



CITY OF SOLANA BEACH

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

AGENDA

Joint REGULAR Meeting

Wednesday, September 28, 2022 * 6:00 p.m.

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

This meeting will be conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

Be advised that due to the COVID-19 pandemic in-person participation will not be allowed, there will be no members of the public in attendance at Council Meetings. Alternatives to in-person attendance for viewing and participating in City Council meetings are being provided under provided below.

AGENDA MATERIALS

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

WATCH THE MEETING

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

PUBLIC COMMENTS

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

OR

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

Before Meeting

- Alert Clerk's Office. We ask that you alert us that you will joining the meeting to speak. Please email us at clerkoffice@cosb.org to let us know which item you will speak on. This allows our Staff to manage speakers more efficiently.
- Watch the Meeting and Make a Public Comment
You can watch the meeting on the Live Meeting button on the Public Meetings page OR on TV at the stations provided above OR on the zoom event:

Link: <https://cosb-org.zoom.us/j/87338155235>

Webinar ID: 873 3815 5235

If you cannot log on or need to use a phone for audio quality, use one of these call-in numbers 386-347-5053 or 564-217-2000 or 833-548-0282 (Toll Free) or 877-853-5257 (Toll Free) or 888-475-4499 (Toll Free) or 833-548-0276 (Toll Free)

Join/Log-In to the meeting at least 15 minutes prior to the start time so that the City Clerk can verify that you are ready to speak before the meeting begins.

- Audio Accessibility: If your computer does not have a microphone or you have sound issues, you can call-in from a landline or cell phone and use it as your audio (phone # is provided once

you log-in to Zoom, see above). If you call in for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios when you are speaking.

During Meeting:

- During each Agenda Item and Oral Communications, attendees will be asked if they would like to speak. Speakers are taken during each agenda item.
- Speakers will be asked to raise their hand (zoom icon under participants can be clicked or on the phone you can dial *9) if they would like to be called on to speak during each item. We will call on you by your log in name or the last 4 digits of your phone #. When called on by the meeting organizer, we will unmute so you may provide comments for the allotted time. Allotted speaker times are listed under each [Agenda](#) section.
- Choose Gallery View to see the presentations, when applicable.

SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2

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

CITY COUNCILMEMBERS			
Lesa Heebner, Mayor			
Kelly Harless Deputy Mayor	David A. Zito Councilmember District 1	Jewel Edson Councilmember District 3	Kristi Becker Councilmember
Gregory Wade City Manager	Johanna Canlas City Attorney	Angela Ivey City Clerk	

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting of this agenda

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

None at the posting of this agenda

APPROVAL OF AGENDA:

ORAL COMMUNICATIONS:

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

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by joining the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. No written correspondence may be submitted in lieu of public speaking. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.3.)

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

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

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

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on July 13, 2022, August 9, 2022 and August 24, 2022.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for August 27, 2022 – September 9, 2022.

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

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

A.3. General Fund Budget Adjustments for Fiscal Year 2022/2023. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2022/2023 General Fund Adopted Budget.

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

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

B. PUBLIC HEARINGS: (B.1.)

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

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

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

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

B.1. 406 N. Rios Avenue, Applicants: Petr and Kate Pacas; Application: DRP22-001; APN: 263-072-19. (File 0600-10)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-117** conditionally approving a DRP for a replacement split-level, single family residence with an attached partially subterranean garage and a detached ADU at 406 N. Rios Avenue, Solana Beach.

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

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

C. STAFF REPORTS: (C.1. - C.3.)

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

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C.1. Tot Lots at La Colonia Park and Fletcher Cove Park Design Options. (File 0700-25)

Recommendation: That the City Council

1. Receive this report and provide direction on the design options for the new Tot Lots at La Colonia Park and Fletcher Cove Park.

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

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

C.2. Quarterly Investment Report. (File 0350-44)

Recommendation: That the City Council

1. Accepts and files the attached Cash and Investment Report for the quarter ended June 30, 2022.

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

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

C.3. City Manager's Employment Agreement Seventh Amendment. (File 0400-05)

Recommendation: That the City Council

1. Consider and adopt **Resolution 2022-118** authorizing the Mayor to execute the Seventh Amendment to the Employment Agreement between the City of Solana Beach and Gregory Wade to reflect a base salary increase of 3.5% to \$245,823.00 effective July 1, 2022 and adjust the leave accrual to be commensurate to that of other City employees.

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

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

WORK PLAN COMMENTS:

Adopted June 22, 2022

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

- a. City Selection Committee (meets twice a year) Primary-Heebner, Alternate-Edson
- b. Clean Energy Alliance (CEA) JPA: Primary-Becker, Alternate-Zito
- c. County Service Area 17: Primary- Harless, Alternate-Edson
- d. Escondido Creek Watershed Authority: Becker /Staff (no alternate).

- e. League of Ca. Cities' San Diego County Executive Committee: Primary-Becker, Alternate-Harless. Subcommittees determined by its members.
- f. League of Ca. Cities' Local Legislative Committee: Primary-Harless, Alternate-Becker
- g. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-Becker, Alternate-Harless
- h. North County Dispatch JPA: Primary-Harless, Alternate-Becker
- i. North County Transit District: Primary-Edson, Alternate-Harless
- j. Regional Solid Waste Association (RSWA): Primary-Harless, Alternate-Zito
- k. SANDAG: Primary-Heebner, 1st Alternate-Zito, 2nd Alternate-Edson. Subcommittees determined by its members.
- l. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-Zito
- m. San Dieguito River Valley JPA: Primary-Harless, Alternate-Becker
- n. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- o. 22nd Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

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

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

CITIZEN COMMISSION(S)

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

ADJOURN:

Next Regularly Scheduled Meeting is October 12, 2022

*Always refer the City's website Event Calendar for Special Meetings or an updated schedule.
Or Contact City Hall 858-720-2400*

www.cityofsolanabeach.org

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the September 28, 2022 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on September 21, 2022 at 3:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., September 28, 2022, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

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

CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



CITY OF SOLANA BEACH

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

MINUTES

Joint – Closed Session

Wednesday, July 13, 2022 ♦ 5:00 p.m.

Teleconference Location Only-City Hall/Council Chambers - Solana Beach, California

This meeting will be conducted in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law.

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless
Deputy Mayor

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Kristi Becker
Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

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

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

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

CLOSED SESSION:

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957

City Manager and City Attorney

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

Two (2) Potential case(s)

No Reportable action.

ADJOURN:

Mayor Heebner adjourned the meeting at 5:54 p.m.

Angela Ivey, City Clerk

Council Approved: _____

AGENDA ITEM A.1.



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, July 13, 2022 * 6:00 p.m.

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

This meeting will be conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless
Deputy Mayor

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Councilmember
District 1

Jewel Edson
Councilmember
District 3

Kristi Becker
Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:00 p.m.

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

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS: None

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

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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.12.)

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the following City Council meetings held April 13, 2022 and April 27, 2022.

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

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

Recommendation: That the City Council

1. Ratify the list of demands for June 11, 2022 – June 30, 2022.

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

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

A.3. General Fund Budget Adjustments for Fiscal Year 2022/2023. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2022/2023 General Fund Adopted Budget.

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

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

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

A.4. This item number was left intentionally blank.

A.5. Heating, Ventilation, and Air Conditioning (HVAC) Maintenance Services and As-Needed Repairs. (File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-091**:

- a. Authorizing the City Manager to execute a Professional Services Agreement with Seaside Heating and Air in an amount of \$3,960 per year for quarterly HVAC maintenance service, and \$7,500 per year for unforeseen, as-needed repairs, for a total not to exceed amount of \$11,460 per year for Fiscal Year 2022/23.
- b. Authorizing the City Manager to extend the agreement up to four additional one-year terms, at the City's option, at an amount not to exceed the amount budgeted in each subsequent year.
- c. Authorizing the City Manager to approve a one-time purchase and installation of two rooftop HVAC units at City Hall, in an amount of \$26,800, and a 10% (\$2,680) contingency amount for unforeseen repairs, for a total not to exceed amount of \$29,480 for FY 2022/23.
- d. Authorizing the City Manager to approve a one-time purchase and installation of a HVAC central control system for City Hall, in an amount of \$14,400, and a 10% (\$1,440) contingency amount for unforeseen repairs, for a total not to exceed amount of \$15,840 for FY 2022/23.
- e. Authorizing a transfer of \$21,000 from the General Fund Facilities budget unit to the City CIP fund to provide sufficient funding for the HVAC replacements.
- f. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

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

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Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve.

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

A.6. Americans with Disabilities Act (ADA) Pedestrian Ramps Project – Notice of Completion (NOC). (File 0820-20)

Recommendation: That the City Council

1. Adoption of **Resolution 2022-089**:

- a. Authorizing the City Council to accept, as complete, the ADA Pedestrian Ramps, Bid No. 2022-04, constructed by Miramar General Engineering.
- b. Authorizing the City Clerk to file a Notice of Completion.

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

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

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve.

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

A.7. Continued Emergency Teleconferencing. (File 0240-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-095** authorizing remote teleconference meetings of the legislative bodies of the City for the period of July 14, 2022 through August 13, 2022 pursuant to the provisions of the Brown Act.

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

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Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve.

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

A.8. Fletcher Cove Park Lithocrete Restoration. (File 0730-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-083** authorizing the City Manager to award a contract to T.B Penick & Sons, Inc., as a sole-source vendor, in the amount of \$77,620, and the recommended contingency amount of \$17,852 (23%), for a total amount of \$95,472, for the Fletcher Cove Park Lithocrete Concrete Repairs.

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

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

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve.

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

A.9. Dead Animal Disposal and Pest-Rodent Control Services. (File 0410-08)

Recommendation: That the City Council

1. Adopt **Resolution 2022-075:**
 - a. Authorizing the City Manager to execute a Professional Services Agreement with Habitat Protection, Inc. at an amount not-to-exceed \$9,960 for dead animal disposal and pest-rodent control services, and as-needed services for Fiscal Year 2022/23.
 - b. Authorizing the City Manager to extend the Professional Services Agreement with Habitat Protection Inc., on a yearly basis, for up to four additional one-year terms, at the City's option.

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

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

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve.

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

A.10. Right-of-Entry and Reciprocal License Agreement for Parking with Brixton Cove, LLC. (File 0800-00)

Recommendation: That the City Council

1. Adopt **Resolution 2022-096** authorizing the City Manager to execute a Right-of-

Entry and Reciprocal License Agreement for Parking, in a form acceptable to the City Attorney, with Brixton Cove, LLC for a period of two years, effective August 15, 2022.

[Item A.10. Report \(click here\)](#)

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

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve.

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

A.11. COVID-19 Temporary Use Permits (TUPs) for Outdoor Dining. (File 6410-10)

Recommendation: That the City Council

1. Adopt **Resolution 2022-085** extending the Covid-19 Temporary Use Permit Policy.

[Item A.11. Report \(click here\)](#)

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

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve.

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

A.12. Climate Action Plan Update Services. (File 0220-15)

Recommendation: That the City Council

1. Adopt **Resolution 2022-090** authorizing the City Manager to execute the Agreement for Climate Action Plan Update Services between the City of Solana Beach and Energy Policy Initiative Center for a one-year term beginning July 13, 2022 through June 30, 2023.

[Item A.12. Report \(click here\)](#)

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

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve.

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

B. PUBLIC HEARINGS: (B.1. – B.2.)

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

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

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

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

B.1. Public Hearing: 1005 Highland Dr., Applicant: Kimberly and John Novak, Case #: DRP21-016. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-086** conditionally approving a DRP to construct a 1,726 square foot detached garage with a 676 square foot art studio and perform associated site improvements at 1005 Highland Drive.

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

[Item B.1. Supplemental Docs \(Upd. 7-13-22, 9am\)](#)

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

Greg Wade, City Manager, introduced the item.

Joe Lim, Community Development Dir., presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

John Novak, Applicant, said that they had worked with many consultants and Staff, that the art studio was designed as a language studio for their nonverbal son, that Mr. Juma submitted a picture that did not correctly show in the location of the proposed building, and that he worked with Dr. Bob and erected some makeshift PVC story poles even though story poles were not required.

Jon Dominy, Architect, said that the owners had gone out of their way to bury the entire garage structure within the bluff for the best scenario possible, and displayed a plan showing the section cuts of the driveway location, neighbor's deck and living areas and the view of the project showing the building being buried preserving the view from the primary living areas.

Saad Juma said that he submitted a letter regarding the position of the building structure placement in the middle of the ocean view from the ground level and second level of his house resulting in an adverse economic impact, that the City's Municipal Code compliance was not compliant because the building and structure was not designed to minimize adverse impacts on the surrounding property, that the height was 2 feet short of the maximum allowable height, and asked that Council not approve the project as presented.

John Novak, Applicant, and Jon Dominy, Architect, rebuttal, said that Mr. Juma's picture incorrectly showed the building blocking out most of the view, that alternate locations of the site did not work because of the driveway placement or moving of the structure would

place it sliding down the slope of the hill, lowering the structure would further require excavation and reinforcement costs of close to \$500,000.

Council and Applicant discussed the site line of the neighbor, making a small change of the new building to the south and east, maintaining the view from their livable area, that any structure placement would still impede the view from the driveway, moving the structure a few feet south or east to share the view more, that movement of the placement may cost about \$50k, that the applicant conceptually reviewed the project with the neighbor starting about around a year ago, that the neighbor's initial recommendation was to not improve the property at all, that the existing garage was being used and would continue to be used as a woodworking shop, that the art studio roof pitch could be lowered to 1 and 12 instead of 2 and 12, to flatten out the roof pitch, and the landscape plan.

Council discussed tall trees blocking views, building and structure placement, lowering the roof and flattening it out, moving the structure 5 ft., the sloping on the lot, that Council had not considered views from driveways in the past, the landscape plan's height and quantity of proposed trees that could be as high as 40 ft. and 80 ft., reducing the roof pitch to a 1 and 12, and whether the site placement had been optimized to minimize impacts.

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

Motion: Moved by Councilmember Zito and second by Mayor Heebner to approve with additional conditions including reducing the studio roof pitch to 1 and 12 and returning to Council for the landscape plan review before project completion. **Approved 3/2:** Ayes: Harless, Zito, Edson. Noes: Heebner, Becker. Motion carried unanimously.

B.2. Public Hearing: Ida Avenue Apartments, Eight-Unit, Rental Residential Development Located on a Vacant Lot on the East Side of Ida Ave., Applicant: KNN Management LLC, Case #: 17-18-03 DRP/SDP. (File 0600-40)

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

Therefore, should the City Council be able to make the findings to approve the DRP, 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. Consider certification of the MND and adoption of Resolution 2022-087; and
3. If the City Council certifies the MND and makes the requisite Findings of Fact and approves the project, adopt **Resolution 2022-088** conditionally approving a DRP and SDP for the Ida Avenue Apartments Project at 0 Ida Avenue, Solana Beach.

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

[Item B.2. Updated Report #1 \(added 7-12-22 at 10:45am\)](#)

[Item B.2. Supplemental Docs \(upd. 7-12-22 at 5:20pm\)](#)

Greg Wade, City Manager, introduced the item.

Corey Andrews, Principal Planner, presented a PowerPoint (on file) reviewing the proposed project.

Mayor Heebner opened the public hearing.

Council disclosures.

Samuel Chereskin, Architect, presented a PowerPoint (on file).

Council, Applicant, and Staff discussed that the project would be solely electric, selecting a varying species of tree, landscaping, whether there would be space to dedicate additional space to off-street parking, construction management, and that the site had some additional space to allow construction vehicles to park onsite.

Mark Stensen spoke about the project being non-owner residents, that 18 parking spots for 18 units was not enough for this neighborhood, managing construction impacts to the neighborhood,

Shantu Patel, Applicant, said that he would agree to extend the sound wall over to the playground area, adjust the landscape to three species, that they would preserve 1/3 of the site for construction vehicle parking to minimize street parking, and adding four permanent parking spaces in the lot area.

Dennis Armstrong, Applicant's Civil Engineer, said that the noise abatement report was prepared by Caltrans which determined the height of the wall based on a future lane widening project.

Council, Applicant, and Staff discussed that the playground being available to the public would depend on who would take on the liability and discussed extending the sidewalk down to Genevieve approximately 620 ft.

Council and Staff discussed that the sound wall extension would not be required to be a certain height, that if four parking spaces were added there would be a total of 24 spaces with 2 for each unit and eight spaces for guests, that it was a nice project for the community, and that the project application was initiated before the mandate for inclusionary units so the applicant would be paying over \$400,000 into the City's affordable housing fund.

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

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve with additional conditions of limiting landscape height to 30 ft. and native drought tolerant species, one tree in each yard, repurpose a portion of the proposed playground to add four additional parking spaces, extend the sound wall to the span of the entire length of the property. **Approved 5/0:** Ayes: Heebner, Harless, Zito, Edson, Becker. Noes: None.

Motion carried unanimously.

Mayor Heebner recessed the meeting at 8:34 p.m. for a break and reconvened at 8:40 p.m.

C. STAFF REPORTS: (C.1. – C.3.)

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

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

C.1. Design Options for the Tot Lots at La Colonia Park and Fletcher Cove Park. (File 0720-30, 0730-40)

Recommendation: That the City Council

1. Receive this report and provide direction on the design alternatives for the new Tot Lots at La Colonia Park and Fletcher Cove Park.
2. Consider adoption of **Resolution 2022-094** authorizing the City Manager to amend the Professional Services Agreement with Van Dyke Landscape Architects, for a new total amount not to exceed \$173,628, for the design of the relocated drainage swale and the retaining wall between the swale and playground equipment at the La Colonia Tot Lot.

[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.

Greg Wade, City Manager, introduced the item and presented a PowerPoint (on file).

Kaitlyn Porter, Van Dyke, continued the PowerPoint.

Council, Staff, and Consultants discussed that additional construction and costs would be required if the four swing option was selected along with the relocation of the drainage swale, options for a wider variety of age groups, shade structures were not figured into the estimated costs at this time, shade structure options, color palate options of the play equipment, landscaping, maintaining current or adding new trees for shade, how many and types of swings, consensus on switching between T swings and bucket swings, consensus on the color for La Colonia being spring bloom with butterscotch added in, and considering waiving the SDP instead of closing the area for story polls.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Harless to approve Staff recommendation and waiving the SDP (Structure Development Permit). **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

C.2. Multi-Way Stop Control at Nardo/Fresca Intersection. (File 0860-45)

Recommendation: That the City Council

1. Adopt **Resolution 2022-92** authorizing the City Manager to install and maintain a Multi-Way Stop Control at the intersection of Nardo Avenue and Fresca Street.

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

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

Greg Wade, City Manager, presented a PowerPoint (on file).

Council, Chen Ryan & Associates, and Staff discussed flashing lights on the stop sign or near the approach to the stop sign, the difference of the flashing beacon effect on frequent drivers versus new drivers, when adding stop signs to consider that they increase GHG emissions,

Motion: Moved by Councilmember Becker and second by Councilmember Edson to approve adding flashing beacons on each approach to the stop sign. **Approved 5/0:** Ayes: Heebner, Harless, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

C.3. Placing a Locally Controlled Street and Infrastructure Maintenance, Crime Prevention, Emergency Response and Traffic Management One-Cent General Sales Tax Measure (Transactions And Use Tax) to Maintain and Help Improve the Quality of City Services on the November 8, 2022 General Municipal Election Ballot for Voter Consideration. (File 0430-20)

Recommendation: That the City Council

1. Approve **Ordinance 526**, subject to voter approval, by way of introduction by title only with a waiver of the full reading; and
2. Adopt **Resolution 2022-093** directing that a general transactions and use tax measure be placed on the November 8, 2022 General Election ballot; submitting the ballot text for the transactions and use tax measure to the voters at the election; authorizing the submittal of ballot arguments; directing the City Attorney to prepare an impartial analysis; and directing the City Clerk to establish requirements for filing primary and rebuttal arguments regarding the transactions and use tax measure.

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

[Item C.3. Supplemental Docs \(upd. 7-13-22 at 1:30pm\)](#)

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

Greg Wade, City Manager, presented a PowerPoint (on file).

Council and Staff discussed that the City receives one percent of 7.25% sales tax, an increase of 1% would go entirely to the City and cannot be taken by the state, that the City functions in a fiscally responsible way, that Solana Beach is a small City and cannot generate large amounts of funds for projects, that projects are pending funding, and trusting the voters to make the decision.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Harless to approve.

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

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

ADJOURN:

Mayor Heebner adjourned the meeting at 10:21 p.m.

Angela Ivey, City Clerk

Council Approved: _____



CITY OF SOLANA BEACH

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

MINUTES

Joint SPECIAL Meeting

Tuesday, August 9, 2022 * 5:00 p.m.

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

This meeting will be conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless
Deputy Mayor

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Kristi Becker
Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present: Lesa Heebner, Kelly Harless, Jewel Edson, Kristi Becker

Absent: David A. Zito

Also Greg Wade, City Manager

Present: Elizabeth A. Mitchell, Assistant City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Becker and second by Councilmember Edson to approve. **Approved 4/0/1 (Absent: Zito).** Ayes: Heebner, Becker, Harless, Edson. Noes: None. Motion carried unanimously.

ORAL COMMUNICATIONS: None

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

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by joining the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. No written correspondence may be submitted in lieu of public speaking. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

C. STAFF REPORTS: (C.1.)

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

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

C.1. Continued Emergency Teleconferencing. (File 0240-28)

Recommendation: That the City Council

1. Adopt **Resolution 2022-100**, authorizing remote teleconference meetings of the legislative bodies of the City for the period of August 10, 2022 through September 9, 2022 pursuant to the provisions of the Brown Act.

[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.

Greg Wade, City Manager, introduced the item.

Motion: Moved by Councilmember Edson and second by Deputy Mayor Harless to approve. **Approved 4/0/1 (Absent: Zito).** Ayes: Heebner, Becker, Harless, Edson. Noes: None. Motion carried unanimously.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 5:06 p.m.

Megan Bavin, Deputy City Clerk

Council Approved: _____



CITY OF SOLANA BEACH

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

MINUTES

Joint – Closed Session

Wednesday, August 24, 2022 * 5:00 p.m.

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

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless
Deputy Mayor

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Kristi Becker
Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

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

Absent: None

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

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

CLOSED SESSION:

1. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Pursuant to Government Code Section 54957
City Manager and City Attorney
2. **CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**
Pursuant to Government Code Section 54956.9(d)(4)
Three (3) Potential case(s).
3. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Pursuant to Government Code Section 54956.9(d)(1)
- Pease v. City of Solana Beach
(Case No. 37-2022-00006023-CU-PO-NC)

No Reportable Action.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:08 p.m.

Angela Ivey, City Clerk

Council Approved: _____



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, August 24, 2022 * 6:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California. This meeting was conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.

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

CITY COUNCILMEMBERS			
Lesa Heebner, Mayor			
Kelly Harless Deputy Mayor	David A. Zito Councilmember District 1	Jewel Edson Councilmember District 3	Kristi Becker Councilmember
Gregory Wade City Manager	Johanna Canlas City Attorney	Angela Ivey City Clerk	

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:15 p.m.

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

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS: None

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

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by joining the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. No written correspondence may be submitted in lieu of public speaking. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.13.)

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

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

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

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the following City Council meetings held May 4, 2022, May 11, 2022, May 23, 2022, June 7, 2022, and June 8, 2022.

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

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

Recommendation: That the City Council

1. Ratify the list of demands for July 1, 2022 – August 05, 2022.

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

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

A.3. General Fund Budget Adjustments for Fiscal Year 2022/2023. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2022/2023 General Fund Adopted Budget.

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

Motion: Moved by Councilmember Becker and second by Councilmember Edson to approve.

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

A.4. League of California Cities' 2022 Annual Business Meeting Voting Delegates Designees. (File 0140-10)

Recommendation: That the City Council

1. Appoint Councilmember Becker, primary voting delegate, Deputy Mayor Harless, 1st alternate, and City Manager Gregory Wade, 2nd alternate, as the voting delegates for the 2022 Annual Business Meeting of the League of California Cities Annual Conference.
2. Authorize the City Clerk to attest to the appointments and submit the Official Voting Form to the League of California Cities.

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

Motion: Moved by Councilmember Becker and second by Councilmember Edson to approve.

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

A.5. Planning, Communications, and Engagement Services. (File 0600-90)

Recommendation: That the City Council

1. Adopt **Resolution 2022-106** authorizing the City Manager to execute an amendment to the Professional Services Agreement with The Lew Edwards Group, extending the contract through November 2022.
2. Authorize an appropriation of \$36,000 from the Legal Professional Services account.
3. Authorize the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

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

Motion: Moved by Councilmember Becker and second by Councilmember Edson to approve.

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

A.6. City's Housing and Safety Element Update. (File 0610-10)

Recommendation: That the City Council

1. Adopt **Resolution 2022-98** authorizing the City Manager to execute Amendment #3 to the Professional Services Agreement with Kimley-Horn and Associates Inc. extending the contract through September 30, 2023.

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

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

Motion: Moved by Councilmember Becker and second by Councilmember Edson to approve.

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

A.7. This Item has been left blank.

A.8. Special Counsel Services for Municipal Election. (File 0400-08)

Recommendation: That the City Council

1. Adopt **Resolution 2022-103** approving and ratifying the City Manager's execution of a Professional Services Agreement for Special Counsel Services for Municipal Elections between the City of Solana Beach and Best Best & Krieger LLP.

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

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

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

A.9. Fire Apparatus Maintenance and As-Needed Repair Agreement. (File 0370-26)

Recommendation: That the City Council

1. Adopt **Resolution 2022-107:**
 - a. Authorizing the City Manager to execute an amendment to the FY 2021/22 Agreement with North County Emergency Vehicle Services (NCEVS) to increase the not to exceed amount by \$15,000 to provide for total on-call, as-needed maintenance and repair services not to exceed \$75,000 for Fiscal Year 2021/22.
 - b. Awarding a new on-call, as-needed maintenance and repair services agreement to NCEVS not to exceed \$60,000 per fiscal year for FY 2022/23, with four additional one-year extensions exercisable at the City's option.
 - c. Authorizing the City Manager to execute such an agreement and extend the agreement for up to four additional one-year terms, at the City's option and to be exercised in the City Manager's discretion.

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

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

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

A.10. Grand Jury Response. (File 0480-75)

Recommendation: That the City Council

1. Adopt **Resolution 2022-104**, approving the response to the Grand Jury report and authorize the Mayor and the City Manager to sign the response.

[Item A.10. 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.

Clerk's Office.

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

A.11. SANDAG Beach Sand Mitigation Fund Request. (File 0740-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-108** authorizing submittal of the Resolution to SANDAG to request a full allocation of the Beach Sand Mitigation Funds held in trust for the City 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 obtain the requested funds from SANDAG as soon as possible and prior to the end of the 2022 calendar year.

[Item A.11. Report \(click here\)](#)

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

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

A.12. Continued Emergency Teleconferencing. (File 0240-28)

Recommendation: That the City Council

1. Adopt **Resolution 2022-110** authorizing remote teleconference meetings of the legislative bodies of the City for the period of August 25, 2022 through September 24, 2022 pursuant to the provisions of the Brown Act.

[Item A.12. Report \(click here\)](#)

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

A.13. Clean Energy Alliance (CEA) Joint Powers Agreement Amendment.

(File 1010-40)

Recommendation: That the City Council

1. Adopt **Resolution 2022-109** approving and ratifying the City Manager's execution of the Amendment.

[Item A.13. Report \(click here\)](#)

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

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

B. PUBLIC HEARINGS: (B.1. – B.3.)

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

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

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

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

B.1. Public Hearing: 418 Glencrest Dr., Applicant: Jeanna & John Peterson, Case: DRP21-014. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-097** conditionally approving a DRP for a first-story addition and to conduct grading in excess of 100 cubic yards on a lot with an existing single-family residence with an attached garage at 418 Glencrest Drive, Solana Beach.

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

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

Greg Wade, City Manager, introduced the item.

John Delmer, Jr. Planner, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

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

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

B.2. Public Hearing: 506 Pacific Ave., Applicant: Jim and Kathleen Boyd, Case: DRP20-014/SDP20-020. (File 0600-40)

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

1. Conduct the Public Hearing: Open the public hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-049** conditionally approving a DRP, SDP, and SDP Waiver to demolish a single-family residence, construct a replacement 3,021 square-foot, two-story single-family residence built above a 1,179 square-foot basement with an attached 377 square-foot two-car garage, and perform associated site improvements at 506 Pacific Avenue, Solana Beach.

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

[Item B.2. Updated Report #1 \(added 8-23-22 at 3:45pm\)](#)

[Item B.2. Supplemental Docs \(updated 8-22-22 at 12:45pm\)](#)

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

Greg Wade, City Manager, introduced the item.

Katie Benson, Sr. Planner, presented a PowerPoint (on file).

Council disclosures.

Mark Morris, Applicant Architect, presented a PowerPoint (on file) of the proposed project.

James Boyd, Applicant, presented a PowerPoint (on file).

Kathy de Paolo (time donated by Debbie Stranton and Dennis Stryker) presented a PowerPoint (on file) and said that there were still concerns about the building structure view blockage, privacy, and landscaping.

James Boyd, Applicant, utilizing rebuttal time, said that the pictures presented by the speaker were not accurate since the Abraham Lincoln displayed on the slides were spaces where a deep stairwell and roof exists so there would not be anyone standing there. He said that his presentation was a clear representation of what would be built, that they had been working with Kathy for many years and she had presented new issues at each meeting, that it was difficult to determine exactly what she wanted, and that they had designed the project to be cohesive with bulk and scale of the rest of the neighborhood.

Council discussed that not all the recommendations by Council were incorporated, removing the roof deck above the second story, reducing the height of the peak of the structure, removing

the master bathroom deck, reducing the south wall of the second floor, replacing palms with landscaping not to exceed 12 ft. height at maturity, the courtesy and respectful deliberations, that there were few alternative placement options without unintended consequences, that surrounding homes had partial second stories and flat roofs versus this project having a second story spanning 90% of the first floor and a pitched roof, that removing the notch would provide some relief and open up the view area, reducing the overall structure height by removing the second story deck, and requiring the garage to be used for parking only.

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

Councilmember Zito stated that he would not be supporting the motion because he did not agree with the requirement to remove the roof deck.

Motion: Moved by Councilmember Edson and second by Mayor Heebner to approve with additional conditions 1) remove the roof deck above the second story and reduce the height peak to a maximum of 22.87 feet, 2) remove the master bathroom deck on the east side, 3) reduce the length of the south wall of the second floor to 29 ft. 9 1/2 in. as previously presented on May 11th, 4) reincorporate the 5 ft. 11 1/2 inch by 3 ft. 6 in. notch 5) replace the palms, including the Queen Palm in the southwest and northeast portions of the yard with plant materials that would not exceed 12 ft. at maturity, and 6) utilize the garage for parking only. **Approved 3/2:** Ayes: Heebner, Edson, Becker. Noes: Harless, Zito. Motion carried.

Mayor Heebner recessed the meeting at 7:31 p.m. for a break and reconvened at 7:36 p.m.

B.3. Public Hearing: 237 N. Acacia Ave., Applicant: Shirly Hart Chwalowski, Case: DRP21-022/SDP21-022. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-099** conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement multi-level single-family residence with a subterranean basement, an attached main floor garage, an attached ADU, and perform associated site improvements at 237 N. Acacia Avenue, Solana Beach.

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

[Item B.3. Supplemental Docs \(updated 8-24-22 at 4:40pm\)](#)

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

Greg Wade, City Manager,

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

Mayor Heebner opened the public hearing.

Council disclosures.

Bart Smith, DZN Partners, Applicant representative, said that they had no presentation.

Council and Applicant discussed using the garage for parking and a deed restricting the ADU for low income residents.

Council and Staff discussed impacted parking in this area and that state law preempts the ability to require more parking than is being provided at this point.

Motion: Moved by Councilmember Becker and second by Councilmember Edson to close the public hearing. **Approved 4/0/1.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Absent: Harless-Recused. Motion carried.

Motion: Moved by Mayor Heebner and second by Councilmember Edson to approve with an additional condition of requiring the garage be used for parking only. **Approved 4/0/1.** Ayes: Heebner, Zito, Edson, Becker. Noes: None. Absent: Harless-Recused. Motion carried.

C. STAFF REPORTS: (C.1.)

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

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

C.1. Public Arts Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Appoint one (1) member to the Public Arts Commission nominated/appointed by Council-at-large for a term ending January 2023.

[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.

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

WORK PLAN COMMENTS:

Adopted June 22, 2022

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)

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

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 8:05 p.m.

Angela Ivey, City Clerk

Council Approved: _____



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 28, 2022
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands - 08/27/22 through 09/09/22

Check Register-Disbursement Fund (Attachment 1)		\$	190,289.06
Net Payroll Retiree Health	September 8, 2022		5,738.68
Net Payroll Council	September 8, 2022		4,051.00
Net Payroll Staff N05	September 2, 2022		<u>254,137.52</u>

TOTAL		\$	<u>454,216.26</u>
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DISCUSSION:

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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for August 27, 2022 through September 9, 2022 reflects total expenditures of \$454,216.26 from various City sources.

