

# CITY OF SOLANA BEACH

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



## AGENDA

### Joint REGULAR Meeting

Wednesday, December 11, 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](http://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:**

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**C. STAFF REPORTS:** (C.1.)

*Submit speaker slips to the City Clerk.*

**C.1. Annual Mayoral Mayor and Deputy Mayor Appointments.** (File 0430-20)

Recommendation: That the City Council nominate and appoint the 2020 Mayor and Deputy Mayor for a term of December 11, 2019 to December 9, 2020.

1. Mayor calls for a nomination of Mayor. Call for the vote.
2. Appointed Mayor calls for nomination of a Deputy Mayor. Call for the vote.

**Item C.1. Report (click here)**

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

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

1. National 7th Annual Sandy Hook Vigil for Gun Violence Prevention.

**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.7.)

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

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

Recommendation: That the City Council

1. Ratify the list of demands for November 09 – November 22, 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. General Fund Adopted Budget for Fiscal Year 2019-2020 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2019-2020 General Fund Adopted Budget.

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

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**A.3. State Parks Shoreline Erosion Protection Grant Application** (File 0390-32, 0610-12)

Recommendation: That the City Council

1. Adopt **Resolution 2019-153** authorizing submittal of a Shoreline Erosion Protection Grant application to the State of California Department of Parks and Recreation, Division of Boating and Waterways and authorize the City Manager to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to negotiate and execute all agreements and amendments necessary to comply with the State Parks, Division of Boating and Waterways grant requirements.

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

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**A.4. Citywide Janitorial Services.** (File 0700-20)

Recommendation: That the City Council

1. Adopt **Resolution 2019-155:**

- a. Authorizing the City Manager to execute a one year professional services agreement with California Office Cleaning, Inc., in an amount not to exceed \$107,880, for Citywide Janitorial Services effective January 1, 2020.
- b. Authorizing the City Manager to extend the agreement up to four additional years at the City's option in an amount not to exceed the amount budgeted each year.

[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. Tide Beach Park Slope Paving Removal** (File 0730-20)

Recommendation: That the City Council

1. Adopt **Resolution 2019-152:**

- a. Awarding a construction contract for the Tide Beach Park Slope Paving Removal Project, Bid 2019-06, in the amount of \$33,900, to Wright Construction Engineering Corp.
- b. Approving an amount of \$10,000 for construction contingency.
- c. Authorizing the City Manager to execute the construction contract on behalf of the City.
- d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

[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. Pacific Avenue - Phase 2 Underground Utility District** (File 1010-90)

Recommendation: That the City Council

1. Adopt **Resolution 2019-154:**

- a. Authorizing the City Manager to enter into Professional Services Agreements, in an amount not to exceed \$240,000, with any required consultants needed for the formation of the Pacific Avenue – Phase 2 Underground Utility District.
- b. Authorizing the City Manager to execute, on behalf of the City, a reimbursement agreement with the neighborhood coordinators for a deposit in the amount of \$35,000 for assessment engineering services for the Pacific Avenue – Phase 2 Underground Utility District.

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

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## **A.7. City Hall Holiday Closure** (File 0520-80)

Recommendation: That the City Council

1. Approve the closure of City Hall on Thursday, December 26, 2019 and Monday, December 30, 2019 for miscellaneous, confidential and management employees, and approve 16-hours of additional leave to the marine safety and fire employees' leave banks.

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

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

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

## **B. PUBLIC HEARINGS:** (B.1. – B.4.)

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. Introduce (1<sup>st</sup> Reading) Ordinance 508 – Providing Regulations Concerning Accessory Dwelling Units and Junior Accessory Dwelling Units** (File 0610-10)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 and Section 15061(b)(3) of the State CEQA Guidelines; and
3. Introduce **Ordinance 508** regulating the development of accessory dwelling units.

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

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**B.2. Solana Energy Alliance Community Choice Aggregation Implementation Plan Amendment** (File 1010-45)

Recommendation: That the City Council

1. Adopt **Resolution 2019 - 156** approving the Solana Energy Alliance Implementation Plan Amendment.

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

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**B.3. Public Hearing: 652 Stevens Ave., Applicant: 652 Stevens LLC, Case 17-17-34.**  
(File 0600-40)

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

1. Conduct the continued 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 2019-116** conditionally approving a DRP, SDP, and MEC to demolish an existing structure and construct a mixed-use development consisting of a two-story commercial dentist office and one (1) residential unit located over an on-grade off-street parking carport at 652 Stevens Avenue, Solana Beach.

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

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**B.4. Introduce (1<sup>st</sup> Reading) Ordinance 509 – Annual Adjustment of Impact Fees**  
(File 0390-23)

Recommendation: 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. Introduce **Ordinance 509** Amending Chapter 15.50.080 of the SBMC.
3. Introduce **Ordinance 510** Amending Chapter 15.60.080 of the SBMC.
4. Introduce **Ordinance 511** Amending Chapter 15.65.080 of the SBMC.
5. Introduce **Ordinance 512** Amending Chapter 15.66.080 of the SBMC.

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

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**C. STAFF REPORTS: (C.2.)**

*Submit speaker slips to the City Clerk.*

**C.2. Adopt (2<sup>nd</sup> Reading) Ordinance 507 - Floodplain Overlay Zone** (File 0610-10)

Recommendation: That the City Council

1. Adopt **Ordinance 507** (2<sup>nd</sup> Reading) amending the Solana Beach Floodplain Overlay Zone (Sections 17.80.020, 17.80.090, 17.80.110, 17.80.120, 17.80.140, 17.80.150 and 17.80.200) of the Solana Beach Municipal Code.

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

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**WORK PLAN COMMENTS:**

*Adopted June 12, 2019*

**COMPENSATION & REIMBURSEMENT DISCLOSURE:**

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

**COUNCIL COMMITTEE REPORTS:** [Council Committees](#)

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

- a. City Selection Committee (meets twice a year) Primary-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, 1<sup>st</sup> Alternate-Edson, 2<sup>nd</sup> 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. 22<sup>nd</sup> 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:**

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**Next Regularly Scheduled Meeting is January 8, 2020**

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

[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) 858-720-2400

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**AFFIDAVIT OF POSTING**

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

CITY OF SOLANA BEACH

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I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the December 11, 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 December 4, 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., December 11, 2019, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

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**UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:**

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

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 11, 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- 11/09/19 through 11/22/19

Check Register-Disbursement Fund (Attachment 1)		\$	681,228.17
Retirement Payroll	November 13, 2019		9,868.00
Council Payroll	November 14, 2019		4,300.81
Federal & State Taxes	November 14, 2019		440.27
PERS Retirement (EFT)	November 14, 2019		508.94
Net Payroll	November 15, 2019		230,077.38
Federal & State Taxes	November 15, 2019		61,246.36
PERS Retirement (EFT)	November 15, 2019		48,356.47
TOTAL		\$	<u>1,036,026.40</u>

## DISCUSSION:

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

## CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

## FISCAL IMPACT:

The register of demands for November 9, 2019 through November 22, 2019 reflects total expenditures of \$1,036,026.40 from various City funding sources.

CITY COUNCIL ACTION: \_\_\_\_\_  
 \_\_\_\_\_

**WORK PLAN:**

N/A

**OPTIONS:**

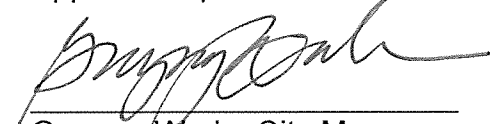
- Ratify the register of demands.
- Do not ratify and provide direction.

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



PENTAMATION  
 DATE: 11/25/2019  
 TIME: 08:26:22

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20191109 00:00:00.000' and '20191122 00:00:00.000'  
 ACCOUNTING PERIOD: 5/20

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	96179	11/14/19	1914	US BANK	00160006120	TOWELS	0.00	-106.65
1011	96179	11/14/19	1914	US BANK	00160006120	TWLS/CLNR/TSSUE/DTRGT	0.00	-26.94
1011	96179	11/14/19	1914	US BANK	00150005150	SHPPING CHRGE REFUND	0.00	-9.95
1011	96179	11/14/19	1914	US BANK	00150005150	SHPPING CHRGE REFUND	0.00	-9.95
1011	96179	11/14/19	1914	US BANK	00160006170	HOSE BIB	0.00	-6.41
1011	96179	11/14/19	1914	US BANK	00150005150	RECODED DOCUMENT FEE	0.00	0.64
1011	96179	11/14/19	1914	US BANK	00150005150	RECODED DOCUMENT FEE	0.00	3.20
1011	96179	11/14/19	1914	US BANK	00160006140	BUCKET	0.00	3.22
1011	96179	11/14/19	1914	US BANK	00160006140	CERTIFIED MAIL	0.00	3.50
1011	96179	11/14/19	1914	US BANK	00150005150	MINUTE TRANSCRIPTION	0.00	4.26
1011	96179	11/14/19	1914	US BANK	00160006140	RECORDED DOCUMENT	0.00	6.50
1011	96179	11/14/19	1914	US BANK	00160006170	CABLES	0.00	7.53
1011	96179	11/14/19	1914	US BANK	00150005150	BINDER	0.00	8.07
1011	96179	11/14/19	1914	US BANK	00160006140	CERTIFIED MAIL	0.00	8.10
1011	96179	11/14/19	1914	US BANK	00165006560	PWI WATER	0.00	8.16
1011	96179	11/14/19	1914	US BANK	001	APA CONF-LIM-9/17	0.00	8.70
1011	96179	11/14/19	1914	US BANK	00150005450	HOSTING DOMAINS-AUG	0.00	9.95
1011	96179	11/14/19	1914	US BANK	00160006140	CERTIFIED MAIL	0.00	10.50
1011	96179	11/14/19	1914	US BANK	00160006140	CERTIFIED MAIL	0.00	10.65
1011	96179	11/14/19	1914	US BANK	00165006560	PWI WATER	0.00	11.18
1011	96179	11/14/19	1914	US BANK	00150005200	CLOSED SESSION-8/28	0.00	12.99
1011	96179	11/14/19	1914	US BANK	00150005250	CLOSED SESSION-8/28	0.00	12.99
1011	96179	11/14/19	1914	US BANK	00160006170	SEALANT/PLUG	0.00	13.36
1011	96179	11/14/19	1914	US BANK	001	APA CONF-LIM-9/17	0.00	15.00
1011	96179	11/14/19	1914	US BANK	00160006140	LABELS	0.00	15.94
1011	96179	11/14/19	1914	US BANK	00150005150	CARAFE	0.00	15.99
1011	96179	11/14/19	1914	US BANK	00160006170	TONER	0.00	21.00
1011	96179	11/14/19	1914	US BANK	00150005400	PANEL REFRESHMENTS	0.00	21.05
1011	96179	11/14/19	1914	US BANK	00160006170	FILES	0.00	21.54
1011	96179	11/14/19	1914	US BANK	00150005150	STEP STOOL	0.00	22.61
1011	96179	11/14/19	1914	US BANK	00160006170	CABLES	0.00	23.02
1011	96179	11/14/19	1914	US BANK	00150005400	BUS CARDS-POUNEH	0.00	23.69
1011	96179	11/14/19	1914	US BANK	00150005150	CARAFE	0.00	25.48
1011	96179	11/14/19	1914	US BANK	00150005150	DVD CASES	0.00	26.95
1011	96179	11/14/19	1914	US BANK	00160006120	CAR WASH SUPPLY	0.00	27.32
1011	96179	11/14/19	1914	US BANK	00150005150	FILE BOX	0.00	28.49
1011	96179	11/14/19	1914	US BANK	25560006180	BAGS/WD-40/TAPE	0.00	29.05
1011	96179	11/14/19	1914	US BANK	001	APWA CONF-KERR-9/7	0.00	30.00
1011	96179	11/14/19	1914	US BANK	001	APWA CONF-KERR-9/7	0.00	30.00
1011	96179	11/14/19	1914	US BANK	25560006180	POSTAGE-MED SPPLY RTN	0.00	33.59
1011	96179	11/14/19	1914	US BANK	00165006540	REFLECTIVE TAPE	0.00	35.20
1011	96179	11/14/19	1914	US BANK	00150005450	FLASHDRIVES	0.00	35.40
1011	96179	11/14/19	1914	US BANK	00160006120	VERTICAL BLIND SLATS	0.00	38.74
1011	96179	11/14/19	1914	US BANK	00155005550	SUNSET WESTERN GARDEN	0.00	39.95
1011	96179	11/14/19	1914	US BANK	00160006170	TAPE	0.00	41.17
1011	96179	11/14/19	1914	US BANK	00150005150	PAPER	0.00	41.67
1011	96179	11/14/19	1914	US BANK	00165006570	CHAIR MAT	0.00	43.09
1011	96179	11/14/19	1914	US BANK	00160006170	T-9 LUBE FOR ATV	0.00	43.57
1011	96179	11/14/19	1914	US BANK	001	APWA CONF-KERR-9/7	0.00	45.60
1011	96179	11/14/19	1914	US BANK	00150005450	BATTERIES	0.00	45.99
1011	96179	11/14/19	1914	US BANK	00150005150	LITR OPENR/BATTRY/SMP	0.00	58.55
1011	96179	11/14/19	1914	US BANK	00160006120	HAMPER/LAUNDRY BSKT	0.00	62.48

ATTACHMENT 1

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	96179	11/14/19	1914	US BANK	001	APWA CONF-KERR-9/7	0.00	66.00
1011	96179	11/14/19	1914	US BANK	00150005400	HEALTH FAIR RFSHMNTS	0.00	67.41
1011	96179	11/14/19	1914	US BANK	00150005150	ORGANIZER	0.00	69.44
1011	96179	11/14/19	1914	US BANK	00150005450	CONSTANT CONTACT-SEP	0.00	75.00
1011	96179	11/14/19	1914	US BANK	25055005570	MOVIE NGHT-SODA	0.00	75.78
1011	96179	11/14/19	1914	US BANK	00150005400	JR PLNNR RECRTMT LNCH	0.00	76.26
1011	96179	11/14/19	1914	US BANK	001	APA CONF-LIM-9/17	0.00	80.00
1011	96179	11/14/19	1914	US BANK	00150005100	CLOSED SESSION-8/28	0.00	80.93
1011	96179	11/14/19	1914	US BANK	00150005150	BATTERIES/BINDER	0.00	84.77
1011	96179	11/14/19	1914	US BANK	00150005150	FILE BOX	0.00	89.97
1011	96179	11/14/19	1914	US BANK	001	APWA CONF-KERR-9/7	0.00	92.10
1011	96179	11/14/19	1914	US BANK	00150005150	SNTZR/ENVELOPES/ERGO	0.00	95.43
1011	96179	11/14/19	1914	US BANK	00160006120	TOWELS	0.00	106.65
1011	96179	11/14/19	1914	US BANK	00160006120	TOWELS	0.00	106.65
1011	96179	11/14/19	1914	US BANK	00150005150	STMP/PADS/LASER PNTR	0.00	109.11
1011	96179	11/14/19	1914	US BANK	25560006180	TRAILER COVER	0.00	111.29
1011	96179	11/14/19	1914	US BANK	00150005150	PADS/PENS	0.00	122.39
1011	96179	11/14/19	1914	US BANK	00160006120	TSSUE/DTRGT/CLNR/TWL	0.00	126.74
1011	96179	11/14/19	1914	US BANK	00160006170	2-WHEELED HOSE TRUCK	0.00	134.80
1011	96179	11/14/19	1914	US BANK	00165006560	BREAKER FOR FOUNTAIN	0.00	142.76
1011	96179	11/14/19	1914	US BANK	25560006180	CPR TRN FOR ELITE S2	0.00	150.00
1011	96179	11/14/19	1914	US BANK	00160006170	ORGANIZER/FLDRS/TONER	0.00	155.99
1011	96179	11/14/19	1914	US BANK	00150005450	PHOTOSHOP	0.00	173.88
1011	96179	11/14/19	1914	US BANK	00160006170	HOSE&BIB SPPLIES/KNOB	0.00	181.46
1011	96179	11/14/19	1914	US BANK	00150005450	PRINTER-FD	0.00	183.88
1011	96179	11/14/19	1914	US BANK	25570007110	DAY CAMP-ICE CREAM	0.00	198.00
1011	96179	11/14/19	1914	US BANK	001	MISAC-MANRIQUEZ-10/3	0.00	207.31
1011	96179	11/14/19	1914	US BANK	00160006120	TWLS/CLNR/TSSUE/DTRGT	0.00	212.60
1011	96179	11/14/19	1914	US BANK	00150005150	PENS/MRKRS/SNTZR/TSSU	0.00	236.77
1011	96179	11/14/19	1914	US BANK	00160006120	SAFETY BLADE	0.00	284.00
1011	96179	11/14/19	1914	US BANK	25055005570	MOVIE NGHT-PIZZA	0.00	302.40
1011	96179	11/14/19	1914	US BANK	00150005400	HEALTH FAIR BFAST	0.00	374.85
1011	96179	11/14/19	1914	US BANK	00160006120	21 HATS	0.00	419.67
1011	96179	11/14/19	1914	US BANK	00165006570	WINDOW FILM-CLERKS	0.00	496.00
1011	96179	11/14/19	1914	US BANK	001	CM CONF-KING-2/5-2/7	0.00	575.00
1011	96179	11/14/19	1914	US BANK	001	LCW CONF-SAMMAK-JAN	0.00	595.00
1011	96179	11/14/19	1914	US BANK	001	CM CONF-WADE-2/5-7	0.00	725.00
1011	96179	11/14/19	1914	US BANK	00150005150	MP3 ARCHIVE DEPOSIT	0.00	760.00
1011	96179	11/14/19	1914	US BANK	00150005150	DVD ARCHIVE	0.00	809.40
1011	96179	11/14/19	1914	US BANK	001	CAFR/ACCT-WONG-10/22	0.00	940.50
1011	96179	11/14/19	1914	US BANK	00160006120	103 T-SHIRTS	0.00	999.00
1011	96179	11/14/19	1914	US BANK	001	APWA CONF-KERR-9/7	0.00	1,020.64
TOTAL CHECK								12,840.56
1011	96180	11/14/19	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 11/14/19	0.00	7,559.21
1011	96180	11/14/19	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 11/15/19	0.00	11,640.43
TOTAL CHECK								19,199.64
1011	96181	11/14/19	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 11/15/19	0.00	2,167.55
1011	96182	11/14/19	5788	JOHN BIANCHI CONSTRUCTIO	001	RFND-ENC#4156/826 SEA	0.00	755.00

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506000 0904-110119	0.00	142.94
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506001 0904-110119	0.00	85.08
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506002 0904-110119	0.00	383.95
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	20875007580	005506003 0904-110119	0.00	136.32
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506004 0904-110119	0.00	85.08
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506005 0904-110119	0.00	231.00
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506006 0904-110119	0.00	136.32
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506007 0904-110119	0.00	108.18
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006570	005506008 0904-110119	0.00	397.81
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506009 0904-110119	0.00	85.08
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506010 0904-110119	0.00	214.44
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506011 0904-110119	0.00	323.89
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506012 0904-110119	0.00	1,705.27
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506013 0904-110119	0.00	149.76
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	20375007510	005979000 0904-110119	0.00	567.64
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005979001 0904-110119	0.00	107.19
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	012448000 0904-110119	0.00	136.32
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	012448001 0904-110119	0.00	85.08
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506018 10/02-11/01	0.00	251.71
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006560	005506019 10/02-11/01	0.00	965.86
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	20875007580	005506020 10/02-11/01	0.00	1,475.71
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006520	005506014 10/02-11/01	0.00	183.98
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	50900007700	005506014 10/02-11/01	0.00	551.94
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006550	011695000 10/02-11/01	0.00	49.11
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	00165006530	011695000 10/02-11/01	0.00	81.85
1011	96184	11/14/19	141	SANTA FE IRRIGATION DIST	20475007520	GRP 6-01 10/02-11/01	0.00	7,191.97
TOTAL CHECK							0.00	15,833.48
1011	96185	11/14/19	4991	SIDDHARTHA KADIA & ANJOU	001	RFND-SBGR-326/809 SEA	0.00	21,251.00
1011	96186	11/14/19	5594	WEX BANK	00160006120	CR EXEMPT TAX-SEP	0.00	-112.80
1011	96186	11/14/19	5594	WEX BANK	00160006120	AUTO FUEL-SEP	0.00	1,848.97
TOTAL CHECK							0.00	1,736.17
1011	96187	11/20/19	2019	NORTH COUNTY EVS, INC	00160006120	ON CALL REPAIR-10/02	0.00	23,102.20
1011	96188	11/21/19	4706	24 HOUR ELEVATOR, INC	00165006570	ELVTR MAINT-NOV	0.00	160.00
1011	96189	11/21/19	5675	ABBOTT, STRINGHAM & LYNC	55000007750	SEA CA ENRGY COM RPRT	0.00	4,500.00
1011	96190	11/21/19	1135	AFFORDABLE PIPELINE SERV	50900007700	I-SEWR CLEANING- MS	0.00	425.00
1011	96191	11/21/19	2137	AFLAC	001	NOVEMBER 19	0.00	895.40
1011	96192	11/21/19	2526	BARTEL ASSOCIATES, LLC	00150005300	GASB68 FY19 AUDIT	0.00	1,650.00
1011	96193	11/21/19	5320	BAYSHORE CONSULTING GROU	55000007750	CCA PROF SVC-OCT	0.00	1,312.50
1011	96194	11/21/19	2424	BJ'S RENTALS	00165006560	TILLER	0.00	97.30
1011	96195	11/21/19	4602	SAM CASTELLANO	00170007110	TREE LIGHT-SOUND 12/8	0.00	385.00

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	96196	11/21/19	1388	CITY OF CARLSBAD	00165006520	WQIP COST SHR FY19/20	0.00	1,991.00
1011	96197	11/21/19	1295	CITY OF DEL MAR	00160006120	DM FRP-9/21-10/04/19	0.00	879.60
1011	96197	11/21/19	1295	CITY OF DEL MAR	00160006120	DM FRP-7/27-08/09/19	0.00	879.60
TOTAL CHECK								
1011	96198	11/21/19	2631	CLEAN STREET	00165006550	STREET SWP-OCT	0.00	3,364.00
1011	96199	11/21/19	5171	CORELOGIC SOLUTIONS, LLC	00155005550	PROPERTY PRO DATA-NOV	0.00	96.83
1011	96200	11/21/19	3902	CORODATA RECORDS MANAGEM	00150005150	RECORDS STRG-OCT	0.00	331.41
1011	96201	11/21/19	2629	D & D DISPOSAL INC	00160006130	ANIMAL DISPOSAL-OCT	0.00	65.00
1011	96202	11/21/19	5665	DB PIPELINE INCORPORATED	459	9456.20S CONT RT RLS	0.00	1,339.20
1011	96202	11/21/19	5665	DB PIPELINE INCORPORATED	509	9856.19S RPLC RT RLS	0.00	20,971.42
1011	96202	11/21/19	5665	DB PIPELINE INCORPORATED	50998566510	9856.19S CONT RT-FNL	0.00	96.63
1011	96202	11/21/19	5665	DB PIPELINE INCORPORATED	50998566510	9856.19SWR RPL CN-FNL	0.00	1,835.92
TOTAL CHECK								
1011	96203	11/21/19	5210	COUNTY OF SAN DIEGO	00160006140	PRKNG CITE ADMIN-OCT	0.00	1,876.36
1011	96204	11/21/19	134	DIXIELINE LUMBER CO INC	00165006530	RFND-CUTOFF WHEEL	0.00	-19.32
1011	96204	11/21/19	134	DIXIELINE LUMBER CO INC	00165006570	PAINT BRUSH/TAPE	0.00	18.36
1011	96204	11/21/19	134	DIXIELINE LUMBER CO INC	00165006530	CUTOFF WHEEL	0.00	19.32
1011	96204	11/21/19	134	DIXIELINE LUMBER CO INC	00165006570	STRIPPER/SPLICE	0.00	22.85
1011	96204	11/21/19	134	DIXIELINE LUMBER CO INC	00165006570	ANCHOR/SCREWS	0.00	27.59
1011	96204	11/21/19	134	DIXIELINE LUMBER CO INC	00165006570	SCREWS/PUTTY/PAINT	0.00	35.75
1011	96204	11/21/19	134	DIXIELINE LUMBER CO INC	00165006570	PORTABLE HEATER	0.00	43.09
1011	96204	11/21/19	134	DIXIELINE LUMBER CO INC	00165006530	WASHER/BOLTS/NUT	0.00	51.49
1011	96204	11/21/19	134	DIXIELINE LUMBER CO INC	00165006570	CLOSET KIT/SCKT SET	0.00	63.92
TOTAL CHECK								
1011	96205	11/21/19	5674	EMANUELS JONES AND ASSOC	00150005200	PROF SVC-NOV	0.00	2,500.00
1011	96206	11/21/19	1985	EXTERIOR PRODUCTS INC	00170007100	60 BING CROSBY BNNERS	0.00	3,000.00
1011	96207	11/21/19	5262	GEORGE HILLS COMPANY, IN	12050005460	1905.SUMMERS PROF SVC	0.00	15.00
1011	96208	11/21/19	5399	INBOUND DESIGN INC.	55000007750	SEA WEBSITE MANT-NOV	0.00	49.00
1011	96209	11/21/19	1075	IRON MOUNTAIN	00150005150	RECORDS STRG-OCT	0.00	528.86
1011	96210	11/21/19	5606	JULIE'S PARTY PEOPLE	00170007110	TR LGHT-STORY 12/08	0.00	325.00
1011	96211	11/21/19	3755	KEYSER MARSTON ASSOCIATE	00150005200	PROF SVC-AUG	0.00	1,630.00
1011	96212	11/21/19	172	LEE'S LOCK & SAFE INC	00165006570	FC WOMEN'S RESTROOM	0.00	599.20
1011	96213	11/21/19	5407	PJ CASTORENA, INC.	55000007750	CCA WKLY ENRL10/14&21	0.00	79.37
1011	96214	11/21/19	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	6.35

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	96214	11/21/19	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	9.49
1011	96214	11/21/19	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	10.67
1011	96214	11/21/19	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	18.97
1011	96214	11/21/19	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	2.37
TOTAL CHECK								47.85
1011	96215	11/21/19	4260	DAVID MITCHELL	00160006120	CAPT TRAING-09/06/19	0.00	350.00
1011	96216	11/21/19	50	OFFICE DEPOT INC	00155005560	COLOR PAPER	0.00	8.39
1011	96216	11/21/19	50	OFFICE DEPOT INC	00155005550	PENS	0.00	13.52
1011	96216	11/21/19	50	OFFICE DEPOT INC	00155005550	STAMPS	0.00	22.61
1011	96216	11/21/19	50	OFFICE DEPOT INC	00155005550	POST IT/HGH LTRS	0.00	42.36
1011	96216	11/21/19	50	OFFICE DEPOT INC	00150005350	PAPER	0.00	459.25
1011	96216	11/21/19	50	OFFICE DEPOT INC	00155005550	FILE DRAWER	0.00	474.09
TOTAL CHECK								1,020.22
1011	96217	11/21/19	54	1 STOP TONER & INKJET, L	00170007110	TONER-LC	0.00	107.73
1011	96218	11/21/19	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-PW-OCT	0.00	5.00
1011	96218	11/21/19	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-CH-OCT	0.00	12.30
1011	96218	11/21/19	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-LC-OCT	0.00	15.80
1011	96218	11/21/19	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-LC-OCT	0.00	15.80
1011	96218	11/21/19	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-PW-OCT	0.00	23.70
1011	96218	11/21/19	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-CH-OCT	0.00	31.00
1011	96218	11/21/19	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-CH-OCT	0.00	56.70
1011	96218	11/21/19	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-CH-OCT	0.00	101.35
TOTAL CHECK								261.65
1011	96219	11/21/19	4570	ROBERT PARKER	00170007110	VETERANS-MUSIC 11/11	0.00	150.00
1011	96219	11/21/19	4570	ROBERT PARKER	00170007110	TREE LIGHT-MUSIC 12/8	0.00	300.00
TOTAL CHECK								450.00
1011	96220	11/21/19	4767	PARTNERSHIPS WITH INDUST	00165006550	TRASH ABTMNT PE43753	0.00	520.53
1011	96220	11/21/19	4767	PARTNERSHIPS WITH INDUST	00165006570	TRASH ABTMNT PE43753	0.00	520.53
TOTAL CHECK								1,041.06
1011	96221	11/21/19	2257	PORTILLO CONCRETE, INC	228	9320.01GLNCRST RT RLS	0.00	11,484.55
1011	96222	11/21/19	2370	POUNEH SAMMAK	00150005400	MILEAGE-4/25 & 5/16	0.00	16.94
1011	96223	11/21/19	1008	PSC, LLC	00165006520	HHW-OCT	0.00	927.30
1011	96224	11/21/19	3568	QS WHOLESALE, INC	00160006170	WET SUITS	0.00	870.01
1011	96225	11/21/19	4080	JENNIFER REED	00150005350	ADMIN SVC-OCT	0.00	247.50
1011	96226	11/21/19	169	SDG&E CO INC	55000007750	SEA CCA SVC-SEP	0.00	2,294.60
1011	96227	11/21/19	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC-NOV	0.00	113.37
1011	96227	11/21/19	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC FUEL-NOV	0.00	14.74
TOTAL CHECK								128.11

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT	
1011	96228	11/21/19	156	SHARP REES-STEALY MEDICA	00150005400	PRE-EMPLOYMENT SCREEN	0.00	105.00	
1011	96229	11/21/19	3199	SOUTH COAST EMERGENCY VE	00160006120	PSI GAUGE PIERCE	0.00	1,682.10	
1011	96230	11/21/19	3066	SUMMIT ENVIRONMENTAL GRO	45099266190	9926 PROF SVC SND-OCT	0.00	1,265.00	
1011	96231	11/21/19	4534	TRAFFIC SUPPLY, INC	00165006540	RED PAINT	0.00	417.47	
1011	96232	11/21/19	40	UNDERGROUND SVC ALERT OF	00165006510	DIG ALERT-OCT	0.00	90.85	
1011	96232	11/21/19	40	UNDERGROUND SVC ALERT OF	00165006510	CA ST REGLRTY-OCT	0.00	46.16	
TOTAL CHECK								0.00	137.01
1011	96233	11/21/19	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-1718.29 DRP	0.00	293.57	
1011	96233	11/21/19	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-1717.47-SUB	0.00	333.67	
1011	96233	11/21/19	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-1719.01 DRP	0.00	348.18	
1011	96233	11/21/19	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-1719.07 DRP	0.00	360.62	
1011	96233	11/21/19	2097	UT SAN DIEGO - NRTH COUN	00150005150	ORD 507-AMND	0.00	78.68	
1011	96233	11/21/19	2097	UT SAN DIEGO - NRTH COUN	00150005150	ORD 506-ADOPT	0.00	110.35	
1011	96233	11/21/19	2097	UT SAN DIEGO - NRTH COUN	22893626510	9362.20PUBHG-AMD RTIP	0.00	209.89	
TOTAL CHECK								0.00	1,734.96
1011	96234	11/21/19	5509	VALLEY CONSTRUCTON MANAG	50998336510	9833PMP STN MNGMT-OCT	0.00	19,317.50	
1011	96235	11/21/19	30	VERIZON WIRELESS-SD	00160006140	CODES CELL 9/24-10/23	0.00	145.71	
1011	96236	11/21/19	4844	WARWICK GROUP CONSULTANT	45099266190	9926.20 PROF SVC-OCT	0.00	5,375.00	
1011	96237	11/21/19	2823	WELLS FARGO BANK	67385008530	ADMIN FEE 11/19-11/20	0.00	450.00	
1011	96238	11/21/19	37	XEROX CORPORATION	00150005350	EXCESS CLR-9/21-10/21	0.00	112.53	
1011	96238	11/21/19	37	XEROX CORPORATION	00150005350	W7830PT CLRKS-OCT	0.00	218.99	
1011	96238	11/21/19	37	XEROX CORPORATION	00150005350	EXCESS BLK-9/21-10/21	0.00	26.02	
1011	96238	11/21/19	37	XEROX CORPORATION	00150005350	W7830PT UPSTRS-OCT	0.00	199.60	
1011	96238	11/21/19	37	XEROX CORPORATION	00150005350	EXCESS BLK-9/21-10/21	0.00	24.76	
1011	96238	11/21/19	37	XEROX CORPORATION	00150005350	EXCESS CLR-9/21-10/21	0.00	165.33	
1011	96238	11/21/19	37	XEROX CORPORATION	00150005350	D95CP PLNG LEASE-OCT	0.00	555.18	
1011	96238	11/21/19	37	XEROX CORPORATION	00150005350	EXCSS COPY 9/21-10/21	0.00	90.79	
TOTAL CHECK								0.00	1,393.20
1011	V900066	11/14/19	5527	PCL CONSTRUCTION INC.	509	9833 PMP STN RTN-OCT	0.00	-17,350.00	
1011	V900066	11/14/19	5527	PCL CONSTRUCTION INC.	509	9833PMP STN CN RT-OCT	0.00	-7,914.05	
1011	V900066	11/14/19	5527	PCL CONSTRUCTION INC.	50998336510	9833 SB PMP STN-OCT	0.00	329,650.00	
1011	V900066	11/14/19	5527	PCL CONSTRUCTION INC.	50998336510	9833 PMP STN RTN-OCT	0.00	17,350.00	
1011	V900066	11/14/19	5527	PCL CONSTRUCTION INC.	50998336510	9833 PMP STN CONT-OCT	0.00	150,366.95	
1011	V900066	11/14/19	5527	PCL CONSTRUCTION INC.	50998336510	9833PMP STN CN RT-OCT	0.00	7,914.05	
TOTAL CHECK								0.00	480,016.95
1011	V900067	11/14/19	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 11/15/19	0.00	913.50	
TOTAL CASH ACCOUNT							0.00	681,228.17	
TOTAL FUND							0.00	681,228.17	



PENTAMATION  
DATE: 11/25/2019  
TIME: 08:26:22

CITY OF SOLANA BEACH, CA  
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 7  
ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20191109 00:00:00.000' and '20191122 00:00:00.000'  
ACCOUNTING PERIOD: 5/20

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL REPORT							0.00	681,228.17



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 11, 2019  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2019/20

## 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 November 20, 2019.

## DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES					
As of November 20, 2019					
Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2019-085	Adopted Budget	19,357,000	(19,141,500)	(151,100) (1)	\$ 64,400
	(1) Transfers to:				
	Debt Service for Public Facilities		151,100	151,100	

## CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

## FISCAL IMPACT:

N/A

COUNCIL ACTION:

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**WORK PLAN:**

N/A

**OPTIONS:**

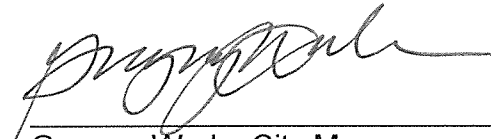
- Receive the report.
- Do not accept the report

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council receive the report listing changes made to the FY 2019-2020 General Fund Adopted Budget.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



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Gregory Wade, City Manager



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 11, 2019  
**ORIGINATING DEPT:** Community Development  
**SUBJECT:** **Council Consideration of Resolution 2019-153 Authorizing Submittal of State Parks Shoreline Erosion Protection Grant Application**

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## **BACKGROUND:**

The California Department of Parks and Recreation (State Parks), Division of Boating and Waterways (DBW) is now accepting grant applications for shoreline erosion control and public beach restoration projects. DBW will review grant applications for potential funding in the State's FY 2021/22 budget. The deadline for DBW to receive applications for FY 2021/22 funding is Monday, December 16, 2019. Part of the DBW application process requires a formal Resolution of support from the City Council, authorizing the submittal of the grant application.

