

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



AGENDA

Joint REGULAR Meeting
Wednesday, October 26, 2022 * 6:00 p.m.

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

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

PUBLIC MEETING ACCESS

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

WATCH THE MEETING

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

AGENDA MATERIALS

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

PUBLIC COMMENTS

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

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

And/Or

Verbal Comment Participation:

Please submit a speaker slip to the City Clerk prior to the meeting, or the announcement of the Section/Item, to provide public comment. Allotted times for speaking are outlined on the speaker's slip for each agenda section: Oral Communications, Consent, Public Hearings and Staff Reports. Public speakers have 3 minutes each to speak on each topic. Time may be donated by another individual

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

SPECIAL ASSISTANCE NEEDED

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

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

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

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting of this agenda

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

None at the posting of this agenda

ORAL COMMUNICATIONS:

Comments relating to items on this evening's agenda are taken at the time the items are heard. This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip

(located on the back table) to the City Clerk. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES. No donations of time are permitted (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.4.)

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on September 14, 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 September 24, 2022 – October 07, 2022.

Item A.2. Report (click here)

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

A.3. General Fund Adopted Budget for Fiscal Year 2022/2023 Changes. (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.

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

B. PUBLIC HEARINGS: (B.1. – B.4.)

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

B.1. Introduce (1st Reading) Ordinances 528 and 529 – Building Standards Code Amendments. (File 0600-05)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
1. Find the project categorically exempt from CEQA pursuant to Section 15308 CEQA Guidelines.
2. Introduce **Ordinance 528** and **Ordinance 529** (1st Reading).

Item B.1. Report (click here)

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

B.2. Public Hearing: 601 North Cedros, Applicant: Jones, Case: 17-19-12 DRP (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 2022-127** conditionally approving a DRP to demolish a single-family residence, construct a replacement 5,612 square-foot split-level single-family residence with an attached 787 square-foot Accessory Dwelling Unit (ADU) and 962 square-foot four-car tandem garage, and perform associated site improvements at 601 North Cedros Avenue, Solana Beach.

Item B.2. Report (click here)

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

B.3. Public Hearing: 427 Canyon Dr., Applicant: Ramsey, Case: DRP21-020, SDP21-019. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-121** conditionally approving a DRP and SDP to construct a multi-level addition and remodel to an existing one-story, single-family residence with an attached garage and perform associated site improvements at 427 Canyon Drive, Solana Beach.

[Item B.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.4. Public Hearing: Community Development Block Grant (CDBG) Funding and Amended Locations for Americans with Disabilities Act (ADA) Pedestrian Ramp Improvements – Fiscal Year 2023/24. (File 0820-20)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. Adopt **Resolution 2022-120**:
 - a. Finding that the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to the State CEQA Guidelines.
 - b. Approving the Fiscal Year (FY) 2023/24 list of public street ADA ramp locations.
 - c. Requesting Fiscal Year (FY) 2023/24 Community Development Block Grant Funds for ADA pedestrian ramp improvements at various public street intersections.
 - d. Authorizing the City Manager to execute the County contract for management and implementation of the CDBG program.
3. Adopt **Resolution 2022-125**:
 - a. Finding that the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to the State CEQA Guidelines.
 - b. Approving the Fiscal Year (FY) 2022/23 amended list of public street ADA ramp locations.

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

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

C. STAFF REPORTS: (C.1.)

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

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C.1. Adopt (2nd Reading) Ordinance 527 - 2022 California Building and Fire Code Updates (File 0600-10)

Recommendation: That the City Council

1. Adopt **Ordinance 527** (2nd Reading) amending Title 15 of the Solana Beach Municipal Code.

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.

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 November 09, 2022
*Always refer to the City’s website Event Calendar for an updated schedule
 or contact City Hall. www.cityofsolanabeach.org 858-720-2400*

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the October 26, 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 October 19, 2022 at 4:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., October 26, 2022, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
 City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



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, September 14, 2022 ♦ 5:00 p.m.

Teleconference Location Only-City Hall/Council Chambers - 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 5:02 p.m.

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

Absent: None

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

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

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

One (1) Potential case

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

One (1) Potential case

3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957

City Manager

No reportable action.

ADJOURN:

Mayor Heebner adjourned the meeting at 5:59 p.m.

Megan Bavin, Deputy 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, September 14, 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 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.
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CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless, Deputy Mayor

David A. Zito, Councilmember

Jewel Edson, Councilmember

Kristi Becker, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:06 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

Megan Bavin, Deputy 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:

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

EDCO Organics Recycling Update

Jim Ambroso, EDCO, presented a Powerpoint (on file).

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Becker and second by Deputy Mayor Harless to approve. **Approved 5/0.** Ayes: Heebner, Harless, Zito, Edson, Becker. 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 agendaized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.7.)

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 April 23, 2022 (Special) and June 22, 2022.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for August 6, 2022 – August 26, 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.

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

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

A.4. Solana Energy Alliance (SEA) - Power Content Label and Attestation.

(File 1010-45)

Recommendation: That the City Council

- 1. Adopt **Resolution 2022-116** attesting to the veracity of information provided in Solana Energy Alliance's 2021 SEA Choice Power Content Label; SEA Green Power Content Label and SEA's Power Source Disclosure Report based on staff's review, consultant input and review.

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

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

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

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

A.5. Salary, Classification and Compensation Plans. (File 0520-10)

Recommendation: That the City Council

- 1. Adopt **Resolution 2022-101** approving the Fiscal Year (FY) 2022/2023 Salary and Compensation schedules and the creation and addition of the Risk Manager to the City's Classification and Compensation Plan.
- 2. Adopt **Resolution 2022-102** approving the Memorandum of Understanding Agreement between the City and the Solana Beach Fire Association.
- 3. Approve a Fiscal Year 2022/23 appropriation of \$182,000 to the General Fund allocated between salary and benefits as determined by the Finance Department.
- 4. Authorize the City Treasurer to amend the Fiscal Year 2022/2023 Adopted Budget accordingly.

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

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

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

A.7. State Homeland Security Program 2021 Grant Funds. (File 0240-60)

Recommendation: That the City Council

1. Adopt **Resolution 2022-105:**

- a. Accepting \$12,243 in federal funds from a 2021 State Homeland Security Program (SHSP) grant awarded to the City of Solana Beach for the purchase of structural firefighting turnouts.
- b. Authorizing the City Manager, or his designee, to sign and submit the required California Governor's Office of Emergency Services Fiscal Year (FY) 2021 Standard Assurances for Cal OES Federal Non-Disaster Grant Programs
- c. Approving an appropriation of \$12,243 to the Federal Grant revenue account and the Minor Equipment expenditure account for the Fire Department both in the Public Safety Special Revenue fund.
- d. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

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

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

Motion: Moved by Councilmember Zito and second by Councilmember Becker 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.

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

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

B.1. Public Hearing: 434 San Lucas Dr., Applicant: Jason & Jennifer Stein, Case: DRP21-019, SDP21-018. (File 0600-40)

The proposed project could be found to be consistent with the General Plan and the underlying SBMC 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 15303 of the State CEQA Guidelines; and

3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-112** conditionally approving a DRP and SDP to allow for the construction an addition and remodel to an existing one-story, single-family residence with an attached garage and perform associated site improvements at 434 San Lucas 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.

Tiffany Wade, Assistant Planner, presented a Powerpoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Councilmember Zito and Staff discussed that the City's code required doubling the square footage of the clear story areas of the home, that the square footage recorded at the County does not include the clear story area so it would likely be reported as a lower number, that when you look at the lower square footage number the house fits in with others in the neighborhood.

Applicant had no presentation.

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: 738 Castro St., Applicant: Brian and Elizabeth Tresp, Case: DRP21-021, SDP21-020. (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 and SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-111** conditionally approving a DRP and SDP to remodel and add to an existing single-family residence with a two-car garage and perform associated site improvements at 738 Castro Street, Solana Beach.

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

[Item B.2. Supplemental Docs \(updated 9-12 at 9am\)](#)

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.

Deputy Mayor Harless recused herself due to a family member's past working relationship.

Tiffany Wade, Assistant Planner, presented a Powerpoint (on file).

Mayor Heebner opened the public hearing.

Council Disclosures.

Brian Tresp, Applicant, and Craig Frieauf, Architect, presented a PowerPoint (on file).

Manny Aguilar, Claimant, presented a PowerPoint (on file).

Kent Malmberg, neighbor, presented some pictures (on file) and spoke about the applicant's previous structure that was built 5 ft. from his fence, that the Applicant did not try to work with him, and that he had concerns that the proposed roof top deck would be an eyesore and cause additional view blockage.

Brian Tresp, Applicant, utilizing rebuttal time, stated that the history of the project should be disregarded, that the project should be accepted as it is today, that they attempted to meet with the Claimant 17 times over four months and were able to meet with him for the first time last week, that the project had no impact on his other neighbor's view, and that the VAC found that the claimant's main view to be from the living room.

Manny Aguilar, Claimant, said that it would have been a lot easier to get through the process if his neighbor had contacted him earlier in the design phase before the application was submitted and the story poles were up, that he wished his relationship with his neighbor was better, and that he finds his view to be from his couch in his living room.

Council discussed that the primary view was from the living room located in the west facing portion of the second floor, the structure, mass, and placement of the building, the topography and angles, that the claimant's home was set back on their own property, preserving the neighbors' views, the maximized use of the allotted space, the appearance of a third story element due to the lot's topography, and the impact on the neighbors.

Council and Mr. Tresp discussed returning to Council at a later date with design modifications.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to continue the Public Hearing to a date certain of November 9, 2022.

Approved 4/0/1. Ayes: Heebner, Zito, Edson, Becker. Noes: None. Absent: Harless—Recused. Motion carried.

Mayor Heebner recessed the meeting at 7:44 p.m. for a break and reconvened at 7:50 p.m.

B.3. Public Hearing: 418 S. Granados Ave., Applicant: Jason and Danielle Kruger, Case: DRP20-015, SDP20-021. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-115** conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement 3,319 square-foot, two-story single-family residence built above a 1,011 square-foot basement storage and living area with a 487 square-foot basement-level two-car garage, and perform associated site improvements at 418 South Granados Avenue, Solana Beach.

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

[Item B.3. Supplemental Docs \(updated 9-12 at 9am\)](#)

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.

Councilmember Becker recused herself because she has property within 500 ft. of the project site.

Greg Wade, City Manager, introduced the item.

Katie Benson, Senior Planner, presented a Powerpoint (on file).

Council disclosures.

Council and Staff discussed that if the Lirio Street access relinquishment was not approved then the yard area adjacent to Lirio Street would be considered a front yard and it would not allow the sport court, pool equipment, or the trash enclosure, and that the patio had been story poled.

Jason Kruger, Applicant, thanked Staff and said that he had worked with his neighbors and some of them had sent in letters of support.

Council and Staff discussed relinquishing the setback in the back area out of respect for the neighbors and the appearance of the neighborhood, a condition that no construction be allowed in the DG area on Lirio, that it's assumed that the DG areas are not supposed to have obstructions that would prevent vehicles from parking and people from walking but that it wouldn't hurt to add it as a condition.

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

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve. **Approved 3/1/1.** Ayes: Heebner, Zito, Edson. Noes: Harless. Absent: Becker-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. Clean Energy Alliance Update. (File 1010-45)

Recommendation: That the City Council

1. Receive the report on the CEA (Clean Energy Alliance).

[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.

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

Council, Staff, and Ms. Boswell discussed that the Power Charge Indifference Adjustment (PCIA) going negative meant that SDGE could sell that energy and make money and the positive net result would be refunded back to the Solana Beach customers, that the PCIA decision would be finalized in December, that the numbers shown were based on SDGE's rate application but that it's not anticipated that the numbers will materially change because of the current energy market, and that in the future they would like to see rate comparisons with SDGE and with other competitive energy providers in the region, the positive financial aspects of the SEA roll down.

A.6. Continued Emergency Teleconferencing. (File 0240-28)

Recommendation: That the City Council

1. Adopt **Resolution 2022-114** authorizing remote teleconference meetings of the legislative bodies of the City for the period of September 15, 2022 through October 14, 2022 pursuant to the provisions of the Brown Act.

[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.

Greg Wade, City Manager, introduced the item.

Staff and Council discussed that only one other city in the region (Del Mar) was still doing remote meetings, that as a small City there wasn't the capability to do hybrid meetings, that no other cities in North County appeared to be doing hybrid meetings, that if the City returned to in-person meetings and cases increased then a special meeting could be held remotely to adopt a resolution to move back to teleconferencing.

Motion: Moved by Councilmember Zito and second by Councilmember Becker to approve with an end date of September 30, 2022. **Approved 5/0:** Ayes: Heebner, Harless, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

WORK PLAN COMMENTS: *Adopted June 22, 2022*

Council discussed reviewing the current leaf blower ordinance, the new stop signs at Solana Circle, Nardito and Fresca, contacting American Assets about a DG path at the Vons Shopping Center to reconnect Marine View to Lomas Santa Fe Drive, and that Google, Apple, and Waze have been updated to show Solana Hills as the destination for Annie's Canyon Trail.

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 9:10 p.m.

Megan Bavin, Deputy City Clerk,

Council Approved: _____



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 26, 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 - 09/24/22 through 10/07/22

Check Register-Disbursement Fund (Attachment 1)		\$	924,223.31
Net Payroll Retiree Health	October 6, 2022		4,051.00
Net Payroll Staff N07	September 30, 2022		<u>290,682.25</u>

TOTAL		\$	<u><u>1,218,956.56</u></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 September 24, 2022 through October 7, 2022 reflects total expenditures of \$1,218,956.56 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

9/24/2022 - 10/7/2022

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
ICMA PLAN 302817	PLAN NUMBER: 302817	09/29/2022	9000593	\$13,455.29
PRE-PAID LEGAL SERVICES, INC	AUG 22-PREPAID LEGAL	09/29/2022	102642	\$38.86
AFLAC	SEPTEMBER 22	09/29/2022	102622	\$870.16
SAN DIEGO COUNTY SHERIFF'S DEPT.	JULY 22-TOW FEE	10/07/2022	102687	(\$273.55)
SAN DIEGO COUNTY SHERIFF'S DEPT.	JULY 22-SB OVERTIME	10/07/2022	102687	\$4,158.72
ICMA RHS 801939	PLAN NUMBER: 801939	09/29/2022	9000594	\$2,110.96
ALL CITY MANAGEMENT SERVICES, INC	09/04/22-09/17/22-CROSSING GUARDS	10/07/2022	9000597	\$6,164.36
ECO MINDED SOLUTIONS	RFND-SDP21-023/1229 SANTA LUISA	09/29/2022	102631	\$600.00
SELF INSURED SERVICES COMPANY	OCT 22-DENTAL	09/29/2022	9000589	\$3,167.90
FRANCHISE TAX BOARD	PD093022 ORDER#633140172933902746	09/29/2022	102634	\$100.00
PAYMENTUS CORPORATION	AUGUST 22	10/07/2022	102681	\$503.33
CECILIA WILLIAMSON	RFND-ENC22-0090/POD ON STREET	09/29/2022	102652	\$232.00
CAMERON SMITH	RFND-ENC21-0095/POD ON STREET	09/29/2022	102646	\$226.00
ANNETTE MASON	RFND-SDP21-023/1229 SANTA LUISA	09/29/2022	102624	\$600.00
LAUREN MCCARTHY	RFND-ENC22-0097	10/07/2022	102674	\$232.00
TOTAL GENERAL FUND				\$32,186.03
1005100 - CITY COUNCIL				
INTERFAITH COMMUNITY SERVICES, INC	Winter Shelter - Interfaith Community Services	10/07/2022	102673	\$4,500.00
TOTAL CITY COUNCIL				\$4,500.00
1005150 - CITY CLERK				
STAPLES CONTRACT & COMMERCIAL	WIPES	10/07/2022	102691	\$25.84
STAPLES CONTRACT & COMMERCIAL	FAN	10/07/2022	102691	\$37.16
STAPLES CONTRACT & COMMERCIAL	WIPES	10/07/2022	102691	\$17.23
STAPLES CONTRACT & COMMERCIAL	BINDER CLIPS/WIPES/ TAPE	10/07/2022	102691	\$47.16
STAPLES CONTRACT & COMMERCIAL	SHEET PROTECTORS	10/07/2022	102691	\$15.07
US BANK	COUNCIL NAME BADGE	10/07/2022	102664	\$10.62
US BANK	PACKING SUPPLIES	10/07/2022	102664	\$21.65
US BANK	TRANSLATION SVC	10/07/2022	102664	\$85.20
US BANK	PACKING SUPPLIES	10/07/2022	102664	\$80.17
TIENG VIET SAN DIEGO NEWS	NOTICE OF CANDIDATES NAMES	10/07/2022	102694	\$40.00
CORODATA RECORDS MANAGEMENT, INC	AUG 22-STORAGE	10/07/2022	102667	\$959.48
THE EPOCH TIMES	NOTICE OF CANDIDATES NAMES	10/07/2022	102693	\$170.00
CODE PUBLISHING COMPANY INC	MUNICIPAL CODE WEB UPDATE	10/07/2022	102666	\$703.50
PERFECT IMAGE VIDEO	Council Mtgs Video Tape conversion-ORDER #6	10/07/2022	102682	\$1,358.13
TOTAL CITY CLERK				\$3,571.21
1005200 - CITY MANAGER				
US BANK	DK-CONSTANT CONTACT	10/07/2022	102664	\$55.00
TOTAL CITY MANAGER				\$55.00

1005250 - LEGAL SERVICES

BURKE WILLIAMS & SORENSEN	JULY 22-96-0001/PROF SVC	09/29/2022	102625	\$6,636.95
BURKE WILLIAMS & SORENSEN	JULY 22-96-0002/PROF SVC	09/29/2022	102625	\$1,594.60
BURKE WILLIAMS & SORENSEN	JULY 22-96-0038/PROF SVC	09/29/2022	102625	\$10,342.80
BURKE WILLIAMS & SORENSEN	JULY 22-96-0006/PROF SVC	09/29/2022	102625	\$1,832.60
BURKE WILLIAMS & SORENSEN	JULY 22-96-0014/PROF SVC	09/29/2022	102625	\$1,124.20
BURKE WILLIAMS & SORENSEN	JULY 22-96-0019/PROF SVC	09/29/2022	102625	\$124.20
BURKE WILLIAMS & SORENSEN	JULY 22-96-0031/PROF SVC	09/29/2022	102625	\$496.80
BURKE WILLIAMS & SORENSEN	JULY 22-96-0033/COVID	09/29/2022	102625	\$703.80
BURKE WILLIAMS & SORENSEN	JULY 22-96-0037.002/PROF SVC	09/29/2022	102625	\$2,189.60
TOTAL LEGAL SERVICES				\$25,045.55