WORK PLAN:

N/A

CITY COUNCIL ACTION: _____ _____

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

8/27/2022 - 9/9/2022

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
PREFERRED BENEFIT INS ADMIN INC.	APRIL 21-DENTAL	09/09/2022	102539	\$2,851.10
PREFERRED BENEFIT INS ADMIN INC.	APRIL 21-TIMING	09/09/2022	102539	(\$19.40)
ICMA PLAN 302817	Payroll Run 1 - Warrant N05	09/09/2022	9000573	\$14,476.51
ICMA PLAN 302817	Payroll Run 2 - Warrant NC03	09/09/2022	9000573	\$5,344.82
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant N05	09/09/2022	9000576	\$850.00
PRE-PAID LEGAL SERVICES, INC	PREPAID LEGAL AUG 22	09/09/2022	102538	\$38.86
PRE-PAID LEGAL SERVICES, INC	PREPAID LEGAL JUL 22	09/09/2022	102538	\$38.86
ICMA RHS 801939	Payroll Run 1 - Warrant N05	09/09/2022	9000574	\$2,102.02
STUDIO GRIT LLC	RFND-ENC21-0010/710 W SOLANA CIR	09/09/2022	102542	\$774.00
STERLING HEALTH SERVICES, INC.	N05 FSA/DCA FUNDING	09/09/2022	9000578	\$1,302.08
STERLING HEALTH SERVICES, INC.	N05 FSA/DCA FUNDING	09/09/2022	9000578	\$439.77
STERLING HEALTH SERVICES, INC.	N04 FSA/DCA CONTRIBUTIONS	09/09/2022	9000578	\$1,302.08
STERLING HEALTH SERVICES, INC.	N04 FSA/DCA CONTRIBUTIONS	09/09/2022	9000578	\$439.77
SELF INSURED SERVICES COMPANY	SEPT 22 DENTAL	09/01/2022	9000570	\$3,051.30
SELF INSURED SERVICES COMPANY	SEPT 22 COBRA	09/01/2022	9000570	(\$267.60)
FRANCHISE TAX BOARD	Payroll Run 1 - Warrant N05	09/09/2022	102533	\$200.00
DYJAK-SHERRY FAMILY TRUST	RFND-SDP20-007/640 N GRANADOS	09/09/2022	102530	\$300.00
CATHERINE BARNES TTEES	RFND-SDP20-007/640 N GRANADOS	09/09/2022	102525	\$300.00
PAYMENTUS CORPORATION	JULY 22	09/01/2022	102512	\$482.19
PAYMENTUS CORPORATION	OCTOBER 2021	09/01/2022	102512	\$0.12
PAYMENTUS CORPORATION	NOVEMBER 2021	09/01/2022	102512	\$0.13
PAYMENTUS CORPORATION	DECEMBER 2021	09/01/2022	102512	\$0.83
PAYMENTUS CORPORATION	MARCH 2022	09/01/2022	102512	\$0.91
PAYMENTUS CORPORATION	APRIL 2022	09/01/2022	102512	\$145.78
PAYMENTUS CORPORATION	MAY 2022	09/01/2022	102512	\$395.43
PAYMENTUS CORPORATION	JUNE 2022	09/01/2022	102512	\$448.97
IAN AND ADINA AIRES	REFUND: LANDSCAPE DEPOSIT/SBGR-373 986 AVOCADO AVE	09/09/2022	102534	\$20,000.00
TOTAL GENERAL FUND				\$54,998.53
1005150 - CITY CLERK				
IRON MOUNTAIN	JULY 22-STORAGE	09/01/2022	102507	\$462.06
IRON MOUNTAIN	AUGUST 22-STORAGE	09/01/2022	102507	\$886.48
IRON MOUNTAIN	SEPT 22-STORAGE	09/09/2022	102535	\$984.88
DEL MAR BLUE PRINT COMPANY, INC.	MAP/PLANS	09/09/2022	102528	\$127.53
STAPLES CONTRACT & COMMERCIAL	BATTERIES	09/01/2022	102514	\$26.93
STAPLES CONTRACT & COMMERCIAL	CD/DVD CASES	09/01/2022	102514	\$28.00
STAPLES CONTRACT & COMMERCIAL	PACKING TAPE	09/01/2022	102514	\$65.70
STAPLES CONTRACT & COMMERCIAL	FELT PENS	09/01/2022	102514	\$36.61
STAPLES CONTRACT & COMMERCIAL	AIR DUSTER	09/01/2022	102514	\$36.62

US BANK	MINUTES	09/09/2022	102523	\$65.25
US BANK	VOLUME EMAIL READER	09/09/2022	102523	\$89.95
US BANK	NOTICE OF ELECTIONS TRANSLATIONS	09/09/2022	102523	\$180.00
US BANK	SHIPPING SUPPLIES	09/09/2022	102523	\$180.55
US BANK	LAPEL PINS	09/09/2022	102523	\$727.00
US BANK	PEDAL EXERCISER	09/09/2022	102523	\$203.65
US BANK	MINUTES	09/09/2022	102523	\$51.00
US BANK	VIDEO CONVERSION	09/09/2022	102523	\$833.39
US BANK	OFFICE SUPPLIES	09/09/2022	102523	\$71.24
FEDEX	SHIPPING-08/03/22	09/01/2022	102505	\$29.20
TIENG VIET SAN DIEGO NEWS	NOTICE OF ELECTION	09/09/2022	102545	\$40.00
FILIPINO PRESS	COUNCIL SEATS NOTICE	09/01/2022	102506	\$150.00
THE EPOCH TIMES	ELECTION MEASURE NOTICE	09/09/2022	102543	\$170.00
CAL EXPRESS	TAPE CONVERSION-PICK UP/DROP OFF	09/01/2022	102499	\$114.00
EL LATINO NEWSPAPER	ELECTION MEASURE	09/09/2022	102531	\$510.00
REGENTS OF THE UNIVERSITY OF CALIFORNIA	CA MUNICIPAL LAW HANDBOOK	09/09/2022	102540	\$518.06

TOTAL CITY CLERK**\$6,588.10****1005200 - CITY MANAGER**

US BANK	LA TIMES	09/09/2022	102523	\$51.87
EMANUELS JONES AND ASSOCIATES	JULY 22-PROF SERVICES	09/01/2022	102504	\$2,500.00
EMANUELS JONES AND ASSOCIATES	AUGUST 22-PROF SERVICES/Q2 FPPC REPORT FILING	09/01/2022	102504	\$2,575.00

TOTAL CITY MANAGER**\$5,126.87****1005250 - LEGAL SERVICES**

BURKE WILLIAMS & SORENSEN	96-0031-PROFESSIONAL SERVICE	09/09/2022	102522	\$660.00
BURKE WILLIAMS & SORENSEN	96-0033-PROFESSIONAL SERVICE-COVID	09/09/2022	102522	\$1,580.00
BURKE WILLIAMS & SORENSEN	96-0037.001-PROFESSIONAL SERVICE	09/09/2022	102522	\$3,381.00
BURKE WILLIAMS & SORENSEN	96-0037.002-PROFESSIONAL SERVICE	09/09/2022	102522	\$5,382.00
BURKE WILLIAMS & SORENSEN	JUNE 22-RETAIN	09/09/2022	102522	\$11,250.00
BURKE WILLIAMS & SORENSEN	96-0006-PROFESSIONAL SERVICE	09/09/2022	102522	\$1,150.00
BURKE WILLIAMS & SORENSEN	96-0010-PROFESSIONAL SERVICE	09/09/2022	102522	\$800.00
BURKE WILLIAMS & SORENSEN	96-0014-PROFESSIONAL SERVICE	09/09/2022	102522	\$1,249.50
BURKE WILLIAMS & SORENSEN	96-0019-PROFESSIONAL SERVICE	09/09/2022	102522	\$940.00
BURKE WILLIAMS & SORENSEN	96-0023.001-PROFESSIONAL SERVICE	09/09/2022	102522	\$184.00
BURKE WILLIAMS & SORENSEN	96-0029-PROFESSIONAL SERVICE	09/09/2022	102522	\$220.00
BURKE WILLIAMS & SORENSEN	96-0001-PROFESSIONAL SERVICE	09/09/2022	102522	\$8,409.25
BURKE WILLIAMS & SORENSEN	96-0001.002-PROFESSIONAL SERVICE	09/09/2022	102522	\$120.00
BURKE WILLIAMS & SORENSEN	96-0002-PROFESSIONAL SERVICE	09/09/2022	102522	\$575.00
THE LEW EDWARDS GROUP	JULY 22-PROF SERVICE	09/09/2022	102544	\$6,000.00

TOTAL LEGAL SERVICES**\$41,900.75****1005300 - FINANCE**

PRE-PAID LEGAL SERVICES, INC	PREPAID LEGAL AUG 22	09/09/2022	102538	(\$0.01)
PRE-PAID LEGAL SERVICES, INC	PREPAID LEGAL JUL 22	09/09/2022	102538	(\$0.01)

TOTAL FINANCE**(\$0.02)****1005350 - SUPPORT SERVICES**

STAPLES CONTRACT & COMMERCIAL	PENS	09/01/2022	102514	\$15.07
STAPLES CONTRACT & COMMERCIAL	PENS/POST ITS/BINER CLIPS/HIGHLIGHTERS	09/01/2022	102514	\$106.15
STAPLES CONTRACT & COMMERCIAL	POST ITS NOTES	09/01/2022	102514	\$26.16

STAPLES CONTRACT & COMMERCIAL	HAND SOAP/FORKS/KNIFES/SPOONS	09/01/2022	102514	\$102.11
OFFICE DEPOT INC	PAPER	09/01/2022	102511	\$83.87
TOTAL SUPPORT SERVICES				\$333.36
1005400 - HUMAN RESOURCES				
PREFERRED BENEFIT INS ADMIN INC.	APRIL 21-ADMIN FEE	09/09/2022	102539	\$4.50
US BANK	MASKS	09/09/2022	102523	\$39.51
US BANK	REFUND MASKS	09/09/2022	102523	(\$51.68)
ALTA LANGUAGE SERVICES, INC	SPANISH TEST-CARRILLO	09/01/2022	102496	\$68.00
ZACHARY BASIN	BASIN-CRITICAL THINKING	09/09/2022	9000572	\$705.00
DEPARTMENT OF JUSTICE	JULY 22-FINGERPRINT APP	09/09/2022	102529	\$96.00
STERLING HEALTH SERVICES, INC.	COBRA SET UP FEE	09/09/2022	9000577	\$800.00
TOTAL HUMAN RESOURCES				\$1,661.33
1005450 - INFORMATION SERVICES				
US BANK	SECURE EWASTE DESTRUCTION	09/09/2022	102523	\$493.75
US BANK	MISAC 2022 CONF	09/09/2022	102523	\$475.00
US BANK	CONSTANT CONTACT	09/09/2022	102523	\$55.00
US BANK	AMAZON PRIME	09/09/2022	102523	\$149.77
US BANK	LC INTERNET SERVICE JUN	09/09/2022	102523	\$64.20
US BANK	DOMAIN HOSTING	09/09/2022	102523	\$9.95
AMAZON.COM SALES, INC	WIRELESS PRINTER	09/01/2022	102497	\$523.64
AMAZON.COM SALES, INC	MAC-HDMI ADAPTERS	09/01/2022	102497	\$52.76
AMAZON.COM SALES, INC	WIRELESS PRINTER	09/01/2022	102497	\$915.86
AMAZON.COM SALES, INC	HDMI VIDEO SIGNAL SCALER CONVERTER	09/01/2022	102497	\$80.47
AMAZON.COM SALES, INC	HEADLAMP/STUD SENSOR/CORDLESS DRILL/SCRWDRVR SET	09/01/2022	102497	\$209.29
TOTAL INFORMATION SERVICES				\$3,029.69
1005550 - PLANNING				
US BANK	OFFICE SUPPLIES	09/09/2022	102523	\$147.69
OFFICE DEPOT INC	PLATES/FORKS/DUSTER/DIVIDERS/PENS	09/01/2022	102511	\$36.61
TOTAL PLANNING				\$184.30
1005590 - PARKING ENFORCEMENT				
US BANK	CAR WASH	09/09/2022	102523	\$8.00
US BANK	TAPE FOR POSTING	09/09/2022	102523	\$26.92
DATATICKET INC.	JULY 22-PARKING CITATION PROCESSING SERVICES	09/09/2022	102527	\$789.99
DATATICKET INC.	JUL 22-PARKING CITATION PROCESSING SERVICES	09/09/2022	102527	\$183.32
DATATICKET INC.	FY22 PARKING TICKET - OUT OF STATE COLLECTIONS	09/09/2022	102527	\$25.00
TOTAL PARKING ENFORCEMENT				\$1,033.23
1006120 - FIRE DEPARTMENT				
US BANK	LUMBER	09/09/2022	102523	\$115.55
US BANK	FUEL	09/09/2022	102523	\$594.77
US BANK	OFFICE SUPPLIES	09/09/2022	102523	\$55.23
US BANK	HEADSET ACCESSORIES	09/09/2022	102523	\$210.15
US BANK	IRRIGATION SUPPLIES	09/09/2022	102523	\$94.58
US BANK	GYM EQUIPMENT	09/09/2022	102523	\$80.82
ACE UNIFORMS & ACCESSORIES	BOOTS	09/09/2022	102517	\$205.66
VERIZON WIRELESS-SD	962428212-00001-06/29-07/28/22	09/01/2022	102516	\$562.10
CHARLES MEAD	04/04/22-04/07/22-S 290	09/01/2022	102508	\$320.00

CHARLES MEAD	COMP OFFICER 2B 06/22/22-06/24/22	09/09/2022	102536	\$380.00
CITY OF VISTA	VISTA FIRE DEPT HOSTED TRAINING	09/09/2022	102526	\$600.00
TOTAL FIRE DEPARTMENT				\$3,218.86
1006130 - ANIMAL CONTROL				
HABITAT PROTECTION, INC	JUL 22-DEAD ANIMAL REMOVAL	09/09/2022	102537	\$145.00
HABITAT PROTECTION, INC	JUL 22-DEAD ANIMAL REMOVAL	09/09/2022	102537	\$145.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	AUGUST 22-ANIMAL CONTROL	09/09/2022	102541	\$7,603.00
TOTAL ANIMAL CONTROL				\$7,893.00
1006170 - MARINE SAFETY				
CAMEO PAPER & JANITORIAL SUPPLY INC	LINERS/TOWELS	09/01/2022	102500	\$112.65
US BANK	SFTY GLS/UMBRELLA/HELMETS	09/09/2022	102523	\$387.20
US BANK	AXE FOR CLIFF COLAPSE	09/09/2022	102523	\$188.55
US BANK	SHOVELS X 10	09/09/2022	102523	\$215.48
US BANK	HOSE REPAIR PARTS	09/09/2022	102523	\$21.17
US BANK	COLD PACKS	09/09/2022	102523	\$10.75
US BANK	WASHER FLUID	09/09/2022	102523	\$18.58
US BANK	OFFICE SUPPLIES	09/09/2022	102523	\$127.09
US BANK	FLOATCOAT	09/09/2022	102523	\$253.19
US BANK	WATERPROOF FLASHLIGHT	09/09/2022	102523	\$13.73
US BANK	EMT CERTIFICATIONS	09/09/2022	102523	\$200.00
US BANK	RESCUE SLED BUNGEEES	09/09/2022	102523	\$216.50
US BANK	STINGRAY PATIENT TMNT BASIN	09/09/2022	102523	\$68.55
US BANK	UNIFORM JACKETS	09/09/2022	102523	\$255.43
US BANK	FIRST AID CERTIFICIATIONS	09/09/2022	102523	\$400.00
VERIZON WIRELESS-SD	962428212-00001-06/29-07/28/22	09/01/2022	102516	\$152.04
AT&T CALNET 3	9391019469-06/20-07/19/22	09/09/2022	102519	\$26.79
AT&T CALNET 3	9391019469-07/20-08/19/22	09/09/2022	102519	\$28.46
AT&T CALNET 3	9391053651-08/24-08/24/22	09/09/2022	102519	\$300.94
AT&T CALNET 3	9391012281-07/25-08/24/22	09/09/2022	102519	\$96.97
ACTION SPORT CANOPIES	10X10 CANOPY	09/09/2022	102518	\$975.98
TOTAL MARINE SAFETY				\$4,070.05
1006510 - ENGINEERING				
OFFICE DEPOT INC	PLATES/FORKS/DUSTER/DIVIDERS/PENS	09/01/2022	102511	\$25.55
OFFICE DEPOT INC	STAPLER	09/01/2022	102511	\$26.28
TOTAL ENGINEERING				\$51.83
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$13.62
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$13.62
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$10.97
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$10.97
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$10.97
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$10.97
MIKHAIL OGAWA ENGINEERING	JULY 22-STORMWATER PROGRAM	09/01/2022	102509	\$7,846.55
MIKHAIL OGAWA ENGINEERING	JUL 22- STORMWATER PROGRAM	09/01/2022	102509	\$4,644.57
TOTAL ENVIRONMENTAL SERVICES				\$12,562.24
1006530 - STREET MAINTENANCE				
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$23.35

MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$23.35
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$18.80
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$18.80
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$18.80
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$18.80
SDG&E CO INC	07/01/22-08/09/22-UTILITIES	09/01/2022	102513	\$252.80
SDG&E CO INC	07/09/22-08/09/22-UTLITIES	09/01/2022	102513	\$575.29
BOOT WORLD, INC.	BOOTS	09/01/2022	102498	\$145.44
BOOT WORLD, INC.	BOOTS	09/01/2022	102498	\$150.00
TRAFFIC SUPPLY, INC	NO PRKNG/SK8NG/CRSS WLK SIGNS-MARKING PAINT	09/01/2022	102515	\$551.10
TOTAL STREET MAINTENANCE				\$1,796.53
1006540 - TRAFFIC SAFETY				
SDG&E CO INC	07/01/22-08/09/22-UTILITIES	09/01/2022	102513	\$65.12
SDG&E CO INC	07/09/22-08/09/22-UTLITIES	09/01/2022	102513	\$548.72
TOTAL TRAFFIC SAFETY				\$613.84
1006560 - PARK MAINTENANCE				
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$16.54
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$16.54
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$13.32
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$13.32
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$13.32
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$13.32
DIXIELINE LUMBER CO INC	SHOVEL/SAW	09/01/2022	102503	\$70.02
DIXIELINE LUMBER CO INC	GLOVES	09/01/2022	102503	\$14.00
US BANK	MASKS	09/09/2022	102523	\$74.25
TOTAL PARK MAINTENANCE				\$244.63
1006570 - PUBLIC FACILITIES				
DIXIELINE LUMBER CO INC	OUTLET STRIP/SURGE PROTECTOR	09/01/2022	102503	\$43.62
SDG&E CO INC	07/01/22-08/09/22-UTILITIES	09/01/2022	102513	\$2,707.14
SDG&E CO INC	07/09/22-08/09/22-UTLITIES	09/01/2022	102513	\$8,655.87
US BANK	HAND SANTIZER/ADH TAPE	09/09/2022	102523	\$37.55
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES	09/01/2022	102502	\$246.05
CALIFORNIA OFFICE CLEANING, INC	JUL 22-JANITORIAL/CUSTODIAL	09/09/2022	102524	\$7,590.00
CALIFORNIA OFFICE CLEANING, INC	JUL 22-JANITORIAL/CUSTODIAL	09/09/2022	102524	\$150.00
TOTAL PUBLIC FACILITIES				\$19,430.23
1007100 - COMMUNITY SERVICES				
BETSYKSCHULZ, LLC	LED REPLACEMENT LIGHTS FOR FIREWALL	09/09/2022	102520	\$233.18
TOTAL COMMUNITY SERVICES				\$233.18
1007110 - GF-RECREATION				
BILL SMITH FOREIGN CAR SERVICE INC	FUSE REPLACEMENT	09/09/2022	102521	\$77.92
TOTAL GF-RECREATION				\$77.92
1205460 - SELF INSURANCE RETENTION				
GEORGE HILLS COMPANY, INC.	JUL 22-GL CLAIMS SERVICES	09/01/2022	9000571	\$151.30
BURKE WILLIAMS & SORENSEN	96-0040.001-PROFESSIONAL SERVICE-CLM.2203	09/09/2022	102522	\$911.00
TOTAL SELF INSURANCE RETENTION				\$1,062.30
2037510 - HIGHWAY 101 LANDSC #33				
SDG&E CO INC	07/09/22-08/09/22-UTLITIES	09/01/2022	102513	\$2,664.09

TOTAL HIGHWAY 101 LANDSC #33**\$2,664.09****2117600 - STREET LIGHTING DISTRICT**

SDG&E CO INC	07/01/22-08/09/22-UTILITIES	09/01/2022	102513	\$8,658.23
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TOTAL STREET LIGHTING DISTRICT**\$8,658.23****2135550 - DEVELOPER PASS-THRU- PLANNING**

PAMELA ELLIOTT LANDSCAPE ARCHITECT	JULY 22-1718.29/710 SOLANA CIR	09/09/2022	9000575	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JULY 22-1718.29/710 SOLANA CIR	09/09/2022	9000575	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JULY 22-DRP22013/228 N HELIX	09/09/2022	9000575	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JULY 22-DRP22005/1466 SNATA LUISA	09/09/2022	9000575	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JULY 22-DRP22007/147 S RIOS	09/09/2022	9000575	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JULY 22-1717.14/986 AVOCADO	09/09/2022	9000575	\$600.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JULY 22-DRP22003/718 STEVENS	09/09/2022	9000575	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JULY 22-DRP21015/721 E SOLANA CIR	09/09/2022	9000575	\$450.00

TOTAL DEVELOPER PASS-THRU- PLANNING**\$2,850.00****2146120 - FIRE MITIGATION FEES**

FIRE ETC.	BOOTS/GEAR BAG	09/09/2022	102532	\$1,565.83
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TOTAL FIRE MITIGATION FEES**\$1,565.83****2286510 - TRANSNET EXTENSION-CIP**

CHEN RYAN ASSOCIATES	JUL-9538 SAFE RT SCH	09/01/2022	102501	\$893.62
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TOTAL TRANSNET EXTENSION-CIP**\$893.62****2466510 - PER CAPITA GRANT FUND-CIP**

CHEN RYAN ASSOCIATES	JUL-9538 SAFE RT SCH	09/01/2022	102501	\$2,680.88
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TOTAL PER CAPITA GRANT FUND-CIP**\$2,680.88****2505570 - COASTAL BUSINESS/VISITORS**

DEL MAR BLUE PRINT COMPANY, INC.	MOVIE NIGHT SIGN	09/09/2022	102528	\$70.25
DEL MAR BLUE PRINT COMPANY, INC.	MOVIE NIGHT FLYERS	09/09/2022	102528	\$80.34

TOTAL COASTAL BUSINESS/VISITORS**\$150.59****2557110 - CAMP PROGRAMS**

US BANK	CAMP STAFF ORIENTATION	09/09/2022	102523	\$64.32
US BANK	DAY CAMP ADMISSIONS	09/09/2022	102523	\$390.00
US BANK	DAY CAMP SUPPLIES	09/09/2022	102523	\$24.02
US BANK	JG TENTS	09/09/2022	102523	\$200.43
US BANK	JG EQUIPMENT	09/09/2022	102523	\$198.29
US BANK	UNIFORMS/PATCH SEWING	09/09/2022	102523	\$131.98
US BANK	JG OFFICE SUPPLIES/AWARDS	09/09/2022	102523	\$25.96
US BANK	JG SUPPLIES	09/09/2022	102523	\$43.05
US BANK	JG OFFICE TRAILER AUG	09/09/2022	102523	\$322.17
US BANK	POSTAGE	09/09/2022	102523	\$11.60
US BANK	JG MEDICAL LEC SNACK	09/09/2022	102523	\$18.00
US BANK	DAY CAMP ADMISSIONS	09/09/2022	102523	\$1,799.38
US BANK	DAY CAMP ICE CREAM	09/09/2022	102523	\$236.08
US BANK	CAMP SUPPLIES	09/09/2022	102523	\$39.16
US BANK	SOFT TOP FINS	09/09/2022	102523	\$64.65
US BANK	JG OFFICE TRAILER	09/09/2022	102523	\$322.17
US BANK	JG PRINTER INK	09/09/2022	102523	\$53.76
WESS TRANSPORTATION SERVICES	08/10/22-Bus Transportation Summer Camps	09/09/2022	102546	\$530.00

TOTAL CAMP PROGRAMS**\$4,475.02****2706120 - PUBLIC SAFETY- FIRE**

VERIZON WIRELESS-SD	962428212-00001-06/29-07/28/22	09/01/2022	102516	\$114.03
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TOTAL PUBLIC SAFETY- FIRE**\$114.03****2706170 - PUBLIC SAFETY- MARINE SAFETY**

US BANK	PATIENT MASKS (CSA17)	09/09/2022	102523	\$31.04
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TOTAL PUBLIC SAFETY- MARINE SAFETY**\$31.04****5097700 - SANITATION**

MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$9.73
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$9.73
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$7.83
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$7.83
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$7.83
MISSION LINEN & UNIFORM INC	LAUNDRY	09/01/2022	102510	\$7.83

TOTAL SANITATION**\$50.78****5507750 - SOLANA ENERGY ALLIANCE**

WREGIS	SEA REPORTING CHARGE	09/09/2022	102547	\$44.20
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TOTAL SOLANA ENERGY ALLIANCE**\$44.20****REPORT TOTAL:****\$190,289.06**



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 28, 2022
ORIGINATING DEPT: Finance
SUBJECT: **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2022-23**

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 September 14, 2022.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of September 14, 2022

General Fund Operations

Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/23/2021	Reso 2021-092	Adopted Budget	22,148,385	(20,867,260)	(482,500) \$	798,625
07/14/2021	Reso 2021-097	MS MOU		(11,570)		787,055
04/13/2022	Reso 2022-034	Keyser Marston		(15,000)		772,055
06/08/2022	Reso 2022-041	On-Call Repair Svcs		(30,000)		742,055
06/08/2022	Reso 2022-065	Janitorial		(20,000)		722,055
06/22/2022	Reso 2022-082	FY23 Budget Update	1,965,100	(615,680)	(1,423,000)	648,475
08/24/2022	Reso 2022-106	Lew Edwards Group		(36,000)		612,475
09/14/2022	Reso 2022-102	SBFA MOU		(182,000)		430,475

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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2022-2023 General Fund Adopted Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 28, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Development Review Permit (DRP) for a Replacement Split-Level, Single-Family Residence with a Detached Garage, a Detached Accessory Dwelling Unit (ADU) and Associated Site Improvements at 406 N. Rios Avenue. (Applicants: Petr and Kate Pacas; Application: DRP22-001; APN: 263-072-19; Resolution No. 2022-117)**

BACKGROUND:

The Applicants, Petr and Kate Pacas, are requesting City Council approval of a Development Review Permit (DRP) to demolish the existing single-story, single-family residence and construct a replacement 3,224 square foot, split-level single-family residence, an attached garage, a 541 square foot detached Accessory Dwelling Unit (ADU) and perform associated site improvements. The 9,014 square foot lot is located within the Low Residential (LR) Zone at 406 N. Rios Avenue.

The project proposes 473 cubic yards (CY) of cut, 25 CY of fill and 448 CY of export. A DRP is required for: 1) grading in excess of 100 CY (aggregate); 2) a structure that exceeds 60% of the maximum allowable floor area; and 3) a second floor that exceeds 35% of the floor area of the first floor. The maximum height of the proposed residence would not exceed 16 feet in height as measured from the pre-existing grade or 112.40 feet above MSL.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2022-117 (Attachment 1).

DISCUSSION:

The 9,014 square-foot property is located at the northeast corner of the intersection of N. Rios Avenue and E. Cliff Street. The property is relatively flat with an upward slope of approximately 2.5 feet as you move west to east along the 172-foot depth of the lot. Along the eastern property line there are terraced planters that retain the higher grade on the

adjacent property to the east that would remain. The Applicants are proposing to demolish the existing residence, driveway, and hardscape onsite to construct a replacement multi-level single-family residence, with an attached garage and a detached ADU and perform site improvements including grading, landscaping, and the construction of a new driveway, hardscape, and a swimming pool and spa. The proposed ADU meets the objective standards as required by state law and is therefore not subject to the City's discretionary review process. The project plans are provided in Attachment 2.

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

Table 1			
LOT INFORMATION			
Property Address:	406 N. Rios Ave.	Zoning Designation:	LR (3 du/ac)
Lot Size (Gross):	9,014 ft ²	# of Units Allowed:	1 D/U, 1 ADU, and 1 JADU
Max. Allowable Floor Area:	3,527 ft ²	# of Units Requested:	1 D/U and 1 ADU
Proposed Floor Area:	3,224 ft ²	Setbacks:	Required Proposed
Below Max. Floor Area by:	303 ft ²	Front (W)	*25 ft. 22 ft. 7/8 in.
Max. Allowable Height:	25 ft.	Exterior Side (N)	10 ft. 10 ft.
Max. Proposed Height:	21.56 ft.	Interior Side (S)	10 ft. 10 ft.
Highest Point/Ridge:	112.4 MSL	Rear (E)	25 ft. 31ft. 6in.
Existing Development:	Existing one-story residence and attached garage	*Reduced to 20 ft. as the right of way is 60 ft in width.	
Proposed Parking:	2 spaces in garage	Proposed Grading:	473 yd ³ of Cut
Fences and Walls:	Yes		25 yd ³ of Fill
			448 yd ³ of Export
PROPOSED PROJECT INFORMATION			
Floor Area Breakdown:		Required Permit:	
Lower-Level Garage	693 ft ²	DRP: for grading in excess of 100 cubic yards, construction of a residence that is more than 60% of the maximum allowable floor area, and a second story floor area that exceeds 35% of the first story floor area.	
Lower-Level Living Area	843 ft ²		
Main-Level Living Area	1,122 ft ²		
Upper-Level Living Area	894 ft ²		
Enclosed Deck Area	72 ft ²		
Subtotal	3,624 ft ²		
Off-Street Parking Exemption	- 400 ft ²		
Total Floor Area:	3,224 ft²		

Staff has prepared draft findings for approval of the project in the attached Resolution 2022-117 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process.

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

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2022-117.

Development Review Permit Compliance (SBMC Section 17.68.40):

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

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2022-117 provides the full discussion of the findings.

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

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

Relationship with Adjacent Land Uses:

The property is located within the LR Zone. Properties to the north and east are located within the LR Zone, properties to the west are within the Low Medium Residential (LMR) Zone and properties to the south are within the Medium High Residential (MHR) Zone. Surrounding properties are developed with a mixture of one- and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Density Residential in the General Plan and intended for single-family residences developed at a maximum density of three dwelling units per acre. Other compatible uses such as accessory dwelling units, home occupations, religious institutions, educational institutions, parks and recreation facilities, and public utilities are permitted or conditionally permitted. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods. The project also could be found consistent with the objective of providing a range of housing types.

The property is not located within any of the City's Specific Plan areas, however, the project is located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Building and Structure Placement:

The Applicants are proposing to construct a replacement split-level residence which includes a 693 square foot partially subterranean garage, an 843 square foot partially subterranean lower-level living area that would consist of two bedrooms, a bathroom, a living room and a laundry room. The 1,122 square foot main level living area would consist of the main entry, the open concept kitchen/dining room/living room a pantry and a powder room. There is a BBQ patio proposed at the southwest corner of the main floor and the east side of the main level opens to a covered patio. The proposed 894 square foot upper level would consist of the primary bedroom suite.

The two-level portion of the residence is proposed toward the northern half of the buildable area. There is an existing driveway that provides vehicular access from N. Rios Avenue at the southwest corner of the property that will be removed. The new driveway would be moved to the northwest corner of the lot and would slope downward to provide access to the partially subterranean garage.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The Applicants are proposing to construct a partially subterranean, 693 square foot garage with two 9 ft. X 19 ft. parking spaces, therefore,

400 square feet of the garage is exempt from the calculation of floor area. With the exemption, the total proposed floor area onsite would be 3,224 square feet, which is 303 square feet below the maximum allowable floor area for the 9,014 square-foot lot. The maximum allowable floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 3,014 ft ²	527 ft ²
<hr/>	
Maximum Allowable Floor Area:	3,527 ft ²

As designed, the project complies with all required setbacks. The residence would be setback 22 feet and 7/8 inch from the front property line along N. Rios Avenue, approximately 10 feet from the southern exterior side property line along E. Cliff Street, approximately 31.5 feet from the rear property line, and approximately 10 feet from the western side property line. The maximum building height for the LR Zone is 25 feet. The proposed residence would not exceed 16 feet above the pre-existing grade with the highest portion of the structure to be at 112.40 feet above MSL. The project includes grading to provide a partially subterranean lower level therefore, the tallest portion of the structure would be approximately 21.56 feet as measured from the proposed grade. An SDP is not required because the proposed residence will not exceed 16 feet from pre-existing grade. As a condition of approval, the Applicants will be required to submit a height certification to certify that no portion of the structure will exceed 16 feet in height from the pre-existing grade or 25 feet from the proposed grade. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

Neighborhood Comparison:

Staff compared the proposed project to 37 other properties within the surrounding area. This area includes properties on the east side of Seabright Lane, both sides of N. Rios Avenue and Barbara Avenue north of E. Cliff Street and the west side of N. Granados Avenue as shown on the following map.



The properties evaluated in this comparison are also located in the LR or the LMR Zones. The existing homes range in size from 759 square feet to 4,520 square feet, according to

the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, and non-habitable accessory building area in the total square footage. Additionally, the Assessor would not double count areas with a ceiling height of 15 feet or greater. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage and the outdoor covered area:

Project Gross Building Area:	3,624 ft ²
Subtract Garage Area	-693 ft ²
Subtract Covered Patio	-72 ft ²
Project Area for Comparison to Assessor's Data:	2,859 ft²

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

Table 2						
#	Property Address	Lot Size in ft ² (GIS)	Existing ft ² Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	446 Seabright Lane	10,912	1,413		3,860	LMR
2	432 Seabright Lane	10,673	840		3,819	LMR
3	422 Seabright Lane	21,197	828		5,135	LMR
4	418 Seabright Lane	10,134	759		3,723	LMR
5	414 Seabright Lane	9,892	1,596		3,681	LMR
6	400 Seabright Lane	10,190	1,920		3,733	LMR
7	145 E. Cliff Street	11,320	1,946		3,931	LMR
8	427 N. Rios Avenue	11,895	4,054		4,032	LMR
9	509 N. Rios Avenue	10,643	3,418		3,813	LMR
10	508 N. Rios Avenue	11,275	2,231		3,923	LR
11	438 N. Rios Avenue	10,819	1,719		3,843	LR
12	430 N. Rios Avenue	9,936	1,926		3,689	LR
13	426 N. Rios Avenue	10,773	2,843		3,835	LR
14	422 N. Rios Avenue	10,241	1,408		3,742	LR
15	418 N. Rios Avenue	10,648	1,268		3,813	LR
16	410 N. Rios Avenue	10,227	1,858		3,740	LR
17	406 N. Rios Avenue	9,014	1,285	2,859	3,527	LR
18	218 E. Cliff Street	11,276	1,196		3,923	LR
19	220 E. Cliff Street	17,513	2,646		4,826	LR
20	407 Barbara Avenue	10,065	2,800		3,711	LR
21	427 Barbara Avenue	9,541	3,534		3,620	LR
22	439 Barbara Avenue	10,291	2,238		3,751	LR

23	455 Barbara Avenue	9,400	3,530		3,595	LR
24	465 Barbara Avenue	11,166	2,659		3,904	LR
25	464 Barbara Avenue	10,529	3,191		3,793	LR
26	452 Barbara Avenue	10,407	2,982		3,771	LR
27	438 Barbara Avenue	10,117	1,765		3,720	LR
28	424 Barbara Avenue	11,158	1,622		3,903	LR
29	408 Barbara Avenue	10,236	3,030		3,741	LR
30	230 E. Cliff Street	11,866	1,946		4,027	LR
31	234 E. Cliff Street	11,090	1,812		3,891	LR
32	242 E. Cliff Street	10,122	1,166		3,721	LR
33	260 E. Cliff Street	10,829	3,010		3,845	LR
34	409 N. Granados Ave.	9,472	1,360		3,608	LR
35	421 N. Granados Ave.	19,657	4,520		5,041	LR
36	435 N. Granados Ave.	11,677	2,488		3,994	LR
37	441 N. Granados Ave.	11,668	2,794		3,992	LR
38	505 N. Granados Ave.	12,513	2,223		4,140	LR

Fences, Walls and Retaining Walls:

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

The Applicants are proposing to construct a 5.5-foot-tall combination fence/wall along the south, west and north retaining walls to enclose the proposed pool and maintain the existing retaining walls along the east property line. As proposed, the proposed fence/wall complies with the maximum fence heights. If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code.

Landscape:

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

detailed construction landscape plan that will be reviewed by the City's third-party landscape architect for substantial conformance with the conceptual plan and compliance with SBMC Chapter 17.56. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to demolish the existing driveway in the southwest corner of the lot off of N. Rios Avenue. A new driveway would be constructed in the northwest corner of the lot that would slope down toward the partially subterranean garage. The proposed garage would provide two unobstructed parking spaces that are 9 ft. X 19 ft. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. Therefore, 400 square feet of garage area is exempt from the project's total floor area calculation.

Grading:

The project would include grading in the amount of 473 CY of cut, 25 CY of fill and 448 CY of export in order to construct the partially subterranean garage and lower-level and construct the new driveway and pedestrian path. The existing stepped planters along the eastern property line are proposed to remain would support the higher grade within the rear yard setback.

Lighting:

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

Usable Open Space:

The project consists of the construction of a replacement split-level residence with an attached garage, a detached ADU, and associated site improvements, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicants will be required to pay the Park Development Fee prior to building permit issuance.

Proposed Street Improvements:

The existing property frontage from the edge of pavement to the property line along N. Rios Ave consists of an unimproved shoulder, private railroad ties, and landscaping. Along N. Rios Ave, the existing improvements consist of a City-standard 9X9X12 concrete curb, graded D.G. walkway, and private landscaping.

If approved, the Applicants will be required to grant an additional 3 feet of right-of-way dedication and corner rounding along Rios Ave. The Applicants will be required to construct the City-standard concrete curb and approximately 10 feet of compacted D.G. for walking and parking purposes. Along E. Cliff St, the Applicants are proposing to remove all private landscaping and construct interlocking pavers under an encroachment removal and maintenance agreement.

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 September 15, 2022. Staff has received one call and email regarding the proposed project.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-117 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

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

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-117.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP and cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, 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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-117 conditionally approving a DRP for a replacement split-level, single family residence with an attached partially subterranean garage and a detached ADU at 406 N. Rios Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-117
2. Project Plans

RESOLUTION 2022-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO DEMOLISH THE EXISTING RESIDENCE AND CONSTRUCT A REPLACEMENT SPLIT-LEVEL, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE, A DETACHED ADU, AND PERFORM ASSOCIATED IMPROVEMENTS AT 406 N. RIOS AVENUE , SOLANA BEACH.