The Solana Beach – Encinitas Coastal Storm Damage Reduction Project (Project) is designed to build coastal resilience and reduce storm damage related to coastal erosion over an initial 50-year authorization period, which is currently anticipated to occur from 2022 through 2072 depending on funding availability. The Congressionally authorized Project is designed to provide coastal storm damage reduction and restoration of approximately eight miles of shoreline within the cities of Solana Beach and Encinitas. The Project will consist of initial placement of approximately one million cubic yards of beach sand on the beaches which would be re-nourished on a regular 10-year cycle during the initial Federal participation period of 50 years.

The estimated cost for initial construction of the Project (both cities) is \$31,024,000. The federal share for initial construction would be \$20,166,000 and the non-federal share would be \$10,858,000. The estimated non-federal share is anticipated to be funded up to 85% by state grants, such as the grant being applied for through this adopted Resolution with local contributions for the remaining 15% from the cities of Solana Beach and Encinitas. Staff will work with the City of Encinitas on the preparation of the joint grant application. Staff is requesting a grant in the amount of \$9,229,300 (which is

CITY COUNCIL ACTION:

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equal to 85% of the Local/State cost share amount) which will be divided between the Cities of Solana Beach and Encinitas for the construction of the Project.

This item is before Council to consider approving Resolution 2019-153 authorizing submittal of a State Parks Shoreline Erosion Protection grant application.

**DISCUSSION:**

The Project is currently awaiting action by Congress to pass an Energy and Water Development Appropriations bill (Bill) along with all other funding bills for the fiscal year. Once passed and signed into law, the USACE will create a Work Plan showing how it will spend the appropriated funding. It is anticipated that the Bill will be passed in December 2019. The Work Plan would then be issued between early February and late March 2020. Federal funds are expected to be allocated in this fiscal year (FY) to initiate the Pre-Construction, Engineering and Design (PED) phase for this important project. PED includes the following activities: engineering specifications and design, pre-construction monitoring, technical reports and preparation of construction documents. The Project PED phase is anticipated to last approximately two years and would conclude in April 2022. Concurrent with the start of the PED phase, it is anticipated that an economic update will be required per the USACE guidelines. It is anticipated that Project costs and benefits could increase from those originally estimated in 2014.

The State of California Department of Parks and Recreation, Division of Boating and Waterways (DBW), aids local municipalities for projects that enhance recreation, coastal access and improve tourism such as is offered through the Project. Throughout the development of the joint Final Environmental Impact Statement/Environmental Impact Report (EIS/EIR) and Feasibility Study, the DBW has been a committed partner and has continued to provide most of the financial match to support the PED phase of the Project. On March 23, 2016, Council authorized the acceptance of a total of \$450,000 in grant funding from the State Parks, DBW to support the PED phase of the Project. The City of Encinitas was awarded an identical \$450,000 grant from State Parks for their share of the PED cost. Acceptance of the grant funds from the State reduces the cities' local share burden for PED. On August 1, 2019, the cities requested an extension of the grant funding for the PED phase of the Project, allowing funds to continue to be available to support the Project through June 30, 2022.

Following the completion of the PED phase, federal and non-federal construction funding would then be utilized to begin Project construction. The grant pursued through this Resolution funds the initial beach sand placement (i.e., construction) portion of the Project.

**CEQA COMPLIANCE STATEMENT:**

Submittal of an application for funding is not a project under the California Environmental Quality Act (CEQA). A Final Joint Environmental Impact

Statement/Environmental Impact Report (EIS/EIR) was certified in October 2015 for the Solana Beach – Encinitas Shoreline Coastal Storm Damage Reduction project.

**FISCAL IMPACT:**

While there is no fiscal impact associated with approving the attached Resolution, the City of Solana Beach, jointly with the City of Encinitas, is requesting grant funds in the amount of \$9,229,300, which is 85 percent of the non-federal funds required to construct the Project. The remaining 15 percent of the non-federal project cost would be split between the cities of Solana Beach and Encinitas in proportion to the relative construction costs which vary due to the differing amounts of sand to be placed in each City. The City will use funds in the City's Sand Replenishment Fund to support the estimated \$1,040,700 share of the required matching funds from the City of Solana Beach. A budget adjustment will be requested if the grant is successful.

**WORK PLAN:**

Application for DBW funds is consistent with the implementation of Community Character Priorities and the ongoing protection of beach sand replenishment projects as identified in the Work Plan Items A.2, Local Coastal Program; and A.3, Beach Sand Replenishment and Retention Program.

**OPTIONS:**

- Approve Staff recommendation.
- Deny Staff recommendation.
- Provide other direction to Staff.


**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution No. 2019-153 (Attachment 1) authorizing submittal of a Shoreline Erosion Protection Grant application to the State of California Department of Parks and Recreation, Division of Boating and Waterways and authorize the City Manager to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to negotiate and execute all agreements and amendments necessary to comply with the State Parks, Division of Boating and Waterways grant requirements.



**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Resolution 2019-153

**RESOLUTION NO. 2019-153**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING SUBMITTAL OF A SHORELINE EROSION PROTECTION GRANT APPLICATION TO THE STATE OF CALIFORNIA, DEPARTMENT OF PARKS AND RECREATION, DIVISION OF BOATING AND WATERWAYS**

**WHEREAS**, the City of Solana Beach proactively manages its shoreline and public beaches through comprehensive evaluations of existing conditions and identification of areas where erosion threatens public beaches or other critical public infrastructure; and

**WHEREAS**, coastal beach and bluff erosion is an existing challenge faced by the City and is anticipated to be exacerbated by rising seas in the future; and

**WHEREAS**, coastal erosion has affected critical public infrastructure in the City including coastal access and public beaches, roadways, public utilities, parking areas, pedestrian paths and other public infrastructure; and

**WHEREAS**, the City desires to protect existing critical infrastructure in place and is seeking supplemental funding to support implementation of the City's goals to protect infrastructure; and

**WHEREAS**, the U.S. Army Corps of Engineers will require non-federal funds to initiate Construction of the Coastal Storm Damage Reduction Project; and

**WHEREAS**, the cost for initial construction for the Coastal Storm Damage Reduction Project is \$31,024,000, with the federal share (65%) for initial construction approximated at \$20,166,000 and the non-federal share (35%) at \$10,858,000; and

**WHEREAS**, the mission of the State of California Department of Parks and Recreation, Division of Boating and Waterways' Public Beach Restoration Program is to preserve and protect the California coastline by restoring and maintaining natural and recreational resources and minimizing damages by natural or man-made induced beach erosion; and

**WHEREAS**, the California Legislature approved the Public Beach Restoration Program in 2001-2002; and

**WHEREAS**, a formal resolution of support from the City Council is a required component of the State Parks, Shoreline Erosion Protection Grant application submittal package indicating that the City authorizes the submittal of a grant application; and

**WHEREAS**, City staff has prepared a joint application with the City of Encinitas for the State of California Department of Parks and Recreation Shoreline Erosion Protection Grant for construction funding support in the amount of \$9,229,300, which will represent 85% of the non-federal share of construction costs for the Coastal Storm Damage Reduction Project.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager, or his designee, to sign and submit a Shoreline Erosion Protection Grant Application to the State of California Department of Parks and Recreation, Division of Boating and Waterways to obtain funding to support the construction of shoreline protection to protect critical public infrastructure along the Solana Beach coastline.
3. That the City Council of the City of Solana Beach hereby directs the City Manager to accept any and all grant funding that is successfully obtained through the grant application authorized to be submitted by this Resolution to the State of California Department of Parks and Recreation.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of December, 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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 11, 2019  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Council Consideration of Resolution 2019-155 Approving a Professional Services Agreement for Citywide Janitorial Services**

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## **BACKGROUND:**

On August 22, 2018, the City Council approved a Professional Services Agreement (PSA) for citywide janitorial services with Merchants Building Maintenance. As part of the PSA, the City Manager was authorized to extend the PSA for four additional years at his discretion and upon recommendation by the Public Works Director. At the recommendation of Staff, the PSA was not extended.

Since the current agreement for janitorial services will expire December 31, 2019, Staff reviewed the scope of work consistent with maintenance requirements and issued a Request for Proposal (RFP) that was posted on ebidboard.com. Six proposals were received. After reviewing the proposals and checking references, Staff has determined that California Office Cleaning, Inc. is the best qualified company for citywide janitorial services.

This item is before the City Council to consider approving Resolution 2019-155 (Attachment 1) authorizing the City Manager to enter into a new janitorial agreement with California Office Cleaning, Inc. for one year with an option to renew the agreement up to four additional years at the discretion of the City Manager.

## **DISCUSSION:**

City Staff utilized the scope of work from the current janitorial services contract and added the semi-monthly (twice a month) cleaning of the Marine Safety Center to the required

COUNCIL ACTION:

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scope of services. The work involved with the cleaning at the Marine Safety Center would include cleaning the main hall, restrooms, kitchen and tile/vinyl floors.

Staff believes the services provided by the current contract are inadequate and need to be improved to maintain the expected quality and cleanliness of City facilities. A new RFP was issued at the end of September 2019 and six proposals were received. The annual costs of the proposals ranged from \$69,200 to \$202,460. After evaluating all six proposals for the required qualifications, the scope of services and cost, a short list was developed and interviews were held with the top two firms. At the completion of the interviews, Staff checked references of the recommended firm and determined that California Office Cleaning, Inc. (COCI) was the most qualified candidate and the best fit for this agreement.

Staff believes COCI will be able to meet the City's expectations for service delivery and accountability. COCI is committed to providing high customer service with a comprehensive quality assurance/control program. They currently provide similar services for the City of Encinitas at their City Hall, library, Public Works yard and a wastewater facility. In addition, COCI provides similar services at a number of facilities for the City of San Diego. After checking work references, Staff is satisfied that COCI is the most qualified candidate to perform all work associated with this contract.

The proposed agreement with COCI is for the routine cleaning of most City facilities including City Hall, Fletcher Cove Community Center, Fletcher Cove Park Restrooms, La Colonia Community Center and outdoor restrooms, the Fire Station and the Marine Safety Center. The proposal submitted by COCI is for \$107,880, which includes daily cleaning of the Fletcher Cove Community Center during seven weeks of summer camp in July and August and also includes the additional cleaning services at the Marine Safety Center. Outside of those summer weeks, this community center is cleaned twice weekly. The PSA with COCI would also include a line item for cleaning of the Fletcher Cove Community Center after special events and private rentals. The cleaning fee proposed by COCI is \$90 per private rental, which is reimbursed by renters. It is estimated that the Fletcher Cove Community Center is rented out on average five times per month so that the cleaning cost for private rentals would be approximately \$5,400 per year.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The Fiscal Year (FY) 2019/20 Adopted Budget has appropriated \$56,320 in the Public Facilities Maintenance Budget Unit of the Public Works Budget for the general cleaning janitorial agreement. Through the end of December 2019, \$28,800 will have been spent, which leaves \$27,520 remaining of the original appropriation. The reason it is not exactly

half of the amount remaining after six months is that there are daily cleanings of the Fletcher Cove Community Center during the seven weeks of summer camp instead of the semi-weekly cleanings that are provided the rest of the year.

The proposal from COCI is for \$100,280 per year for general cleaning plus an additional \$7,600 for special events, private rentals, and camp related cleanings at the Fletcher Cove Community Center. It is estimated that \$50,140 will be required to fund the general cleaning janitorial services agreement through the end of the FY (June 30, 2020). Since there is \$27,520 remaining in the Public Works budget, an additional \$22,620 needs to be appropriated to fund general janitorial services through the end of the FY. Staff will be returning to Council at the mid-year budget meeting when an analysis of the fiscal year's revenues and expenditures is done to appropriate funds at that time.

The \$7,600 for the private rental and camp cleaning costs would be paid through either rental or camp service fees.

**WORK PLAN:**

This item is not mentioned in the Work Plan.

**OPTIONS:**

- Approve Staff recommendation.
- Deny Staff recommendation.
- Provide alternate direction to Staff.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council consider adoption of Resolution 2019-155:

1. Authorizing the City Manager to execute a one year professional services agreement with California Office Cleaning, Inc., in an amount not to exceed \$107,880, for Citywide Janitorial Services effective January 1, 2020.
2. Authorizing the City Manager to extend the agreement up to four additional years at the City's option in an amount not to exceed the amount budgeted each year.



**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachment:

1. Resolution No. 2019-155

## RESOLUTION 2019-155

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH CALIFORNIA OFFICE CLEANING, INC. FOR CITYWIDE JANITORIAL SERVICES

**WHEREAS**, in 2018, the City Council approved a Professional Services Agreement (PSA) for citywide janitorial services with Merchants Building Maintenance (MBM). The PSA with MBM had the option to be extended for four additional years at the discretion of the City Manager and upon recommendation by the City Engineer. At the recommendation of Staff, the PSA was not extended; and

**WHEREAS**, since the current agreement for janitorial services will expire on December 31, 2019, Staff reviewed the maintenance requirements of the existing agreement and issued a Request for Proposal (RFP) to solicit proposals for a new agreement; and

**WHEREAS**, in response to the RFP, six proposals were received and after reviewing the proposals and checking references, Staff has determined that California Office Cleaning, Inc. is the best qualified company for this contract.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to execute a one-year professional services agreement with California Office Cleaning, Inc., in an amount not to exceed \$107,880, for Citywide Janitorial Services effective January 1, 2020.
3. That the City Council authorizes the City Manager to extend the agreement for up to four additional years at the City's option in an amount not to exceed the amount budgeted each year.

**PASSED AND ADOPTED** this 11th day of December, 2019, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
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:** December 11, 2019  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Council Consideration of Resolution 2019-152 Awarding a Construction Contract for the Tide Beach Park Slope Paving Removal Project**

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## **BACKGROUND:**

The concrete slope paving on the south side of the Tide Beach Park public access stairway is showing signs of deterioration. In order to address the situation, a project was established in the Capital Improvement Program (CIP) to remove the broken or disconnected pieces of concrete from the coastal bluff that is just above the lifeguard station located on the stairway at Tide Beach Park. This proposed project would also remove a corrugated metal drainage pipe that is no longer in service.

This item is before the City Council to consider adopting Resolution 2019-152 (Attachment 1) awarding a construction contract to Wright Construction Engineering Corp., the lowest responsive and responsible bidder for the Tide Beach Park Slope Paving Removal Project, Bid No. 2019-06.

## **DISCUSSION:**

The Tide Beach Park Slope Paving Removal Project, Bid No. 2019-06, was prepared and advertised for construction bids. On November 5, 2019, eight bids were received and publicly opened by the City Clerk. The bids are listed in Table 1 on the next page.

One component of the bid documents was that the mobilization/demobilization bid item could not exceed 6% of the total bid amount. Of the eight bids submitted, only Wright Construction Engineering Corp. (WCEC) and DB Pipeline, Inc. adhered to that requirement. Of those two, the lowest responsive and responsible bidder is WCEC.

CITY COUNCIL ACTION:

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**Table 1: Bid Results**

<b>Contractor</b>	<b>Bid Price</b>
Collier Construction	\$27,800
A.B. Hashmi, Inc.	\$32,000
New Century Construction, Inc.	\$32,500
Wright Construction Engineering Corp.	\$33,900
DB Pipeline, Inc.	\$42,500
Harbor Bay, Inc.	\$45,000
Blue Pacific Engineering and Construction	\$52,500
AToM Engineering Construction, Inc.	\$62,398

The bid submitted by WCEC was found to be complete and responsive to the bid specifications. Prior work references were checked and found to be satisfactory, and WCEC has a valid contractor's license. Staff is recommending that WCEC be awarded the construction contract. The contract amount is based on the City Engineer's estimated unit quantities and the contractor's bid unit prices. The final cost of the project will be based on field measurements and the actual completed quantities. The contract allows 20 working days (4 weeks) to complete the work. The concrete removal is anticipated to be completed by the end of February 2020.

Since this project occurs on the coastal bluffs, Staff worked with the California Coastal Commission to determine the type of coastal clearance for the project. Due to the relatively minor nature of the work, a Coastal Development Permit waiver has been issued for the proposed work.

**CEQA COMPLIANCE STATEMENT:**

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

**FISCAL IMPACT:**

The current Fiscal Year (FY) 2019/20 CIP budget includes \$100,000 in Transient Occupancy Tax (TOT) Funds for the project. The lowest responsive and responsible bid is for \$33,900. This bid amount is based on the current assessment of the disconnected concrete pieces. This assessment was performed by Staff and the City's on-call geotechnical engineer from a distance longer than desired. It is possible that during the removal process, more sections of concrete may need to be removed. Since this contract is developed based on unit prices, Staff is recommending a larger percentage for contingency purposes. In addition to the construction contract, Staff is recommending a contingency of \$10,000 (approximately 30%) for unanticipated and extra work, for a total construction budget of \$43,900. This amount is well below the appropriated amount in the 2019/20 Adopted Budget.

**WORK PLAN:**

The Project is consistent with Item B.12 of the Community Character Priorities section of the FY 2019/20 Work Plan.

**OPTIONS:**

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments / modifications.
- Reject all bids and authorize the City Engineer to re-advertise for construction bids.
- Do not approve Staff recommendations.


**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council consider adoption of Resolution No. 2019-152:

1. Awarding a construction contract for the Tide Beach Park Slope Paving Removal Project, Bid 2019-06, in the amount of \$33,900, to Wright Construction Engineering Corp.
2. Approving an amount of \$10,000 for construction contingency.
3. Authorizing the City Manager to execute the construction contract on behalf of the City.
4. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Resolution No. 2019-152

**RESOLUTION NO. 2019-152**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDED A CONSTRUCTION CONTRACT FOR THE TIDE BEACH PARK SLOPE PAVING REMOVAL PROJECT, BID 2019-06, TO WRIGHT CONSTRUCTION ENGINEERING CORP.**

**WHEREAS**, the concrete slope paving on the south side of the Tide Beach Park public access stairway is showing signs of deterioration. In order to address the situation, a project was established in the Capital Improvement Program (CIP) to remove the broken or unconnected pieces of concrete from the coastal bluff that is just above the lifeguard station located on the stairway; and

**WHEREAS**, in response to an advertisement for construction bids, the City received eight bids for the project; and

**WHEREAS**, on November 5, 2019, the City Clerk opened the construction bids and publicly read the bids aloud; and

**WHEREAS**, one component of the bid documents was that the mobilization/demobilization bid item could not exceed 6% of the total bid submitted. Of the eight bids submitted, only Wright Construction Engineering Corp. (WCEC) and DB Pipeline, Inc. adhered to that requirement. Therefore, the lowest responsive and responsible bidder is WCEC.

**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 a construction contract for the Tide Beach Park Slope Paving Removal Project, Bid 2019-06, in the amount of \$33,900, to Wright Construction Engineering Corp.
3. That the City Council approves an amount of \$10,000 for construction contingency.
4. That the City Council authorizes the City Manager to execute the construction contract on behalf of the City.



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 11, 2019  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Council Consideration of Resolution 2019-154 Authorizing the City Manager to Enter into Consulting Agreements for the Pacific Avenue – Phase 2 Underground Utility District**

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## **BACKGROUND:**

Per Council Policy No. 13 (Attachment 2), the City Council may approve seed money to pay for the preparation of preliminary plans and a preliminary cost estimate by SDG&E for utility underground districts in the City. The revised Policy allows for the allocation of CPUC Rule 20A funds for 100% of the seed money needed, up to \$25.00 per linear foot of overhead wires being removed. If the district were ultimately formed, then the Rule 20A funds would be paid back to the City Rule 20A account from the proceeds collected from the property owners within the district. If the district fails, the Rule 20A funds would be lost. In either case, no General Fund money would be at risk.

In May 2016, the City Council approved seed money to pay SDG&E for the preliminary design costs associated with the Pacific Avenue – Phase 2 Underground Utility District (UUD). This proposed UUD would underground the existing overhead utility lines along the south end of Pacific Avenue, from approximately the Fletcher Cove Community Center to Solana Vista Drive.

This item is before the City Council to consider Resolution 2019-154 (Attachment 1) authorizing the City Manager to enter into Professional Services Agreements (PSA) with consultants required to perform services including assessment engineering, preparation of construction bid package, bond counsel and disclosure counsel and also to enter into a reimbursement agreement with the neighborhood coordinator for the Pacific Avenue – Phase 2 Underground Utility District (Pacific UUD).

COUNCIL ACTION:

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**AGENDA ITEM A.6.**



## **DISCUSSION:**

Since the seed money was approved in 2016, SDG&E has been working on the design of the Pacific UUD. In addition to producing design plans for the Pacific UUD, SDG&E has coordinated with other dry utilities (telephone and cable television) to have their facilities placed in the same trench as the new electrical lines. This joint trench construction would be a time and cost savings to the Pacific UUD since only one construction trench would have to be dug for the installation of the undergrounded utility lines.

Unlike the other underground districts previously formed in the City, the Pacific UUD contains a parcel that is owned by the City. The Fletcher Cove Community Center is located within the proposed district boundaries and could benefit from the undergrounding of the utility wires should the proposed district be formed successfully. The City, as the owner of Fletcher Cove Community Center, is able to participate in the formation of the district and will be required to pay its share of the cost of implementation should the district be formed.

In order to move forward with this UUD, a number of professional consulting agreements are needed for various services including an assessment engineer to prepare the engineer's report, an engineer to prepare a design package to obtain construction bids, bond counsel and disclosure counsel to advise the City and neighborhood about various financial strategies. There will be other professional consultants required later in the process, but at this stage, these three agreements are required to move the proposed district to the next phase. As part of this Staff Report, the City Council will be asked to consider authorizing the City Manager to enter into Professional Services Agreements, in an amount not to exceed \$240,000, with any required consultants needed for the formation of the Pacific UUD.

As required by Council Policy No. 13, the City would need to enter into a reimbursement agreement with neighborhood coordinators to cover the cost of professional services associated with formation of the district.

## **CEQA COMPLIANCE STATEMENT:**

Underground Utility District projects are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302(d) of the State CEQA Guidelines.

## **FISCAL IMPACT:**

The neighborhood coordinators deposited \$35,000 with the City as a deposit to retain an assessment engineer, as outlined in Section 3, Subsection (g) of Council Policy No. 13. The amount deposited is slightly above the required amount of \$34,500, which is determined by multiplying the number of homes in the proposed district (69) times \$500.

At this point, it is estimated that approximately \$240,000 will be required for various professional consulting services through the final construction of the project. As the proposed district moves forward, all costs would be rolled into the assessments paid by the property owners if the district passes.

**WORK PLAN:**

This project is not identified in the Fiscal Year (FY) 2019/20 Work Plan.

**OPTIONS:**

- Approve Staff recommendation.
- Provide direction.


**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council consider adoption of Resolution No. 2019-154:

1. Authorizing the City Manager to enter into Professional Services Agreements, in an amount not to exceed \$240,000, with any required consultants needed for the formation of the Pacific Avenue – Phase 2 Underground Utility District.
2. Authorizing the City Manager to execute, on behalf of the City, a reimbursement agreement with the neighborhood coordinators for a deposit in the amount of \$35,000 for assessment engineering services for the Pacific Avenue – Phase 2 Underground Utility District.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Resolution No. 2019-154
2. Council Policy No. 13

## RESOLUTION 2019-154

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ENTER INTO PROFESSIONAL CONSULTING AGREEMENTS FOR THE PACIFIC AVENUE – PHASE 2 UNDERGROUND UTILITY DISTRICT

**WHEREAS**, per Council Policy No. 13 (Attachment 2), the City Council may approve seed money to pay for the preparation of preliminary plans and a preliminary cost estimate by SDG&E. The revised Policy allows for the allocation of CPUC Rule 20A funds for 100% of the seed money needed, up to \$25.00 per linear foot of overhead wires being removed; and

**WHEREAS**, since the seed money was approved in 2016, SDG&E has been working on the design of the Pacific UUD. In addition to producing design plans for the Pacific UUD, SDG&E has coordinated with other dry utilities (telephone and cable television) to have their facilities placed in the same trench as the new electrical lines. This joint trench construction would be a time and cost savings to the Pacific UUD since only one construction trench would have to be dug for the installation of the undergrounded utility lines; and

**WHEREAS**, the Fletcher Cove Community Center is located within the proposed district boundaries and could benefit from the undergrounding of the utility wires should the proposed district be formed successfully. The City, as the owner of Fletcher Cove Community Center, is able to participate in the formation of the district and will be required to pay its share of the cost of implementation should the district be formed; and

**WHEREAS**, in order to move forward with this UUD, a number of professional consulting agreements are needed for various services including an assessment engineer to prepare the engineer's report, bond counsel and disclosure counsel. There will be other professional consultants required later on in the process but at this stage, these three agreements are required to move the proposed district to the next phase; and

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to enter into Professional Services Agreements, in an amount not to exceed \$240,000, with any required consultants needed for the formation of the Pacific Avenue – Phase 2 Underground Utility District.

3. That the City Council authorizes the City Manager to execute, on behalf of the City, a reimbursement agreement with the neighborhood coordinators for a deposit in the amount of \$35,000 for assessment engineering services for the Pacific Avenue – Phase 2 Underground Utility District.

**PASSED AND ADOPTED** this 11th day of December, 2019, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

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

**PASSED AND ADOPTED** this 11th day of December 2019, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

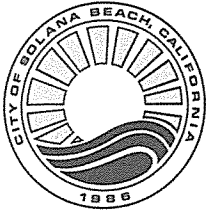
\_\_\_\_\_  
DAVID A. ZITO, Mayor

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:** December 11, 2019  
**ORIGINATING DEPT:** City Manager  
**SUBJECT:** **Council Consideration of Resolution 2019 – 159 Closing City Hall Between the Christmas and New Year’s Holidays**

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## **BACKGROUND:**

In appreciation of the City’s employees and due to the alignment of the Christmas and New Year’s holidays, the City Manager is recommending that the City Council (Council) consider closing City Hall for two additional days for this year only. Currently, City Hall will be closed on:

- Tuesday, December 24<sup>th</sup> (Christmas Eve)
- Wednesday, December 25<sup>th</sup> (Christmas Day)
- Friday, December 27<sup>th</sup> (Closed Friday)
- Tuesday, December 31<sup>st</sup> (New Year’s Eve)
- Wednesday, January 1<sup>st</sup> (New Year’s Day)

This leaves only Thursday, December 26<sup>th</sup> and Monday, December 30<sup>th</sup> as scheduled open days for City Hall. Therefore, due to the placement of these holidays during the workweek and in appreciation of the employee’s service, the City Manager is recommending two additional days (18 hours) of paid holidays for the miscellaneous, confidential and management employees.

This item is before the City Council to consider approving Resolution 2019 – 159 closing City Hall on Thursday, December 26<sup>th</sup> and Monday, December 30<sup>th</sup> and granting City employees the time off.

## **DISCUSSION:**

As a gesture of appreciation and due to the placement of the holidays during the workweek, the City Manager is recommending the Council close City Hall on Thursday,

CITY COUNCIL ACTION:

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December 26<sup>th</sup> and Monday, December 30<sup>th</sup> and granting City employees the time off. For miscellaneous, confidential and management employees, this would constitute an additional 18 hours of paid holidays. These additional hours cannot be banked, carried over or cashed out. For public safety employees (Fire and Marine Safety), an additional 16 hours will be added to their leave banks. All additional paid holidays and leave hours would be granted on a one-time basis during the month of December 2019.

Essential City services will be provided and Staff will be available in case of any emergencies. In addition, limited inspection appointments will be scheduled by the City's Building Department.

**CEQA COMPLIANCE STATEMENT:** N/A

**FISCAL IMPACT:**

No leave will be accrued to the miscellaneous employees' leave banks. The additional hours of leave added to the marine safety and fire employees' leave banks is not expected to create a fiscal impact, since the hours will be used during the employees' tenure.

**WORK PLAN:** N/A

**OPTIONS:**

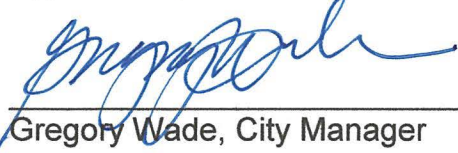
- Approve Staff recommendation to close City Hall on Thursday, December 26, 2019 and Monday, December 30, 2019 for miscellaneous, confidential and management employees, and grant 16-hours of additional leave to the marine safety and fire employees' leave banks.
- Do not approve Staff recommendation.
- Provide direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council approve the closure of City Hall on Thursday, December 26, 2019 and Monday, December 30, 2019 for miscellaneous, confidential and management employees, and approve 16-hours of additional leave to the marine safety and fire employees' leave banks.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation

A handwritten signature in blue ink, appearing to read "Gregory Wade", is written over a horizontal line.

Gregory Wade, City Manager

Attachments:

1. Resolution 2019-159 – City Hall Holiday Closure



## RESOLUTION 2019-159

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE CLOSURE OF CITY HALL BETWEEN THE CHRISTMAS AND NEW YEAR'S HOLIDAYS FOR 2019.

**WHEREAS**, the City observes December 24<sup>th</sup>, December 25<sup>th</sup>, December 31<sup>st</sup> and January 1<sup>st</sup> as paid holidays for its employees; and

**WHEREAS**, the placement of holidays between the Christmas and New Year's holidays only leaves two separate days with City Hall being open; and

**WHEREAS**, due to the unusual schedule this year and in appreciation of the City's employees, the Council approves the closure of City Hall on Thursday, December 26, 2019 and Monday, December 30, 2019; and

**WHEREAS**, the miscellaneous, confidential and management employees will receive 18-hours of additional time off for those two days; and

**WHEREAS**, the marine safety and fire employees will receive 16-hours of additional leave to their leave bank; and

**WHEREAS**, essential City services will still be conducted and Staff will be available for emergency situations; and

**WHEREAS**, and the City's Building Department will have limited availability for scheduled inspections as necessary.

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

1. That the above recitations are true and correct.
2. That City Hall will be closed from Tuesday, December 24, 2019 through Wednesday, January 1, 2020.
3. City will provide essential services on an as needed basis and during emergencies.
4. City Hall will resume normal business hours on Thursday, January 2, 2020.

**PASSED AND ADOPTED** this 11th day of December, 2019, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California, by the following vote:

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

\_\_\_\_\_  
DAVID A. ZITO, Deputy 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:** December 11, 2019  
**ORIGINATING DEPT:** Community Development Department/City Attorney's Office  
**SUBJECT:** **Introduce (1<sup>st</sup> Reading) Ordinance 508 – Providing Regulations Concerning Accessory Dwelling Units and Junior Accessory Dwelling Units**

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## **BACKGROUND:**

Since 2003, Government Code Section 65852.2 has provided that local agencies may adopt ordinances to regulate second units consistent with certain provisions. In September 2019, the California State Legislature adopted Assembly Bill 881 (AB 881), Assembly Bill 68 (AB 68) and Senate Bill 13 (SB 13) in order to eliminate barriers to accessory dwelling unit (ADU) and junior accessory dwelling unit (JADU) construction that the Legislature has determined is a common-sense, cost-effective approach to accommodate future growth and to encourage infill development in developed neighborhoods. In October 2019, the Governor subsequently signed all three bills making compliance with Section 65852.2 mandatory effective on January 1, 2020.

The new bills from the State Legislature favor the development of ADUs as an option to expedite and facilitate affordable housing. Furthermore, the State Legislature has found that ADUs are a valuable form of housing; that they may provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others at below market prices within existing neighborhoods; that they may add income and an increased sense of security to homeowners; that they will provide additional rental housing stock; that they offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character; and that they are an essential component of California's housing supply. Gov't Code § 65852.150(a).

COUNCIL ACTION:

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**AGENDA ITEM B.1.**

Section 65852.150(b) of the California Government Code states that the Legislature's intent with the adoption of these bills is to prevent arbitrary, excessive, or burdensome local regulation in the matters of unit size, parking, fees, and other requirements, that would unreasonably restrict the ability of homeowners to create ADUs in zones in which they are authorized by local ordinance. Accordingly, compliance with Section 25852.2 is now mandatory, and any local ordinance that is inconsistent with its provisions shall be null and void.

This item is before the City Council to consider introduction of Ordinance 508 related to ADUs and JADUs.

**DISCUSSION:**

The City of Solana Beach regulates ADUs pursuant to subsection (D) of Section 17.20.040 of the Municipal Code. Some of these provisions, however, will not be consistent with the provisions of AB 881, AB 68 and SB 13 when they go into effect on January 1, 2020. Therefore, Staff recommends the proposed ordinance be introduced in order to comply with State law.

As mandated by state law, the proposed ordinance would create a process for ministerial review and approval of an application for new construction or conversion of existing development for the purposes of permitting an ADU or JADU within a specific timeframe. The proposed ordinance provides for parking, height, setbacks, lot coverage, design, and maximum size requirements consistent with AB 881, AB 68 and SB 13.

Under the proposed ordinance, it is anticipated that some form of ADU or JADU will be permitted in all residential zones within the City and in some commercial zones where residential mixed use currently exists.

The proposed ordinance would repeal the existing SBMC section related to ADUs and adopt new provisions that would allow for both ADUs and JADUs. AB 881, AB 68 and SB 13 continue to allow local agencies to regulate the location of ADUs and JADUs based on adequacy of water and sewer services and the impact to traffic flow and public safety.

Local regulations must include the following:

- Allow for the construction or conversion of existing structures for JADU and ADU ministerially.
- Statement that JADUs and ADUs do not exceed allowable density and are consistent with the general plan and zoning.
- JADU and ADU may be rented separately but cannot be sold separately.

- The lot on which an ADU or JADU is proposed must be zoned for multifamily or single-family use and contain an existing or proposed dwelling.
- The ADU or JADU may be attached to, detached from, or located within any existing structure on the same lot.
- The subject property must comply with building code requirements applicable to detached structures, as appropriate.
- Impact Fee language consistent with state law that requires no or proportionate impact fees related to the square footage of the primary dwelling.

While AB 68 and SB 13 differ on some aspects from AB 881, the reconciliation language for the three bills provides that the language of AB 881 prevails.

**CEQA COMPLIANCE STATEMENT:**

This Ordinance is exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines, which exempts minor alterations in land use limitations which will not result in any changes in land use or density. The City Council further finds that there is no possibility that the activity may have a significant effect on the environment and that therefore, pursuant to Section 15061(b)(3) of the CEQA Guidelines, the Ordinance is exempt from the provisions of CEQA.

**FISCAL IMPACT:**

There is no direct impact to the General Fund. Ordinance 508 modifies residential development and construction standards for ADUs.

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation and introduce Ordinance 508.
- Approve Staff recommendation with alternative amendments/modifications.
- Deny Staff recommendation - If no action is taken, state law will govern the application for the construction or development of accessory dwelling units in the City. Any local ordinances inconsistent with the new law are void.


**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 and Section 15061(b)(3) of the State CEQA Guidelines; and
3. Introduce Ordinance 508 regulating the development of accessory dwelling units.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachment:           1. Ordinance 508

**ORDINANCE NO. 508**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, REPEALING SECTION 17.20.040(D) AND ADOPTING A REVISED SECTION 17.20.040(D) OF THE SOLANA BEACH MUNICIPAL CODE TO PROVIDE FOR REGULATIONS CONCERNING JUNIOR AND ACCESSORY DWELLING UNITS**

**WHEREAS**, the City Council of the City of Solana Beach seeks to implement Assembly Bill 881 (AB 881), Assembly Bill 68 (AB 68), and Senate Bill 13 (SB 13) through the implementation of regulations concerning accessory dwelling units; and

**WHEREAS**, accessory dwelling units are commonly referred to as “second units,” and are additional living quarters on single-family lots that are independent of the primary dwelling unit. They are also known as accessory apartments, accessory dwellings, mother-in-law units, or granny flats. They may be either attached or detached to the primary dwelling unit, and they typically provide complete independent living facilities, including facilities for living, sleeping, eating, cooking, and sanitation; and

**WHEREAS**, state lawmakers are increasingly concerned about the unaffordability of housing in the State of California; and

**WHEREAS**, the State Legislature adopted AB 881, AB 68 and SB 13 in order to eliminate barriers to accessory dwelling unit construction that the Legislature has determined is a common-sense, cost-effective approach to accommodate future growth and to encourage infill development in developed neighborhoods; and

**WHEREAS**, Section 65582.1 of the California Government Code provides that accessory dwelling units are one of the reforms and incentives adopted to facilitate and expedite the construction of affordable housing; and

**WHEREAS**, Section 65852.150(a) of the California Government Code provides that accessory dwelling units are a valuable form of housing; that they may provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others at below market prices within existing neighborhoods; that they may add income and an increased sense of security to homeowners; that they will provide additional rental housing stock; that they offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character; and that they are an essential component of California’s housing supply; and

**WHEREAS**, Section 65852.150(b) of the California Government Code provides that the Legislature’s intent with the adoption of AB 881, AB 68 and SB 13 was that local agencies adopt an ordinance relating to matters including unit size, parking, fees, and other requirements, that are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance; and

**WHEREAS**, the proposed regulations and standards are intended to be consistent with the provisions contained in AB 881, AB 68 and SB 13 which go into effect on January 1, 2020.

