elevation - Entry/Living/Master

1/4" = 1'-0"

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 1177 SANCTUARY AVENUE, SUITE 1
 SOLANA BEACH, CA 92075
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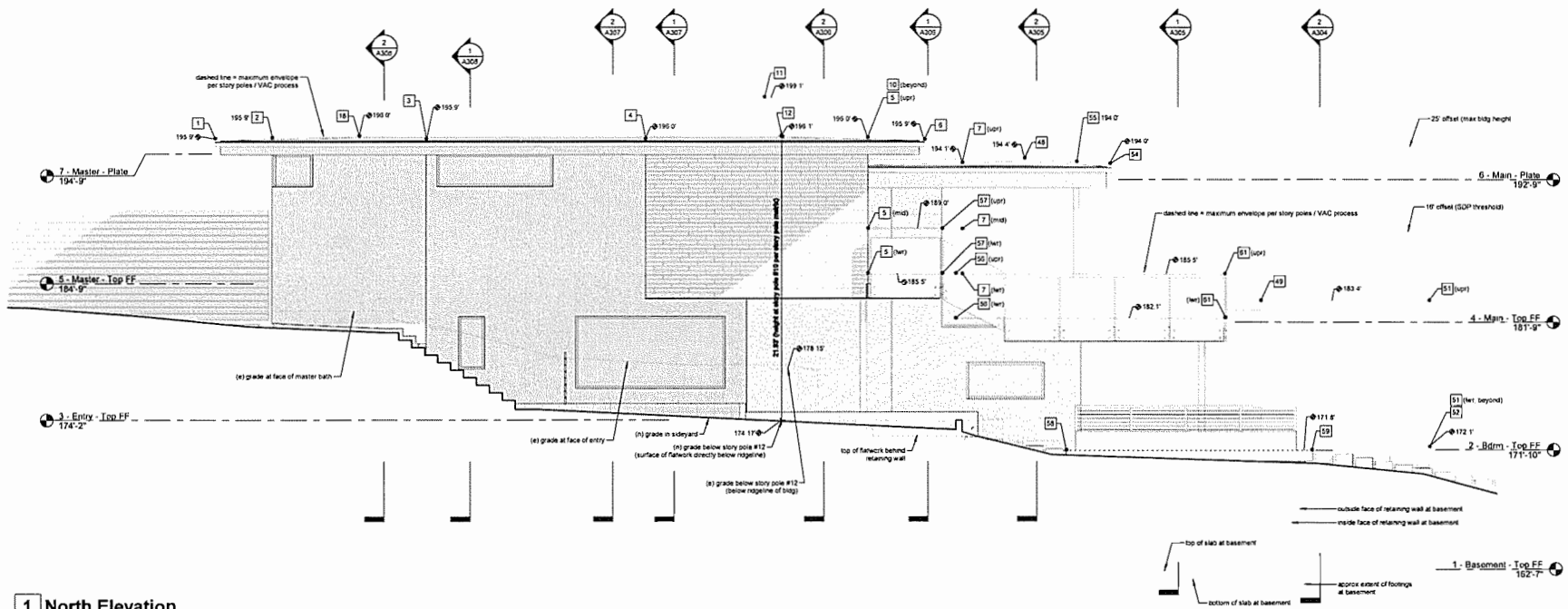
Weiser Residence
 346 Glenmont Drive, Solana Beach, CA 92075

Date	Description

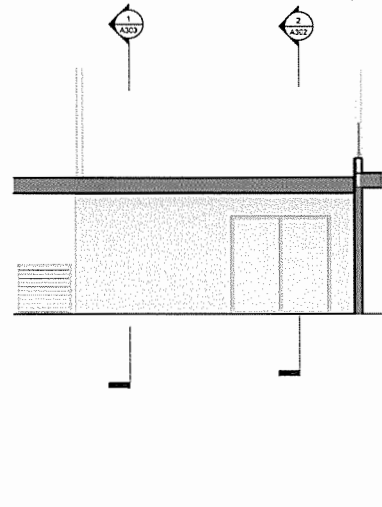
Project number: 17044
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 Checked by: JLC
 Purpose: DRP / GDP Review

A201
 Elevations

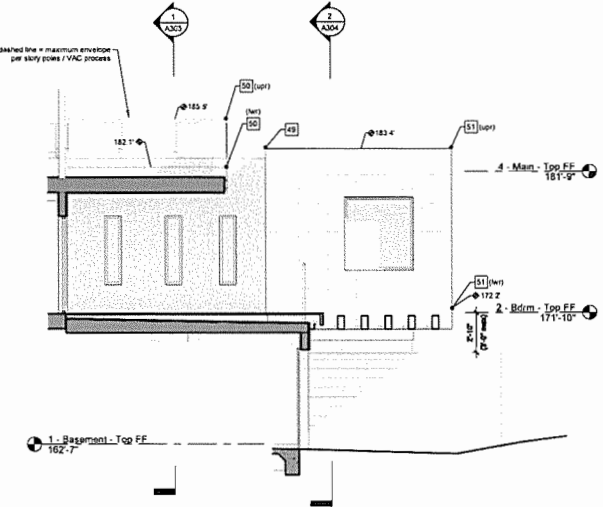
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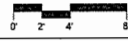
1 North Elevation
1/4" = 1'-0"



2 Bdrm Deck - Looking East
1/4" = 1'-0"



3 Bdrm Deck / Driveway - Looking South



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ARCHITECTURE
CALIFORNIA ARCHITECTS BOARD
No. C22938
Exp. 1/7/2018
STATE OF CALIFORNIA
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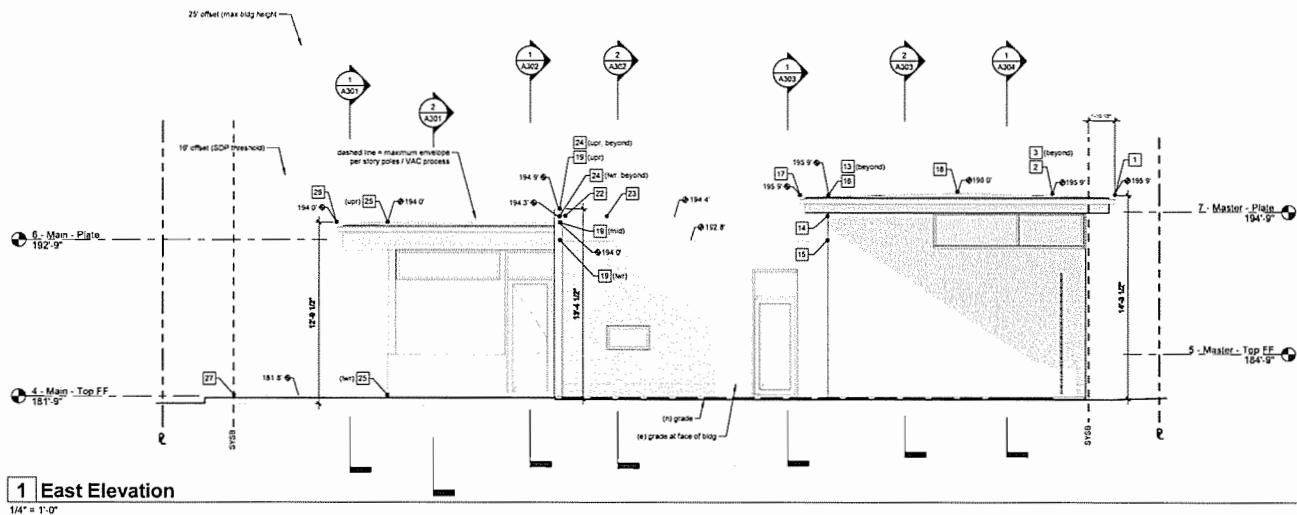
Weiser Residence
346 Glenmont Drive, Solana Beach, CA 92075

Date	Description

Project number 170444
Drawn by TVS
Checked by JLC
Purpose DRP / GDP Review

A202
Elevations

Export Date: 3/13/2018 10:36:38 AM



1 East Elevation
1/4" = 1'-0"



JLC Architecture
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 3415 S. GLENMONT DRIVE
 SOLANA BEACH, CA 92075
 TEL: 949.486.1717

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No.	Description	Date

Project number: 17014
 Drawn by: TV/S
 Checked by: JLC
 Purpose: DRP / SDP Review