1005300 - FINANCE

STAPLES CONTRACT & COMMERCIAL	TONER/WHITE OUT	10/07/2022	102691	\$129.41
STAPLES CONTRACT & COMMERCIAL	TONER	10/07/2022	102691	\$95.78
US BANK	CSMFO CHAPTER MTG	10/07/2022	102664	\$70.00
US BANK	SBPFC STATEMNT OF INFO	10/07/2022	102664	\$20.00
PRE-PAID LEGAL SERVICES, INC	AUG 22-PREPAID LEGAL	09/29/2022	102642	(\$0.01)
HDL COREN & CONE	JUL-SEP 22-CONTRACT SRVC PROPERTY TAX	09/29/2022	9000592	\$3,556.25
1 STOP TONER & INKJET, LLC	PRINTER DRUM	10/07/2022	102679	\$64.64
AMAZON.COM SALES, INC	PENS	09/29/2022	102623	\$10.30
AMAZON.COM SALES, INC	PENCILS	09/29/2022	102623	\$26.28
TOTAL FINANCE				\$3,972.65

1005350 - SUPPORT SERVICES

STAPLES CONTRACT & COMMERCIAL	TONER/WHITE OUT	10/07/2022	102691	\$37.15
STAPLES CONTRACT & COMMERCIAL	STENO PADS/PAPER	10/07/2022	102691	\$451.11
XEROX CORPORATION	AUG-FIERY-PLN/ENG	09/29/2022	102655	\$132.61
XEROX CORPORATION	AUG-FIERY-UPSTAIRS	09/29/2022	102655	\$132.61
XEROX CORPORATION	AUG-FIERY-CLK	09/29/2022	102655	\$122.84
XEROX CORPORATION	AUG-XEROX CLERK	09/29/2022	102655	\$140.03
XEROX CORPORATION	AUG-XEROX CLERK	09/29/2022	102655	\$271.68
XEROX CORPORATION	AUG-XEROX PLN/ENG	09/29/2022	102655	\$157.59
XEROX CORPORATION	AUG-XEROX PLN/ENG	09/29/2022	102655	\$546.78
XEROX CORPORATION	AUG-XEROX UPSTAIRS	09/29/2022	102655	\$47.20
XEROX CORPORATION	AUG-XEROX UPSTAIRS	09/29/2022	102655	\$298.25
TOTAL SUPPORT SERVICES				\$2,337.85

1005400 - HUMAN RESOURCES

US BANK	FIRE ENGINEER TESTING	10/07/2022	102664	\$205.27
US BANK	TONER	10/07/2022	102664	\$215.50
PRIMO INVESTIGATIONS	BACKGROUND CHECK-HR	09/29/2022	102643	\$150.00
TOTAL HUMAN RESOURCES				\$570.77

1005450 - INFORMATION SERVICES

US BANK	LC ATT	10/07/2022	102664	\$64.20
US BANK	WIRES/CORDS/TONER	10/07/2022	102664	\$699.73
US BANK	ENCRYPTION CODES	10/07/2022	102664	\$119.99
US BANK	HOSTING DOMAINS	10/07/2022	102664	\$9.95
FISHER INTEGRATED, INC.	JUNE 22-CITY WEB STREAMING SRVC-PO 22-93	09/29/2022	102633	\$1,400.00
TOTAL INFORMATION SERVICES				\$2,293.87

1005550 - PLANNING

US BANK	OFFICE CHAIR	10/07/2022	102664	\$228.24
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP22-001	09/29/2022	102649	\$626.45
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP21-013	09/29/2022	102649	\$475.46
1 STOP TONER & INKJET, LLC	TONER-PLN/BLDG	09/29/2022	102641	\$161.61
TOTAL PLANNING				\$1,491.76

1005560 - BUILDING SERVICES

1 STOP TONER & INKJET, LLC	TONER-PLN/BLDG	09/29/2022	102641	\$490.23
ESGIL CORPORATION	JUL 22- BUILDING	10/07/2022	102671	\$23,110.73
ESGIL CORPORATION	AUG 22-BUILDING	10/07/2022	102671	\$32,800.41
TOTAL BUILDING SERVICES				\$56,401.37

1005590 - PARKING ENFORCEMENT

US BANK	CAR WASH	10/07/2022	102664	\$89.99
US BANK	BUSINESS CARDS	10/07/2022	102664	\$26.92
DATATICKET INC.	AUG-PARKING CITATION PROCESSING SERVICES	09/29/2022	102628	\$151.16
DATATICKET INC.	AUG-PARKING CITATION PROCESSING SERVICES	09/29/2022	102628	\$1,112.73
WEX FLEET UNIVERSAL	08/08/22-09/07/22-AUTO FUEL	09/29/2022	102651	\$308.93
TOTAL PARKING ENFORCEMENT				\$1,689.73

1006110 - LAW ENFORCEMENT

SAN DIEGO COUNTY SHERIFF'S DEPT.	FY 23-CAL-ID PROGRAM-SOLANA BEACH	10/07/2022	102687	\$1,458.00
SAN DIEGO COUNTY SHERIFF'S DEPT.	JULY 22-LAW ENFORCEMENT	10/07/2022	102687	\$399,063.64
ARJIS	FY 2023-ARJIS JPA FEE	10/07/2022	102663	\$9,054.00
TOTAL LAW ENFORCEMENT				\$409,575.64

1006120 - FIRE DEPARTMENT

US BANK	CLEANING SUPPLIES	10/07/2022	102664	\$183.59
US BANK	FIRE CODE BOOKS	10/07/2022	102664	\$803.57
US BANK	INCIDENT GUIDE HANDBOOK	10/07/2022	102664	\$274.75
THE STATE CHEMICAL MFG CO	STA-ZORB HAZMAT CLEANUP	10/07/2022	102692	\$677.52
ACE UNIFORMS & ACCESSORIES	PANTS/SHIRTS/LOGO EMBR	10/07/2022	102657	\$404.81
ACE UNIFORMS & ACCESSORIES	PANTS/BOOTS	10/07/2022	102657	\$635.69
ACE UNIFORMS & ACCESSORIES	SHIRT/LOGO EMBR	10/07/2022	102657	\$108.23
FIRE ETC.	TURNOUT GEAR CLEANER	10/07/2022	102672	\$183.16
ROBERT BARRON	REIMB-S212/PROMOTION	10/07/2022	102686	\$416.00
REGIONAL COMMS SYS, MS 056 - RCS	AUG 22-CAP CODE	10/07/2022	102685	\$32.50
WEX BANK	SEPT-AUTO FUEL & CR TAX	09/29/2022	102650	\$2,380.74
WEX FLEET UNIVERSAL	08/08/22-09/07/22-AUTO FUEL	09/29/2022	102651	\$455.59
NORTH COUNTY DISPATCH (JPA)	Q1-FY23-MDC/DISPATCHING/SOFTWARE/NZ MEDICAL	09/29/2022	102640	\$52,336.30
L. N. CURTIS & SONS INC	STRUCTURAL BOOTS	10/07/2022	102675	\$601.05
ALLSTAR FIRE EQUIPMENT, INC	REDZONE PARTICULATE BLOCKING HOOD	10/07/2022	102660	\$1,697.69
AFECO INC	TURNOUT CLEANING/REPLACE/REPAIR	10/07/2022	102690	\$191.75
TOTAL FIRE DEPARTMENT				\$61,382.94

1006170 - MARINE SAFETY

US BANK	UTILITY CART	10/07/2022	102664	\$183.00
US BANK	SUNGLASSES	10/07/2022	102664	\$111.41
US BANK	CPR CERT X2	10/07/2022	102664	\$40.00
US BANK	TRIATHALON SNACKS	10/07/2022	102664	\$104.12
US BANK	UMBRELLAS	10/07/2022	102664	\$223.14

US BANK	HOSE AND BUCKETS	10/07/2022	102664	\$183.88
US BANK	INCIDENT REPORTS	10/07/2022	102664	\$122.45
US BANK	EXTENSION CORD	10/07/2022	102664	\$38.78
US BANK	BLS CERTS FOR SBLG X2	10/07/2022	102664	\$46.00
WEX FLEET UNIVERSAL	08/08/22-09/07/22-AUTO FUEL	09/29/2022	102651	\$1,461.45
TOTAL MARINE SAFETY				\$2,514.23
1006510 - ENGINEERING				
DEL MAR BLUE PRINT COMPANY, INC.	RECORD PLANS	09/29/2022	102629	\$164.22
US BANK	APWA LUNCH	10/07/2022	102664	\$25.00
US BANK	MAP 10873	10/07/2022	102664	\$16.00
US BANK	APWA CONF	10/07/2022	102664	\$3,571.89
AMERICAN SOCIETY OF CIVIL ENGINEERS	ANNUAL MEMBERSHIP 2023	10/07/2022	102661	\$305.00
UT SAN DIEGO - NRTH COUNTY	NTC-BID NO. 2022-05	09/29/2022	102649	\$534.36
UT SAN DIEGO - NRTH COUNTY	NTC-BID NO. 2022-07	09/29/2022	102649	\$395.06
WEX FLEET UNIVERSAL	08/08/22-09/07/22-AUTO FUEL	09/29/2022	102651	\$178.22
TOTAL ENGINEERING				\$5,189.75
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	09/29/2022	102639	\$10.97
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	10/07/2022	102676	\$10.97
MIKHAIL OGAWA ENGINEERING	AUG-STORMWATER PROGRAM	09/29/2022	102638	\$8,172.39
WEX FLEET UNIVERSAL	08/08/22-09/07/22-AUTO FUEL	09/29/2022	102651	\$518.48
TOTAL ENVIRONMENTAL SERVICES				\$8,712.81
1006530 - STREET MAINTENANCE				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	09/29/2022	102639	\$18.80
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	10/07/2022	102676	\$18.80
DIXIELINE LUMBER CO INC	BOLTS/KEYS	10/07/2022	102668	\$103.92
DIXIELINE LUMBER CO INC	BUNGEE CORD/TIE DOWN	10/07/2022	102668	\$29.84
ZUMAR INDUSTRIES INC	LED STOP SIGNS (2)	09/29/2022	102656	\$3,307.82
TRAFFIC SUPPLY, INC	CUSTOM SIGN	09/29/2022	102648	\$67.58
TRAFFIC SUPPLY, INC	SIGNS/POSTS	09/29/2022	102648	\$203.67
WEX FLEET UNIVERSAL	08/08/22-09/07/22-AUTO FUEL	09/29/2022	102651	\$469.88
NORTH COUNTY DISPATCH (JPA)	Q1-FY23 PW NORTH COUNTY DISPATCH JPA	09/29/2022	102640	\$130.37
TOTAL STREET MAINTENANCE				\$4,350.68
1006540 - TRAFFIC SAFETY				
ALL CITY MANAGEMENT SERVICES, INC	09/04/22-09/17/22-CROSSING GUARDS	10/07/2022	9000597	\$3,319.30
YUNEX LLC	JUN 22-TRAFFIC SIGNAL CALL OUT	10/07/2022	102695	\$1,370.85
YUNEX LLC	JUN 22-TRAFFIC SIGNAL MAINT	10/07/2022	102695	\$1,120.00
YUNEX LLC	JUL 22-TRAFFIC SIGNAL MAINT	10/07/2022	102695	\$1,120.00
YUNEX LLC	JUL 22-TRAFFIC SIGNAL RESPONSE CALL OUTS	10/07/2022	102695	\$1,261.28
YUNEX LLC	AUG 22-TRAFFIC SIGNAL MAINT	10/07/2022	102695	\$1,120.00
YUNEX LLC	AUG 22-TRAFFIC SIGNAL RESPONSE CALL OUTS	10/07/2022	102695	\$2,633.28
TOTAL TRAFFIC SAFETY				\$11,944.71
1006550 - STREET CLEANING				
SCA OF CA, LLC	JUL 22- CITY-WIDE STREET SWEEPING SERVICES	10/07/2022	102688	\$3,910.15
SCA OF CA, LLC	AUG 22-CITY-WIDE STREET SWEEPING SERVICES	10/07/2022	102688	\$3,910.15
TOTAL STREET CLEANING				\$7,820.30
1006560 - PARK MAINTENANCE				

MISSION LINEN & UNIFORM INC	LAUNDRY-PW	09/29/2022	102639	\$13.32
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	10/07/2022	102676	\$13.32
RANCHO SANTA FE SECURITY SYS INC	JUL 22-SECURITY PTRL	10/07/2022	102684	\$661.10
RANCHO SANTA FE SECURITY SYS INC	AUG 22- SECURITY PTRL	10/07/2022	102684	\$661.10
RANCHO SANTA FE SECURITY SYS INC	SEP 22-SECURITY PTRL	10/07/2022	102684	\$661.10
RANCHO SANTA FE SECURITY SYS INC	SEP 22-CELL STATION MONITORING	10/07/2022	102684	\$1,934.52
RANCHO SANTA FE SECURITY SYS INC	JUL 22- ALARM MONITORIN	10/07/2022	102684	\$276.00
RANCHO SANTA FE SECURITY SYS INC	AUG 22-ALARM MONITORIN	10/07/2022	102684	\$276.00
RANCHO SANTA FE SECURITY SYS INC	RESISTOR CRACKED ON INTERIOR DOOR	10/07/2022	102684	\$100.00
RANCHO SANTA FE SECURITY SYS INC	KEYPAD MAINT	10/07/2022	102684	\$150.00
RANCHO SANTA FE SECURITY SYS INC	ALARM BATTERIES/RUSTED-CLEANED	10/07/2022	102684	\$130.00
RANCHO SANTA FE SECURITY SYS INC	SEP 22-ALARM MONITORIN	10/07/2022	102684	\$276.00
RANCHO SANTA FE SECURITY SYS INC	OCT 22-ALARM MONITORIN	10/07/2022	102684	\$331.20
RANCHO SANTA FE SECURITY SYS INC	REPLACE FRONT DOOR CONTACT/BATTERY	10/07/2022	102684	\$115.00
RANCHO SANTA FE SECURITY SYS INC	ADDED CODE USER-LC	10/07/2022	102684	\$10.00
RANCHO SANTA FE SECURITY SYS INC	ADDED CODE USERS	10/07/2022	102684	\$30.00
RANCHO SANTA FE SECURITY SYS INC	KEYPAD REPLACED/BATTERIES	10/07/2022	102684	\$182.00
US BANK	FCP STEVENS LIGHT	10/07/2022	102664	\$118.51
US BANK	HOSE CLAMP/GASKET	10/07/2022	102664	\$112.25
US BANK	CVHY COL TIRES	10/07/2022	102664	\$495.75
EMBROIDERY IMAGE	POLOS-PW	09/29/2022	102632	\$385.37
DOG WASTE DEPOT	DOG WASTE BAGS	10/07/2022	102669	\$2,532.13
THE HOME DEPOT PRO	LINERS/CLOROX	09/29/2022	102647	\$1,073.87
WEX FLEET UNIVERSAL	08/08/22-09/07/22-AUTO FUEL	09/29/2022	102651	\$97.22
NORTH COUNTY DISPATCH (JPA)	Q1-FY23 PW NORTH COUNTY DISPATCH JPA	09/29/2022	102640	\$130.38

TOTAL PARK MAINTENANCE**\$10,766.14****1006570 - PUBLIC FACILITIES**

SEASIDE HEATING & AIR CONDITIONING	FY23 HVAC SERVICES AT CITY FACILITIES-REPAIRS	10/07/2022	102689	\$1,185.00
SEASIDE HEATING & AIR CONDITIONING	FY23 HVAC SERVICES AT CITY FACILITIES-REPAIRS	10/07/2022	102689	\$140.00
DIXIELINE LUMBER CO INC	OSCILLATING MULTI-TOOL/GROUT/SPONGE	09/29/2022	102630	\$264.68
DIXIELINE LUMBER CO INC	PAINT ROLLER COVERS/PAINT TRAY/ROLLER	09/29/2022	102630	\$46.54
DIXIELINE LUMBER CO INC	BATTERIES	09/29/2022	102630	\$34.46
DIXIELINE LUMBER CO INC	GROUT SEALER/MICROFIBER CLOTH	09/29/2022	102630	\$28.39
DIXIELINE LUMBER CO INC	TOOL BOX/GLOVES/RAZOR BLADES	09/29/2022	102630	\$137.74
DIXIELINE LUMBER CO INC	HOT GLUE/WRENCH/SOCKET/PIPE CUTTER/CONCRETE MIX	09/29/2022	102630	\$45.85
DIXIELINE LUMBER CO INC	RECEPTACLE/SCREWDRIVER	09/29/2022	102630	\$44.59
DIXIELINE LUMBER CO INC	DUCT TAPE	09/29/2022	102630	\$29.08
DIXIELINE LUMBER CO INC	FAN	09/29/2022	102630	\$20.47
DIXIELINE LUMBER CO INC	PUMP	10/07/2022	102668	\$83.39
DIXIELINE LUMBER CO INC	FLOOD LIGHT	10/07/2022	102668	\$112.06
US BANK	CITY HALL DATA/DRINKING FOUNTAIN	10/07/2022	102664	\$594.75
US BANK	GAS	10/07/2022	102664	\$175.00
US BANK	ERG	10/07/2022	102664	\$624.39
NEWMAN REPLACEMENT WINDOWS, INC	MARINE SAFETY WINDOW REPLACEMENT	10/07/2022	102678	\$4,997.00
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH	09/29/2022	102627	\$236.41
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	10/07/2022	102665	\$119.05
WEX FLEET UNIVERSAL	08/08/22-09/07/22-AUTO FUEL	09/29/2022	102651	\$162.02

TOTAL PUBLIC FACILITIES**\$9,080.87****1007100 - COMMUNITY SERVICES**

US BANK	AGE-FRIENDLY LISTING SES	10/07/2022	102664	\$383.96
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TOTAL COMMUNITY SERVICES**\$383.96****1007110 - GF-RECREATION**