**NOW, THEREFORE**, the City Council of the City of Solana Beach hereby ordains as follows:

Section 1. All of the above statements are true; and

Section 2. Section 17.20.040(D) of the Solana Beach Municipal Code is hereby repealed and replaced with a new Section 17.20.040(D) of the Solana Beach Municipal Code to read as follows:

**17.20.040 Specific requirements.**

D. Accessory Dwelling Units. The purpose of this subsection is to provide regulations for the establishment of accessory dwelling units in residential zones and to define an approval process for such accessory dwelling units. The intent of this subsection is to provide opportunities for more affordable housing in areas where adequate public facilities and services are available, and impacts upon the residential neighborhoods directly affected would be minimized. It is the goal of the council that accessory dwelling units be equitably distributed throughout the city. The city council will review this subsection as necessary to determine that this goal is being carried out. If it is found that the development of accessory dwelling units is being unduly concentrated and resulting in deleterious impacts, the council may review this subsection and revise it as needed.

1. For purposes of this section:
  - a. "Accessory dwelling unit" shall have the meaning defined in Section 65852.2 of the California Government Code.
  - b. "Junior accessory dwelling unit" shall have the meaning defined in Section 65852.22 of the California Government Code. An interior unit that is 500 square feet or less and built entirely within a single-family home shall be considered a junior accessory dwelling unit.
2. Junior and accessory dwelling units are residential uses consistent with the uses permitted in zones that allow for residential and mixed use residential development.
3. Junior and accessory dwelling units developed pursuant to the requirements of this subsection shall not cause the lot upon which the accessory dwelling unit is located to exceed the allowable density otherwise permitted for the lot. Therefore, the ADU/JADU shall not count as units when calculating density of the lot.
4. Junior and accessory dwelling units shall be permitted in zones which allow residential and mixed use residential development subject to the following standards:
  - a. A detached primary single-family dwelling unit shall exist or be proposed on the lot or premises, or existing multifamily dwelling units shall exist on the lot or premises.
  - b. The accessory dwelling unit may be created within the existing walls of a primary residence or accessory structure (an "interior" unit), may be created by an addition attached to an existing or proposed primary residence (an "attached" accessory dwelling unit), or may be a new structure detached from the primary residence (a "detached" accessory dwelling unit). It must be located on the same lot as the existing multifamily dwelling or the proposed or existing single-family home.



c. Any construction of a junior or accessory dwelling unit shall conform to all property development regulations of the zone in which the property is located including, but not limited to, height limits, setback, lot coverage, landscape, and floor area ratio (FAR), as well as all fire, health, safety and building provisions of this title, with the following exceptions:

i. No setback is required for an existing living area converted to a junior or accessory dwelling unit or for an existing accessory structure converted to an accessory dwelling unit, or for a new accessory dwelling unit constructed in the same location and built to the same dimensions as an existing structure.

ii. For all other accessory dwelling units, a minimum setback of four feet is required from the rear and side property lines.

iii. Limits on lot coverage, floor area ratio, open space, and size must permit at least an 800 sq. ft. detached or attached accessory dwelling unit 16 feet high with four-foot side and rear yards, if the proposed accessory dwelling unit is in compliance with all other development standards.

d. No more than one junior accessory dwelling unit or one accessory dwelling unit shall be permitted per single-family lot, except as permitted in subsection 5(b) below.

e. For a junior or accessory dwelling unit that is contained within or attached to the primary dwelling, there shall be an independent exterior access.

f. The floor area of an attached or detached accessory dwelling unit shall not exceed 850 square feet for a studio or one bedroom or 1,200 square feet for a unit that contains more than one bedroom. No accessory dwelling unit may be smaller than the size required to allow an efficiency unit as defined in Section 17958.1 of the Health & Safety Code.

g. A new structure or an addition to an existing structure for an accessory dwelling unit shall not exceed 16 feet in height measured pre-existing grade or finished grade, whichever, is lower, to the highest point of the roof.

h. To ensure compliance with the provisions of the California Coastal Act of 1976 and the approved Land Use Plan of the City's Local Coastal Program, junior and accessory dwelling units may not be permitted in the following locations:

i. On any site where grading of more than 50 cubic yards is required to create the accessory dwelling unit.

ii. On any site designated as an Environmentally Sensitive Habitat Area (ESHA).

iii. On any bluff top site or in the Hillside Overlay Zone.

iv. On any site within the Wildland Urban Interface, Very High Fire Hazard Area.

i. The junior and accessory dwelling unit shall not be sold separate from the primary residence.

j. For applications received after January 1, 2025, one of the dwellings on the lot must be the bona fide principal residence of at least one legal owner of the lot containing the

dwelling, as evidenced at the time of approval of the accessory dwelling unit by appropriate documents of title and residency. Prior to the issuance of a building permit, the applicant shall provide evidence that a covenant has been recorded stating that one of the dwelling units on the lot shall remain owner occupied.

k. Junior and accessory dwelling units shall only be used for rentals of terms of 30 consecutive days or more.

l. The following provisions are applicable to junior accessory dwelling units:

i. A junior accessory dwelling unit shall not exceed 500 sq. ft. in size and shall contain at least an efficiency kitchen which includes cooking appliances (i.e. stove, oven, and microwave), refrigerator, a sink with garbage disposal, and a food preparation counter and storage cabinets that are of reasonable size in relation to the junior accessory dwelling unit.

ii. The junior accessory dwelling unit shall include access to sanitation facilities.

iii. One of the dwellings on the lot must be the bona fide principal residence of at least one legal owner of the lot, as evidenced at the time of approval of the junior accessory dwelling unit by appropriate documents of title and residency.

iv. Prior to issuance of a building permit for a junior accessory dwelling unit, the owner shall record a covenant in a form prescribed by the city attorney, which shall run with the land and provide for the following:

(a) A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence;

(b) A restriction on the size and attributes of the junior accessory dwelling unit consistent with this section;

(c) A prohibition against renting the property for fewer than 30 consecutive calendar days; and

(d) A requirement that either the primary residence or the junior accessory dwelling unit be the owner's bona fide principal residence, unless the owner is a governmental agency, land trust, or housing organization.

m. One off-street parking space shall be provided for the accessory dwelling unit, which may be provided as tandem parking on an existing driveway and shall be permitted in setback areas unless the director of community development or the director's designee makes specific findings that parking in setback areas or tandem parking is not feasible based upon specific site topographical or fire and life safety conditions. No off-street parking shall be required in any of the following instances:

i. The accessory dwelling unit is located within one-half mile walking distance of a public transit stop.

ii. The accessory dwelling unit is located within an architecturally and historically significant historic district.

iii. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.

iv. The accessory dwelling unit is located in an area of the city where on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

v. The accessory dwelling unit is located within one block of a car share vehicle pick-up location, as established by the city.

n. Design.

i. A junior or accessory dwelling unit, whether attached or detached, shall utilize the same architectural style, exterior materials, and colors as the existing or proposed primary dwelling, and the quality of the materials shall be the same or exceed that of the primary dwelling.

ii. The entrance to the unit(s) shall not be visible from the street adjacent to the front yard setback.

iii. A minimum building separation of six feet shall be maintained (eave to eave) between the primary residence and a detached accessory dwelling unit. A minimum building separation of 10 feet shall be maintained (eave to eave) from the entrance of an accessory dwelling unit if it is facing the wall of another structure on the property.

o. Except as provided in subparagraph (p) below, accessory dwelling units shall provide a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size in square feet or the number of its plumbing fixtures, upon the water or sewer system; provided, however, that this fee or charge shall not exceed the reasonable cost of providing this service. A sub-meter may be allowed to meet this requirement.

p. For a junior or accessory dwelling unit that is contained entirely within the existing or proposed primary dwelling, the installation of a new or separate utility connection directly between the accessory dwelling unit and the utility shall not be required, and a related connection fee or capacity charge shall not be imposed.

q. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

r. No impact fees may be imposed on a junior or accessory dwelling unit that is less than 750 sq. ft. in size. For purposes of this section, "impact fees" include the fees specified in Sections 66000 and 66477 of the Government Code, but do not include utility connection fees or capacity charges. For accessory dwelling units that have a floor area of 750 square feet or more, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

5. The following types of accessory dwelling units are required to be permitted:

a. One junior accessory dwelling unit or accessory dwelling unit within the existing space of a single-family dwelling or accessory structure or the proposed space of a single-family structure, if all the following apply:

i. An expansion beyond the existing physical structure is limited to 150 square feet solely to accommodate ingress and egress.

ii. The unit has exterior access separate from the existing or proposed single family dwelling.

iii. The side and rear setbacks are sufficient for fire and safety.

iv. Any junior accessory dwelling unit complies with subdivision (D)(4)(I).

b. One new detached accessory dwelling unit not larger than 800 sq. ft. or more than 16 feet high, with side and rear yard setbacks of at least four feet on a lot with an existing or proposed single-family dwelling. A junior accessory dwelling unit complying with subdivision (D)(4)(I) may be developed on the same site.

c. Accessory dwelling units within the portions of an existing multifamily dwelling structure that are not used as livable space, provided that each unit complies with state building standards for dwellings. An accessory dwelling unit shall not be created within any portion of the habitable area of an existing dwelling unit in a multifamily structure. Up to 25 percent of the number of existing multifamily units in the building, but at least one unit, shall be allowed.

d.. Up to two detached accessory dwelling units on a lot with an existing multifamily dwelling structure, provided that the height does not exceed 16 feet and that four-foot side and rear yard setbacks are maintained.

6. Applications for junior and accessory dwelling units conforming to the requirements of subsection (D)(4) or (5) of this section shall be considered ministerially without discretionary review or a hearing, and the director of community development shall approve or deny such applications within 60 days after receiving a complete application. Incomplete applications will be returned with an explanation of what additional information is required. The city shall grant a delay in processing if requested by the applicant. If the permit application is submitted with a permit application to create a new single-family dwelling on the lot, the application for the junior or accessory dwelling unit shall not be acted upon until the application for the new single-family dwelling is approved, but thereafter shall be ministerially processed within 60 days of receipt of a complete application and approved if it meets the requirements of this section. Occupancy of the junior or accessory dwelling unit shall not be allowed until the city approves occupancy of the primary dwelling.

7. In cases of conflict between this section and any other provision of this title, the provisions of this section shall prevail. To the extent that any provision of this section is in conflict with State law, the applicable provision of State law shall control, but all other provisions of this section shall remain in full force and effect.

8. The city may offer incentives to encourage development of accessory dwelling units. If owners of accessory units elect to file a 99-year deed restriction to rent the unit to lower income households, the city will consider waiving fees, reducing parking and development standards, or approving other forms of assistance specified in Chapter 4.3 (commencing

with Section 65915) of Division 1 of Title 7 of the Government Code. Receipt of such incentives shall require the owner to:

- a. Rent the accessory dwelling unit to a lower income household, as defined annually by the State Department of Housing and Community Development at a rate that shall not exceed an amount which is equal to 30 percent of the gross monthly income of a low-income household, at 80 percent of the San Diego County median income, adjusted for household size.
- b. File an annual agreement with the city's community development department documenting the household's eligibility to occupy the accessory unit.
- c. Record a covenant specifying the property restrictions on the accessory dwelling unit for the 99-year term.
- d. Assign the covenant using a form of assignment and assumption approved by the director of community development in the director's reasonable direction in the event that the property is transferred or sold.

Section 3. The City Council finds that this Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines, which exempts minor alterations in land use limitations which will not result in any changes in land use or density. The City Council further finds that there is no possibility that the activity may have a significant effect on the environment and that therefore, pursuant to Section 15061(b)(3) of the CEQA Guidelines, the Ordinance is exempt from the provisions of CEQA.

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 11th day of December, 2019; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 8th day of January, 2020, 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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 11, 2019  
**ORIGINATING DEPT:** City Manager's Department  
**SUBJECT:** **Public Hearing for Consideration of Adoption of Resolution 2019 – 156 Amending the Solana Energy Alliance Community Choice Aggregation Implementation Plan**

**BACKGROUND:**

Community Choice Aggregation (“CCA”), authorized by Assembly Bill 117, is a state law that allows cities, counties and other authorized entities to aggregate electricity demand within their jurisdictions in order to purchase and/or generate alternative energy supplies for residents and businesses within their jurisdiction while maintaining the existing electricity provider for transmission and distribution services. The goal of a CCA is to provide a higher percentage of renewable energy electricity at competitive and potentially cheaper rates than existing Investor Owned Utilities (“IOU”s), while giving consumers local choices and promoting the development of renewable power sources and programs and local job growth.

California Public Utilities Code 366.2 requires all CCAs to submit an Implementation Plan as part of the CCA registration process. The City Council (“Council”) of the City of Solana Beach (“City”) adopted Resolution 2017-163 approving the Solana Energy Alliance (“SEA”) Community Choice Aggregation (“CCA”) Implementation Plan (“Plan”) on November 15, 2017. The Plan was certified by the California Public Utilities Commission (“CPUC”) on February 19, 2018 and SEA began serving customers in June 2018. SEA is the first CCA to launch in San Diego Gas & Electric territory and continues to be only CCA operating in San Diego County.

This item is before the Council to consider adopting Resolution 2019 – 156 amending the SEA CCA Implementation Plan.

<p>CITY COUNCIL ACTION:</p> <hr/> <hr/> <hr/>
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## **DISCUSSION:**

The City established SEA in 2018 as part of its on-going commitment to meeting its Climate Action Plan goals. At that time, there were no other San Diego area cities ready to move forward with establishing a CCA, however, several were exploring options. The Council has been supportive of those efforts and made a commitment to consider joining with other cities in creating a Joint Powers Authority (“JPA”) to expand CCA services in the San Diego region, when feasible options were available.

Following careful consideration of current options related to the CCA efforts in San Diego, on October 9, 2019, the Council adopted Resolution 2019-136 approving the JPA agreement creating the Clean Energy Alliance (“CEA”) with the cities of Del Mar and Carlsbad.

CEA will consider its Implementation Plan and Statement of Intent at its Board meeting on December 19, 2019, with a target to serve customers beginning early 2021. As part of the CEA launch, SEA customers would transition from SEA service to CEA service for their energy needs. Under CEA service, San Diego Gas & Electric (“SDG&E”) will continue to provide transmission and delivery service, maintenance of the wires and poles, meter reading and customer billing, as it currently does in partnership with SEA.

Concurrent with CEA’s Implementation Plan and Statement of Intent process, it is appropriate for Solana Beach to amend its SEA Implementation Plan to reflect its intent to participate in CEA and transition its customers to CEA when it launches. The SEA Implementation Plan Amendment reflects this direction and addresses the process and anticipated impacts to customers during the transition.

At the point in time that all SEA customers have transitioned into CEA service, SEA will no longer operate as a CCA. Should CEA discontinue operating as a CCA, SEA may become operational again, serving the existing customers within the SEA territory.

Pursuant to CPUC Resolution E-4907, which establishes the CCA registration timeline, if approved, the SEA Implementation Plan Amendment will be filed with the CPUC together with the CEA Implementation Plan for CPUC review and certification, prior to January 1, 2020.

## **CEQA COMPLIANCE STATEMENT:**

The action being considered by the City Council is exempt from the California Environmental Quality Act (CEQA) because it is not a “project” under Section 15378(b)(5) of CEQA Guidelines.



**FISCAL IMPACT:**

Once all SEA customers have transitioned to CEA service, revenues generated by customers previously served by SEA will become the revenues of CEA, and all expenses related to providing service will be the responsibility of CEA.

**WORK PLAN:**

Environmental Sustainability – Policy Development – Implement Solana Energy Alliance

**OPTIONS:**

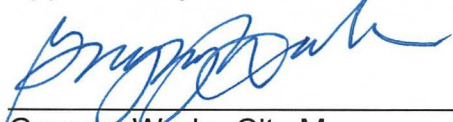
- Approve Staff recommendations
- Do not approve Staff recommendations
- Provide further direction to Staff

**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council adopt Resolution 2019 - 156 approving the Solana Energy Alliance Implementation Plan Amendment.

**CITY MANAGER RECOMMENDATION:**

Approve Department Recommendation.



\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Resolution # 2019 - 156 Approving the Solana Energy Alliance Implementation Plan Amendment
2. Solana Energy Alliance Implementation Plan Amendment

**RESOLUTION NO. 2019 - 156**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE SOLANA ENERGY ALLIANCE IMPLEMENTATION PLAN AMENDMENT AND AUTHORIZING STAFF TO FILE THE AMENDMENT WITH THE CALIFORNIA PUBLIC UTILITIES COMMISSION**

**WHEREAS**, the City of Solana Beach is pursuing alternative energy solutions in hopes of bettering the current and future environmental and economic conditions of its community and region; and

**WHEREAS**, the City established Solana Energy Alliance to procure and provide electric power to its citizens with the intent of achieving greater local involvement over the provision of electric services and promoting competitively priced renewable energy; and

**WHEREAS**, a pro forma analysis has concluded that joining Clean Energy Alliance would serve the City and provide benefits to include the use of renewable energy at or above the required Renewable Portfolio Standard level in support of the Solana Beach Climate Action Plan goals; and

**WHEREAS**, the City desires to transition its Solana Energy Alliance Community Choice Aggregation customers to the Clean Energy Alliance Community Choice Aggregation; and

**WHEREAS**, pursuant to Public Utilities Code Section 366.2, an Implementation Plan and Statement of Intent was presented to the Solana Beach City Council at a duly noticed public hearing for its consideration on November 15, 2017, adopted by Resolution 2017- 163; and

**WHEREAS**, the Solana Energy Alliance Implementation Plan was certified by the California Public Utilities Commission on February 19, 2018; and

**WHEREAS**, Public Utilities Code Section 366.2 requires any subsequent changes to the Implementation Plan be considered and adopted at a duly noticed public hearing; and

**WHEREAS**, the Solana Energy Alliance Implementation Plan Amendment was presented to the Solana Beach City Council at a duly noticed public hearing for its consideration and adoption on December 11, 2019.

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

- 1. That the above recitations are true and correct.
- 2. The Solana Beach Implementation Plan and Statement of Intent Amendment is approved.
- 3. City Staff is directed to file the Implementation Plan and Statement of Intent Amendment with the California Public Utilities Commission for certification.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of December 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

# **CITY OF SOLANA BEACH**



**Solana Energy Alliance**

## **AMENDMENT TO THE COMMUNITY CHOICE AGGREGATION IMPLEMENTATION PLAN AND STATEMENT OF INTENT**

**December 2019**

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## INTRODUCTION

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The City of Solana Beach (“City” or “Solana Beach”), located within San Diego County, currently operates a Community Choice Aggregation (“CCA”) Program, Solana Energy Alliance (“SEA”) within the City’s jurisdiction. The Solana Beach City Council adopted Resolution No. 2017-163 on November 15, 2017, approving SEA’s Implementation Plan and Statement of Intent, which was subsequently submitted to the California Public Utilities Commission (“CPUC”) and certified on February 19, 2018. Solana Energy Alliance customers were enrolled throughout the month of June 2018.

The purpose of this amendment is to make certain revisions to the Solana Energy Alliance Implementation Plan and Statement of Intent related to its intent to transition its customers to the Clean Energy Alliance (“CEA”), a Joint Powers Authority, whose members are the cities of Del Mar, Carlsbad and Solana Beach. Solana Beach adopted Resolution No. 2019-136 Approving and Authorizing the Execution of the Joint Exercise of Powers Agreement Creating the Clean Energy Alliance on October 9, 2019 (Appendix B).

In accordance with Public Utilities Code Section 366.2, CEA is filing its Implementation Plan and Statement of Intent prior to January 1, 2020, in anticipation of serving customers in May 2021. SEA intends to transition its customers from SEA to CEA during CEA’s mass enrollment in May 2021.

On December 11, 2019, the City, at a duly noticed public hearing, introduced and adopted this Implementation Plan Amendment, through Resolution No. 2019 - 156 (a copy of which is included as part of Appendix C).

The CPUC has established the methodology to use to determine the cost recovery mechanism, and San Diego Gas & Electric (“SDG&E”) has approved tariffs for imposition of the cost recovery mechanism. Based on the pre-determined methodology, SDG&E’s approved tariffs and SEA’s launch date, SEA customers were assigned the 2017 Power Charge Indifference Adjustment (“PCIA”) vintage of 2017. SEA customers will retain their 2017 vintage when they transition to CEA service as confirmed with SDG&E.

In the event that CEA does not implement service or discontinues operating a CCA, as anticipated, Solana Energy Alliance will continue to operate as a City operated stand-alone CCA and its customers will not be impacted by any change.

### ORGANIZATION OF THIS IMPLEMENTATION PLAN

The remainder of this Implementation Plan is organized as follows:

Aggregation Process

Organizational Structure

Program Phase-In

Appendix A: City of Solana Beach Resolution No. 2019-156 (Amending SEA Implementation Plan and Statement of Intent)

Appendix B: City of Solana Beach Resolution No. 2019-136 (Approving and Authorizing Clean Energy Alliance)

## AGGREGATION PROCESS

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### INTRODUCTION

This Amendment addresses the anticipated impacts of SEA's planned transition from a city operated stand-alone CCA to Clean Energy Alliance, the impact to its CCA program and to its customers.

SEA was established with the objectives to: 1) procure a power supply with greater renewable content than SDGE; 2) help meet the goals of the Climate Action Plan to reduce GHG emissions; 3) provide cost-competitive electric services to the residents of Solana Beach; 4) gain local control of the City's energy procurement needs; and 5) provide local clean energy programs and benefits. Through careful consideration and analysis, Solana Beach has determined it can better achieve those goals by joining with the cities of Del Mar and Carlsbad in creating the Clean Energy Alliance JPA.

### PROCESS OF AGGREGATION

Before they are transitioned to CEA, Solana Energy Alliance customers will receive written notices in the mail, from Solana Beach, that will provide information needed to understand the transition process, CEA's terms and conditions of service and explain how customers can opt-out of the CEA program, if desired. Current SEA customers wishing to opt-out of CEA will be subject to SDG&E Applicable Rule 27 regarding Return to Utility Bundled Service. All customers that do not follow the opt-out process specified in SDG&E Rule 27 will be automatically transitioned to CEA, and service will begin at their next regularly scheduled meter read date during the month of May 2021, subject to the service phase-in plan described below. The initial notices will be provided to customers in October 2020 consistent with the SDG&E Rule 27, which requires a six-month advance notice to return to bundled service.

Customers enrolled in CEA will continue to have their electric meters read and be billed for electric service by the distribution utility (SDG&E) at CEA's approved rates. The electric bill for CEA customers will show separate charges for generation procured by CEA as well as other charges related to electricity delivery and other utility charges assessed by SDG&E. SEA customers will no longer pay SEA for its electric generation once they are transitioned to the new CCA.

### CONSEQUENCES OF AGGREGATION

#### Rate Impacts

CEA customers will pay the generation charges set by the JPA and no longer pay the costs of SEA generation. Customers enrolled in CEA will be subject to the Program's terms and conditions, including responsibility for payment of all Program charges as described in the Clean Energy Alliance Implementation Plan.

The CEA's rate setting policies will establish a goal of providing rates that are competitive with the projected generation rates offered by SDG&E, will be sufficient to recover all costs related to operation of the CCA, and the Clean Energy Alliance Board will adopt the actual rates.

## SEA Implementation Plan Amendment

Initial CEA rates will be established following approval of the JPA's inaugural CCA program budget, reflecting final costs from the CEA's energy procurement. Information regarding final CEA rates will be disclosed along with other terms and conditions of service in the notices sent to SEA customers.

SEA customers will maintain their 2017 PCIA vintage, while customers in Del Mar and Carlsbad will be assigned a vintage based on the date they depart from SDG&E, consistent with SDG&E Rate Tariff CCA-CRS. These charges are shown in SDGE's electric service tariffs, which can be accessed from the utility's website, and the costs are included in charges paid by both SDGE bundled customers as well as CCA and Direct Access customers.<sup>1</sup>

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<sup>1</sup> For SDGE bundled service customers, the Power Charge Indifference Adjustment element of the Cost Responsibility Surcharge is contained within the CCA-CRS rate tariff.



## **ORGANIZATION AND GOVERNANCE STRUCTURE**

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This section provides an overview of the organizational structure of Solana Energy Alliance and the changes that will occur as a result of joining Clean Energy Alliance.

### **ORGANIZATIONAL OVERVIEW**

As a city operated stand-alone CCA, the Solana Beach City Council is responsible for establishing SEA policies and objectives and overseeing SEA’s operation. The Solana Beach City Manager serves as the SEA Executive Director to manage the operations of SEA in accordance with policies adopted by the City Council.

The Clean Energy Alliance Board of Directors will be responsible for establishing CEA policies and objectives and overseeing CEA’s operation. As a member of CEA, Solana Beach has one seat on the Board, which is filled by a member of the Solana Beach City Council. The Clean Energy Alliance will appoint an Executive Director to manage the operations of CEA in accordance with policies adopted by the Board.

The Clean Energy Alliance Implementation Plan and Statement of Intent provides details regarding CEA’s governance and organizational structure.

## **PROGRAM PHASE-IN**

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Solana Energy Alliance customers will transition to Clean Energy Alliance service in a single phase during CEA's mass enrollment of non-SEA customers. It is possible that NEM customers may be transitioned over multiple periods to mitigate the impact of SEA NEM true-up treatment.

Once, and as long as CEA is operational, and all SEA customers have transitioned to CEA, SEA will cease operating as a community choice aggregation program. Should CEA discontinuing operating as a CCA, Solana Energy Alliance may become operational again, serving customers within the existing SEA territory.

APPENDIX A: CITY OF SOLANA BEACH RESOLUTION No. 2017-163  
(ADOPTING IMPLEMENTATION PLAN)

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RESOLUTION 2017-163

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, DIRECTING THE CITY MANAGER TO SUBMIT THE APPROVED COMMUNITY CHOICE AGGREGATION IMPLEMENTATION PLAN REQUIRED BY PUBLIC UTILITIES CODE SECTION 366.2(C)(3)

**WHEREAS**, the City of Solana Beach is pursuing alternative energy solutions in hopes of improving the current and future environmental and economic conditions of its community and region; and

**WHEREAS**, the City has been actively investigating options to procure and provide electric power to its citizens with the intent of achieving greater local involvement over the provision of electric services, increasing the renewable energy percentage content and promoting competitively priced renewable energy; and

**WHEREAS**, a technical study concluded that a Community Choice Aggregation Program would serve the City and provide benefits to include the use of renewable energy at or above the required Renewable Portfolio Standard level while providing competitive rates and economic benefits to the City; and

**WHEREAS**, an Implementation Plan and Statement of Intent was drafted and presented to the Solana Beach City Council at a duly noticed public hearing for its consideration and adoption on November 15, 2017; and


**WHEREAS**, pursuant to Public Utilities Code Section 366.2(c)(12)(A), the City Council introduced Ordinance No. 483 electing to implement a community choice aggregation program within the City's jurisdiction after having conducted a noticed public hearing and considering all materials and evidence presented.

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

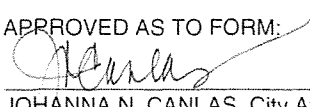
1. That the above recitations are true and correct.
2. That the Solana Beach Implementation Plan and Statement of Intent is approved.
3. That the City Manager is directed to file the Implementation Plan and Statement of Intent with the California Public Utilities Commission for certification.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of November, 2017, at a special meeting of the City Council of the City of Solana Beach, California by the following vote:

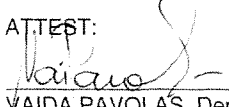
AYES: Councilmembers – Nichols, Zito, Edson, Hegenauer  
NOES: Councilmembers – Marshall  
ABSTAIN: Councilmembers – None  
ABSENT: Councilmembers – None

  
MIKE NICHOLS, Mayor

APPROVED AS TO FORM:

  
JOHANNA N. CANLAS, City Attorney

ATTEST:

  
VAIDA PAVOLAS, Deputy City Clerk

APPENDIX B: CITY OF SOLANA BEACH RESOLUTION No. 2019-136  
(AUTHORIZING AND CREATING CLEAN ENERGY ALLIANCE)

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RESOLUTION 2019-136

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AND AUTHORIZING THE EXECUTION OF THE JOINT EXERCISE OF POWERS AGREEMENT CREATING THE CLEAN ENERGY ALLIANCE**

**WHEREAS**, Section 6500 et seq. of the Government Code authorizes the joint exercise by two or more public agencies of any power common to them as a Joint Powers Authority ("JPA"); and

**WHEREAS**, Public Utilities Code Section 366.2(c)(12) specifically authorizes two or more cities and counties to conduct a Community Choice Aggregation (CCA) program through the creation of a Joint Powers Authority; and

**WHEREAS**, the creation of a JPA would allow its members to share resources and jointly provide and achieve the environmental and economic benefits of a CCA program on a regional basis; and

**WHEREAS**, the City of Solana Beach desires to enter into a Joint Exercise of Powers Agreement to establish the Clean Energy Alliance Community Choice Energy Authority along with the cities of Carlsbad and Del Mar, and any additional members approved by the JPA Board in the future.

**NOW, THEREFORE**, the City Council of the City of Solana Beach hereby resolves as follows:

1. That the foregoing recitations are true and correct.
2. The Joint Exercise of Powers Agreement creating the Clean Energy Alliance ("CEA") is hereby approved, and the City Manager is authorized to execute the Agreement in substantially the form attached hereto as Exhibit A, together with minor technical or clerical corrections, if any.
3. City Manager, or his designee, is authorized and directed to take such further actions as may be necessary and appropriate to implement the intent and purposes of this Resolution.


SEA Implementation Plan Amendment

Resolution 2019-136  
Clean Energy Alliance JPA  
Page 2 of 2

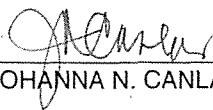
4. This Resolution and the creation of CEA is exempt from the requirements of the California Environmental Quality Act (CEQA), as it involves organizational and administrative activities of government that will not result in direct or indirect physical changes on the environment, and therefore is not considered a "project." (14 Cal. Code Regs. § 15378(b)(5).)

**PASSED AND ADOPTED** this 9th day of October 2019, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

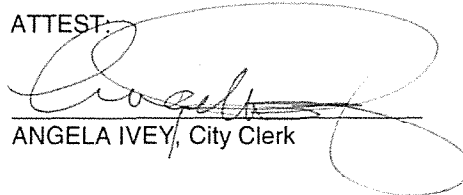
AYES: Councilmembers – Zito, Edson, Hegenauer, Becker  
NOES: Councilmembers – None  
ABSENT: Councilmembers – Harless  
ABSTAIN: Councilmembers – None

  
\_\_\_\_\_  
DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

ATTEST:

  
\_\_\_\_\_  
ANGELA IVEY, City Clerk

APPENDIX C: CITY OF SOLANA BEACH RESOLUTION NO. 2019-156  
(APPROVING SOLANA ENERGY ALLIANCE IMPLEMENTATION PLAN  
AMENDMENT)

---

**RESOLUTION NO. 2019 - 156**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SOLANA BEACH, CALIFORNIA, APPROVING THE SOLANA  
ENERGY ALLIANCE IMPLEMENTATION PLAN AMENDMENT  
AND AUTHORIZING STAFF TO FILE THE AMENDMENT WITH  
THE CALIFORNIA PUBLIC UTILITIES COMMISSION**

**WHEREAS**, the City of Solana Beach is pursuing alternative energy solutions in hopes of bettering the current and future environmental and economic conditions of its community and region; and

**WHEREAS**, the City established Solana Energy Alliance to procure and provide electric power to its citizens with the intent of achieving greater local involvement over the provision of electric services and promoting competitively priced renewable energy; and

**WHEREAS**, a pro forma analysis has concluded that joining Clean Energy Alliance would serve the City and provide benefits to include the use of renewable energy at or above the required Renewable Portfolio Standard level in support of the Solana Beach Climate Action Plan goals; and

**WHEREAS**, the City desires to transition its Solana Energy Alliance Community Choice Aggregation customers to the Clean Energy Alliance Community Choice Aggregation; and

**WHEREAS**, pursuant to Public Utilities Code Section 366.2, an Implementation Plan and Statement of Intent was presented to the Solana Beach City Council at a duly noticed public hearing for its consideration on November 15, 2017, adopted by Resolution 2017- 163; and

**WHEREAS**, the Solana Energy Alliance Implementation Plan was certified by the California Public Utilities Commission on February 19, 2018; and

**SEA Implementation Plan Amendment**

**WHEREAS**, Public Utilities Code Section 366.2 requires any subsequent changes to the Implementation Plan be considered and adopted at a duly noticed public hearing; and

**WHEREAS**, the Solana Energy Alliance Implementation Plan Amendment was presented to the Solana Beach City Council at a duly noticed public hearing for its consideration and adoption on December 11, 2019.

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

1. That the above recitations are true and correct.
2. The Solana Beach Implementation Plan and Statement of Intent Amendment is approved
3. City Staff is directed to file the Implementation Plan and Statement of Intent Amendment with the California Public Utilities Commission for certification.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of December 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:  
  
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JOHANNA N. CANLAS, City Attorney

ATTEST:  
  
\_\_\_\_\_  
ANGELA IVEY, City Clerk



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 11, 2019  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Continued Public Hearing: Request for DRP, SDP, and MEC to Demolish an Existing Structure and Construct a Two-Story Mixed-Use Development Over a Carport, and Perform Associated Site Improvements at 652 Stevens Avenue. (Case # 17-17-34 Applicant: 652 Stevens LLC; APN: 298-131-25; Resolution No. 2019-116)**

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## **BACKGROUND:**

The Applicant, 652 Stevens LLC, is requesting City Council approval of a Development Review Permit (DRP), Structure Development Permit (SDP), and Minor Exception (MEC) to demolish an existing structure and construct a mixed-use development consisting of a two-story commercial dentist office and one (1) residential unit located over an on-grade off-street parking carport at 652 Stevens Avenue. The 10,134 square-foot lot is located within the General Commercial (C) Zone.

The project was originally heard at the August 28, 2019 City Council meeting. Concerns were raised by members of the City Council and the public regarding the project's conformance with the development review criteria set forth in Solana Beach Municipal Code (SBMC) Section 17.68.040.F, specifically with respect to the proposed development's relationship with adjacent residentially developed properties and the proposed building and structure placement. Concerns were also raised regarding the Applicant's request of a Variance for relief from required landscaping. After receiving public testimony and evidence concerning the project, the Council moved to continue the application, allowing the Applicant the opportunity to address the referenced concerns.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's revised request as contained in Resolution 2019-116 (Attachment 1).

CITY COUNCIL ACTION:

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## **DISCUSSION:**

At the August 28, 2019 Council meeting, the Applicant's representative indicated that they were willing to address comments and concerns raised during the Public Hearing; therefore, the hearing was continued. The Applicant submitted revised plans to the Community Development Department on November 5, 2019, which are provided in Attachment 2. The August 28, 2019 Staff Report is included in Attachment 4 for reference.