APPLICANTS: Petr and Kate Pacas
APPLICATION: DRP21-006

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

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

WHEREAS, at the Public Hearing on September 28, 2022, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the Public Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the Public 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 to demolish the existing single-story, single-family residence and construct a replacement 3,224 square foot, split-level single-family residence, an attached garage, a detached Accessory Dwelling Unit (ADU) and perform associated site improvements at 406 N. Rios Avenue, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential, which allows for a maximum of three dwelling units per acre. Other compatible uses such as accessory dwelling units, home occupations, religious institutions, educational institutions, parks and recreation facilities, and public utilities are permitted or conditionally permitted. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

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

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

The property is located within the LR Zone. Properties to the north and east are located within the LR Zone, Properties to the west are within the Low Medium Residential (LMR) Zone and properties to the south are within the Medium High Residential (MHR) Zone. Surrounding properties are developed with a mixture of one- and two-story single-family residences. The

project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Density Residential in the General Plan and intended for single-family residences developed at a maximum density of three dwelling units per acre. Other compatible uses such as accessory dwelling units, home occupations, religious institutions, educational institutions, parks and recreation facilities, and public utilities are permitted or conditionally permitted. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods. The project also could be found consistent with the objective of providing a range of housing types.

The property is not located within any of the City's Specific Plan areas, however, the project is located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of 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 Applicants are proposing to construct a replacement split-level residence which includes a 693 square foot partially subterranean garage, an 843 square foot partially subterranean lower-level living area that would consist of two bedrooms, a bathroom, a living room and a laundry room. The 1,122 square foot main level living area would consist of the main entry, the open concept kitchen/dining room/living room a pantry and a powder room. There is a BBQ patio proposed at the southwest corner of the main floor and the east side of the main level opens to a covered patio. The proposed 894 square foot upper level would consist of the primary bedroom suite.

The two-level portion of the residence is proposed toward the northern half of the buildable area. There is an existing driveway that provides vehicular access from N. Rios Avenue at the southwest corner of the property that will be removed. The new driveway would be moved to the northwest corner of the lot and would slope downward to provide access to the partially subterranean garage.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The Applicants are proposing to construct a partially subterranean, 693 square foot garage with two 9 ft. X 19 ft. parking spaces, therefore, 400 square feet of the garage is exempt from the calculation of floor area. With the exemption, the total proposed floor area onsite would be 3,224 square feet, which is 303 square feet below the maximum allowable floor area for the 9,014 square-foot lot. The maximum allowable floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 3,014 ft ²	527 ft ²
Maximum Allowable Floor Area:	3,527 ft ²

As designed, the project complies with all required setbacks. The residence would be setback 22 feet and 7/8 inch from the front property line along N. Rios Avenue, approximately 10 feet from the southern exterior side property line along E. Cliff Street, approximately 31.5 feet from the rear property line, and approximately 10 feet from the western side property line. The maximum building height for the LR Zone is 25 feet. The proposed residence would not exceed 16 feet above the pre-existing grade with the highest portion of the structure to be at 112.40 feet above MSL. The project includes grading to provide a partially subterranean lower level therefore, the tallest portion of the structure would be approximately 21.56 feet as measured from the proposed grade. An SDP is not required because the proposed residence will not exceed 16 feet from pre-existing grade. The Applicants will be required to submit a height certification to certify that no portion of the structure will exceed 16 feet in height from the pre-existing grade or 25 feet from the proposed grade. The project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

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

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape

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

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to demolish the existing driveway in the southwest corner of the lot off of N. Rios Avenue. A new driveway will be constructed in the northwest corner of the lot that would slope down toward the partially subterranean garage. The garage will provide two unobstructed parking spaces that are 9 ft. X 19 ft. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. Therefore, 400 square feet of garage area is exempt from the project's total floor area calculation.

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

The project would include grading in the amount of 473 CY of cut, 25 CY of fill and 448 CY of export in order to construct the partially subterranean garage and lower-level and construct the new driveway and pedestrian path. The existing stepped planters along the eastern property line are proposed to remain will support the higher grade within the rear yard setback.

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

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

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

The project consists of the construction of a replacement split level house with an attached garage and associated site improvements, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

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

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

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

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

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on September 28, 2022, and located in the project file with a submittal date of September 19, 2022.
- III. Prior to requesting a framing inspection, the Applicants shall submit a height certification, signed by a licensed land surveyor, certifying that the building envelope of the proposed addition is in conformance with the plans as approved by the City Council on September 28, 2022 and the awning will not exceed 16 feet above the existing grade or 112.4 feet above MSL and 25 feet above the proposed grade.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on September 28, 2022, prior to Building Permit issuance, which will be reviewed and inspected by the City's third-party landscape professional.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed

landscaping and compatible with the surrounding area to the extent feasible

- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.

B. Fire Department Conditions:

- I. BUILDINGS AND FACILITIES: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility per the 2019 California Fire Code Chapter 5 Section 503.1.1. Hose pull exceeds 150 feet around all portions of the ADU, please sprinkler ADU throughout including closets and bathroom.
- II. GATES: All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.200 Section 503.6. All Knox Box products shall be purchased through Solana Beach Fire website at www.knoxbox.com/2566
- III. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and

maintained free and clear, including the parking of vehicles per the 2019 California Fire Code Chapter 5 Section 503.4 and 503.2.1.

- IV. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4” high with a ½” inch stroke width for residential buildings, 8” high with a ½” stroke for commercial and multi-family residential buildings, 12” high with a 1” stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2019 California Fire Code Chapter 5 Section 505.1.

- V. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.

- VI. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2019 California Building Code Chapter 15 Section 1505.

C. Engineering Department Conditions:

- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 prior to any work being done in the public right-of-way. These include, but are not limited to:
 - a. Construction of the 10-ft wide D.G area compacted and graded at maximum 2% towards the flow line for walking and parking purposes to the satisfaction of the City Engineer along N. Rios Ave.
 - b. Construction of the 9” X 9” X 12” concrete curb along the property frontage of N. Rios Ave and E. Cliff St with transitions to the existing improvements on both ends to the satisfaction of the City Engineer.
 - c. Construction of the SDRSD modified driveway approach with 2:1 transition to the proposed D.G. pathway

- d. Construction of the 2.5' wide impervious paver overflow swale along N. Rios Ave.
 - e. Removal of the D.G. area and construction of the interlocking grasscrete pavers along E. Cliff St.
 - f. Removal of the existing landscaping.
 - g. Removal of the wood railroad tie board and post.
- II. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be recorded against this property for all private improvements in the Public Right-Of-Way including but not limited to:
- a. 2.5' wide pervious paver overflow swale along N. Rios Ave.
 - b. Interlocking grasscrete pavers along E. Cliff St.
- III. A 3-foot width of property frontage along N. Rios Ave and approximately 7-ft wide area at the radius of the intersection of E. Cliff St & N. Rios Ave shall be dedicated to the City of Solana Beach as Public Right-Of-Way. The Applicants shall provide the Plat and Legal Description prepared by a Registered Civil Engineer. The document shall be recorded with the County of San Diego prior to release of the grading bond.
- IV. 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.
- V. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- VI. The Applicants shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
- a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.

- b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
- c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.
- d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.

- i. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicants. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. Prior to obtaining a building permit, the Applicants shall submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demo permit is required for removing existing structures before grading, the applicant shall obtain the demo permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

V. EXPIRATION

The Development Review Permit for the project will expire 24 months from the

date of this Resolution, unless the Applicants have obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

VI. INDEMNIFICATION AGREEMENT

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 28th day of September 2022, by the following vote:

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

LESA HEEBNER, MAYOR

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



7542 FAY AVENUE
LA JOLLA CA 92037
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EMAIL: eos@eosarc.com

JENNIFER
BOLYN
Architect

PACAS CUSTOM HOME DEVELOPMENT

406 NORTH RIOS AVE
SOLANA BEACH, CA 92075

This design and information is intended for the use of the architect and is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any construction or other work that may be done in reliance on this document. The architect shall not be responsible for any construction or other work that may be done in reliance on this document.

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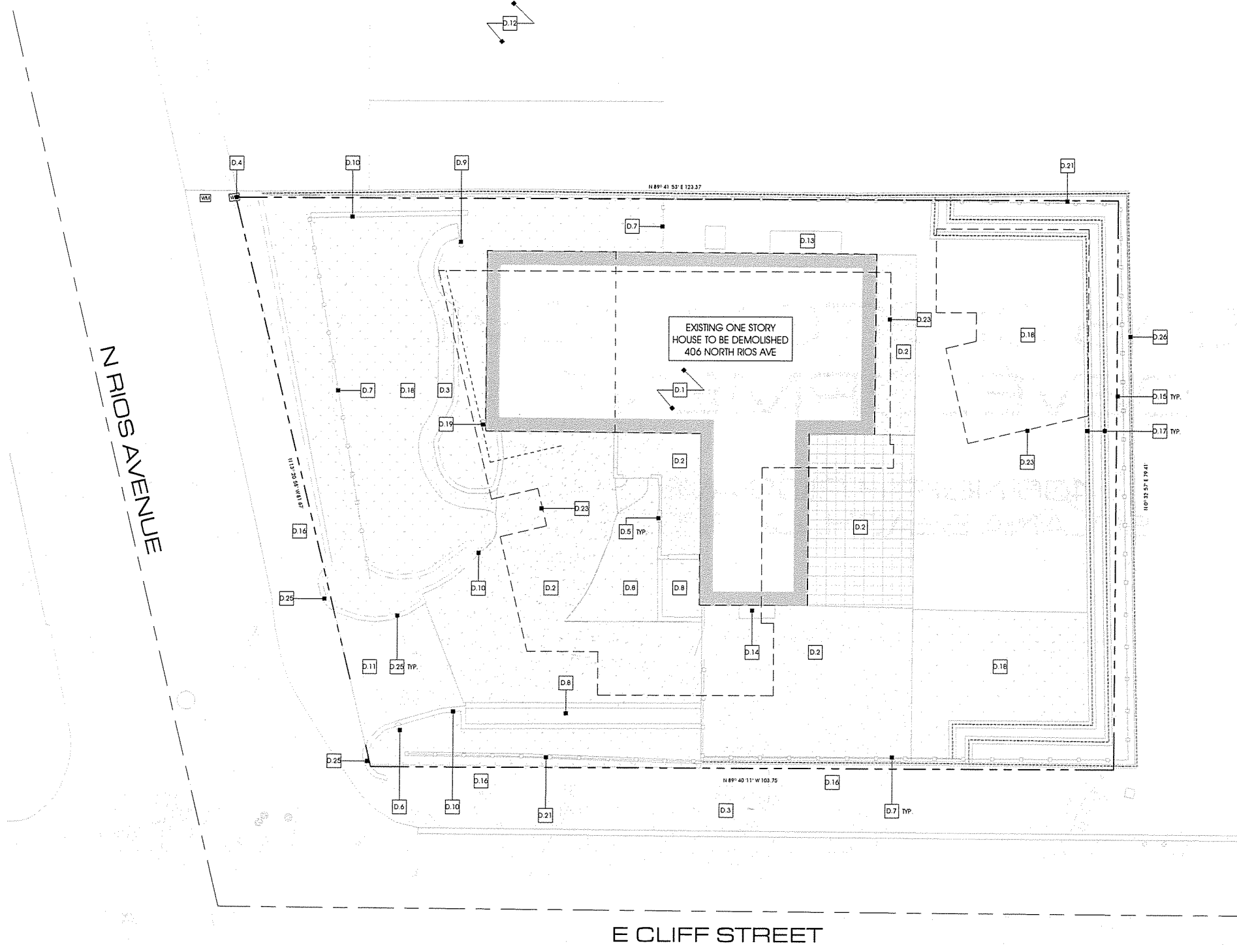
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PHASE
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DATE
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JOB NO.
21-07
COVER SHEET

CS1.0

ATTACHMENT 2

PROJECT DIRECTORY	SHEET INDEX	PROJECT INFORMATION	VICINITY MAP	
<p>OWNER PETR PACAS & KATE PACAS 406 NORTH RIOS AVENUE SOLANA BEACH, CA 92075</p> <p>ARCHITECT EOS ARCHITECTURE INC. CONTACT: JENNIFER BOLYN 7542 FAY AVE. LA JOLLA, CA 92037 (858) 459-0575</p> <p>CIVIL PASCO LARET SUITE & ASSOCIATES CONTACT: BRIAN ARDOLINO 535 N HIGHWAY 101 STE A SOLANA BEACH, CA 92075 (858) 259-8212</p> <p>LANDSCAPE CARSON DOUGLAS LANDSCAPE ARCHITECTURE CONTACT: MICHAEL DOUGLAS BRENNAN 3051 BROADWAY SAN DIEGO, CA 92102 (619) 995-1306</p>	<p>ARCHITECTURAL CS1.0 COVER SHEET D1 DEMOLITION SITE PLAN D2 EXISTING FLOOR PLAN SP1 SITE PLAN A1.0 LOWER / MAIN LEVEL FLOOR PLAN A1.1 UPPER LEVEL FLOOR PLAN A2.0 F.A.R. DIAGRAM A3.0 ROOF PLAN A4.0 BUILDING EXTERIOR ELEVATIONS A4.1 BUILDING EXTERIOR ELEVATIONS A4.2 BUILDING EXTERIOR ELEVATIONS- ADU A5.0 BUILDING SECTIONS A5.1 BUILDING SECTIONS</p> <p>CIVIL C.0 TOPOGRAPHY SURVEY C.1 PRELIMINARY GRADING PLAN C.2 PRELIMINARY NOTES & SECTIONS</p> <p>LANDSCAPE L1 CONCEPT PLAN L2 CONCEPT PLAN</p>	<p>SCOPE OF WORK: CONSTRUCT NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO CAR GARAGE, DETACHED ACCESSORY DWELLING UNIT, DECKS, COVERED OUTDOOR AREA AND ASSOCIATED LANDSCAPE, HARDSCAPE AND RETAINING WALLS</p> <p>LEGAL DESCRIPTION: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY</p> <p>A.P.N. 263-072-19-00</p> <p>EXISTING /PROPOSED USE: RESIDENTIAL</p> <p>ZONE: URC, SROZ</p> <p>SPRINKLERED: YES, PER CFC SECTION 903 2.1.1 AND INSTALLED PER NFPA 13D.</p> <p>PROPOSED GRADING: PER CIVIL DRAWINGS</p> <p>GROSS LOT SIZE: 9,014 SF (0.206 ACRES)</p> <p>NET LOT SIZE: 9,014 SF (0.206 ACRES)</p> <p>GOVERNING CODE: 2019 CA BUILDING STANDARD CODE 2019 CA RESIDENTIAL CODE 2019 CA GREEN BUILDING CODE 2019 CA ELECTRICAL CODE 2019 CA MECHANICAL CODE 2019 CA PLUMBING CODE</p>	<p>FAR CALCULATION: FAR - ALLOWABLE: FIRST 6,000 50% = 3,000 SF NEXT 6,001- 9,014 17.5% = 527 SF 3,014 x 17% = 527 SF</p> <p>TOTAL FLOOR AREA ALLOWABLE: 3,527 SF</p> <p>BUILDING AREA CALCULATION LOWER LEVEL / MAIN LEVEL 2,658 SF LIVING 1,945 SF GARAGE 693 SF</p> <p>UPPER LEVEL: LIVING 894 SF</p> <p>TOTAL MAIN BUILDING AREA: 3,552 SF GARAGE EXEMPTION -400 SF</p> <p>TOTAL BUILDING AREA INCLUDED IN FAR: 3,152 SF</p> <p>DETACHED ADU (FAR EXEMPT) LIVING: 541 SF</p> <p>COVERED PATIOS LOWER / MAIN LEVEL COVERED PATIO 537 SF UPPER LEVEL COVERED PATIO 126 SF ADU ROOF OVERHANGS 176 SF</p> <p>TOTAL COVERED PATIO AREA: 839 SF TOTAL COVERED PATIO AREA INCLUDED IN FAR: 72 SF</p> <p>TOTAL AREA INCLUDED IN FAR: 3,224 SF</p> <p>ENGINEERING DATA SURFACE AREA EXISTING PERVIOUS 4,954 SF EXISTING IMPERVIOUS 4,280 SF PROPOSED IMPERVIOUS 5,005 SF REMOVE/REPLACE 4,280 SF PROPOSED PERVIOUS 3,497 SF</p> <p>GRADING QUANTITIES MAIN RESIDENCE GRADING: CUT: 473 CY FILL: 25 CY EXPORT: 448 CY</p> <p>ADU GRADING: CUT: 0 CY FILL: 0 CY EXPORT: 0 CY</p> <p>LANDSCAPE DATA EXISTING PROPOSED NON-LANDSCAPE 4,280 SF 4,944 SF NON-IRRIGATED LANDSCAPE 4,222 SF 0 SF IRRIGATED LANDSCAPE 0 SF 1,475 SF WATER FEATURE 0 SF 450 SF DECORATIVE HARDSCAPE 512 SF 2,145 SF TOTAL LOT AREA 9,014 SF 9,014 SF</p> <p>AREA OF WORK IRRIGATED LANDSCAPE 1,475 SF WATER FEATURES 450 SF DECORATIVE HARDSCAPE 2,145 SF AGGREGATE LANDSCAPE AREA 4,070 SF</p>	



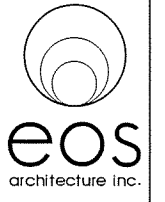
DEMOLITION SITE PLAN
1/8" = 1'-0"

KEYNOTES

- D.1 (E) RESIDENCE AND GARAGE TO BE DEMOLISHED
- D.2 (E) HARDSCAPE TO BE REMOVED, PREP FOR NEW SITE WORK PER PLAN
- D.3 (E) DG-PATHWAY TO BE RESTABILIZED AND RECOMPACTED PER CIVIL
- D.4 (E) WATER METER TO REMAIN, PROTECT IN PLACE. SEE SP1
- D.5 (E) COLUMN TO BE DEMOLISHED
- D.6 (E) SEWER CLEANOUT TO REMAIN, PROTECT IN PLACE
- D.7 (E) FENCE TO BE REMOVED
- D.8 (E) PLANTER TO BE REMOVED
- D.9 (E) GAS METER TO REMAIN OR BE RELOCATED SEE SP1
- D.10 (E) RETAINING WALL TO BE REMOVED
- D.11 (E) DRIVEWAY TO BE REMOVED, AND REPLACED WITH LANDSCAPE
- D.12 ADJACENT RESIDENCE, NAP.
- D.13 (E) STORAGE TO BE DEMOLISHED
- D.14 (E) CHIMNEY TO BE DEMOLISHED
- D.15 (E) PLANTER TO REMAIN
- D.16 (E) LANDSCAPE IN THE ROW TO BE REMOVED
- D.17 (E) BLOCK WALL TO REMAIN
- D.18 (E) LANDSCAPE TO BE REMOVED
- D.19 EXISTING ELECTRICAL METER TO BE RELOCATED SEE SP1
- D.21 (E) FENCE TO BE REPLACED PER LANDSCAPE PLAN
- D.23 OUTLINE OF PROPOSED BUILDINGS. SEE CIVIL FOR GRADING INFORMATION
- D.25 (E) RAILROAD TIE RETAINING WALL, BOARD AND POSTS TO BE REMOVED
- D.26 (E) RETAINING WALL TO REMAIN, PROTECT IN PLACE

EXISTING INFORMATION

EXISTING LIVABLE: 1,285 SF
 EXISTING GARAGE: 450 SF
 EXISTING BEDROOMS: 3
 EXISTING BATH: 2



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JENNIFER
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 Architect

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1ST DRP REVIEW
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4RD DRP REVIEW

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DEMOLITION SITE PLAN

All design, drafting, and program development is the property of EOS Architecture Inc. The client agrees to indemnify and hold EOS Architecture Inc. harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, that may be asserted against or incurred by EOS Architecture Inc. in connection with the preparation, review, or use of the drawings, whether or not such claims, damages, and expenses are caused in whole or in part by the negligence of EOS Architecture Inc. This agreement shall be governed by the laws of the State of California and shall be construed according to the laws of the State of California.

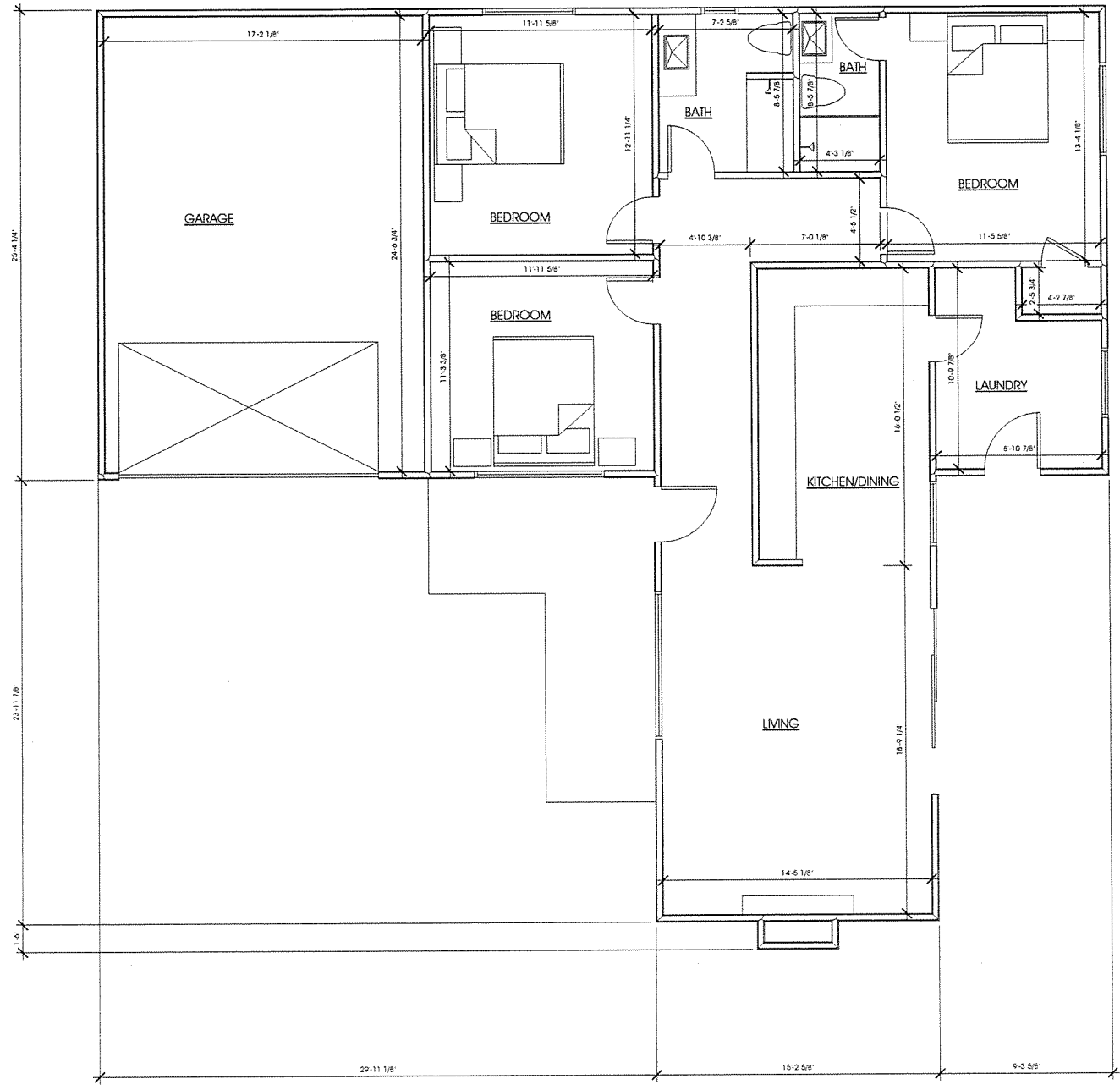
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EXISTING FLOOR PLAN

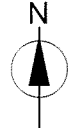
D2

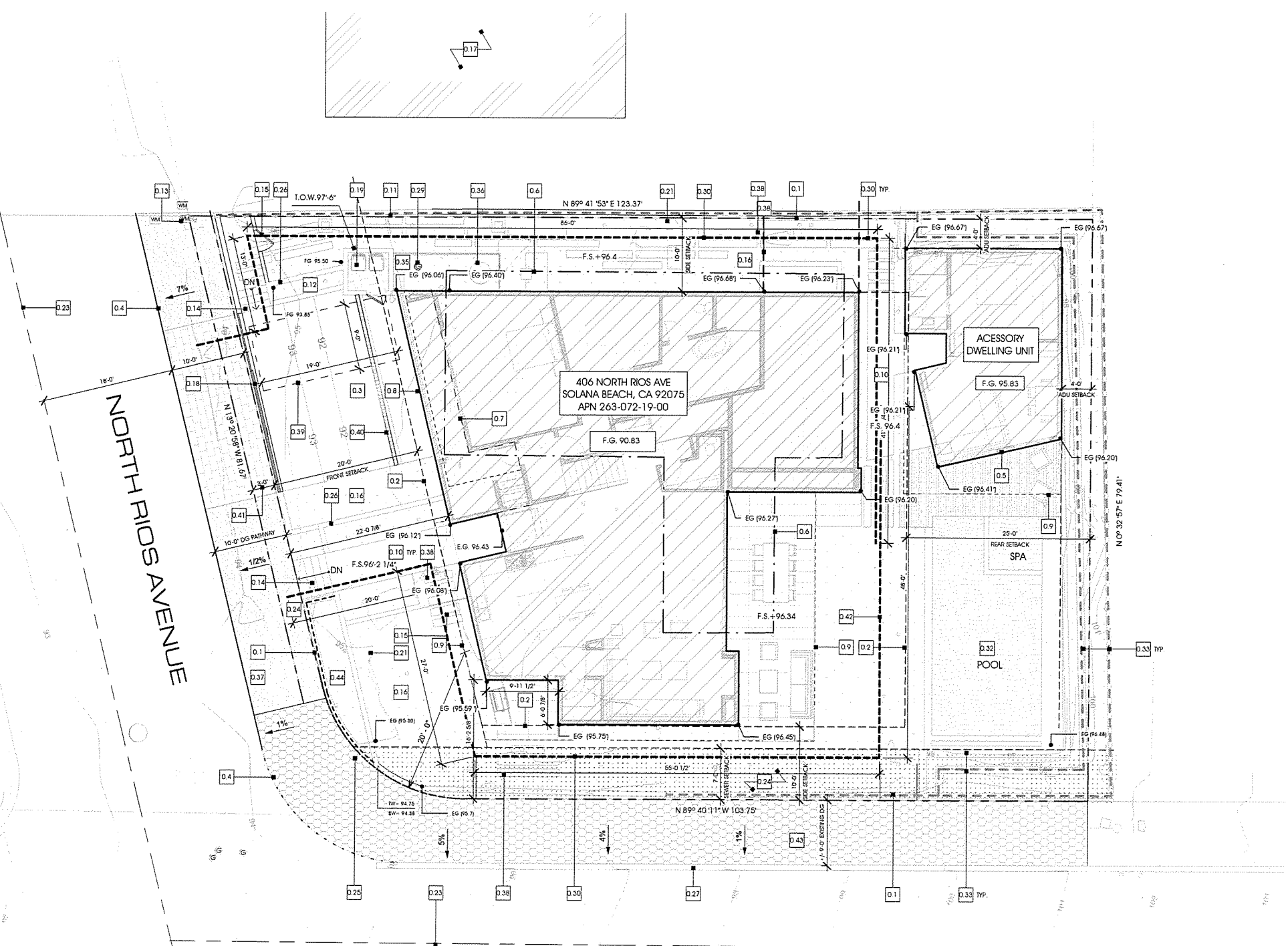


EXISTING RESIDENCE DATA:
EXISTING SQ FT 1,285 SF
NO BEDROOMS 3
PARKING 2 CAR GARAGE

EXISTING FLOOR PLAN

1/4" = 1'-0"





FIRE HYDRANT LOCATION
3FT CLEAR PER 2019 CA
FIRE CODE CHAPTER 5
SECTION 507.5.5

SITE PLAN
1/8" = 1'-0"

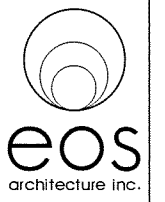


KEYNOTES

- 0.1 PROPERTY LINE, TYP.
- 0.2 SETBACK LINE, TYP.
- 0.3 CONCRETE NON PERMEABLE PAVER DRIVEWAY PER CIVIL AND LANDSCAPE PLAN
- 0.4 PROPOSED CITY CURB, 9 X 9 X 12 - PER CIVIL DRAWINGS
- 0.5 LINE OF PROPOSED ADU
- 0.6 LINE OF EXISTING RESIDENCE TO BE DEMOLISHED
- 0.7 LINE OF PROPOSED UPPER LEVEL
- 0.8 LINE OF PROPOSED LOWER LEVEL
- 0.9 LINE OF ROOFY OVERHANG
- 0.10 HARDSCAPE PER CIVIL AND LANDSCAPE PLANS
- 0.11 FENCE & GATE PER LANDSCAPE PLANS NOT EXCEED 6FT IN HEIGHT IN SIDE SETBACKS, AND 42" IN FRONT SETBACK WITH AN ADDITIONAL 24" ALLOWABLE ABOVE IF AT LEAST 80% OPEN TO LIGHT & AIR
- 0.12 RAISED PLANTER PER LANDSCAPE
- 0.13 EXISTING WATER METER TO REMAIN, PROTECT IN PLACE
- 0.14 CONCRETE SITE STAIR - AT GRADE LEVEL PER LANDSCAPE AND CIVIL
- 0.15 WOOD CLAD STEEL FENCE, MAX 5FT HIGH, 80% OPENED TO AIR AND LIGHT
- 0.16 LANDSCAPE PER LANDSCAPE PLAN
- 0.17 ADJACENT PROPERTY, NAP.
- 0.18 AUTOMATIC SLIDING GATE PER LANDSCAPE PLAN - 12'-0" WIDE, 42" HIGH WITH AN ADDITIONAL 24" ALLOWABLE ABOVE IF AT LEAST 80% OPEN TO LIGHT & AIR
- 0.19 TRASH AND RECYCLING ENCLOSURE PER LANDSCAPE PLANS MAX. 42" TALL
- 0.21 EXISTING TOPOGRAPHY PER CIVIL PLAN
- 0.23 CENTER LINE OF THE STREET
- 0.24 EXISTING PRIVATE 7FT SEWER EASEMENT PER CIVIL PLAN
- 0.25 SEWER CLEANOUT
- 0.26 NEW RETAINING WALL PER CIVIL PLANS, WITH STUCCO FINISH WHERE EXPOSED TO VIEW
- 0.27 (E) CONCRETE MOUNTABLE CURB PER CIVIL DRAWINGS
- 0.29 EXISTING GAS METER TO BE RELOCATED
- 0.30 HEAVY DASHED LINE INDICATING 150' - HOSE PULL TO FURTHER STRUCTURE FROM LEVEL AREA ON DRIVEWAY. IN LIEU OF THE 150FT HOSE PULL REQUIREMENT FIRE SPRINKLERS ARE REQUIRED TO BE INSTALLED ON THE EXTERIOR PATIOS/DECKS, IN THE ATTIC SPACE, AND IN ALL ROOMS REGARDLESS OF SIZE OR USE IN THE MAIN HOUSE AND THE DETACHED ACCESSORY DWELLING UNIT
- 0.32 PROPOSED POOL UNDER SEPARATE PERMIT
- 0.33 EXISTING RETAINING WALL-TERRACED PLANTERS TO REMAIN, RECEIVE NEW STUCCO FINISH WHERE EXPOSED TO VIEW
- 0.35 POOL EQUIPMENT LOCATION PER LANDSCAPE
- 0.36 SUMP PUMP LOCATION, PER CIVIL
- 0.37 DECOMPOSED GRANITE IN THE RIGHT OF WAY PER LANDSCAPE AND CIVIL PLAN
- 0.38 CONCRETE STEPPERS PER LANDSCAPE
- 0.39 ADDITIONAL PARKING STALL FOR ADU
- 0.40 SITE DRAIN PER CIVIL DRAWINGS
- 0.41 3 FT EASEMENT TO PUBLIC RIGHT-OF-WAY/PROPERTY LINE AND 20 FT RADIUS AT THE CORNER OF THE PROPERTY DEDICATION LINE
- 0.42 HEAVY DASHED LINE INDICATING 150' - HOSE PULL TO FURTHER STRUCTURE FROM LEVEL AREA ON DRIVEWAY
- 0.43 EXISTING D.G. PATHWAY IS TO BE REMOVED AND REPLACED WITH INTERLOCKING GRASSCRETE, OR EQUIVALENT, UPON COMPLETION OF THE PROJECT PRIOR TO RELEASE OF THE GRADING BOND
- 0.44 PROPOSED 65SF DETENTION BASIN PER CIVIL DRAWINGS

NOTES

- 1. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: ALL ROADWAYS SHALL BE A MINIMUM OF 24" IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES, IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE FIRE DEPARTMENT.
- 2. 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 MIN. STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH A 1/2" STROKE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS, 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS AND ENTRANCES TO COMMERCIAL CENTERS.
- 3. AUTOMATIC FIRE SPRINKLERS SYSTEMS: ONE AND TWO FAMILY DWELLINGS: STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED TO THE SATISFACTION OF THE FIRE DEPARTMENT. PLANS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY THE FIRE DEPARTMENT.
- 4. SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/ FIRE SPRINKLER SYSTEMS: SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/FIRE SPRINKLERS SHALL BE INSPECTED BY THE SOLANA BEACH FIRE DEPARTMENT
- 5. CLASS "A" ROOF: ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT.
- 6. SOLAR PHOTOVOLTAIC INSTALLATIONS (SOLAR PANELS): SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED PER THE CALIFORNIA FIRE CODE AND SOLANA BEACH FIRE DEPARTMENT REQUIREMENTS



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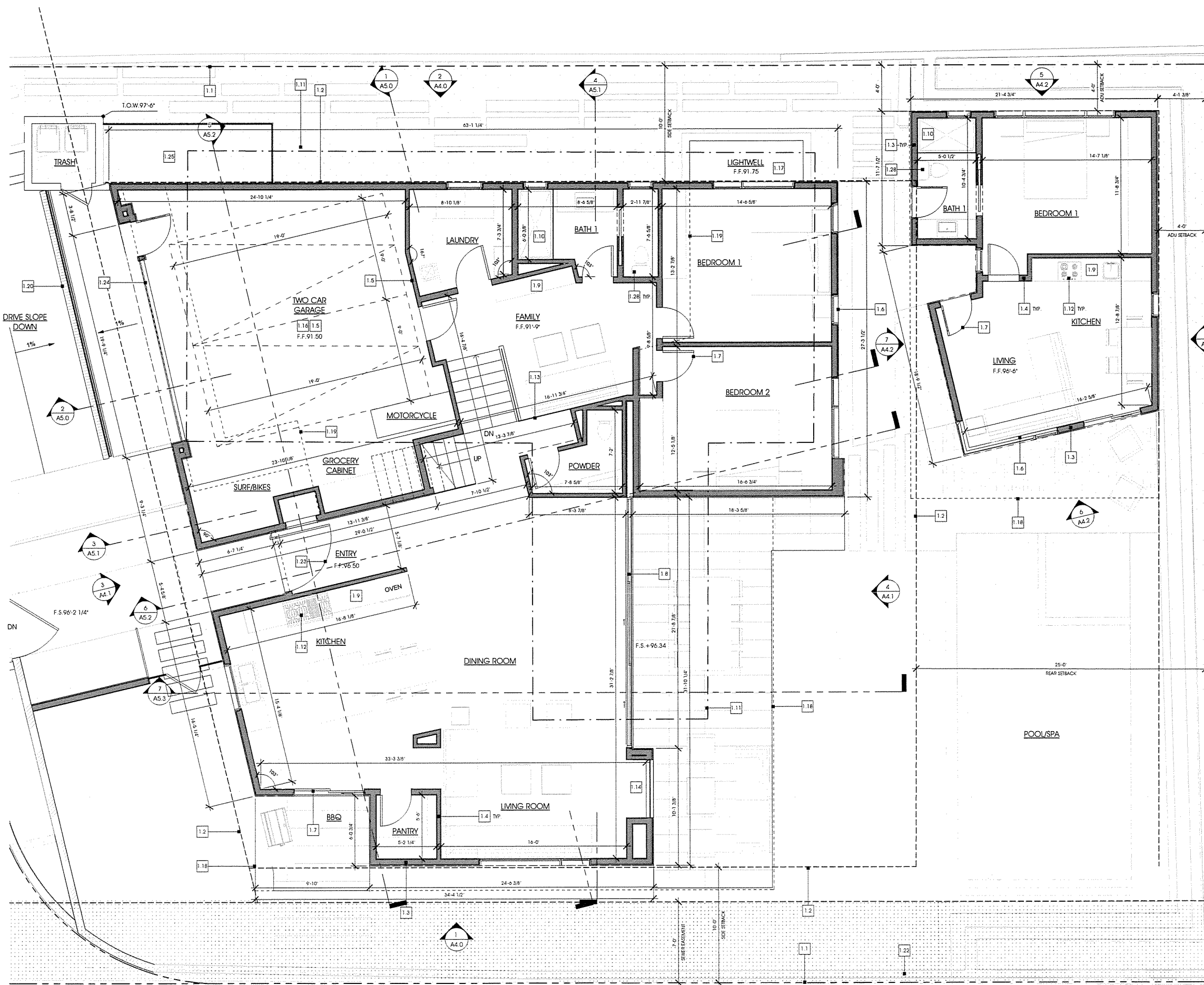
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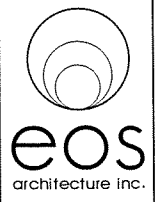
SITE PLAN