US BANK	LC CLOCKS (2)	10/07/2022	102664	\$31.33
RAPHAEL'S PARTY RENTALS	GENERATOR-DIA DE LOS MUERTOS	09/29/2022	102644	\$268.55
WEX FLEET UNIVERSAL	08/08/22-09/07/22-AUTO FUEL	09/29/2022	102651	\$82.51

TOTAL GF-RECREATION**\$382.39****1205460 - SELF INSURANCE RETENTION**

GEORGE HILLS COMPANY, INC.	ANNUAL MEDICARE/CMS REPORT FEE	09/29/2022	9000591	\$500.00
GEORGE HILLS COMPANY, INC.	AUG-CLM.2203-PROF SERVICE	09/29/2022	9000591	\$122.20
EBIX INC.	MAY-JUL 22 QTRLY FEE	09/29/2022	9000590	\$584.11
BURKE WILLIAMS & SORENSEN	JULY 22-96-0040.001/CLM.2203	09/29/2022	102625	\$10,574.50
BURKE WILLIAMS & SORENSEN	JULY 22-RETAIN	09/29/2022	102625	\$11,644.00

TOTAL SELF INSURANCE RETENTION**\$23,424.81****1355450 - ASSET REPLACEMENT-INFO SYS**

US BANK	COMPUTER	10/07/2022	102664	\$1,245.03
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TOTAL ASSET REPLACEMENT-INFO SYS**\$1,245.03****1605360 - OPEB OBLIGATION**

MIDAMERICA	OCT 22-CTYSOLANAG5	10/07/2022	9000598	\$6,740.00
MIDAMERICA	SEPT 22-CTYSOLANAG5	10/07/2022	9000598	\$6,740.00

TOTAL OPEB OBLIGATION**\$13,480.00****2047520 - MID 9C SANTA FE HILLS**

SANTA FE HILLS HOA	AUG-FY23 SANTA FE HILLS HOA	09/29/2022	9000595	\$28,750.00
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TOTAL MID 9C SANTA FE HILLS**\$28,750.00****2057530 - MID 9E ISLA VERDE**

ISLA VERDE HOA	AUG-FY23 ISLE VERDE HOA	09/29/2022	102636	\$433.33
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TOTAL MID 9E ISLA VERDE**\$433.33****2077550 - MID 9H SAN ELIJO #2**

SAN ELIJO HILLS II HOA	AUG-FY23 HOA PAYMENT	09/29/2022	102645	\$6,550.00
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TOTAL MID 9H SAN ELIJO #2**\$6,550.00****2117600 - STREET LIGHTING DISTRICT**

YUNEX LLC	JUN 22-STREET LIGHT RESPONSE CALL OUTS	10/07/2022	102695	\$596.00
YUNEX LLC	AUG 22-STREET LIGHT RESPONSE CALL OUTS	10/07/2022	102695	\$1,700.00
YUNEX LLC	AUG 22-POLE KNOCKDOWN-LOMAS SNTA FE/PLAZA ENT	10/07/2022	102695	\$12,747.36

TOTAL STREET LIGHTING DISTRICT**\$15,043.36****2135550 - DEVELOPER PASS-THRU- PLANNING**

HARRIS & ASSOC. INC.	Q1-THIRD PARTY BIOLOGY REVIEW-JUL-SEP 22	09/29/2022	102635	\$2,862.13
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TOTAL DEVELOPER PASS-THRU- PLANNING**\$2,862.13****2196110 - COPS PROGRAM**

SAN DIEGO COUNTY SHERIFF'S DEPT.	JULY 22-LAW ENFORCEMENT	10/07/2022	102687	\$8,092.95
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TOTAL COPS PROGRAM**\$8,092.95****2286510 - TRANSNET EXTENSION-CIP**

CHEN RYAN ASSOCIATES	AUG 22-9538 SAFE RT SCH	09/29/2022	102626	\$3,697.25
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TOTAL TRANSNET EXTENSION-CIP				\$3,697.25
2466510 - PER CAPITA GRANT FUND-CIP				
CHEN RYAN ASSOCIATES	AUG 22-9538 SAFE RT SCH	09/29/2022	102626	\$11,091.75
TOTAL PER CAPITA GRANT FUND-CIP				\$11,091.75
2476510 - SB1 STREETS & ROADS				
PAL GENERAL ENGINEERING INC	FY 21-22 PAVEMENT MAINTENANCE & REPAIRS PROJECT	10/07/2022	102680	\$93,331.90
TOTAL SB1 STREETS & ROADS				\$93,331.90
2505570 - COASTAL BUSINESS/VISITORS				
US BANK	MOVIE NIGHT SUPPLIES	10/07/2022	102664	\$295.96
JON KOEHLER, INC	"PINION" ART PIECE PURCHASE	09/29/2022	102637	\$12,500.00
TOTAL COASTAL BUSINESS/VISITORS				\$12,795.96
2557110 - CAMP PROGRAMS				
US BANK	CAMP ADMISSIONS	10/07/2022	102664	\$1,631.57
US BANK	JG MEDICAL SUPPLIES	10/07/2022	102664	\$53.76
US BANK	LAST DAY EE LUNCH	10/07/2022	102664	\$297.39
US BANK	JG SUPPLIES	10/07/2022	102664	\$387.85
AGIT GLOBAL NORTH AMERICA INC	BODYBOARDS/SURFBOARDS	10/07/2022	102659	\$1,174.05
TOTAL CAMP PROGRAMS				\$3,544.62
2706120 - PUBLIC SAFETY- FIRE				
AMR	CSA.17-ZOLL LEAD CABLE	10/07/2022	102662	\$137.03
AMR	CSA.17-SENSORS/CUFF/HOSE	10/07/2022	102662	\$1,631.37
PHARMALINK, INC	CSA.17-DEA C-II PROCESSING/FORMS/FEE/AUTHOR	10/07/2022	102683	\$150.00
PHARMALINK, INC	CSA.17-ECOLINK FEE	10/07/2022	102683	\$150.00
NATIONWIDE MEDICAL SURGICAL INC	CSA.17-AFLURIA SYRINGES	10/07/2022	102677	\$204.78
TOTAL PUBLIC SAFETY- FIRE				\$2,273.18
2706170 - PUBLIC SAFETY- MARINE SAFETY				
US BANK	STINGRAY PATIENT TOGO KIT	10/07/2022	102664	\$124.24
TOTAL PUBLIC SAFETY- MARINE SAFETY				\$124.24
4506190 - SAND REPLNSHMNT/RETENTION				
SUMMIT ENVIROMENTAL GROUP, INC.	AUG 22-SND 9926/PROF SRVC	09/29/2022	9000596	\$8,280.00
TOTAL SAND REPLNSHMNT/RETENTION				\$8,280.00
4506510 - SANDREPLNSHMNT/RETNTN-CIP				
DOMUSSTUDIO ARCHITECTURE	AUG 22-9449 MS CENTR	10/07/2022	102670	\$757.50
TOTAL SANDREPLNSHMNT/RETNTN-CIP				\$757.50
459 - MISC. CAPITAL PROJECTS				
PAL GENERAL ENGINEERING INC	FY21-22 PVMT PROJ RETENTION	10/07/2022	102680	(\$5,991.15)
TOTAL MISC. CAPITAL PROJECTS				(\$5,991.15)
4596510 - MISC.CAPITALPROJECTS-ENG				
PAL GENERAL ENGINEERING INC	FY 21-22 PAVEMENT MAINTENANCE & REPAIRS PROJECT	10/07/2022	102680	\$26,491.15
TOTAL MISC.CAPITALPROJECTS-ENG				\$26,491.15
5097700 - SANITATION				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	09/29/2022	102639	\$7.83
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	10/07/2022	102676	\$7.83
AFFORDABLE PIPELINE SERVICES INC	FY 23-CALL OUT PREVENTIVE SRVC	10/07/2022	102658	\$425.00

AFFORDABLE PIPELINE SERVICES INC	FY 23-CALL OUT-DRAIN CLEANING R	10/07/2022	102658	\$525.00
AFFORDABLE PIPELINE SERVICES INC	FY 23-CALL OUT-DRAIN CLEANING R	10/07/2022	102658	\$565.00
WEX FLEET UNIVERSAL	08/08/22-09/07/22-AUTO FUEL	09/29/2022	102651	\$194.43
	TOTAL SANITATION			\$1,725.09
	REPORT TOTAL:			\$924,223.31



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 26, 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 October 12, 2022.

DISCUSSION:

The following table reports the revenues, 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 October 12, 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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

COUNCIL ACTION:

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: October 26, 2022
ORIGINATING DEPT: Community Development
SUBJECT: **Introduce (1st Reading) Ordinances 528 and 529 – Building Standards Code Amendments**

BACKGROUND:

On December 8, 2021, the City Council (Council) adopted Ordinance 518 to amend the 2019 California Building Code and California Green Building Code to implement solar energy, building decarbonization and electric vehicle (EV) installation requirements with the goal of decreasing greenhouse gas (GHG) emissions in the City of Solana Beach (City).

State building codes are updated by the State every three years and the 2019 California Building Code and California Green Building Code have now been replaced by the 2022 Edition of the California Building Standards Code that was adopted by the California Building Standards Commission on July 1, 2022. The new codes will go into effect beginning January 1, 2023. Therefore, any previously adopted amendments to the 2019 Building Code must be readopted and align with the 2022 Building Code.

This item is before the Council to consider introducing Ordinance 528 (Attachment 1) and Ordinance 529 (Attachment 2) approving the proposed local amendments.

DISCUSSION:

California State Building Codes are typically updated every three years. State law requires that local jurisdictions enforce the building codes adopted by the State of California Building Standards Commission as the minimum standard for construction. Ordinance 518 was adopted in 2021 to amend sections of the 2019 Energy Code and the Green Building Code to promote energy efficiency and conservation in the City, increase use of sustainable energy sources, reduce GHG emissions, promote green development patterns, and maintain a long-term balance between environmental, social, and economic impacts that protect public health and welfare.

CITY COUNCIL ACTION:

Ordinance 518 made the following amendments:

2019 Energy Code Amendment (Reach Codes) Summary

- Required all newly constructed non-residential properties to install photovoltaic (PV) systems.
- Required all space conditioning, water heating and clothes dryer to be electric only in all new residential and commercial construction.

2019 Green Building Code Amendment (Reach Codes) Summary

- Required all new residential and non-residential construction to be pre-wired for battery storage that would accommodate backup loads for a minimum of 5 kWh.
- Required all new residential and non-residential construction to install sufficient electrical capacity for future electrification of all non-electric appliances.
- Required all new residential and non-residential construction to install EV infrastructure in accordance with the requirements outlined in Section 15.23.060 of the ordinance.

In addition, during adoption of Ordinance 518, Council also considered the application of these requirements to substantial building remodels. Because the City is a relatively built-out community, much of the construction activity in the City consists of remodels to existing homes and buildings rather than entirely new construction. At times, the extent of the remodeling is extensive enough that most of the structure is essentially “new” construction. Therefore, Ordinance 518 also established a definition for “New Construction” so that all of the energy and green building code amendment requirements would be applied in these situations.

Some of provisions in Ordinance 518 adopted by the Council have been absorbed into the Standard 2022 Building Standards Code and therefore no longer need to be outlined in the City’s local amendment for the 2022 cycle. The City reviewed Ordinance 518 to determine which portions of it would need to be deleted, altered or readopted to be consistent with the current State mandated building code editions. The list below summarizes the changes proposed by Ordinances 528 and 529 (Attachments 1 and 2).

2022 Energy Code Amendment (Reach Codes) Changes Summary

- Moved Required Electric End Uses section to CALGreen.
- Redefined Newly Constructed/New Construction in the Building Code and the Energy Code. This change applies to all of the Building Code.
- Modified solar PV requirements to meet new State code requirements for new construction and limited exceptions in the 2021 ordinance to apply only to remodels that qualify as new construction.
- Deleted PV exception for time dependent valuation (TDV) equivalence (cannot be administered).

- Broke out requirements for nonresidential and high-rise residential buildings to mirror reorganization of State Energy Code.

2022 Green Building Code Amendment (Reach Codes) Summary

- Definitions
 - Referred New Construction to the amended definition in the Building Code.
- Required Electric End Uses
 - Moved from Energy Code to Green Code.
- Electric Readiness
 - Referred cooktop readiness to new provision of 2022 Energy Code.
 - Removed prescriptive requirements for panels and raceways and replaced with certification from a licensed engineer.
- Energy Storage Prewiring
 - Deleted 5 kWh capacity requirement.
 - Referred to 2022 code mandatory requirements for newly constructed buildings. Low-rise residential referred to high-rise requirements.
- Electric Vehicle Chargers
 - Deleted local definitions (which were no longer consistent with State definitions).
 - Clarified requirements, particularly in light of new State requirements and definitions.
 - Increased nonresidential EV Ready requirements from 20% to 35% to match new State requirements.

With the adoption of proposed Ordinances 528 and 529, the building sections of Title 15 of the Solana Beach Municipal Code (SBMC) would be repealed and replaced with new sections and local amendments. Local amendments that are necessary to reflect local topographic, climatic or geological conditions have been prepared for City Council consideration. The City may only locally amend these State codes when a finding can be made that certain local physical conditions exist to support the necessity for a local amendment. The adoption of local amendments, and more stringent standards, are supported in the proposed findings. It should be noted that the above amendments do not substantively alter the provisions previously approved by Council in Ordinance 518.

After adoption, local amendments to the Energy Code will be submitted to the California Energy Commission for approval while local amendments to the Green Building Code will be filed with the California Building Standards Commission. Because of these two different state pathways, two separate ordinances, instead of one, are being proposed.

CEQA COMPLIANCE STATEMENT:

These Ordinances are exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Section 15308 of the CEQA Guidelines (14 CCR

15308) because they are activities undertaken to assure the maintenance, restoration, enhancement and protection of the environment.

FISCAL IMPACT:

There would be no impact to the General Fund from Ordinances 528 and 529, as proposed. No changes to existing City fees are proposed at this time.

WORK PLAN:

N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, report Council disclosures, receive public testimony, and close the public hearing.
2. Find the project categorically exempt from CEQA pursuant to Section 15308 CEQA Guidelines.
3. Introduce Ordinances 528 and 529 (1st Reading).

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Ordinance 528
2. Ordinance 529

ORDINANCE 528

AN ORDINANCE OF THE CITY COUNCIL OF SOLANA BEACH, CALIFORNIA, AMENDING CHAPTER 15.22 (ENERGY CODE) OF TITLE 15 (BUILDING AND CONSTRUCTION) OF THE SOLANA BEACH MUNICIPAL CODE RELATED TO CLIMATE ACTION THROUGH REQUIREMENTS FOR SOLAR ENERGY

WHEREAS, consensus exists among the world's leading climate scientists that climate change caused by greenhouse gas (GHG) emissions from human activities is among the most significant problems facing the world today; and

WHEREAS, the City of Solana Beach declared a Climate Emergency in 2020; and

WHEREAS, the City of Solana Beach adopted a Climate Action Plan (CAP) that directs the City in reducing approximately 70,000 metric tons of GHG emissions annually by the year 2035 to meet reduction goals consistent with California's GHG targets; and

WHEREAS, measures in the CAP aim to curb the use of fossil fuels, a primary contributor to GHG emissions, in buildings and transportation; and

WHEREAS, reach codes that extend beyond the California Building Standards Code are being adopted by cities state-wide to accelerate GHG reductions through enhance solar electricity generation beyond state code requirements; and

WHEREAS, the City of Solana Beach wishes to adopt a reach code ordinance with modifications to enhance solar electricity generation within the City as part of Title 15 of the Municipal Code; and

WHEREAS, Public Resources Code Sections 18941.5(b) and 17958.7 allow for more restrictive local amendments to the Building Standards Code that are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, Public Resources Code Section 25402.1(h)(2) and Section 10-106 of the Building Energy Efficiency Standards establish a process by which local governments may adopt more stringent energy efficiency standards provided that the more stringent standards are cost-effective and the California Energy Commission finds that the standards will require buildings to be designed to consume no more energy than permitted by the California Energy Code; and

WHEREAS, studies prepared by the California Energy Codes & Standards program for the 2022 Energy Code Cycle demonstrate that the solar PV requirements of the proposed amendments to the 2022 California Energy Code, Title 24, Part 6, are cost-effective; and

WHEREAS, as required by Health and Safety Code section 17958, the City of Solana Beach does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due certain climatic, topographic or geological features existing in the City of Solana Beach. The City Council hereby makes the following findings concerning the special circumstances and the climatic, topographic and geological conditions existing in the City of Solana Beach:

1. The City has over 1.7 miles of beaches, a creek, and other low-lying areas prone to flooding. The City is at risk to coastal storms, erosion, and flooding. There is broad scientific consensus that the earth will continue to warm and sea levels will rise impacting beaches, roads, properties, infrastructure, and environmentally sensitive areas.
2. The City has experienced increases in annual temperature. Annual temperatures have increased more than 1 degree Fahrenheit in many parts of the state and have exceeded increases of 2 degrees Fahrenheit in areas that include the San Diego region. Temperature increases are expected to continue into the future.
3. The City is situated in hilly, inland terrain. Approximately 50% of the area, for fire purposes, is "wildland", covered by native vegetation on steep inaccessible hillsides. The native ground cover is highly combustible grasses, dense brush and chaparral. Natural firebreaks in these areas are insignificant.
4. The City experiences seasonal climatic conditions during the late summer and fall that can result in frequent Santa Ana weather patterns. Dry, hot, strong, and gusty Santa Ana wind conditions produce extreme dryness and some of the highest wind events in San Diego County, resulting in some of the region's most catastrophic wildfires. These fires impact public health in the populated coastal zone through extreme heat and smoke.
5. The topography of the City is such that its boundaries enclose an area of 3.5 square miles that is mostly built out. As such, construction activity in the City is dominated by residential and commercial remodeling projects that significantly alter original or existing building structures rather than by new development and construction projects. The building code needs to address these significant modifications to the existing building stock.
6. The City acts to address environmental conditions that impact public health and welfare. Sustainability and resiliency are core values of the City's General Plan and Climate Action Plan. Energy Efficiency promotes public health and welfare by enhancing the environmental and economic health of the City through green practices in design, construction, maintenance, and operation of new and existing buildings. Construction of energy efficient buildings and installation of renewable energy systems protects the public health and welfare by reducing air pollution,

greenhouse gas emissions, average and peak energy demand, and adverse impacts from power outages.