The Applicant has made the following revisions to the proposed project:

- Revision to the eastern and northern elevations to provide more articulation and upper-level setbacks, resulting in a reduction in the proposed square footage of the second-story portion of the residential unit by 576 square feet;
- Removal of the low wall (formerly bike rack enclosure) at the front (west) side of the property. The subject area would be planted with the required 5-foot wide perimeter landscaping located between uncovered off-street parking and the public right-of-way, pursuant to the Off-Street Parking Design Manual (OSPDM);
- Increase of the southern perimeter planter to the required 3-foot width, pursuant to the OSPDM;
- Increase in the proposed box sizes of the two trees proposed on the rear (east) side of the property from 24-inch to 36-inch;
- Reduction in size of various roof projections;
- Reduction in maximum height of the sloped screen wall along the northern property line by 12 inches;
- Removal of a tree that was previously proposed to be located on the front (west) side of the property (not reflected in the attached plans). It should be noted that the proposed tree is required pursuant to the OSPDM and would require special consideration by Council to be removed from the plan; and
- Update to the proposed façade accent color on the north elevation.

Under the previous design, the Applicant requested relief from three parking requirements of the OSPDM; 1) 5-foot front perimeter landscaping; 2) 3-foot side perimeter landscaping; and 3) 22-foot vehicle back-up distance. Since the Applicant has proposed modifications to bring the project in compliance with the perimeter planting requirements, the Applicant's request for a Variance would be reconsidered as a Minor Exception. MEC's are permitted (versus a VAR) when the request is for relief or deviation from one parking or fence height standard. In this case, the Applicant's remaining request is for a reduced back-up distance of 19'-9" when 22' is required.

It should be noted that as of the writing of this Staff Report, the City's third-party landscape consultant has not yet completed a review of the revised landscape plan for consistency with the City's Water Efficient Landscape Ordinance. Any updates to the landscape plan will be provided to the City Council under separate cover.

Conditions from the Planning, Engineering, and Fire Departments have been incorporated into the updated Resolution of Approval (Attachment 1).

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 and MEC.

**CEQA COMPLIANCE STATEMENT:**

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines. The proposed project has been reviewed for consistency with the General Plan and all applicable Zoning regulations. The development is within the City limits and on a project site that is surrounded by urban uses, has all required public utilities, and is less than one acre in size. No threaten habitat or species have been identified on the site. No significant impacts to traffic, noise, air quality, or water quality have been identified.

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation adopting the attached Resolution 2019-116.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP, SDP, and MEC.
- 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 continued 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 2019-116 conditionally approving a DRP, SDP, and MEC to demolish an existing structure and construct a mixed-use development consisting of a two-story commercial dentist office and one (1) residential unit located over an on-grade off-street parking carport at 652 Stevens Avenue, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Updated Resolution 2019-116
2. Revised Project Plans Dated November 27, 2019
3. Applicant Revisions Description
4. August 28, 2019 Staff Report

## RESOLUTION 2019-116

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT, ADMINISTRATIVE STRUCTURE DEVELOPMENT PERMIT, AND MINOR EXCEPTION FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT ON A PROPERTY LOCATED AT 652 STEVENS AVENUE, SOLANA BEACH

**APPLICANT:** 652 STEVENS LLC  
**CASE NO.:** 17-17-34 DRP/SDP/MEC

**WHEREAS**, 652 Stevens LCC, (hereinafter referred to as the “Applicant”), has submitted an application for a Development Review Permit (DRP), Structure Development Permit (SDP), and Minor Exception (MEC) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

**WHEREAS**, at the Public Hearing on August 28, 2019, the City Council received and considered evidence concerning the proposed application; and

**WHEREAS**, the City Council of the City of Solana Beach continued the project so that the Applicant could revise the project to address comments made at the August 28, 2019 Council meeting; and

**WHEREAS**, at the Public Hearing on December 11, 2019, the City Council received and considered evidence concerning the proposed application as revised; and

**WHEREAS**, the Public Hearings were 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 15332 of the State CEQA Guidelines; and

**WHEREAS**, this decision is based upon the evidence presented at the hearings, 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, an administrative SDP, and a MEC to demolish an existing structure and construct a mixed-use development consisting of a two-story commercial dentist office and one (1) residential unit located over an on-grade off-street parking carport at 652 Stevens Avenue, is conditionally approved based upon the following Findings and subject to the following Conditions:

### III. FINDINGS

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

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

General Plan Consistency: The proposed mixed-use development consisting of one commercial dental office and one residential dwelling unit, as conditioned, is consistent with the City's General Plan designation of General Commercial (C), which allows residential use as a secondary use in conjunction with permitted commercial uses at a maximum density of 20 dwelling units per acre. The project could be found to be consistent with the following General Plan policies in the Land Use (LU) Element for mixed-use land uses:

Policy LU-1.6 Encourage the establishment of mixed-uses that provide for housing and jobs near transit routes, shopping areas, and recreational uses to promote public transit use, walking, and biking.

Policy LU-1.8 Within mixed-use areas, encourage an overall high-quality streetscape design, where feasible and appropriate, that includes bike lanes; on-street parking; minimal curb cuts; enhanced crosswalks; appropriate sidewalk widths; parkways; street trees, planters, and wells; street lighting; street furniture; wayfinding; kiosks; enhanced paving; public art; and other features that contribute to the character of Solana Beach.

Policy LU-6.6 Promote infill development, redevelopment, rehabilitation, and reuse efforts that protect and contribute positively to existing neighborhoods and surrounding areas.

The project could be found to be consistent with the following General Plan goals and program in the City's Housing Element:

Goal 1: The adequate provision of a range of safe and decent housing opportunities that will meet Solana Beach's share of the existing and future housing needs of the region.

Goal 6: Increased energy conservation and waste reduction in new and existing residential and mixed-use development.

Program 1: Encourage mixed-use development.

Zoning Ordinance Consistency: The proposed project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) SBMC 17.24.030, which delineates maximum FAR and SBMC 17.24.020, which provides for uses of the property as a mixed-use development. Further, the proposed project adheres to all property development regulations established for the C Zone and cited in SBMC Section 17.24.030.

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 mixed-use development includes: one (1) dental office on the main (ground) floor; and one (1) residential dwelling unit on the rear portion of the main floor and on the second floor. The proposal is consistent with permitted uses for the C Zone, as described in SBMC Sections 17.24.010, 17.24.020 and 17.24.030, which allows for a maximum of 20 dwelling units per net acre located on the upper floors, basement, and rear 50 percent of the ground floor. The development is also consistent with the objectives of the General Plan, which designates the property as General Commercial and allows residential uses as a secondary use in conjunction with permitted commercial uses.

Surrounding properties to the north, south, and east are also located in the C Zone and are developed with a mix of residential, commercial, and mixed-use development. Properties to the west are located in the LMR Zone and developed with single-family residences that are separated from Stevens Avenue and the proposed development by steep vegetated slopes.

No adverse effects upon neighboring properties would occur from the project implementation. As conditioned, the proposed project gives consideration to the protection of surrounding

areas from potential adverse effects and provides protection of the property from adverse surrounding influences such as negative impacts of light, air and noise.

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 will be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits.

- 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 Applicant proposes to construct a two-story mixed-use development built partially over an on-grade carport and partially over mechanical crawl space. The 2,142 square-foot dental office will be accessed from Stevens Avenue on the main (ground) floor and include an additional 190 square feet of exterior covered areas and 175 square feet of interior area with a ceiling height in excess of 15 feet. Both areas will count toward the total floor area. The 2,629 square-foot residential dwelling unit will be located above the carport parking in the rear (east) end of the structure and on the upper level.

The proposed building and parking spaces will be located on the northern side of the lot while the driveway would be located on the southern side of the lot. The required setbacks for a commercial zoned property not abutting residentially zoned properties, such as the subject site, are 0 feet at the front, side, and rear property lines. The proposed structure will be set back approximately 65 feet from the front (west) property line, 29 feet from the rear (east) property line, 18 feet from the southern interior side property line, and 0 feet from the northern interior side property line.

The maximum allowable building height in the C Zone is 35 feet measured from the lower of the pre-existing or proposed grade. The maximum height of the proposed structure will be 34.65 feet above the pre-existing grade and the highest portion of the building will be at 69.67 feet above MSL.

The maximum allowable Floor Area Ratio (FAR) in the C Zone is 1.2 square feet of floor area per 1 square foot of gross lot area or 120 percent. The total proposed floor area is 4,562 square feet for a FAR of 0.45.

- 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 conceptual landscape plan demonstrates compliance with the landscape requirements of the Off-Street Parking Design Manual (OSPDM). The OSPDM indicates that a minimum of 10 percent of the Vehicular Use Area (VUA) shall be landscaped. The proposed VUA area is 4,779 square feet, therefore 479 square feet of the VUA area shall be landscaped. The proposed design includes 1,119 square feet of landscape area that would comply with all requirements of the OSPDM. The OSPDM requires minimum five-foot wide landscape planters to screen the proposed parking area from the public right-of-way, minimum three-foot wide landscape planters along the sides and rear of the property, and shade trees such that each parking stall is no more than 30 feet from the center of each tree.

The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform an inspection prior to the completion of 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.*



A pedestrian walkway from Stevens Avenue would be located along the northern property line and access the main entry to the dental office. Driveway access from Stevens Avenue would be constructed along the southern property line. Bicycle storage would be located adjacent to the Stevens Avenue right-of-way and shared trash and recycling between the dental office and residence would be located under the carport.

SBMC Section 17.52 and the OSPDM require one (1) off-street parking space per 200 square feet of gross floor area for the first 2,000 square feet of a dental office and an additional space per 175 square feet. The 2,142 square-foot commercial dental office would require 10.81 stalls, which would be rounded to 11. Residential dwelling units in a mixed-use development are required to provide 1.5 parking spaces per unit and 2 parking spaces for units with two or more bedrooms. The proposed residential dwelling unit would have three bedrooms; therefore, two parking spaces are required. In total, the mixed-use development would require 13 off-street parking spaces. As proposed, the five uncovered parking spaces fronting Stevens Avenue would not comply with the OSPDM with respect to backup distance. The OSPDM requires a 22-foot free and clear backup area behind 90-degree parking spaces. While the project is designed with a 19-foot, 9-inch backup area, the Applicant is requesting consideration to allow the vehicle back-up to overhang the 3-foot wide landscape planter along the southern property line. The Applicant has requested a MEC for relief from this parking standard. The 8 remaining proposed parking spaces onsite would comply with the OSPDM.

- 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 proposes grading in the amounts of 210 cubic yards of cut, 220 cubic yards of fill, and 10 cubic yards of import. The project would generally follow the existing topography. Grading is proposed to provide a new level parking area in the front of the lot and a sloped driveway to the additional parking the rear portion of the lot. Grading is also proposed to provide for a stormwater detention basin in the rear (east) end of the lot.

- 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).*

Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060) and the OSPDM. 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. Adequate lighting shall be provided in all parking areas used by the public for safe pedestrian and vehicular movement. A minimum lighting level of 0.2 foot-candles is required for all parking areas. All lights provided to illuminate any loading space or parking area shall be designed, adjusted and shielded to avoid casting light toward public roads and adjoin residential properties.

- 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 a mixed use development in the C Zone, therefore usable open space is not required. The Applicant will be required to pay the City's Park Development Impact Fee.

- 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 and Minor Exception.

- 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 or Grading Permits.

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

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the 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 June 18, 2019, which showed a maximum building height of 34.65 feet above pre-existing grade and the highest story pole (SP #15) certified at 69.67 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 July 22, 2019. No applications for View Assessment were received by the City, therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 34.65 feet above the pre-existing grade or 69.67 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

- C. In accordance with Section 17.68.030 (Minor Exception) of the Solana Beach Municipal Code, the City Council finds the following:

- I. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the general plan and intent of this title.*

(To be updated with Council Findings.)

- II. That the granting of the variance will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity.*

(To be updated with Council Findings.)

#### IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay the following development impact fees prior to the issuance of a Building Permit and subject to the fee schedule in effect at the date of this resolution, as established by the Solana Beach Municipal Code and City Council Resolutions 1987-36, and 2018-147 and Ordinances 383 and 479:
  - a. Public Facilities Fee (SBMC Chapter 17.72.020)
  - b. Fire Mitigation Impact Fee (SBMC Chapter 15.60)
  - c. Park Development Impact Fee (SBMC Chapter 15.65)
  - d. Public Use Facilities Impact Fee (SBMC Chapter 15.66)
  - e. Regional Transportation Congestion Improvement Plan (RTCIP) (SBMC Chapter 15.48)
  - f. Transportation Impact Fee (TIF) (SBMC Chapter 15.50)
- II. The Applicant shall pay required art fees or incorporate public art as required in the Master Art Policy.
- III. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 11, 2019, and located in the project file with a submittal date of November 27, 2019.
- IV. 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 December 11, 2019 and the certified story pole plot plan, and will not exceed 34.65 feet in height from the pre-existing grade or 69.67 feet above MSL.
- V. The design of all parking spaces, areas, layouts shall meet applicable requirements of the City's Off Street Parking Design Manual. Pursuant to the MEC, the minimum back-up distance for the five uncovered parking spaces on the front side of the property has been reduced to 19'-9".

- VI. All building construction details including, but not limited to, electrical, mechanical, plumbing, energy conservation, foundation, framing and roofing plans, must be reviewed and approved through the City's formal Building Permit plan check process. Additional requirements may be imposed.
- VII. Any proposed onsite fences, walls and retaining walls or any combination thereof shall comply with applicable regulations of SBMC Section 17.60.070 (Fences and Walls).
- VIII. 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 Grading or Building Permits.
- IX. The Applicant shall submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect and shall be in substantial conformance with the conceptual plan presented to the City Council on December 11, 2019. In addition, the City's third-party landscape architect will perform a final inspection to verify substantial conformance onsite prior to completion of construction.
- X. 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.
- XI. Trees inside parking lots adjacent to stalls shall be high branching with a minimum of 6 feet to lowest branch as measured from grade. The species of trees selected may require larger than 24-inch box specimens to meet this requirement.
- XII. The parking lot landscape plan shall demonstrate the landscaping, when installed at maturity, will be positioned to avoid obstructing motorist's views of pedestrian crossing, driveways, roadways and other vehicular travel ways. If the landscaping will require maintenance to avoid obstructing motorist's views, the plan shall describe the maintenance and frequency of the proposed maintenance.
- XIII. 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.
- XIV. Adequate lighting shall be provided in all parking areas used by the

public for safe pedestrian and vehicular movement. A minimum lighting level of 0.2 foot-candles is required for all parking areas. All lights provided to illuminate any loading space or parking area shall be designed, adjusted and shielded to avoid casting light toward public roads and adjoining residential properties.

- XV. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- XVI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- XVII. The Developer/Contractor shall conduct all grading operations in such a manner as to confine dust generated from the operation to the site of the grading. Per City of Solana Beach Municipal Code 15.40.090, Section I, special conditions intended to control dust palliative may be imposed as additional requirements on the grading permit. Such conditions may be imposed in the field if necessary.
- XVIII. The project shall comply with the City's Construction Noise provisions in Section 7.34.100 of the Solana Beach Municipal Code.

B. Fire Department Conditions:

- I. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
- II. **GRADE:** The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete, with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent).
- III. **RESPONSE MAPS:** Any new development, which necessitates

updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps.

- IV. CONSTRUCTION MATERIALS: Prior to delivery of combustible building construction materials to the project site all of the following conditions shall be completed to the satisfaction of the Fire Department:
  - a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency;
  - b. As a minimum, the first lift of asphalt paving shall be in place to provide a permanent all weather surface for emergency vehicles; and
  - c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.
- V. POSTING OR STRIPING ROADWAYS "NO PARKING FIRE LANE": Fire Department access roadways, when required, shall be properly identified as per Solana Beach Fire Department standards. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- VI. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- VII. FIRE HYDRANTS AND FIRE FLOWS: The Applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets.
- VIII. 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.

- IX. ADDRESS NUMBERS FOR STRUCTURES LOCATED OFF ROADWAY: Where structures are located off a roadway on long easements/driveways, a monument marker shall be placed at the entrance where the easement/driveway intersects the main roadway. Permanent address numbers with height conforming to Fire Department standards shall be affixed to this marker.
- X. AUTOMATIC FIRE SPRINKLER SYSTEM: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department.
- XI. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicant shall dedicate sufficient right-of-way to achieve a consistent 10' distance from face of existing curb to Property Line as shown on the Preliminary Grading Plan prepared by San Dieguito Engineering, Inc.
- II. Obtain an Encroachment permit for any improvements located in the public right-of-way in accordance with Chapter 11.20 of the Solana Beach Municipal Code, prior to the start of construction.
- 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.



## GRADING

- V. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a Grading Permit shall include, but not be limited to, the following:
- a. The Grading Plan shall be prepared by a Registered 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. All recommendations of the Hydrology Report prepared by San Dieguito Engineering dated May 22, 2018 shall be incorporated into the Grading Plan and approved by the City Engineer.
  - 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. The Applicant shall prepare a City of Solana Beach Storm Water Checklist for Standard Projects to address potential water quality impacts to ensure that pollutants and runoff from this development are reduced to the maximum extent practicable.
- o. No increased cross lot drainage shall be allowed.

## SEWER

- VI. The Applicant shall pay in full the one-time sewer capacity/connection fees of \$4500.00 per Equivalent Dwelling Unit (EDU) for 1.0 EDU. The EDU assignment is determined by SBMC 14.08.060.
- VII. The Applicant shall obtain an Engineering Permit for connection of the proposed sewer lateral to the existing main to the satisfaction of the City Engineer.
- VIII. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
- IX. The Applicant shall provide documentation requested by the City Engineering Department to determine the Equivalent Dwelling Unit (EDU) assignment.

## 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 11<sup>th</sup> day of December, 2019, by the following vote:

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

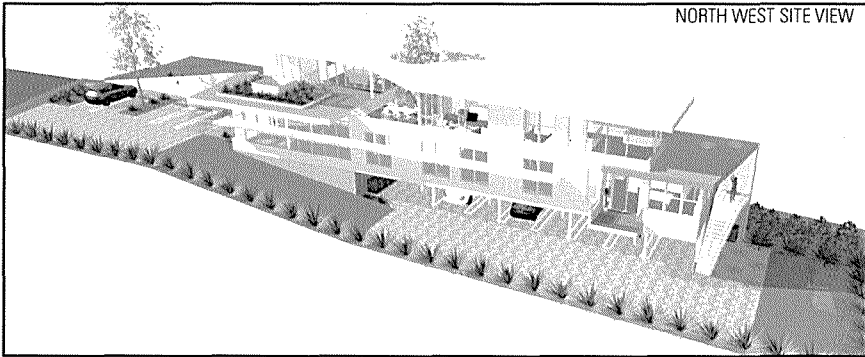
\_\_\_\_\_  
DAVID A. ZITO, MAYOR

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

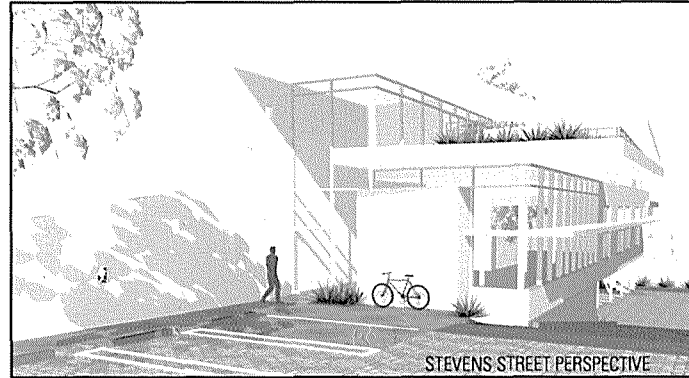


NORTH WEST SITE VIEW

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT IS LOCATED AT 652 STEVENS AVE., SOLANA BEACH, CA.

THE ARCHITECTURAL STYLE IS DESIGNED TO COMPLEMENT THE COASTAL BEACH THEME AND RESPECT THE EXISTING SURROUNDING COMMUNITY. GRADING WILL FOLLOW THE EXISTING TOPOGRAPHY CLOSELY. LANDSCAPING AND HARDSCAPE ARE DESIGNED TO OPTIMIZE STORM-WATER FILTRATION AND RETENTION, AS WELL AS PROVIDING A COMMUNITY SENSITIVE AND INDIGENOUS AESTHETIC.



STEVENS STREET PERSPECTIVE

PROJECT DATA

APPLICANT: ROB WELLINGTON QUIGLEY, FAIA
APN: 290-131-25-00
ADDRESS: 652 STEVENS AVENUE, SOLANA BEACH, CA 92067
ZONE: C COMMERCIAL

LEGAL DESCRIPTION: THAT PORTION OF LOT 10 BLOCK 17 OF A SUBDIVISION OF LOTS 1, 2, 3, 9, 16, 21 AND 22 A PORTION OF LOT 6 OF LUN GARDENS IN THE CITY OF SOLANA BEACH COUNTY OF SAN DIEGO STATE OF CALIFORNIA...

BEGINNING AT THE SOUTH ONE THIRD POINT IN THE LASTERLY LINE OF SAID LOT 10... EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF A LINE DESCRIBED AS FOLLOWS... ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE SOUTH 50.00 FEET OF SAID LOT 10

PROJECT DESCRIPTION: DEMOLITION OF EXISTING STRUCTURE FOR THE DEVELOPMENT OF A SINGLE MIXED USE BUILDING OVER A CARPORT WITH TYP. V.A CONSTRUCTION PROJECT INCLUDES 5 COMMERCIAL SPACES FOR A TOTAL OF 16 OCCUPANCY, 1 RESIDENTIAL UNIT IN 3 OCCUPANCY AND A COVERED CARPORT (4 OCCUPANCY)

BLDG. HEIGHT: MAX: 35' ABOVE LEVEL OF EXISTING OR PROPOSED GRADE IN COMPLIANCE WITH SEMC 17.06.030
PROPOSED: 34' 8"

STORIES: 3
LOT AREA: GROSS 10,134 SF (233 ACRES)
NET 10,134 SF (24 SF R.O.W. DEDICATION 10,119 SF (232 ACRES)
BUILDABLE 10,110 SF (232 ACRES)

LOT COVERAGE: 4.007 / 10.134 29%
TOTAL FLOOR AREA (SEE T1.1) 4562 S.F.
COMMERCIAL (L2+L3) 2909 S.F.
RESIDENTIAL (L1 UNIT) 818 S.F.
UPPER FLOOR 1,255 S.F.

F.A.R. MAX: 1.2 X 10,134 12,161 SF
PROPOSED: 4,562 / 10,134 0.45 = 1.20

DENSITY: C10 (APPLICABLE)
232 ACRES @ 1.20 = 278.4 UPH/ACR. 1.46 DU ALLOWED
2,629 SF / 12,161 SF 21% 50% RESIDENTIAL (COMPLA)

PARKING: 32 SF REQUIRED / 13 PROVIDED (SEE PARKING CALCULATIONS ON T1.1)

LANDSCAPING: REFER TO LANDSCAPE DRAWINGS & CALCULATIONS

HARDSCAPE: REFER TO LANDSCAPE DRAWINGS & CALCULATIONS

GRADING: REFER TO CIVIL GRADING DRAWINGS & CALCULATIONS

SETBACKS: FRONT: 0' / PROPOSED 65'
SIDE (NORTH SOUTH) 0' / PROPOSED 18' 11 3/4"
SIDE (EAST WEST) 0' / PROPOSED 0'
REAR: 0' / PROPOSED 29'-13 1/2"

PLANNING NOTES

Table with 2 columns: REFERENCE and OVERLAY. Includes references to 2016 California Building Code, Solana Beach Municipal Code, and Coastal Development overlay.

PROJECT DIRECTORY

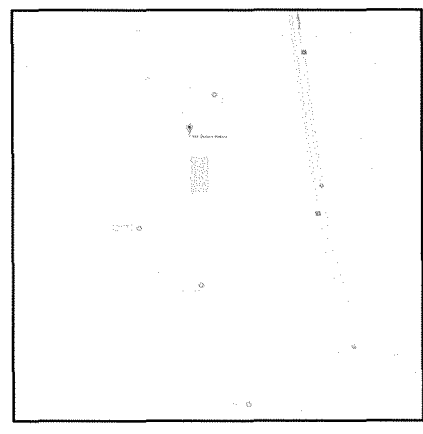
Table listing project team members including Owner (Azita Vakili & Mojtaba Esfahani), Architect (Rob Wellington Quigley, FAIA), Landscape Architect (Greg Hebert Landscape Architect), Civil Engineer (San Diego Engineering), and Geotechnical Engineer (SMS Geotechnical Solutions, Inc.).

SHEET INDEX

Table listing sheet titles and indices: T1.0 TITLE SHEET, T1.1 RENDERINGS, T1.2 RENDERINGS, T1.3 ZONING COMPLIANCE, C1.0 TOPOGRAPHIC SURVEY, C1.1 GRADING PLAN, C1.2 BMP PLAN, C2.0 STORY POLE PLAN, L1.1 LANDSCAPE DIAGRAM PLAN, L1.2 LANDSCAPE DIAGRAM PLAN, L2.1 WATER CONSERVATION PLAN, L3.1 LANDSCAPE PLAN, A1.0 SITE PLANS, A2.0 PARKING PLAN & GROUND FLOOR, A2.1 UPPER FLOOR & ROOF PLAN, A3.0 EXTERIOR ELEVATIONS, A4.0 BUILDING SECTIONS.

CITY OF SOLANA BEACH | PRELIMINARY FIRE DEPARTMENT CONDITIONS:

1. This plan was prepared for the City of Solana Beach, California, for use by the Fire Department. It is intended to provide information regarding fire department requirements for the proposed development. It is not intended to be a contract or a warranty of any kind. The Fire Department is not responsible for the accuracy or completeness of this information. It is the responsibility of the applicant to provide accurate information regarding the proposed development. The Fire Department is not responsible for the accuracy or completeness of this information. It is the responsibility of the applicant to provide accurate information regarding the proposed development.



VICINITY MAP
NOT TO SCALE

Professional Engineer seal for Rob Wellington Quigley, FAIA, No. 21885, Exp. 07/2027. License No. 15912, State of California, Mechanical Engineering.

STEVENS AVE.
652 STEVENS AVE.
SOLANA BEACH, CA

\*\*\* NOT FOR \*\*\*
CONSTRUCTION
Title T 1.0
DEVELOPMENT REVIEW PACKAGE 11/21/19

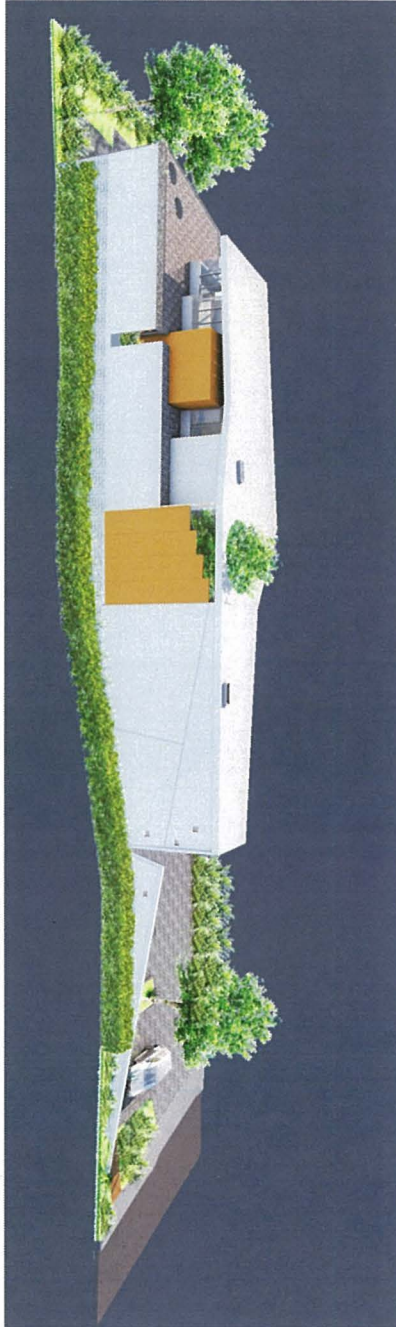
BEFORE  
SOUTHEAST ELEVATION



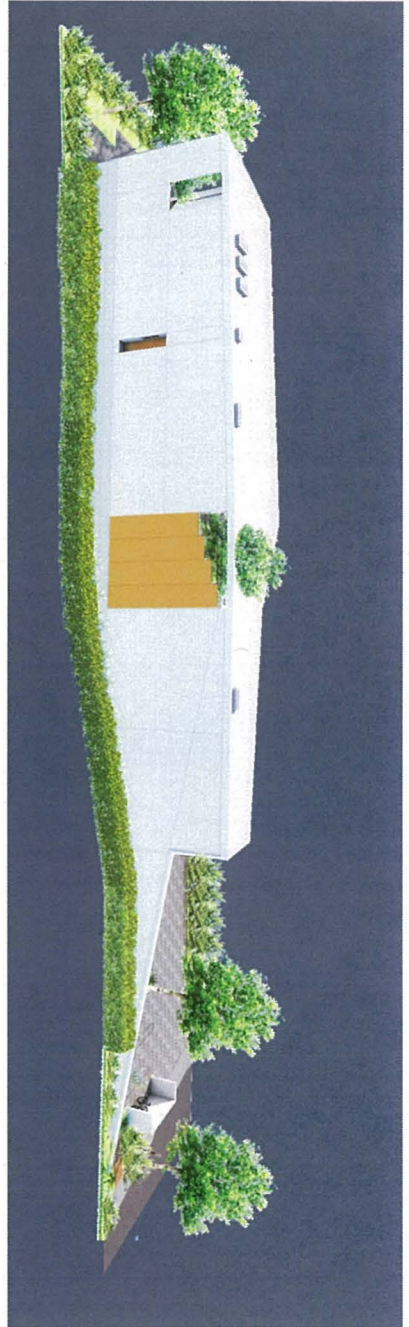
AFTER  
SOUTHEAST ELEVATION



AFTER  
NORTH ELEVATION



BEFORE  
NORTH ELEVATION



# STEVENS AVE.

852 STEVENS AVE.  
SOLANA BEACH, CA



Rob Wellington Guigley, FAIA  
Architecture/Planning

415 13th Street  
Suite 303  
San Diego, California 92101  
T (619) 232-0688  
F (619) 232-8906

600 Kendall Avenue  
Pacific, California 94306  
T (650) 328-9032  
F (650) 328-8032







VIEW FROM THE SOUTHWEST



VIEW FROM THE NORTHWEST



VIEW OF UPPER FLOOR DECK



VIEW OF UPPER FLOOR DECK

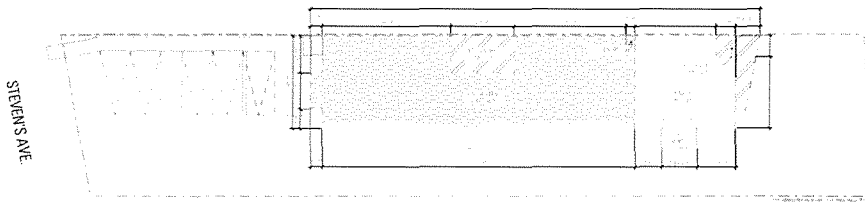
6500 Colton Avenue  
 Mission Viejo, California 92690  
 Tel: 949.261.8600  
 Fax: 949.261.8600  
 115 S. 15th Street  
 San Diego, California 92101  
 Tel: 619.594.2322  
 Fax: 619.594.2322  
 Rick Wadsworth Design, PMA  
 Architecture & Planning



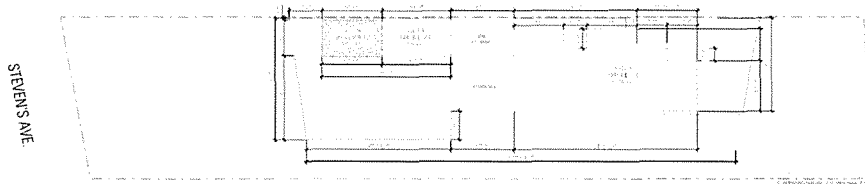
**STEVENS AVE.**  
 480 STEVENS AVE.  
 SOLANA BEACH, CA

... NOT FOR ...  
CONSTRUCTION

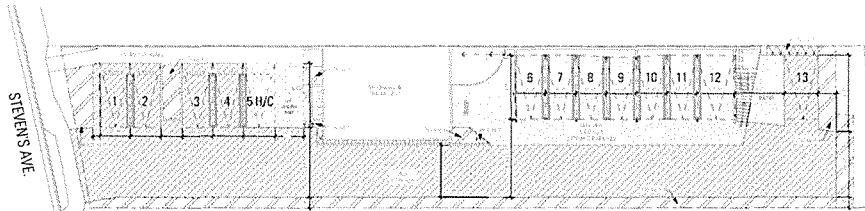
11/21/19 Rick Wadsworth Design, PMA  
 All renderings are preliminary and subject to change without notice. All dimensions are approximate and subject to change without notice.