SP1



KEYNOTES

- 1.1 PROPERTY LINES, TYP
- 1.2 SETBACK LINE, TYP
- 1.3 EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 4 WALLS. EXTERIOR FINISH PER EXTERIOR ELEVATIONS O/ 2 LAYERS MIN. GRADE 'D' BUILDING PAPER. INSIDE 5/8" GWB UOIN PER INTERIOR ELEVATIONS
- 1.4 INTERIOR WALL: 2x WOOD STUD FRAMING W/ R-19 BATT INSULATION @ 2X6 & R-13 BATT INSULATION @ 2X4. 5/8" GWB THROUGHOUT
- 1.5 PROVIDE 5/8" TYPE 'X' GYP. BOARD (1-HOUR CONSTRUCTION) AT THE WALLS AND CEILINGS OF ATTACHED GARAGE ASSEMBLY SUPPORTIVE HABITABLE SPACE, MECHANICAL SPACES AND ACCESSIBLE UNDER STAIRS.
- 1.6 WINDOW, TYP.
- 1.7 DOOR, TYP.
- 1.8 LIFT AND SLIDE DOOR.
- 1.9 BUILT IN/ CABINERY
- 1.10 WALK-IN SHOWER
- 1.11 LINE OF EXISTING RESIDENCE TO BE REMOVED
- 1.12 APPLIANCE PER OWNER
- 1.13 42" HIGH GUARDRAIL
- 1.14 FIREPLACE
- 1.16 PARKING SPACES TO BE 19' X 9' CLEAR
- 1.17 LIGHTWELL
- 1.18 LINE OF ROOF / CEILING/ OVERHANG ABOVE
- 1.19 LINE OF LEVEL ABOVE
- 1.20 SITE DRAIN PER CIVIL DRAWINGS
- 1.22 RETAINING WALL
- 1.23 ENTRY DOOR
- 1.24 GARAGE DOOR
- 1.25 POOL EQUIPMENT LOCATION
- 1.28 PLUMBING FIXTURES PER OWNER



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LA JOLLA CA 92037
PH: 858.459.0575
EMAIL: eos@eosarc.com

JENNIFER BOLYN Architect

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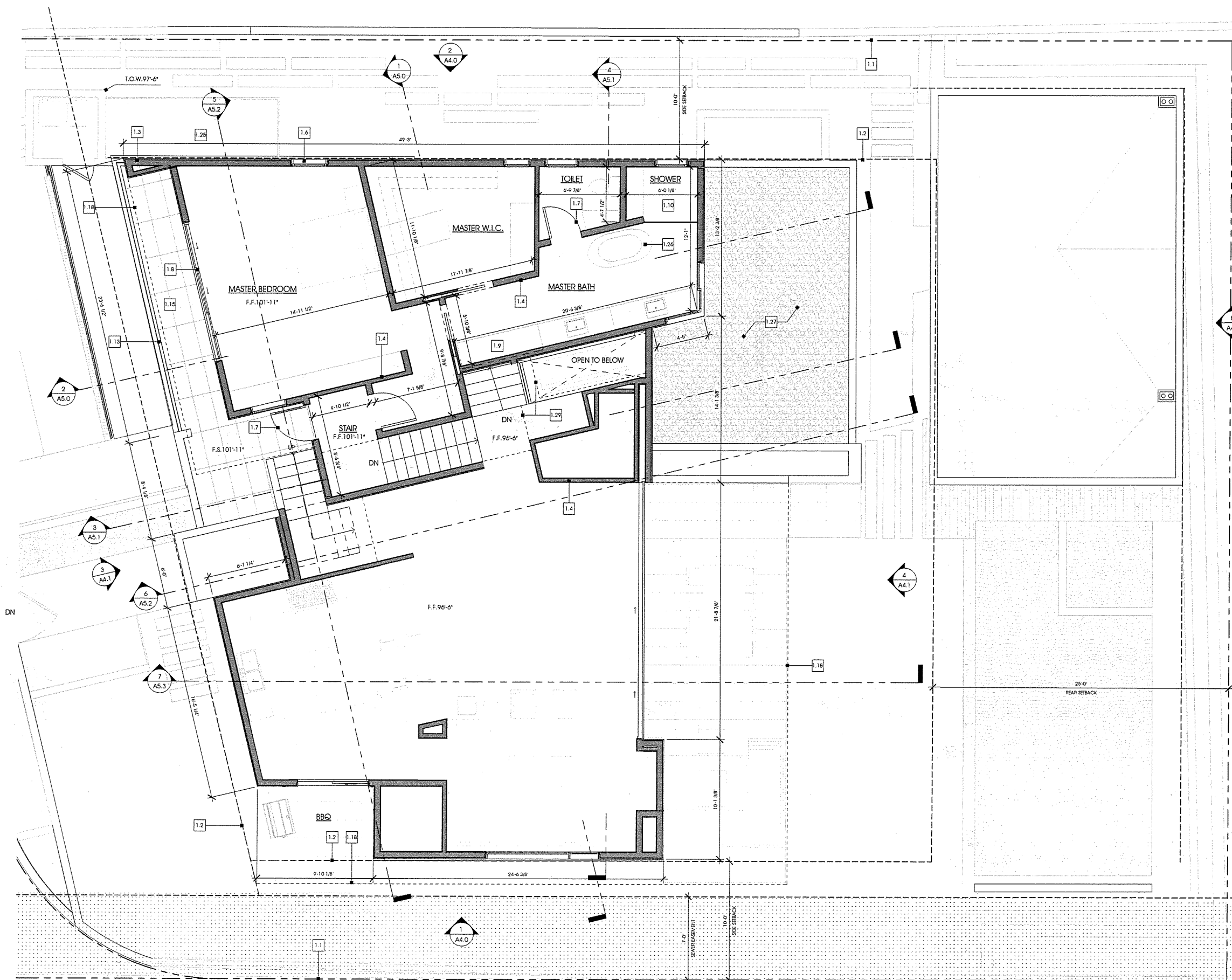
PACAS CUSTOM HOME DEVELOPMENT
406 NORTH RIOS AVE
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LOWER / MAIN LEVEL FLOOR PLAN

LOWER / MIDDLE LEVEL FLOOR PLAN
1/4" = 1'-0"



KEYNOTES

- 1.1 PROPERTY LINES, TYP.
- 1.2 SETBACK LINE, TYP.
- 1.3 EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 6, R-13 BATT INSULATION AT 2 X 4 WALLS. EXTERIOR FINISH PER EXTERIOR ELEVATIONS O/ 2 LAYERS MIN. GRADE 'D' BUILDING PAPER. INSIDE 5/8" GWS UCN PER INTERIOR ELEVATIONS
- 1.4 INTERIOR WALL: 2x WOOD STUD FRAMING W/ R-19 BATT INSULATION @ 2X6 & R-13 BATT INSULATION @ 2X4. 5/8" GWS THROUGHOUT
- 1.6 WINDOW, TYP.
- 1.7 DOOR, TYP.
- 1.8 LIFT AND SLIDE DOOR.
- 1.9 BUILT IN CABINERY
- 1.10 WALK-IN SHOWER
- 1.13 42" HIGH GUARDRAIL
- 1.15 TILE DECK
- 1.18 LINE OF ROOF / CEILING/ OVERHANG ABOVE
- 1.25 POOL EQUIPMENT LOCATION
- 1.26 TUB
- 1.27 ROOF PER ROOF PLAN
- 1.29 LINE OF SKYLIGHT ABOVE



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JENNIFER
BOLYN
Architect

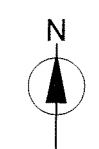
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UPPER LEVEL FLOOR PLAN

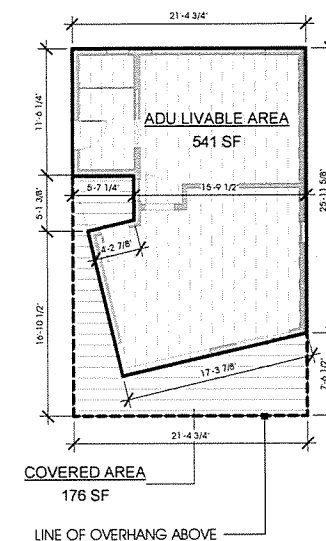
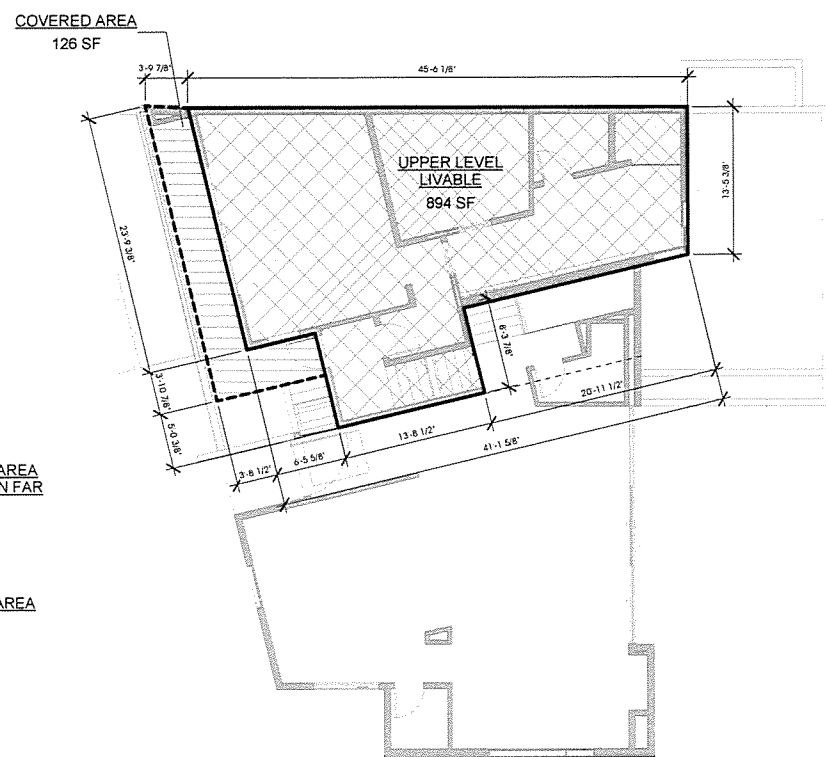
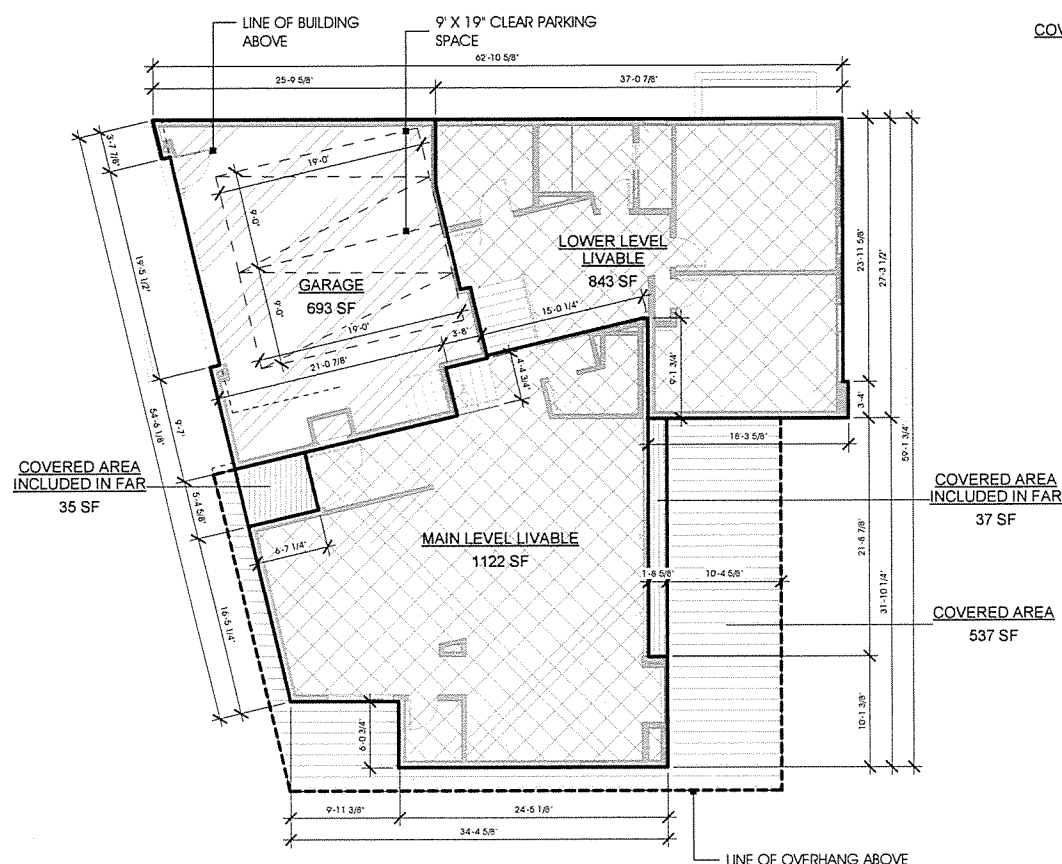
UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



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F.A.R. DIAGRAM



PROJECT INFORMATION

SCOPE OF WORK: CONSTRUCT NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED TWO CAR GARAGE, DETACHED ACCESSORY DWELLING UNIT, DECKS, COVERED OUTDOOR AREA AND ASSOCIATED LANDSCAPE, HARDSCAPE AND RETAINING WALLS

LEGAL DESCRIPTION: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY

A.P.N.: 263-072-19-00

EXISTING / PROPOSED USE: RESIDENTIAL

ZONE: LRC, SROZ

SPRINKLERED: YES, PER CFC SECTION 903.2.1.1 AND INSTALLED PER NFPA 13D.

PROPOSED GRADING: PER CIVIL DRAWINGS

GROSS LOT SIZE: 9,014 SF (0.206 ACRES)

NET LOT SIZE: 9,014 SF (0.206 ACRES)

F.A.R. CALCULATION

FAR CALCULATION:	
FAR - ALLOWABLE:	FIRST 6,000 50% = 3,000 SF
	6,000 x .5 = 3,000 SF
	NEXT 6,001 - 9,014 17.5% = 527 SF
	3,014 x .175 = 527 SF
TOTAL FLOOR AREA ALLOWABLE	3,527 SF
BUILDING AREA CALCULATION	
LOWER LEVEL / MAIN LEVEL	2,658 SF
LIVING:	1,965 SF
GARAGE:	693 SF
UPPER LEVEL	894 SF
LIVING:	894 SF
TOTAL MAIN BUILDING AREA	3,552 SF
GARAGE EXEMPTION	400 SF
TOTAL BUILDING AREA INCLUDED IN FAR	3,152 SF
DETACHED ADU (FAR EXEMPT)	
LIVING:	541 SF
COVERED PATIOS	
LOWER / MAIN LEVEL COVERED PATIO	537 SF
UPPER LEVEL COVERED PATIO	126 SF
ADU ROOF OVERHANG:	176 SF
TOTAL COVERED PATIO AREA	839 SF
TOTAL COVERED PATIO AREA INCLUDED IN FAR:	72 SF
TOTAL AREA INCLUDED IN FAR	3,224 SF

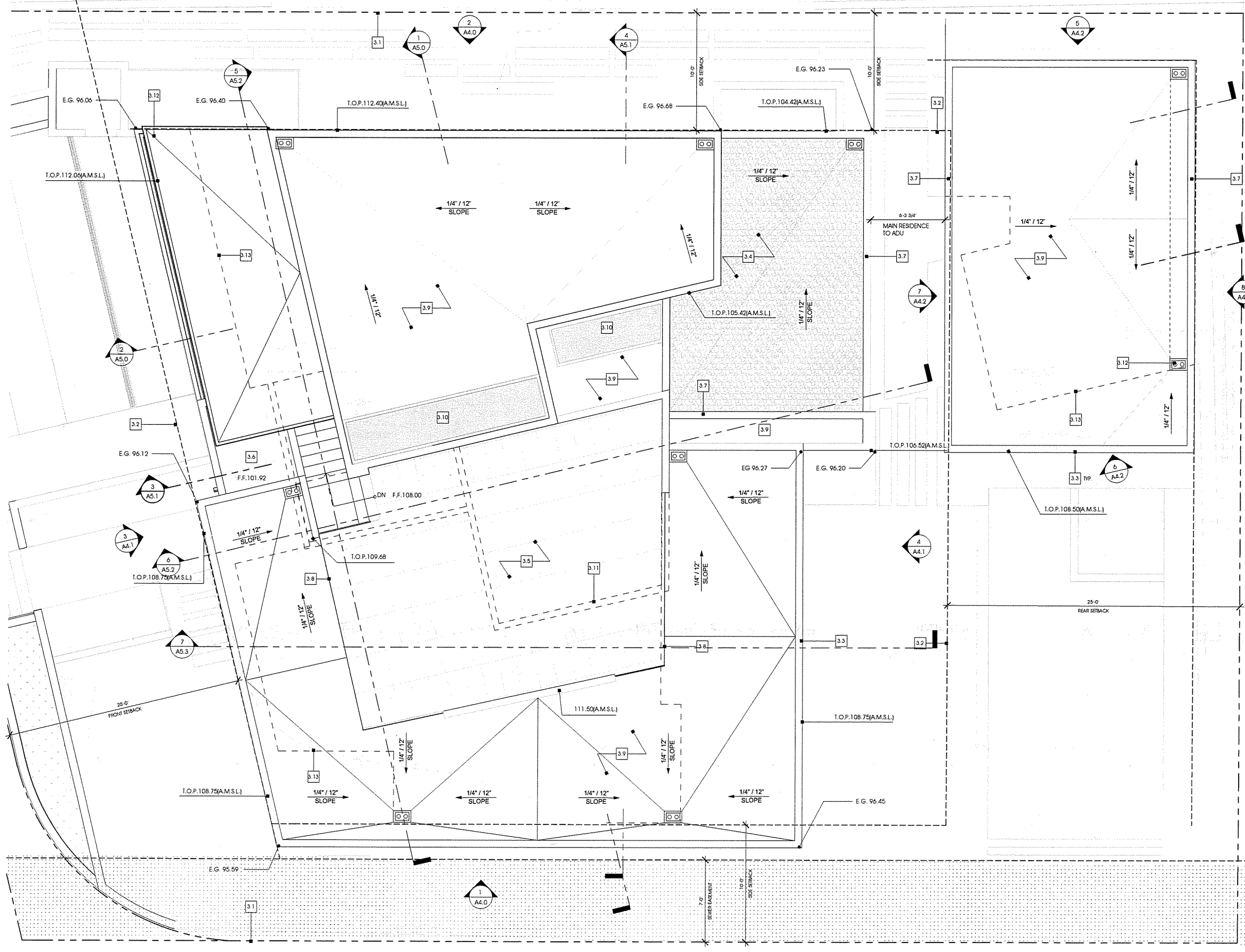
ENGINEERING DATA	
SURFACE AREA	
EXISTING PERVIOUS	4,954 SF
EXISTING IMPERVIOUS	4,280 SF
PROPOSED IMPERVIOUS:	5,005 SF
REMOVE/REPLACE	4,280 SF
PROPOSED PERVIOUS	3,497 SF
GRADING QUANTITIES	
MAIN RESIDENCE GRADING:	
CUT:	473 CY
FILL:	25 CY
EXPORT:	448 CY
ADU GRADING:	
CUT:	0 CY
FILL:	0 CY
EXPORT:	0 CY
LANDSCAPE DATA	
NON-LANDSCAPE	EXISTING: 4,280 SF
NON-IRRIGATED LANDSCAPE	PROPOSED: 4,944 SF
IRRIGATED LANDSCAPE	0 SF
WATER FEATURE	0 SF
DECORATIVE HARDSCAPE	510 SF
TOTAL LOT AREA	9,014 SF
TOTAL LOT AREA	9,014 SF
AREA OF WORK	
IRRIGATED LANDSCAPE	1,475 SF
WATER FEATURES	450 SF
DECORATIVE HARDSCAPE	2,145 SF
AGGREGATE LANDSCAPE AREA	4,070 SF

LEGEND

	PRIMARY RESIDENTIAL LIVABLE AREA		COVERED AREA
	GARAGE AREA		COVERED AREA INCLUDED IN FAR
	ADU LIVABLE AREA		

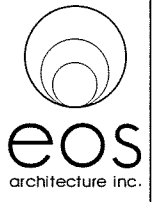
NOTES

ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.



KEYNOTES

- 3.1 PROPERTY LINE, TYP.
- 3.2 SETBACK LINE, TYP.
- 3.3 OVERHANG
- 3.4 B.U.R. ROOFING WITH DECORATIVE GRAVEL TOPPING
- 3.5 ROOF DECK, TILE FINISH
- 3.6 DECK BELOW AT MASTER BEDROOM
- 3.7 PARAPET WALL
- 3.8 42" MIN. GLASS GUARDRAIL
- 3.9 B.U.R. ROOF
- 3.10 SKYLIGHT
- 3.11 LINE OF FUTURE BED/BATH - UNDER 500 SF
- 3.12 ROOF DRAIN
- 3.13 LINE OF BUILDING BELOW



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JENNIFER
BOLYN
Architect

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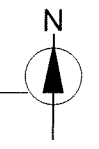
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ROOF PLAN

A3.0

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



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All work, design, or development shall be in accordance with the applicable codes and regulations of the City of San Diego. The architect shall be responsible for obtaining all necessary permits and approvals. The architect shall be responsible for coordinating with all other professionals involved in the project. The architect shall be responsible for providing all necessary information to the client. The architect shall be responsible for providing all necessary information to the client.

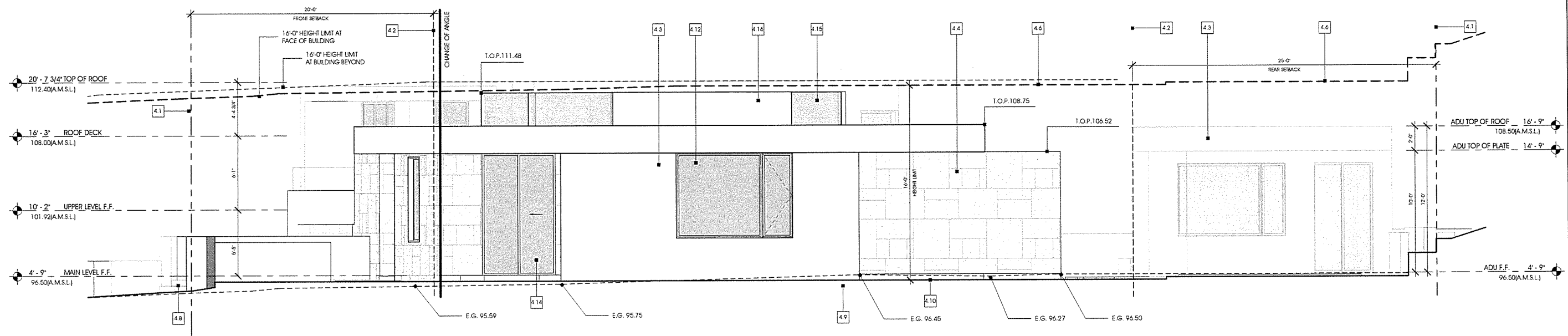
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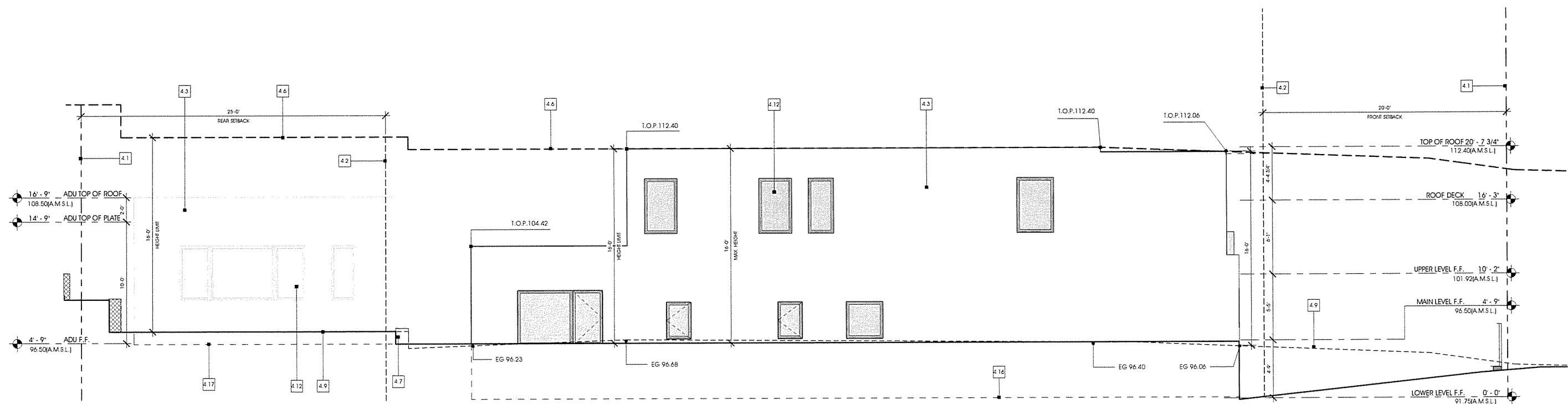
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BUILDING EXTERIOR ELEVATIONS

A4.0



1 SOUTH ELEVATION - SIDE
1/4" = 1'-0"



2 NORTH ELEVATION - SIDE
1/4" = 1'-0"

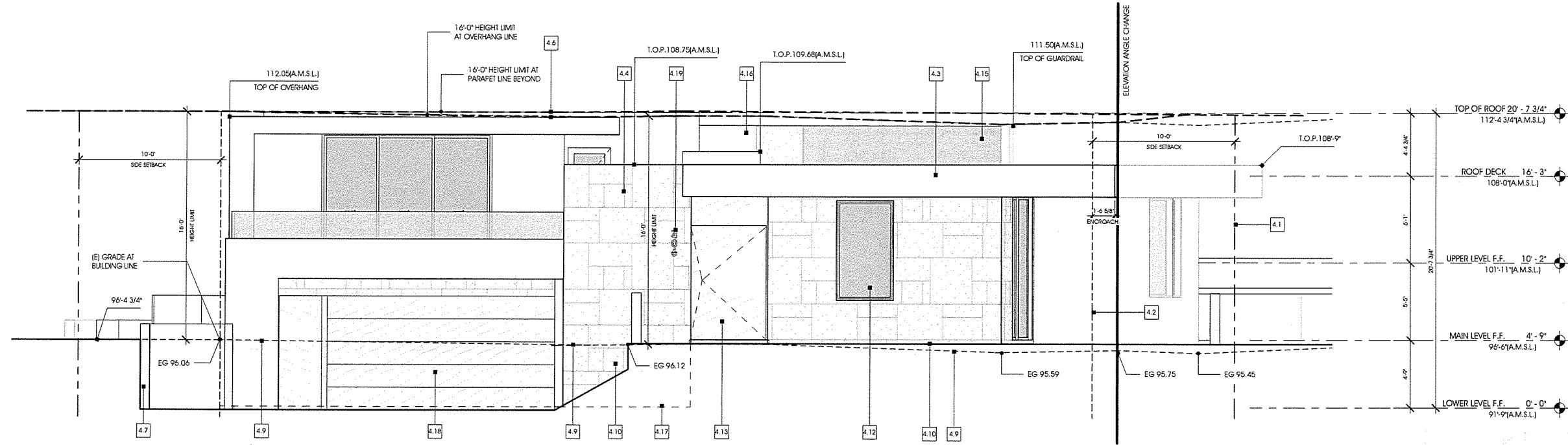
KEYNOTES

4.1 PROPERTY LINE, TYP.	4.14 LIFT AND SLIDE DOOR
4.2 SETBACK LINE, TYP.	4.15 42" HIGH GLASS GUARDRAIL
4.3 2 COAT ACRYLIC SYNERGY SMOOTH STUCCO FINISH, PER ARCHITECT	4.16 42" GUARDRAIL
4.4 STONE VENEER	4.17 LINE OF LOWER LEVEL FINISH FLOOR
4.6 LINE OF 16'-0" HEIGHT LIMIT FROM EXISTING GRADE FOR MAIN RESIDENCE. 16FT HEIGHT LIMIT FROM LOWER OF EXISTING OR PROPOSED GRADE FOR ADU	
4.7 RETAINING WALL	
4.8 SITE STAIR PER PLAN	
4.9 LINE OF EXISTING GRADE AT BUILDING LINE	
4.10 LINE OF PROPOSED GRADE AT BUILDING LINE	
4.11 FENCE AND GATE PER PLAN	
4.12 WINDOW/ DOOR TYP.	

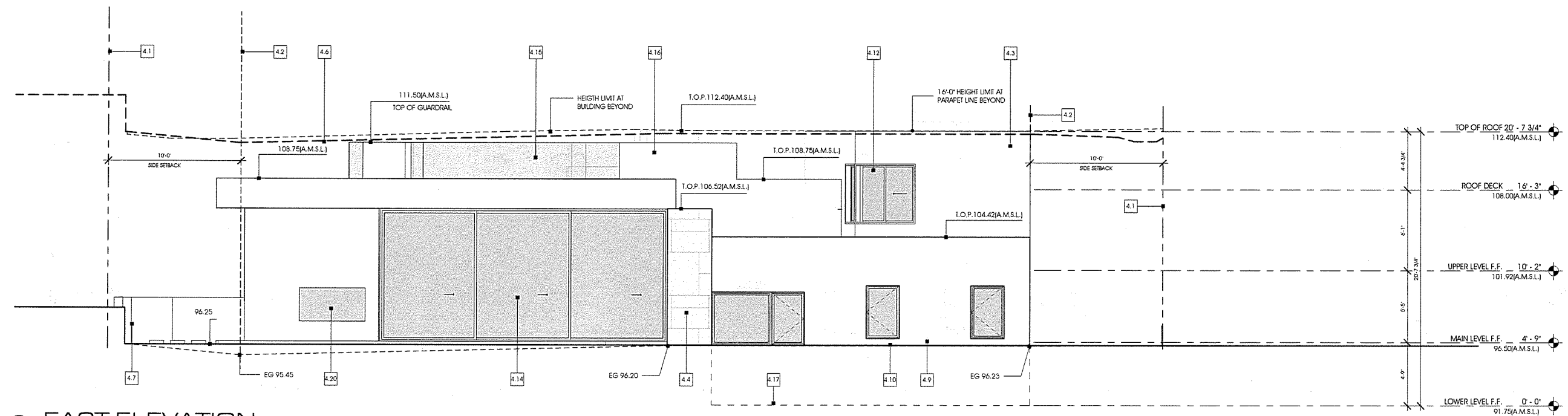
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BUILDING EXTERIOR
ELEVATIONS



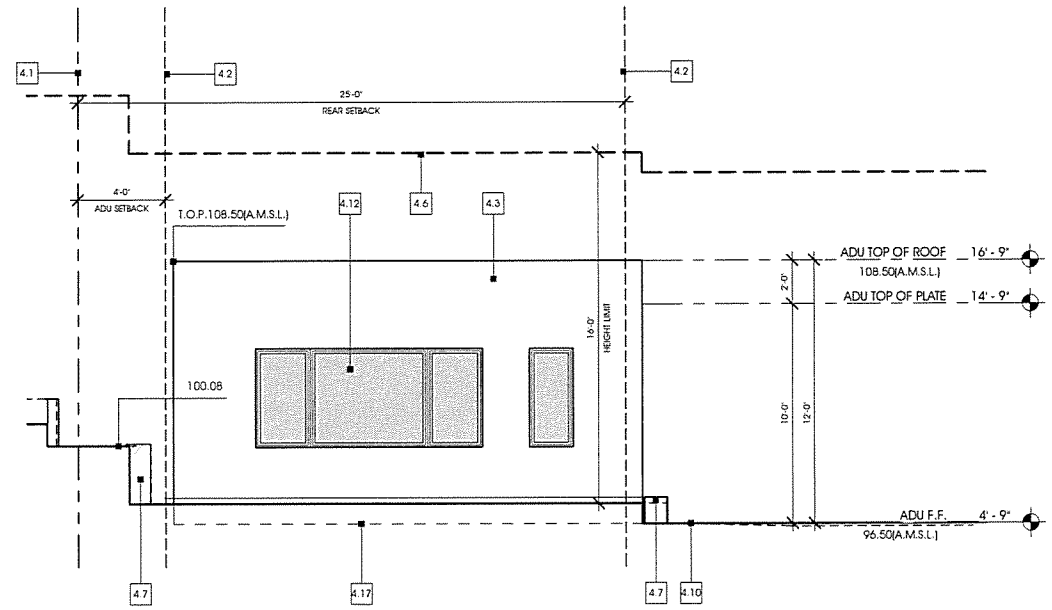
3 WEST FRONT ELEVATION
1/4" = 1'-0"



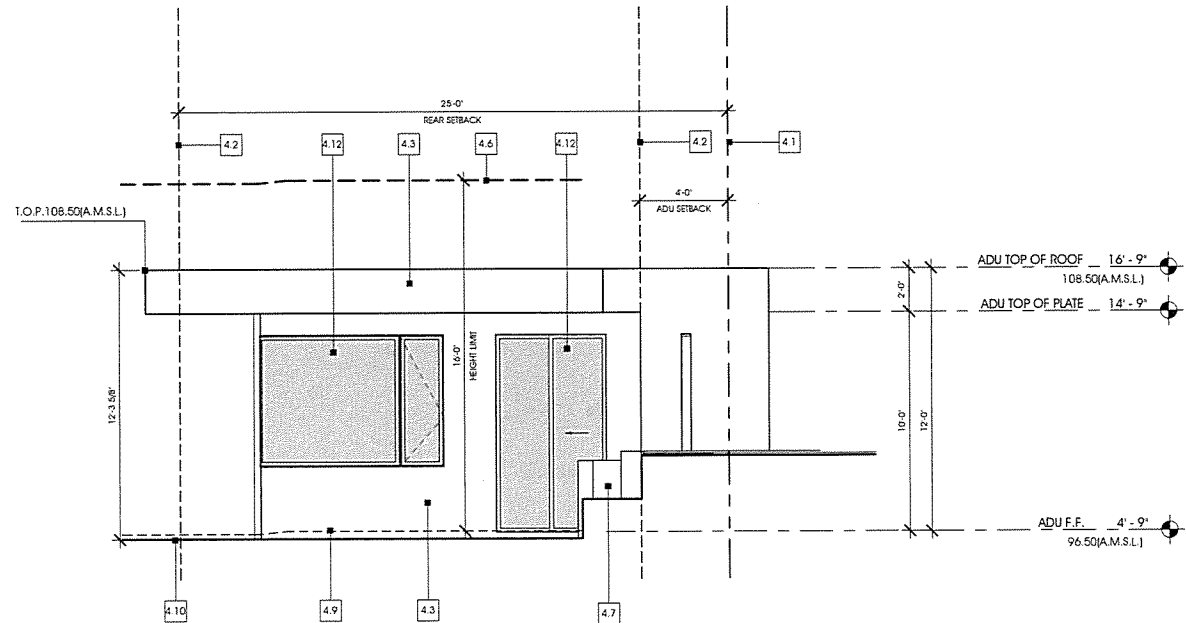
4 EAST ELEVATION
1/4" = 1'-0"