A203
 Elevations
Sheet Date: 8/10/2018 8:54:48 PM

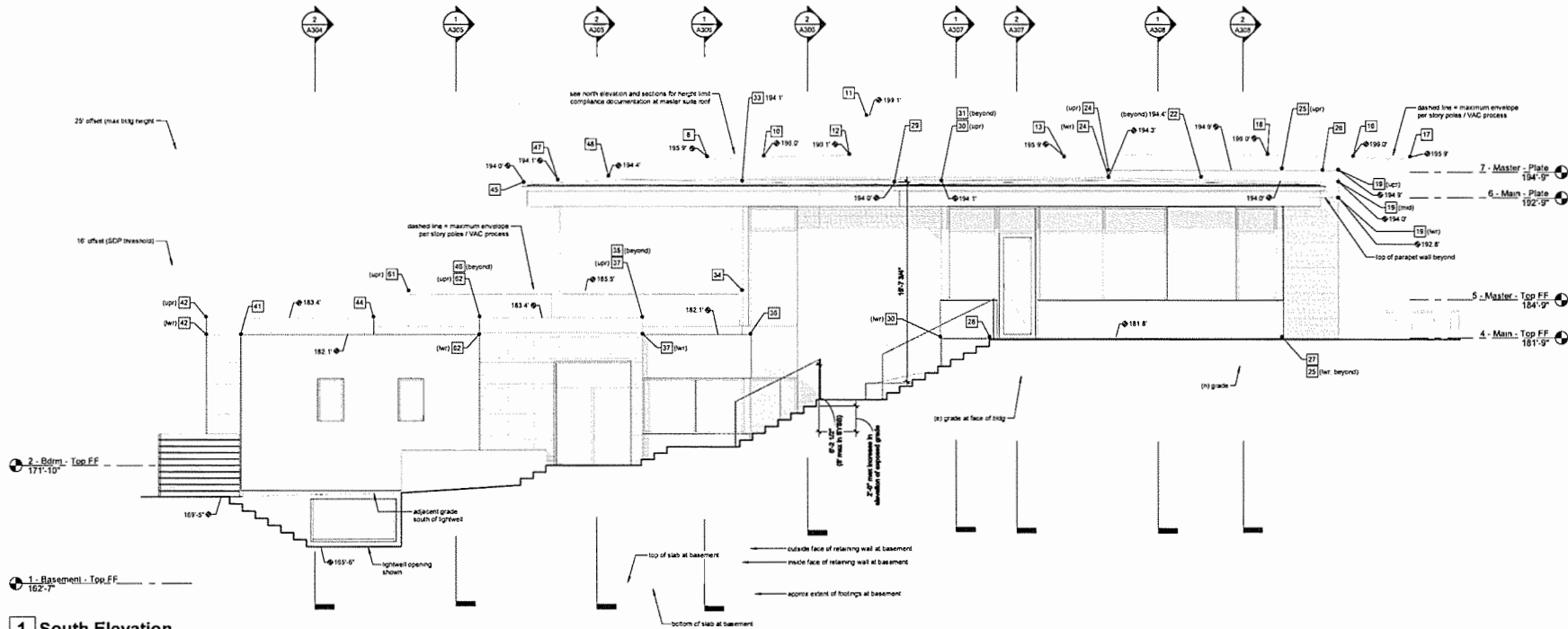
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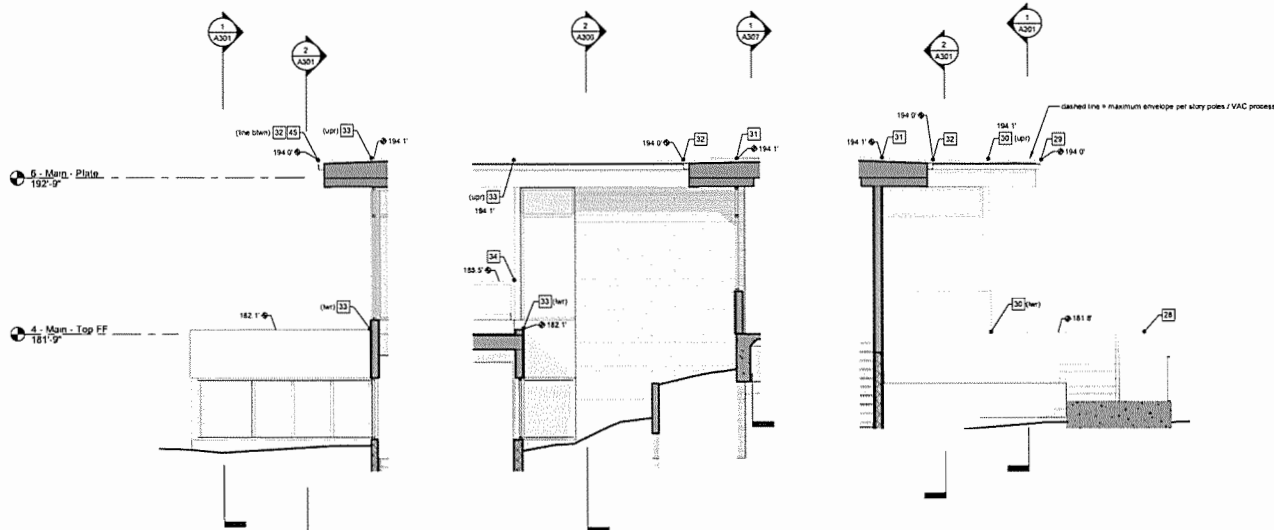
No.	Date	Description

Project Number 17044
Drawn by TVS
Checked by JLC
Purpose DRP / GDP Review

A204
Elevations



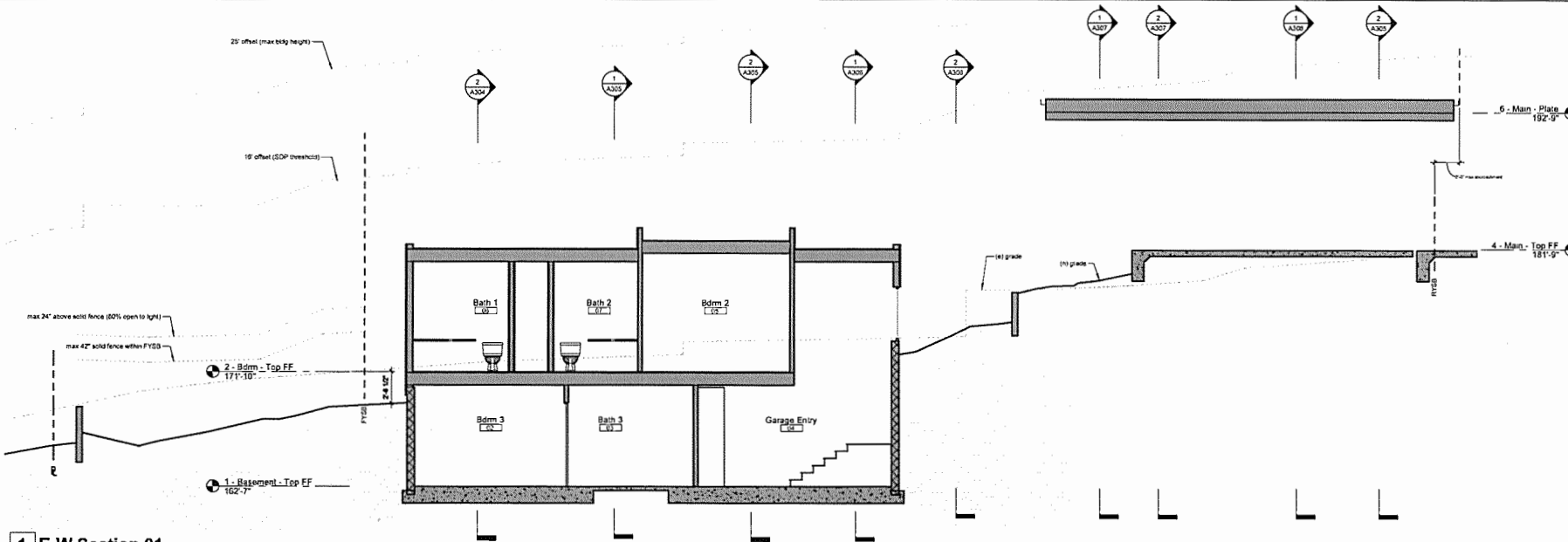
1 South Elevation
1/4" = 1'-0"



4 South Courtyard - Looking West
1/4" = 1'-0"

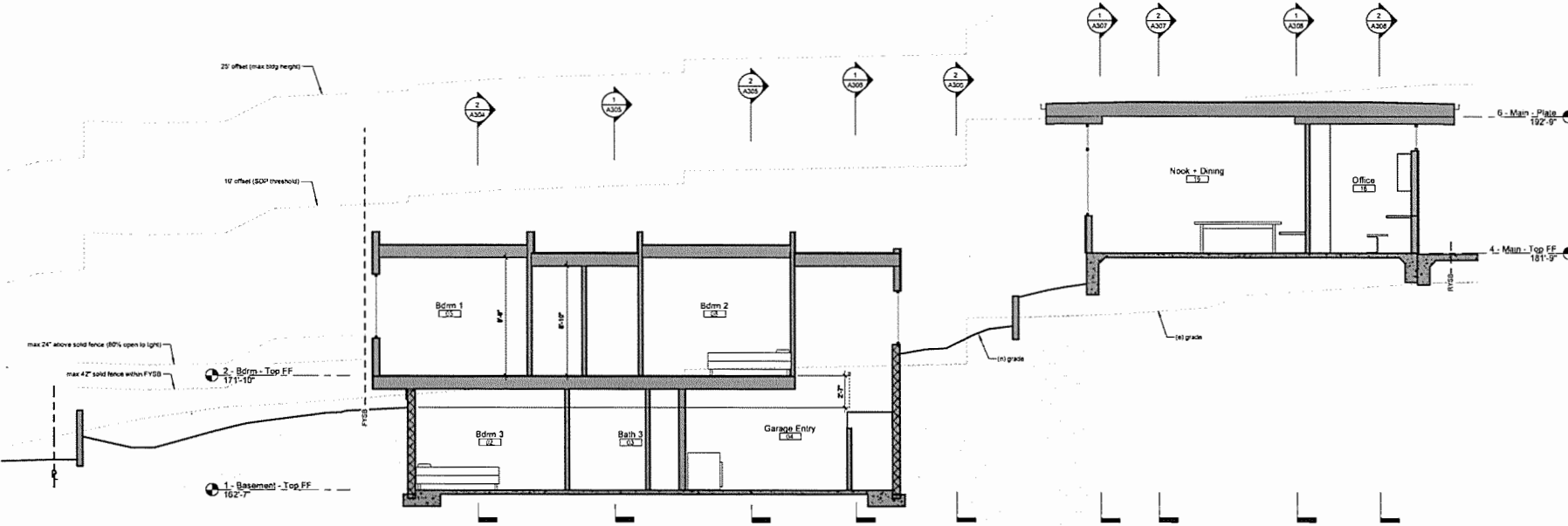
2 South Courtyard - Looking North

3 South Courtyard - Looking East



1 E-W Section 01

1/4" = 1'-0"



2 E-W Section 02

1/4" = 1'-0"