7. Amendments to the California Building Code and the California Energy Code are reasonably necessary to promote energy efficiency and conservation in the City, increase use of sustainable energy sources, reduce GHG emissions, promote green development patterns, and maintain a long-term balance between environmental, social, and economic impacts that protect public health and welfare.

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

SECTION 1. FINDINGS.

The City Council finds and determines that the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City Council. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance.

SECTION 2. ENVIRONMENTAL REVIEW.

This Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15308 of the CEQA Guidelines (14 CCR 15308) because it is an activity undertaken to assure the maintenance, restoration, enhancement and protection of the environment.

SECTION 3. ADDITION OF SECTIONS 15.22.020 THROUGH 15.22.040 TO THE SOLANA BEACH MUNICIPAL CODE.

Sections 15.22.020 through 15.22.030 of the Solana Beach Municipal Code are hereby repealed in their entirety. Sections 15.22.020 through 15.22.040 are hereby added to amend the 2022 California Building Standards Code, California Code of Regulations, Title 24, Part 2 and Part 6 and shall read as follows:

CHAPTER 15.22 BUILDING CODE AND ENERGY CODE

15.22.020 Applicability

The requirements of this Chapter shall apply at the time of building permit application for all Newly Constructed buildings, as defined in Section 100.1(b) of Title 24, Part 6, Definitions, of the California Code of Regulations, and as amended by Solana Beach Municipal Code Section 15.22.030.

15.22.030 Definitions

Section 202 of Title 24, Part 2, Chapter 2, Definitions, of the California Code of Regulations, is hereby amended to modify the definition of Newly Constructed to read:

NEWLY CONSTRUCTED or **NEW CONSTRUCTION** [HCD 1-AC] means a building that is new construction, previously unoccupied or substantially Remodeled (as defined herein). Any construction work, alteration, remodel, replacement, repair, or renovation of any building(s) or structure(s) (collectively "Remodel") shall be considered "New Construction" when:

A. Residential Remodel.

1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:
 - (i) exterior walls (measured by linear feet);
 - (ii) interior walls (measured by linear feet), except where the building or structure is less than 1200 square feet;
 - (iii) roof (measured by square footage);
 - (iv) floor and/or foundation (measured by square footage); or
2. The addition of seven hundred (700) or more square feet of floor area.

B. Nonresidential Remodel.

1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:
 - (i) exterior walls (measured by linear feet);
 - (ii) interior walls (measured by linear feet);
 - (iii) roof (measured by square footage);
 - (iv) floor and/or foundation (measured by square footage); or
2. The addition of fifty percent (50%) or more of floor area to the building (measured by square footage); or
3. The Remodel project has a permit valuation of four hundred thousand dollars (\$400,000) or more.

Section 100.1(b) of Title 24, Part 6, Definitions, of the California Code of Regulations is amended to modify the following definition:

NEWLY CONSTRUCTED or **NEW CONSTRUCTION** shall have the meaning as defined in Title 24, Part 2, Chapter 2, Section 202, of the California Code of Regulations as amended by Solana Beach Municipal Code Section 15.22.030.

15.22.040 Nonresidential and High-Rise Residential Photovoltaic System Required

Section 120.11 is added to the California Energy Code as follows:

Section 120.11 - NONRESIDENTIAL PHOTOVOLTAIC SYSTEM REQUIRED

All Newly Constructed Nonresidential and Hotel/Motel buildings shall be required to install an on-site photovoltaic system. The required installation of a photovoltaic (PV) system shall comply with Section 140.10(a). All exceptions to Section 140.10(a) apply.

Exceptions applicable to Remodels that qualify as New Construction:

- A. When a Remodel of a Nonresidential multi-tenant building (whether to a tenant's leased premises within the building or to the common area of the building or project) qualifies as New Construction, compliance with the requirements herein concerning the size of the photovoltaic system shall be based on the conditioned floor area (CFA) controlled by the applicant.
 - (i) Where there is construction to a leased premises that only concerns the leased premises, the size of the photovoltaic system will be based on the conditioned floor area (CFA) of the leased premises being Remodeled controlled by the applicant. (For example, for a tenant improvement that only affects the tenant's portion of a building's total gross floor area.)
 - (ii) Where there is construction to the common area of a building or project, the size of the photovoltaic system will be based on the conditioned floor area (CFA) of the common area of the building or project that is owned or controlled by the property owner consisting of interior lobbies, hallways, bathrooms, and mailrooms located inside the building. (For example, a Remodel of a building that only affects common area of the building or project.)
- B. The building official may reduce (by the minimum extent necessary) or waive the requirements of this Section 120.11 if the official determines that (i) there are sufficient "practical challenges" to make compliance with the requirements infeasible or (ii) that the size of the photovoltaic system required herein exceeds the reasonable average annual electricity demand for the proposed use of the building or premises. "Practical challenges" may be a result of the building site location, limited rooftop availability, or shading from nearby structures, topography, or vegetation. The applicant is responsible for submitting written documentation that demonstrates (i) the infeasibility of the requirement or (ii)

- that the electrical demand for the building (or leased premises) based on the proposed use of the building (or leased premises) is lower than the electricity production from the required system size. The applicant's request for modification or exemption from this requirement shall include a written report from a certified energy analyst and other qualified consultants as may be required by the building official that demonstrate the infeasibility of the requirement or that the electrical demand for the building based on the proposed use of the building. The City's certified energy analyst and/or other consultants shall confirm the report and analysis provided by the applicant.
- C. The building official may waive or reduce, by the extent necessary, the provisions of this section 120.11 above if the official determines that the building has satisfied the purpose and intent of this provision through the use of alternate on-site zero carbon, renewable generation systems such as wind energy systems.
 - D. Greenhouse structures used for commercial cultivation, educational purposes, or the conservancy of plants or animals are exempted from the requirements of this Section 120.11. The Community Development Director or his or her designee may exempt other greenhouse structure uses on a case-by-case basis.
 - E. An applicant may install a ground-mounted solar PV system that meets the requirements of Section 120.11 as a voluntary alternative to installing rooftop solar PV. The ground-mounted solar photovoltaic system shall comply with all existing health and safety requirements and limitations in the City.

Section 160.10 is added to the California Energy Code as follows:

Section 160.10 – HIGH-RISE RESIDENTIAL PHOTOVOLTAIC SYSTEM REQUIRED

All Newly Constructed High-Rise Residential buildings shall be required to install an on-site photovoltaic system. The required installation of a photovoltaic (PV) system shall comply with Section 170.2(g). All exceptions to Section 170.2(g) apply.

Exceptions applicable to Remodels that qualify as New Construction:

- A. The building official may reduce (by the minimum extent necessary) or waive the requirements of this Section 160.10 if the official determines that (i) there are sufficient "practical challenges" to make compliance with the requirements infeasible or (ii) that the size of the photovoltaic system required herein exceeds the reasonable average annual electricity demand for the proposed use of the building or premises. "Practical challenges" may be a result of the building site location, limited rooftop availability, or shading from nearby structures, topography, or vegetation. The applicant is responsible for submitting written documentation that demonstrates (i) the infeasibility of the requirement or (ii)

- that the electrical demand for the building (or leased premises) based on the proposed use of the building (or leased premises) is lower than the electricity production from the required system size. The applicant's request for modification or exemption from this requirement shall include a written report from a certified energy analyst and other qualified consultants as may be required by the building official that demonstrate the infeasibility of the requirement or that the electrical demand for the building based on the proposed use is less than the projected production of the otherwise-required solar PV system. The City's certified energy analyst and/or other consultants shall confirm the report and analysis provided by the applicant.
- B. The building official may waive or reduce, by the extent necessary, the provisions of this Section 160.10 above if the official determines that the building has satisfied the purpose and intent of this provision through the use of alternate on-site zero carbon, renewable generation systems such as wind energy systems.
- C. An applicant may install a ground-mounted solar PV system that meets the requirements of Section 160.10 as a voluntary alternative to installing rooftop solar PV. The ground-mounted solar photovoltaic system shall comply with all existing health and safety requirements and limitations in the City.

SECTION 4. SEVERABILITY.

If any section, subsection, paragraph, sentence, clause, phrase or term (each a "Provision") in this Ordinance, or any Provision's application to any person or circumstance, is held illegal, invalid or unconstitutional by a court of competent jurisdiction, all other Provisions not held illegal, invalid or unconstitutional, or such Provision's application to other persons or circumstances, shall not be affected. The City Council declares that it would have passed this Ordinance, and each Provision therein, whether any one or more Provisions be declared illegal, invalid or unconstitutional.

SECTION 5. PUBLICATION AND EFFECTIVE DATE.

Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933. This Ordinance shall become effective 30 days after its adoption and shall be in full force and effect 30 days after adoption, on January 1, 2023 or following submission to and approval by the California Energy Commission pursuant to applicable law, whichever is later.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Solana Beach, California on the 26th day of October, 2022; and

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

AYES:
NOES:
ABSENT:
ABSTAIN:

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

ORDINANCE 529

AN ORDINANCE OF THE CITY COUNCIL OF SOLANA BEACH, CALIFORNIA, ADOPTING ADDITIONS TO CHAPTER 15.23 (GREEN BUILDING CODE) OF TITLE 15 (BUILDING AND CONSTRUCTION) OF THE SOLANA BEACH MUNICIPAL CODE TO AMEND THE CALIFORNIA GREEN BUILDING STANDARDS CODE RELATED TO CLIMATE ACTION THROUGH BUILDING ELECTRIFICATION AND ELECTRIC VEHICLE INFRASTRUCTURE

WHEREAS, consensus exists among the world's leading climate scientists that climate change caused by greenhouse gas (GHG) emissions from human activities is among the most significant problems facing the world today; and

WHEREAS, the City of Solana Beach declared a Climate Emergency in 2020; and

WHEREAS, the City of Solana Beach adopted a Climate Action Plan (CAP) that directs the City in reducing approximately 70,000 metric tons of GHG emissions annually by the year 2035 to meet reduction goals consistent with California's GHG targets; and

WHEREAS, measures in the CAP aim to curb the use of fossil fuels, a primary contributor to GHG emissions, in buildings and transportation; and

WHEREAS, reach codes that extend beyond the California Building Standards Code are being adopted by cities state-wide to accelerate GHG reductions from new construction through building electrification and electric vehicle (EV) infrastructure beyond state code requirements; and

WHEREAS, the City of Solana Beach wishes to adopt a reach code ordinance with modifications to enhance building electrification and EV infrastructure within the City as part of Title 15 of the Municipal Code; and

WHEREAS, the 2022 California Building Standards Code adopted by the California Building Standards Commission has set minimum Green Building Standards and, within the code, expressly states that the standards are viewed as "minimal" and that local governmental entities retain discretion, pursuant to Health and Safety Code Section 17958, to exceed the standards established by such code based on express findings that such changes or modifications are reasonably necessary because of local climatic, topographical, or geological conditions pursuant to Health and Safety Code Section 17985.5, 17958.7, and 18941.5(b); and

WHEREAS, California Building Standards Code, Title 24, Part 11, Section 101.7.1 provides that local climatic, geological, or topographical conditions include environmental conditions established by a city, county, or city and county; and

WHEREAS, as required by Health and Safety Code Section 17958, the City of Solana Beach does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due to the following climatic, topographic or geological features existing in the City of Solana Beach:

1. The City has over 1.7 miles of beaches, a creek, and other low-lying areas prone to flooding. The City is at risk to coastal storms, erosion, and flooding. There is broad scientific consensus that the earth will continue to warm and sea levels will rise impacting beaches, roads, properties, infrastructure, and environmentally sensitive areas.
2. The City has experienced increases in annual temperature. Annual temperatures have increased more than 1 degree F in many parts of the state and have exceeded increases of 2 degrees F in areas that include the San Diego region. Temperature increases are expected to continue into the future.
3. The City is situated in hilly, inland terrain. Approximately 50% of the area, for fire purposes, is "wildland," covered by native vegetation on steep inaccessible hillsides. The native ground cover is highly combustible grasses, dense brush and chaparral. Natural firebreaks in these areas are significantly lacking.
4. The City experiences seasonal climatic conditions during the late summer and fall that can result in frequent Santa Ana weather patterns. Dry, hot, strong, and gusty Santa Ana wind conditions produce extreme dryness and some of the highest wind events in San Diego County, resulting in some of the region's most catastrophic wildfires. These fires impact public health in the populated coastal zone through extreme heat and smoke.
5. The topography of the City is such that its boundaries enclose an area of 3.5 square miles that is mostly built out. As such, construction activity in the City is dominated by residential and commercial remodeling projects that significantly alter original or existing building structures rather than by new development and construction projects. The building code needs to address these significant modifications to the existing building stock.
6. The City acts to address environmental conditions that impact public health and welfare. Sustainability and resiliency are core values of the City's General Plan and Climate Action Plan. Energy efficiency promotes public health and welfare by enhancing the environmental and economic health of the City through green practices in design, construction, maintenance, and operation of new and existing buildings. Construction of energy efficient buildings and installation of renewable energy systems protects the public health and welfare by reducing air pollution, greenhouse gas emissions, average and peak energy demand, and adverse impacts from power outages.

7. Amendments to the California Green Building Standards are reasonably necessary to promote energy efficiency and conservation in the City, increase use of sustainable energy sources, reduce GHG emissions, promote green development patterns, and maintain a long-term balance between environmental, social, and economic impacts that protect public health and welfare.

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

SECTION 1. FINDINGS.

The City Council finds and determines that the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City Council. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance.

SECTION 2. ENVIRONMENTAL REVIEW.

This Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15308 of the CEQA Guidelines (14 CCR 15308) because it is an activity undertaken to assure the maintenance, restoration, enhancement and protection of the environment .

SECTION 3. ADDITION OF SECTIONS 15.23.020 THROUGH 15.23.060 TO THE SOLANA BEACH MUNICIPAL CODE.

Sections 15.23.020 through 15.23.070 of the Solana Beach Municipal Code are hereby repealed in their entirety. Sections 15.23.020 through 15.23.060 are hereby added to amend the 2022 California Building Standards Code, California Code of Regulations, Title 24, Part 11 and shall read as follows:

15.23.020 Applicability

The requirements of this Chapter shall apply at the time of building permit application for all newly constructed buildings, as defined in Title 24, Part 2, Chapter 2, Section 202 of the California Code of Regulations, as amended by Solana Beach Municipal Code Section 15.22.030.

15.23.030 Definitions

For purposes of this Chapter, the following definitions shall apply:

MIXED-FUEL BUILDING. A building that is plumbed for the use of natural gas or propane as fuel for any system. Portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances, that are not connected to any fuel gas infrastructure, are not considered as plumbed for

propane.

NEWLY CONSTRUCTED or **NEW CONSTRUCTION** shall have the meaning as defined in Title 24, Part 2, Chapter 2, Section 202 of the California Code of Regulations, as amended by Solana Beach Municipal Code Section 15.22.030.

15.23.040 Required Electric End Uses

Section 4.504.6 Required Electric End Uses, is hereby added to the 2022 California Green Building Standards Code to read:

Section 4.504.6 Required Electric End Uses. All newly constructed residential and motel/hotel buildings shall use electricity as the source of energy for all space heating, water heating (including pools and spas), and clothes drying appliances and equipment.

Exception: Solar thermal systems for pool, spa heating, domestic hot water, service hot water and space heating.

Section 5.504.6 Required Electric End Uses, is hereby added to the 2022 California Green Building Standards Code to read:

Section 5.504.6 Required Electric End Uses. All newly constructed nonresidential buildings shall use electricity as the source of energy for all space heating, water heating (including pools and spas), and clothes drying appliances and equipment.

Exception: Solar thermal systems for pool, spa heating, domestic hot water, service hot water and space heating.

15.23.050 Electric-Readiness and Energy Storage Prewiring

Section 4.504.7 Electric-Readiness is hereby added to the 2022 California Green Building Standards Code to read:

Section 4.504.7 Electric-Readiness. In newly constructed mixed-fuel residential and hotel/motel buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system or appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are converted to electric-powered systems. The locations of

specific gas appliances shall be made electric-ready as follows:

- 1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall meet the requirements of the California Energy Code, Title 24, Part 6, Section 150.0(u).
- 2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
 - a. A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
 - b. The electrical receptacle shall be labeled with the words "For Future Electric Oven" and be electrically isolated; and
 - c. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Oven".
- 3) Any other gas appliances and equipment shall be deemed electric ready by a licensed design professional associated with the project, who shall provide calculations and documentation that the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment.

Section 4.504.8 Energy Storage Pre-wiring is hereby added to the 2022 California Green Building Standards Code to read:

Section 4.504.8 Energy Storage Pre-wiring

1. All newly constructed hotel and motel buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 140.10(b), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.
2. All newly constructed high-rise residential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 170.2(h), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.
3. All newly constructed low-rise residential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements as otherwise specified for high-rise residential buildings in the California Energy Code, Title 24, Part 6, Section

170.2(h), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

Section 5.504.7 Electric-Readiness is hereby added to the 2022 California Green Building Standards Code to read:

Section 5.504.7 Electric-Readiness. In newly constructed nonresidential buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system and for appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are converted to electric-powered systems. The locations of specific gas appliances shall be made electric-ready as follows:

- 1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall meet the requirements of the California Energy Code, Title 24, Part 6, Section 150.0(u).
- 2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
 - a. A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
 - b. The electrical receptacle shall be labeled with the words "For Future Electric Oven" and be electrically isolated; and
 - c. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Oven".
- 3) Any other gas appliances and equipment shall be deemed electric ready by a licensed design professional associated with the project, who shall provide calculations and documentation that the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment.

Section 5.504.8 Energy Storage Pre-wiring is hereby added to the 2022 California Green Building Standards Code to read:

All newly constructed nonresidential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 140.10(b), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

15.23.060 Electric Vehicle Charging

The first paragraph of Section A4.106.8 and the entirety of Section A4.106.8.1, as amended herein, are hereby added to the 2022 California Green Building Standards Code to read:

A4.106.8 Electric vehicle (EV) charging for new construction. New construction shall comply with Section A4.106.8.1 to facilitate future installation and use of electric vehicle chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

A4.106.8.1 New one- and two-family dwellings and townhouses with attached private garages.