KEYNOTES

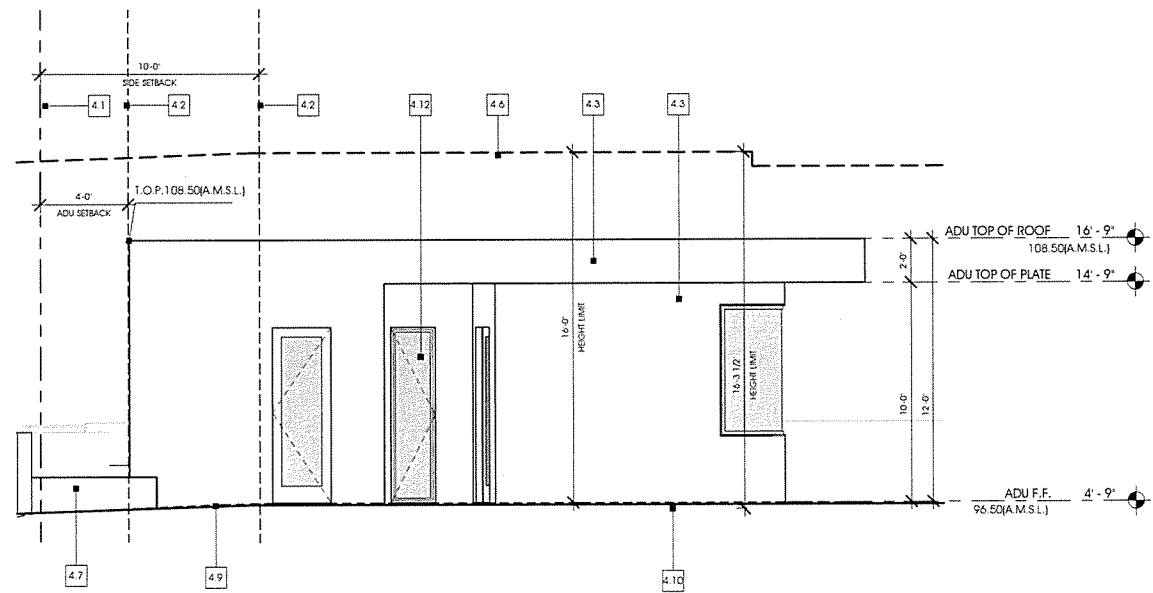
- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| 4.1 PROPERTY LINE, TYP. | 4.15 42" HIGH GLASS GUARDRAIL |
| 4.2 SETBACK LINE, TYP. | 4.16 42" GUARDRAIL |
| 4.3 2 COAT ACRYLIC SYNERGY SMOOTH STUCCO FINISH, PER ARCHITECT | 4.17 LINE OF LOWER LEVEL FINISH FLOOR |
| 4.4 STONE VENEER | 4.18 GARAGE DOOR |
| 4.6 LINE OF 16'-0" HEIGHT LIMIT FROM EXISTING GRADE FOR MAIN RESIDENCE 1.6FT HEIGHT LIMIT FROM LOWER OF EXISTING OR PROPOSED GRADE FOR ADU | 4.19 ADDRESS NUMBERS, PER CITY STANDARD |
| 4.7 RETAINING WALL | 4.20 FIREPLACE |
| 4.9 LINE OF EXISTING GRADE AT BUILDING LINE | |
| 4.10 LINE OF PROPOSED GRADE AT BUILDING LINE | |
| 4.12 WINDOW/ DOOR TYP. | |
| 4.13 ENTRY DOOR | |
| 4.14 LIFT AND SLIDE DOOR | |



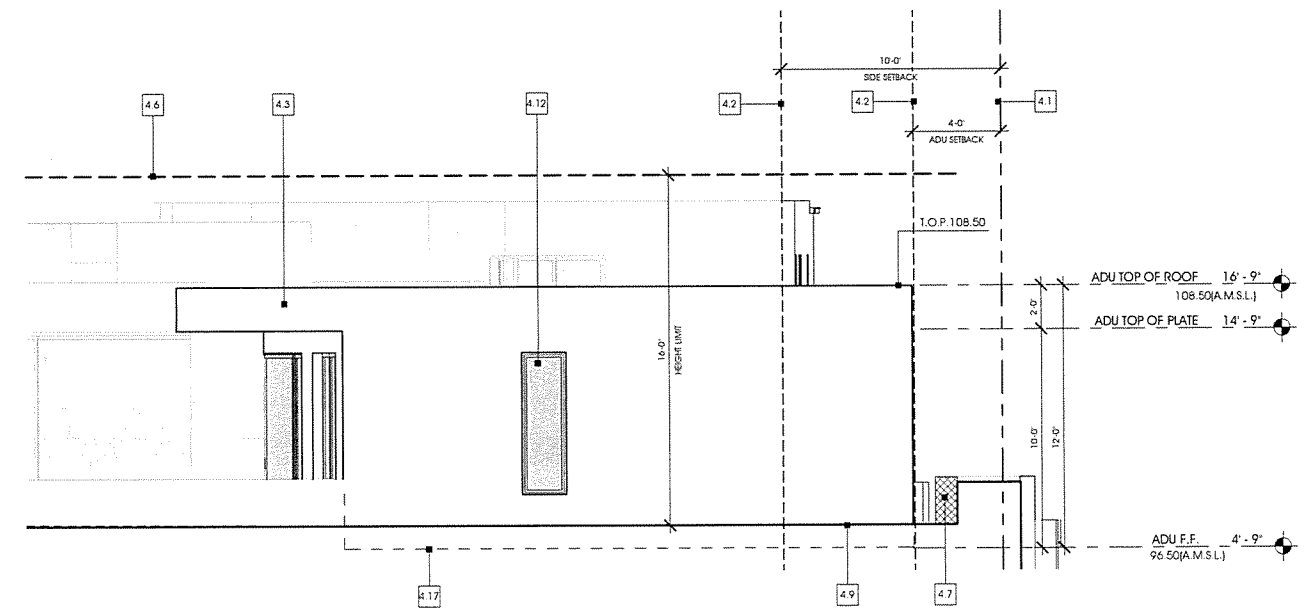
5 ADU - NORTH ELEVATION
1/4" = 1'-0"



6 ADU - SOUTH ELEVATION
1/4" = 1'-0"



7 ADU - WEST ELEVATION
1/4" = 1'-0"



8 ADU - EAST ELEVATION
1/4" = 1'-0"

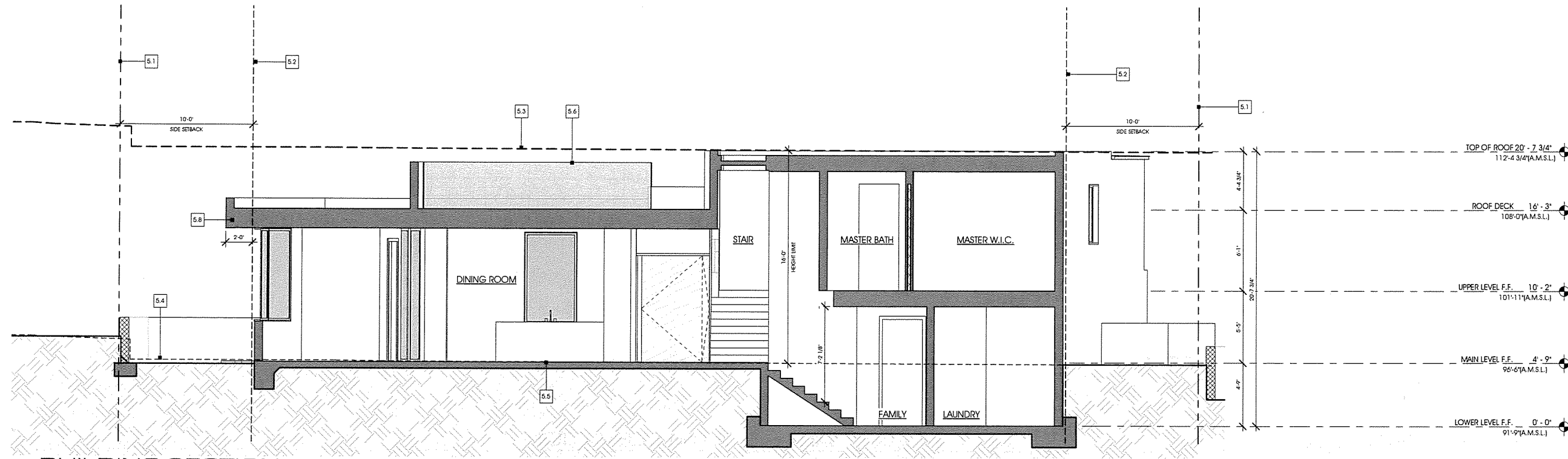
KEYNOTES

- 4.1 PROPERTY LINE, TYP.
- 4.2 SETBACK LINE, TYP.
- 4.3 2 COAT ACRYLIC SYNERGY SMOOTH STUCCO FINISH, PER ARCHITECT
- 4.6 LINE OF 16'-0" HEIGHT LIMIT FROM EXISTING GRADE FOR MAIN RESIDENCE. 16FT HEIGHT LIMIT FROM LOWER OF EXISTING OR PROPOSED GRADE FOR ADU
- 4.7 RETAINING WALL
- 4.9 LINE OF EXISTING GRADE AT BUILDING LINE
- 4.10 LINE OF PROPOSED GRADE AT BUILDING LINE
- 4.12 WINDOW/DOOR TYP.
- 4.17 LINE OF LOWER LEVEL FINISH FLOOR

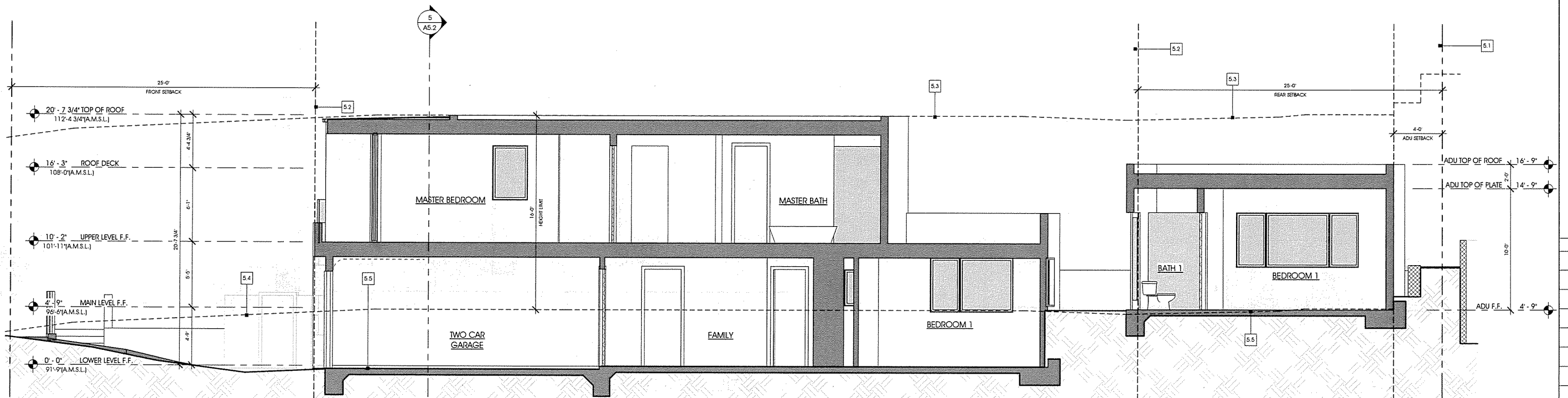
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BUILDING EXTERIOR
ELEVATIONS- ADU



1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

KEYNOTES

- 5.1 PROPERTY LINE, TYP
- 5.2 SETBACK LINE, TYP
- 5.3 LINE OF 16'-0" HEIGHT LIMIT FROM EXISTING GRADE FOR MAIN RESIDENCE. 16FT HEIGHT LIMIT FROM LOWER OF EXISTING OR PROPOSED GRADE FOR ADU
- 5.4 LINE OF EXISTING GRADE AT BUILDING LINE
- 5.5 LINE OF PROPOSED GRADE AT BUILDING LINE
- 5.6 42" HIGH GUARDRAIL
- 5.8 EAVE ENCROACHMENT

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BUILDING SECTIONS

A5.0

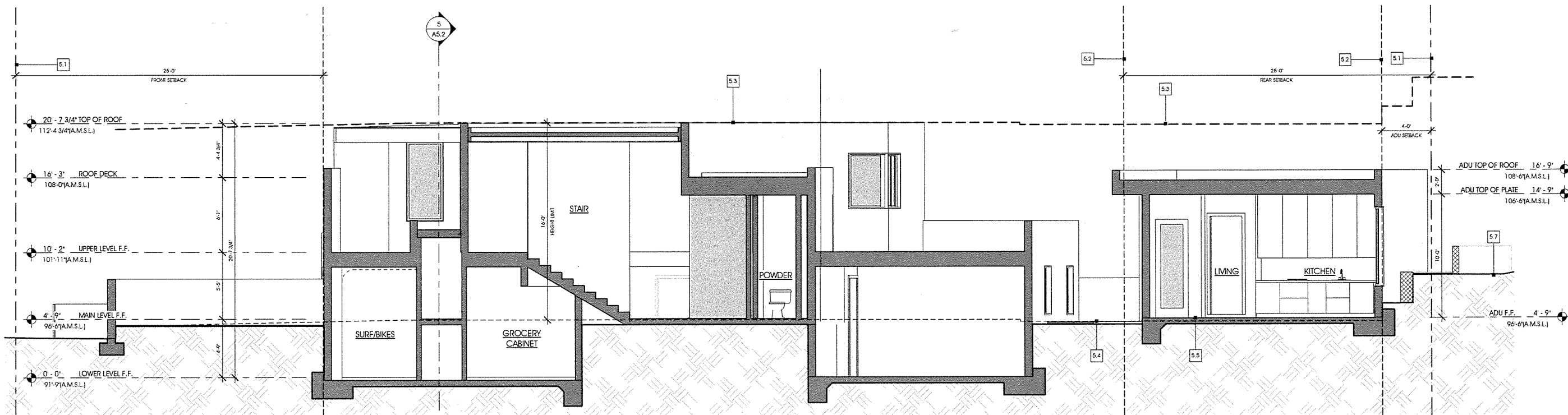
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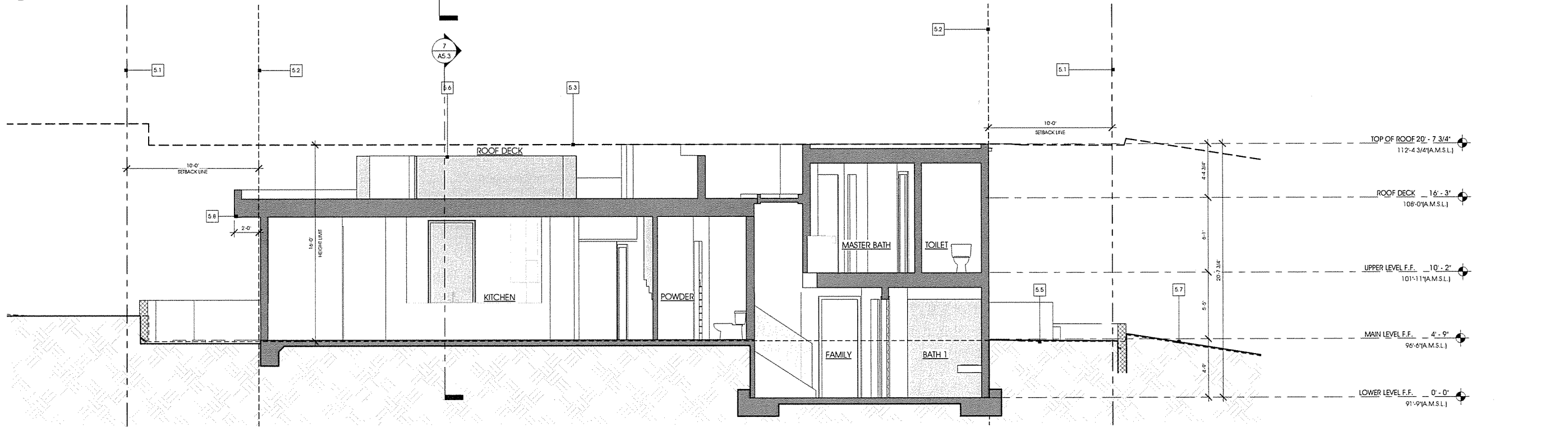
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BUILDING SECTIONS



3 BUILDING SECTION
1/4" = 1'-0"



4 BUILDING SECTION
1/4" = 1'-0"

KEYNOTES

- 5.1 PROPERTY LINE, TYP.
- 5.2 SETBACK LINE, TYP.
- 5.3 LINE OF 16'-0" HEIGHT LIMIT FROM EXISTING GRADE FOR MAIN RESIDENCE. 16FT HEIGHT LIMIT FROM LOWER OF EXISTING OR PROPOSED GRADE FOR ADU
- 5.4 LINE OF EXISTING GRADE AT BUILDING LINE
- 5.5 LINE OF PROPOSED GRADE AT BUILDING LINE
- 5.6 42" HIGH GUARDRAIL
- 5.7 ADJACENT RESIDENCE, NAP.
- 5.8 EAVE ENCROACHMENT

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES: UNDERGROUND S.A. - (800)-422-4133, OR CALL 811.
- THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL SURFACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 2:1 FILL 2:1
CUT: 473 CY FILL: 25 CY EXPORT: 448
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
*THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBGR-_____ HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

EROSION CONTROL NOTES

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

LBS/ACRE	% PURITY/ACRE	SEED SPECIES
20	70% PLUS	ATRIPLEX GLAUCA
50		PLANTAGE INSULARIS
8		ENCSELIS FARINOSA
6	SCARIFIED	LOTUS SCOPARIUS
7	50% PLUS	EXCHSCHOLTZIA CALIF.
91		
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

EROSION CONTROL NOTES - CONTINUED

- SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

EASEMENT / DEDICATION SCHEDULE

- EXISTING PRIVATE 7' SEWER EASEMENT PER GRANT DEED RECORDED MAY 20, 1959 IN BOOK 7671, PAGE 554 (OVER THE SOUTHERLY 7 FEET OF THE SUBJECT PROPERTY)
- PROPOSED 3.0' DEDICATION PER CITY CONDITION
- PROPOSED 20.0' RADIUS AT RIGHT-OF-WAY CORNER

IMPERVIOUS/ PERVIOUS AREAS

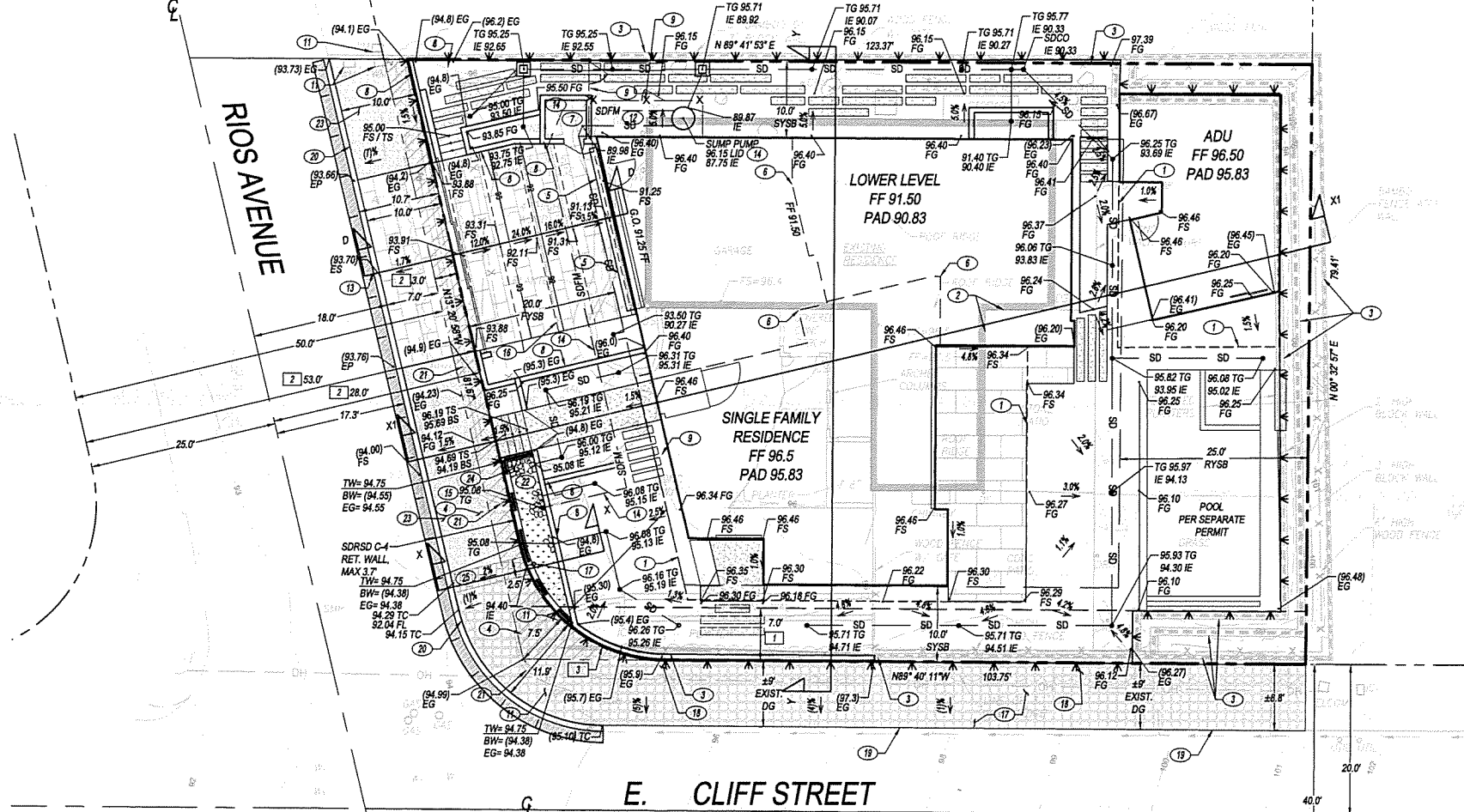
EXISTING CONDITION	PROPOSED CONDITION	(TOTAL)
IMPERVIOUS: 4,280 SF	IMPERVIOUS: 4,753 SF	(SUBTOTAL)
PERVIOUS: 4,222 SF	REMOVE REPLACE: 4,280 SF	
	PERVIOUS: 3,749 SF	

ABBREVIATIONS

INVERT ELEVATION	IE	TOP OF CURB	TC
FINISHED FLOOR	FF	TOP OF GRATE	TG
FINISHED GRADE	FG	FRONT YARD SETBACK	FYSB
FINISHED SURFACE	FS	REAR YARD SETBACK	RYSB
FLOW LINE	FL	SIDE YARD SETBACK	SYSB

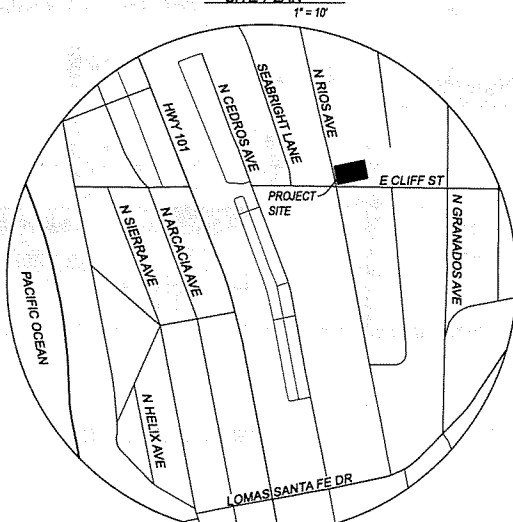
PRELIMINARY GRADING PLAN

406 N RIOS AVENUE



E. CLIFF STREET

SITE PLAN 1" = 10'



VICINITY MAP 1" = 500'

DECLARATION OF RESPONSIBLE CHARGE

I, JASON A. SANTOS, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 9703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH DRP NO. 20-007.

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

By: *Jason A. Santos*
 JASON A. SANTOS
 RCE NO. 86418 EXP. 3/31/23
 PASCO LARET SUITER & ASSOCIATES



PRELIMINARY GRADING NOTES

- ROOF LIMITS
- EXISTING RESIDENCE TO BE REMOVED
- EXISTING WALLS TO REMAIN
- EXISTING CONCRETE DRIVEWAY TO BE REMOVED AND LANDSCAPED
- PROPOSED ACC TRENCH DRAIN, OR EQUIVALENT
- ARCHITECT GARAGE LIMITS + STEP IN BUILDING
- TRASH ENCLOSURE
- LANDSCAPE ARCHITECT WALL
- LANDSCAPE ARCHITECT FENCING
- EXISTING TREE TO REMAIN. TO BE VERIFIED IN THE FIELD
- EXISTING UTILITY TO BE PROTECTED IN PLACE
- POOL EQUIPMENT AREA
- GRIND AND OVERLAY EXISTING AC TO TIE IN CONCRETE DVWY
- 2" STORM DRAIN FORCE MAIN + PUMP DESIGN PER PLUMBING ENGINEER
- STORM DRAIN POP-UP EMITTER
- GRADE BREAKS
- EXISTING D.G. PATHWAY TO BE REMOVED AND REPLACED WITH INTERLOCKING GRASSCRETE PAVERS, OR EQUIVALENT, UPON COMPLETION OF PROJECT PRIOR TO RELEASE OF GRADING BOND.
- EXISTING LANDSCAPE TO BE REMOVED
- EXISTING CONCRETE MOUNTABLE CURB
- PROPOSED CITY CURB - 9 X 9 X 12
- EXISTING WOOD RAILROAD TIE BOARD + POST TO BE REMOVED
- PROPOSED DETENTION BASIN, DETAIL SHEET 2
- 65 SF
- 55.00 FG
- OVERFLOW TG, 95.00
- PROPOSED DECOMPOSED GRANITE (D.G.) TO BE PLACED ±10' BEHIND CITY STANDARD 9" CURB AT 2% SLOPE
- SLOPED 2:1 RIP RAP FOR WILDLIFE TO ESCAPE BASIN
- PAVERS PLACED IN CONCRETE BASE AT CITY ENGINEER DISCRETION

SHEET SCHEDULE

SHEET	TITLE
SHEET 1	SECTIONS + DETAILS
SHEET 2	DETAILS
SHEET 3	DETAILS

WORK TO BE DONE

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

STANDARD SPECIFICATIONS

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

STANDARD DRAWINGS

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

PROPERTY INFORMATION

SITE ADDRESS:
 406 N RIOS AVENUE
 SOLANA BEACH, CA 92075
 OWNER / PERMITTEE
 PETR PACAS

ACCESSOR PARCEL NUMBERS:
 263-072-19-00

TOPOGRAPHIC SURVEY

COFFEY ENGINEERING
 9556 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA, 92131

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY.

(COMMONLY KNOWN AS 406 N RIOS AVE, SOLANA BEACH, CA 92075-1244)

LEGEND

ITEM DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE		---
CENTERLINE OF ROAD		---
SETBACKS		---
HARDSCAPE PER LANDSCAPE ARCHITECT		[Pattern]
PROPOSED CONTOUR LINE	151	---
EXISTING CONTOUR LINE	151	---
PROPOSED 4" PVC STORMDRAIN PIPE, 1% MIN. (TYP)	50	---
PROPOSED LANDSCAPE ARCHITECT SITE WALL		---
PROPOSED FRENCH DRAIN PER DETAIL THIS SHEET		---
18" X 18" CATCH BASIN, BROOKS BOX OR EQUIV.		[Symbol]
LIMIT OF WORK		---
PROPOSED LANDSCAPE ARCHITECT FENCE		---
PROPOSED RIP RAP, NO. 2 BACKING		[Symbol]
PROPOSED NON PERMEABLE PAVER DRIVEWAY		[Pattern]
PROPOSED R/W DEDICATION ON RIOS AVENUE		---
PROPOSED INTERLOCKING GRASSCRETE PAVERS OR EQUIVALENT, SPEC'D PER LANDSCAPE ARCHITECT		[Pattern]
PROPOSED RETAINING WALL	SORSO C-4	---
STORMDRAIN FORCE MAIN, PER PLUMBING CONSULTANT		---

OWNER CERTIFICATE

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

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

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

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 9 MONTHS OF ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL THIS PROJECT, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

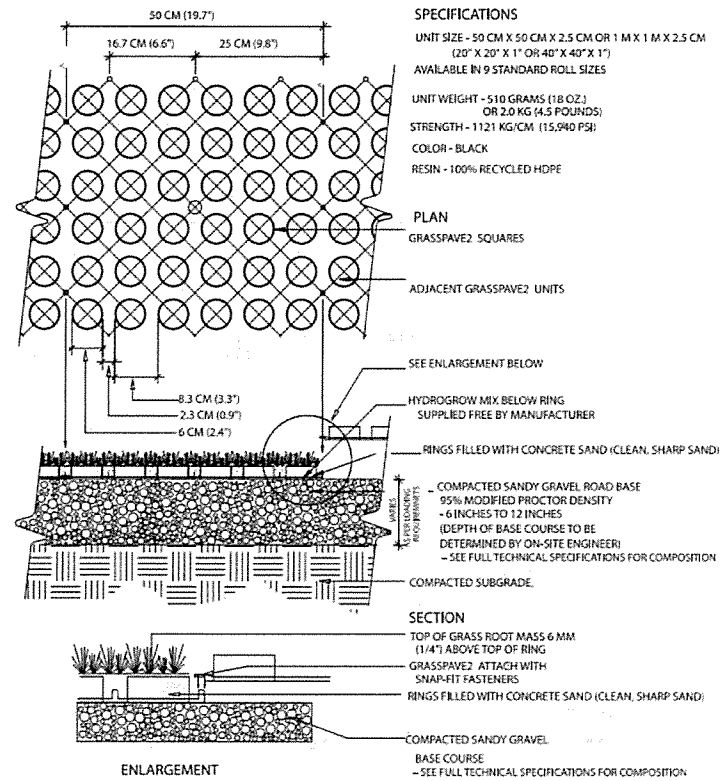
PETR PACAS
 406 N RIOS AVENUE, SOLANA BEACH

PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
 San Diego | Solana Beach | Orange County
 Phone 858.259.8212 | www.plsaengineering.com

ENGINEER OF WORK	CITY APPROVED CHANGES	APPD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
DRAWN BY: <i>Jason A. Santos</i> JASON A. SANTOS RCE # 86418 DATE: SEPT. 2022 EXP: 12/31/23				BY: _____ DATE: _____ BY: _____ DATE: _____	BY: MOHAMMAD SAMRAK, CITY ENGINEER R.C.E. 37146 DATE: _____ EXP: 6/30/22	DESCRIPTION: POINT NO. 2012 "ENC-43", 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL ELEV.: 34.664 DATUM: NAVD88	PRELIMINARY GRADING PLAN FOR PACAS RESIDENCE - 406 N RIOS AVENUE		SBGR- SHEET 1 OF 3

PRELIMINARY DETAILS

406 N RIOS AVENUE



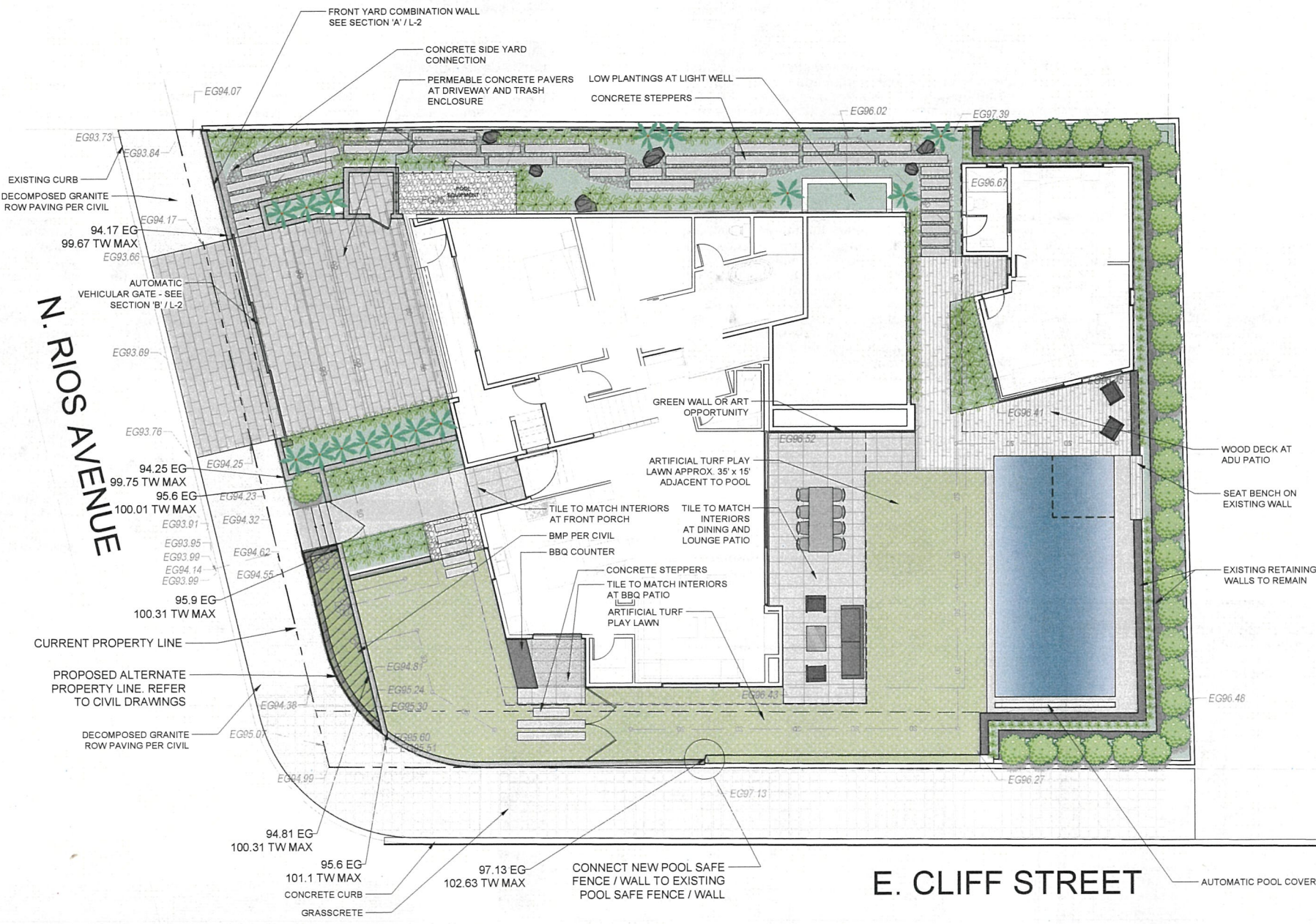
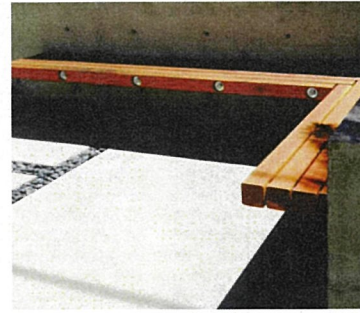
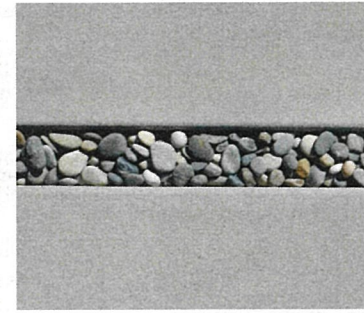
NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

GRASSCRETE DETAIL

NOT TO SCALE

PREPARED BY:
PASCO LARET SUITER
 & ASSOCIATES
 San Diego | Solana Beach | Orange County
 Phone 858.259.8212 | www.plsaengineering.com

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.	
DRAWN BY	BY: <i>Jason A. Santor</i> JASON A. SANTOR R.C.E. # 65418	DATE	MAY 2022			BY: _____ DATE: _____	BY: MOHAMMAD SAMBAK, CITY ENGINEER R.C.E. 37146	DATE: _____	DESCRIPTION: POINT NO. 2012 "ENC-43", 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL. ELEV.: 34.664	DATUM: NAVD88	PRELIMINARY DETAILS AND NOTES FOR: PACAS RESIDENCE - 406 N RIOS AVENUE	SBGR-
	EXP: 12/31/23					BY: _____ DATE: _____	EXP: 6/30/22					SHEET 3 OF 3



- NOTES:**
1. ALL PLANTING AREAS SHALL BE COVERED WITH A 3" LAYER OF DECORATIVE ROCK OR 3" LAYER OF BARK MULCH UNLESS SHOWN OTHERWISE ON PLAN.
 2. ALL SUCCULENTS REQUIRE CACTUS MIX OR OTHER APPROVED SOIL TYPE TO BE PLACED MIN. 12" AROUND THE BASE OF EACH PLANT.
 3. ALL TREES PLANTED WITHIN 5' OF HARDSCAPE MUST BE INSTALLED WITH A ROOT BARRIER ALONG THE HARDSCAPE EDGE SPANNING OUT 5' IN EACH DIRECTION FROM THE CENTER OF THE TREE FOR A TOTAL LENGTH OF 10'
 4. REFER TO HYDROZONE PLAN FOR IRRIGATION RECOMMENDATIONS.
 5. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SOLANA BEACH LANDSCAPE REGULATIONS AND ALL OTHER APPLICABLE LANDSCAPE RELATED COUNTY AND REGIONAL STANDARDS.
 6. CONTRACTOR TO SETUP A PRE-CONSTRUCTION WALKTHROUGH TO TAG ANY EXISTING PLANTS TO REMAIN AND EXISTING PLANTS TO BE DEMOLISHED. EXISTING TREES
 8. CONTRACTOR TO ENSURE THAT NEW TREE LOCATIONS ARE SPOTTED PER LANDSCAPE ARCHITECT'S SITE DIRECTION. TREE INSTALLATION SHALL ALSO INCLUDE COORDINATION OF DELIVERY AND PROTECTION OF TREES PRIOR TO INSTALLATION, KNOWLEDGE OF UNDERGROUND UTILITIES, PROPER DRAINAGE, AND STAKING PER STANDARD DETAIL.
 9. ALL HARDSCAPE ELEMENTS SHOWN ON THE PLAN HAVE BEEN DRAWN WITH AN ARTISTIC CONCEPTUALIZATION. SOME ELEMENTS MAY BE REFINED OR SIMPLIFIED IN SUBSEQUENT DESIGN DEVELOPMENT STAGES FOR REASONS OF FEASIBILITY OR FURTHER STAKEHOLDER INPUT.
 10. PROPOSED LANDSCAPING SHALL MAINTAIN REQUIRED CLEARANCES FROM MECHANICAL EQUIPMENT AND UTILITY APPURTENANCES, WHILE STILL SCREENING THEM FROM VIEW.