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1111
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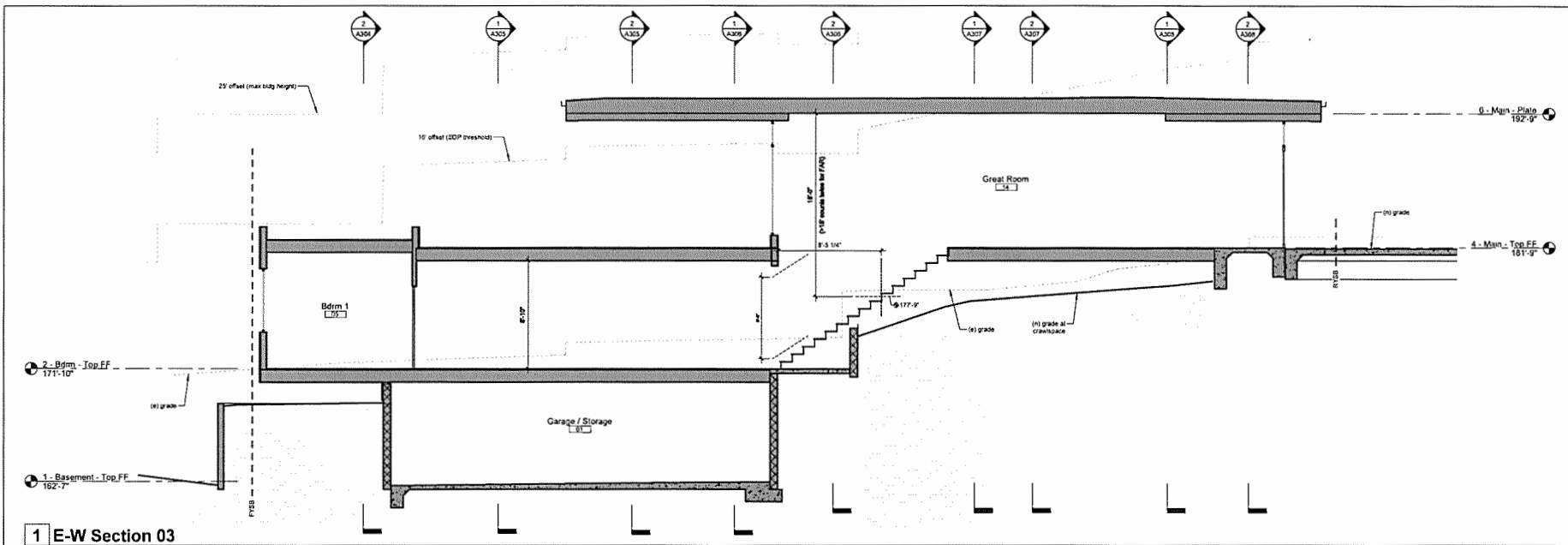
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No. C22938
Exp. 12/31/2019
STATE OF CALIFORNIA

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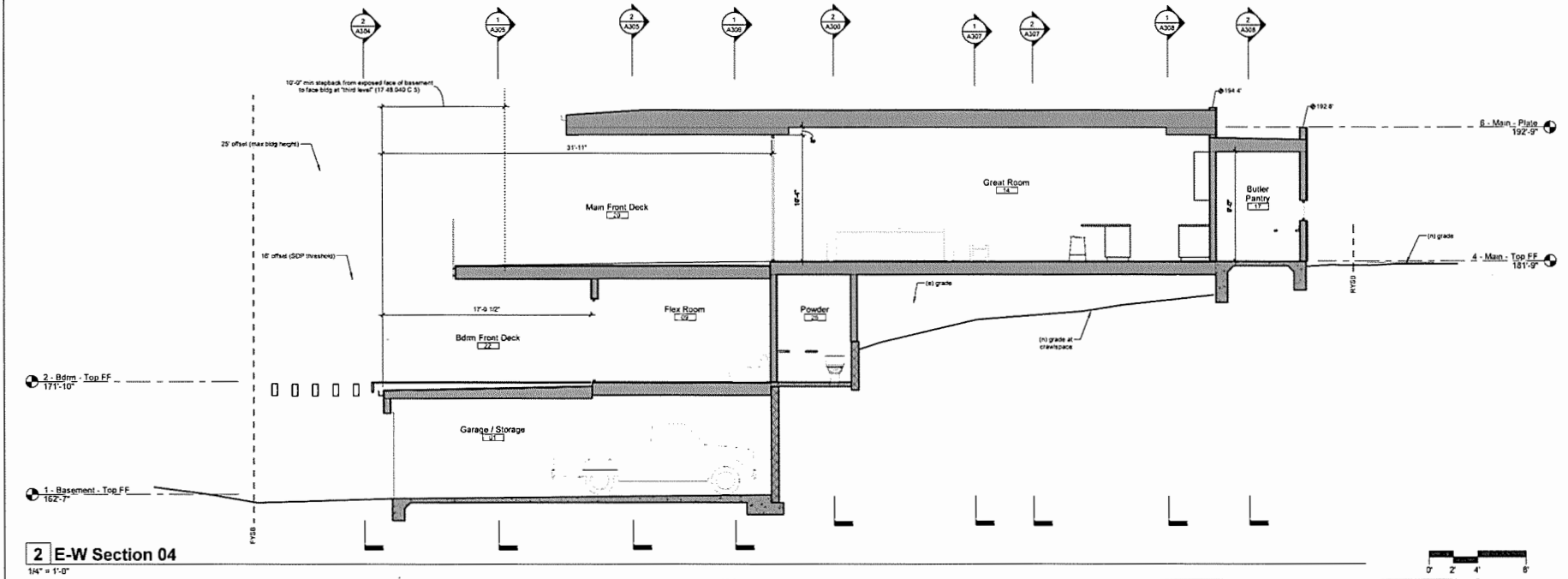
Date	Description

Project number 17064
Drawn by TVS
Checked by JLC
Purpose DRP / SDP Review
A301
Sections



1 E-W Section 03

1/4" = 1'-0"



2 E-W Section 04

1/4" = 1'-0"



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 JLC ARCHITECTURE
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 SOLANA BEACH, CA 92075
 TEL: 949.435.3777

ARCHITECTS
 No. C22438
 Exp. 12/31/2018
 STATE OF CALIFORNIA
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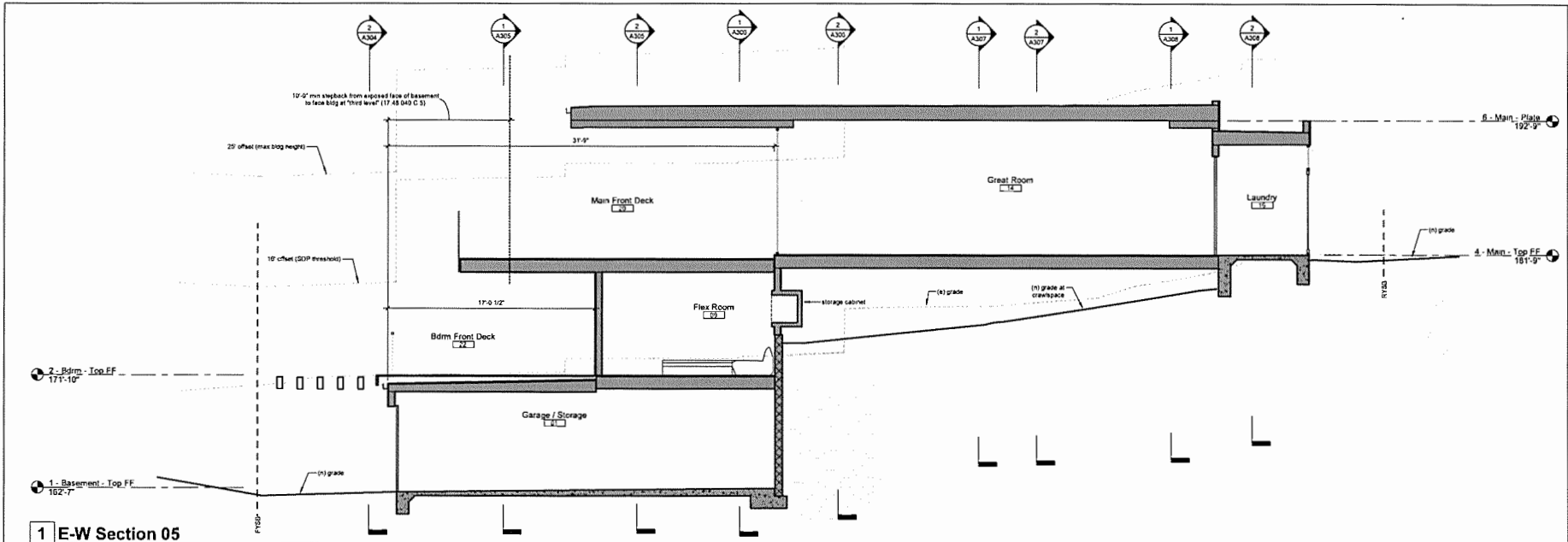
Weiser Residence
 346 Glenmont Drive, Solana Beach, CA 92075

Date	Description

Project number 17044
 Drawn by TVS
 Checked by JLC
 Purpose GRP / SDP Review

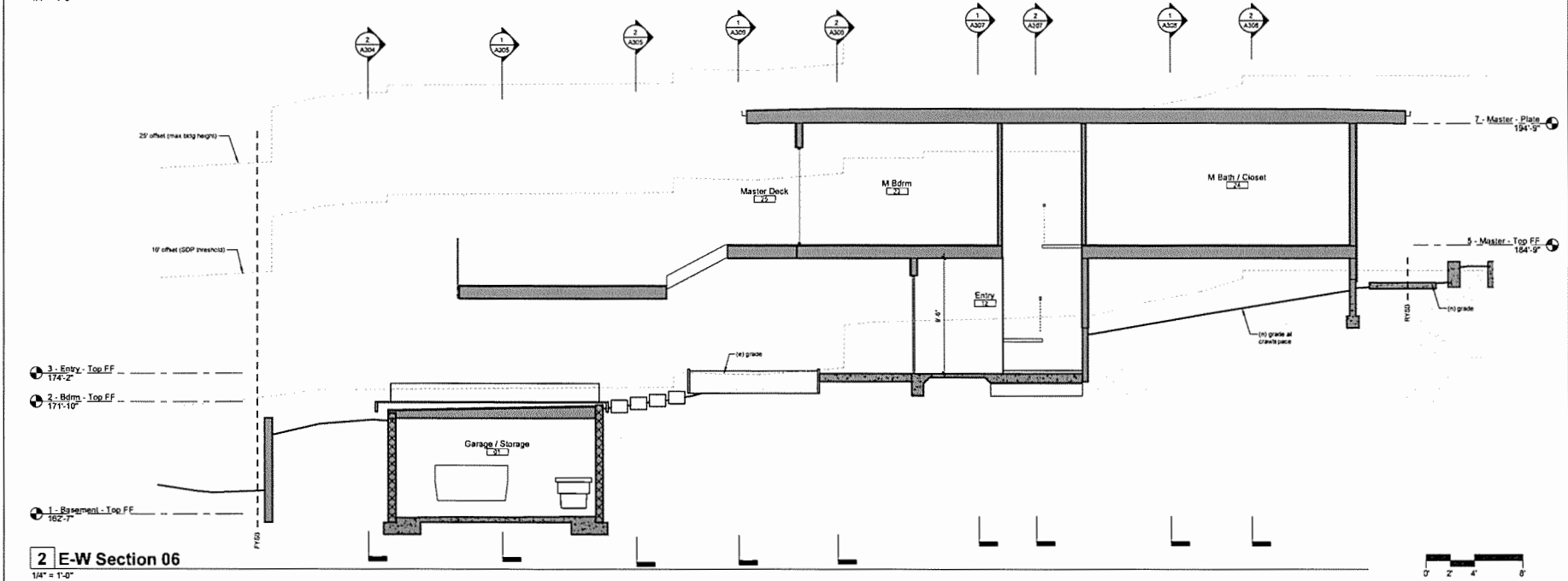
A302
 Sections

Export Date: 3/1/2018 8:43:09 PM



1 E-W Section 05

1/4" = 1'-0"