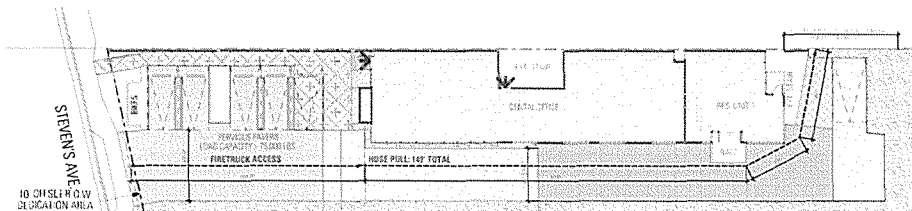
1 FAR: GROUND FLOOR  
SCALE: 1/8" = 1'-0"



2 FAR: UPPER FLOOR  
SCALE: 1/8" = 1'-0"



3 PARKING REQ'S  
SCALE: 1/8" = 1'-0"



4 FIRE DEPT. ACCESS  
SCALE: 1/8" = 1'-0"

**LEGEND**

- ENCLOSURE HIGH COMMERCIAL
- ENCLOSURE HIGH RESIDENTIAL
- EXTERIOR COVERED
- INTERIOR COMMERCIAL OVERLAY

**LEGEND**

- PAVING / NON V.I.U.A
- VEHICULAR USE AREA
- LANDSCAPE IN V.I.U.A (COMPLIANT)
- LANDSCAPE IN V.I.U.A (NON COMPLIANT)
- LANDSCAPE AREA

**LEGEND**

- HABITABLE ENCLOSED SPACE
- NON HABITABLE EXTERIOR SPACE

**F.A.R. CALCULATIONS**

**SITE AREA**  
**LOT AREA:** GROSS: 10,124 S.F. (1.222 ACRES)  
 NET: 10,110 S.F. (1.222 ACRES)  
 BUILDABLE: 10,110 S.F. (1.222 ACRES)

**LOT COVERAGE:** 4,007 / 10,124 = 39%

**BUILDING AREA**

<b>COMMERCIAL</b>	Ground Floor	2,142 s.f.
	Letter Covered	192 s.f.
	Area Over 15'	175 s.f.
<b>RESIDENTIAL UNIT 1</b>	Ground Floor	602 s.f.
	Upper Floor	1,235 s.f.
	Letter Covered	135 s.f.
<b>Gross Total</b>		<b>4,562 s.f.</b>

**F.A.R.**

**EXISTING MAX USE:** MAX: 1.2 X 10,124 = 12,161 S.F.  
**PROPOSED:** 4,562 / 10,124 = 0.45 < 1.20

**DENSITY**

**EXISTING MAX USE:** 232 ACRES INCL. 20 DU/PER ACRE = 1 - 1.64 DW/ALLOWED  
 2,629 S.F. / 12,161 S.F. = 21% < 50% RESIDENTIAL FLOOR AREA

**PARKING CALCULATIONS**

**LANDSCAPE REQUIREMENTS**

V.I.U.A	REQUIRED 10% LANDSCAPE AREA	PROPOSED COMPLIANT LANDSCAPE AREA	PROPOSED NON-COMPLIANT LANDSCAPE AREA	TOTAL LANDSCAPE AREA WITH MINOR EXCEPTION
4,779 S.F.	478 S.F.	1,119 S.F.	90 S.F.	1,209 S.F. PROPOSED + 478 S.F. REQUIRED

**COMMERCIAL (General Office):** 11 per 2000 sq ft for first 2000 sq ft then 1 per 1750 sq ft

**TOTAL COMMERCIAL AREA REQUIRED PARKING:** 2,142 sq ft (without ext. covered area over 15')

**REQUIRED PARKING:**

(2,000/200) = 10

(1,142/175) = 6.5

10 ST

10 FT STALLS REQ.

**RESIDENTIAL:** 11.5 per unit and 2 for 2 - townhomes

**TOTAL RESIDENTIAL AREA 3 BEDROOM UNIT:** 2,629 sq ft gross

7 STALLS REQ.

**TOTAL STALLS REQUIRED:** 12.81 (10.81 + 2)

**TOTAL STALLS PROVIDED:** 13 (12 STANDARD, 1 ADA)

**TRUCK PARKING:** 1 REQ (ADA REQ. 1 - 25), 1 PROVIDED

**TRUCK STALLS:** 1 REQ (1700 PARKING STALLS), 1 PROVIDED

**NO LOADING ZONE REQUIRED:** 0 REQ COMMERCIAL USE.

**FIRE DEPARTMENT ACCESS**

4' 0" WALKWAY MINIMUM 300' 2'

HYDRANT #1 STEVENS AVE. 397' NORTH

HYDRANT #2 STEVENS AVE. 287' SOUTH

150' MINIMUM LOCATION SEPARATION FROM SANITARY WATER DISTRICT

**FIRE TRUCK ACCESS:**

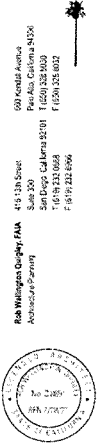
20' DRIVEWAY WIDTH WITH 13'-6" CLEAR ABOVE TO 65'-8" INTO PROPERTY

**FIRE PULL:**

SHOWN IN DIAGRAM TO LEFT THE HOSE PULL IS PROPOSED TO BE 149' FROM END OF FIRE TRUCK ACCESS TO THE FARTHEST CORNER OF THE BUILDING. VEHICULAR PROPOSED REAR RESIDENTIAL UNIT TERMINATED TO PROVIDE BETTER ACCESS AT REAR OF PROPERTY

**FIRE SPRINKLERS:**

THE COMMERCIAL AREA WILL BE COVERED BY A NFPA TYPE 13 SPRINKLER SYSTEM AND THE RESIDENTIAL UNIT WILL USE A NFPA TYPE 130 SYSTEM. TYPE 130 CONSTRUCTION WITH OCCUPANCY SEPARATION WALLS, LOAD-BEARING WALLS, AND FLOOR/CILING ASSEMBLIES HAVING ONLY 1-HR. RESISTANCE.



**STEVENS AVE.**  
 460 STEVENS AVE  
 SUITE 100  
 SULLY, BEACH, CA

... NOT FOR ...  
**CONSTRUCTION**



**ENCUMBRANCES:**

EXISTING ENCUMBRANCES LISTED BELOW ARE PER A PRELIMINARY TITLE REPORT PREPARED BY TICOR TITLE COMPANY DATED DECEMBER 23, 2016 AS ORDER NO. 00450958-017-ZW1

EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: SEWER, WATER AND GAS MAINS, POLES AND WIRES, INGRESS AND EGRESS  
 RECORDING DATE: JUNE 17, 1931  
 RECORDING NO: BOOK 1909, PAGE 112, OF DEEDS  
 AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

# TOPOGRAPHIC SURVEY

**OWNER:**

ADITA VAKUJ  
 ADDRESS:  
 652 STEVENS AVENUE  
 SOLANA BEACH, CA

**APN:**  
 298-131-25

**BENCHMARK:**

2.5" BRASS DISC MARKED "SOLB-2, L.S. 7322"  
 LOCATED IN TOP OF CURB OVER DRAINAGE  
 INLET IN FRONT OF THE SOLANA BEACH  
 LIBRARY ON STEVENS AVENUE.

ELEVATION = 110.412'  
 DATUM = NAVD 88

**LEGAL DESCRIPTION:**

THAT PORTION OF LOT 10 BLOCK "F" OF A SUBDIVISION OF LOTS 1,2,3,8,18,21 AND 22 AND A PORTION OF LOT 8 OF EDEN GARDENS, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2148 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 2, 1929 MORE PARTICULARLY DESCRIBED IN DEED TO VAKUJ RECORDED FEBRUARY 21, 2017 AS DOC. NO. 2017-000324.

**NOTES:**

- BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM AN EVIDENCE BASED BOUNDARY SURVEY PERFORMED IN APRIL OF 2017. A RECORD OF SURVEY DEPICTING THE FULL PROCEDURE OF SURVEY WILL BE FILED WITH THE COUNTY OF SAN DIEGO.
- PLEASE NOTE THAT THIS SURVEY HAS NOT IDENTIFIED ANY UNDERGROUND UTILITIES THAT MAY EXIST UNLESS OTHERWISE SHOWN.
- TREES THAT ARE LESS THAN 8" IN DIAMETER HAVE NOT BEEN LOCATED, UNLESS OTHERWISE SHOWN.

**LEGEND:**

- BLDG. OH INDICATES BUILDING OVERHANG
- BOV INDICATES WATER SERVICE BLOW-OFF VALVE
- BW INDICATES BOTTOM OF WALL
- EC INDICATES EDGE OF CONCRETE
- EP INDICATES EDGE OF PAVEMENT
- EX INDICATES EXISTING
- FTE INDICATES FINISHED FLOOR ELEVATION
- FL INDICATES FLOW LINE
- FS INDICATES FINISHED SURFACE
- G INDICATES GROUND
- GB INDICATES GRADE BREAK
- GM INDICATES GAS METER
- SD INDICATES STORM DRAIN
- TC INDICATES TOP OF CURB
- TG INDICATES TOP OF GRATE
- TW INDICATES TOP OF WALL
- TBW INDICATES TOP BACK OF WALL
- WV INDICATES WATER VALVE
- CHAIN LINK FENCE
- WALL
- EXISTING SEWER MANHOLE
- EXISTING TREE
- EXISTING WATER VALVE

**PREPARED BY:**

COASTAL LAND SOLUTIONS, INC.  
 577 SECOND STREET  
 ENCINITAS, CA 92024  
 760-230-6025  
 DATE OF SURVEY: APRIL 2017.

SEAN C. ENLERT, LS 7959 DATE 12-21-2017

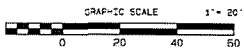
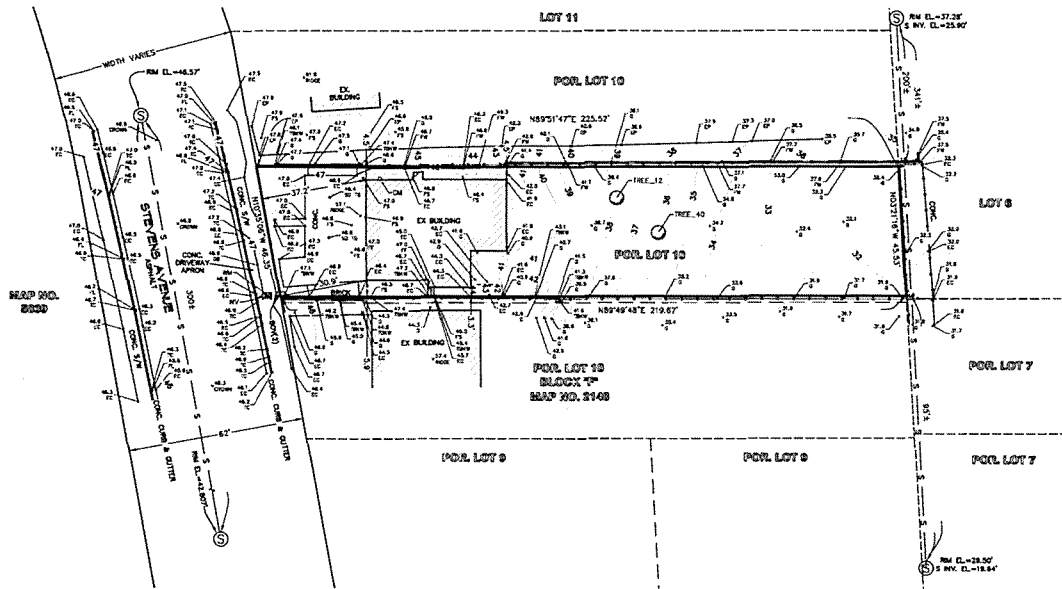


**STEVENS AVE.**  
 852 STEVENS AVE  
 SOLANA BEACH, CA

... NOT FOR ...  
 CONSTRUCTION

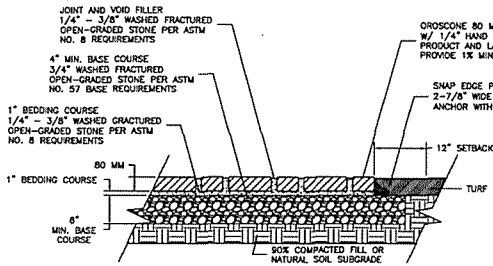
C 1.0

11/4/19



**CLS**  
 COASTAL LAND SOLUTIONS, INC.  
 577 SECOND STREET  
 ENCINITAS, CA 92024  
 TEL: (760) 230-6025  
 FAX: (760) 230-6025  
 CLS#1450

650 Kestel Avenue  
 Encinitas, CA 92024  
 San Diego, California 92038  
 Tel: (760) 230-6025  
 Fax: (760) 230-6025  
 F: 919-332-6506  
 Rob Washington, License No. 4455  
 Professional Engineer  
 419 1/2th Street  
 Encinitas, CA 92024



**PERVIOUS PAVERS**

**LEGEND**

- CONCRETE WALKWAY
- PAVER PARKING
- LANDSCAPE AREA
- CONCRETE SECTION
- DETENTION/LID INFILTRATION BASIN
- DIRECTION OF RUNOFF
- EXISTING CONTOURS
- EXISTING SPOT ELEV
- SPOT ELEVATION
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- PROPERTY LINE
- LIMIT OF INFILTRATION
- DETENTION/LID INFILTRATION BASIN OUTLINE
- EXISTING FENCE
- EXISTING WALL
- PROPOSED WALL
- GRATE INLET
- 2:1 FILL SLOPE
- RIP-RAP DISSIPATOR
- EXISTING SEWER MAIN
- EXISTING WATER MAIN

**TOPOGRAPHIC SOURCE**

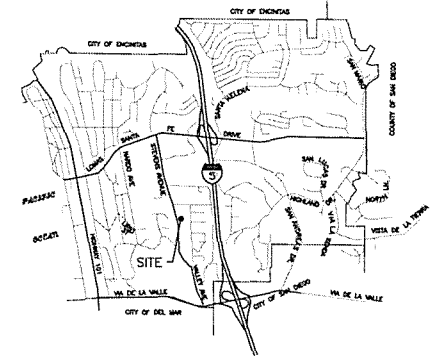
COASTAL LAND SOLUTIONS, INC. 377  
 FIELD SURVEY, ENCINITAS, CA, 92024  
 04-24-2017, DATE OF SURVEY

**EASEMENT/TITLE INFORMATION:**

EXISTING ENCUMBRANCES LISTED BELOW ARE PER A PRELIMINARY TITLE REPORT PREPARED BY THIS TITLE COMPANY DATED DECEMBER 23, 2018 AS ORDER NO. 00450898-017-ZW1  
 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL HERETO AS SET FORTH IN A DOCUMENT:  
 PURPOSE: SEWER, WATER AND GAS MAINS, POLES AND WIRES, INGRESS AND EGRESS  
 RECORDING DATE: JUNE 17, 1937  
 RECORDING INSTRUMENT: PAGE 112, OF DEEDS  
 AFFIDAVIT: A PORTIONS OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.  
 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

**SITE BREAKDOWN**

GROSS LOT SIZE = 10,134 SF  
 NET LOT SIZE = 10,134 SF  
 FLOOR AREA = 4,938 SF  
 FLOOR AREA RATION:  
 GROSS FLOOR AREA/GROSS LOT SIZE = 0.487  
 IMPERVIOUS PAVING = 2,125 SF  
 PERVIOUS PAVING = 5,447 SF  
 IRRIGATED LANDSCAPE = 1,794 SF



**VICINITY MAP**  
N.T.S.

**CONSTRUCTION NOTES**

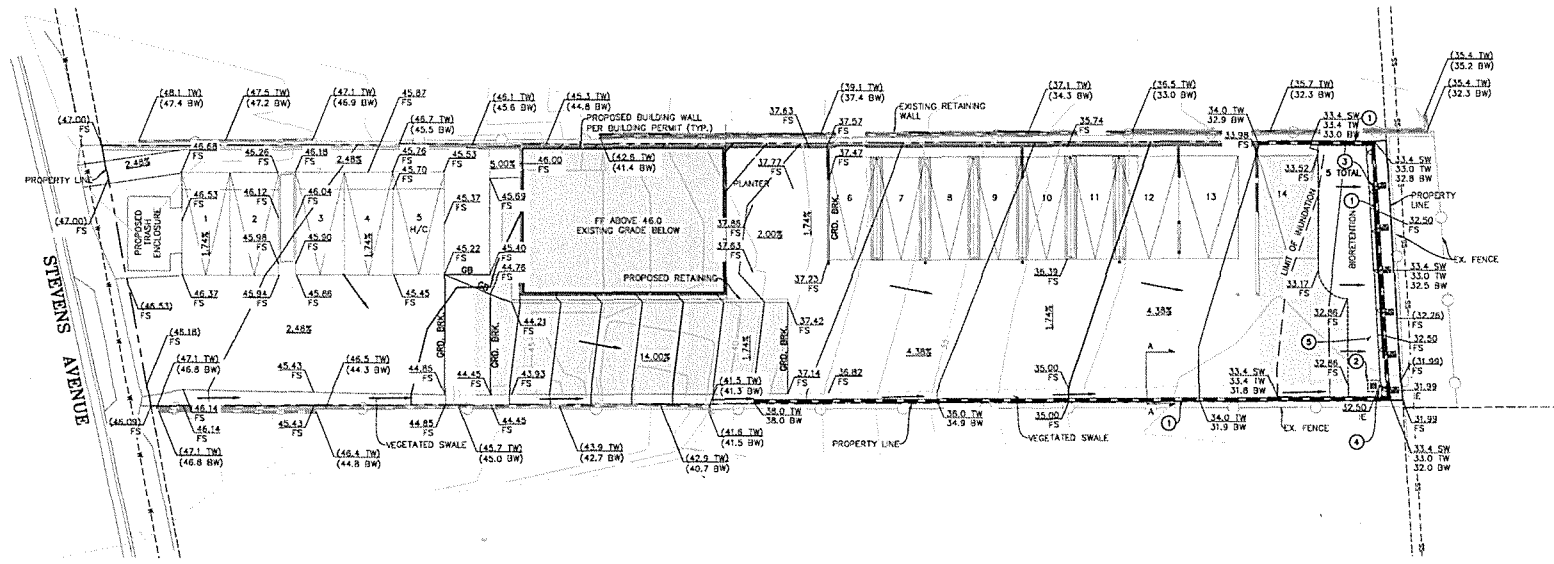
1. INSTALL GRAVITY RETAINING WALL PER C-09 TYPE-C.
2. BROOKS BOX NO.1212 CATCH BASIN W/ PARKWAY GRATE.
3. INSTALL 5-4" DIAMETER PIPES THROUGH WALL WITH CENTER AT 32.7'. SEE TYPICAL DETENTION BASIN OUTLET DRAINAGE DETAILS ON SHEET C1.2
4. INSTALL 8" PVC OUTLET PIPE.
5. SEE DETENTION/LID INFILTRATION BASIN DETAIL ON SHEET C1.2.

**ABBREVIATION LEGEND**

- SW - SCREEN WALL (FOR RETENTION OF STORM WATER)
- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- FS - FINISH SURFACE
- (XX) - EXISTING ELEVATION

**EARTHWORK**

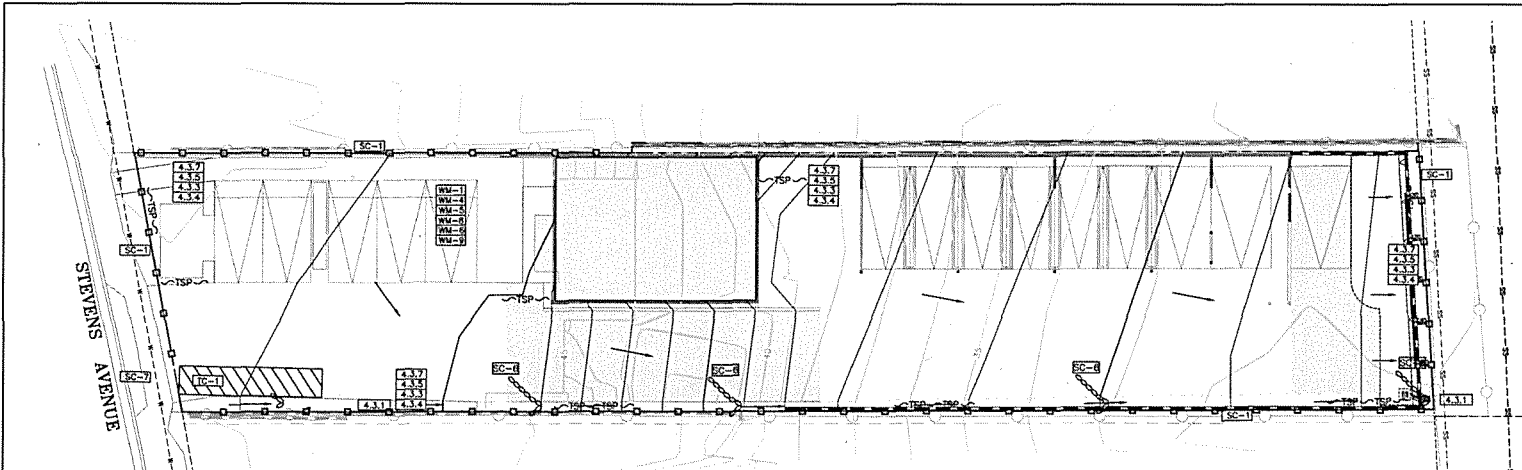
CUT: 210 CY  
 FILL: 220 CY  
 NET: 10 CY (IMPORT)



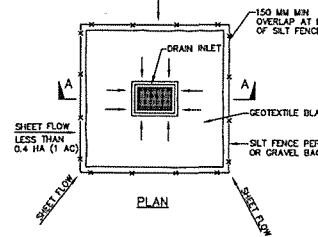
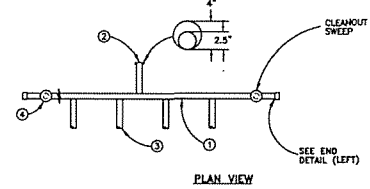
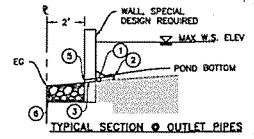
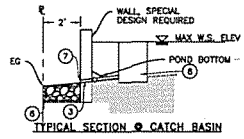
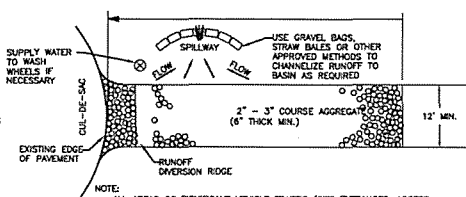
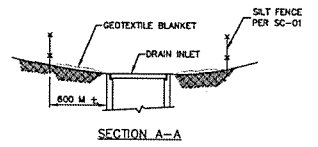
**SAN DIEGO ENGINEERING, INC**  
 443 STEVENS AVE. Ste. 309  
 SOLANA BEACH, CA  
 92075-0264  
 PHONE: (858) 343-1149  
 WWW.SDEINC.COM  
 CIVIL ENGINEERING • PLANNING  
 LAND SURVEYING

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
CM By: J.S. AGUIAR R.C.E. 61158, Exp. 6/30/19			By: _____ Date: _____	By: Mohammed Sammak, City Engineer R.C.E. 37146 Exp. 6/20/18	2.2" BRASS DISC MARKER "568.8-2, L.S. 7322" LOCATED IN TOP OF CURB OVER DRAINAGE INLET IN FRONT OF THE SOLANA BEACH LIBRARY ELEV: 110.417' DATUM: MVD 88	GRADING PLANS FOR: <b>652 STEVENS AVENUE</b> MIXED USE RESIDENCE		<b>C1.1</b> Sheet 1 of 2

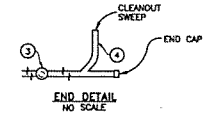
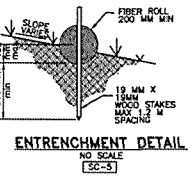
U:\DATA\PROJECTS\5792 MOJE STEVENS\CAD FILES\5792-MOJE STEVENS-DESIGN REVIEW.DWG



- ### BMP LEGEND
- MATERIALS & WASTE MANAGEMENT BMPs:**
- WM-1 MATERIAL DELIVERY & STORAGE
  - WM-4 SPILL PREVENTION AND CONTROL
  - WM-8 CONCRETE WASTE MANAGEMENT
  - WM-9 SOLID WASTE MANAGEMENT
  - WM-9 SANITARY WASTE MANAGEMENT
  - WM-10 HAZARDOUS WASTE MANAGEMENT
- TEMPORARY RUNOFF CONTROL BMPs:**
- SS-4 HYDROSEEDING/BFM
  - SC-1 SILT FENCE
  - SC-8 (SC-8) GRAVEL OR SAND BAGS
  - SC-7 STREET SWEEPING AND VACUUMING
  - TC-1 STABILIZED CONSTRUCTION ENTRANCE
- POST-CONSTRUCTION SITE DESIGN BMPs:**
- 4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
  - 4.3.3 MINIMIZE IMPERVIOUS AREA
  - 4.3.4 MINIMIZE SOIL COMPACTION
  - 4.3.5 IMPERVIOUS AREA DISPERSION
  - 4.3.8 RUNOFF COLLECTION
  - 4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES



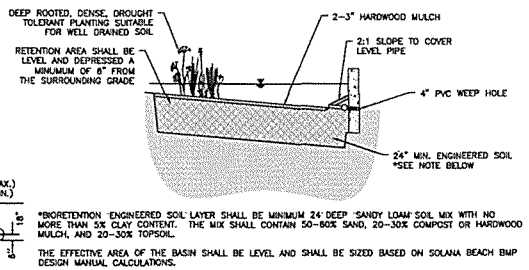
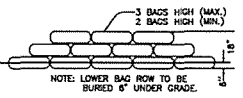
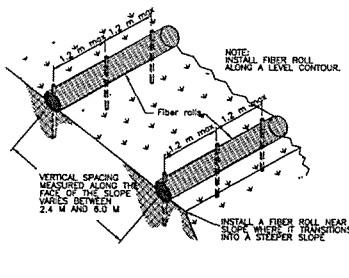
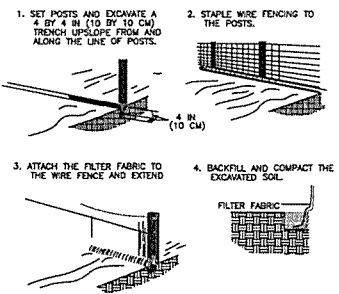
NOTE: ALL AREAS OF SIGNIFICANT VEHICLE TRAFFIC (SITE ENTRANCES, ACCESS ROADS, PARKING LOTS, ETC.) SHOULD BE STABILIZED IMMEDIATELY AFTER GRADING TO PREVENT EROSION AND CONTROL DUST. SITE ENTRANCES AND EXITS ARE ESPECIALLY IMPORTANT. USE GRAVEL APPROACHES TO LIMIT TRACKING OF SEDIMENT OFFSITE.



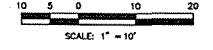
	ORIFICE DIA	C ORIFICE	POND BOTTOM	Over MAX W/S ELEV SPILLWAY FL
IMP A	2.5"	32.7	32.5	194.9

TYPICAL DETENTION BASIN OUTLET DETAILS  
NO SCALE

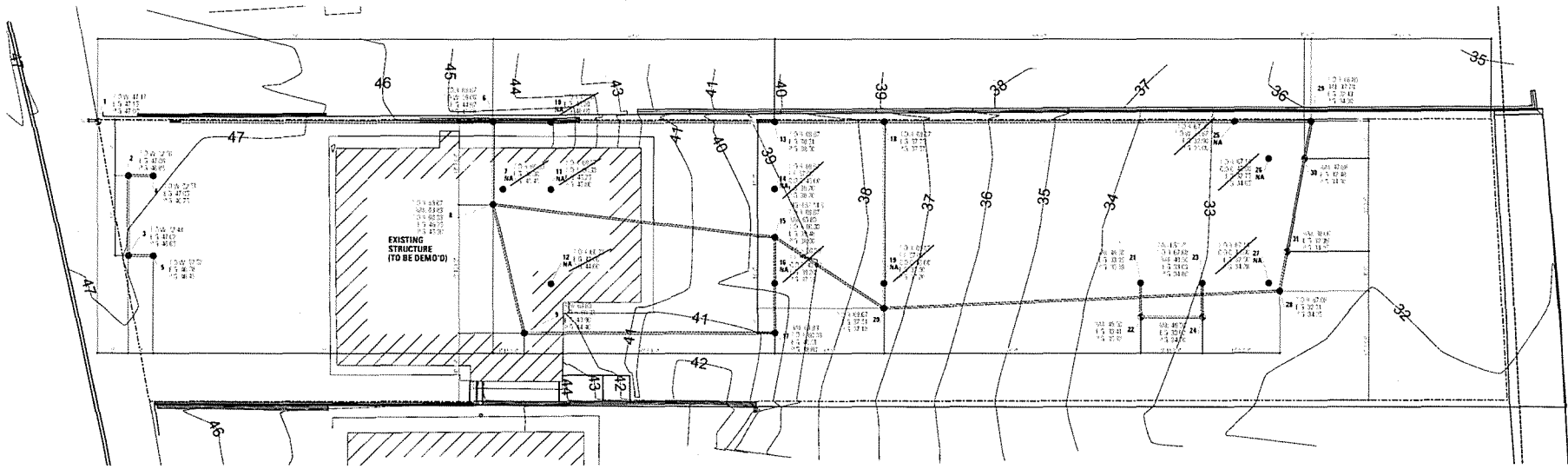
- NOTES:
- FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING.
  - NOT APPLICABLE IN PAVED AREAS.
  - NOT APPLICABLE WITH CONCENTRATED FLOWS.



**SAN DIEGO ENGINEERING, INC.**  
462 STEVENS AVE. STE. 305  
SOLANA BEACH, CA 92075-2044  
PHONE: (858) 545-1148  
WWW.SDEI.COM  
CIVIL ENGINEERING + PLANNING  
LAND SURVEYING



ENGINEER OF WORK CM By: A.S. AGUILAR Date: 8/30/19	CITY APPROVED CHANGES	APPO DATE	RECOMMENDED FOR APPROVAL By: _____ Date: _____	APPROVED FOR CONSTRUCTION By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 8/30/18	BENCH MARK 2.37 BRASS BENCH MARK TOWER, L.S. 73227 LOCATED IN TOP OF CLUB OVER DRAINAGE INLET IN FRONT OF THE SOLANA BEACH LEANUP ELEV: 110.41' DATE: 1/15/88	<b>CITY OF SOLANA BEACH</b> EROSION CONTROL PLANS FOR: <b>652 STEVENS AVENUE</b> W/SD USE REFERENCE	ENGINEERING DEPARTMENT	DRAWING NO. <b>C1.2</b> Sheet 2 of 2
			SAN DIEGO ENGINEERING, INC.		CITY OF SOLANA BEACH		ENGINEERING DEPARTMENT	



1 Story Pole Plan  
SCALE: 1/8" = 1'-0"

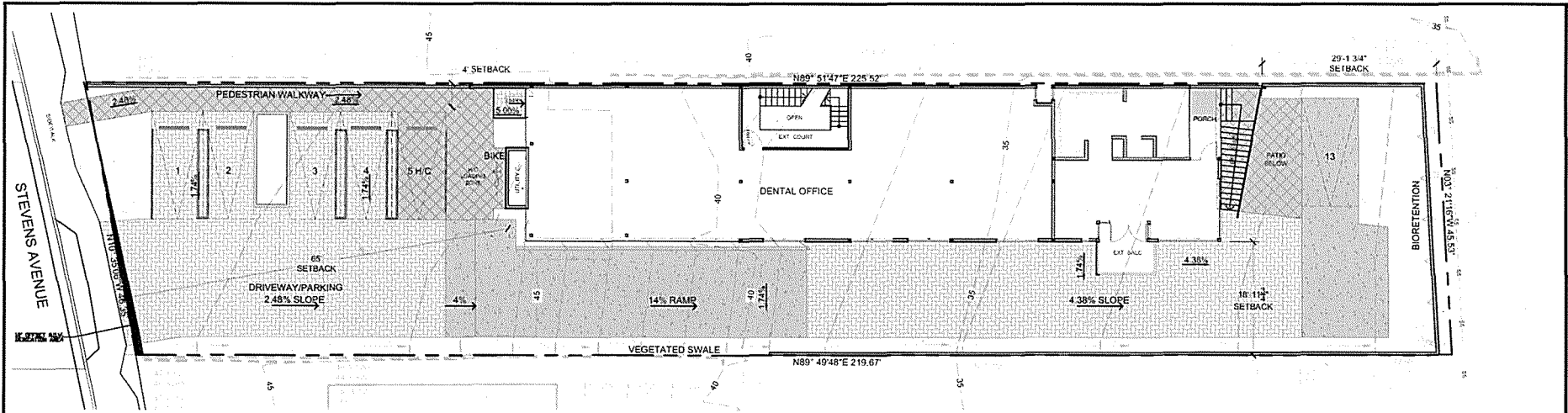
**LEGEND:**  
 T.O.R. - TOP OF ROOF      F.F. - FINISH FLOOR  
 T.O.W. - TOP OF WALL      E.G. - EXISTING GRADE  
 RAIL - TOP OF RAILING      P.G. - PROPOSED GRADE

500 Portal Avenue  
 San Diego, California 92108 T: 619.332.8000  
 F: 619.332.8005

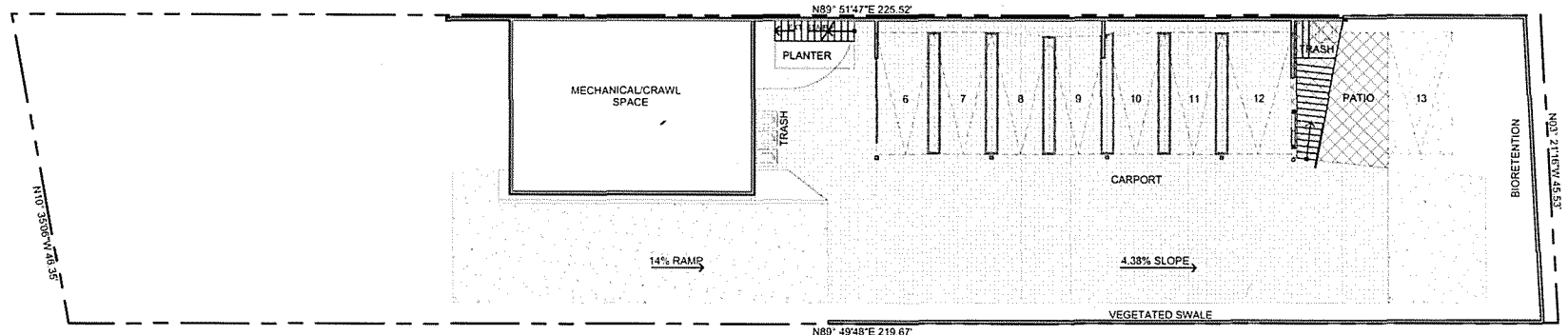
Rob Whittington Consulting, Inc.  
 415 S. 13th Street  
 San Diego, California 92101 T: 619.332.8000  
 F: 619.332.8005

**STEVENS AVE.**  
 653 STEVENS AVE  
 SOLANA BEACH, CA

... NOT FOR ...  
 CONSTRUCTION



GROUND LEVEL



PARKING LEVEL

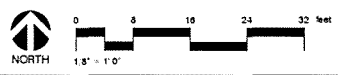
**SITE DEVELOPMENT**

SYMBOL	NOTES	QTY
	GROSS LOT SIZE	10,134 SF
	NET LOT SIZE	10,110 SF
	FLOOR AREA	4,007 SF
	FLOOR AREA RATIO: 4,007 SF / 10,134 SF = 3.9%	
	IMPERVIOUS PAVING	2,358 SF
	PERVIOUS PAVING	3,107 SF
	IRRIGATED LANDSCAPE	2,043 SF

	EXISTING (SF)	PROPOSED TOTAL (SF)
NON-LANDSCAPED AREA	5,465 SF	2,043 SF
NON-IRRIGATED LANDSCAPE	N/A	N/A
IRRIGATED LANDSCAPE	N/A	2,043 SF
WATER FEATURES	N/A	N/A
DECORATIVE HARDSCAPE	N/A	N/A
<b>TOTAL LOT AREA</b>	<b>5,465 SF</b>	<b>4,096 SF</b>

	AREA OF WORK (SF)
IRRIGATED LANDSCAPE	2,043 SF
WATER FEATURES	N/A
DECORATIVE HARDSCAPE	N/A
<b>AGGREGATE LANDSCAPE AREA</b>	<b>2,043 SF</b>

NOTE: IRRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 45.00010 FOR PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. PROPOSED IRRIGATION TO BE MICRO-SPRAY HEADS FOR TURF AND DRIP TUBING FOR PLANTING AREAS.