LANDSCAPE LIGHTING NOTES:

LIGHT FIXTURES FOR ALL LANDSCAPE AREAS SHALL BE PROVIDED IN SUFFICIENT NUMBERS 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 AREA. ALL EXTERIOR LIGHTING, INCLUDING LIGHTING IN DESIGNATED "DARK SKY" AREAS, SHALL BE IN CONFORMANCE WITH EXTERIOR LIGHTING REGULATIONS.

HARDSCAPE AREAS	1970 SF
IRRIGATED LANDSCAPE AREA	1,371 SF
WATER FEATURES	450 SF

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

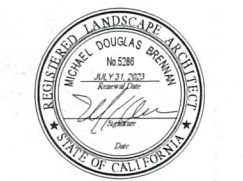
[Signature]
 APPLICANT SIGNATURE
 6-24-22
 DATE



4407 Orchard Avenue
 San Diego, CA 92107
 619.995.1306
 cdla.com

LANDSCAPE CONCEPT SITE PLAN

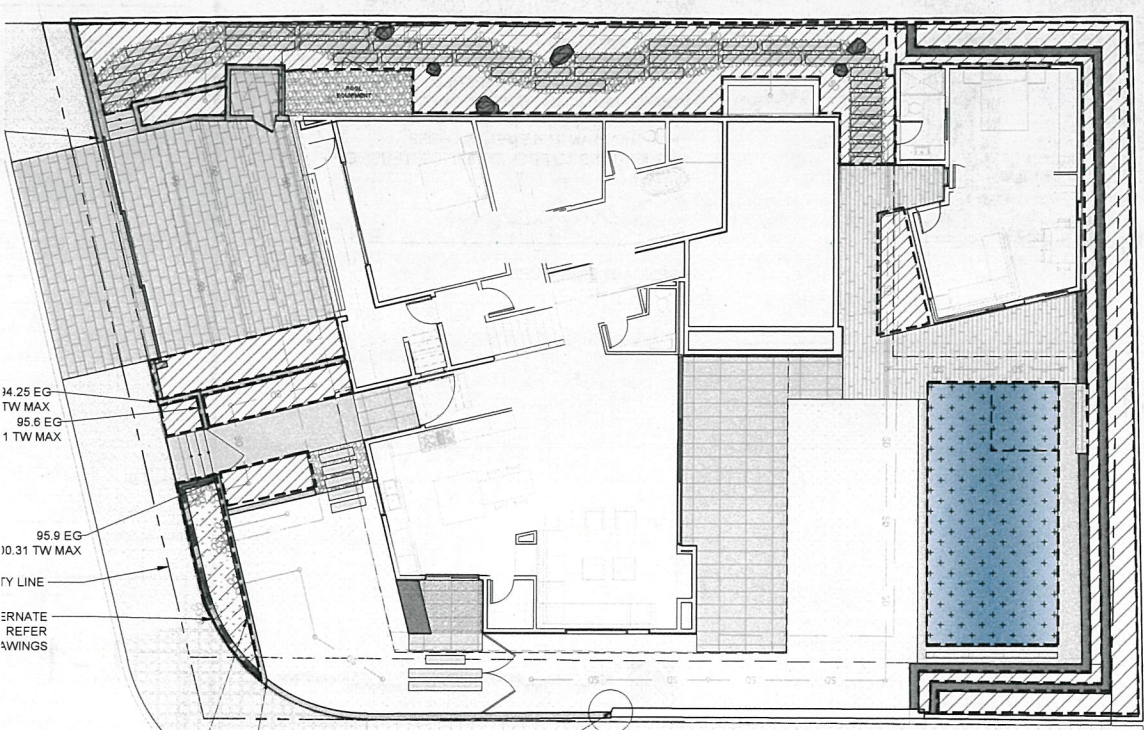
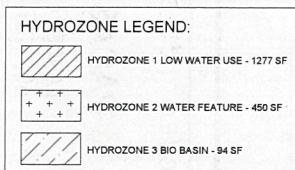
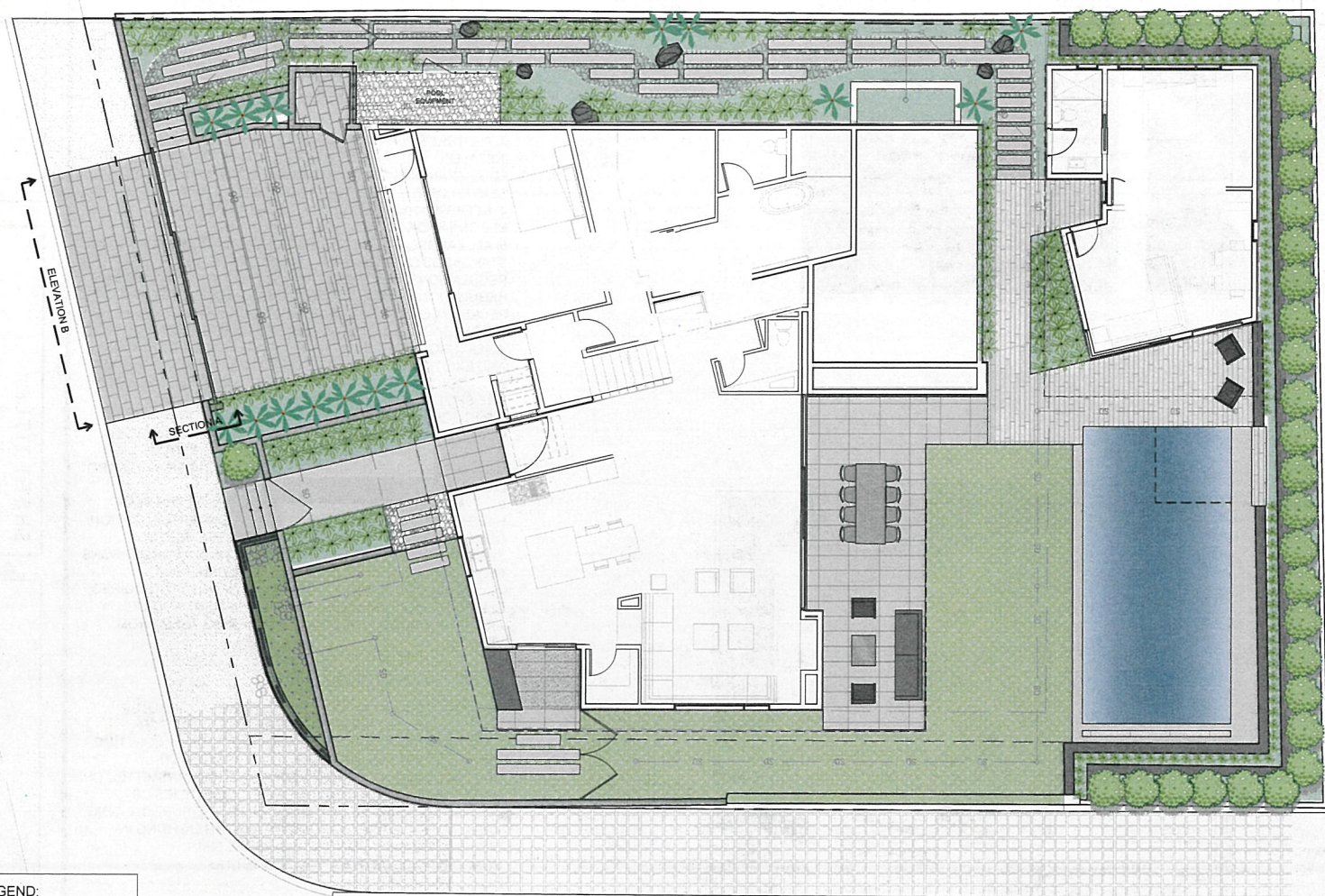
PROJECT | CLIENT:
 PACAS RESIDENCE
 LANDSCAPE CONCEPT PLAN
 406 NORTH RIOS AVENUE
 SOLANA BEACH, CA



revisions

drawing prepared by - CDLA
 sheet plot date - 6-24-22
 carson douglas job number - 21-043
 design start date - SEPT 2021

L-1



PLANT PALETTE

SYMBOL	PLANT CATEGORY / NAME	WUCOLS PLANT FACTOR	QTY/SIZE
	SMALL AND MEDIUM SUCCULENTS 1'-3' HT. SUCH AS: - AGAVE BLUE GLOW - ALOE SPECIES - ECHEVERIA SPECIES - Aeonium SPECIES	LOW LOW LOW LOW	MED. SHRUB SIZES: 70% 1 GAL 30% 5 GAL
	MEDIUM SCREENING SHRUB SUCH AS: - WESTRINGIA FRUTICOSA 4'-6' HT. - RHAMNUS MOLLE SAN BRUNO (COFFEEBERRY) 4' HT. - LEUCOSPERMUM VELDRE (VELDFIRE PINCUSHION) 4'-6' HT. LOW - OLEA 'LITTLE OLLIE' OR 'MONTRA' 4'-6' HT.	LOW LOW LOW LOW	MED. SHRUB SIZES: 70% 1 GAL 30% 5 GAL
	FLOWERING PERENNIALS/SUCCULENTS SUCH AS: - SALVIA SPECIES (SAGE) - KALANCHOE SPECIES (PADDLE PLANT) - SEDUM SPECIES (STONECROP)	LOW LOW LOW	FLOWERING PERENNIALS PLANT SIZES: 70% 1 GAL 30% 5 GAL
	GROUND COVER SUCH AS: - ARCTOSTAPHYLOS SPECIES (MANZANITA) - CEANOTHUS SPECIES (CALIFORNIA LILAC) - DYMONDIA MARGARETAE - ACHILLEA SPECIES (YARROW) - LAVENDER SPECIES (LAVENDER) - SENECIO SPECIES	LOW LOW LOW LOW LOW LOW	GROUND COVER SIZES: 70% 1 GAL 30% 5 GAL
	GRASSES/GRASSLIKE SUCH AS: - MUHLENBERGIA SPECIES (DEER GRASS) - LYGELUM SPARTUM (FALSE ESPARTO GRASS) - LOMANDRA 'BREEZE' (DWARF MAT RUSH) - DESCHAMPSIA CESPITOSA - LEYMUS SPARTUM (FALSE ESPARTO GRASS) - HESPERALOE SPECIES (RED YUCCA)	LOW LOW LOW LOW LOW LOW	GRASS SIZES: 70% 1 GAL 30% 5 GAL
	BIO-BASIN GRASSES SUCH AS: - CAREX DIVULSA (EUROPEAN GREY SEDGE)	LOW	100% 1 GAL



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

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

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

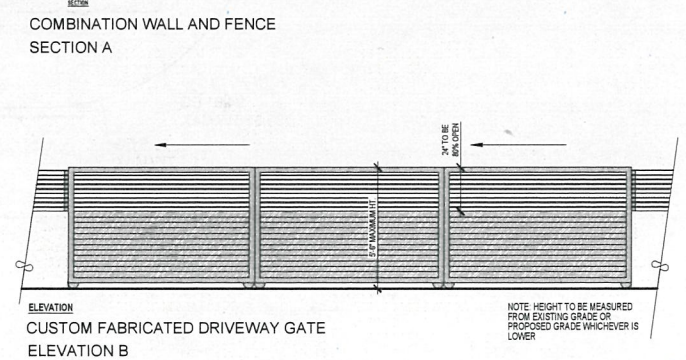
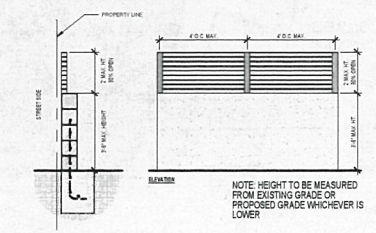
CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

	Line	Hydro-zone Number (1 - 4 Below - use as many tabs as necessary to complete all hydrozones)	1	2	3	4	SLA
Evapotranspiration Rate (ETo) See 'A' below	1	Use 47 (west of I-5) / 47 (east of I-5)					
Conversion Factor - 62	2	0.62					
(Line 1 x Line 2)	3	25.42 (west of I-5) / 29.14 (east of I-5)					
Plant Factor (PF) See 'B' below	4	0.3 1.0 0.3					
Hydrozone Area (HA) - in square feet	5	1277 450 94					
(Line 4 x Line 5)	6	363.1 450 28.2					
Irrigation Efficiency (IE) See 'C' below	7	0.81 1 0.75					
(Line 6 - Line 7)	8	472.96 450 37.6					
TOTAL of all Line 8 boxes + SLA	9	961					
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	24,418.0					

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

25.42 (ETo x 1821) - (1-EToF x 0) =	MAWA
25.42 or 29.14 Total Landscape Area Total SLA	46,289.6

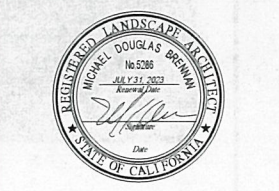
Evapotranspiration adjustment factor (EToF) use 55 residential 45 non-residential



cd-lb.com
4407 Orchard Avenue
San Diego, CA 92107
619.995.1306

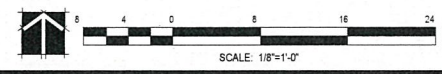
SHEET TITLE:
**LANDSCAPE CONCEPT
PLANTING AND
HYDROZONE PLAN**

PROJECT CLIENT:
PACAS RESIDENCE
LANDSCAPE CONCEPT PLAN
406 NORTH RIOS AVENUE
SOLANA BEACH, CA



revisions _____

drawing prepared by - CDLA
sheet plot date - 6-24-22
carson douglas job number - 21-043
design start date - SEPT 2021





STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 28, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **City Council Consideration of Design Options for the Tot Lots at La Colonia Park and Fletcher Cove Park**

BACKGROUND:

The current play structure in the La Colonia Tot Lot was installed in 2000 and experiences very high daily use and, though to a lesser degree than Fletcher Cove, suffers degradation from the coastal environment. The Fletcher Cove Tot Lot was installed in 2007 as part of construction of the new park and endures a high level of coastal weather elements and significant daily usage.

On May 4, 2022, a Community Workshop was held as part of a Special Council Meeting to discuss the progress to date on the La Colonia Park and Fletcher Cove Tot Lot Projects (Project) and to obtain additional feedback from the community and City Council on the design features selected for the new Tot Lots. An update was provided to the City Council on July 13, 2022.

This item is before the City Council to discuss the playground features for the Project and obtain feedback from the City Council.

Since the PSA with Van Dyke Landscape Architects (VDLA) was executed in March 2021, VDLA has been working on the preliminary design of the Tot Lots at La Colonia Park and Fletcher Cove Park. A community workshop was held in September 2021 and a Special City Council Meeting/Community Workshop was held in May 2022 to obtain input from the community. VDLA has used the feedback obtained from the community workshops and update to the City Council in July 2022 to revise the preliminary design of the two Tot Lots.

CITY COUNCIL ACTION:

DISCUSSION:

Based on feedback received at the community workshops and City Council meetings, VDLA developed equipment recommendations for both Tot Lots. Both sets of equipment were shown at the July 2022 City Council meeting and no further changes were suggested or have been made. Although there was discussion to provide four swings at the La Colonia Tot Lot, Council decided on only two swings, with a center post to accommodate both a “bucket” swing for toddlers and a “strap” swing for others. This option was preferred as it did not require the adjacent drainage swale to be redesigned and reconstructed at substantial additional cost. At the Fletcher Cove Tot Lot, the proposed equipment includes elements that appeal to very young children while continuing to provide the broadest possible variety of play options for children of different ages and varying skill sets within the limited available space. The decision to provide features for very young children was based on comments received that some of the proposed equipment seemed to be designed for older children.

During the July 2022 meeting, the City Council considered color palettes for the equipment at both Tot Lots. For the Fletcher Cove Tot Lot, Council accepted the color palette presented, as shown in Attachment 1. For the La Colonia Tot Lot, Council suggested the Spring Bloom color palette with some additions of the butterscotch color. An updated rendering of the La Colonia Tot Lot equipment with the revised color palette is included in Attachment 2.

Since the entire playground area at La Colonia Park will be redesigned, there is an opportunity to incorporate hardscape features such as waste receptacles, benches and picnic tables. Other items that will require input from the City Council include the color and patterns of the rubber safety surface at both Tot Lots and an option of using rubber mulch or artificial turf on the slope and areas surrounding the Fletcher Cove Tot Lot. Currently, these areas have wood mulch that creates maintenance issues as the mulch is often scattered throughout and ground into the play surface as children play in those areas. Options for all these items will be shown as part of the presentation at the Council meeting.

Another item that was discussed at the July 2022 Council meeting was the desire to provide more shade and trees at the La Colonia Tot Lot. VDLA was able to address his concern with the addition of trees that would provide shade throughout much of the day and would not interfere with the fall zones of the Tot Lot equipment. Potential tree locations and types will also be included as part of the presentation at the Council meeting.

CEQA COMPLIANCE STATEMENT:

Construction of the Tot Lots at La Colonia Park and Fletcher Cove Park are exempt pursuant to Section 15301(a) of the State CEQA Guidelines.

FISCAL IMPACT:

The Fiscal Year (FY) 2022/23 (CIP) Budget appropriated \$375,000 for design/construction of the Fletcher Cove Tot Lot and \$436,000 for design/construction of the La Colonia Tot Lot. These amounts do not include the \$173,628 that has already been appropriated for the design of the two Tot Lots.

As previously reported, the City has been awarded a Proposition 68 California State Parks grant for the improvements to the La Colonia Park tot Lot in the amount of \$186,471. This amount is included in the design/construction funding stated above. Additionally, the City applied for a Neighborhood Reinvestment Program grant with the County of San Diego in July 2022. To date, the County has acknowledged receipt of the grant application, but no further correspondence has been received. This amount is also included in the design/construction funding stated above, although the City has not received confirmation that the grant funding will be provided.

WORK PLAN:

This project is consistent with portions of Items B.2 (La Colonia Park Improvements) and B.8 (Fletcher Cove Park and Community Center Maintenance) of the Community Character Priorities of the FY 2022/23 Work Plan.

OPTIONS:

- Provide feedback and direction on the design items mentioned in the discussion section of this Staff Report.
- Do not provide feedback and provide direction, as necessary.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive this report and provide direction on the design options for the new Tot Lots at La Colonia Park and Fletcher Cove Park.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

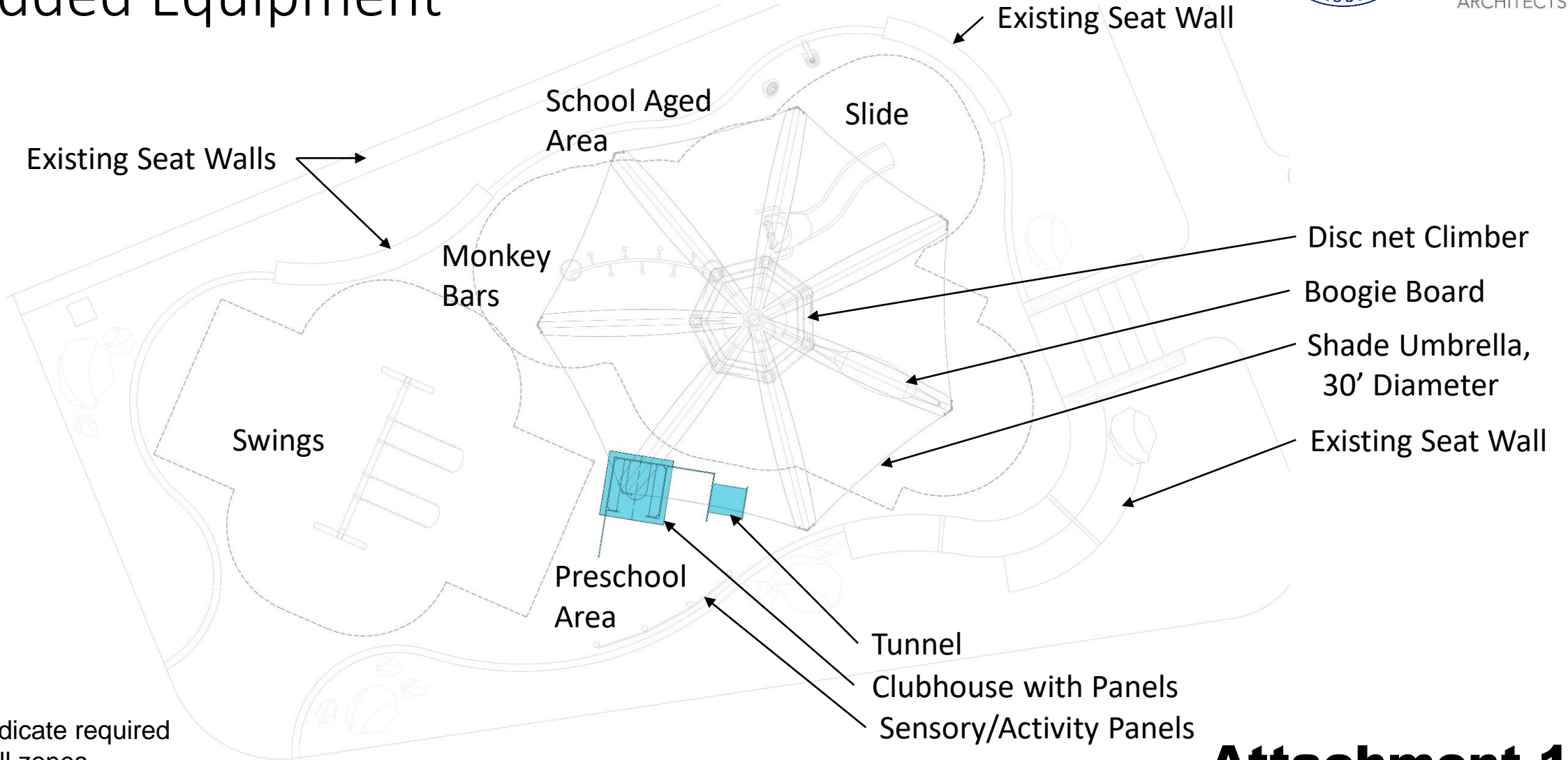
1. Fletcher Cove Tot Lot equipment
2. La Colonia Tot Lot equipment

Fletcher Cove Tot Lot

Added Equipment



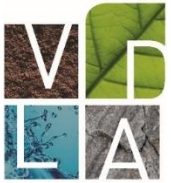
LANDSCAPE ARCHITECTS



Dash lines indicate required equipment fall zones

Attachment 1

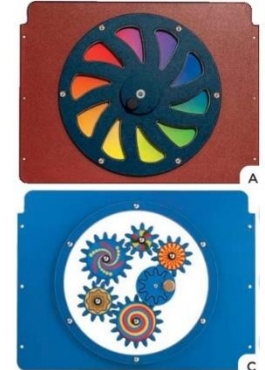
Equipment Imagery



LANDSCAPE ARCHITECTS



Clubhouse
(Ages 2-5)



Sensory/Activity Panels
(Ages 6 months -5 years)



Fletcher Cove Tot Lot

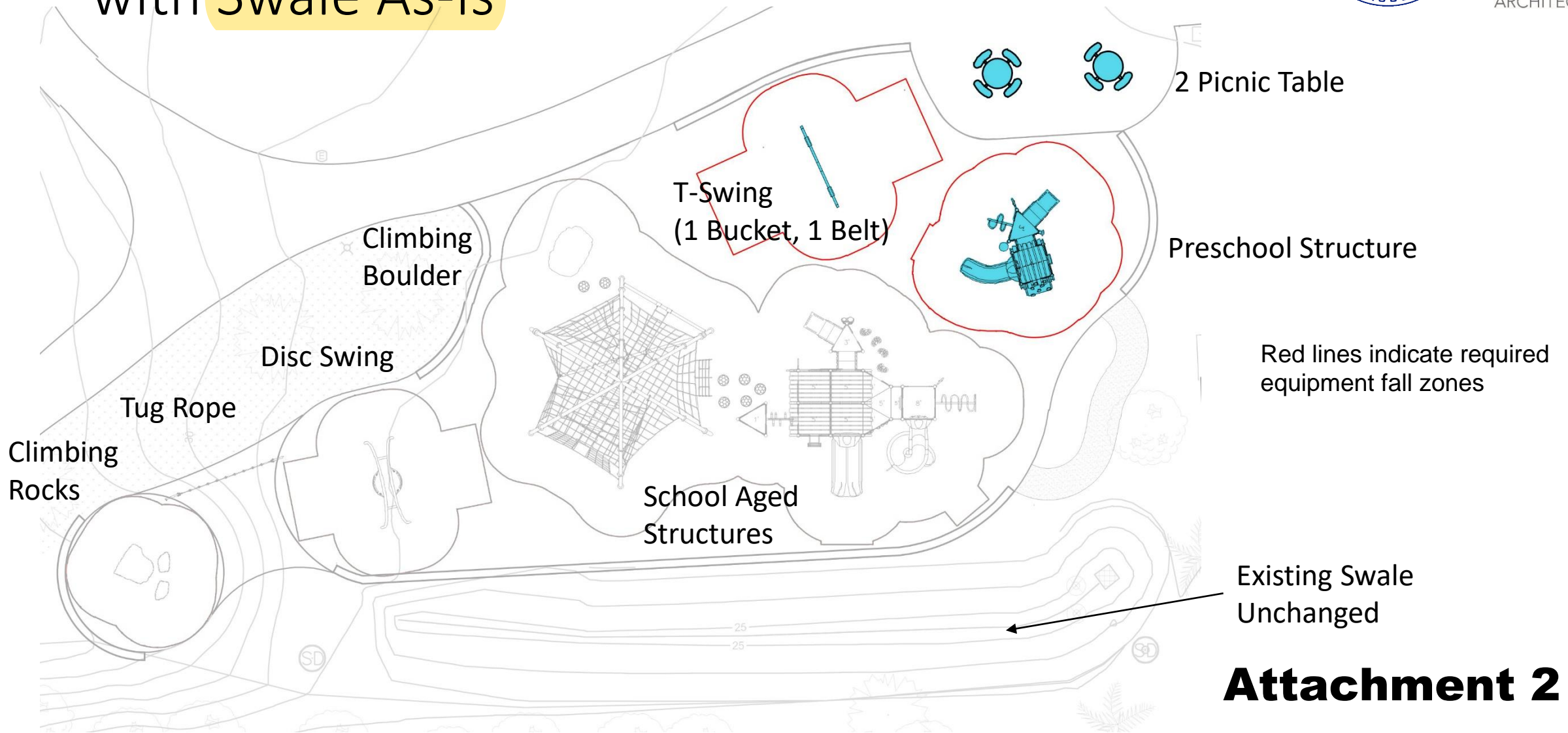
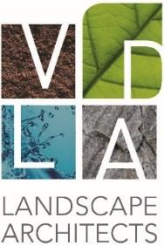
An inviting umbrella stands over a variety of play opportunities that focuses on inclusivity of all ages and all abilities.

Elements Include:

- Central Disc Net Climber
- Slide
- Sound Play
- Monkey Bars
- Custom Activity Panels
- Swing Set
- Boogie Board



La Colonia Tot Lot – Addt'l Elements with Swale As-Is



Attachment 2



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 28, 2022
ORIGINATING DEPT: Finance
SUBJECT: **Quarterly Investment Report**

BACKGROUND:

California Government Code Section 53600 requires timely reporting of local agency investment transactions and portfolio to the agency's legislative body.

This item is before Council to receive a presentation and to accept and file the Cash and Investment Report for the quarter ended June 30, 2022.

DISCUSSION:

The investment objectives for the City of Solana Beach are 1) to provide safety to ensure the preservation of capital in the overall portfolio, 2) to provide sufficient liquidity for cash needs and 3) to generate a market rate of return consistent with the Investment Policy. The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark yield. In order to achieve this objective, the portfolio invests in high-quality fixed income securities that comply with the Investment Policy and all applicable regulations governing the funds.

The attached Quarterly Cash and Investment Report ensures that the City complies with Section 53600. The City's investment portfolio complies with the City's Investment Policy that is approved annually by the City Council. The majority of City funds are invested in Chandler Asset Management (Chandler), a Public Agency Retirement Services (PARS) Trust Fund, and Local Agency Investment Fund (LAIF). Representatives from both Chandler and the City's PARS's Portfolio Manager, HighMark Capital, will provide a Fiscal Year 2021/2022 update at the meeting on September 28, 2022.

CITY COUNCIL ACTION:

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

FISCAL IMPACT:

None

WORK PLAN:

N/A

OPTIONS:

- Receive reports
- Provide direction

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council accepts and files the attached Cash and Investment Report for the quarter ended June 30, 2022.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Cash and Investment Report – June 30, 2022
2. Chandler Asset Quarterly Investment Report- June 30, 2022
3. PARS June 30, 2022 Investment Report

**City of Solana Beach
Cash and Investment Report
June 30, 2022**

Type of Investment	Custodian	Maturity	Percent of Portfolio	Cost Value (Rounded)	Market Value (Rounded)	Current Quarter Yield	Quarter Interest Earned (Rounded)	Fiscal Year to Date Interest Earned (Rounded)
General Checking Account	Union Bank of California	On Demand ⁽¹⁾	18.90%	\$ 10,366,287	\$ 10,366,287	N/A	N/A	N/A
Payroll Account	Union Bank of California	On Demand ⁽¹⁾	0.93%	511,178	511,178	N/A	N/A	N/A
Worker's Comp - Checking	Union Bank of California	On Demand ⁽¹⁾	0.06%	33,559	33,559	N/A	N/A	N/A
Successor Agency - Checking	Union Bank of California	On Demand ⁽¹⁾	0.93%	510,971	510,971	N/A	N/A	N/A
SEA Lockbox	River City Bank	On Demand ⁽¹⁾	0.18%	100,391	100,391	N/A	N/A	N/A
SEA Reserve	River City Bank	On Demand ⁽¹⁾	0.77%	421,238	421,238	0.28%	205	322
Local Agency Investment Fund	State of CA	On Demand ⁽¹⁾	12.95%	7,098,884	7,098,884 ⁽²⁾	0.32%	7,797	15,872
Chandler Asset Management (CMA) Investment Portfolio	US Bank	1 to 3 years	57.20%	31,369,056	30,471,507 ⁽⁵⁾	2.87% ⁽⁶⁾	73,852 ⁽⁷⁾	333,870 ⁽⁷⁾
Public Agency Retirement Services (PARS)	US Bank	Varied	8.07%	4,425,740	4,425,740 ⁽³⁾	-10.41%	(243,091) ⁽⁷⁾	(682,506) ⁽⁷⁾
Wells Fargo Advantage Money Market RDA Refunding Bond Series 2017	Wells Fargo Bank (Cash with Fiscal Agent)	Varied	0.00%	13	13 ⁽⁴⁾	N/A	-	-
Total Cash and Investment:			100.00%	\$ 54,837,317	\$ 53,939,769		\$ (161,237)	\$ (332,442)

⁽¹⁾ Funds may be withdrawn with 24 hours notice

⁽²⁾ Source: Monthly Pooled Money Investment Account Market Valuation as reported by LAIF (if available)

⁽³⁾ Source: US Bank Asset Summary
⁽⁴⁾ Source: fiscal agent month-end statements.


⁽⁵⁾ Source: US Bank
⁽⁶⁾ Quarter Ending Average Market Yield to Maturity

⁽⁷⁾ Includes realized investment gains/losses of current quarter

I certify that this report accurately reflects all pooled investments and is in compliance with Government Code Section 53640-53646 as amended January 1, 1996, as well as the investment policy of the City of Solana Beach as approved annually by the City Council.

Furthermore, I certify that sufficient investment liquidity and anticipated revenues are available to meet the City's budgeted expenditure requirements for the next six months.