2 E-W Section 06

1/4" = 1'-0"

Weiser Residence
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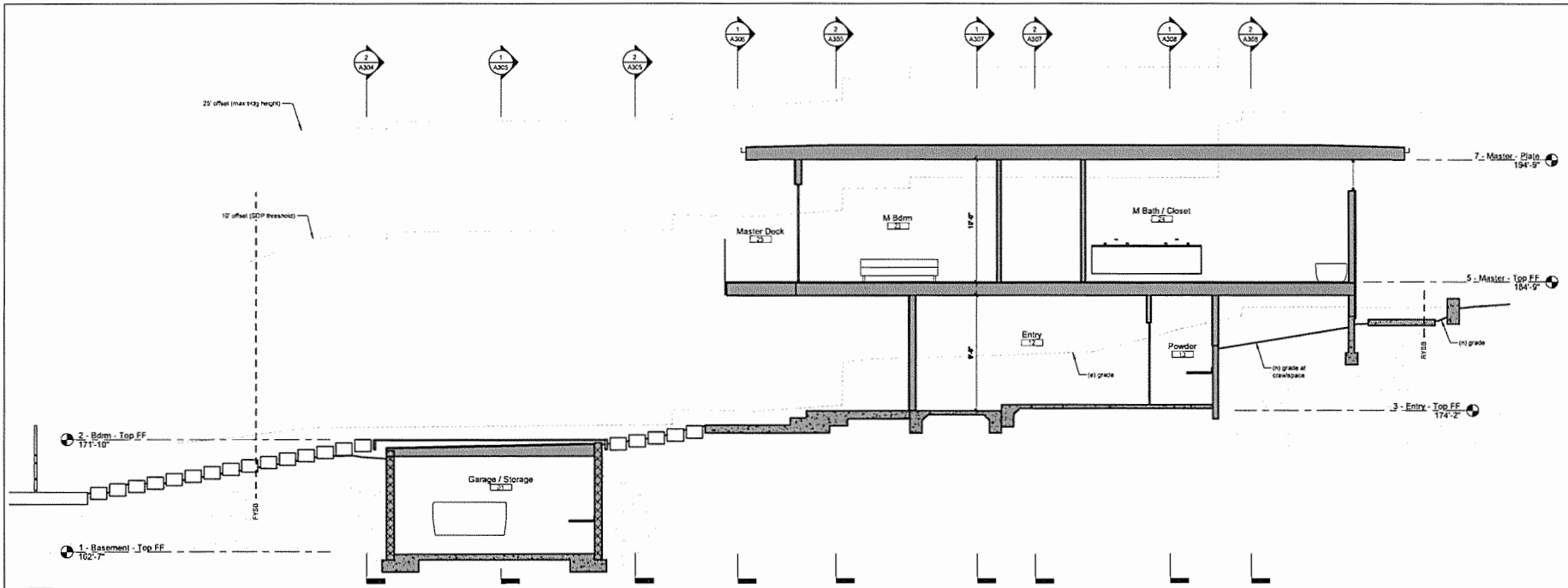
Date	Description

Project number 17044
 Drawn by TVS
 Checked by JLC
 Purpose DRP / SDP Review

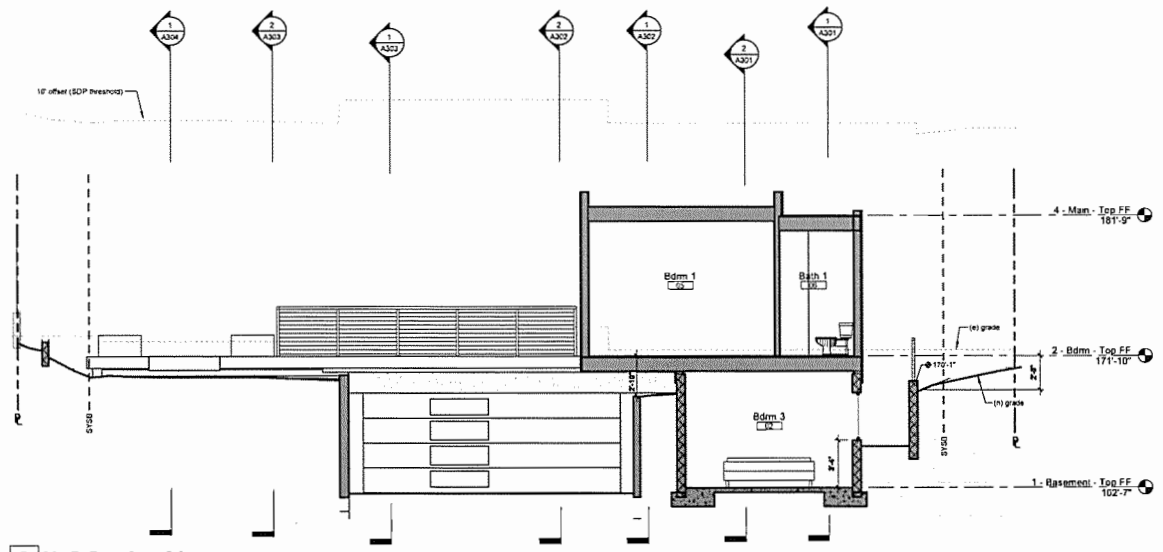
A303
 Sections



Issue Date: 2/20/2019 3:42:15 AM



1 E-W Section 07
1/4" = 1'-0"



2 N-S Section 01
1/4" = 1'-0"



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 111 S. GARDEN AVENUE, SUITE 200
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 PHONE: 858.261.7171



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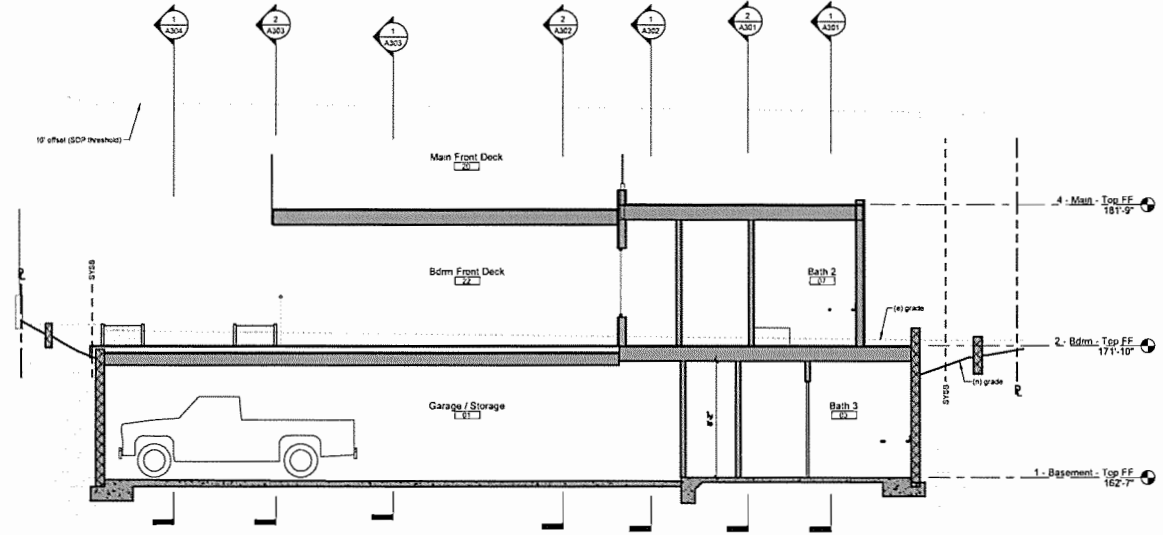
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 346 Glenmont Drive, Solana Beach, CA 92075

Date	Description

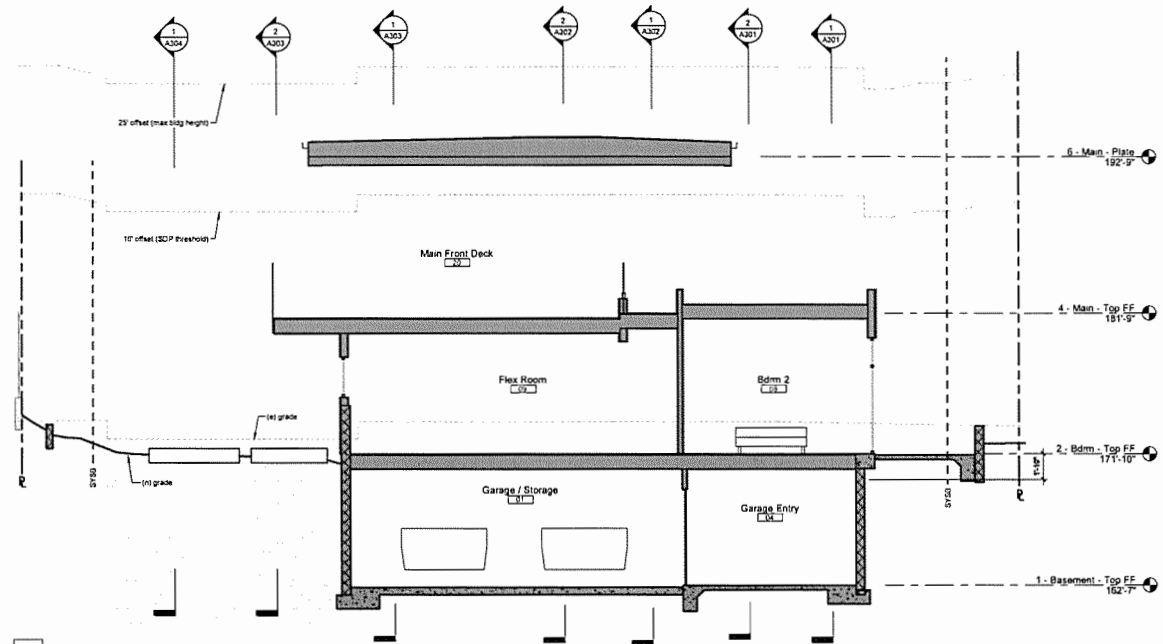
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 Drawn by TVIS
 Checked by JLC
 Purpose: DRP / SDP Review