Tier 1 and Tier 2. For each dwelling unit, a dedicated 208/240-volt branch circuit shall be installed in the raceway required by Section 4.106.4.1. The branch circuit and associated overcurrent protective device shall be rated to 40 amperes minimum. In addition, the circuit shall terminate at either a) a receptacle labeled "Electric Vehicle Outlet" with at least a ½ inch font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes.

For each dwelling unit with two or more parking spaces, an additional one EV Capable Space shall be provided.

All electrical components related to this section shall be installed in accordance with the *California Electrical Code*.

A4.106.8.1.1 Identification. The service panel or sub-panel circuit directory shall identify the overcurrent protective device(s) designated for EV charging as "EV CHARGER", "EV READY" or "EV CAPABLE", as the case may be, in accordance with the California Electrical Code.

Section 4.106.4.4 EV Chargers, is hereby added to the 2022 California Green Building Standards Code to read:

4.106.4.4 EV Chargers.

For any newly constructed multifamily building, at least 25 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall have electric vehicle supply equipment installed. Each such space shall be equipped with fully operational Level 2 electric vehicle supply equipment (EVSE) or a Direct Current Fast Charger (DCFC), except at least one space shall be provided with a Level 2 EVSE.

All of the remaining parking spaces shall be EV capable spaces, capable of supporting future Level 2 EVSE. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

For any newly constructed hotel or motel building, at least 25 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall have Level 2 electric vehicle supply equipment (EVSE) installed. Each such space shall be equipped with fully operational Level 2 electric vehicle supply equipment (EVSE) or a Direct Current Fast Charger (DCFC), except at least one space shall be provided with a Level 2 EVSE. All of the remaining parking spaces shall be EV capable spaces, capable of supporting future Level 2 EVSE. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

Section 5.106.5.3.2.1 Additional electric vehicle charging station (EVCS) requirements, is hereby added to the 2022 California Green Building Standards Code to read:

5.106.5.3.2.1 Additional electric vehicle charging station (EVCS) requirements.

For any newly constructed nonresidential building, at least 20 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall have electric vehicle supply equipment installed. Each such space shall be equipped with fully operational Level 2 electric vehicle supply equipment (EVSE) or a Direct Current Fast Charger (DCFC), except at least one space shall be provided with a Level 2 EVSE. At least 35 percent of the remaining parking spaces shall be EV capable spaces, capable of supporting future Level 2 EVSE. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

SECTION 4. SEVERABILITY.

If any section, subsection, paragraph, sentence, clause, phrase or term (each a "Provision") in this Ordinance, or any Provision's application to any person or circumstance, is held illegal, invalid or unconstitutional by a court of competent jurisdiction, all other Provisions not held illegal, invalid or unconstitutional, or such Provision's application to other persons or circumstances, shall not be affected. The City Council declares that it would have passed this Ordinance, and each Provision therein, whether any one or more Provisions be declared illegal, invalid or unconstitutional.

SECTION 5. PUBLICATION AND EFFECTIVE DATE.

Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code

Section 36933. This Ordinance shall become effective 30 days after its adoption and shall be in full force and effect 30 days after adoption, on January 1, 2023 or following filing with the California Building Standards Commission pursuant to applicable law, whichever is later.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Solana Beach, California on the 26th day of October, 2022; and

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

AYES:
NOES:
ABSENT:
ABSTAIN:

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 26, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP to Demolish a Single-Family Residence, Construct a Replacement Split-Level, Single-Family Residence with an Attached Accessory Dwelling Unit and Four-Car Tandem Garage, and Perform Associated Site Improvements at 601 North Cedros Avenue. (Case # 17-19-12 Applicant: Travis and Ginny Jones; APN: 263-062-27; Resolution No. 2022-127)**

BACKGROUND:

The Applicants, Travis and Ginny Jones, are requesting City Council approval of a Development Review Permit (DRP) to demolish a single-family residence, construct a replacement 5,612 square-foot split-level, single-family residence with an attached 787 square-foot Accessory Dwelling Unit (ADU) and 962 square-foot four-car tandem garage, and perform associated site improvements at 601 North Cedros Avenue. The 15,608 square-foot lot is located within the Medium-High Residential (MHR) Zone. The project proposes grading in the amounts of 350 cubic yards of cut and 20 cubic yards of fill, 20 cubic yards of excavation for footings, 200 cubic yards of recompaction, an aggregate grading quantity of 590 cubic yards, and 330 cubic yards of export. The maximum building height would be 19.54 feet above the proposed grade and 15.5 feet above the pre-existing grade with the highest point of the residence at 81.50 feet above Mean Sea Level (MSL).

The project requires a DRP for proposed grading in excess of 100 cubic yards. The maximum proposed building height of the residence would not exceed 16 feet as measured from the pre-existing grade; therefore, the project is exempt from the requirements of View Assessment/Structure Development Permit (SDP) (SBMC Chapter 17.63). The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2022-127 (Attachment 1).

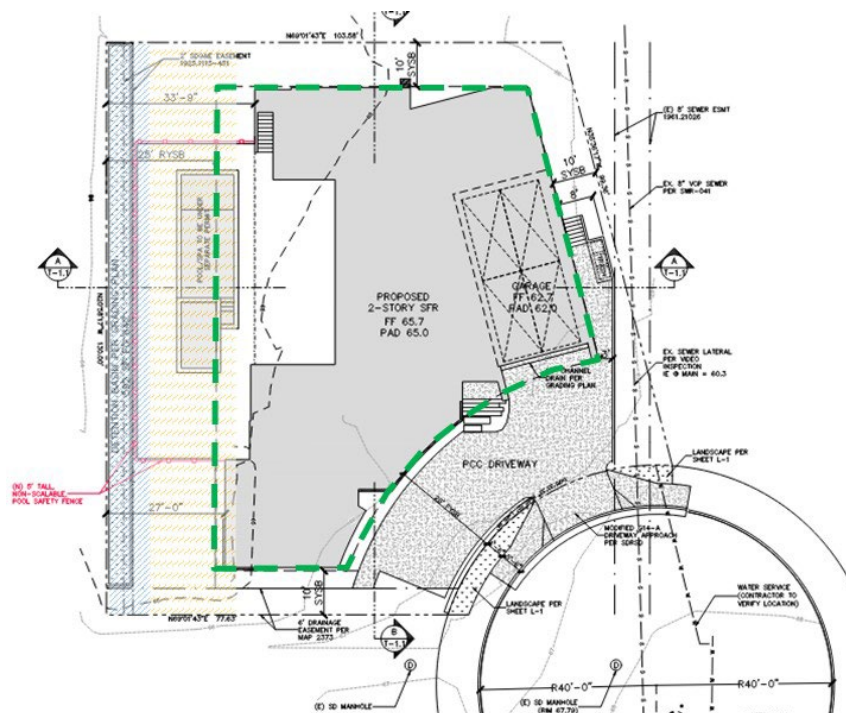
CITY COUNCIL ACTION:

DISCUSSION:

The 15,608 square-foot predominately flat lot is located at the northwestern terminus of North Cedros Avenue and is currently developed with a single-story, single-family residence with a detached garage, which would be demolished as part of this project. The lot is relatively square-shaped except for the southeast corner that fronts along the radial curve of the North Cedros Avenue cul-de-sac. The Engineering Department is requiring a dedication of right-of-way to match the 50-foot radius provided on adjacent properties to complete the cul-de-sac. High-voltage transmission lines traverse the western portion of the property which is also adjacent to the railroad right-of-way.

There is a six-foot-wide drainage easement that extends along the southern property line, a nine-foot-wide utility easement that extends along the western property line, and an eight-foot-wide sewer easement that crosses the southeast corner of the property frontage. The utility easement includes high-voltage overhead powerlines and an underground gas line that restrict development within the easement. There is also a 20-foot working clearance area east of the power lines that includes additional construction and safety-related regulations. The Applicants have been in consultation with San Diego Gas and Electric (SDGE) staff during the design process to verify that the proposed design is consistent with the applicable easement and clearance regulations.

Pursuant to the Solana Beach Municipal Code (SBMC Section 17.08), in order to address and follow the existing utility easement to the west and to reduce potential adverse impacts on the immediately adjacent neighbors to the north and east from the proposed outdoor amenities, Staff determined that the western property line would be the rear property line. The diagram below outlines the setbacks in green and identifies the utility easement in blue hatching and the associated clearance area in orange hatching.



The Applicants' proposal consists of the construction of a replacement split-level, single-family residence with an attached partially subterranean garage that would include four total parking spaces in two tandem configurations. The proposal also includes an attached ADU and completion of associated site improvements including grading, drainage, hardscape, a pool and spa, firepit, and landscaping. The project plans are included in Attachment 2. It should be noted that the application for the DRP was initially submitted in 2019 and is, therefore, subject to Ordinance 470 regarding ADU's, which has since been repealed and replaced with Ordinance 508. Ordinance 470 is included in Attachment 3 for reference to the ADU development standards applicable to this project.

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

Table 1		
LOT INFORMATION		
Property Address:	601 N Cedros Ave	Zoning Designation: MHR (8-12 du/ac)
Lot Size:	15,608 sf	# Units Allowed: 2 SFR, 1 ADU, 1JADU
Max. Allowable Floor Area: (75% FAR)	11,706 sf	# Units Requested: 1 SFR, 1 ADU*
Proposed Floor Area: (45% FAR)	6,951 sf	Setbacks: (d)
Below Max. Floor Area by:	4,755 sf	Required
Max. Allowable Height:	25 ft	Proposed
Max. Proposed Height:	(proposed) 19.54 ft	Front (SE) 25 ft 25 ft
	(pre-existing) 15.5 ft	Interior Side (E/N/S) 10 ft 10 ft
Highest Point/Ridge:	81.5 MSL	Rear (W)** 25 ft 27 ft
		*DRP submitted in 2019 and subject to Ord 470
		**Setback configuration recommended by Staff
PROPOSED PROJECT INFORMATION		
Proposed Floor Area Breakdown:		Required Permits: DRP for grading in excess of 100 cubic yards
Main Level Living Area	3,576 sf	Required Parking: 2 (SFR) 0 (ADU)
Upper Level Living Area	1,208 sf	Proposed Parking: 4 Tandem Garage
Lower Level Garage	962 sf	Proposed Fences and Walls: Yes
Covered/Enclosed Exterior Areas	828 sf	Proposed Accessory Structure: No
Attached Accessory Dwelling Unit	787 sf	Existing Development: Single-family residence with one detached garage to be demolished
Subtotal	7,361 sf	
Off-Street Parking Exemption	- 400 sf	
Total Proposed Floor Area:	6,951 sf	
Proposed Grading: 350 CY of cut; 20 CY of fill; 20 CY of excavation for footings; 200 CY of removal and recompaction; an aggregate grading quantity of 590 CY; and 330 CY of export		

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2022-127 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and recommended conditions of approval 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 2022-127.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2022-127 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.

DRP Finding #1

General Plan Consistency

The proposed Project may be found consistent with the General Plan, which designates the property as Medium High Density Residential and is intended for multi-family residential development at a maximum density of eight to twelve dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Specific Plans and Special Overlays

The proposed Project is not located in any overlays; however, the entire City of Solana Beach 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.

Zoning Ordinance Consistency

SBMC Section 17.20.010(C) specifies that the MHR Zone is intended for a wide range of residential development types including detached single-family and attached duplex units at the low end of the density range and multiple family attached units at the higher end of the density range. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the MHR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot interior side yard setbacks. As previously mentioned, Staff determined the rear property line (and associated rear yard setback) to be the western property line in alignment with the utility easement. The project includes allowable encroachments into the rear-yard setback, including a pool and firepit.

Maximum Floor Area Ratio:

The maximum allowable Floor Area Ratio (FAR) for properties located in the MHR Zone is 75 percent of the gross lot area. The maximum allowable floor area calculation for this project is as follows:

$$15,608 \times 0.75 = 11,706 \text{ SF}$$

The Applicants are proposing to demolish all existing structures on site and construct a replacement residence that would include a 3,576 square-foot main level, 1,208 square-foot upper level, 962 square-foot lower level four-car tandem garage built partially below the existing grade, 828 square feet of exterior covered areas that count toward gross floor area, and a 787 square-foot attached ADU.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The ADU would not require off-street parking spaces due to the property being located within one-half mile from a transit stop. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 962 square-foot garage would provide four unobstructed parking spaces and two spaces are required in total for the project; therefore, 400 square feet of the garage is exempt from the calculation of floor area.

The project was submitted in 2019 and, therefore, subject to Ordinance 470, which included ADU’s in the gross floor area calculation. With the off-street parking exemption, the total proposed floor area of the project would be 6,951 square feet or a FAR of 45 percent, which is 4,755 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the MHR Zone is 25 feet or 30 feet with a DRP. The maximum height of the proposed residence would be 19.54 feet above the proposed grade and 15.5 feet above the pre-existing grade. The highest portion of the structure would be at 81.5 feet above MSL. The proposed structure would not exceed 16 feet in height from the pre-existing grade. Therefore, the project is not subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. However, a condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that structure would not exceed 16 feet in height measured from the pre-existing grade.

Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Pursuant to Ordinance 470, no off-street parking spaces are required for the ADU because the property is located within one-half mile from a transit stop. A total of two off-street parking spaces are required by the project and four unobstructed tandem 9-foot by 19-foot parking spaces are proposed in the partially subterranean garage.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air. Fence and wall height is measured from the pre-existing grade.

The Applicants are proposing to construct a retaining wall along the east side of the driveway and side yard to retain the existing grade and allow for the descending driveway access to the partially subterranean garage. A one-foot-tall wall would follow the front property line from the west end of the frontage to the driveway. A five-foot-tall fence would secure the pool in the rear yard. No other privacy or perimeter fencing is proposed.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Landscape:

Compliance with the current water efficient landscaping regulations of SBMC Chapter 17.56 and submittal of a Landscape Documentation Package is required for new

development projects with an aggregate landscape equal to or greater than 500 square feet. The Applicants provided a conceptual landscape plan (including a planting plan and water use calculations) that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for substantial conformance with the conceptual plan and consistency with the water efficient landscape regulations. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project to verify consistency.

DRP Finding #2

The development review criteria topics referenced in DRP Finding #2 are listed below with further discussion as to how they relate to the proposed Project:

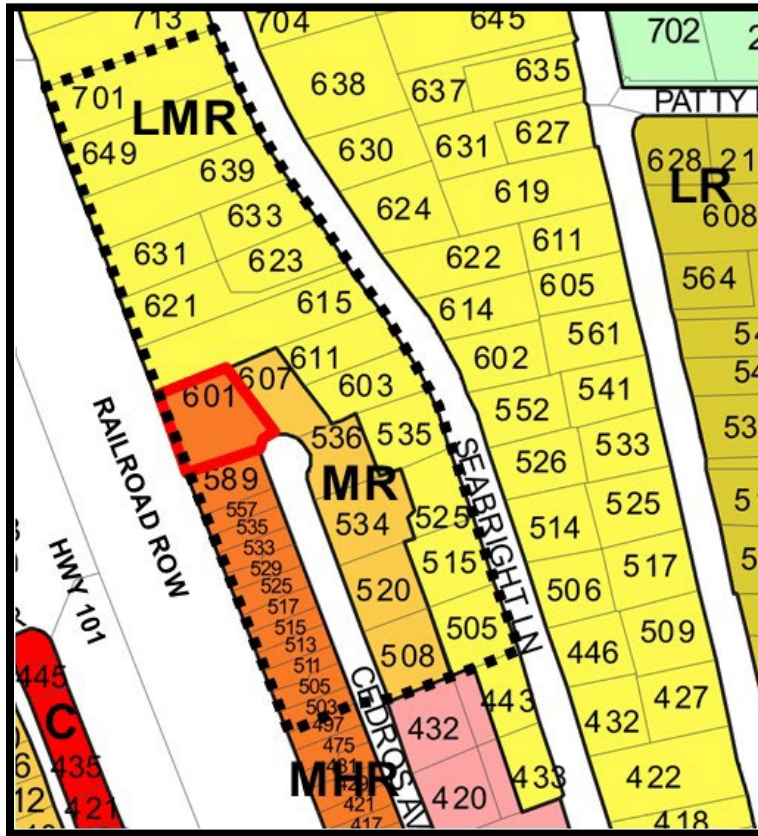
1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

Relationship with Adjacent Land Uses:

The property is located within the MHR Zone as are the properties located immediately to the south along the west side of North Cedros Avenue. The property located immediately to the east and other properties on the east side of North Cedros Avenue are located in the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ). The east side of North Cedros Avenue then transitions to the Light Commercial (LC) Zone. Properties along Seabright Lane are located in the Low-Medium Residential (LMR) Zone and SROZ. The subject property is located immediately adjacent to (east of) the railroad right-of-way. The surrounding neighborhood consists of a mix of properties that are custom one- and two-story, single-family residences on the east side of North Cedros Avenue and Seabright Lane and within the SROZ, the Cedros Seaside development of two-story attached row homes on the west side of North Cedros, and two-story commercial buildings on the east side of North Cedros Avenue. The project site is currently developed with a one-story, single-family residence.