Date 07/31/2022



Approved by:
Ryan Smith
Finance Director/Treasurer

City of Solana Beach

Period Ending June 30, 2022

CHANDLER ASSET MANAGEMENT, INC. | 800.317.4747 | www.chandlerasset.com

Attachment 2

SECTION 1

Economic Update

SECTION 2

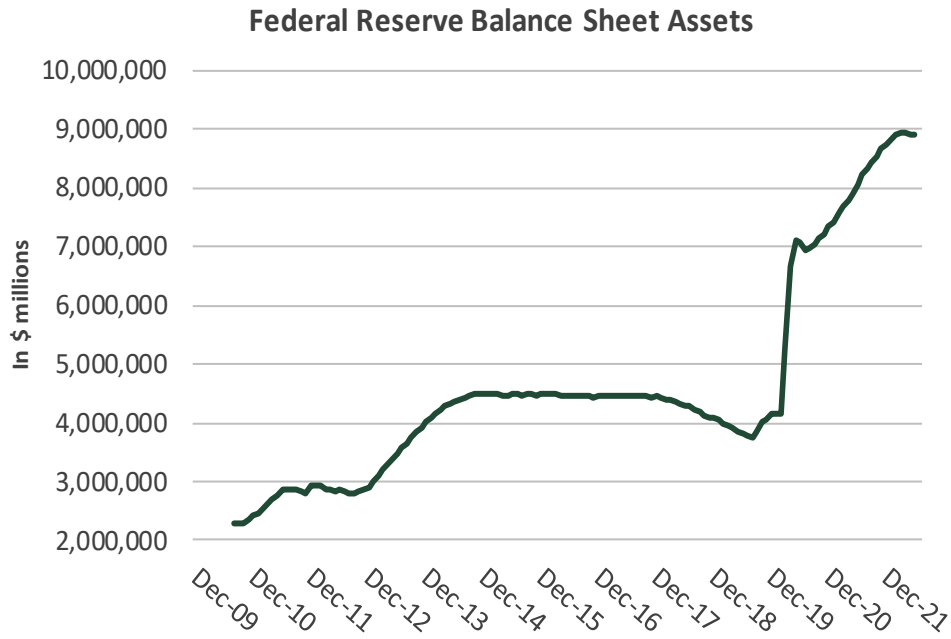
Account Profile

Section 1 | Economic Update

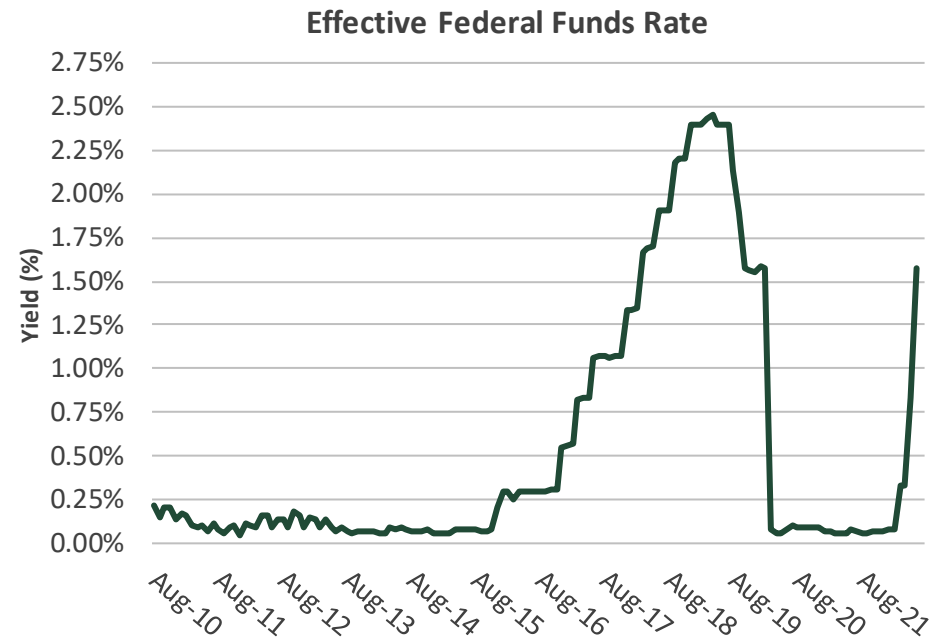
Economic Update

- Financial markets are experiencing heightened volatility and tighter conditions as central banks employ more restrictive monetary policies to combat persistent inflation. The conflict between Russia and Ukraine has exacerbated inflationary pressures, particularly with energy and commodities, and strict COVID lockdowns in China are intensifying distressed supply chains. Inflation is weighing heavily on consumer sentiment and beginning to impact discretionary spending. Labor markets remain strong, but wage gains are not keeping up with inflation. While we expect the Fed to continue to tighten monetary policy, the FOMC has very little margin for error as it attempts to combat inflation without pushing the economy into a recession. We continue to believe the risk of an economic slowdown later this year has increased. Over the near-term, we expect financial market volatility to remain intensified and conditions to remain tighter with persistent inflation, geopolitical risk, supply chain bottlenecks, and the Fed's shift to a more hawkish monetary policy.
- At the June meeting, persistently high inflation led the Federal Open Market Committee (FOMC) to announce a 0.75% federal funds rate increase to 1.50% - 1.75%. Federal Reserve Chair Powell indicated the committee may raise rates by 50 or 75 bps at the July meeting and continue to tighten as needed to dampen inflation. The Fed will continue shrinking its \$9 trillion balance sheet by \$47 billion per month as of June, increasing to \$95 billion in September. We anticipate additional rates hikes as the Fed remains “committed” to the 2% long-term inflation target. In the second half of the year, monetary policy will be dependent on how the economy responds to tighter conditions.
- In June, yields rose, and the curve flattened. The 2-year Treasury yield soared 40 basis points to 2.96%, the 5-year Treasury yield increased 22 basis points to 3.04%, and the 10-year Treasury yield rose 17 basis points to 3.02%. The spread between the 2-year and 10-year Treasury yield fell to 6 basis points at June month-end, down from 29 basis points at May month-end, and down significantly from 122 basis points one year ago. The spread between 3-month and 10-year treasuries is wider at about 135 basis points but continues to compress with each Fed rate hike. The shape of the curve bears watching but does not indicate a high probability of an imminent recession.

Federal Reserve



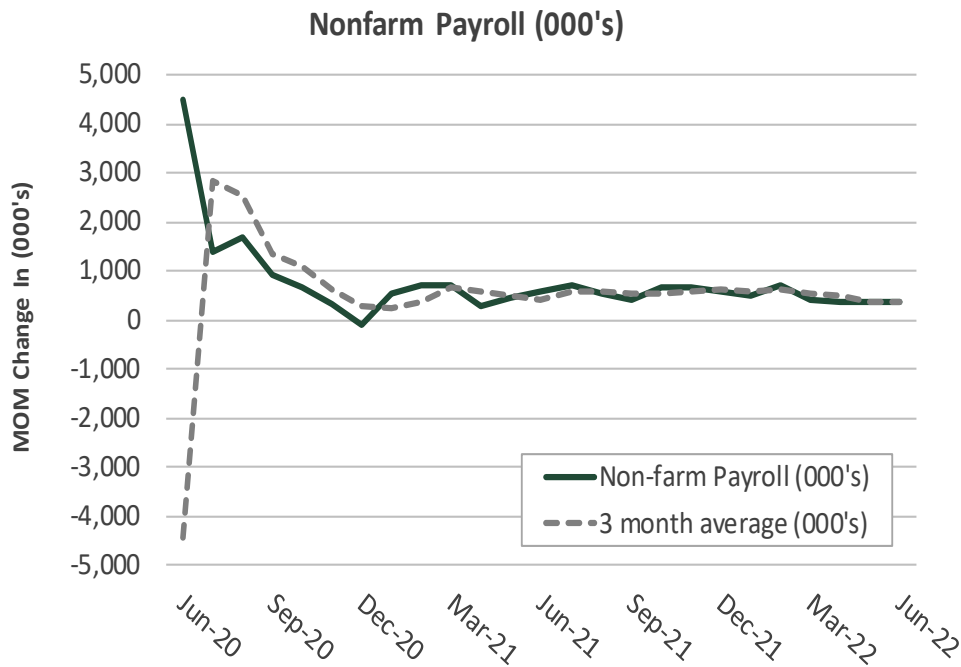
Source: Federal Reserve



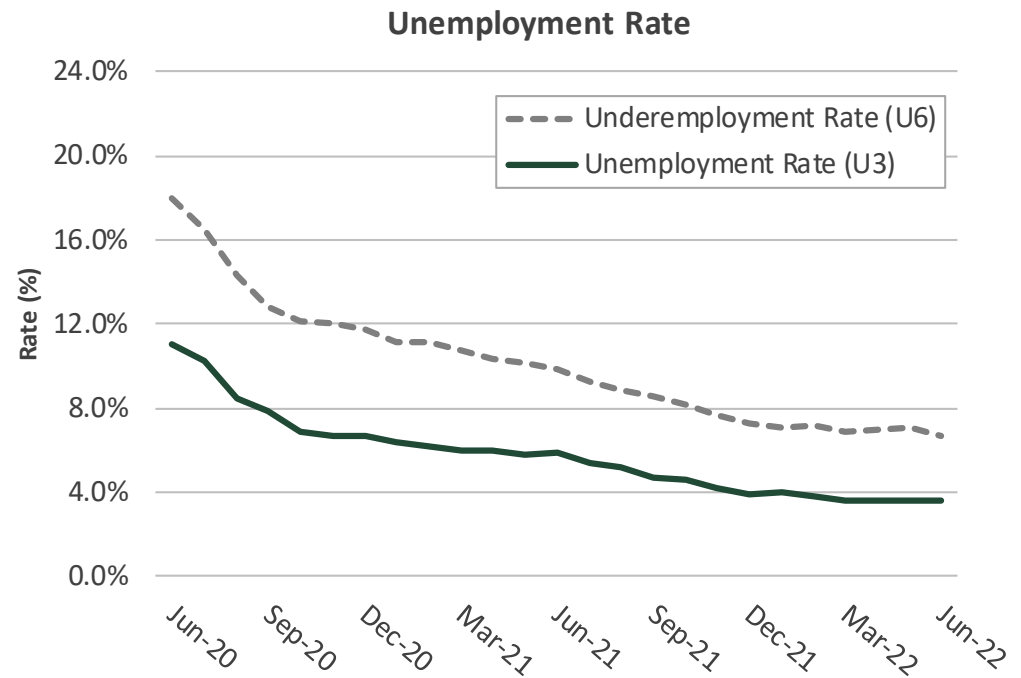
Source: Bloomberg

At the June meeting, persistently high inflation led the Federal Open Market Committee (FOMC) to announce a 0.75% federal funds rate increase to 1.50% - 1.75%. Federal Reserve Chair Powell indicated the committee may raise rates by 50 or 75 bps at the July meeting and continue to tighten as needed to dampen inflation. Dot plot projections rose significantly from March, with the median fed funds target rate at 3.4% by the end of this year and 3.8% in 2023. The Fed will continue shrinking its \$9 trillion balance sheet by \$47 billion per month beginning this month, increasing to \$95 billion in September. We anticipate additional rates hikes as the Fed remains “committed” to the 2% long-term inflation target. Although the FOMC views the economy as strong, the committee downgraded their economic outlook as trends cool later this year from tightening conditions.

Employment



Source: US Department of Labor

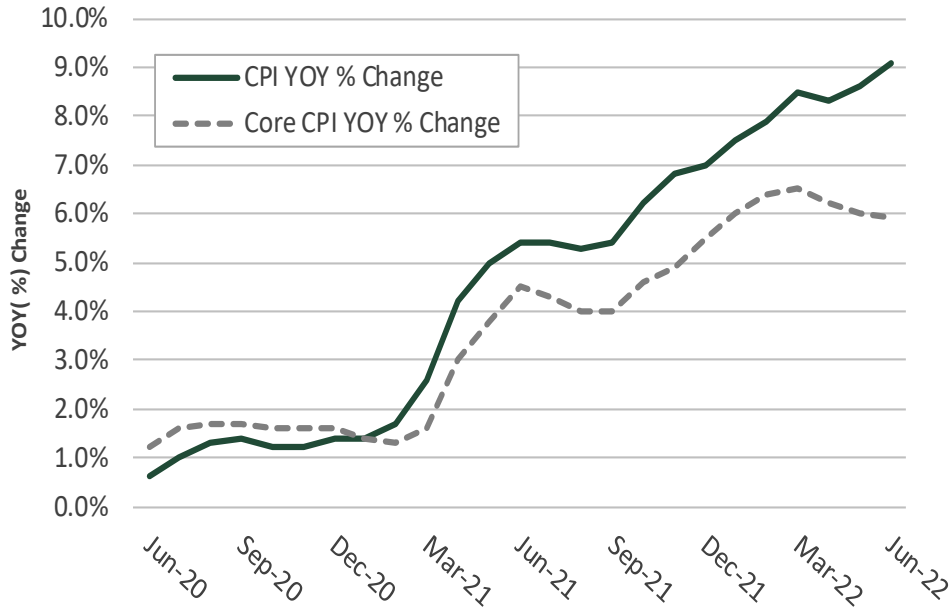


Source: US Department of Labor

The U.S. economy added 372,000 jobs in June, and job gains in May were revised down to 384,000 from 390,000. Trends in employment remain strong, with the three-month moving average payrolls at 375,000 and the six-month moving average at 457,000. Hiring was led by education and health services, followed by professional and business services, and leisure and hospitality. The unemployment rate remained unchanged at 3.6% for the fourth month, and the U-6 underemployment rate, which includes those who are marginally attached to the labor force and employed part time for economic reasons, declined to a seasonally adjusted 6.7% rate. Average hourly earnings rose 5.1% year-over-year in June, easing from a revised 5.3% year-over-year gain in May, which reflects a continuing, slow deceleration in wage growth that could help ease broad cyclical price pressures. The labor participation rate decreased to 62.2% from 62.3%, suggesting a slower pace for workers returning to the labor market despite higher wages.

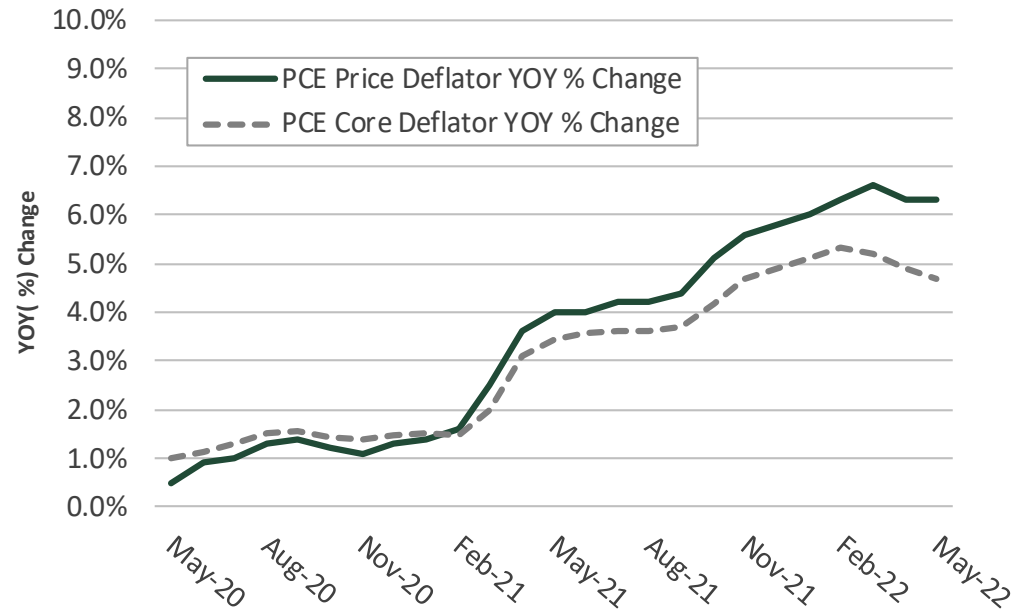
Inflation

Consumer Price Index (CPI)



Source: US Department of Labor

Personal Consumption Expenditures (PCE)



Source: US Department of Commerce

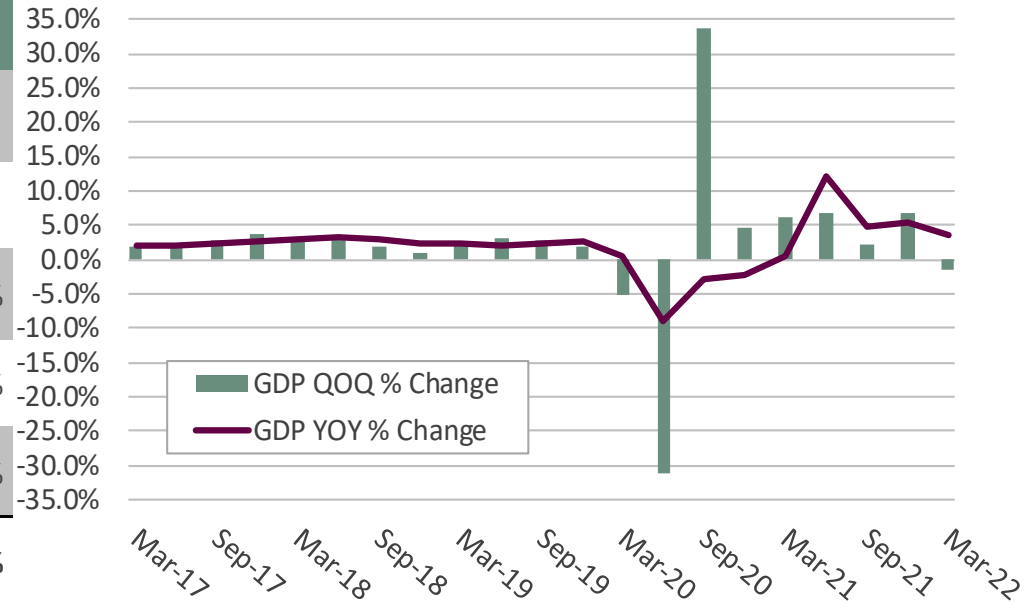
The Consumer Price Index (CPI) hit a 40-year high in June with broad-based price increases for most goods and services. Headline CPI was up 9.1% year-over-year in June, surpassing expectations, up from 8.6% year-over-year in May. Core CPI (CPI less food and energy) was up 5.9% in June, down from 6.0% in May. Gasoline, shelter, and food were the largest contributors to the increase. The Personal Consumption Expenditures (PCE) index was up 6.3% year-over-year in May, unchanged from April. Core PCE was up 4.7% year-over-year in May, versus up 4.9% year-over-year in April. Persistently elevated levels of inflation are likely to keep the Federal Reserve on the path of tightening monetary policy as long as they continue to run well above the Fed’s longer-run target of around 2.0%.

Gross Domestic Product (GDP)

Components of GDP	6/21	9/21	12/21	3/22
Personal Consumption Expenditures	7.9%	1.4%	1.8%	1.2%
Gross Private Domestic Investment	-0.7%	2.1%	5.8%	0.9%
Net Exports and Imports	-0.2%	-1.3%	-0.2%	-3.2%
Federal Government Expenditures	-0.4%	-0.4%	-0.3%	-0.5%
State and Local (Consumption and Gross Investment)	0.0%	0.5%	-0.2%	-0.1%
Total	6.7%	2.3%	6.9%	-1.6%

Source: US Department of Commerce

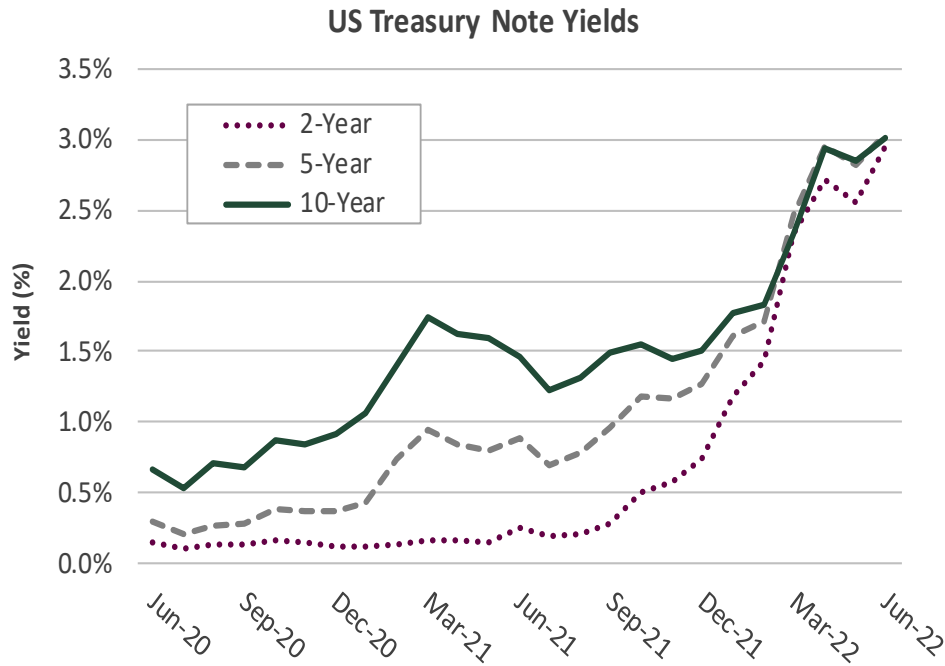
Gross Domestic Product (GDP)



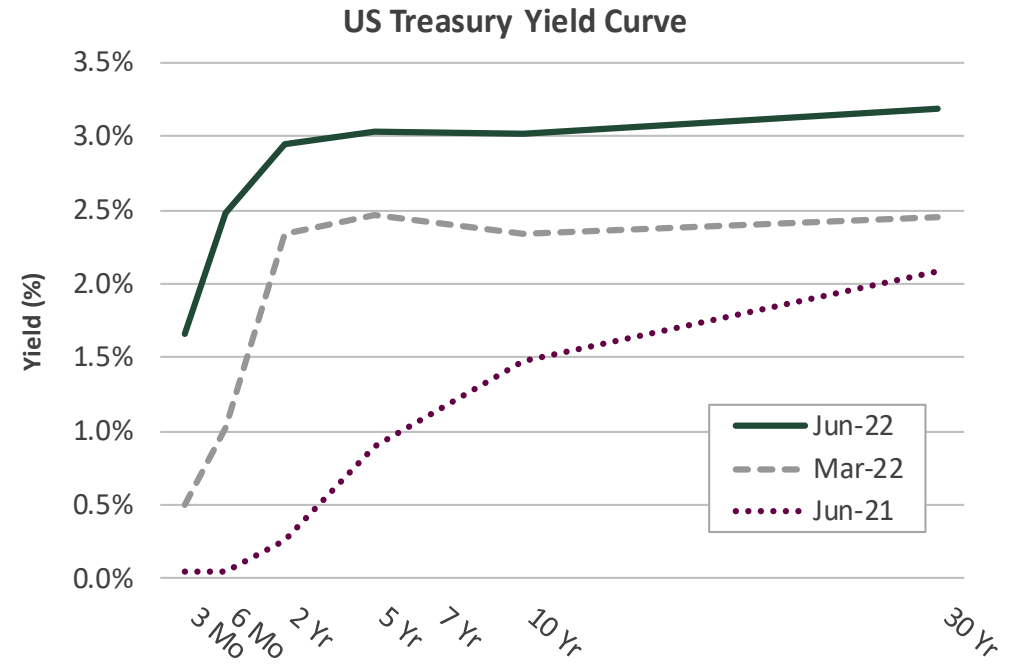
Source: US Department of Commerce

According to the third estimate, first quarter 2022 GDP contracted at an annualized rate of 1.6%, revised down from the second estimate of a 1.5% decline, and following fourth quarter 2021 growth of 6.9%. The weaker estimate reflects personal consumption expenditures growing at a slower 1.2% rate, as consumers spent more in services offset by a shift away from nondurable goods spending. The widening trade deficit was the most significant contributor to the contraction. The consensus estimate calls for 2.2% growth in the second quarter of 2022 and 2.1% growth for full year 2022.

Bond Yields



Source: Bloomberg



Source: Bloomberg

At the end of June, the 2-year Treasury yield was 271 basis points higher, and the 10-Year Treasury yield was about 155 basis points higher, year-over-year. The spread between the 2-year Treasury yield and 10-year Treasury yield fell to 6 basis points at June month-end, down from 29 basis points at May month-end, which is narrow compared to the average historical spread (since 2003) of about 130 basis points. The spread between 3-month and 10-year treasuries is wider at about 135 basis points but continues to compress with each Fed rate hike. The shape of the curve bears watching but does not indicate a high probability of an imminent recession.

Section 2 | Account Profile

Investment Objectives

The investment objectives for the City of Solana Beach, in order of priority, are to provide safety to ensure the preservation of capital in the overall portfolio, provide sufficient liquidity for cash needs, and a market rate of return consistent with the investment program.

Chandler Asset Management Performance Objective

The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark index.

Strategy

In order to achieve this objective, the portfolio invests in high-quality fixed income securities that comply with the investment policy and all regulations governing the funds.

City of Solana Beach

Assets managed by Chandler Asset Management are in full compliance with state law and the City's investment policy.

Category	Standard	Comment
U.S. Treasuries	No limitations; Full faith and credit of the U.S. are pledged for the payment of principal and interest	Complies
Federal Agencies	30% max per Agency/GSE issuer; 20% max callable agency securities; Federal agencies or U.S. government-sponsored enterprise obligations, participations, or other instruments, including those issued or fully guaranteed as to principal and interest by federal agencies or U.S. government sponsored enterprises.	Complies
Supranational Obligations	"AA" rating category or higher by a Nationally Recognized Statistical Rating Organization ("NRSRO"); 30% max; 10% max per issuer; USD denominated senior unsecured unsubordinated obligations; Issued or unconditionally guaranteed by International Bank for Reconstruction & Development (IBRD), International Finance Corporation (IFC), or Inter-American Development Bank (IADB)	Complies
Municipal Securities (CA, Local Agency)	"A" rating category or higher by a NRSRO; 30% max; 5% max per issuer; Include obligations of the City, State of California, and any local agency within the State of California	Complies
Municipal Securities (CA, Other States)	"A" rating category or higher by a NRSRO; 30% max; 5% max per issuer; Bonds of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state, or by a department, board, agency, or authority of any of the other 49 states, in addition to California.	Complies
Corporate Medium Term Notes	"A" rating category or higher by a NRSRO; 30% max; 5% max per issuer; Issuer is a corporation organized and operating within the U.S. or by depository institutions licensed by the U.S. or any state and operating within the U.S.	Complies
Asset-Backed, Mortgage-Backed, Mortgage Pass-Through Securities, and Collateralized Mortgage Obligations	"AA" rating category or higher by a NRSRO; 20% max (combined ABS/MBS/CMO); 5% max per Asset-Backed or Commercial Mortgage security issuer; There is no issuer limitation on any Mortgage security where the issuer is the U.S. Treasury or a Federal City/GSE; Asset-Backed, Mortgage-Backed, Mortgage Pass-Through Securities, and Collateralized Mortgage Obligations from issuers not defined in section 3 (US Treasuries) and 4 (Federal Agencies) of the Authorized Investments section of the policy	Complies
Negotiable Certificates of Deposit (NCD)	The amount of NCD insured up to the FDIC limit does not require any credit ratings; Any amount above FDIC insured limit must be issued by institutions with "A-1" short-term debt rating or higher by a NRSRO; or "A" long-term rating category or higher by a NRSRO; 30% max (combined with CDARS); 5% max per issuer; Issued by a nationally or state-chartered bank, or a federal or state association, a state or federal credit union, or by a federally-licensed or state-licensed branch of a foreign bank.	Complies
Certificate of Deposit Placement Service (CDARS)	30% max (combination of Certificates of Deposit, including CDARS)	Complies
FDIC Insured Time Deposits (Non-negotiable CD/TD)	Non-Negotiable Certificates of Deposit in state or federally chartered banks, savings and loans, or credit unions; The amount per institution is limited to maximum covered under FDIC; 20% max combined FDIC & Collateralized CD/TD	Complies
Collateralized Time Deposits (Non-negotiable CD/TD)	Non-Negotiable Certificates of Deposit in state or federally chartered banks, savings and loans, or credit unions in excess of insured amounts which are fully collateralized with securities in accordance with California law; 20% max combined FDIC & Collateralized CD/TD	Complies
Collateralized Bank Deposits	City's deposits with financial institutions will be collateralized with pledged securities per California Government Code	Complies
Banker's Acceptances	"A-1" short-term debt rated or higher by a NRSRO; or "A" long-term debt rating category or higher by a NRSRO; 40% max; 5% max per issuer; 180 days max maturity	Complies
Commercial Paper	25% max; 5% max per issuer; 270 days maturity; 10% max of the outstanding paper of any single issuer; Issued by an entity that meets all of the following conditions in either (a) or (b): a. Securities issued by corporations: (i) organized and operating within the U.S. with assets > \$500 million; (ii) "A-1" rated or better by a NRSRO; (iii) "A" rating or better by a NRSRO, if issuer has other debt obligations. b. Securities issued by other entities: (i) organized within the U.S. as a special purpose corporation, trust, or limited liability company; (ii) must have program-wide credit enhancements including, but not limited to, overcollateralization, letters of credit, or a surety bond; (iii) rated "A-1" or better by a NRSRO	Complies

City of Solana Beach

Assets managed by Chandler Asset Management are in full compliance with state law and the City's investment policy.

Category	Standard	Comment
Money Market Mutual Funds	Registered with SEC under Investment Company Act of 1940 and issued by diversified management companies and meet either of the following criteria: (i) Highest rating by two NRSROs; or (ii) Retained an investment adviser registered or exempt from SEC registration with > 5 years experience managing money market mutual funds with AUM >\$500 million; (iii) 20% max per Money Market Mutual Fund; 20% max combined Money Market Mutual Funds and Mutual Funds	Complies
Mutual Funds	Invest in securities as authorized under CGC, Section 53601 (a) to (k) and (m) to (q) inclusive and meet either of the following criteria: (i) Highest rating by two NRSROs; or (ii) Retained an investment adviser registered or exempt from SEC registration with > 5 years experience investing in securities authorized by CGC, Section 53601 and with AUM >\$500 million; (iii) 10% max per Mutual Fund; 20% max combined Money Market Mutual Funds and Mutual Funds	Complies
Local Agency Investment Fund (LAIF)	Maximum amount permitted by LAIF; Not used by investment adviser	Complies
Investment Trust of California (CalTRUST)	Joint powers authority (JPA) organized and managed by the Investment Trust of California JPA for the benefit of local agencies, pursuant to CGC; Not used by investment adviser	Complies
Repurchase Agreements	102% Collateralized; 1 year max maturity; Not used by investment adviser	Complies
Prohibited	Investments not specifically described in the policy; Futures and Options; Inverse floaters; Ranges notes, Mortgage-derived or Interest-only strips; Zero interest accrual securities, if held to maturity; Under a provision sunseting January 1, 2026, securities backed by U.S. Government that could result in a zero- or negative-interest accrual if held to maturity are permitted; Trading securities for the sole purpose of speculating on the future direction of interest rates; Purchasing or selling securities on margin; Reverse repurchase agreements; Securities lending or any other form of borrowing or leverage; Foreign currency denominated securities; Purchases of securities issued by fossil fuel companies that directly source the majority (more than 50%) of their revenue from oil, gas, and or coal production.	Complies
Credit Risk/ Downgrade	If securities owned by the City are downgraded to a level below the requirements of the policy, making the security ineligible for additional purchases, the following steps will be taken: -Any actions taken related to the downgrade by the investment manager will be promptly communicated to the Treasurer; -If a decision is made to retain the security, the credit situation will be monitored and reported to the City Council.	Complies
Duration	Typically plus or minus 20% of Benchmark Index	Complies
Max Per Issuer	5% max per issuer, except U.S. Government, its Agencies and GSEs, Supranationals, Money Market Mutual Funds, LAIF, other LGIP, or where otherwise specified in the investment policy	Complies
Maximum Maturity	5 years, except as otherwise stated in the policy	Complies

City of Solana Beach

	06/30/22		03/31/22
	Benchmark*	Portfolio	Portfolio
Average Maturity (yrs)	1.83	1.88	1.93
Average Modified Duration	1.78	1.66	1.74
Average Purchase Yield	n/a	1.10%	1.03%
Average Market Yield	2.95%	2.87%	2.05%
Average Quality**	AAA	AA+/Aa1	AA+/Aa1
Total Market Value		30,471,507	29,133,792

*ICE BofA 1-3 Yr US Treasury & Agency Index

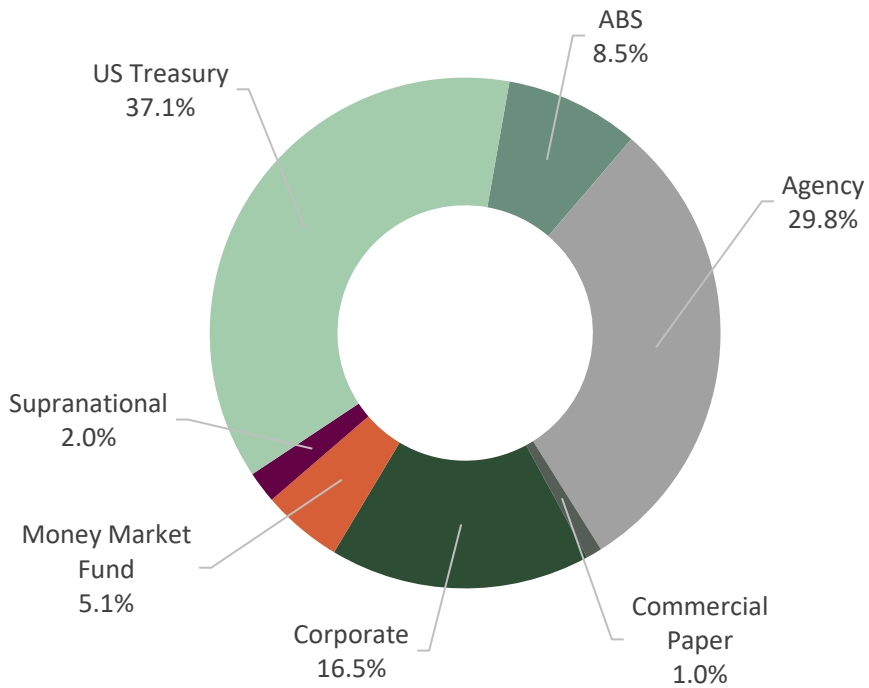
**Benchmark is a blended rating of S&P, Moody's, and Fitch. Portfolio is S&P and Moody's respectively.