A304
 Sections

Export Date: 8/12/2019 8:40:07 PM



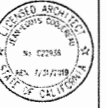
1 N S Section 02
1/4" = 1'-0"



2 N S Section 03
1/4" = 1'-0"



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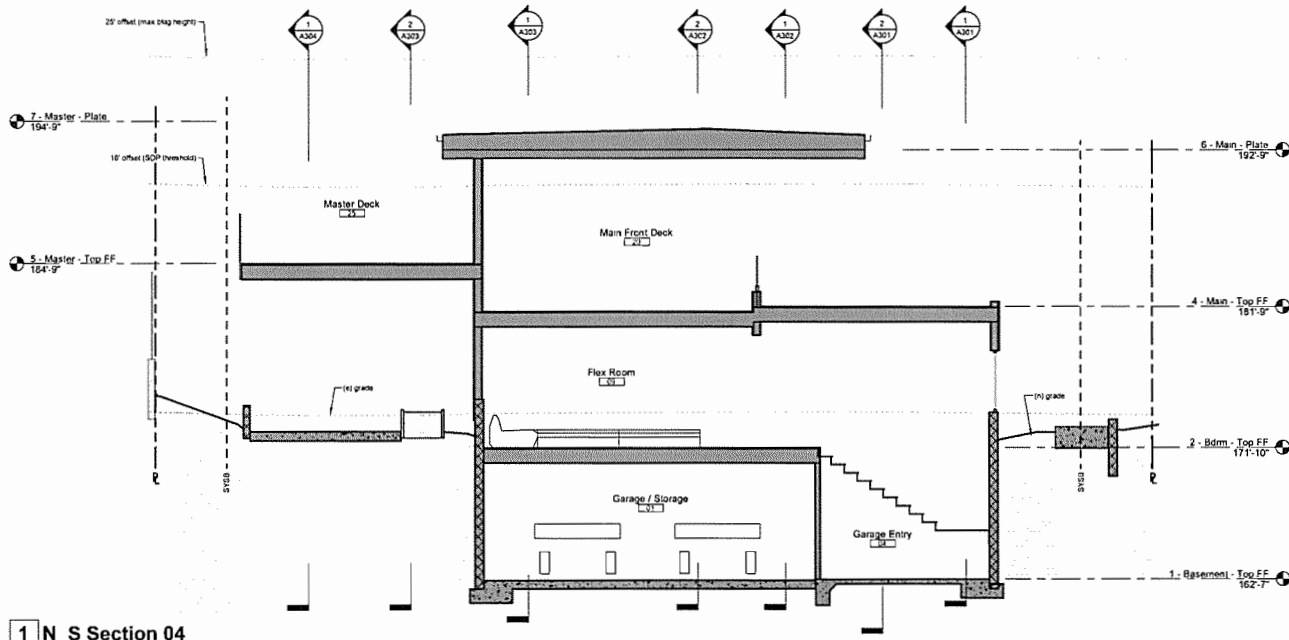
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Weiser Residence
 346 Glenmont Drive, Solana Beach, CA 92075

Date	Description

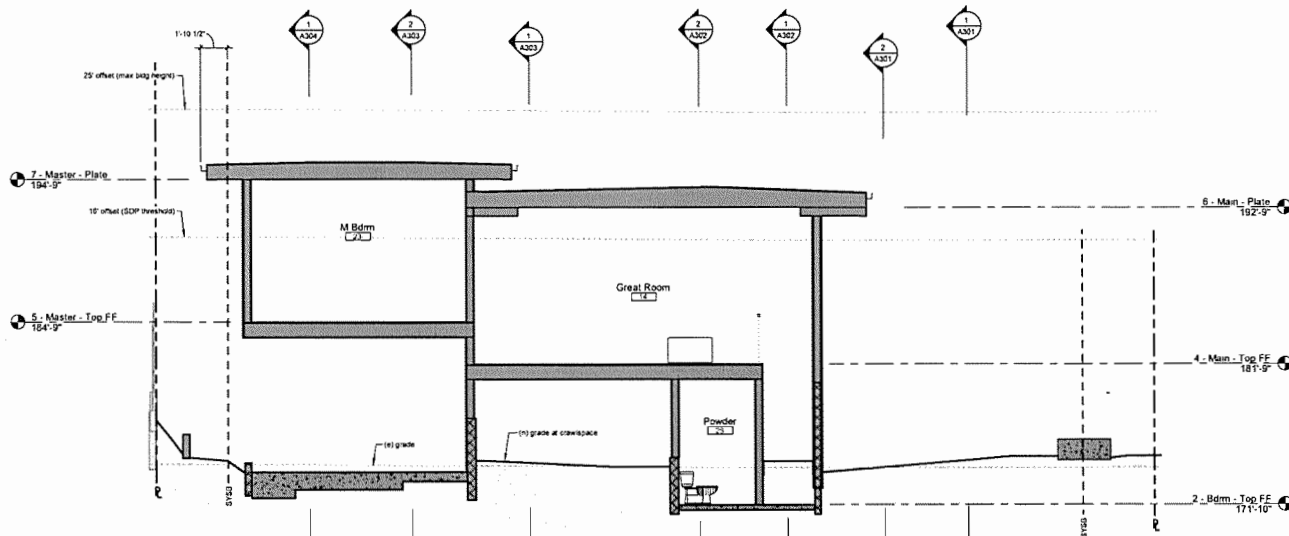
Project number: 17044
 Drawn by: TVB
 Checked by: JLC
 Purpose: DRP / SDP Review

A305
 Sections



1 N S Section 04

1/4" = 1'-0"



2 N S Section 05

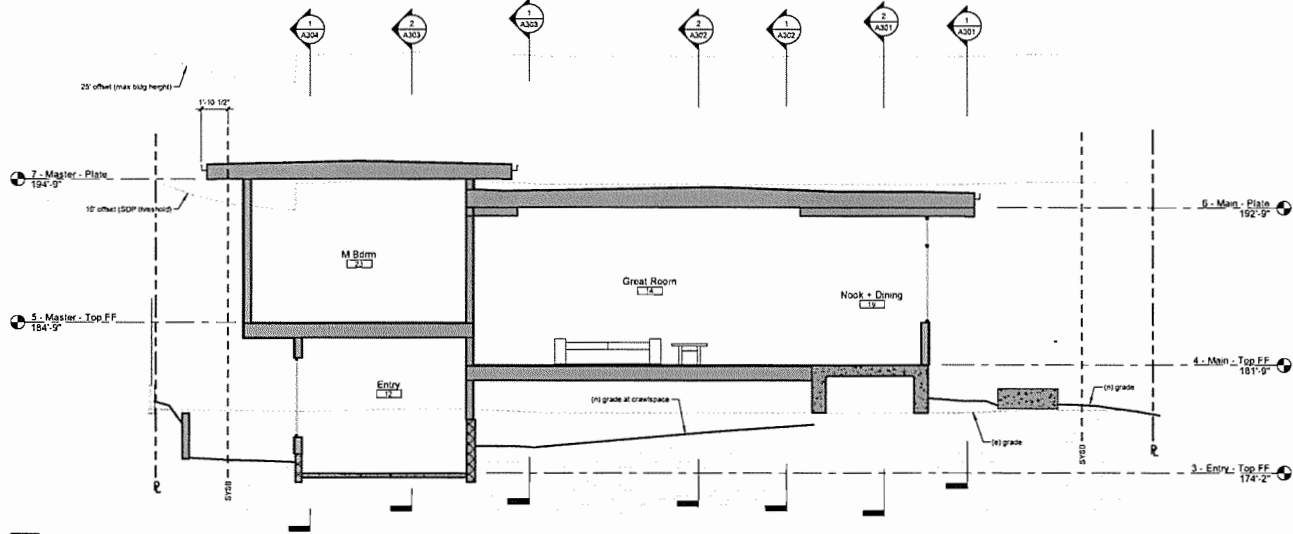
1/4" = 1'-0"