Neighborhood Comparison:

Staff compared the proposed project to 31 other properties within the surrounding area. This area includes properties located in the MHR Zone along the west side of North Cedros Avenue, properties located in the MR Zone along the east side of North Cedros Avenue, and properties located in the LMR Zone along the west side of Seabright Lane, as shown on the following map:



The properties evaluated in this comparison are located in the MHR, MR, and LMR Zones. In addition to the subject properties, the other properties located in the MHR Zone are 3,000 square-foot lots developed with approximately 2,200 square-foot attached condominium townhomes. The other properties located in the MR and LMR Zones are also located in the SROZ and include lot sizes ranging from 7,000 to 22,000 square feet and are developed primarily with single-family homes ranging in size from 888 square feet to 6,810 square feet. The existing square footage information is obtained through the County Assessor records. It should be noted that the County Assessor does not include garages, covered patio or enclosed exterior areas, accessory buildings, or unfinished basements in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage and covered and enclosed exterior floor area:

Project Gross Building Area:	7,361 ft ²
Delete Attached Garage:	- 962 ft ²
Delete Covered/Enclosed Exterior Areas	- 828 ft ²
<u>Project Area for Comparison to Assessor's Data:</u>	<u>5,571 ft²</u>

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

Table 2						
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	701 Seabright Ln	22,000*	3,004		5,175	LMR
2	649 Seabright Ln	22,000*	6,810		5,175	LMR
3	639 Seabright Ln	18,000*	888		4,875	LMR
4	633 Seabright Ln	10,500*	2,660		3,788	LMR
5	631 Seabright Ln	11,200*	1,284		3,910	LMR
6	623 Seabright Ln	10,150*	2,659		3,726	LMR
7	621 Seabright Ln	13,300*	1,480		4,278	LMR
8	615 Seabright Ln	24,829	2,212		5,316	LMR
9	611 Seabright Ln	10,397	2,746		3,769	LMR
10	603 Seabright Ln	10,140	2,637		3,725	LMR
11	535 Seabright Ln	10,900	3,247		3,858	LMR
12	525 Seabright Ln	7,800	3,203		3,315	LMR
13	515 Seabright Ln	10,870	2,556		3,853	LMR
14	505 Seabright Ln	10,600	984		3,805	LMR
15	607 N Cedros Ave	9,115	3,320		3,545	MR
16	536 N Cedros Ave	9,392*	2,542		3,594	MR
17	534 N Cedros Ave	13,240*	2,745		4,267	MR
18	520 N Cedros Ave	10,920	1,244	3,471	3,781	MR
19	508 N Cedros Ave	10,460*	1,170		3,781	MR
20	601 N Cedros Ave	15,608	1,282	5,571	11,706	MHR
21	589 N Cedros Ave	2,700*	2,292		2,025	MHR
22	557 N Cedros Ave	3,000*	2,667		2,250	MHR
23	535 N Cedros Ave	3,000*	2,292		2,250	MHR
24	533 N Cedros Ave	3,000*	2,292		2,250	MHR
25	529 N Cedros Ave	3,000*	2,667		2,250	MHR
26	525 N Cedros Ave	3,000*	2,292		2,250	MHR
27	517 N Cedros Ave	3,000*	2,142		2,250	MHR
28	515 N Cedros Ave	3,000*	2,292		2,250	MHR
29	513 N Cedros Ave	3,000*	2,142		2,250	MHR
30	511 N Cedros Ave	3,000*	2,292		2,250	MHR
32	505 N Cedros Ave	3,000*	2,292		2,250	MHR
31	503 N Cedros Ave	3,000*	2,054		2,250	MHR

The project, as designed, is consistent with the permitted uses for the MHR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The maximum proposed floor area would be 4,755 square feet below the maximum allowable or a 45 percent FAR when the maximum allowable FAR is 75 percent. The subject property is unique in that the other MHR properties to the south are developed with approximately 2,200 square-foot attached condominium row homes. The other residential properties in the immediate neighborhood are developed with single-family residences but are located in the MR and

LMR Zones and the SROZ, which includes a reduced tiered calculation for maximum allowable floor area. If this property were located in the SROZ, the maximum allowable floor area would be 4,636 and the proposed project would exceed that amount by 2,315 square feet.

Building and Structure Placement:

The proposed split-level residence would be located within the buildable area. The 3,576 square-foot main level would utilize the majority of the buildable area and would include a great room, office, game room, guest bathroom, laundry room, and primary suite. The great room and game room would open up to a covered patio on the west side of the residence with an outdoor kitchen. The 962 square-foot four-car tandem garage would step down three feet from the main level, partially below the existing grade and located on the east side of the property. The 1,208 square-foot upper level, consisting of two bedroom suites, would be located immediately above the garage and seven feet above the finished floor of the main level. The 787 square-foot one-bedroom attached ADU would be located on the southwest side of the residence with access from the rear yard. A 1,403 square-foot L-shaped roof deck would be located above the northwest side of the residence and accessed by an exterior staircase from the covered patio. Other improvements include a pool, spa, and fire pit located in the rear yard on the west side of the residence. As previously noted, Staff determined that the rear yard would be located to the west of the structure both to follow and respect the utility easement and to focus the outdoor amenities of the project away from the neighbors to the north and to the east.

Landscape:

The proposed “conceptual” landscape plan includes a variety of trees, shrubs, and groundcover located along the perimeter of the property as well as two areas of artificial turf in the rear yard. The plan includes a row of dwarf orange trees located along the southern property line that would not exceed 12 feet in height at maturity. All other trees and shrubs would not exceed 6 feet in height. The City’s third-party landscape architect will review the construction drawings to verify consistency with the conceptual planting plan, ensuring that if alternative plantings are proposed, the mature heights would not exceed those shown on the conceptual plan considered by the City Council and included in Attachment 2. The City’s consultant will also perform an inspection after the landscape installation is complete to verify consistency with both the water efficient landscape regulations and the approved planting plan.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

The two required off-street parking spaces would be located within the partially subterranean four-car tandem garage. The garage would be accessed by a driveway from North Cedros Avenue along the east side of the property. Additional concrete paving would be located in the front yard setback, accommodating additional parking. Pedestrian access to the property would be available through the driveway and pathways would wrap around both sides of the property to access the rear yard. Trash and recycling storage would be located in the eastern side yard adjacent to the garage.

Grading:

The Applicants are proposing approximately 350 cubic yards of cut and 20 cubic yards of fill to excavate the partially subterranean garage, raise a patio area west of the pool, create a long and narrow drainage detention basin along the west property line, and level the remainder of the property. The project also includes 20 cubic yards of excavation for footings, 200 cubic yards of removal and recompaction. The total grading would result in an aggregate grading quantity of 590 cubic yards, and 330 cubic yards of export off site.

Lighting:

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

Usable Open Space:

The project consists of the construction of a replacement single-family residence with an attached ADU on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicants will be required to pay the applicable Park Development Fee.

Property Frontage and Public Right-of-Way Improvements:

The existing property frontage is unimproved with an asphalt curb and landscaping. If approved, the Applicants will be required to install a six-inch concrete curb, gutter, and a five-foot-wide concrete sidewalk along the property frontage to be consistent with the adjacent public improvements. The existing driveway approach will be removed and replaced with an Americans with Disabilities Act (ADA) compliant approach that would transition to the proposed concrete sidewalk on both sides.

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 October 14, 2022. As of the publication of this report, no correspondence has been received on the current design of the project. However, Staff discussed a previous design of the project with the neighboring property owner immediately to the south and their representative when story poles reflecting an earlier iteration of the project were installed. Following story pole installation, the increased easement and clearance related to the high-voltage power lines along the western property line deemed the original design infeasible. With feedback from SDGE as well as understanding potential view concerns from the adjacent neighbor, the Applicants revised the design under 16 feet in height and

in a new building footprint. The adjacent neighbor has been made aware of the redesign, but no formal correspondence has been received as of the publication of this report.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-127.
- 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 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-127 conditionally approving a DRP to demolish a single-family residence, construct a replacement 5,612 square-foot split-level single-family residence with an attached 787 square-foot Accessory Dwelling Unit (ADU) and 962 square-foot four-car tandem garage, and perform associated site improvements at 601 North Cedros Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-127
2. Project Plans Dated October 17, 2022

RESOLUTION 2022-127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE, CONSTRUCT A REPLACEMENT SPLIT-LEVEL SINGLE-FAMILY RESIDENCE WITH AN ATTACHED ADU AND A FOUR-CAR TANDEM GARAGE, AND PERFORM ASSOCIATED SITE IMPROVEMETS AT 601 NORTH CEDROS AVENUE, SOLANA BEACH, APN: 263-062-27

**APPLICANTS: TRAVIS AND GINNY JONES
APPLICATION: 17-19-12 (DRP)**

WHEREAS, Travis and Ginny Jones (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 October 26, 2022, the City Council received and considered evidence concerning the proposed application; and

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to demolish a single-family residence, construct a replacement 5,612 square-foot split-level, single-family residence with an attached 787 square-foot Accessory Dwelling Unit (ADU) and 962 square-foot four-car tandem garage, and perform associated site improvements at 601 North Cedros 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:

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

General Plan Consistency: The proposed project is found to be consistent with the General Plan, which designates the property as Medium High Density Residential and is intended for multi-family residential development at a maximum density of eight to twelve dwelling units per acre. The proposed development is 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 proposed Project is not located in any overlays; however, the entire City of Solana Beach 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.

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the MHR Zone is intended for a wide range of residential development types including detached single-family and attached duplex units at the low end of the density range and multiple family attached units at the higher end of the density range. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the MHR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot interior side yard setbacks. Staff determined the rear property line (and associated rear yard setback) to be the western property line in alignment with the utility easement. The project includes allowable encroachments into the rear-yard setback, including a pool and firepit.

Maximum Floor Area Ratio:

The maximum allowable Floor Area Ratio (FAR) for properties located in the MHR Zone is 75 percent of the gross lot area. The maximum allowable floor area calculation for this project is as follows:

$$15,608 \times 0.75 = 11,706 \text{ SF}$$

The Applicants are proposing to demolish all existing structures on site and construct a replacement residence that would include a 3,576 square-foot main level, 1,208 square-foot upper level, 962 square-foot lower level four-car tandem garage built partially below the existing grade, 828 square feet of exterior covered areas that count toward gross floor area, and a 787 square-foot attached ADU.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The ADU would not require off-street parking spaces due to the property being located within one-half mile from a transit stop. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 787 square-foot garage would provide four unobstructed parking spaces and two spaces are required in total for the project; therefore, 400 square feet of the garage is exempt from the calculation of floor area.

The project was submitted in 2019 and, therefore, subject to Ordinance 470, which included ADU's in the gross floor area calculation. With the off-street parking exemption, the total proposed floor area of the project would be 6,951 square feet or a FAR of 45 percent, which is 4,755 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the MHR Zone is 25 feet or 30 feet with a DRP. The maximum height of the proposed residence would be 19.54 feet above the proposed grade and 15.5 feet above the pre-existing grade. The highest portion of the structure to be at 81.5 feet above MSL. The proposed structure would not exceed 16 feet in height from the pre-existing grade. Therefore, the project is not subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. However, a condition of approval has been added to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that structure would not exceed 16 feet in height measured from the pre-existing grade.

Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Pursuant to Ordinance 470, no off-street parking spaces are required for the ADU because the property is located within one-half mile from a transit stop. A total of two off-street parking spaces are required by the project and four unobstructed tandem 9-foot by 19-foot parking spaces are proposed in the partially subterranean garage.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air. Fence and wall height is measured from the pre-existing grade.

The Applicants are proposing to construct a retaining wall along the east side of the driveway and side yard to retain the existing grade and allow for the descending driveway access to the partially subterranean garage. A one-foot-tall wall would follow the front property line from the west end of the frontage to the driveway. A five-foot-tall fence would secure the pool in the rear yard. No other privacy or perimeter fencing is proposed.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Landscape:

Compliance with the current water efficient landscaping regulations of SBMC Chapter 17.56 and submittal of a Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet. The Applicants provided a conceptual landscape plan (including a planting plan and water use calculations) that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants are required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for substantial conformance with the conceptual plan and consistency with the water efficient landscape regulations. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project to verify consistency.

- 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 MHR Zone as are the properties located immediately to the south and on the west side of North Cedros Avenue. The property located immediately to the east and other properties on the east side of North Cedros Avenue are located in the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ). The east side of North Cedros Avenue then transitions to the Light Commercial (LC) Zone. Properties along Seabright Lane are located in the Low-Medium Residential (LMR) Zone and SROZ. The subject property is located immediately adjacent to (east of) the railroad right-of-way. The surrounding neighborhood consists of a mix of properties that are custom one- and two-story, single-family residences on the east side of North Cedros Avenue and Seabright Lane and within the SROZ, the Cedros Seaside development of two-story attached row homes on the west side of North Cedros, and two-story commercial buildings on the east side of North Cedros Avenue. The project site is currently developed with a one-story, single-family residence.

The project, as designed, is consistent with the permitted uses for the MHR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The maximum proposed floor area would be 4,755 square feet below the maximum allowable or a 45 percent FAR when the maximum allowable FAR is 75 percent. The subject property is unique in that the other MHR properties to the south are developed with approximately 2,200 square-foot attached condominium row homes. The other residential properties in the immediate neighborhood are developed with single-family residences but are located in the MR and LMR Zones and the SROZ, which includes a reduced tiered calculation for maximum allowable floor area. If this property were located in the SROZ, the maximum allowable floor area would be 4,636 and the proposed project would exceed that amount by 2,315 square feet.

- 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 proposed split-level residence would be located within the buildable area. The 3,576 square-foot main level would utilize the majority of the buildable area and would include a great room, office, game room, guest bathroom, laundry room, and primary suite. The great room and game room would open up to a covered patio on the west side of the residence with an outdoor kitchen. The 962 square-foot four-car tandem garage would step down three feet from the main level, partially below the existing grade and located on the east side of the property. The 1,208 square-foot upper level, consisting of two additional bedroom suites, would be located immediately above the garage and seven feet above the finished floor of the main level. The 787 square-foot one-bedroom attached ADU would be located on the southwest side of the residence with access from the rear yard. A 1,403 square-foot L-shaped roof deck would be located above the northwest side of the residence and accessed by an exterior staircase from the covered patio. Other improvements include a pool, spa, and fire pit located in the rear yard on the west side of the residence.

- 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 proposed “conceptual” landscape plan includes a variety of trees, shrubs, and groundcover located along the perimeter of the property as well as two areas of artificial turf in the rear yard. The plan includes a row of dwarf orange trees located along the southern property line that would not exceed 12 feet in height at maturity. All other trees and shrubs would not exceed 6 feet in height. The City’s third-party landscape architect will review the construction drawings to verify consistency with the conceptual planting plan, ensuring that if alternative plantings are proposed, the mature heights would not exceed those shown on the conceptual plan considered by the City Council and included in Attachment 2. The City’s consultant will also perform an inspection after the landscape installation is complete to verify consistency with both the water efficient landscape regulations and the approved planting plan.

- 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.

The two required off-street parking spaces would be located within the partially subterranean four-car tandem garage. The garage would be accessed by a driveway from North Cedros Avenue along the east side of the property. Additional concrete paving would be located in the front yard setback, accommodating additional parking. Pedestrian access to the property would be available through the driveway and pathways would wrap around both sides of the property to access the rear yard. Trash and recycling storage would be located in the eastern side yard adjacent to the garage.

- 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 Applicants are proposing approximately 350 cubic yards of cut and 20 cubic yards of fill to excavate the partially subterranean garage, raise a patio area west of the pool, create a long and narrow drainage detention basin along the west property line, and level the remainder of the property. The project also includes 20 cubic yards of excavation for footings, 200 cubic yards of removal and recompaction. The total grading would result in an aggregate grading quantity of 590 cubic yards, and 330 cubic yards of export off site.

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

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

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

The project consists of the construction of a replacement single-family residence with an attached ADU on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicants will be required to pay the applicable Park Development Fee.

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

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

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

The Applicants are required to obtain approval from the California Coastal Commission prior to issuance of Building or 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, grading, and landscape plans must be in substantial conformance with the project plans presented to the City Council on October 26, 2022, and located in the project file with a submittal date of October 18, 2022.
- III. Prior to requesting a framing inspection, the Applicants shall submit a height certificate prepared by a licensed land surveyor certifying that the highest point of new construction will not exceed 16 feet in height

measured above the pre-existing 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 October 26, 2022, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicants shall obtain and submit landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied and the installation has passed inspection 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.

- XI. The Building Permit (including a demo plan and construction landscape plan) shall be issued concurrently with the Grading Permit. Deferred submittals (including fire sprinklers, solar photovoltaic, pool, etc.) may be issued after the building and grading permit issuance.
- XII. The Applicants shall provide written authorization for the project from San Diego Gas and Electric (SDG&E) in a form acceptable by the Community Development Director prior to the issuance of building or grading permits.
- XIII. Permanent furniture located on the roof deck shall not exceed 42 inches in height measured from the finished surface of the deck.
- XIV. Temporary furniture utilized on the roof deck that exceed 42 inches in height, such as umbrellas, shall be removed when not in use.

B. Fire Department Conditions:

- I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities per the SBMC Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.2.1 and 503.2.3.
- II. DEAD ENDS: All dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. A cul-de-sac shall be provided in residential areas where the access roadway serves more than four (4) structures. The minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet in residential areas with no parking per the 2019 California Fire Code Chapter 5 Section 503.2.5.
- III. POSTING OR STRIPING ROADWAYS “NO PARKING FIRE LANE”: Fire Department access roadways, when required, shall be properly identified as per Solana Beach Fire Department standards. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility per the SBMC Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.3 and 503.4.3.

- IV. 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.
- V. 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.
- VI. 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 SBMC Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.
- VII. 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 for the below improvements being done in the public right-of-way. The improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Construction of a minimum five-foot-wide concrete sidewalk along the property frontage with transitions to the existing improvements on both ends to the satisfaction of the City Engineer.
 - b. Construction of a standard six-inch concrete curb and gutter along the property frontage with proper dimensions to the existing improvements on both sides.
 - c. Construction of the SDRSD driveway approach with 2:1 transitions to the proposed concrete sidewalk.

- d. Landscaping and irrigation within the Public Right-of-Way.
- II. Per current rates, the Applicants shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed ADU unit would increase the property's EDU assignment by 0.8 EDU. The cost the Applicants are responsible for is \$3,600.00 concurrently with Building Permit Issuance (0.8 EDU multiplied by \$4,500.00).
 - III. A portion of property frontage shown on the Record of Survey (sheet 1 of 2 on the project plans), 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. 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. Installation of any landscaping and irrigation lines.
 - V. Submit proof to the Engineering Department that the required California Coastal Commission permits have been obtained prior to issuance of Building and/or Grading Permits.
 - VI. 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.
 - VII. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with SBMC Chapter 11.20 which allows otherwise.

Grading Conditions

- VIII. 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 Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- 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. The Applicants shall obtain the Grading and Building Permits concurrently.
- o. Prior to obtaining a foundation inspection on the 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.

D. City Council Conditions:

- I. N/A.

I. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-

mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

II. EXPIRATION

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

III. 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 26th day of October, 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

EARTHWORK QUANTITIES
(PER PRELIM GRADING PLAN)

W: EXCAVATION FOR FOOTINGS: 20 CY
 X: REMOVAL/RECOMPACTION FOR SLABS: 200 CY
 Y: GRADING ASSOCIATED WITH PROJECT: 350 CY CUT & 20 CY FILL
 Z: TOTAL GRADING: 330 CY EXPORT

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

F.A.R. CALCULATIONS

SFR Main Floor Area	: 3,576 sq. ft.
SFR 2nd Floor Area	: 1,208 sq. ft.
SFR Garage	: 962 sq. ft.
Covered Patio, Entry, Alcove	: 828 sq. ft.
ADU Floor Area	: 787 sq. ft.
Subtotal	: 7,361 sq. ft.
Off-Street Parking Exemption	: -400 sq. ft.
TOTAL PROPOSED FLOOR AREA	: 6,961 sq. ft.
GROSS LOT AREA	: 15,608 sq. ft.
6,961 / 15,608 = 44.6%	
MAX. F.A.R. ALLOWED = 75%	

PARKING CALCULATIONS
PER SMBC 17.52.040

SFR: 2 PARKING SPACES REQUIRED
 ADU: NO PARKING REQUIRED
 (WITHIN HALF-MILE OF A TRANSIT STOP)

TOTAL PARKING SPACES REQUIRED : 2
 TOTAL PARKING SPACES PROVIDED ON SITE : 4

NOTE: ROOF DRAINS SHALL BE DIRECTED TO BMP AREAS/LANDSCAPE AREAS PRIOR TO BEING COLLECTED AND DRAINING TO THE STREET.

THE HOSE PULL EXCEEDS 150 FEET AND DOES NOT EXTEND TO ALL PORTIONS OF THE STRUCTURE. BELOW ARE THE CONDITIONS FOR THIS PROJECT:

1. SPRINKLERS WILL BE REQUIRED IN ALL SPACES INCLUDING THE ATTIC, CLOSETS, BATHROOMS, ETC.
2. PATIOS OR OUTDOOR COVERS OVER 10 FEET OR GREATER IN DEPTH, WILL BE REQUIRED TO HAVE SPRINKLERS.
3. AN UNOBSTRUCTED 3 FOOT WALKABLE PATHWAY AROUND ALL PORTIONS OF THE RESIDENCE.

FENCES:

a. Fences in the front-yard setback have a maximum height of 3.5 feet (from the pre-existing grade) with an additional 2.0 feet that is open at least 80% to light (ie cable rail, glass).

b. Fences in the side and rear setbacks have a maximum height of 6.0 feet (measured from the pre-existing grade) with an additional 2.0 feet that is open at least 50% to light and air.

THE APPLICANT IS RESPONSIBLE TO PROTECT THE ADJACENT PROPERTIES DURING CONSTRUCTION. IF ANY GRADING, CONSTRUCTION ACTIVITY, ACCESS OR POTENTIAL CONSTRUCTION-RELATED IMPACTS ARE ANTICIPATED BEYOND THE PROPERTY LINES, AS DETERMINED BY THE CITY ENGINEER, THE APPLICANT SHALL OBTAIN A LETTER OF PERMISSION FROM THE ADJOINING PROPERTY OWNERS. ALL REQUIRED LETTERS OF PERMISSION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO THE ISSUANCE OF THE GRADING PERMIT

FIRE NOTES:

1. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
2. DEAD ENDS: All dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. A cul-de-sac shall be provided in residential areas where the access roadway serves more than four (4) structures. The minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet in residential areas with no parking.
3. POSTING OR STRIPING ROADWAYS "NO PARKING FIRE LANE": Fire Department access roadways, when required, shall be properly identified as per Solana Beach Fire Department standards. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
4. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
5. 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 1/2" inch 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 the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
6. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
7. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

Owner Information

OWNER: TRAVIS JONES
 ADDRESS: 601 N CEDROS AVE., SOLANA BEACH, CA 92075
 PHONE: 760-533-4477

Development Summary

PROJECT ADDRESS: 601 N CEDROS AVE., SOLANA BEACH, CA 92075

A.P.N.: 263-062-2700
 LEGAL DESCRIPTION: PORTION OF LOT 22, MAP 2373

TYPE OF CONSTRUCTION: V-B (SPRINKLERED)

OCCUPANCY: R-3
 ZONING: MEDIUM-HIGH RESIDENTIAL
 GROSS SITE AREA: 15,608 sq. ft. / 0.358 acres
 NET SITE AREA: 14,220 sq. ft. / 0.325 acres

EXIST./PROPOSED USE: SFR
 YEAR CONSTRUCTED: SFR WITH DETACHED ADU

Scope of Project

Proposed 2-Story Single Family Residence with Garage.
 Proposed Attached ADU

All Existing Structures on Site to be Demolished.

Proposed Main Floor Habitable Area	: 3,576 sq. ft.
Proposed Second Floor Habitable Area	: 1,208 sq. ft.
Total SFR Habitable Area	: 4,784 sq. ft.
Proposed Covered Patio	: 782 sq. ft.
Proposed Roof Deck, Stairs, Storage	: 1,552 sq. ft.
Garage	: 962 sq. ft.
Proposed ADU Habitable Area	: 787 sq. ft.

Sheet Index

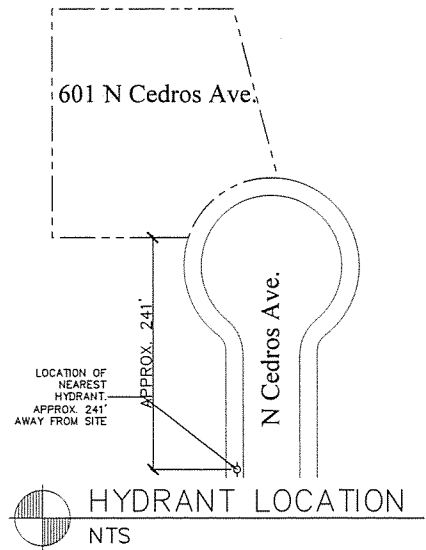
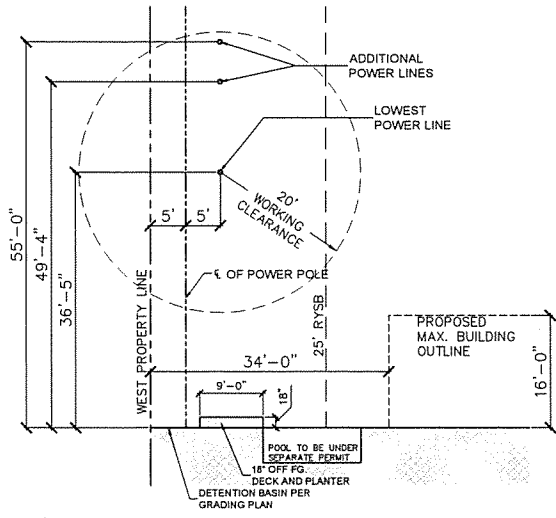
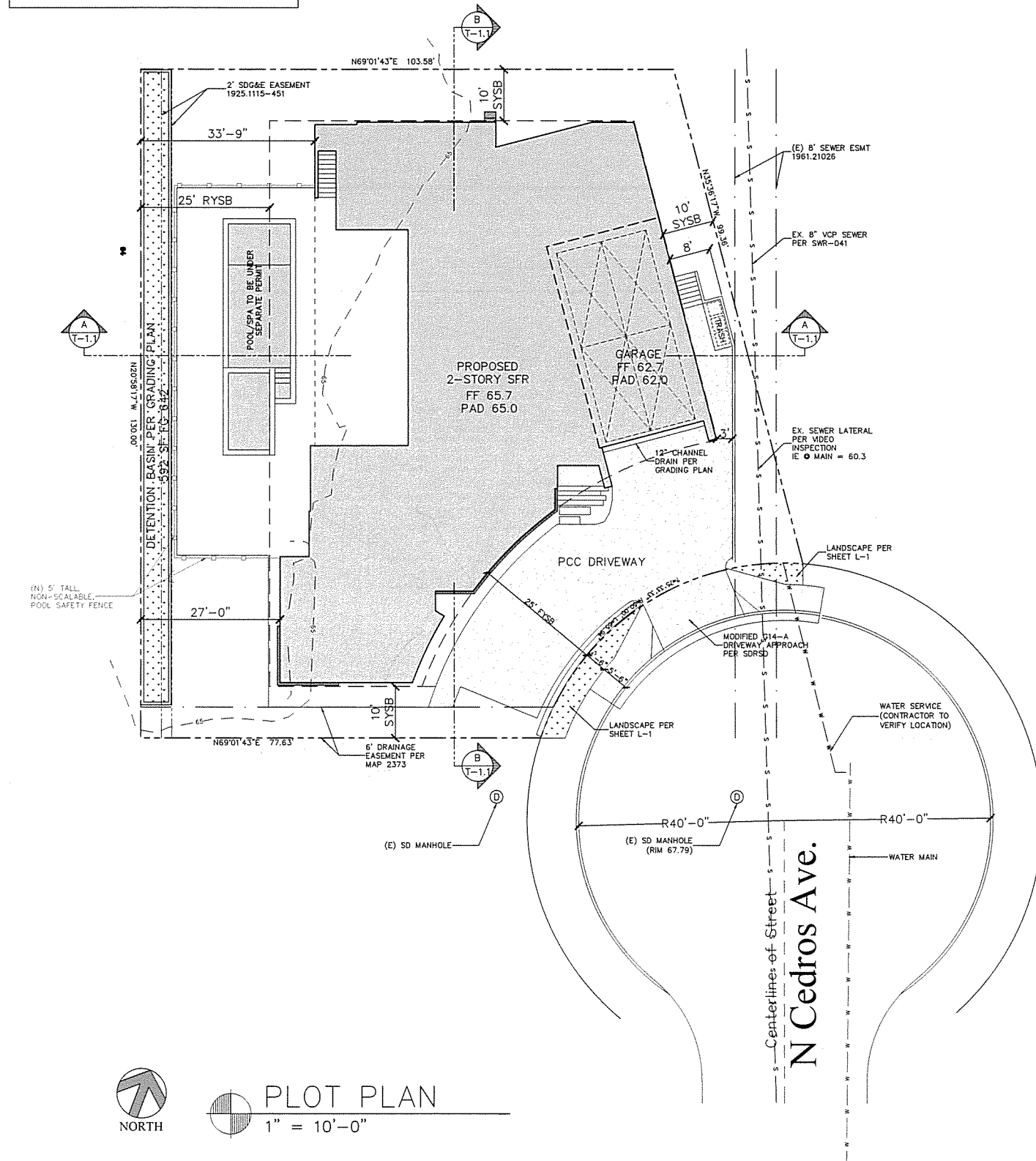
Sheet	Description
T-1	Plot Plan
T-1.1	Floor Area Diagram
	Site Sections
	Roof Plan
T-1.2	Topographic Survey
RoS 1	Record of Survey 1 of 2
RoS 2	Record of Survey 2 of 2
PGP 1	Preliminary Grading Plan
L-1	Preliminary Landscape Plan
L-2	Hydrozone Plan
A-1	Proposed Garage Level Plan
A-2	Proposed Main Floor Plan
A-3	Proposed 2nd Floor Plan
A-4	Elevations
A-5	Elevations
A-6	Sections

Code References

THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS:

- 2019 CALIFORNIA RESIDENTIAL CODE (CRC) AND/OR CALIFORNIA BUILDING CODE (CBC) AS APPLICABLE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

Vicinity Map



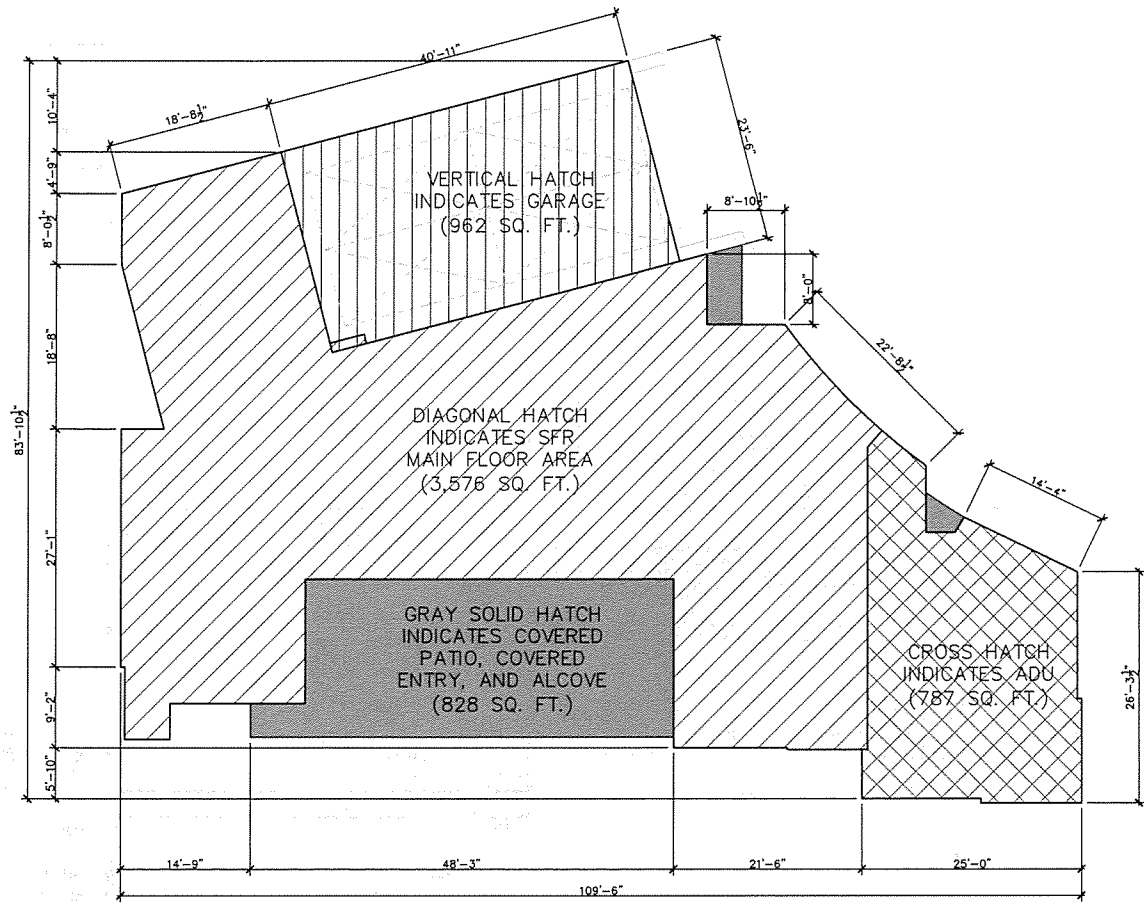
RESERVING COMMONS LAW COPYRIGHT. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED OR CHANGED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF M.A. DESIGN & DRAFTING SERVICES.

Proposed Residence & ADU

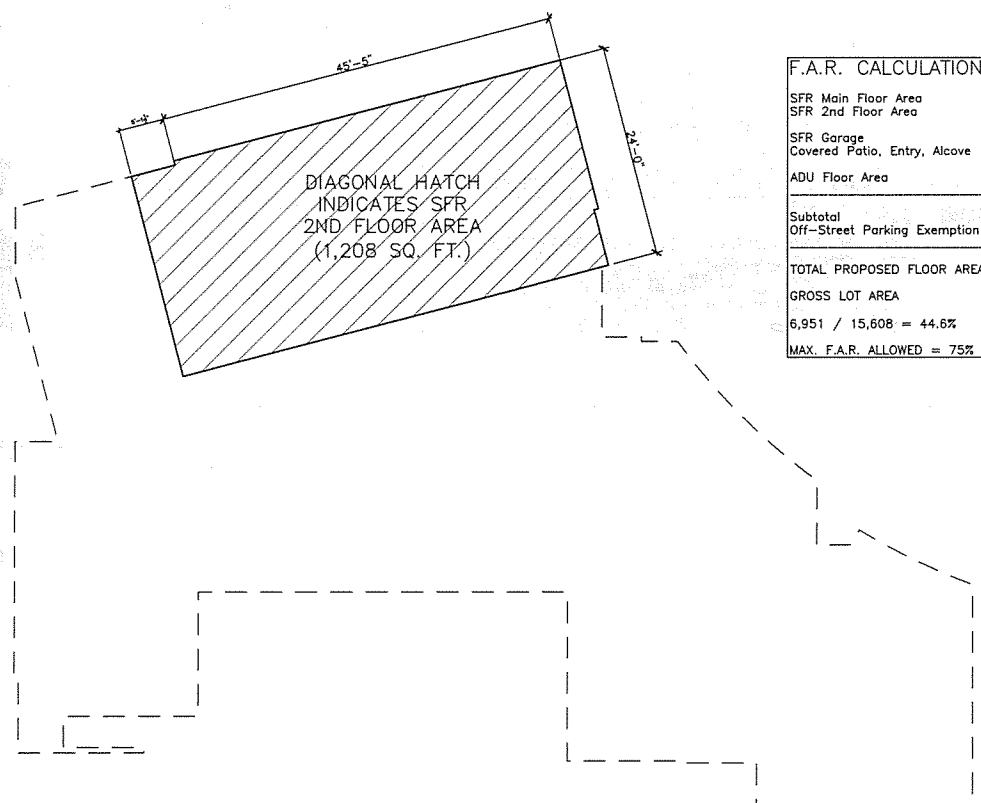
601 N Cedros Ave., Solana Beach, CA 92075

Plot Plan

Sheet Title: Plot Plan
 Plan Prepared by: Ian Page
 Date: 08/12/22
 Scale: 1" = 10'-0"
 Sheet: T-1
 Sheet: 1 of 14



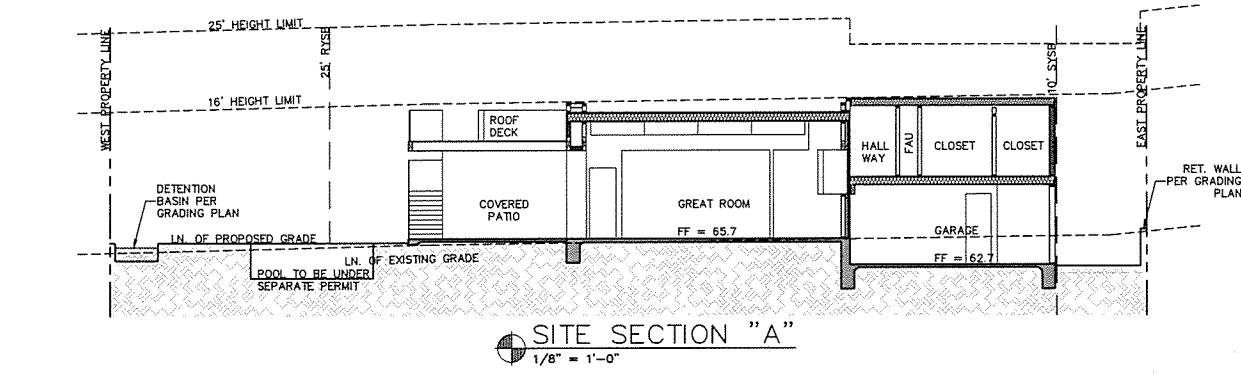
PROPOSED MAIN FLOOR PLAN
1/8" = 1'-0"