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



STEVENS AVENUE  
652 STEVENS AVENUE, SOLANA BEACH, CA 92075

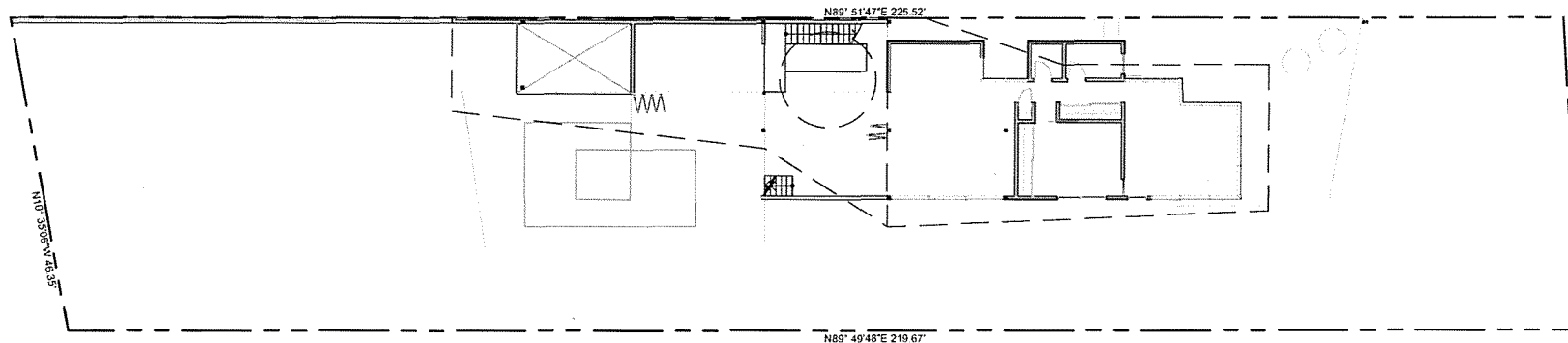
LANDSCAPE DIAGRAM PLAN



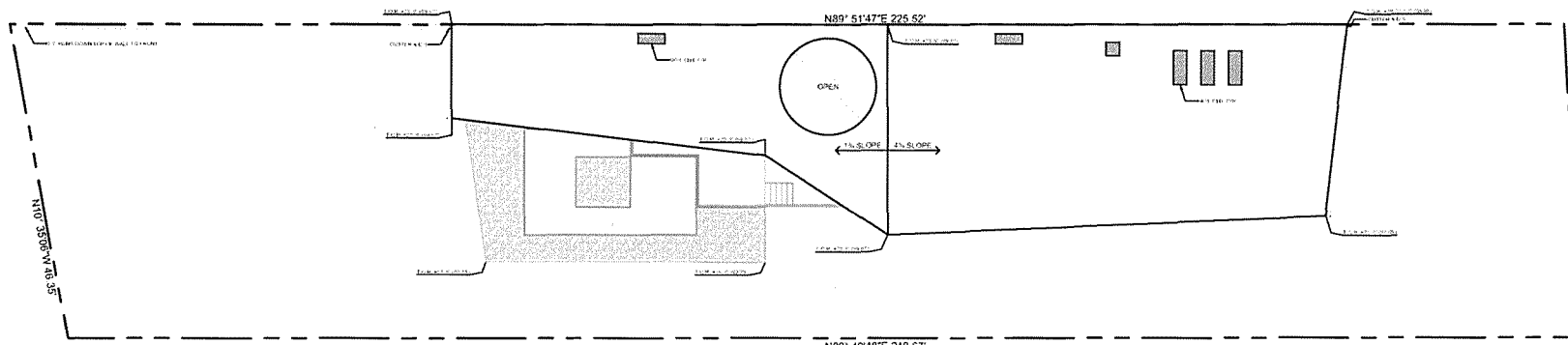
STEVENS AVENUE  
653 STEVENS AVENUE, SOLOMA BEACH, CA 90705

LANDSCAPE DIAGRAM PLAN

L 1.2



UPPER FLOOR LEVEL



ROOF LEVEL

SITE DEVELOPMENT

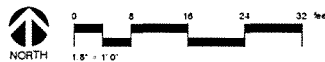
SYMBOL	NOTES	QTY
	GROSS LOT SIZE	10,134 SF
	NET LOT SIZE	10,110 SF
	FLOOR AREA	4,007 SF
	FLOOR AREA RATIO: 4,007 SF / 10,134 SF = 39%	
	IMPERVIOUS PAVING	2,358 SF
	PERVIOUS PAVING	3,107 SF
	IRRIGATED LANDSCAPE	2,048 SF

	EXISTING (SF)	PROPOSED TOTAL (SF)
NON-LANDSCAPED AREA	5,485 SF	2,048 SF
NON-IRRIGATED LANDSCAPE	N/A	
IRRIGATED LANDSCAPE	N/A	2,048 SF
WATER FEATURES	N/A	
DECORATIVE HARDSCAPE	N/A	
TOTAL LOT AREA	5,485 SF	4,096 SF

AREA OF WORK (SF)	
IRRIGATED LANDSCAPE	2,048 SF
WATER FEATURES	N/A
DECORATIVE HARDSCAPE	N/A
AGGREGATE LANDSCAPE AREA	2,048 SF

NOTE: IRRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LOC 142.0403(i) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. PROPOSED IRRIGATION TO BE MICRO-SPRAY HEADS FOR TURF AND DRIP TUBING FOR PLANTING AREAS.



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 THESE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.





### ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

These calculations are based on the calculations completed for the system in 2017. The ETWU is based on the following assumptions:

- ETWU = 2 hours of water per year per square foot
- ETWU = 2 hours of water per year per square foot
- ETWU = 2 hours of water per year per square foot
- ETWU = 2 hours of water per year per square foot
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- ETWU = 2 hours of water per year per square foot
- ETWU = 2 hours of water per year per square foot

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

Use	Area (sq ft)	ETWU (gallons)	ETWU (gallons)
Drinking Water	2,400	4,800	4,800
Sanitary Water	3,000	6,000	6,000
Water for Plants	25,420	50,840	50,840
Water for Irrigation	0.3	0.6	0.6
Water for Cooling	1,620	3,240	3,240
Water for Heating	486	972	972
Water for Fire Protection	0.81	1.62	1.62
Water for Other	600	1,200	1,200
<b>TOTAL ESTIMATED WATER USE (ETWU)</b>		<b>917</b>	<b>917</b>
<b>ETWU (gallons)</b>		<b>23,310.14</b>	<b>23,310.14</b>

**MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:**

ETWU (gallons) / Area (sq ft) = MAWA (inches)

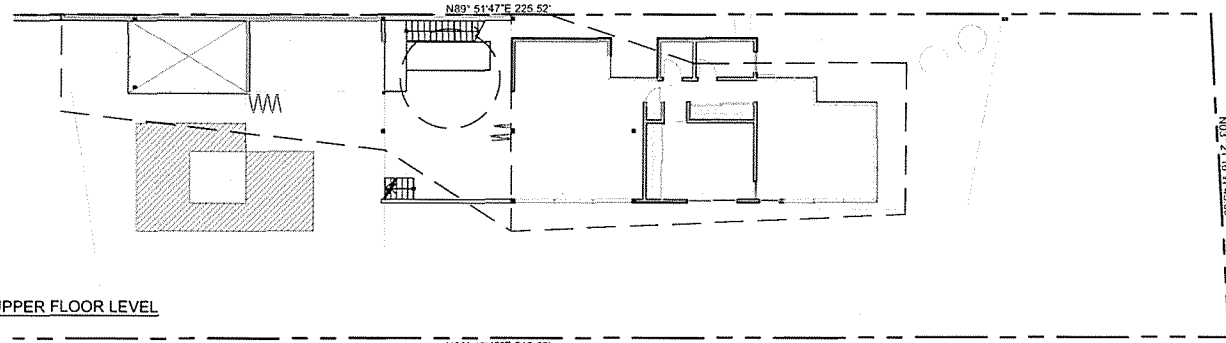
23,310.14 / 955 = 24.41 inches

ETWU (gallons) / Area (sq ft) = MAWA (inches)

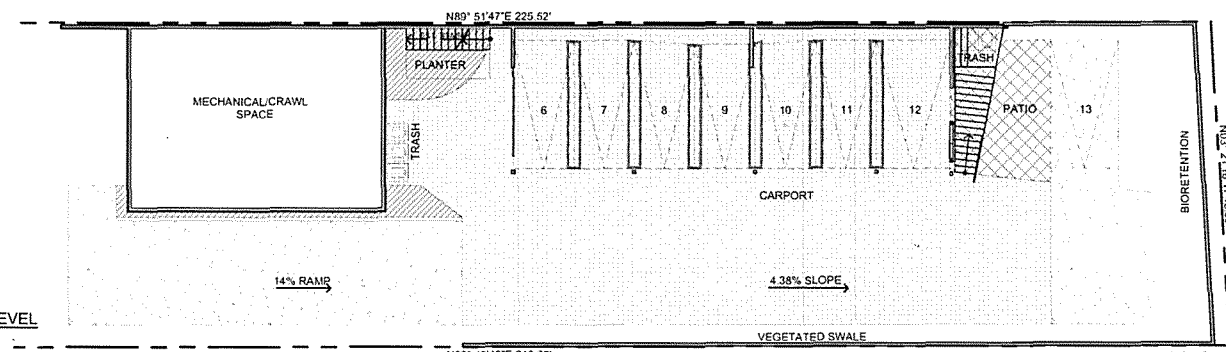
23,310.14 / 955 = 24.41 inches

### HYDROZONE SCHEDULE

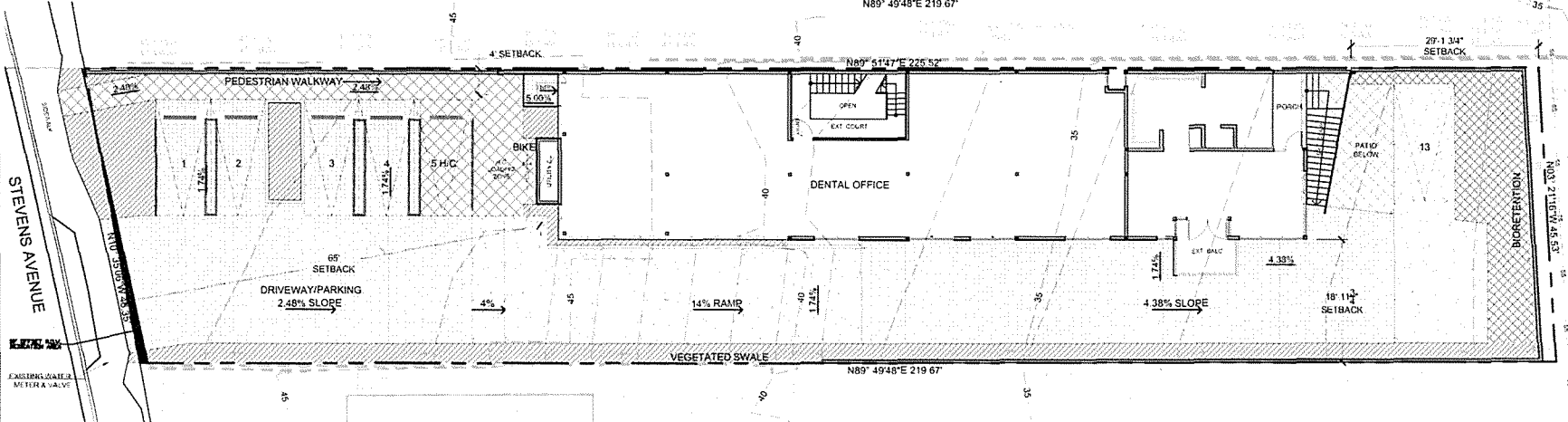
SYMBOL	NOTES	QTY
[Symbol]	HYDROZONE 14.0V LOW WATER USE, PLANT FACTOR 2 - 0.3, DRIP IRRIGATION	1,620 SF
[Symbol]	HYDROZONE 24.0V MODERATE WATER USE, PLANT FACTOR 4 - 0.6, DRIP IRRIGATION	428 SF



UPPER FLOOR LEVEL

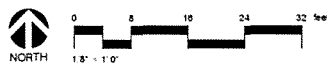


PARKING LEVEL



GROUND LEVEL

NOTE: IRRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY DC 147 300.5 FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. PROPOSED IRRIGATION TO BE MICRO-SPRAY HEADS FOR TURF AND DRIP USING COP PLANTING AREAS.

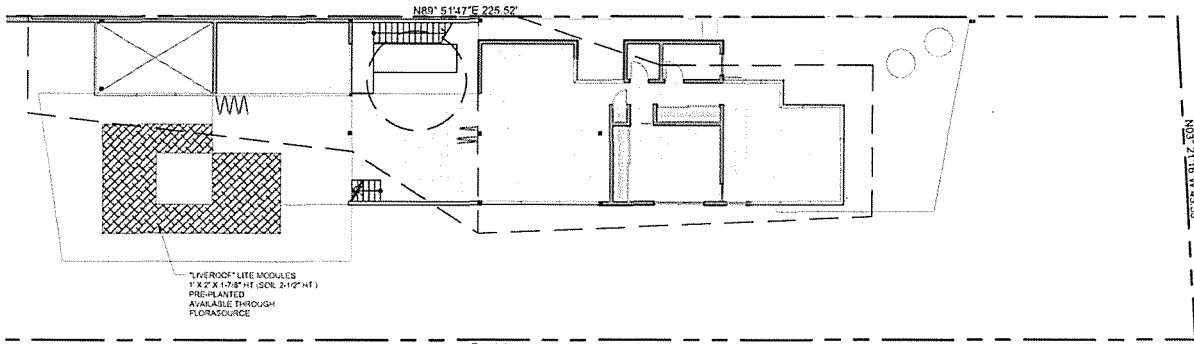


I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT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

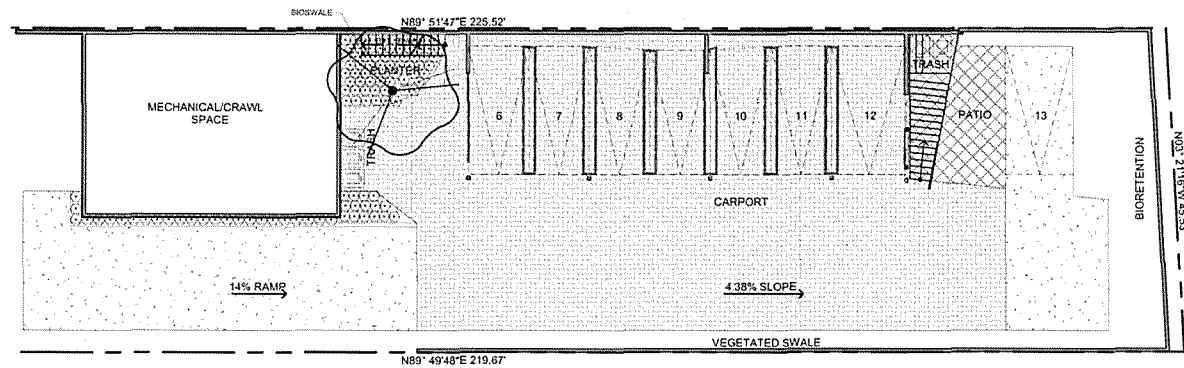


**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER
	3	ADICHA STEVENSII / SHOESTRING ACACIA 20-40 H X 15-25 W	36" BOX	LOW (0-10.3 ETO)
	1	EUCALYPTUS CITRIFLORA / LEMON SCENTED GUM 70-100 H X 25-40 W	24" BOX	LOW (0-10.3 ETO)
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER
	181	CAREX SPICATA / SAN DIEGO SEDGE 3'-4" H X 2'-3" W	1 GAL	MEDIUM (0-4.0 ETO)
	107	CLYNEA UNNATA / BUSH LILLY 1.5'-2" H X W	1 GAL	LOW (0-1.0 ETO)
	135	LEYMUS CONDENSATUS / CANYON PRINCE / NATIVE BLUE RYE 2'-4" H X W	1 GAL	LOW (0-1.0 ETO)
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER
	289 SF	SEDUM X ANDELINA / ANGELINA SEDUM 3'-6" H X 2'-3" W @ 4" O.C. - 34% AREA FILL SEDUM MEXICANUM 3'-10" H X 12'-14" W @ 4" O.C. - 33% AREA FILL SEDUM REFLEXUM / BLUE SPRUCE 4'-6" H X 3'-12" W @ 4" O.C. - 33% AREA FILL	MODULE	LOW (0-1.0 ETO)



**UPPER FLOOR LEVEL**



**PARKING LEVEL**

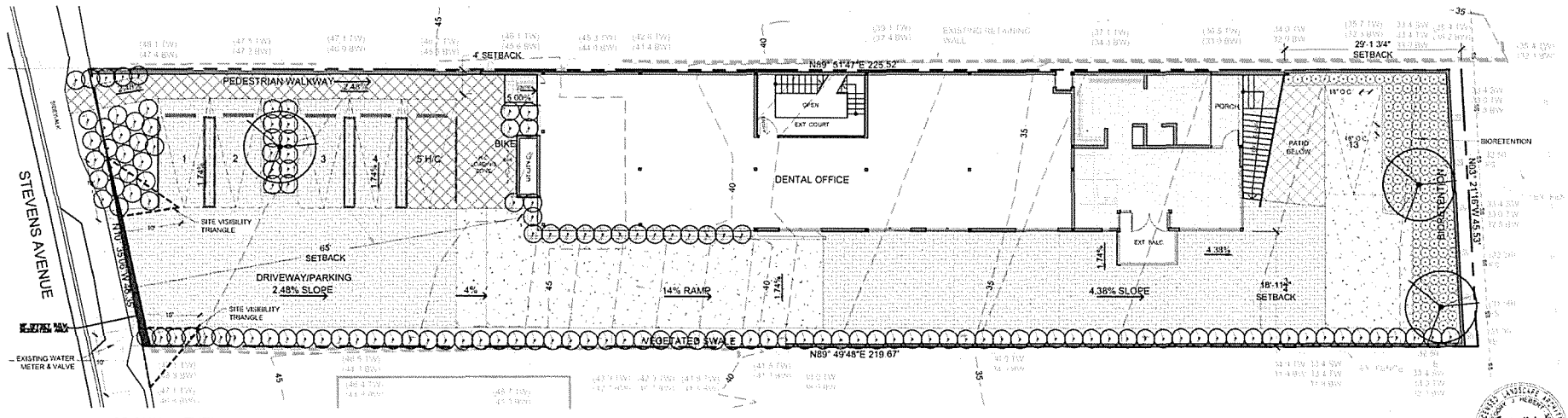
**NOTE:**  
IRRIGATION: AN AUTOMATIC ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY 091142 (M30) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. PROPOSED IRRIGATION TO BE MICRO-SPRAY HEADS FOR TURF, AND DRIP TUBING FOR PLANTING AREAS.

**NOTE:**  
MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SAFTELY REMOVED, TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

**NOTE:**  
ALL PLANTING AREAS (EXCEPT RETENTION BASIN) TO RECEIVE A 3" LAYER OF WALKON BARK MULCH.

**NOTE:**  
MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS / STOP SIGNS - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAY/ENTRANCE - 10 FEET  
INTERSECTIONS INTERSECTING CURB LINES OF TWO STREETS - 25 FEET



**GROUND LEVEL**



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.



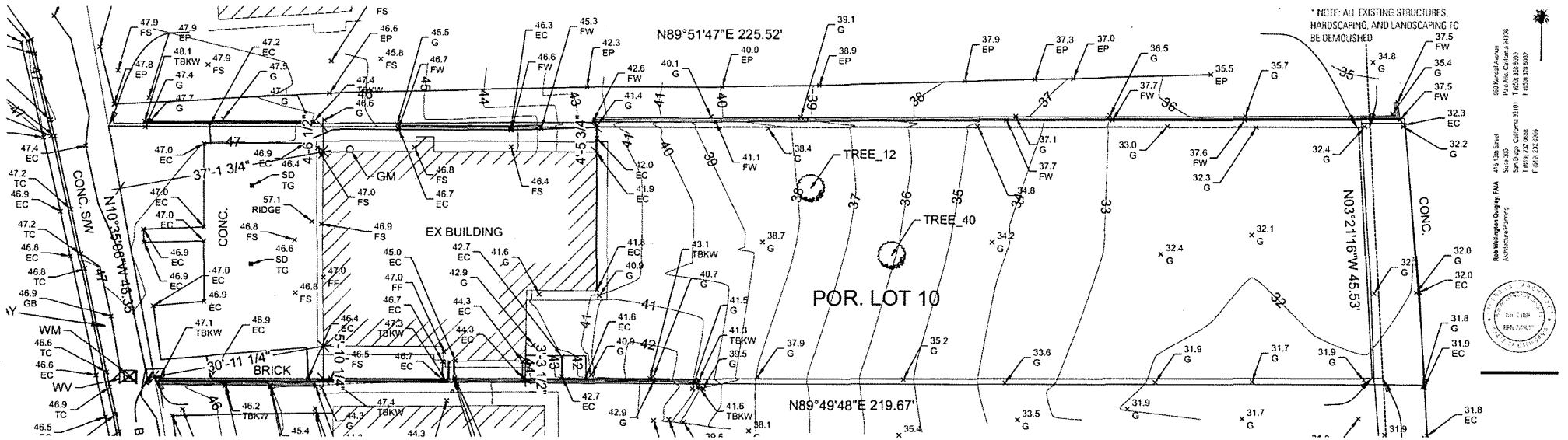
PROFESSIONAL SEAL  
GREG LIEBERT  
LANDSCAPE ARCHITECT  
NO. 12447  
STATE OF CALIFORNIA

STEVENS AVENUE  
653 STEVENS AVENUE, SOLANA BEACH, CA 92075

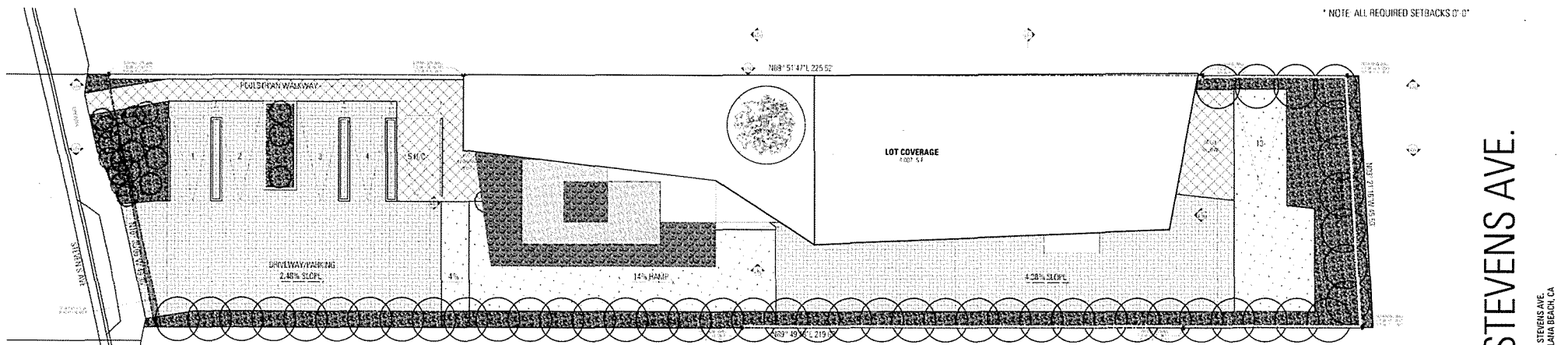
LANDSCAPE PLAN

NO. 12447  
DATE: 04/23  
SHEET: 1 OF 1  
L3.1





1 EXISTING SITE PLAN



2 PROPOSED SITE PLAN

500 Nevada Avenue  
 Palmdale, California 93550  
 1-818-242-9888  
 F: 818-242-9999

474 1/2th Street  
 Suite 300  
 Palmdale, California 93501  
 1-818-242-9888  
 F: 818-242-9999

Rob Weisberg Design PA  
 ARCHITECTS/PLANNING

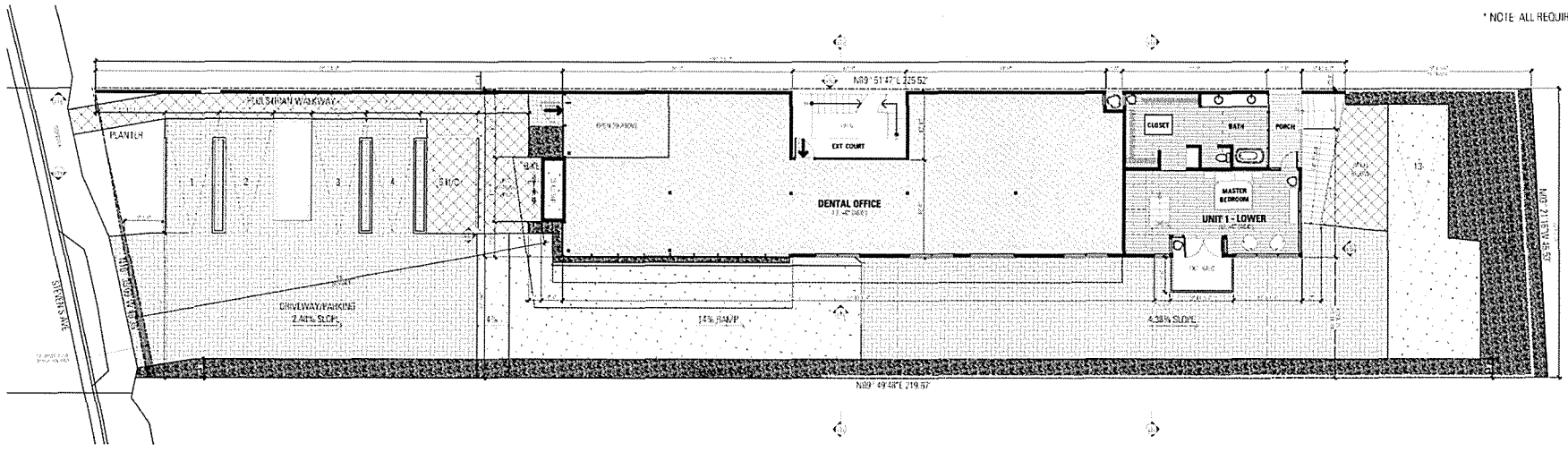
Rob Weisberg  
 1984, 1976, 1978  
 1981, 1976, 1978

STEVENS AVE.  
 65 STEVENS AVE  
 SOLANA BEACH, CA

\*\*\* NOT FOR \*\*\*  
 CONSTRUCTION

Site Plans A 1.0

DEVELOPMENT REVIEW PACKAGE 11/4/19



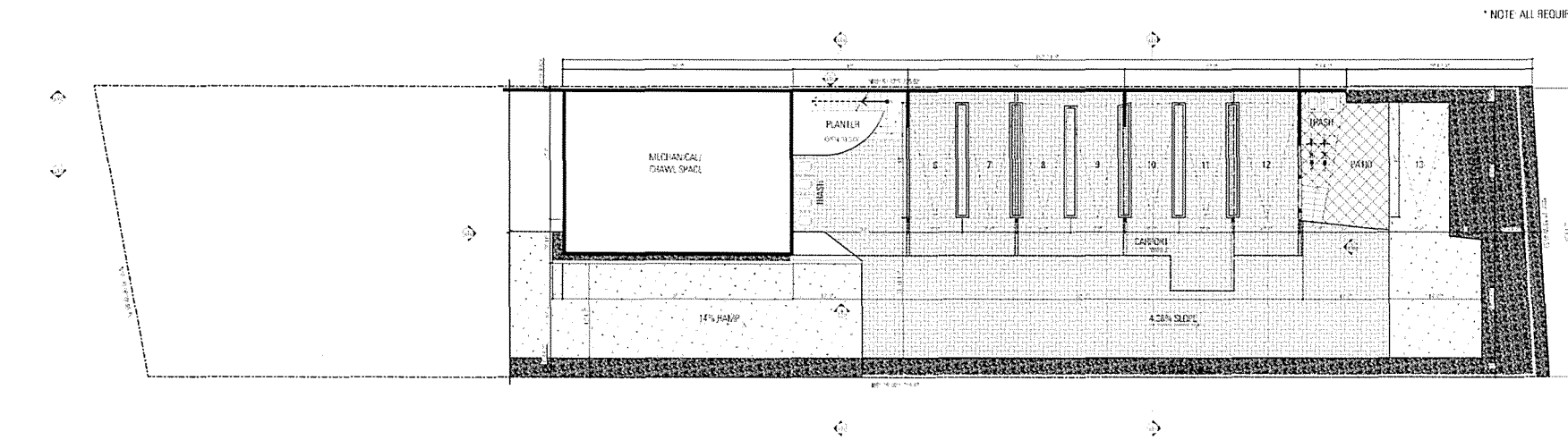
1 GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

\* NOTE ALL REQUIRED SETBACKS 0'-0"

660 Kendall Avenue  
Pasadena, California 91106  
Tel: 626.792.2200  
F: 626.792.2002

419 1/2 Street  
Suite 300  
Pasadena, California 91101  
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Rob Weingarten Design, AIA  
Architectural Planning



2 PARKING LEVEL PLAN  
SCALE: 1/8" = 1'-0"

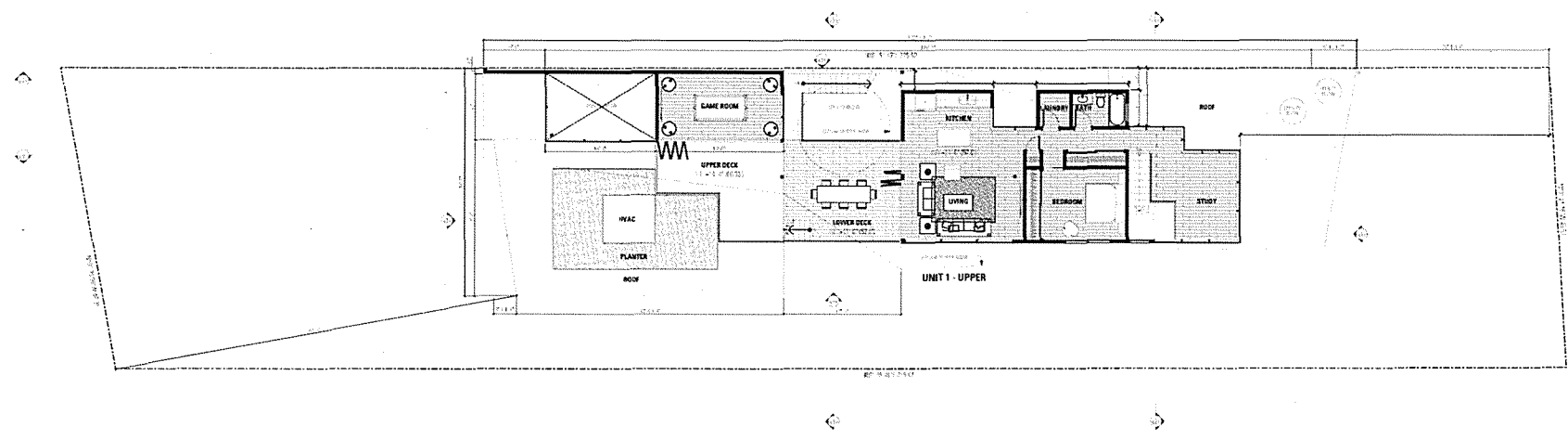
\* NOTE ALL REQUIRED SETBACKS 0'-0"

STEVENS AVE.  
663 STEVENS AVE  
SOLANA BEACH, CA



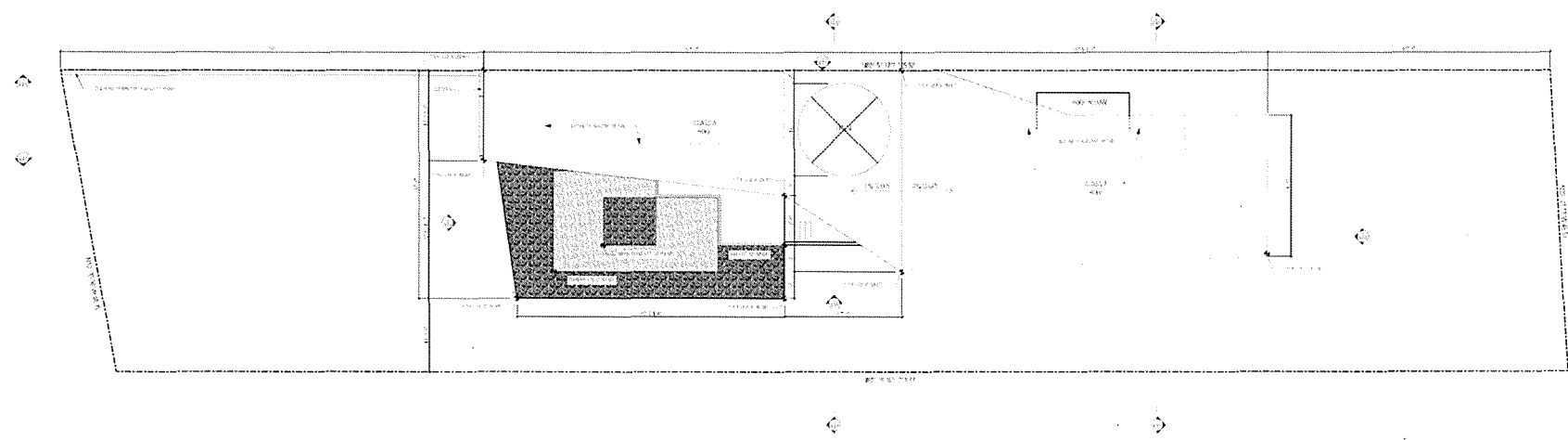
... NOT FOR ...  
CONSTRUCTION

\* NOTE: ALL REQUIRED SETBACKS 0'-0"



1 UPPER FLOOR PLAN  
SCALE: 1/8" = 1'-0"

\* NOTE: ALL REQUIRED SETBACKS 0'-0"



2 ROOF PLAN  
SCALE: 1/8" = 1'-0"

588 Kestrel Avenue  
Pasadena, California 91106  
Phone: 626-792-1100  
Fax: 626-792-1105

418 13th Street  
Suite 300  
Pasadena, California 91101  
Phone: 626-792-6688  
Fax: 626-792-6696

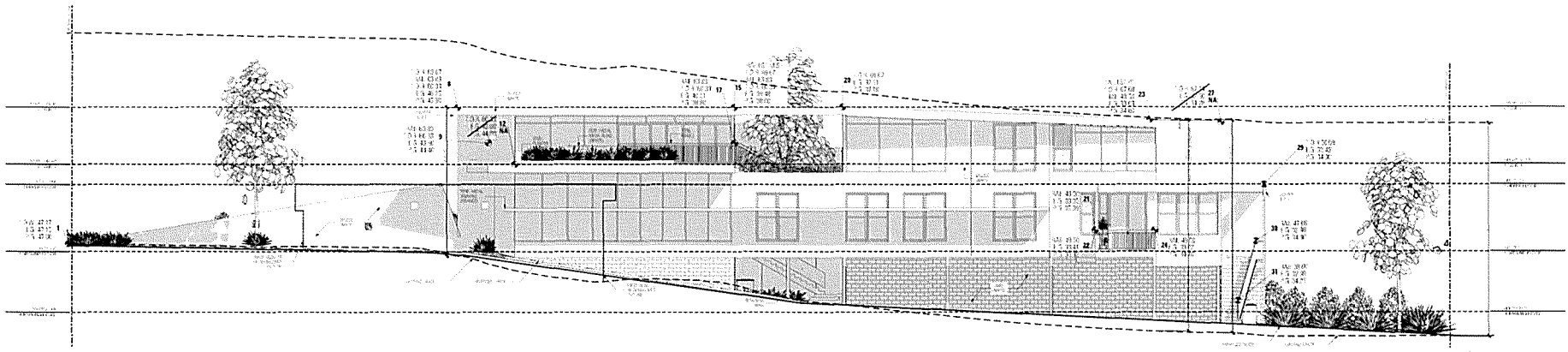
Rob Wellington Design Firm  
Architectural Firm