Date	Description

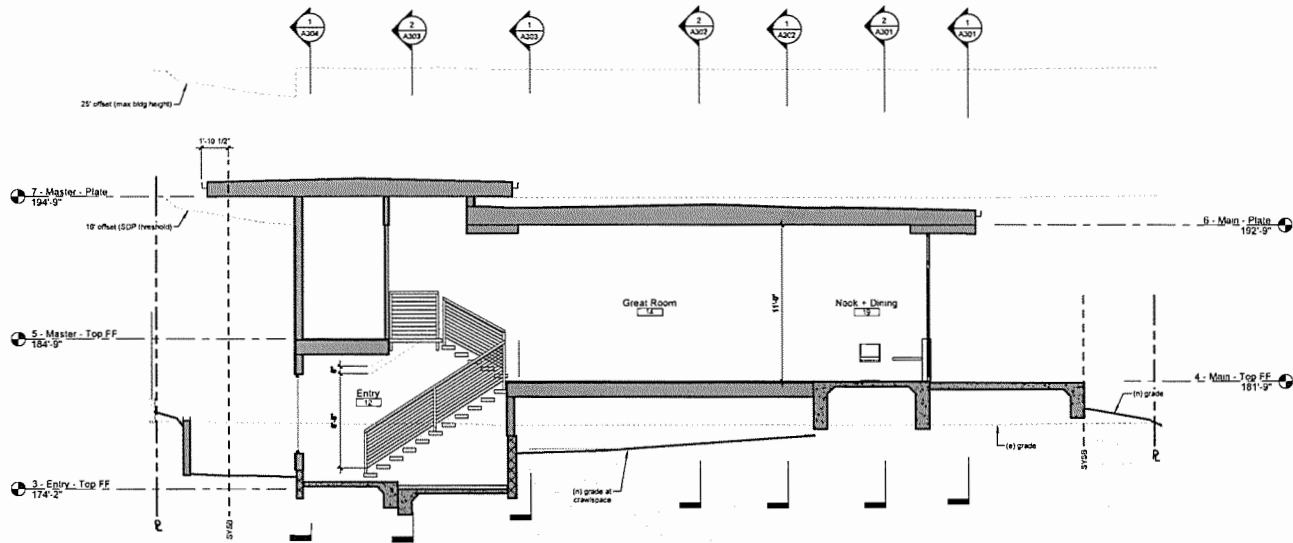
Project number 17044
Drawn by TVS
Checked by JLC
Purpose DRP / SDP Review

A306
Sections



1 N S Section 06

1/4" = 1'-0"



2 N S Section 07

1/4" = 1'-0"



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REGISTERED ARCHITECT
 No. C22938
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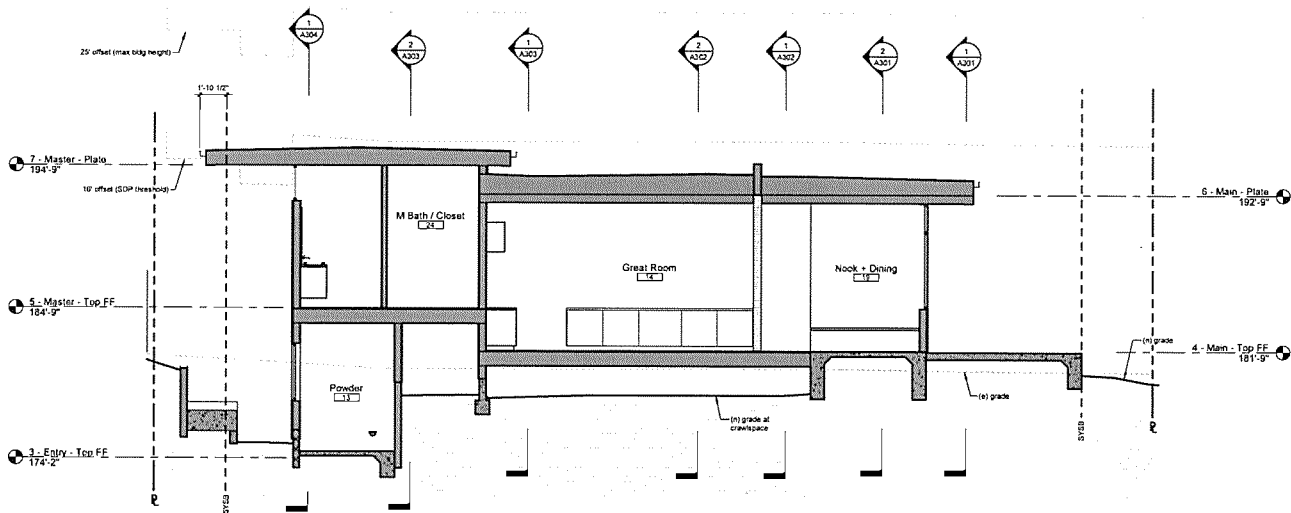
Weiser Residence
 348 Glenmont Drive, Solana Beach, CA 92075

Date	Description

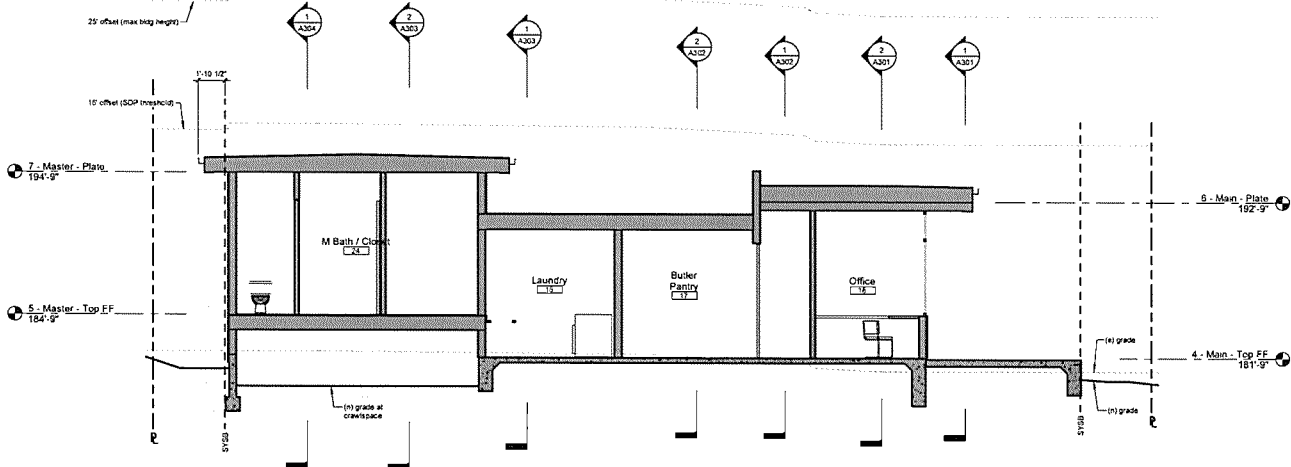
Project number 17044
 Drawn by TVS
 Checked by JLC
 Purpose CRP / SDP Review

A307
 Sections

Sheet Date: 5/14/2018 8:42:23 PM



1 N S Section 08
1/4" = 1'-0"



2 N S Section 09
1/4" = 1'-0"



Date	Description

Project Number	17644
Drawn by	TVS
Checked by	JLC
Purpose	DRP / SDP Review



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 27, 2019
ORIGINATING DEPT: Community Development Department
SUBJECT: **Consideration of Resolution No. 2019-030 Approving the Housing Element Annual Progress Report and Housing Successor Annual Report for Fiscal Year 2017/18 and Directing Submittal to the California Department of Housing and Community Development and the Governor’s Office of Planning and Research**

BACKGROUND:

Government Code¹ Section 65400 requires that each city and county planning agency prepare an annual progress report (APR) on the status of the Housing Element of its General Plan and report on the progress of the implementation of the policies in the Housing Element, using the forms and definitions adopted by the California Department of Housing and Community Development (HCD). A required part of the Report is the Housing Successor Annual Report (Housing Successor Report). The annual reports are due by April 1st of each year. Senate Bill (SB) 375, as adopted and codified under Section 65400(a)(2)(B), requires that the annual report be considered at an annual public hearing before the City Council.

The APR was modified for the 2018 reporting period due to statutory changes enacted as part of the 2017 Legislative Housing Package passed by the state legislature, which included changes to the annual reporting requirements to provide data on local implementation including number of project application and approvals, processing times, and approval processes. HCD updated the forms accordingly to incorporate the new APR requirements pursuant to Chapter 374 Statutes of 2017 (Assembly Bill 879) and Chapter 366, Statutes of 2017 (Senate Bill 35).

This issue before Council is to consider adoption of Resolution 2019-030 (Attachment 1) approving the Housing Element APR (Attachment 2) and Housing Successor Annual

¹ All references are to the California Government Code unless specified otherwise.

COUNCIL ACTION:

Report for Fiscal Year (FY) 2017/18 (Attachment 3) pursuant to California Health and Safety Code Section 34176.1(f), and directing Staff to submit the reports to HCD and the Governor's Office of Planning and Research, approving with modifications, or provide other direction to Staff.

DISCUSSION:

The Housing Element is an important planning policy document. It is used to identify the projected housing needs of the community and establishes policies to support the further development of all types of housing, including affordable housing, within the City.

All California municipalities are required to adopt a Housing Element as part of their General Plan. Distinct from the other General Plan elements, the Housing Element is subject to detailed statutory requirements and mandatory review by HCD.

The City Council adopted the City of Solana Beach Housing Element 2013-2020 and Negative Declaration by Resolution 2013-011 on February 13, 2013. The document was then submitted to HCD for certification. On March 4, 2013, HCD found the document in full compliance with State housing element law.

This progress report spans from January 1, 2018 through December 31, 2018 and includes statistics on the production of all housing types, including affordable housing, during the fifth cycle of the Regional Housing Needs Assessment (RHNA) for the San Diego Association of Governments (SANDAG), which began on January 1, 2010 and will end on December 31, 2020. The 2018 Housing Element APR (Attachment 2) contains the information required by state law. The data included in the APR is further described below.

Table A - Housing Development Applications Submitted:

As part of the new reporting requirements, cities are required to provide data on housing developments for which an application was submitted (and deemed complete) between January 1, 2018 and December 31, 2018. Housing development applications include an application for a discretionary entitlement, which results in a newly constructed housing unit, or a building permit application when only a ministerial process is required. Only newly constructed housing units are reported. For example, an application for an addition to an existing residence would not be counted; however, an application for a demolition and replacement of a residential structure would be counted. Furthermore, only applications which were "deemed complete" in 2018 were included. Attachment 2, Table A, includes all housing applications deemed complete in 2018, the number of proposed units by affordability level, and the number of units that have been approved by affordability level. In 2018, 17 housing development applications were deemed complete for a combined total of 300 units.

Table A-2 - Annual Building Activity Report Summary:

Another new reporting requirement includes the requirement for data on net new housing units and developments that have received any one of the following: an

entitlement, a building permit or a certificate of occupancy. The data is included in Attachment 2, Table A2. Only developments that resulted in net new housing units are included in Table A2. For example, an application that included the demolition and replacement of a residential structure would not be counted in this table; however, a new housing application proposed on a vacant lot would be counted.