Sector Distribution

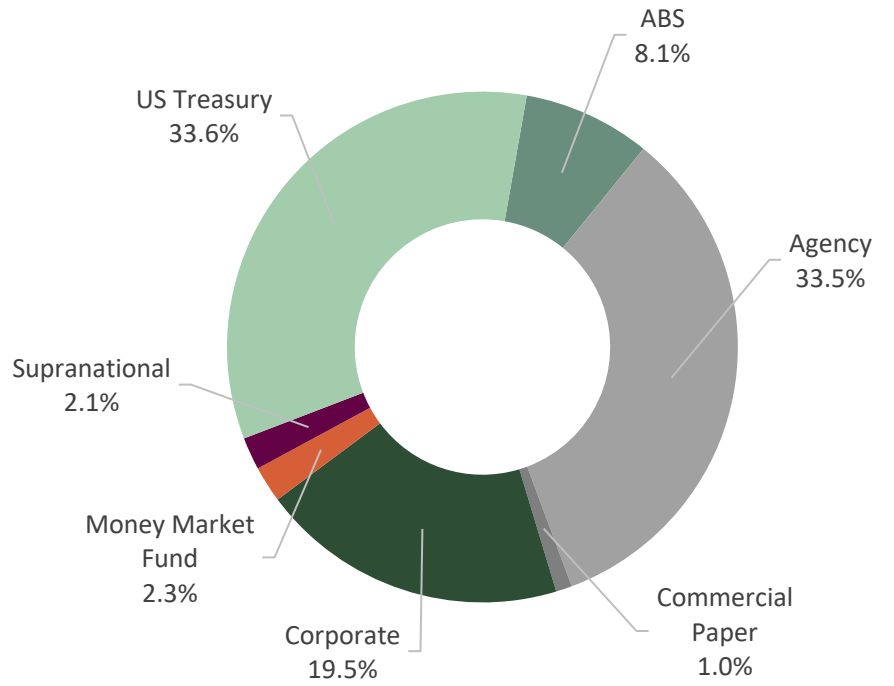
As of June 30, 2022

City of Solana Beach

June 30, 2022



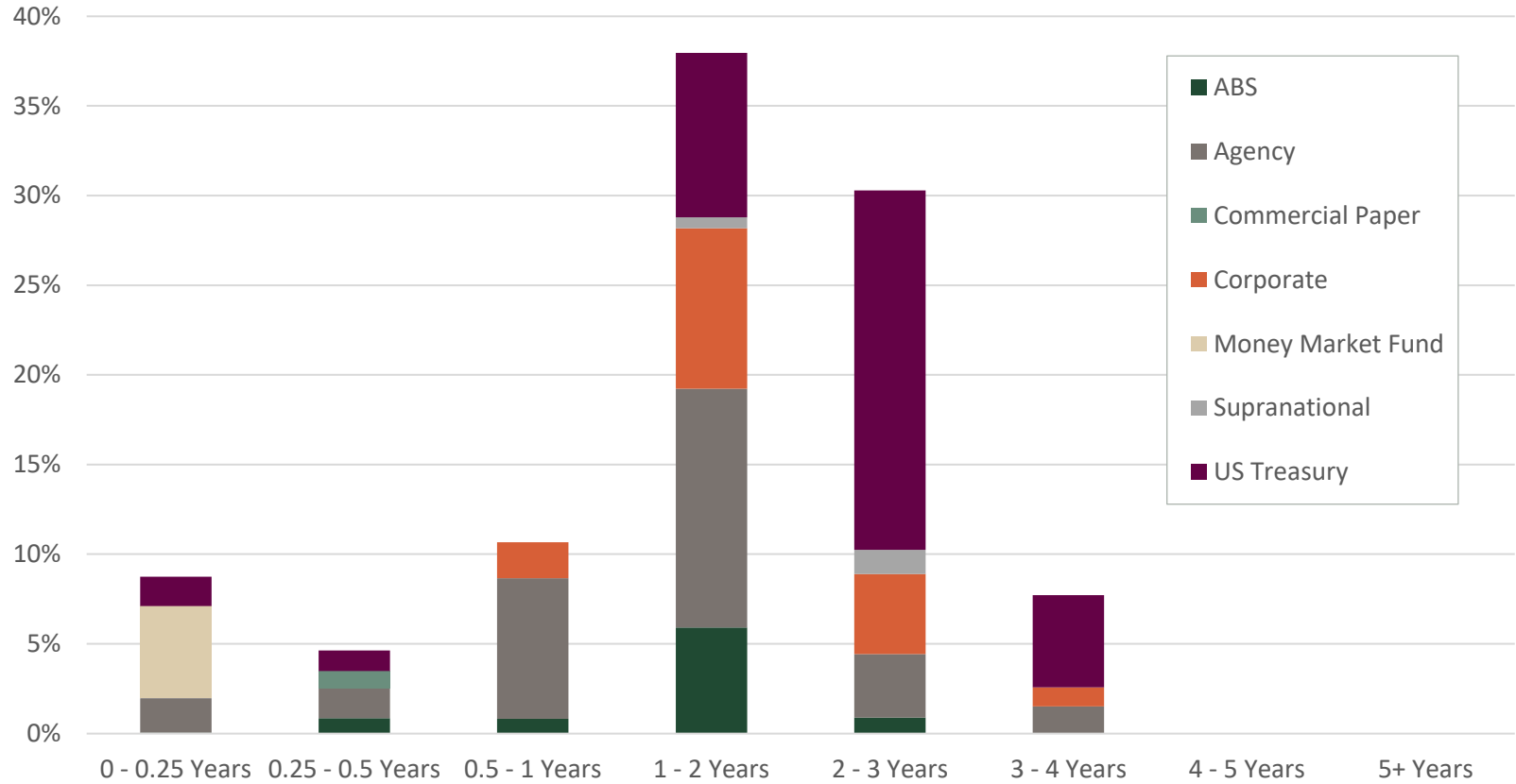
March 31, 2022



Duration Allocation

As of June 30, 2022

City of Solana Beach



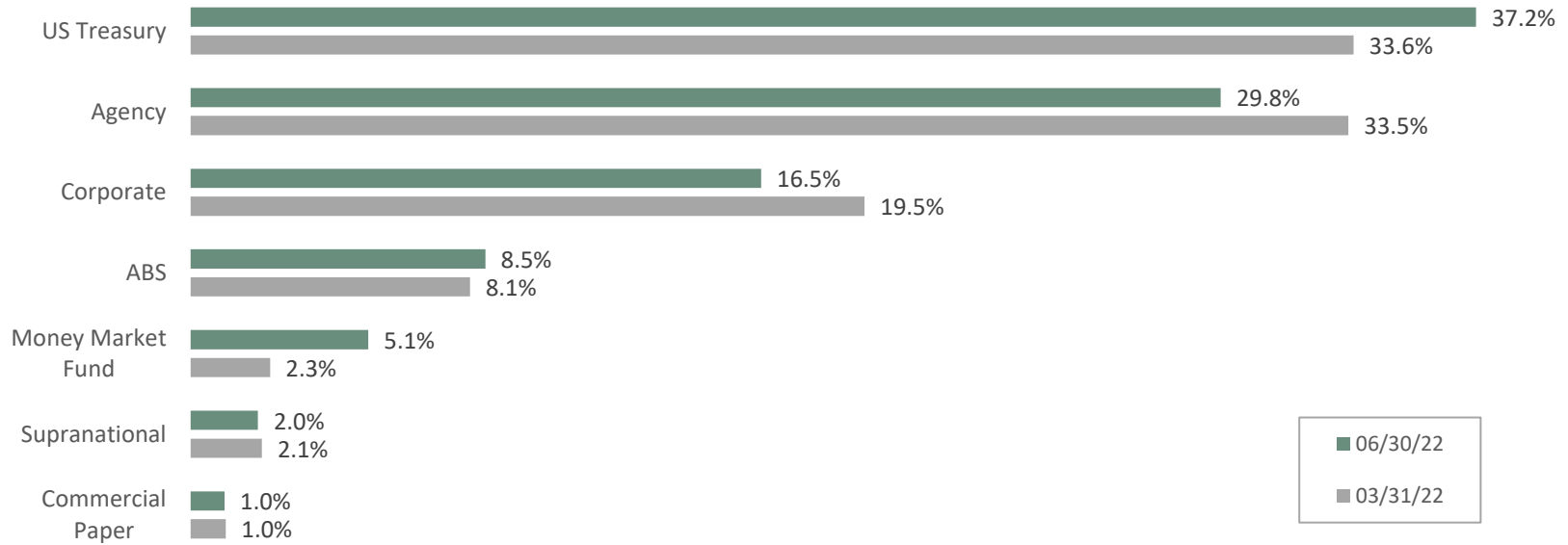
	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
06/30/22	8.7%	4.6%	10.7%	38.0%	30.3%	7.7%	0.0%	0.0%

Portfolio Allocation & Duration Changes

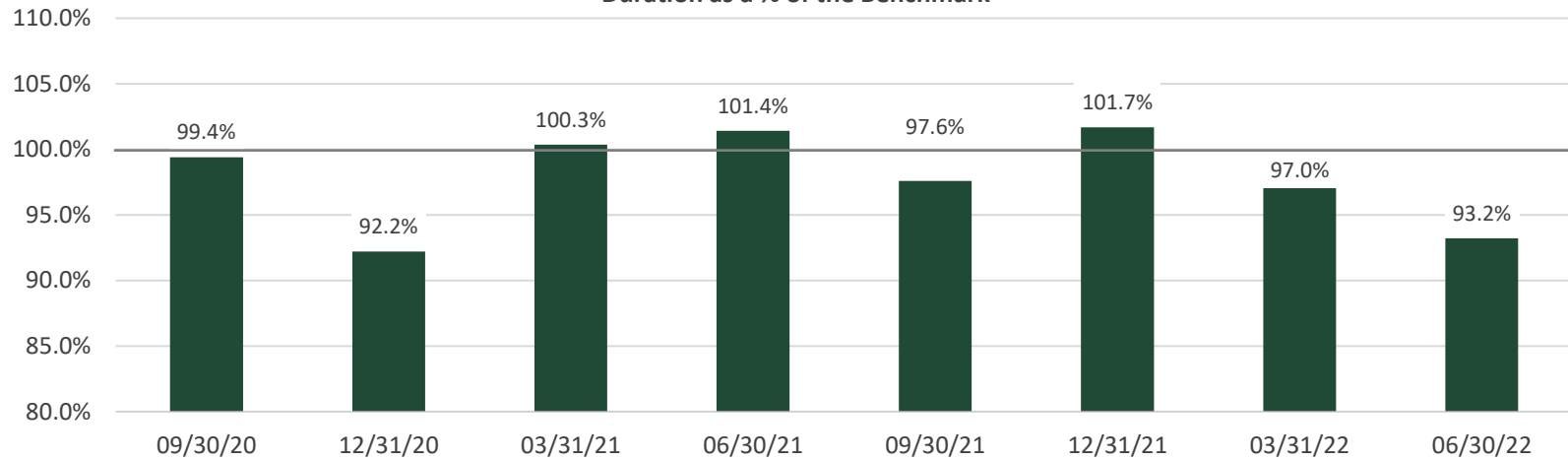
As of June 30, 2022

City of Solana Beach

Portfolio Allocation



Duration as a % of the Benchmark

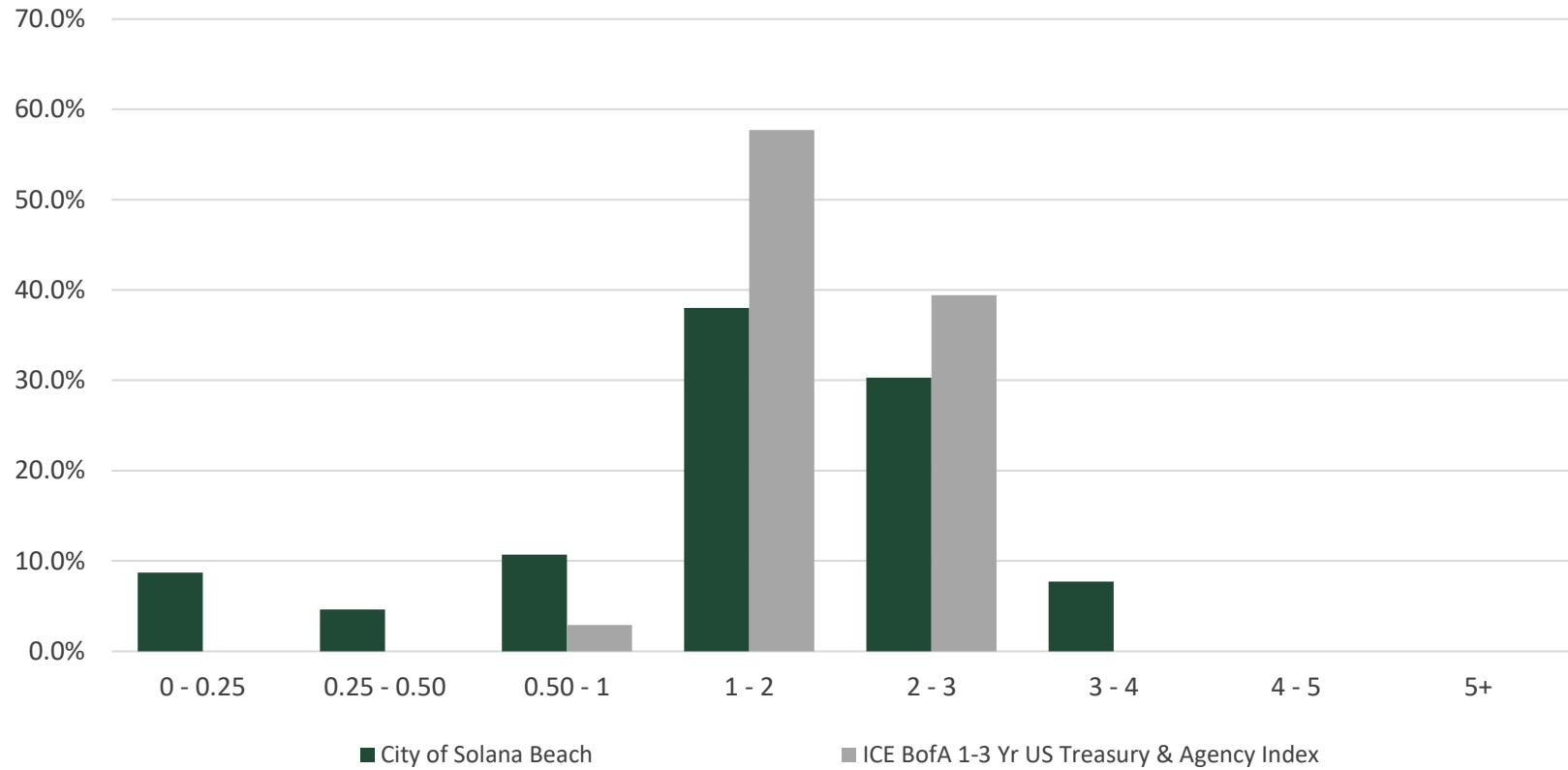


Benchmark: ICE BofA 1-3 Yr US Treasury & Agency Index

Duration Distribution

As of June 30, 2022

City of Solana Beach
Portfolio Compared to the Benchmark



	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
Portfolio	8.7%	4.6%	10.7%	38.0%	30.3%	7.7%	0.0%	0.0%
Benchmark*	0.0%	0.0%	2.9%	57.7%	39.4%	0.0%	0.0%	0.0%

*ICE BofA 1-3 Yr US Treasury & Agency Index

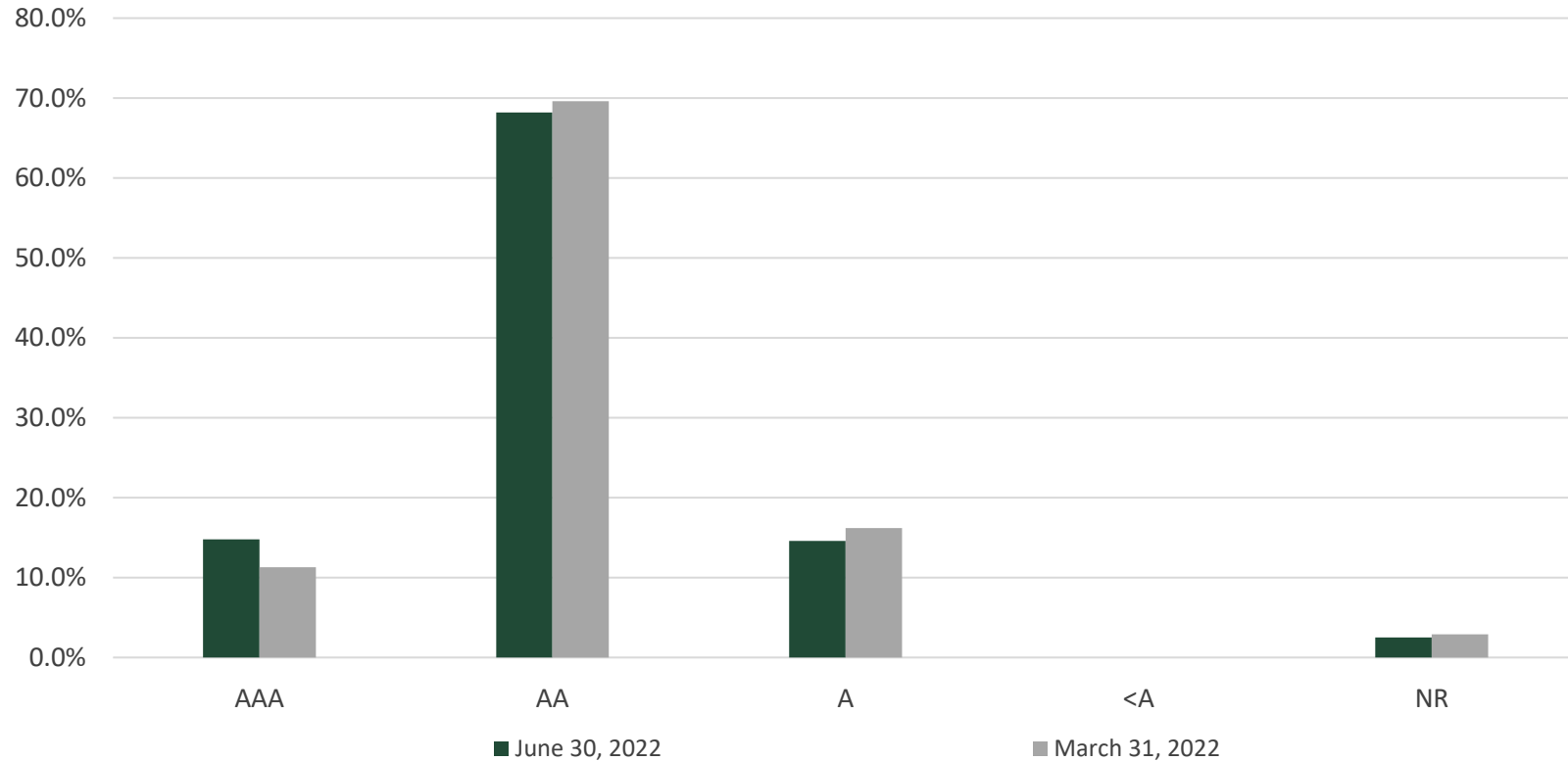
City of Solana Beach – Account #10471

Issue Name	Investment Type	% Portfolio
Government of United States	US Treasury	37.15%
Federal Farm Credit Bank	Agency	12.46%
Federal Home Loan Mortgage Corp	Agency	7.22%
Federal National Mortgage Association	Agency	6.56%
First American Govt Oblig Fund	Money Market Fund	5.14%
Federal Home Loan Bank	Agency	3.53%
Toyota ABS	ABS	1.48%
JP Morgan Chase & Co	Corporate	1.43%
Honda ABS	ABS	1.41%
Inter-American Dev Bank	Supranational	1.35%
John Deere ABS	ABS	1.33%
Paccar Financial	Corporate	1.21%
Deere & Company	Corporate	1.16%
Bank of New York	Corporate	1.15%
Amazon.com Inc	Corporate	1.09%
State Street Bank	Corporate	1.06%
Caterpillar Inc	Corporate	1.06%
MUFG Bank Ltd/NY	Commercial Paper	0.98%
US Bancorp	Corporate	0.97%
Charles Schwab Corp/The	Corporate	0.95%
Bank of Montreal Chicago	Corporate	0.93%
Honeywell Corp	Corporate	0.93%
American Express ABS	ABS	0.89%
Hyundai Auto Receivables	ABS	0.84%
Apple Inc	Corporate	0.84%
Bank of America Corp	Corporate	0.81%
Royal Bank of Canada	Corporate	0.80%
Toronto Dominion Holdings	Corporate	0.78%
Toyota Motor Corp	Corporate	0.75%
GM Financial Automobile Leasing Trust	ABS	0.60%
Intl Bank Recon and Development	Supranational	0.60%
BMW Vehicle Lease Trust	ABS	0.56%
Mercedes-Benz Auto Lease Trust	ABS	0.41%
GM Financial Securitized Term Auto Trust	ABS	0.41%
United Health Group Inc	Corporate	0.39%
BMW ABS	ABS	0.34%
Nissan ABS	ABS	0.25%
Salesforce.com Inc	Corporate	0.17%
TOTAL		100.00%

Quality Distribution

As of June 30, 2022

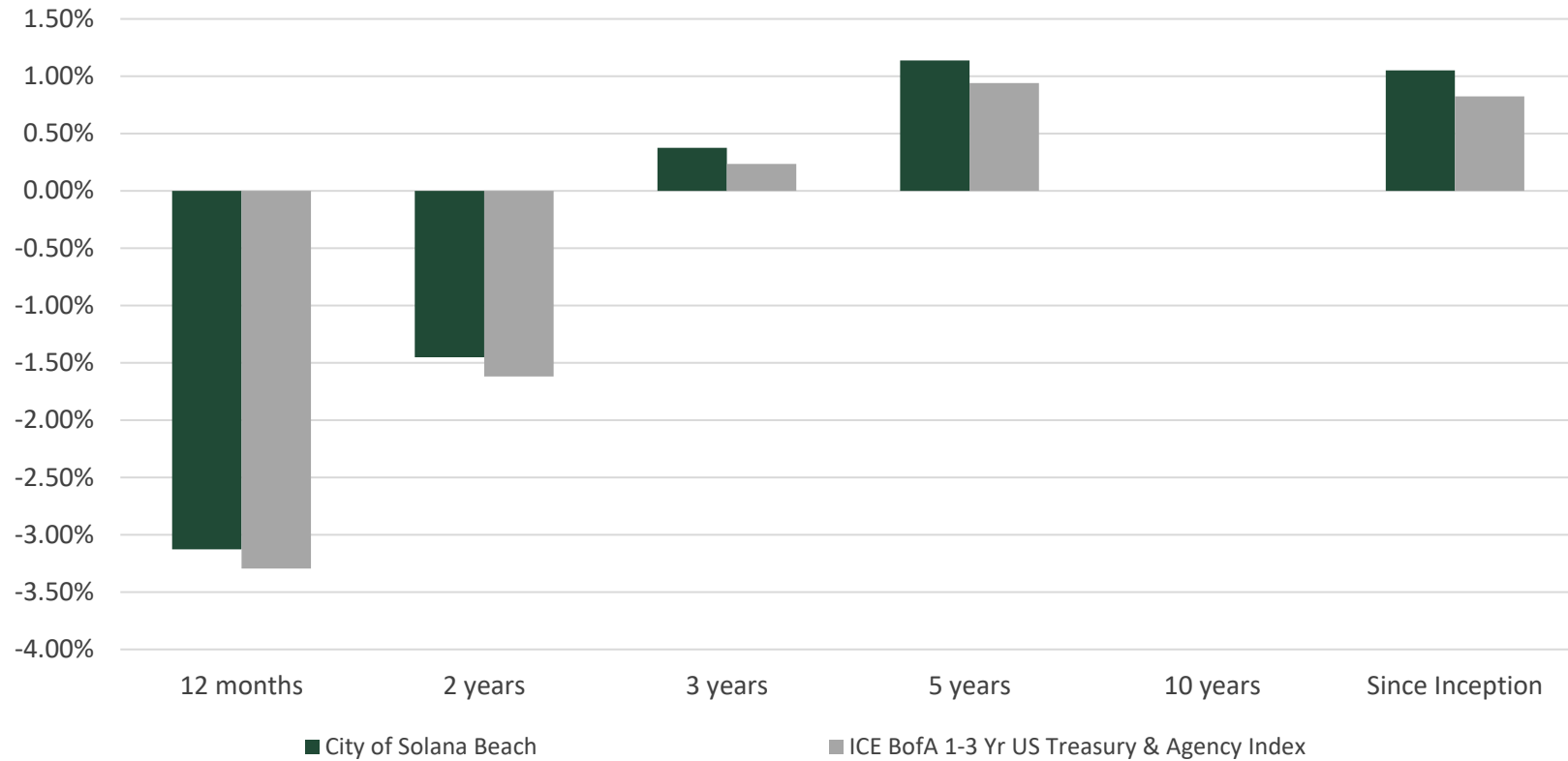
City of Solana Beach
June 30, 2022 vs. March 31, 2022



	AAA	AA	A	<A	NR
06/30/22	14.8%	68.2%	14.6%	0.0%	2.5%
03/31/22	11.3%	69.6%	16.2%	0.0%	2.9%

Source: S&P Ratings

City of Solana Beach Total Rate of Return Annualized Since Inception March 31, 2016



TOTAL RATE OF RETURN	Annualized						
	3 months	12 months	2 years	3 years	5 years	10 years	Since Inception
City of Solana Beach	-0.53%	-3.13%	-1.45%	0.38%	1.14%	N/A	1.05%
ICE BofA 1-3 Yr US Treasury & Agency Index	-0.51%	-3.30%	-1.62%	0.23%	0.94%	N/A	0.82%

Total rate of return: A measure of a portfolio’s performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

Investment Comparison

As of June 30, 2022

City of Solana Beach

	LAIF EARNINGS ESTIMATE*	GROSS INCOME EARNED CHANDLER-MANAGED PORTFOLIO	INCOME EARNED CHANDLER-MANAGED PORTFOLIO**
Apr 2016 - Dec 2016	\$113,770	\$185,849	\$169,455
2017	\$327,563	\$439,162	\$410,891
2018	\$628,152	\$553,633	\$524,542
2019	\$716,012	\$600,606	\$573,809
2020	\$339,385	\$513,751	\$488,476
2021	\$78,472	\$361,519	\$336,824
Jan 2022	\$5,336	\$23,401	\$21,329
Feb 2022	\$5,937	\$22,801	\$20,738
Mar 2022	\$8,711	\$22,505	\$20,396
Apr 2022	\$12,609	\$24,145	\$21,992
May 2022	\$17,122	\$24,064	\$21,911
Jun 2022	\$20,752	\$25,212	\$23,016
Total:	\$2,273,821	\$2,796,648	\$2,633,379

*LAIF earnings estimate calculated using daily yield

**Income earned net of Chandler fees

Important Disclosures

As of June 30, 2022

2022 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by ICE Data Services Inc ("IDS"), an independent pricing source. In the event IDS does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Source ICE Data Indices, LLC ("ICE"), used with permission. ICE permits use of the ICE indices and related data on an "as is" basis; ICE, its affiliates and their respective third party suppliers disclaim any and all warranties and representations, express and/or implied, including any warranties of merchantability or fitness for a particular purpose or use, including the indices, index data and any data included in, related to, or derived therefrom. Neither ICE data, its affiliates or their respective third party providers guarantee the quality, adequacy, accuracy, timeliness or completeness of the indices or the index data or any component thereof, and the indices and index data and all components thereof are provided on an "as is" basis and licensee's use it at licensee's own risk. ICE data, its affiliates and their respective third party do not sponsor, endorse, or recommend chandler asset management, or any of its products or services.

This report is provided for informational purposes only and should not be construed as a specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of publication, but may become outdated or superseded at any time without notice. Any opinions or views expressed are based on current market conditions and are subject to change. This report may contain forecasts and forward-looking statements which are inherently limited and should not be relied upon as indicator of future results. Past performance is not indicative of future results. This report is not intended to constitute an offer, solicitation, recommendation or advice regarding any securities or investment strategy and should not be regarded by recipients as a substitute for the exercise of their own judgment.

Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

ICE BofA 1-3 Yr US Treasury & Agency Index

The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of \$1 billion for sovereigns and \$250 million for agencies.

TRUSTED SOLUTIONS. LASTING RESULTS.

Monthly Account Report for the Period
06/01/2022 to 06/30/2022

CITY OF SOLANA BEACH
City of Solana Beach PARS PAPEBT

Plan Summary

Beginning Plan Value as of 06/01/2022	\$4,671,100.31
Change in Plan Value	\$(245,360.21)
Ending Plan Value as of 06/30/2022	\$4,425,740.10

Activity Summary by Source

Source	Balance on 06/01/2022	Contributions	Earnings	Expenses	Distributions	Transfers	Balance on 06/30/2022
OPEB	\$1,270,771.79	\$0.00	\$(66,132.98)	\$(617.21)	\$0.00	\$0.00	\$1,204,021.60
PENSION	\$3,400,328.52	\$0.00	\$(176,958.49)	\$(1,651.53)	\$0.00	\$0.00	\$3,221,718.50
Totals	\$4,671,100.31	\$0.00	\$(243,091.47)	\$(2,268.74)	\$0.00	\$0.00	\$4,425,740.10

Transactions for the Period

Source	Date	Description	Amount
OPEB	06/30/2022	ACCOUNT GAINS/(LOSSES)	\$(66,132.98)
OPEB	06/30/2022	ASSET MGMT FEES	\$(352.46)
OPEB	06/30/2022	TRUST ADMINISTRATOR FEES	\$(264.75)
PENSION	06/30/2022	ACCOUNT GAINS/(LOSSES)	\$(176,958.49)
PENSION	06/30/2022	ASSET MGMT FEES	\$(943.13)
PENSION	06/30/2022	TRUST ADMINISTRATOR FEES	\$(708.40)

Investment Selection

Source	Selected Investment
OPEB	HighMark PLUS Moderate
PENSION	HighMark PLUS Moderate

Investment Objective

Selected Investment	Description
HighMark PLUS Moderate	The dual goals of the Moderate Strategy are growth of principal and income. It is expected that dividend and interest income will comprise a significant portion of total return, although growth through capital appreciation is equally important. The portfolio will be allocated between equity and fixed income investments.

Attachment 3

TRUSTED SOLUTIONS. LASTING RESULTS.

Monthly Account Report for the Period
06/01/2022 to 06/30/2022

Ryan Smith

CITY OF SOLANA BEACH
City of Solana Beach PARS PAPEBT

Investment Performance

Source	1-Month	3-Month	1-Year	Annualized Return			Inception Date
				3-Years	5-Years	10-Years	
OPEB	-5.20%	-10.41%	-13.18%	3.10%	4.23%	-	03/01/2016
PENSION	-5.20%	-10.41%	-13.18%	3.09%	4.26%	-	03/01/2016

Information as provided by US Bank, Trustee for PARS. Investments are NOT insured by the FDIC or by any other Federal Government Agency, are NOT Bank deposits, are NOT guaranteed by the Bank or any Bank affiliate, and MAY lose value, including possible loss of principal. Past performance does not guarantee future results. Account balances are inclusive of Trust Administration, Trustee and Investment Management fees if applicable. Performance returns may not reflect the deduction of applicable fees, which could reduce returns. Annualized Return is the return on an investment over a period other than one year multiplied or divided to give a comparable one-year return. Information is deemed reliable but may be subject to change. The plan's Rate of Return may differ from the rate of return in the above linked document. Reasons for the difference may include the timing of transactions into and out of the plan, the duration of time the plan's funds reside in the sweep account and differences in the methodology used to calculate performance.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: City Attorney's Office
MEETING DATE: September 28, 2022
ORIGINATING DEPT: City Attorney's Office
SUBJECT: **City Council Consideration of the Seventh Amendment to City Manager's Employment Agreement**

BACKGROUND:

On May 22, 2015, the City of Solana Beach ("City") entered into an employment agreement with Gregory Wade as City Manager ("Agreement"). On September 14, 2016, the City entered into the First Amendment to Employment Agreement with City Manager Wade. The Second Amendment to the Employment Agreement was approved on October 11, 2017. The Third Amendment to the Employment Agreement was approved on October 24, 2018. On September 25, 2019, the Fourth Amendment was approved. The Fifth Amendment was approved on September 9, 2020. On September 8, 2021, the Sixth Amendment was approved.

Under the Agreement, a performance review is conducted annually. The City Council conducted the annual evaluation for FY 2021/22 during the summer and appointed a sub-committee composed of Deputy Mayor Harless and Councilmember Becker to review and recommend changes to the City Manager's compensation.

The item is before the City Council to consider approval of the Seventh Amendment to the City Manager's Agreement.

DISCUSSION:

For consideration before the City Council is the approval and adoption of Resolution 2022-118 (Attachment 1) approving the Seventh Amendment to the City Manager's Employment Agreement (Attachment 2) effective July 1, 2022 unless otherwise stated in the Agreement. The proposed compensation includes a base salary increase of 3.5% to \$245,823.00 effective July 1, 2022.

COUNCIL ACTION:

In addition, Paragraph 5(B)(4)(c) is revised to address the City Council approved leave accrual tiers and rates for all employees last fiscal year 2021-22 and to make that applicable to the City Manager.

All other terms would remain in full force and effect.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The fiscal impact of the base salary increase is \$8,313.00 for Fiscal Year 2022/23.

WORK PLAN:

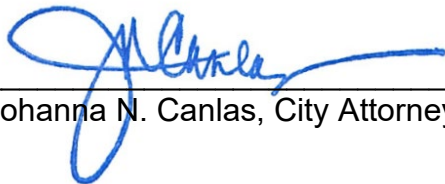
N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

The Council subcommittee recommends that the City Council consider and adopt Resolution 2022-118 authorizing the Mayor to execute the Seventh Amendment to the Employment Agreement between the City of Solana Beach and Gregory Wade to reflect a base salary increase of 3.5% to \$245,823.00 effective July 1, 2022 and adjust the leave accrual to be commensurate to that of other City employees.



Johanna N. Canlas, City Attorney

Attachments:

1. Resolution 2022-118
2. Seventh Amendment to City Manager Employment Agreement

RESOLUTION 2022-118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE MAYOR TO EXECUTE THE SEVENTH AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF SOLANA BEACH AND GREGORY WADE TO REFLECT CHANGES TO COMPENSATION

WHEREAS, on May 22, 2015, the City of Solana Beach (“City”) entered into a three-year employment agreement with Gregory Wade for City Manager services (“Agreement”); and

WHEREAS, on September 14, 2016, the City and Gregory Wade entered into the First Amendment to Employment Agreement; and

WHEREAS, on October 11, 2017, the City and Gregory Wade entered into the Second Amendment to the Employment Agreement; and

WHEREAS, on September 26, 2018, the Third Amendment to the Employment Agreement was approved; and

WHEREAS, the Fourth Amendment was approved on September 25, 2019; and

WHEREAS, on September 9, 2020, the Fifth Amendment was approved; and

WHEREAS, the Sixth Amendment was approved on September 8, 2021; and

WHEREAS, the Agreement provides for annual performance and compensation review; and

WHEREAS, the Seventh Amendment to the Agreement is necessary to reflect these revisions.

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 Mayor to execute the Seventh Amendment to the Employment Agreement between the City of Solana Beach and Gregory Wade.

PASSED AND ADOPTED this 28th day of September, 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

**SEVENTH AMENDMENT TO THE CITY MANAGER
EMPLOYMENT AGREEMENT**
**between the City of Solana Beach, a municipal
corporation, and Gregory Wade**

This Seventh Amendment to Employment Agreement is entered into this ____ day of September __, 2022 by and between the City of Solana Beach, California, a municipal corporation (hereinafter "City") and Gregory Wade, an individual (hereinafter "Officer") (City and Officer referred to collectively as "Parties") with respect to the employment of Officer as the City Manager of the City.

RECITALS

WHEREAS, on May 22, 2015, the City and Officer entered into the Employment Agreement. On September 14, 2016, the City and Officer entered into the First Amendment to Employment Agreement. The City and Officer entered into the Second Amendment to Employment Agreement on October 11, 2017. On September 26, 2018, the City and Officer entered into the Third Amendment to Employment Agreement. The Fourth Amendment between City and Officer was approved on September 25, 2019. On September 9, 2020, the Fifth Amendment was approved. On September 9, 2021, the Sixth Amendment was approved.

WHEREAS, the Seventh Amendment amends and incorporates the Agreement and subsequent amendments (First through Sixth) (Amended Agreement). The City and Officer intend that all terms of the Amended Agreement referenced above shall remain effective to the extent they are not amended by the Seventh Amendment to the Employment Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Parties agree as follows:

Section 1. Section 5(A)(1)(a) of the Employment Agreement is hereby amended to read as follows:

5. COMPENSATION

A. Compensation and Required Employer Costs

(1) Base Salary

- (a) The annual base salary for the position of City Manager shall be \$245,823.00 effective July 1, 2022.

Section 2. Section 5(B)(4)(c) of the Employment Agreement is hereby amended to read as follows:

5. COMPENSATION

B. Basic Benefits

(4) Leave Allowance

(c) Upon Officer's first date of employment with the City Officer shall be credited 80 hours of vacation leave. Thereafter, Officer shall accrue vacation leave at the maximum accrual rate per year. Officer may accrue up to a maximum of three times his annual vacation accrual. Once Officer has accrued the maximum allowable vacation leave, Officer will earn no additional vacation leave until Officer uses vacation leave sufficient to bring Officer below the maximum accrual. Officer shall comply with the vacation leave provisions contained in the City's Personnel Rules and Regulations and any other City policies and procedures regarding vacation leave not in conflict with the provisions stated herein.

(i) This provision shall be effective as of July 1, 2021.

Section 3. The changes outlined above shall be effective as of July 1, 2022 unless otherwise stated.

Section 4. Except as modified herein, all other terms and conditions of the Employment Agreement, First, Second, Third, Fourth, Fifth, and Sixth Amendments to Employment Agreement shall remain the same.

IN WITNESS WHEREOF the Parties have executed this Third Amendment to Employment Agreement as of the day and year first above written.

CITY OF SOLANA BEACH

OFFICER

By: _____
Lesa Heebner, Mayor

By: _____
Gregory Wade

APPROVED AS TO FORM

By: _____
Johanna Canlas, City Attorney