**STEVENS AVE.**  
65 STEVENS AVE  
SOLANA BEACH, CA

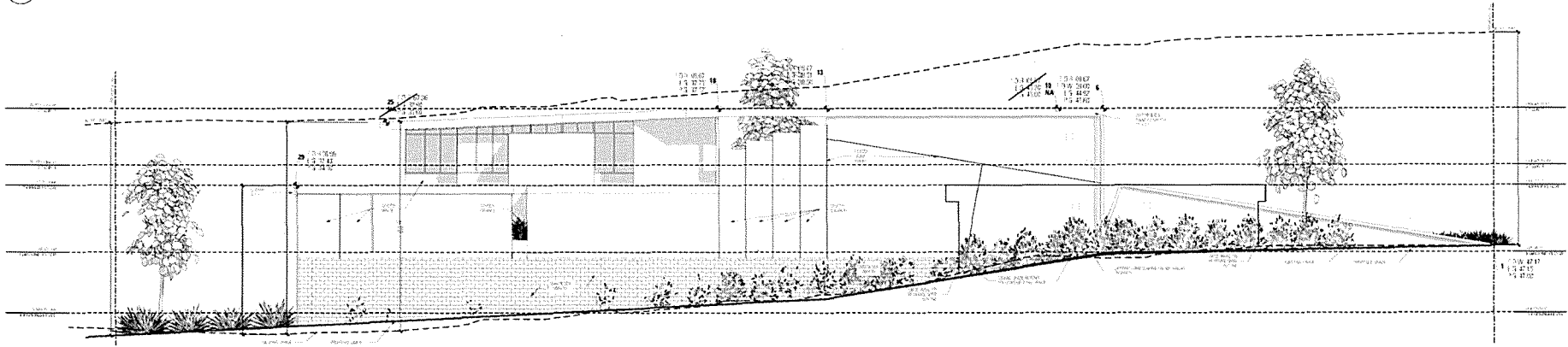


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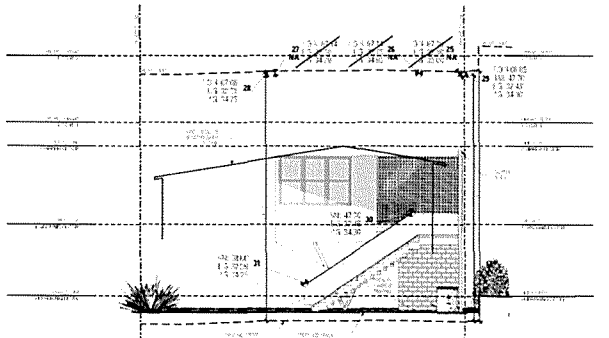
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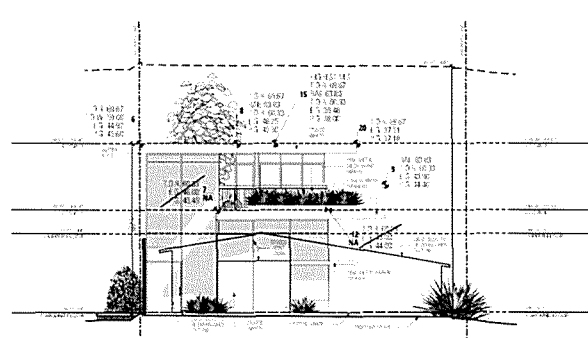
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SCALE: 1/8" = 1'-0"



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



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

**NOTE:**  
ELEVATION POINTS AND NUMBERS CORRESPOND WITH THE STORY POLE PLAN ON SHEET C.2

**LEGEND:**  
T O R - TOP OF ROOF      F F - FINISH FLOOR  
T O W - TOP OF WALL      E G - EXISTING GRADE  
RAIL - TOP OF RAILING      P C - PROPOSED GRADE  
C O C - CEILING OF CARPORT

500 World Avenue  
Pasadena, California 91106  
Tel: 626.792.1100  
Fax: 626.792.1101

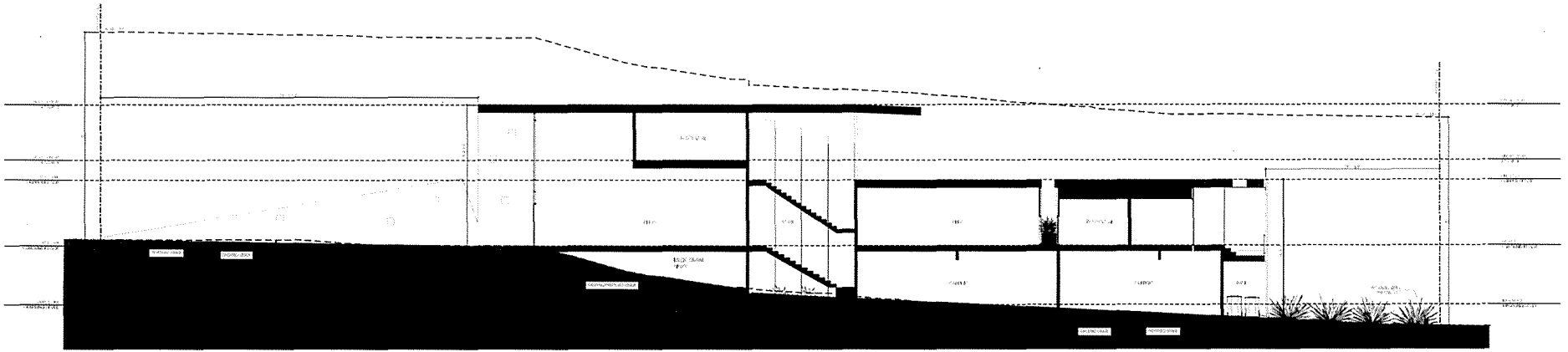
4151 13th Street  
Suite 300  
Pasadena, California 91101  
Tel: 626.792.1100  
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Rob Wellington Design, FAIA  
Architectural Services

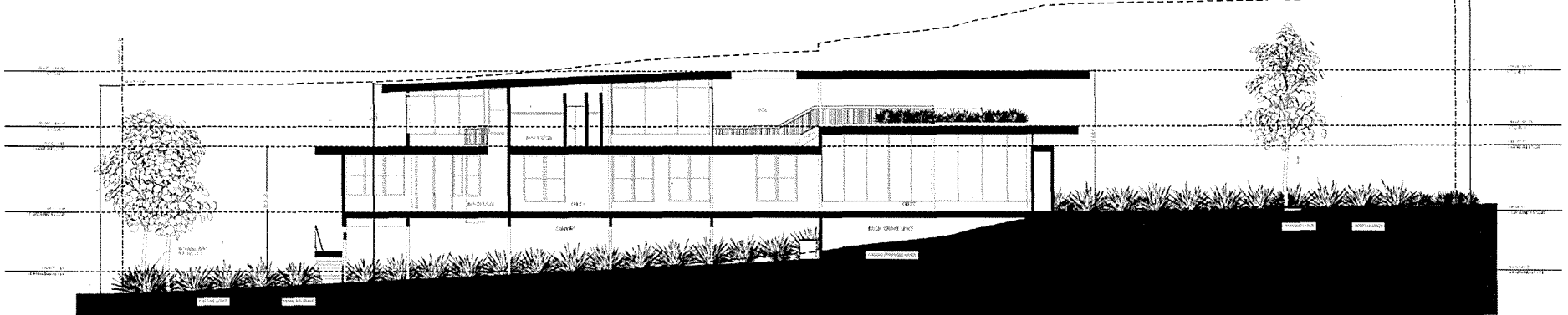
Rob Wellington  
Architect

STEVENS AVE.  
651 STEVENS AVE.  
SOLANA BEACH, CA

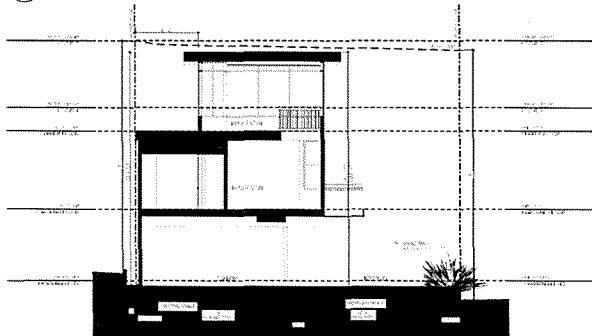
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CONSTRUCTION



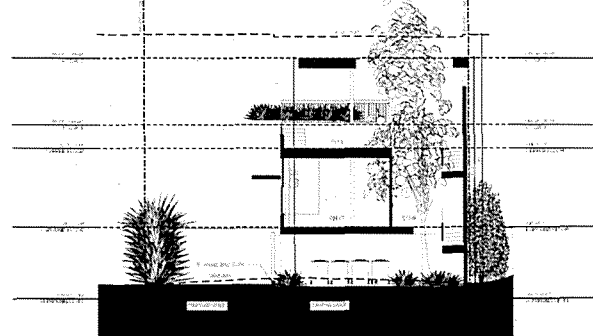
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2 SECTION  
SCALE: 1/8" = 1'-0"



3 SECTION  
SCALE: 1/8" = 1'-0"



4 SECTION  
SCALE: 1/8" = 1'-0"

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STEVENS AVE.  
653 STEVENS AVE.  
SOLANA BEACH, CA

... NOT FOR ...  
CONSTRUCTION

11.5.19

Re: 652 Stevens Ave.

Katie,

Here is a summary of the changes we have made to the Steven's Ave. project in response to the discussion at the council meeting:

The low wall at the street side was eliminated and the bikes relocated so that the required 5' of landscaping buffer could be implemented. Additional landscape was created by expanding the south property line planting strip to 3' as suggested by council. With these changes, only a Minor Exception is required for the slight incursion of the planting strip into the required back up space. The planting will be kept low when opposite the parking stalls to allow full back up dimensions if needed for larger vehicles. The rear bumper will simply overhang the planting.

Also the box sizes of the two trees at the rear of the site will be upgraded.

Although the entire area is zoned straight commercial with an FAR of 1.2, the original submittal proposed a FAR of only half of the allowable. It also included a 65' setback from the street where 0' is required (in deference to the residence to the north) and generous setbacks on the east and south where none are required. Never the less, several of the neighbors requested a more residential zoning envelope at the council hearing. We have responded with by significantly reducing the area of the second level mass. Large, undulating setbacks were introduced on the north and east sides reducing the FAR by an additional 570 square feet to 0.45. Roof heights were also lowered on several "transitional" pieces to further reduce mass and allow more sunlight at midday.

In addition the high point of the sloped screen wall on the north property line has been lowered 12" and the tree at the front of the property has been eliminated at the neighbors request. We have also added accent color to the north side.

All modifications are within the current story poles.

If the above revised zoning envelope is acceptable to the council, Mr Esfahani requests that future development on properties adjacent to his be limited to a similar domestic zoning envelope and the same FAR.

Please call if there are any questions,

Rob Quigley FAIA



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** August 28, 2019  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for DRP, SDP, and VAR to Demolish Existing Structure and Construct a Two-Story Mixed-Use Development Over a Carport, and Perform Associated Site Improvements at 652 Stevens Avenue. (Case # 17-17-34 Applicant: 652 Stevens LLC; APN: 298-131-25; Resolution No. 2019-116)**

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## **BACKGROUND:**

The Applicant, 652 Stevens LLC, is requesting City Council approval of a Development Review Permit (DRP), Structure Development Permit (SDP), and Variance (VAR) to demolish an existing structure and construct a mixed-use development consisting of a two-story commercial dentist office and one (1) residential unit located over an on-grade off-street parking carport at 652 Stevens Avenue. The 10,134 square-foot vacant lot is located within the General Commercial (C) Zone.

The project proposes grading in the amounts of 210 cubic yards of cut, 220 cubic yards of fill, and 10 cubic yards of import. The maximum building height would be 34.65 feet above the pre-existing grade and 69.67 feet above Mean Sea Level (MSL). The project requires a DRP for an aggregate grading quantity in excess of 100 cubic yards and new commercial development or construction resulting in an increase of more than 500 feet of gross floor area or to the overall building envelope. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade. The Applicant is requesting a VAR for relief from the Off-Street Parking Design Manual (OSPDM) with respect to required landscape area dimensions and required backup area adjacent to parking spaces

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2019-116 (Attachment 1).

CITY COUNCIL ACTION:

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## **DISCUSSION:**

The property is located on the east side of Stevens Avenue, north of La Colonia Park and south of Genevieve Street. Staff's understanding is that current use on site is a single-family dwelling unit, which is nonconforming because the C Zone specifies that residential is only allowable as a secondary use to commercial. It should be noted that the existing structure was once used as a retail produce market prior to the current residential use. Surrounding properties to the north, south, and east are also located in the C Zone, while properties to the west are located in the Low-Medium Residential (LMR) Zone. The LMR zoned properties to the west take access off Sonrisa Street and are separated from Stevens Avenue by fairly steep and densely vegetated slopes. Immediately adjacent properties to the north and south are also currently occupied with nonconforming residential structures, while properties to the east (on Valley Avenue) are a mix of residential and commercial uses.

The rectangular lot is approximately 46 feet wide and 220 feet deep. It should be noted that the minimum street frontage and lot width required for properties in the C Zone is 60 feet. However, the lot was legally created by a deed prior to the City's incorporation, therefore, it is deemed to meet the minimum lot dimensions, pursuant to Solana Beach Municipal Code (SBMC) 17.04.060. The existing structure and off-street parking area are located on a relatively flat building pad at the west or front portion of the lot fronting Stevens Avenue. The topography east of the existing structure slopes down toward the eastern property line. The overall change in topography is approximately 15 feet.

The Applicant proposes to construct the development to follow the existing topography. The rectangular shaped, two-story mixed-use building would be located along the northern property line. The structure would appear to be a two-story structure from Stevens Avenue. From the eastern property line, the structure would appear to be a two-story structure built above a crawl space at the west end of the structure transitioning to a seven-stall carport at the east end of the structure. The western most 36 linear feet of the dental office would be above the mechanical crawlspace and the remaining 80 linear feet of the dental office and the main level of the proposed residential unit would be located above the at-grade carport. The dental office would have two entrances, one accessing the street and one accessing the carport below within an open-air staircase. The 2,629 square-foot residential unit would have 818 square feet located east of the dental office on the main level and 1,811 square feet on the upper level of the structure, which would extend above the dental office. The upper level would include both an interior and exterior roof deck areas. The residential unit would be accessed by an exterior staircase on the eastern side of the structure.

A pedestrian walkway from Stevens Avenue would be located along the northern property line and access the main entry to the dental office. Driveway access from Stevens Avenue would be constructed along the southern property line. Bicycle storage would be located adjacent to the Stevens Avenue right-of-way with trash enclosures located under the carport. Five (5) uncovered off-street parking spaces would be located on a flat pad along the northern side of the lot between Stevens Avenue and the proposed structure. The driveway would continue along the southern side of the property and provide access to

seven (7) additional off-street parking spaces located in a carport under the structure. One (1) additional uncovered parking space would be located east of the proposed structure and accessed by the same driveway. The project plans are provided in Attachment 2. Below is a rendering of the proposed project provided by the Applicant.

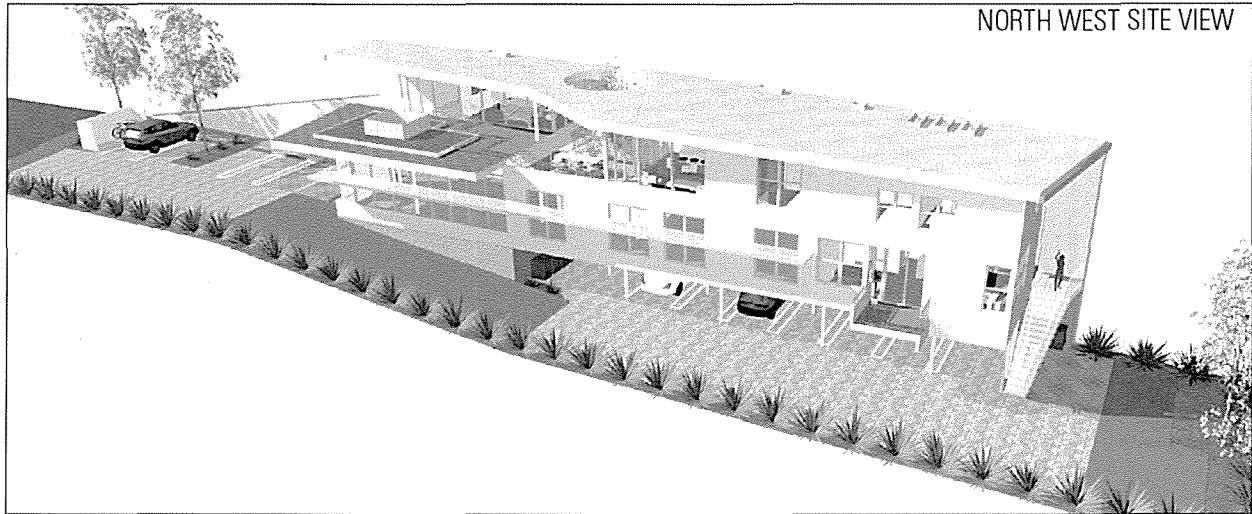


Table 1 provides a comparison of the SBMC applicable zoning regulations with the Applicant's proposed design.

<b>Table 1</b>			
<b>PROPOSED PROJECT INFORMATION</b>			
<b>Property Address:</b>	652 Stevens Ave	<b>Zoning Designation:</b>	C
<b>Lot Size (Net):</b>	10,134 ft <sup>2</sup>	<b># of Units Allowed:</b>	4 Dwelling Unit
<b>Max. Allowable Floor Area:</b>	(1.2 %) 12,161 ft <sup>2</sup>	<b># of Units Requested:</b>	1 Dwelling Unit
<b>Proposed Floor Area:</b>	(0.51%) 5,136 ft <sup>2</sup>		
<b>Below Max. Floor Area by:</b>	7,025 ft <sup>2</sup>	<b>Setbacks:</b>	<b>Required</b> <b>Proposed</b>
<b>Max. Allowable Height:</b>	35 ft.	Front (W)	0 ft.      65 ft.
<b>Max. Proposed Height:</b>	*34.65 ft.	Interior Side (N)	0 ft.      0 ft.
<b>Highest Point/Ridge:</b>	69.67 MSL	Interior Side (S)	0 ft.      18 ft.
*Height Above Existing Grade		Rear (E)	0 ft.      29 ft.
<b>Floor Area Breakdown:</b>		<b>Required Permits:</b>	
Dental Office – Ground Floor	2,142 ft <sup>2</sup>	<b>DRP:</b>	A DRP is required for grading in excess of 100 cubic yards (aggregate) and an increase in floor area by more than 500 ft <sup>2</sup> or more in the C Zone.
Dental Office – Exterior Covered	190 ft <sup>2</sup>	<b>SDP:</b>	A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.
Dental Office – Area Over 15'	175 ft <sup>2</sup>	<b>VAR:</b>	A VAR is required for relief from multiple parking regulations set forth in the OSPDM.
Residential Unit – Ground Floor	682 ft <sup>2</sup>		
Residential Unit – Upper Floor	1,811 ft <sup>2</sup>		
Residential Unit – Exterior Covered	136 ft <sup>2</sup>		
<b>Total Floor Area:</b>	<b>5,136 ft<sup>2</sup></b>	<b>Import:</b>	10 yd <sup>3</sup>
<b>Proposed Grading:</b>	Cut: 210 yd <sup>3</sup> Fill: 220 yd <sup>3</sup>	<b>Existing Development:</b>	Single-Family Residence (formerly produce market)
<b>Required Parking:</b>	13 parking spaces		
<b>Proposed Parking:</b>	13 parking spaces**		
<b>Proposed Fences and Walls:</b>	Yes		
<b>Proposed Accessory Structure:</b>	No		**Variance request for relief from OSPDM regulations

Staff has prepared draft findings for approval of the project in the attached Resolution 2019-116 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, SDP, and VAR as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2019-116.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for the following reasons: 1) the proposal includes an aggregate grading quantity that exceeds 100 cubic yards of grading; and 2) the proposal consists of a new commercial development or construction resulting in an increase of more than 500 feet of gross floor area or to the overall building envelope.

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 2019-116 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 proposed mixed-use development includes: one (1) dental office on the main (ground) floor; and one (1) residential dwelling unit on the rear portion of the main floor and on the second floor. The proposal is consistent with permitted uses for the C Zone, as described in SBMC Sections 17.24.010, 17.24.020 and 17.24.030, which allows for a maximum of 20 dwelling units per net acre located on the upper floors, basement, and rear 50 percent of the ground floor.

Surrounding properties to the north, south, and east are also located in the C Zone and are developed with a mix of residential, commercial, and mixed-use development. Properties to the west are located in the LMR Zone and developed with single-family residences that are separated from Stevens Avenue and the proposed development by steep vegetated slopes.

It could be found that no adverse effects upon neighboring properties would occur from the project implementation. As conditioned, the proposed project gives consideration to the protection of surrounding areas from potential adverse effects and provides protection of the property from adverse surrounding influences such as negative impacts of light, air and noise.

The proposed development is also consistent with the objectives of the General Plan, which designates the property as General Commercial and allows residential uses as a secondary use in conjunction with permitted commercial uses. The project could be found to be consistent with the following General Plan policies in the Land Use (LU) Element for mixed-use land uses:

Policy LU-1.6 Encourage the establishment of mixed-uses that provide for housing and jobs near transit routes, shopping areas, and recreational uses to promote public transit use, walking, and biking.

Policy LU-1.8 Within mixed-use areas, encourage an overall high-quality streetscape design, where feasible and appropriate, that includes bike lanes; on-street parking; minimal curb cuts; enhanced crosswalks; appropriate sidewalk widths; parkways; street trees, planters, and wells; street lighting; street furniture; wayfinding; kiosks; enhanced paving; public art; and other features that contribute to the character of Solana Beach.

Policy LU-6.6 Promote infill development, redevelopment, rehabilitation, and reuse efforts that protect and contribute positively to existing neighborhoods and surrounding areas.

The project could be found to be consistent with the following General Plan goals and program in the City's Housing Element:

Goal 1: The adequate provision of a range of safe and decent housing opportunities that will meet Solana Beach's share of the existing and future housing needs of the region.

Goal 6: Increased energy conservation and waste reduction in new and existing residential and mixed-use development.

Program 1: Encourage mixed-use development.

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 would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits.

#### Building and Structure Placement:

The Applicant proposes to construct a two-story mixed-use development built partially over an on-grade carport and partially over mechanical crawl space. The 2,142 square-foot dental office would be accessed from Stevens Avenue on the main (ground) floor and include an additional 190 square feet of exterior covered areas and 175 square feet of interior area with a ceiling height in excess of 15 feet. Both areas would count toward the total floor area. The 2,629 square-foot residential dwelling unit would be located above the carport parking in the rear (east) end of the structure and on the upper level.

The proposed building and parking spaces would be located on the northern side of the lot while the driveway would be located on the southern side of the lot. The required setbacks for a commercial zoned property not abutting residentially zoned properties, such as the subject site, are 0 feet at the front, side, and rear property lines. The proposed structure would be set back approximately 65 feet from the front (west) property line, 29 feet from the rear (east) property line, 18 feet from the southern interior side property line, and 0 feet from the northern interior side property line.

The maximum allowable building height in the C Zone is 35 feet measured from the lower of the pre-existing or proposed grade. The maximum height of the proposed structure would be 34.65 feet above the pre-existing grade and the highest portion of the building would be at 69.67 feet above MSL.

The maximum allowable Floor Area Ratio (FAR) in the C Zone is 1.2 square feet of floor area per 1 square foot of gross lot area or 120 percent. The total proposed floor area is 5,138 square feet or a FAR of 0.51.

#### Fences, Walls and Retaining Walls:

According to SBMC 17.60.070, fences, walls or any combination thereof located on a property within the C Zone cannot exceed 42 inches when located within the required front and street side yards. An additional 24 inches may be permitted provided that the additional 24 inches is 80 percent open to light and air. Fences, walls or any combination thereof located within the required rear or interior side yard setback shall be no higher than six feet. Fences, walls or any combination thereof located within the buildable yard area can be no higher than the maximum building height applicable to the principal structure.

The Applicant is proposing to construct a low retaining wall that would extend along the eastern portion of the southern property line, the entire rear or eastern property line, and the eastern portion of the northern property line. The retaining wall would range from 0 to 2.1 feet in height. The existing fences on the adjacent properties to the south and east would be maintained. The structure would be located along the northern property line and the northern wall of the structure would extend from the west elevation of the structure to the front (west) property line, acting as a perimeter wall that would range in height from 0 feet at the west/front property line and extending diagonally to 12 feet in height at the building façade.

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 (included in Attachment 2) that has been reviewed by the City's third-party landscape architect, who has recommended approval, subject to the Council's consideration and approval of a VAR, as discussed later in this report.

The conceptual landscape plan demonstrate partial compliance with the landscape requirements of the Off-Street Parking Design Manual (OSPDM). The OSPDM indicates that a minimum of 10 percent of the Vehicular Use Area (VUA) shall be landscaped. The proposed VUA area is 4,990 square feet, therefore 499 square feet of the VUA area shall be landscaped. The proposed design includes 396 square feet of landscape area that would comply with all requirements of the OSPDM and 592 square feet of landscape area

that would not comply. The OSPDM requires minimum five-foot wide landscape planters to screen the proposed parking area from the public right-of-way, minimum three-foot wide landscape planters along the sides and rear of the property, and shade trees such that each parking stall is no more than 30 feet from the center of each tree. The project would not comply with the perimeter landscape planter widths in various portions of the lot including the planter in the front and along the southern and northern property lines, however, the Applicant has requested a VAR for relief from these landscape regulations, which will be discussed further later in this report.

The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform an inspection prior to completion of 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 and the OSPDM require one (1) off-street parking space per 200 square feet of gross floor area for the first 2,000 square feet of a dental office and an additional space per 175 square feet. The 2,142 square-foot commercial dental office would require 10.81 stalls, which would be rounded to 11. Residential dwelling units in a mixed-use development are required to provide 1.5 parking spaces per unit and 2 parking spaces for units with two or more bedrooms. The proposed residential dwelling unit would have three bedrooms; therefore, two parking spaces are required. In total, the mixed-use development would require 13 off-street parking spaces. As proposed, the five uncovered parking spaces fronting Stevens Avenue would not comply with the OSPDM with respect to backup distance. The OSPDM requires a 22-foot free and clear backup area behind 90-degree parking spaces. While the project is designed with a 21-foot backup area, the Applicant is requesting consideration to allow 1 foot of backing distance to overhang a proposed 1'-8 1/2" wide landscape planter along the southern property line. The Applicant has requested a VAR for relief from this parking standard. The 8 remaining proposed parking spaces onsite would comply with the OSPDM.

#### Grading:

The project proposes grading in the amounts of 210 cubic yards of cut, 220 cubic yards of fill, and 10 cubic yards of import. The project would generally follow the existing topography. Grading is proposed to provide a new level parking area in the front of the lot and a sloped driveway to the additional parking the rear portion of the lot. Grading is also proposed to provide for a stormwater detention basin in the rear (east) end of the lot.

#### Lighting:

Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060) and the

OSPDM. 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. Adequate lighting shall be provided in all parking areas used by the public for safe pedestrian and vehicular movement. A minimum lighting level of 0.2 foot-candles is required for all parking areas. All lights provided to illuminate any loading space or parking area shall be designed, adjusted and shielded to avoid casting light toward public roads and adjoin residential properties.

**Usable Open Space:**

The project consists of a mixed-use development in the C Zone, therefore usable open space is not required. The Applicant will be required to pay the City's Park Impact Fee.

**Structure Development Permit Compliance (SBMC Chapter 17.63):**

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the 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 June 18, 2019, which showed a maximum building height of 34.65 feet above the pre-existing grade (SP #23) and the highest story pole or elevation of the structure (SP #15) certified at 69.67 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 July 22, 2019. No applications for View Assessment were received by the City, therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 34.65 feet above the pre-existing grade or 69.67 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

**Variance (SBMC Chapter 17.68.020):**

As previously stated, the Applicant is requesting Council approval of a VAR for relief from the OSPDM with respect to required landscape area dimensions and required backup area adjacent to parking spaces. When more than one minor exception from the parking regulations is requested, a project is subject to a VAR versus a Minor Exception. According to SBMC 17.68.020(B)(3), a VAR may be approved in conjunction with a DRP, provided the following required findings can be made:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the general plan and intent of this title.



2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the same zone.
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone.
4. That the granting of the variance will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity.

The Applicant is requesting a VAR from the parking design standards for the minimum backup distance for required parking and the minimum width of the parking lot planters. The five (5) uncovered parking spaces located in the front (west) end of the lot that, as designed in a 90 degree angle from the driveway, would not have the adequate 22-foot backup area as required by the OSPDM. The required 5-foot planter between the parking spaces and the public right-of-way is designed to be approximately 1 to 2 feet wide, and the required 3-foot wide planter along the southern and northern property lines is designed to range from approximately 1 to 2 feet wide.

As previously stated, the existing legal lot has a substandard width of approximately 46 feet. In this configuration, the lot would need to be at least 48 feet wide to accommodate the 4-foot pedestrian access from the sidewalk to the commercial development, the 18-foot deep parking space, the 22-foot backup area, and the 3-foot wide planter required for this configuration of required uncovered off-street parking spaces. Unless completely covered, parking spaces in this configuration could not comply. It should be noted that the 13<sup>th</sup> parking space, which is uncovered and located on the east side of the residential dwelling unit, would comply with the OSDPM because this portion of the lot would not need to provide a pedestrian walkway for access to the commercial development. The Applicant's justification for the VAR is included in Attachment 3.

If the above findings can be made by Council, Staff shall incorporate the findings into the draft Resolution included in Attachment 1. If the above findings cannot be made, the Council shall deny the VAR.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2019-116 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. Additionally, as a condition of project approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the

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

**Public Hearing Notice:**

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on August 15, 2019. Staff has received one letter in support of the project and inquiries about the proposed development. Correspondence received by Staff is included in Attachment 4.

**CEQA COMPLIANCE STATEMENT:**

The proposed project has been reviewed for consistency with the General Plan and all applicable zoning regulations. The development is within the City limits and on a project site that is surrounded by urban uses, has all required public utilities and is less than one acre in size. No threatened habitat or species have been identified on the site. No significant impacts to traffic, noise, air quality or water have been identified.

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 In-Fill Development Projects of the State CEQA Guidelines.

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation adopting the attached Resolution 2019-116.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP, SDP, and VAR.
- Deny the project if all required findings for the DRP and/or VAR 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 VAR 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 15332 of the State CEQA Guidelines; and

3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2019-116 conditionally approving a DRP, SDP, and VAR to demolish an existing structure and construct a mixed-use development consisting of a two-story commercial dentist office and one (1) residential unit located over an on-grade off-street parking carport at 652 Stevens Avenue, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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Gregory Wade, City Manager

Attachments:

1. Resolution 2019-116
2. Project Plans
3. Request for Variance
4. Correspondence



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 11, 2019  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** **Public Hearing: Introduce (1<sup>st</sup> Reading) Ordinance 509 Amending Chapter 15.50.080 of the Solana Beach Municipal Code (SBMC); Ordinance 510 Amending Chapter 15.60.080 of the SBMC; Ordinance 511 Amending Chapter 15.65.080 of the SBMC; Ordinance 512 Amending Chapter 15.66.080 of the SBMC to Change Annual Adjustments to Occur January 1 instead of July 1**

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### **BACKGROUND:**

On June 28, 2017, the City Council adopted Resolution 2017-018 approving the establishment of the Transportation Impact Fee (TIF). A provision was included as part of the adoption of the TIF that the fees be adjusted annually effective July 1st of each fiscal year based on the annual percentage increase in the "Los Angeles Construction Cost Index" (LACCI), as compiled and reported by Engineering News Record.

On November 28, 2018, the City Council adopted Resolution 2018-147 approving the establishment of the Fire Mitigation Impact Fee (FMIF), the Park Development Impact Fee (PDIF) and the Public Use Facilities Impact Fee (PUFIF) (Impact Fees).

A provision was included as part of the adoption of the Impact Fees that the fees be adjusted annually effective July 1st of each fiscal year based on the San Diego-Carlsbad Consumer Price Index (CPI), All Items, for All Urban Consumers (CPI-U) Index for the prior calendar year period January through December. The first adjustment of the Schedule of Fees was to be effective July 1, 2019.

The City implemented TRAKiT, a new permitting and land management software, during the summer of 2019. As part of the implementation process, Staff learned that TRAKiT would

COUNCIL ACTION:

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be unable to accommodate a fee schedule change based on the City's fiscal year that runs July to June.

This item is before the City Council to introduce:

- Ordinance 509 Amending Chapter 15.50.080 of the Solana Beach Municipal Code (SBMC) (Attachment 1);
- Ordinance 510 Amending Chapter 15.60.080 of the SBMC (Attachment 2);
- Ordinance 511 Amending Chapter 15.65.080 of the SBMC (Attachment 3);
- Ordinance 512 Amending Chapter 15.66.080 of the SBMC (Attachment 4).

### **DISCUSSION:**

As part of the establishment of the TIF on June 28, 2017, Ordinance 479 included a provision that the fees be adjusted annually effective July 1st of each fiscal year based on the annual percentage increase in the LACCI, as compiled and reported by Engineering News Record. No adjustment to the TIF has been made since its adoption.

The establishment of the FMIF, PDIF, and PUFIF on November 28, 2018 by Ordinances 492, 493 and 496 respectively included a provision that the fees be adjusted annually effective July 1st of each fiscal year based on the San Diego-Carlsbad Consumer Price Index (CPI), All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5% annually. The first adjustment of the Impact Fees was to be effective July 1, 2019.

In July 2019, the City implemented its new permitting and land management software, TRAKiT, and continued using the calendar year in the numbering system for plans and permits as was done in the City's old system. Using the calendar year as part of the numbering system allows Staff to better track plans and permits. Subsequent to the software implementation, Staff learned that TRAKiT is only able to accommodate a fee schedule change based on the calendar year with the City's numbering system. Therefore, Staff is recommending that the effective date for adjustment of the TIF, FMIF, PDIF, and PUFIF be January 1 instead of July 1 and thereafter, be adjusted on a calendar year basis.

The amendments to the applicable SBMC sections would be the following:

- Ordinance 509 (TIF)

15.50.080 - Annual adjustment of fees

The TIF may be adjusted annually starting ~~July 1, 2018~~ **January 1, 2020**, and on each **July January** 1st thereafter, based on the following factors:

A. The cost of construction based on the Los Angeles Construction Cost Index.

B. Changes in the type, size, location or cost of the transportation facilities, if any, to be financed by the TIF, changes in land use designations in the city's general plan, and upon other sound engineering, financing, and planning information.

C. Adjustments to the TIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.

D. Adjustments to the fees resulting from the annual review may be made by resolution amending the fee rate tables contained in the TIF report and subject to the notice and public meeting requirements of Government Code Section 66016.

- Ordinance 510 (FMIF)

15.60.080 - Annual adjustment of fees

The FMIF may be adjusted annually starting ~~July 1, 2019~~ January 1, 2020, and on each ~~July~~ January 1st thereafter, based on the following factors:

1. The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5 percent annually.

2. Changes in the type, size, location or cost of the acquisition of fire suppression/rescue facilities, vehicles and equipment, if any, to be financed by the FMIF, changes in land use designations in the city's general plan, and upon other sound engineering, financing, and planning information.

B. Adjustments to the FMIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.

C. Adjustments to the fees resulting from the annual review may be made by resolution amending the fee rate tables contained in the FMIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

- Ordinance 511 (PDIF)

15.65.080 - Annual adjustment of fees

The PDIF may be adjusted annually starting ~~July 1, 2019~~ January 1, 2020, and on each ~~July~~ January 1st thereafter, based on the following factors:

- A. The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5 percent annually.

- B. Changes in the type, size, location or cost of the acquisition of park space and of the additional park improvements, if any, to be financed by the PDIF, changes in land use designations in the city's general plan, and upon other sound engineering, financing, and planning information.

C. Adjustments to the PDIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.

D. Adjustments to the fees resulting from the annual review may be made by resolution amending the fee rate tables contained in the PDIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

- Ordinance 512 (PUFIF)

15.66.080 - Annual adjustment of fees

The PUFIF may be adjusted annually starting ~~July 1, 2019~~ January 1, 2020, and on each ~~July~~ January 1st thereafter, based on the following factors:

A. The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5 percent annually.

B. Changes in the type, size, location or cost of the acquisition of public use facilities, if any, to be financed by the PUFIF, changes in land use designations in the city's general plan, and upon other sound engineering, financing, and planning information.

C. Adjustments to the PUFIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.

D. Adjustments to the fees resulting from the annual review may be made by resolution amending the fee rate tables contained in the PUFIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

An adjustment to the City's TIF, FMIF, PDIF, and PUFIF helps to maintain impact fees to more efficiently support future development. Such revenues must be deposited in separate dedicated accounts and the Mitigation Fee Act requires specific accounting and reporting procedures.