It is expected that the same projects will be reported in multiple years of APRs. For example, a project will be listed in three separate APRs if it is entitled in one year, receives a building permit next year, and the certificate of occupancy in the following year.

In 2018, six development projects that result in net new housing units received entitlements, for a combined total of 91 net new units; 10 development projects received building permits for a combined total of 18 net new units; and two development projects were finalized for a combined total of seven net new units.

Table B - Regional Housing Needs Assessment (RHNA) Progress Report:

On October 28, 2011, SANDAG adopted the RHNA allocations for each jurisdiction within the region for an 11-year cycle, beginning on January 1, 2010 and ending December 31, 2020. The RHNA allocation for all income categories for the City of Solana Beach is 340 units over this 11-year projection period.

Attachment 2, Table B identifies the number of net new dwelling units that were issued building permits from January 1, 2018 through December 31, 2018, based on income category.

As of December 31, 2018, a net total of 62 housing units were issued building permits, leaving a remainder of 278 units in the total RHNA allocation of 340 units for all income types. Of those 62 housing units, 18 were permitted during the 2018 reporting period. A breakdown of the housing units by year is depicted in Attachment 2, Table B.

For the current RHNA cycle, the number of permitted housing units by affordable category is as follows:

- The City's total RHNA allocation for above moderate income units is 131 and 48 units in this category have been permitted.
- The total RHNA allocation for moderate income units is 59 and 8 moderate income units, which are Accessory Dwelling Units, have been permitted.
- The total RHNA allocation for low income units is 65 and 6 units have been permitted.
- The total RHNA allocation for very low income units is 85 and 0 units have been permitted.

Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need:

Attachment 2, Table C is used to report rezoned or identified sites required by no net loss pursuant to Government Code Section 65863. When a city permits or causes its housing element sites inventory site capacity to be insufficient to meet its remaining unmet RHNA, they are required to identify additional sites to meet the RHNA or if needed, rezone sites to accommodate the unmet RHNA. There were no development projects approved in 2018 that resulted in the City's inability to meet its unmet RHNA; therefore, these reporting requirements do not apply to the City and were left unreported.

Table D – Housing Element Cycle and Implementation Progress Report:

Attachment 2, Table D provides an itemized status report on the 2013-2020 Housing Element Implementation for nineteen programs, which were adopted with the City's Housing Element. These programs establish the policies of the City Council to encourage the construction of new affordable housing in Solana Beach, additional affordable housing opportunities using existing housing, and new housing in all income categories as identified in the RHNA and the Housing Element itself.

In compliance with Program 19 of the Housing Element, which identifies three City-owned sites in the Residential Land Inventory that are viable for affordable housing, the City Council authorized the City Manager to issue Request for Proposals (RFP) for affordable housing development opportunities at 635 S. Highway 101, Solana Beach at the March 14, 2018 Council Meeting and at 140 S. Sierra Avenue, Solana Beach at the February 27, 2019 Council Meeting.

Information on other City regulations, which serve to facilitate affordable housing in the community, is located at the public counter in City Hall. This includes information on the City's density bonus and the City's Affordable Housing and Accessory Dwelling Unit Ordinances.

Table E – Commercial Development Bonus

Attachment 2, Table E is used to report information on commercial development bonuses approved during the reporting period. When an applicant for approval of a commercial development has entered into an agreement for partnered housing to contribute affordable housing through a joint project or two separate projects encompassing affordable housing, the city, county, or city and county shall grant to the commercial developer a development bonus as prescribed in Government Code Section 65915.7. No commercial development bonuses were requested or approved; therefore, these reporting requirements do not apply and were left unreported.

Housing Successor Annual Report

Senate Bill 341 (SB 341), which is codified in Health and Safety Code Section 34176.1 (Section 34176.1) and became effective on January 1, 2014, requires each housing

successor that assumed the housing functions of a former redevelopment agency to post a report on its website that contains information regarding the low- and moderate-income housing asset fund (Fund) of the former redevelopment agency for the previous fiscal year. In this case, the City, as the housing successor (Housing Successor), is required to prepare and post the report.

In addition, the Housing Successor is required to conduct and provide to the Council an independent financial audit (Audit) of the Fund within six months of the end of the fiscal year. The Audit may be included as part of the City's independent financial audit.

The Housing Successor assumed the housing functions of the former Solana Beach Redevelopment Agency (RDA) on January 11, 2012. The transfer of the functions included the transfer of formerly designated RDA low- and moderate-income housing funds together with any funds generated by former RDA housing assets. The funds must be maintained by the City in the separate Fund and expended in accordance with Section 34176.1. Allowable expenditures include the development of affordable housing, monitoring and preservation of housing subject to affordability restrictions and covenants, and homeless prevention and rapid rehousing services for homeless individuals.

To ensure that the monies in the Fund are expended in accordance with the law, Section 34176.1(f) requires an independent financial audit of the Fund within six months of the end of the fiscal year. The Fund has maintained a zero balance for the entirety of the fiscal year. As a result, no audit report was prepared for the fiscal year.

SB 341 also requires annual reporting and website posting of a Housing Successor Report for the fiscal year related to the Fund. The Housing Successor Report for FY 2017/18 includes the following information:

- The Fund's balance for the fiscal year ending June 30, 2017 was 0 and there was no financial activity for the fiscal year ending June 30, 2018 resulting in a 0 fund balance for fiscal year ending June 30, 2018.
- The statutory value of assets owned by the Housing Successor consists only of the value of loans receivable from the Hitzke Obligation of \$601,310;
- The Fund does not have an "excess surplus" (the aggregate of unencumbered funds deposited into the Fund during the preceding four fiscal years).

After City Council approval, the Housing Successor Report (Attachment 3) will be posted on the City's website and submitted to HCD.

In conclusion, Staff recommends that the Council consider public testimony provided during the public hearing and consider approval of Resolution 2019-030 as contained in Attachment 1. Should the Council approve and adopt Resolution 2019-030, it is further recommended that the Council direct City Staff to submit the 2018 Housing Element

APR and the 2017/18 Housing Successor Annual Report to HCD as required by state law.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

N/A

WORK PLAN:

Community Character – Land Use & Planning – Housing Element

OPTIONS:

- Approve Staff's recommendation to adopt the 2018 Annual Housing Element Progress Report and the 2017/18 Housing Successor Annual Report and adopt Resolution 2019-030 directing that the reports be submitted to HCD and the Governor's Office of Planning and Research.
- Approve the reports with modifications and adopt Resolution 2019-030 directing Staff to submit the report to HCD and the Governor's Office of Planning and Research.
- Provide other direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find this item not a project and thereby exempt from the California Environmental Quality Act Review; and
3. Adopt Resolution 2019-030 approving the 2018 Housing Element Annual Progress Report and the 2017/18 Housing Successor Annual Report as submitted and directing City Staff to file the report with the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation

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

Gregory Wade, City Manager

Attachments:

1. Resolution 2019-030
2. 2018 Annual Housing Element Progress Report
3. 2017/18 Housing Successor Annual Report

RESOLUTION 2019-030

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE 2018 HOUSING ELEMENT PROGRESS REPORT AND THE HOUSING SUCCESSOR ANNUAL REPORT FOR FISCAL YEAR 2017/18 AND DIRECTING SUBMITTAL TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, on February 13, 2013 the City Council adopted the City of Solana Beach 2013-2020 Housing Element by Resolution 2013-011; and

WHEREAS, the Housing Element is an important planning tool for the City of Solana Beach in meeting the housing needs of the community. It establishes an action plan to meet these needs pursuant to Government Code Section 65302(c) which sets forth the specific components to be contained in a community's housing element; and

WHEREAS, on October 28, 2011, the San Diego Association of Governments adopted a plan for the Regional Housing Needs Assessment (RHNA) allocating regional housing needs for the fifth RHNA cycle beginning January 1, 2010 and extending to December 31, 2020 to include adoption of Table B located within Attachment 1; and

WHEREAS, the City is required to submit to the California Department of Housing and Community Development (HCD) by April 1, 2019, the 2018 Annual Housing Element Progress Report (Housing Element Report); and

WHEREAS, the Housing Successor Annual Report for Fiscal Year 2017/18 is required by Health & Safety Code Section 34176.1(f) to be submitted to HCD with the Housing Element Report; and

WHEREAS, on March 27, 2019, the City Council held a duly noticed public hearing to consider the 2018 Annual Housing Element Progress Report and the Housing Successor Annual Report as required under Government Code Section 65400(a)(2)(B); and

WHEREAS, City Staff presented the 2018 Annual Housing Element Progress Report, including information on the Housing Element Implementation and Annual Building Activity Report for the first nine years of the RHNA reporting period including January 1, 2010 through December 31, 2018 at the March 28, 2019 meeting; and

WHEREAS, the public hearing was conducted to take public testimony on the progress report as required by Government Code Section 65400(a)(2)(B); and

WHEREAS, the City Council found the proposed action is not a project, and is

therefore exempt from the California Environmental Quality Act; and

WHEREAS, this decision is based upon the information presented in the Staff Report, the public testimony and any additional evidence presented at the public hearing.

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. The 2018 Annual Housing Element Progress Report and the 2017/18 Housing Successor Annual Report are approved.
3. City Staff is directed to submit and file the 2018 Annual Housing Element Progress Report and the 2017/18 Housing Successor Annual Report with the State Department of Housing and Community Development Department, and also the Governor's Office of Planning and Research.