**WORK PLAN:**

Fiscal Sustainability



**OPTIONS:**

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

**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Introduce Ordinance 509 Amending Chapter 15.50.080 of the SBMC.
3. Introduce Ordinance 510 Amending Chapter 15.60.080 of the SBMC.
4. Introduce Ordinance 511 Amending Chapter 15.65.080 of the SBMC.
5. Introduce Ordinance 512 Amending Chapter 15.66.080 of the SBMC.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Ordinance No. 509
2. Ordinance No. 510
3. Ordinance No. 511
4. Ordinance No. 512

## ORDINANCE 509

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA AMENDING SECTION 15.50.080 OF THE SOLANA BEACH MUNICIPAL CODE TO CHANGE ANNUAL ADJUSTMENTS FROM JULY 1 TO JANUARY 1

**WHEREAS**, in July 2017, the City Council of the City of Solana Beach adopted Ordinance 479, adding Chapter 15.50 to the Solana Beach Municipal Code (SBMC) related to Transportation Impact Fees (TIF);

**WHEREAS**, SBMC section 15.50.080 currently allows the TIF to be adjusted annually each July 1; and

**WHEREAS**, the City of Solana Beach (City) accounting software only permits adjustments to be made at the beginning of the calendar year and not mid-year.

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

Section 1. All of the above statements are true.

Section 2. The City Council finds that this action is not a project under the California Environmental Quality Act ("CEQA") because there is no development or physical change that would result from the adoption of this ordinance.

Section 3. Section 15.50.080 of the Solana Beach Municipal Code shall be amended to read as follows (with underlined text indicating additions and ~~strike-outs~~ indicating deletions):

#### **15.50.080 Annual adjustment of fees.**

The TIF may be adjusted annually starting ~~July 1, 2018~~ January 1, 2020, and on each ~~July~~ January 1st thereafter, based on the following factors:

- A. The cost of construction based on the Los Angeles Construction Cost Index.
- B. Changes in the type, size, location or cost of the transportation facilities, if any, to be financed by the TIF, changes in land use designations in the city's general plan, and upon other sound engineering, financing, and planning information.
- C. Adjustments to the TIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.

D. Adjustments to the fees resulting from the annual review may be made by resolution amending the fee rate tables contained in the TIF report and subject to the notice and public meeting requirements of Government Code Section 66016.

Section 4. Severability. In the event that any court of competent jurisdiction holds any section, subsection, paragraph, sentence, clause or phrase in this Ordinance to be unconstitutional, preempted or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The City hereby declares that it would have adopted each section, subsection, paragraph, sentence, clause or phrase in this Ordinance irrespective of whether any one or more sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted or otherwise invalid.

Section 5. Conflicts with Prior Ordinances. In the event that any City ordinance or regulation, in whole or in part, adopted prior to the effective date of this Ordinance, conflicts with any provisions in this Ordinance, the provisions in this Ordinance will control.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 11th day of December, 2019; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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

## ORDINANCE 510

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA AMENDING SECTION 15.60.080 OF THE SOLANA BEACH MUNICIPAL CODE TO CHANGE ANNUAL ADJUSTMENTS FROM JULY 1 TO JANUARY 1

**WHEREAS**, in November 2018, the City Council of the City of Solana Beach adopted Ordinance 492, adding Chapter 15.60 to the Solana Beach Municipal Code (SBMC) related to Fire Mitigation Impact Fees (FMIF);

**WHEREAS**, SBMC section 15.60.080 currently allows the FMIF to be adjusted annually each July 1; and

**WHEREAS**, the City of Solana Beach (City) accounting software only permits adjustments to be made at the beginning of the calendar year and not mid-year.

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

Section 1. All of the above statements are true.

Section 2. The City Council finds that this action is not a project under the California Environmental Quality Act ("CEQA") because there is no development or physical change that would result from the adoption of this ordinance.

Section 3. Section 15.60.080 of the Solana Beach Municipal Code shall be amended to read as follows (with underlined text indicating additions and ~~strike-outs~~ indicating deletions):

#### **15.60.080 Annual adjustment of fees.**

A. The FMIF may be adjusted annually starting ~~July 1, 2019~~ January 1, 2020, and on each ~~July~~ January 1st thereafter, based on the following factors:

1. The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5 percent annually.

2. Changes in the type, size, location or cost of the acquisition of fire suppression/rescue facilities, vehicles and equipment, if any, to be financed by the FMIF, changes in land use designations in the city's general plan, and upon other sound engineering, financing, and planning information.

B. Adjustments to the FMIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.

C. Adjustments to the fees resulting from the annual review may be made by resolution amending the fee rate tables contained in the FMIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

Section 4. Severability. In the event that any court of competent jurisdiction holds any section, subsection, paragraph, sentence, clause or phrase in this Ordinance to be unconstitutional, preempted or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The City hereby declares that it would have adopted each section, subsection, paragraph, sentence, clause or phrase in this Ordinance irrespective of whether any one or more sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted or otherwise invalid.

Section 5. Conflicts with Prior Ordinances. In the event that any City ordinance or regulation, in whole or in part, adopted prior to the effective date of this Ordinance, conflicts with any provisions in this Ordinance, the provisions in this Ordinance will control.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 11th day of December, 2019; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the \_\_\_\_ day of \_\_\_\_\_, 2019, 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

## ORDINANCE 511

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA AMENDING SECTION 15.65.080 OF THE SOLANA BEACH MUNICIPAL CODE TO CHANGE ANNUAL ADJUSTMENTS FROM JULY 1 TO JANUARY 1

**WHEREAS**, in November 2018, the City Council of the City of Solana Beach adopted Ordinance 493, adding Chapter 15.65 to the Solana Beach Municipal Code (SBMC) related to Park Development Impact Fees (PDIF);

**WHEREAS**, SBMC section 15.65.080 currently allows the PDIF to be adjusted annually each July 1; and

**WHEREAS**, the City of Solana Beach (City) accounting software only permits adjustments to be made at the beginning of the calendar year and not mid-year.

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

Section 1. All of the above statements are true.

Section 2. The City Council finds that this action is not a project under the California Environmental Quality Act ("CEQA") because there is no development or physical change that would result from the adoption of this ordinance.

Section 3. Section 15.65.080 of the Solana Beach Municipal Code shall be amended to read as follows (with underlined text indicating additions and ~~strike-outs~~ indicating deletions):

#### **15.65.080 Annual adjustment of fees.**

The PDIF may be adjusted annually starting ~~July 1, 2019~~ January 1, 2020, and on each ~~July~~ January 1st thereafter, based on the following factors:

A. The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5 percent annually.

B. Changes in the type, size, location or cost of the acquisition of park space and of the additional park improvements, if any, to be financed by the PDIF, changes in land use designations in the city's general plan, and upon other sound engineering, financing, and planning information.

C. Adjustments to the PDIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.

D. Adjustments to the fees resulting from the annual review may be made by resolution amending the fee rate tables contained in the PDIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

Section 4. Severability. In the event that any court of competent jurisdiction holds any section, subsection, paragraph, sentence, clause or phrase in this Ordinance to be unconstitutional, preempted or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The City hereby declares that it would have adopted each section, subsection, paragraph, sentence, clause or phrase in this Ordinance irrespective of whether any one or more sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted or otherwise invalid.

Section 5. Conflicts with Prior Ordinances. In the event that any City ordinance or regulation, in whole or in part, adopted prior to the effective date of this Ordinance, conflicts with any provisions in this Ordinance, the provisions in this Ordinance will control.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 11th day of December, 2019; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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

## ORDINANCE 512

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA AMENDING SECTION 15.66.080 OF THE SOLANA BEACH MUNICIPAL CODE TO CHANGE ANNUAL ADJUSTMENTS FROM JULY 1 TO JANUARY 1

**WHEREAS**, in November 2018, the City Council of the City of Solana Beach adopted Ordinance 496, adding Chapter 15.65 to the Solana Beach Municipal Code (SBMC) related to Public Use Facilities Impact Fees (PUFIF);

**WHEREAS**, SBMC section 15.66.080 currently allows the PUFIF to be adjusted annually each July 1; and

**WHEREAS**, the City of Solana Beach (City) accounting software only permits adjustments to be made at the beginning of the calendar year and not mid-year.

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

Section 1. All of the above statements are true.

Section 2. The City Council finds that this action is not a project under the California Environmental Quality Act ("CEQA") because there is no development or physical change that would result from the adoption of this ordinance.

Section 3. Section 15.65.080 of the Solana Beach Municipal Code shall be amended to read as follows (with underlined text indicating additions and ~~strike-outs~~ indicating deletions):

#### **15.66.080 Annual adjustment of fees.**

The PUFIF may be adjusted annually starting ~~July 1, 2019~~ January 1, 2020, and on each ~~July~~ January 1st thereafter, based on the following factors:

A. The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5 percent annually.

B. Changes in the type, size, location or cost of the acquisition of public use facilities, if any, to be financed by the PUFIF, changes in land use designations in the city's general plan, and upon other sound engineering, financing, and planning information.

C. Adjustments to the PUFIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.



D. Adjustments to the fees resulting from the annual review may be made by resolution amending the fee rate tables contained in the PUFIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

Section 4. Severability. In the event that any court of competent jurisdiction holds any section, subsection, paragraph, sentence, clause or phrase in this Ordinance to be unconstitutional, preempted or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The City hereby declares that it would have adopted each section, subsection, paragraph, sentence, clause or phrase in this Ordinance irrespective of whether any one or more sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted or otherwise invalid.

Section 5. Conflicts with Prior Ordinances. In the event that any City ordinance or regulation, in whole or in part, adopted prior to the effective date of this Ordinance, conflicts with any provisions in this Ordinance, the provisions in this Ordinance will control.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 11th day of December, 2019; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 11, 2019  
**ORIGINATING DEPT:** City Clerk's Office  
**SUBJECT:** Annual Mayor and Deputy Mayor Appointments

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## BACKGROUND:

Resolution 1996-017 (Attachment 1) states that the City Council shall appoint a mayor and mayor pro tempore on an annual basis at the first City Council meeting of December. The mayor and mayor pro tempore shall be selected by the affirmative vote of not less than three members of the City Council. The mayor pro tempore may be referred to as the deputy mayor, as is currently practiced. Mayor Zito and Deputy Mayor Edson currently hold these appointed seats.

This item is before Council to officially appoint the Mayor and Deputy Mayor for the term of December 13, 2019 through December 9, 2020.

## DISCUSSION:

Prior to next year's District Elections, which will take place November 2020, the current appointment consideration of Mayor and Deputy Mayor is necessary.

Pursuant to Resolution 1996-017, the Council shall proceed to make nominations and appointments for the 2020 Mayor and Deputy Mayor. The appointments shall be selected by the affirmative vote of not less than three members of the City Council. This is a summary of Resolution 1996-017, which provides general guidelines for making appointments of mayor and deputy mayor:

- The deputy mayor shall have first priority to serve as mayor.
- Each member shall be given the opportunity to serve as deputy mayor and then mayor.
- Mayoral terms may be shared. If shared, priority would be given to those never served or those with the least total terms as mayor.

CITY COUNCIL ACTION:

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- Six month terms are deemed a full term as mayor. When fulfilling the position of mayor for less than six months, due to the mayor's incapacity, the member will not be considered to have served a full mayoral term.
- When an appointment is declined, eligibility for mayor shall be lost, unless re-elected. A person who declines to accept a shared term as mayor shall not lose any eligibility.
- Council may choose to use alternative criteria for appointments.

**CEQA COMPLIANCE STATEMENT:** N/A

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation and make necessary appointments.
- Approve Staff recommendation with alternative amendments / modifications.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council nominate and appoint the 2020 Mayor and Deputy Mayor for a term of December 11, 2019 to December 9, 2020.

1. Mayor calls for a nomination of Mayor. Call for the vote.
2. Appointed Mayor calls for nomination of Deputy Mayor. Call for the vote.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Resolution 1996-017 - Guidelines for Mayor and Deputy Mayor Appointments.

**RESOLUTION NO. 96-17**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SOLANA BEACH, CALIFORNIA, ESTABLISHING POLICIES  
REGARDING APPOINTMENT OF MAYOR AND DEPUTY MAYOR**

**WHEREAS**, the City Council is authorized and directed by Government Code Section 36801 to meet after a general municipal election and choose one of its number as mayor and one of its number as mayor pro tempore; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City of Solana Beach to establish policies regarding the appointment of mayor and mayor pro tempore.

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

1. The City Council shall appoint a mayor and mayor pro tempore on an annual basis. The appointment shall be made at the first City Council meeting of December. The mayor and mayor pro tempore shall serve until their successor is appointed.
2. The mayor and mayor pro tempore shall be selected by the affirmative vote of not less than three members of the City Council.
3. The mayor pro tempore may be referred to as the deputy mayor.
4. When selecting the mayor and mayor pro tempore, the Council shall use the following criteria:
  - a. The deputy mayor shall have first priority to serve as mayor.
  - b. To the extent possible, each member shall be given the opportunity to serve as deputy mayor and then mayor.
  - c. The position of finish for each member at their last election will be an important factor in choosing between members who each have served as mayor or between members who have not previously served as mayor.
  - d. The first place finisher in each election shall have the opportunity to serve a full year term as mayor.

- e. Any member may share their term as mayor with any other member. Priority would be given to those who have not served, or if all have served, priority would be given to the member with the least total terms as mayor.
  - f. If a member accepts a shared term of at least six months as mayor, that shall be deemed a full term as mayor. However, if due to an incapacity a mayor is not able to fulfill a term, a member who is called upon to fill less than six months of the remainder of another member's term as mayor shall not be considered to have served a full term as mayor. The member called upon under such a situation shall be allowed to continue serving as mayor the next full term.
  - g. A person may decline an appointment, but shall lose eligibility unless the person subsequently regains eligibility as a result of re-election. A person who declines to accept a shared term as mayor shall not lose any eligibility.
  - h. The Council may choose to appoint a person to the position of mayor or deputy mayor based on factors other than those set forth in this resolution.
5. This resolution shall supersede all prior resolutions concerning this matter.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Solana Beach, California, at a regular meeting held on the 5th day of February, 1996, by the following vote:

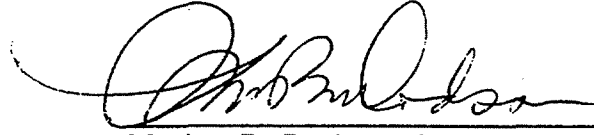
**AYES:** Councilmembers - Campbell, Dodson, Kellejian, Renteria, Tompkins

**NOES:** Councilmembers - None

**ABSTAIN:** Councilmembers - None

**ABSENT:** Councilmembers - None


Resolution No. 96-17  
Page three



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Marion B. Dodson, Mayor

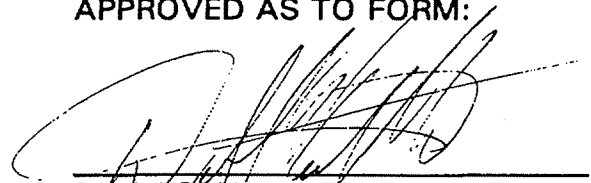
ATTEST:



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Deborah A. Harrington  
City Clerk

APPROVED AS TO FORM:



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Daniel S. Hentschke  
City Attorney



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 11, 2019  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Adopt (2<sup>nd</sup> Reading) Ordinance 507 Amending Chapter 17.80 of the Solana Beach Municipal Code Related to the Solana Beach Floodplain Overlay Zone to Comply with the National Flood Insurance Program**

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## **BACKGROUND:**

While most of Solana Beach is well above the flood zone, the area south of the intersection of Valley Avenue and Stevens Avenue to Via de la Valle is subject to periodic flooding from heavy rains. This area is identified on the National Flood Insurance Rate Map to be within the 100-year flood zone (see Attachment 2). Flooding can result in loss of life and property, health and safety hazards, disruption of businesses and government services, extraordinary public expenditures, and lower property values. Flood losses are caused by land uses that are inadequately elevated, flood proofed, or protected from flood damage.

The Federal Emergency Management Agency (FEMA) makes flood insurance available to residents of participating communities, provided the community adopts and enforces adequate floodplain management regulations that meet the minimum National Flood Insurance Program (NFIP) and Code of Federal Regulations.

To comply with the NFIP, in 1993 Council approved Ordinance No. 185, adopting the Solana Beach Floodplain Overlay Zone (Chapter 17.80), amending Chapter 17.08 (formerly Chapter 14.100 adopted September 6, 1988 by Ord. 70). Since that time, changes to the NFIP have occurred and the Solana Beach Municipal Code (SBMC) has been revised accordingly.

On November 13, 2019, the City Council introduced Ordinance 507 (1<sup>st</sup> Reading) making revisions to the municipal code related to floodplain regulations. This item is before the

CITY COUNCIL ACTION:

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City Council to adopt Ordinance 507 (Attachment 1) to amend SBMC Chapter 17.80 in regards to floodplain regulations.

**DISCUSSION:**

FEMA recently published updated Flood Insurance Rate Maps. The map update did not change the flood hazard areas in Solana Beach. As part of this update, FEMA has requested the City of Solana Beach show evidence of floodplain management regulations that meet the National Flood Insurance Program standards. FEMA conducted a review of the Solana Beach Municipal Code, Chapter 17.80, Flood Damage Prevention Overlay Zone and indicated that some changes are needed. FEMA is requiring code updates, mainly pertaining to manufactured homes and substantial improvement requirements, in order to meet the NFIP requirements pursuant to the Title 44 Code of Federal Regulations. A copy of the FEMA letter is included as Attachment 3. The adoption of an amended floodplain management ordinance is a prerequisite for continued participation in the NFIP. The code update is required by December 20, 2019.

Staff prepared the attached proposed ordinance and submitted it to FEMA for review. FEMA concluded that the ordinance meets the NFIP requirements and that, after its adoption, Solana Beach will be in full compliance. The proposed changes are described below in bold:

1. Section 17.80.020, Definitions – the date of first adopted floodplain management ordinance (September 6, 1988) is to be added where applicable. Under “Start of Construction”, the following is to be added: **“For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.”**
2. Section 17.80.090.A, Development permit required – **“including manufactured homes”** to be added.
3. Section 17.80.110.A.4 – Duties and responsibilities of the floodplain administrator, **“within the City of Solana Beach”** to be added.
4. Section 17.80.120, Standards of Construction:
  - a. B. Construction Materials and Methods, paragraph 1 – **“below the base flood elevation and one-foot freeboard”** to be added.
  - b. C. Elevation and Floodproofing, paragraph 4a – **“buildings with more than one enclosed area must have openings on exterior walls for each area to allow flood water to directly enter”** to be added.
  - c. C. Elevation and Floodproofing, paragraph 5 – **“SBMC 17.80.120”** to replace “this section”.
  - d. C. Elevation and Floodproofing, subsection 6 – Garages and Low Cost Accessory Structures, b. Detached Garages and Accessory Structures:



- i. Paragraph (B): **“a plus one-foot freeboard”** to be added.
  - ii. Paragraph (D): **“a minimum of one-foot above”** to be added.
5. Section 17.80.140 Standards for subdivisions:
  - a. Paragraph A: **“the special flood hazard areas and the base flood elevations”** to replace “the flood hazard area and the elevation of the base flood.”
  - b. Paragraph B: **“provide as part of an application for a Letter of Map Revision based on fill (LOMR-F) to the floodplain administrator”** to replace “provided to the floodplain administrator. A report of the effects of a subdivision grading on the floodway or floodplain shall be provided at the time of the permit application.”
6. Sections 17.80.150 Standards for manufactured homes and recreational vehicles:
  - a. Paragraph A: **“and substantially improved”** to be added.
  - b. Subparagraph 1: “a minimum of one-foot” above base flood elevation to be added.
7. Section 17.80.200, paragraph A Conditions for variances – **“upon a determination that the proposed repair or rehabilitation will not preclude the structure’s continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure”** to replace “without regard to the procedures set forth in the remainder of this section.”

Pursuant to SBMC section 17.76.050, amendments to the Title 17 of the SBMC may be approved by the Council upon making the findings contained in SBMC section 17.76.070.

SBMC section 17.76.070 requires the Council make the following findings to amend Title 17 of the SBMC:

- A. The proposed amendment is consistent with the general plan.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the city.

The changes to Chapter 17.80 as proposed in Ordinance 507 do not change the land use in the affected zone and therefore are consistent with the General Plan. The suggested revisions are in compliance with the NFIP which enforces floodplain management regulations. Thus, the amendment is not detrimental to the public interest, health, safety, convenience, or welfare of the City.

Therefore, Staff recommends that the City Council adopt Ordinance 507, amending the Solana Beach Floodplain Overlay Zone (Sections 17.80.020, 17.80.090, 17.80.110, 17.80.120, 17.80.140, 17.80.150 and 17.80.200).

**CEQA COMPLIANCE STATEMENT:**

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15321 of the State CEQA Guidelines.

**FISCAL IMPACT:**

There is no anticipated fiscal impact to the City.

**WORK PLAN:**

N/A

**OPTIONS:**

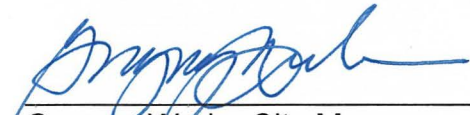
- Approve Staff recommendations.
- Do not approve Staff recommendations.
- Provide direction to Staff.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance 507 amending the Solana Beach Floodplain Overlay Zone (Sections 17.80.020, 17.80.090, 17.80.110, 17.80.120, 17.80.140, 17.80.150 and 17.80.200) of the Solana Beach Municipal Code.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Ordinance 507
2. Flood Insurance Rate Map
3. FEMA Letter dated June 20, 2019

## ORDINANCE 507

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA AMENDING SECTIONS OF CHAPTER 17.80 OF THE SOLANA BEACH MUNICIPAL CODE, ALL RELATED TO FLOOD DAMAGE PREVENTION

**WHEREAS**, the City of Solana Beach City Council adopted Ordinance 70 on September 6, 1988, adopting the Solana Beach Floodplain Overlay Zone; and

**WHEREAS**, the Federal Emergency Management Agency (FEMA) informed the City by letter that the City's current Floodplain Overlay Zone Ordinance requires an update to meet the minimum National Flood Insurance Program (NFIP) requirements pursuant to the Title 44 Code of Federal Regulations Section 60.3; and

**WHEREAS**, the adoption of an amended floodplain management ordinance is a prerequisite for continued participation in the NFIP; and

**WHEREAS**, the City desires to continue its participation in the NFIP.

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

Section 1. All of the above statements are true; and

Section 2. The City Council finds that this action is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15321 because there is no possibility that the activity in question may have a significant effect on the environment.

Section 3. Solana Beach Municipal Code Section 17.80.020 is amended to read as follows (strikeout indicates a deletion, underline indicated an addition):

**17.80.020 Definitions.** (Four definitions amended)

"Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of a floodplain management regulation adopted by the city (**September 6, 1988 Ord. 70**).

"New construction" means, for floodplain management purposes, structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the city (**September 6, 1988 Ord. 70**).

“New manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of a floodplain management regulation adopted by the city **(September 6, 1988 Ord. 70)**.

“Start of construction” includes substantial improvement, and means the date the building permit was issued; provided, the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. **For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.**

Section 4. Solana Beach Municipal Code Section 17.80.090 is amended to read as follows (strikeout indicates a deletion, underline indicated an addition):

**17.80.090 Development permit required.**

A. In addition to any other development permits or approvals required by this code, a flood damage prevention development permit shall be obtained before construction or development, **including manufactured homes**, begins within any area of special flood hazards, areas of flood-related erosion hazards or areas of mudslide (i.e., mudflow) established by SBMC 17.80.040. Application for a permit shall be made on forms approved by the floodplain administrator and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevation of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:

1. Proposed elevation in relation to mean sea level of the lowest floor (including basement) of all structures; in zone AO, elevation of highest adjacent grade and proposed elevation of lowest floor of all structures;
2. Proposed elevation in relation to mean sea level to which any structure will be floodproofed;
3. All appropriate certifications listed in SBMC 17.80.120(C); and

4. Description and substantiating calculations of the extent to which any watercourse will be altered or relocated as a result of proposed development.

B. No other permit or approval for development shall be issued unless either a flood damage prevention development permit has first been issued or such other permit or approval is conditioned upon the successful issuance of a flood damage prevention development permit.

C. Appeals. The city council of the city of Solana Beach shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this chapter.

Section 5. Solana Beach Municipal Code Section 17.80.110 is amended to read as follows (strikeout indicates a deletion, underline indicated an addition):

**17.80.110 Duties and responsibilities of the floodplain administrator.**

The duties and responsibilities of the floodplain administrator shall include, but not be limited to:

A. Permit Review.

1. Review all development permits to determine that the permit requirements of this chapter have been satisfied;
2. All other required state and federal permits have been obtained;
3. The site is reasonably safe from flooding;
4. The proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this chapter, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot **within the City of Solana Beach**;
5. All letters of map revision (LOMRs) for flood control projects are approved prior to the issuance of building permits. Building permits must not be issued based on conditional letters of map revision (CLOMRs). Approved CLOMRs allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition;

B. Development of Substantial Improvement and Substantial Damage Procedures.

1. Using FEMA publication FEMA 213, "Answers to Questions About Substantially Damaged Buildings," develop detailed procedures for identifying and administering requirements for substantial improvement and substantial damage, to include defining "market value."

2. Assure procedures are coordinated with other departments/divisions and implemented by community staff;

C. Use of Other Base Flood Data. When base flood elevation data has not been provided in accordance with SBMC 17.80.030, the floodplain administrator will obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer SBMC 17.80.120. Any such information shall be submitted to the city for adoption;

D. Whenever a Watercourse Is to Be Altered or Relocated.

1. Notify adjacent communities and the California Department of Water Resources and the Army Corps of Engineers prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration;

2. Request that the flood-carrying capacity of the altered or relocated portion of the watercourse is maintained;

3. Base Flood Elevation Changes Due to Physical Alterations.

a. Within six months of information becoming available or project completion, whichever comes first, the floodplain administrator shall submit or assure that the permit applicant submits technical or scientific data to FEMA for a letter of map revision (LOMR).

b. All LOMRs for flood control projects are approved prior to the issuance of building permits. Building permits must not be issued based on conditional letters of map revision (CLOMRs). Approved CLOMRs allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

Such submissions are necessary so that, upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements are based on current data;

4. Changes in Corporate Boundaries. Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits;

E. Obtain and maintain for public inspection and make available as needed the certifications and reports required by SBMC 17.80.120, 17.80.140 and 17.80.160;

F. Make interpretations where needed, as to the exact location of the boundaries of the areas of special flood hazards, areas of flood-related erosion hazards or areas of mudslide (i.e., mudflow), for example, where there appears to be a conflict between a mapped boundary and actual field conditions. The person contesting the location of the boundary may appeal any decision regarding the interpretation to the city council as provided in SBMC 17.80.190;

G. Take action to remedy violations of this chapter as specified in SBMC 17.80.040.

Section 6. Solana Beach Municipal Code Section 17.80.120 is amended to read as follows (strikeout indicates a deletion, underline indicated an addition):

**17.80.120 Standards of construction.**

Construction in all areas of special flood hazards shall comply with the standards set forth in this section.

A. Anchoring.

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. All manufactured homes shall meet the anchoring standards of SBMC 17.80.150.

B. Construction Materials and Methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage **below the base flood elevation and one-foot freeboard.**
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
3. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
4. Within zones AH and AO, adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures shall be shown on the grading plans and required as a condition of the grading permit.

C. Elevation and Floodproofing.

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to one foot above the base flood elevation. Upon the completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered civil engineer or licensed land surveyor to be properly elevated. Such certification or verification shall be provided to the floodplain administrator.
2. New construction and substantial improvement of any residential structure in zone AO shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM, or at least two feet if no depth number is specified. Upon completion of the structure, the

elevation of the lowest floor, including basement, shall be certified by a registered civil engineer or licensed land surveyor to be properly elevated. Such certification or verification shall be provided to the floodplain administrator.

3. New construction and substantial improvement of any nonresidential structure shall either be elevated in conformance with subsection (C)(1) or (2) of this section or, together with attendant utility and sanitary facilities, meet the following requirements:

- a. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
- b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
- c. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the floodplain administrator.

4. In all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Fully enclosed areas below the lowest floor that are subject to flooding are usable solely for parking of vehicles, building access, and storage. Building plans meeting this requirement must either be certified by a registered civil engineer or architect or conform to the following minimum criteria:

- a. Either a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters; **buildings with more than one enclosed area must have openings on exterior walls for each area to allow flood water to directly enter**; or
- b. Be certified by a registered professional engineer or architect to comply with a local floodproofing standard approved by the Federal Insurance Administration.

5. In addition to the requirements of ~~this section~~ **SBMC 17.80.120**, manufactured homes shall also meet the requirements established in SBMC 17.80.150.

6. Garages and Low Cost Accessory Structures.

a. Attached Garages.

- i. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry of floodwaters. See subsection (C)(3) of this section. Areas of the garage below the BFE must be constructed with flood-resistant materials. See subsection B of this section.



ii. A garage attached to a nonresidential structure must meet the above requirements or be dry floodproofed. For guidance on below grade parking areas, see FEMA Technical Bulletin TB-6.

b. Detached Garages and Accessory Structures.

i. "Accessory structures" used solely for parking (two-car detached garages or smaller) or limited storage (small, low-cost sheds), as defined in SBMC 17.80.020, may be constructed such that its floor is below the base flood elevation (BFE), provided the structure is designed and constructed in accordance with the following requirements:

(A) Use of the accessory structure must be limited to parking or limited storage;

(B) The portions of the accessory structure located below the BFE **plus one-foot freeboard** must be built using flood-resistant materials;

(C) The accessory structure must be adequately anchored to prevent flotation, collapse and lateral movement;

(D) Any mechanical and utility equipment in the accessory structure must be elevated or floodproofed to **a minimum of one-foot above** ~~or~~ above the BFE;

(E) The accessory structure must comply with floodplain encroachment provisions in SBMC 17.80.160; and

(F) The accessory structure must be designed to allow for the automatic entry of floodwaters in accordance with subsection (C)(4) of this section.

ii. Detached garages and accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in this section.

Section 7. Solana Beach Municipal Code Section 17.80.140 is amended to read as follows (strikeout indicates a deletion, underline indicated an addition):

**17.80.140 Standards for subdivisions.**

A. At the time of submission of an application for approval of a tentative map or tentative parcel map within the flood damage prevention overlay zone, the subdivider shall submit a map signed by a registered civil engineer or licensed land surveyor identifying **the special flood hazard areas and the base flood elevations** ~~the flood hazard area and the elevation of the base flood.~~

B. The tentative map or tentative parcel map shall show the elevation of proposed structure(s) and building pads. If the site is filled above the base flood, the final pad

elevation shall be certified by a registered civil engineer or surveyor and **provide as part of an application for a Letter of Map Revision based on fill (LOMR-F) to the floodplain administrator.** ~~provided to the floodplain administrator. A report of the effects of a subdivision grading on the floodway or floodplain shall be provided at the time of the permit application.~~

C. The design and improvement of a subdivision shall be consistent with the need to minimize flood damage.

D. Public utilities and facilities such as sewer, gas, electrical and water systems located and constructed in a manner which minimizes flood damage.

E. The design and improvement of subdivisions shall provide adequate drainage to reduce exposure to flood hazards.

Section 8. Solana Beach Municipal Code Section 17.80.150 is amended to read as follows (strikeout indicates a deletion, underline indicated an addition):

**17.80.150 Standards for manufactured homes and recreational vehicles.**

A. Manufactured Homes. All new, ~~and~~ replacement, **and substantially improved** manufactured homes and additions to manufactured homes shall:

1. Be elevated so that the lowest floor is ~~at or~~ **a minimum of one-foot** above the base flood elevation; and
2. Be securely anchored to a permanent foundation system to resist flotation, collapse or lateral movement.

B. Recreational Vehicles.

1. All recreational vehicles placed in zones A1-30, AH, AE, V1-30 and VE will either:
  - a. Be on the site for fewer than 180 consecutive days; or
  - b. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
  - c. Meet the permit requirements of SBMC 17.80.090 and the elevation and anchoring requirements for manufactured homes in subsection A of this section.
2. Recreational vehicles placed on sites within zones V1-30, V, and VE on the community's flood insurance rate map will meet the requirements of subsection (B)(1) of this section and SBMC 17.80.195.

Section 9. Solana Beach Municipal Code Section 17.80.200 is amended to read as follows (strikeout indicates a deletion, underline indicated an addition):

**17.80.200 Conditions for variances.**

A. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed in the National Register of Historic Places or the State Inventory of Historic Places upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure. ~~without regard to the procedures set forth in the remainder of this section.~~

B. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

C. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

D. Variances shall only be issued upon:

1. A showing of good and sufficient cause;
2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances.

E. Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use; provided, that the provisions of subsections A through D of this section are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

F. An applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the regulatory floor elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. A copy of the notice shall be recorded by the floodplain board in the office of the county recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code §36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 13th day of November, 2019; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 11th day of December, 2019, 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



# National Flood Hazard Layer FIRMette



32°59'12.21"N



ATTACHMENT 2

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/22/2019 at 11:27:32 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS The National Map: Orthoimagery. Data refreshed April, 2019.

17°15'12.41"W

32°58'42.03"N





# Federal Emergency Management Agency

Washington, D.C. 20472

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IN REPLY REFER TO:  
115-I

JUN 25 2019  
Engineering Dept.  
City of Solana Beach

June 20, 2019

The Honorable David A. Zito  
Mayor, City of Solana Beach  
653 South Highway 101  
Solana Beach, California 92075

Community: City of Solana Beach,  
San Diego County, California  
Community No.: 060725  
Map Panels Affected: See FIRM Index

Dear Mayor Zito:

On October 17, 2017, you were notified of proposed modified flood hazard determinations (FHDs) affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of Solana Beach, San Diego County, California. The statutory 90-day appeal period that was initiated on November 1, 2017, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed FHDs for your community in the *San Diego Union Tribune* and *The Coast News*, has elapsed.

FEMA received no valid requests for changes in the FHDs. Therefore, the determination of the Agency as to the FHDs for your community is considered final. The final FHDs will be published in the *Federal Register* as soon as possible. The modified FHDs and revised map panels, as referenced above, will be effective as of December 20, 2019, and revise the FIRM that were in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and on the maps and must be used for all new policies and renewals.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter. Prior to December 20, 2019, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d and e) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(d and e) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(d and e);

2. Adopting all the standards of Paragraph 60.3(d and e) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(d and e).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Mr. Edward Curtis  
Engineer, FEMA Region IX  
1111 Broadway, Suite 1200  
Oakland, California 94607  
(510) 627-7100

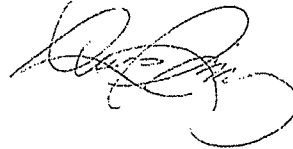
To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs)) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective 1 day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to call the Director, Federal Insurance and Mitigation Division of FEMA in Oakland, California, at (510) 627-7100 for assistance. If you have any questions concerning mapping

issues in general or the enclosed Summary of Map Actions, please call our FMIX at the number shown above. Additional information and resources your community may find helpful regarding the NFIP and floodplain management, such as *The National Flood Insurance Program Code of Federal Regulations*, *Answers to Questions About the NFIP*, *Use of Flood Insurance Study (FIS) Data as Available Data*, *Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures*, and *National Flood Insurance Program Elevation Certificate and Instructions*, can be found on our website at <https://www.floodmaps.fema.gov/lfd>. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

Enclosure:

Final Summary of Map Actions

cc: Community Map Repository  
Mo Sammak, City Engineer, City of Solana Beach