PASSED AND ADOPTED this 27th day of March, 2019, 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 –

DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

Please Start Here

General Information	
Jurisdiction Name	Solana Beach
Reporting Calendar Year	2018
Contact Information	
First Name	Regina
Last Name	Ochoa
Title	Assistant Planner
Email	rochoa@cosb.org
Phone	(858) 720-2445
Mailing Address	
Street Address	635 S. Highway 101
City	Solana Beach
Zipcode	92075

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System (Preferred) - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Solana Beach	
Reporting Year	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data.
 Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	85										6	85
	Non-Deed Restricted												
Low	Deed Restricted	65	1		1	1	2	1				8	59
	Non-Deed Restricted												
Moderate	Deed Restricted	59										48	51
	Non-Deed Restricted						3	5					
Above Moderate		131	11	5	3	5	12	12				62	83
Total RHNA		340											
Total Units 44			12	5	4	6	17	18				62	278

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Solana Beach	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Encourage Mixed Use Development	Program 1: ABCD, inventory sites and initiate planning, encourage mixed use, look for funding.	ongoing	Two mixed-use projects netting in 33 dwelling units was approved in December 2016 and July 2018.
Encourage Accessory Living Units	Program 2: Distribute information, evaluate progress, monitor standards and process.	ongoing	Ordinance 470 was adopted on November 9, 2016 which amended the municipal code to comply with Senate Bill (SB) 1069 and Assembly Bill (AB) 2299 related to accessory dwelling units. The provisions for accessory living units were removed from the municipal code as they were no longer consistent with the provisions of SB 1069 and AB 2299.
Density Bonus Program	Program 3: Develop handout.	Within 12 to 18 months	A handout has been developed and is available at the front counter and on the city website.
Affordable (Inclusionary) Housing Program	Program 4: Enforce ordinance and utilize impact fees for affordable projects.	ongoing	Inclusionary provisions of Municipal Code modified to adopt new Affordable Housing Impact Fee; adopted March 23, 2011. Two mixed-use project netting in 33 dwelling units approved in 2016 and 2018 were subject to the impact fee.
Replacement Housing	Program 5: Replaces ten very low income units.	By the end of the planning period	One mixed-use application consisting of 10 very low-income units on city-owned land was approved in 2014 and received a time extension in December 2015. On August 24, 2016 the City Council conducted a public hearing under the Tax and Equity Fiscal Responsibility Act (TEFRA) and approved the use of tax exempt bonds for the financing of the project.

Address and Mitigate Constraints to Housing Development	Program 6: Monitor Inclusionary Program; B. Monitor permit processing; C. Provide public education on affordable housing; D. Amend zoning for SB2 requirements, delineate residential care facilities, revise reasonable accommodation procedures; E. Clarify SROs, hold low-income workshops for developers, apply for funding, establish reduced fee for low-income projects; F. Provide Housing Element to water authority and adopt priority sewer service for affordable housing; G. Ensure Housing Element is consistent with General Plan and other regulations and procedures; and H. Ensure compliance with Employee Housing Act.	A-C: ongoing; D & E: within 1 year, during cycle, and ongoing; F: immediately; G: on-going; H: within 1 year	A: Staff discusses the inclusionary program with all applicants proposing 5 or more units and any interested parties; B: Residential permit process review ongoing; C: Educational information regarding affordable housing was posted on the website; D: Ordinance 445 amending zoning was adopted 2/12/14; E: SRO's were clarified in zoning; F: Housing Element was sent to the Water Authority; G: Consistency review is ongoing; H: Employee Housing Act has been reviewed for compliance
Emergency Shelter Housing Site Identification	Program 7: Amend zoning to allow for emergency shelters outright in General Commercial zone with development standards.	Within 1 year	Zoning ordinance amending emergency shelters outright in General Commercial and permitting them in the Public/Institutional zone with a Director's Use Permit with development standards was adopted February 12, 2014.
Illegal Unit Conversion	Program 8: Research feasibility of implementing an amnesty program.	Within 4 years	No applications for conversion have been received.
Preserve At-Risk Units	Program 9: Monitor determination by private property owners to place affordable units at risk.	Ongoing, prior to 2019 conversion date	Received project application for Solana Highlands in 2014 with 32 affordable units, which will replace units previously monitored by the County of San Diego. The expiration date for these affordable units was 2011. The project was approved by City Council in December 2018.
Section 8 Rental Assistance	Program 10: Work with County to administer program and assist developers to apply for program.	Ongoing	Continued to coordinate with County HCD to implement and administer Section 8 Rental Assistance.
Capital Improvements Program	Program 11: Prepare and adopt capital improvements to repair and maintain public utilities.	Ongoing	Continued to implement City's CIP program, annual budget adopted each year.
Condominium Conversion Policy	Program 12: Consider requests for the conversion of existing rental property when vacancy rate exceeds 6 percent.	Ongoing	No applications for conversion have been received.
Residential Code Enforcement	Program 13: Identify housing complaints by type, action and results. Translate complaint form into Spanish.	Ongoing, 6 months to 1 year	A code action data base for housing complaints is routinely maintained and the complaint form is available in Spanish.
Residential Rehabilitation	Program 14: Provide information on County Services/HCD programs.	Ongoing	City staff provides this information to the public.
Mortgage Credit Certificate (MCC)	Program 15: Distribute information.	Ongoing	No applications have been received, MCC handout distributed at City Counter.
Distribute Fair Housing Information	Program 16: Continue to participate in the Fair Housing Council Program and distribute information, refer questions and claims to FHCS.	Ongoing	The City distributes brochures at the Library and City Hall and participates in the Fair Housing Council. No complaints received or referred to FHC during 2016.
Energy Conservation	Program 17: Complete the development of the energy efficiency program.	During Housing Cycle	The City implemented the PACE program in 2014 and continues to identify areas and programs for reducing energy use in the development of the Climate Action Plan.

Public Participation	Program 18: Keep track of noticing and identify and implement effective communication strategies.	Ongoing	The City maintains all notices provided to the public and mails, Eblast, places information on the City website and Facebook, and has used surveys to obtain feedback and information.
Affordable Housing on City Owned Property	Program 19: Issue RFPs to develop affordable housing on City-owned sites (sites 3 & 4)	Site 3 in the fourth year and site 4 in the fifth year cycle	The City released RFPs for Site 3 (City Hall Parking Lot) and Site 4 (Distillery Parking Lot).

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Solana Beach	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Very Low Income	Low Income	Moderate Income	Above Moderate Income ⁴	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction	Solana Beach
Reporting Period	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA* Listed for informational Purposes Only				Units that Count Towards RHNA * Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Solana Beach	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Permitted Units Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	32
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		59
Total Units 44		91

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Entitlement Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	300
Total Housing Units Approved:	296
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2017-18 PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f) FOR THE
CITY OF SOLANA BEACH, HOUSING SUCCESSOR TO THE FORMER SOLANA BEACH
REDEVELOPMENT AGENCY**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the activities of the City of Solana Beach, acting in its capacity as housing successor to the former Solana Beach Redevelopment Agency (Housing Successor), during Fiscal Year 2017-18 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund for Fiscal Year 2017-18 (Fiscal Year). The LMIHAF has maintained a zero balance for the entirety of the Fiscal Year. As a result, no audit report was prepared for the Fiscal Year. Further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

I. Amount Deposited into LMIHAF: This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

II. Ending Balance of LMIHAF: This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

III. Description of Expenditures from LMIHAF: This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.

IV. Statutory Value of Assets Owned by Housing Successor: This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

V. Description of Transfers: This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

VI. Project Descriptions: This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

VII. Status of Compliance with Section 33334.16: This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the Former Agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.

VIII. Description of Outstanding Obligations under Section 33413: This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former Solana Beach Redevelopment Agency (Former Agency) as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the Former Agency and how the Housing Successor plans to meet unmet obligations, if any.

IX. Income Test: This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.

X. Senior Housing Test: This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, the Former Agency, and the City of Solana Beach within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, the Former Agency, and the City of Solana Beach within the same time period. For this Report the ten-year period reviewed is January 1, 2006 to January 1, 2016.

XI. Excess Surplus Test: This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

REPORT

This Report and the former Solana Beach Redevelopment Agency's pre-dissolution Implementation Plan are to be made available to the public on the City's website http://www.ci.solana-beach.ca.us/index.asp?SEC=4459C1D7-9FF7-4988-92FF-D6EC8A2F593E&Type=B_BASIC.

I. AMOUNT DEPOSITED INTO LMIHAF. A total of \$0 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, no funds were held for items listed on the ROPS. All funds were designated to meet an enforceable obligation to the Hitzke Development Corporation to be used for ten units of very low income multifamily housing (Hitzke Obligation).

II. ENDING BALANCE OF LMIHAF. At the close of the Fiscal Year, the ending balance in the LMIHAF was \$0, of which no funds are held for items listed on the ROPS. All funds are designated to meet the Hitzke Obligation.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF. The following is a description of expenditures from the LMIHAF by category

Fiscal Year	
Monitoring & Administration Expenditures	None
Homeless Prevention and Rapid Rehousing Services Expenditures	None
Housing Development Expenditures > Expenditures on Low Income Units > Expenditures on Very-Low Income Units > Expenditures on Extremely-Low Income Units > Total Housing Development Expenditures	None
Total LMIHAF Expenditures in Fiscal Year	None

IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF. Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the Former Agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

As of End of Fiscal Year	
Statutory Value of Real Property Owned by Housing Authority	0
Value of Loans and Grants Receivable	\$601,310
Total Value of Housing Successor Assets	\$601,310

V. DESCRIPTION OF TRANSFERS. The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

VI. PROJECT DESCRIPTIONS. The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16. The Housing Successor has no interests in real property.

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the 2009-2014 Implementation Plan for the Former Agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The Former Agency’s Implementation Plan is posted on the City’s website at http://www.ci.solana-beach.ca.us/index.asp?SEC=4459C1D7-9FF7-4988-92FF-D6EC8A2F593E&Type=B_BASIC

Inclusionary/Production Housing. According to the 2009-2014 Implementation Plan for the Former Agency, the Former Agency was required to construct 2.1 units of very low income housing to meet its inclusionary requirement. The project proposed by the Hitzke Development Corporation and funded in part by the Housing Successor will provide 10 very low income housing units.

IX. EXTREMELY-LOW INCOME TEST. Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

All of the funds in the LMIHAF are committed under an enforceable obligation to the Hitzke Obligation, which will provide ten units of very low income housing. Because the Housing Successor receives minimal interest income, the extremely low-income test does not apply.

X. SENIOR HOUSING TEST. Neither the Housing Successor, the Former Agency nor the City provided funding to deed-restricted rental housing limited to seniors within the past 10 years.

XI. EXCESS SURPLUS TEST. Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

In the previous five fiscal years, a total of \$ 4,506 was deposited into the LMIHAF, in the form of interest payments. Therefore, the LMIHAF does not have an Excess Surplus.