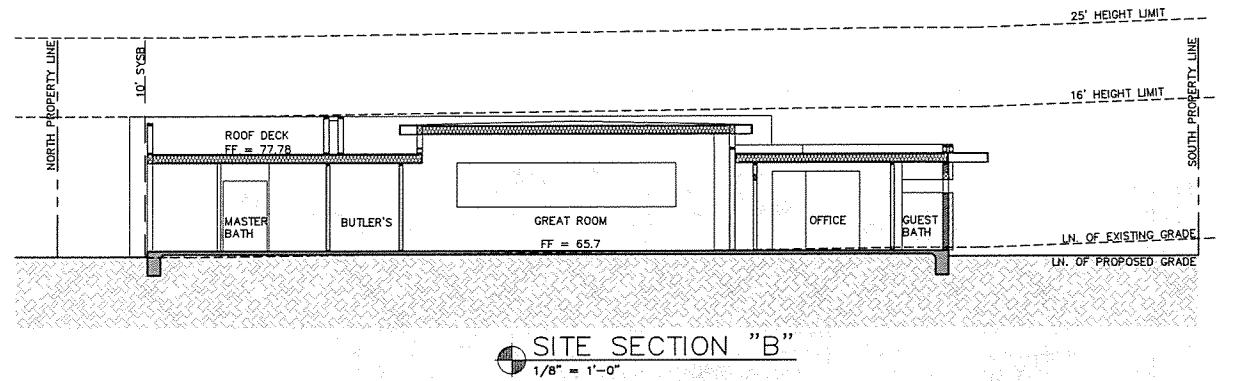
PROPOSED 2nd FLOOR PLAN
1/8" = 1'-0"

F.A.R. CALCULATIONS

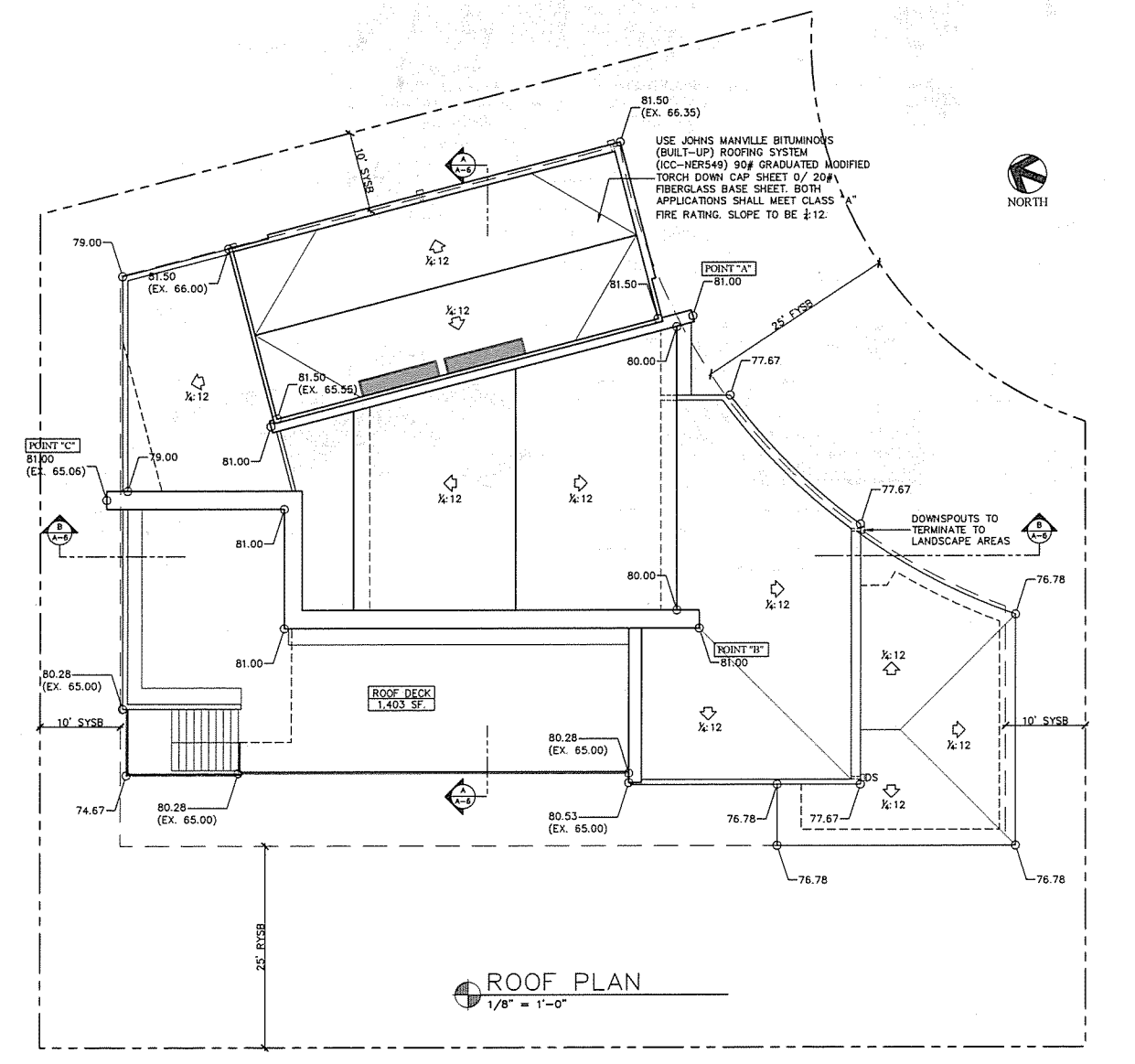
SFR Main Floor Area	: 3,576 sq. ft.
SFR 2nd Floor Area	: 1,208 sq. ft.
SFR Garage	: 962 sq. ft.
Covered Patio, Entry, Alcove	: 828 sq. ft.
ADU Floor Area	: 787 sq. ft.
Subtotal	: 7,361 sq. ft.
Off-Street Parking Exemption	: -400 sq. ft.
TOTAL PROPOSED FLOOR AREA	: 6,951 sq. ft.
GROSS LOT AREA	: 15,608 sq. ft.
6,951 / 15,608 = 44.6%	
MAX. F.A.R. ALLOWED = 75%	



SITE SECTION "A"
1/8" = 1'-0"



SITE SECTION "B"
1/8" = 1'-0"



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

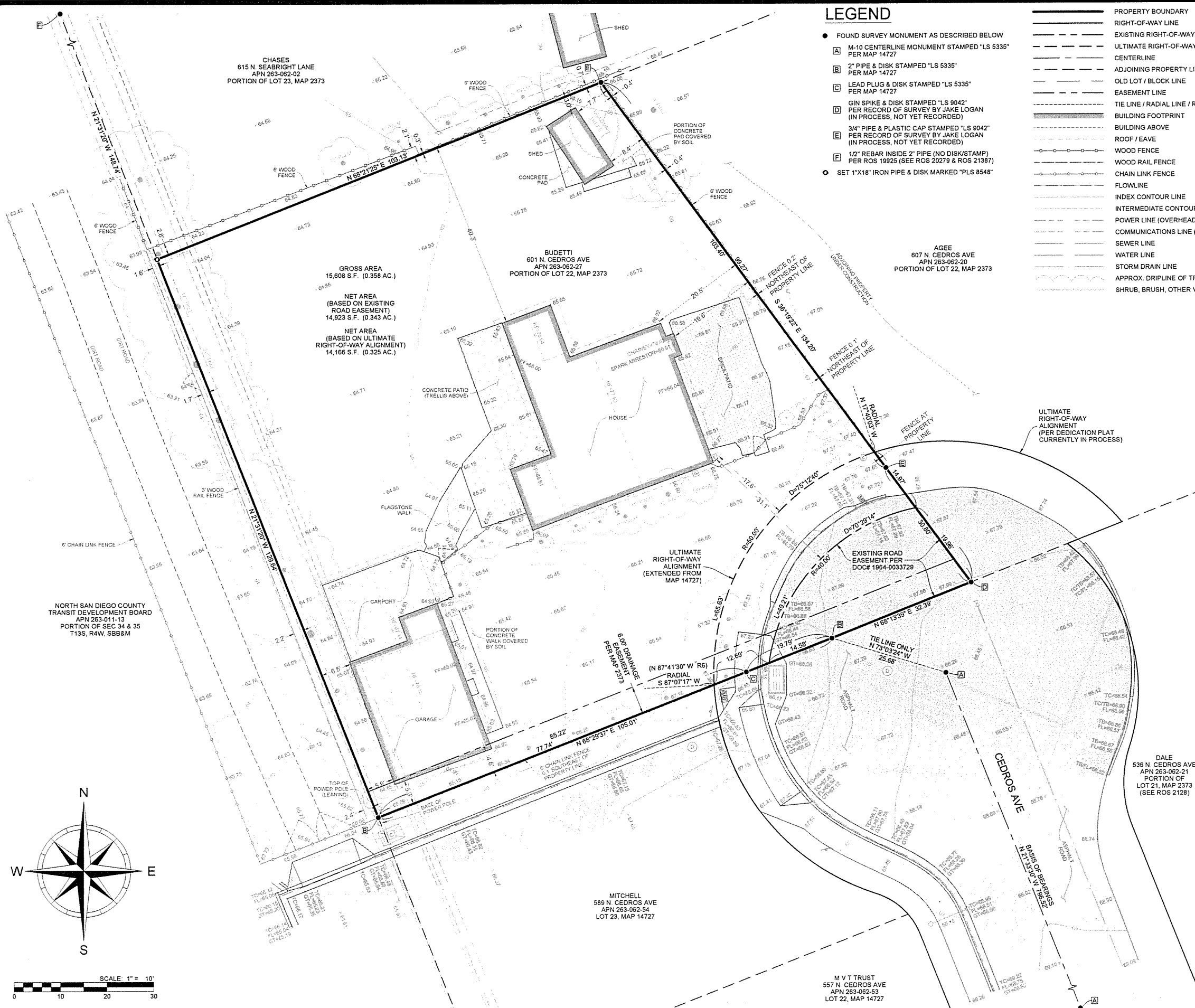


Proposed Residence & ADU

601 N Cedros Ave.,
Solana Beach, CA 92075

Sheet Title:
**Site Sections
Floor Area Diagram
Roof Plan**
Plan Prepared by: Ian Page

Rev.	Date	By
Date: 08/12/22		
Scale: 1/8" = 1'-0"		
Sheet: T-1.1		
Sheet: 2 of 14		



LEGEND

- FOUND SURVEY MONUMENT AS DESCRIBED BELOW
 - ▲ M-10 CENTERLINE MONUMENT STAMPED "LS 5335" PER MAP 14727
 - 2" PIPE & DISK STAMPED "LS 5335" PER MAP 14727
 - LEAD PLUG & DISK STAMPED "LS 5335" PER MAP 14727
 - GIN SPIKE & DISK STAMPED "LS 9042" PER RECORD OF SURVEY BY JAKE LOGAN (IN PROCESS, NOT YET RECORDED)
 - 3/4" PIPE & PLASTIC CAP STAMPED "LS 9042" PER RECORD OF SURVEY BY JAKE LOGAN (IN PROCESS, NOT YET RECORDED)
 - 1/2" REBAR INSIDE 2" PIPE (NO DISK/STAMP) PER ROS 19925 (SEE ROS 20279 & ROS 21387)
 - SET "1"X18" IRON PIPE & DISK MARKED "PLS 8548"
- PROPERTY BOUNDARY
 - RIGHT-OF-WAY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - ULTIMATE RIGHT-OF-WAY LINE
 - CENTERLINE
 - ADJOINING PROPERTY LINE
 - OLD LOT / BLOCK LINE
 - EASEMENT LINE
 - TIE LINE / RADIAL LINE / REFERENCE LINE
 - BUILDING FOOTPRINT
 - BUILDING ABOVE
 - ROOF / EAVE
 - WOOD FENCE
 - WOOD RAIL FENCE
 - CHAIN LINK FENCE
 - FLOWLINE
 - INDEX CONTOUR LINE
 - INTERMEDIATE CONTOUR LINE
 - POWER LINE (OVERHEAD)
 - COMMUNICATIONS LINE (OVERHEAD)
 - SEWER LINE
 - WATER LINE
 - STORM DRAIN LINE
 - APPROX. DRIPLENE OF TREES
 - SHRUB, BRUSH, OTHER VEGETATION
- POWER POLE
 - GUY EYE
 - LIGHT POLE
 - ELECTRIC METER
 - COMMUNICATIONS RISER
 - COMMUNICATIONS VAULT
 - GAS METER
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - WATER MANHOLE
 - WATER VALVE
 - STORM DRAIN MANHOLE
 - STORM DRAIN INLET
 - SIGN
 - MAILBOX
 - TREE (APPROX. TRUNK DIAMETER)
 - SURFACE / GROUND ELEVATION
 - TB=150.00 TOP OF ASPHALT BERM ELEVATION
 - TC=150.00 TOP OF CURB ELEVATION
 - FL=150.00 FLOWLINE ELEVATION
 - GT=150.00 LIP OF GUTTER ELEVATION
 - FF=150.00 FINISHED FLOOR ELEVATION
 - RF=150.00 TOP OF ROOF ELEVATION
- ASPHALT SURFACE
 - CONCRETE SURFACE
 - BRICK SURFACE
 - FLAGSTONE SURFACE

SURVEYOR'S STATEMENT

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

BE Torgersen
 BLAKE E. TORGERSEN
 PLS 8548

11-18-2019
 DATE



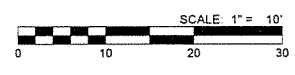
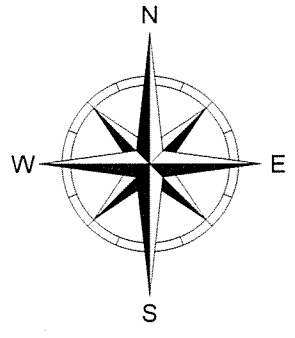
NARRATIVE

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 21°33'30" WEST ALONG THE CENTERLINE OF CEDROS AVENUE, AS SHOWN ON MAP OF SEABRIGHT ACRES, MAP NO. 2373
2. THIS MAP IS BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. ADDITIONAL DETAILS REGARDING THE BOUNDARY SURVEY PROCEDURE ARE SHOWN ON A RECORD OF SURVEY MAP BEING PREPARED CONCURRENTLY WITH THIS MAP.
3. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SOLANA BEACH CONTROL STATION "SOLB-1", A 2.5" BRASS DISK ON CONCRETE DRAINAGE INLET ON THE EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH OF LOMAS SANTA FE DRIVE, POINT NUMBER 2001 PER RECORD OF SURVEY NO. 18971. NAVD-88 ELEV = 71.450'
4. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY. NO RECORD UTILITY PLANS WERE PROVIDED TO OR OBTAINED BY THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. NO TITLE REPORT OR EASEMENT DOCUMENTS WERE PROVIDED TO THE SURVEYOR. NO TITLE RESEARCH WAS PERFORMED BY THE SURVEYOR. EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION DISCOVERED IN THE COURSE OF SURVEY RECORDS RESEARCH ONLY. THIS MAP MAY NOT REFLECT ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY.

RECORD LEGAL DESCRIPTION

THAT PORTION OF LOT 22 OF SEABRIGHT ACRES IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2373, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, LYING WESTERLY AND SOUTHWESTERLY OF A LINE WHICH BEARS SOUTH 36°11'30" EAST FROM A POINT IN THE NORTHERLY LINE OF SAID LOT 22 DISTANT THEREON SOUTH 68°26'30" WEST 237.00 FEET FROM THE NORTHEASTERLY CORNER THEREOF.

(AS DESCRIBED IN DOCUMENT RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON MAY 16, 2018 AS DOC# 2018-0197494 OF OFFICIAL RECORDS.)



	TORGERSEN SURVEYING, INC. 1012 MAR VISTA DR, VISTA, CA 92081 619-535-8674 TORGSURV@GMAIL.COM	
	BOUNDARY & TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT	
601 N. CEDROS AVENUE SOLANA BEACH, CA 92075		
APN: 263-062-27	SURVEY DATE: 11-12-2019	
REFERENCE: MAP 2373	DRAWING DATE: 11-18-2019	
JOB # 1935		SHEET 1 OF 1

RECORD OF SURVEY

OF THAT PORTION OF LOT 22 OF SEABRIGHT ACRES IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2373, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, LYING WESTERLY AND SOUTHWESTERLY OF A LINE WHICH BEARS SOUTH 36°11'30" EAST FROM A POINT IN THE NORTHERLY LINE OF SAID LOT 22 DISTANT THEREON SOUTH 68°26'30" WEST 237.00 FEET FROM THE NORTHEASTERLY CORNER THEREOF.

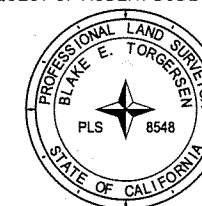
(AS DESCRIBED IN DOCUMENT RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON MAY 16, 2018 AS DOC# 2018-0197494 OF OFFICIAL RECORDS.)

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF ROBERT BUDETTI ON NOVEMBER 12, 2019.

Blake E. Torgersen signature

BLAKE E. TORGERSEN
PLS 8548



11-18-2019
DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 21°33'30" WEST ALONG THE CENTERLINE OF CEDROS AVENUE, AS SHOWN ON MAP OF SEABRIGHT ACRES, MAP NO. 2373.

NOTES

- 1. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THE PROPERTY DESCRIBED AND SHOWN HEREON.
2. FILING OF THIS SURVEY IS REQUIRED PER PLS ACT, SECTION 8762, SUBDIVISION (b), PARAGRAPH (5).

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS ___ DAY OF ___, 20__.

TODD W. THOMAS, L.S. 7131
FOR THE COUNTY SURVEYOR

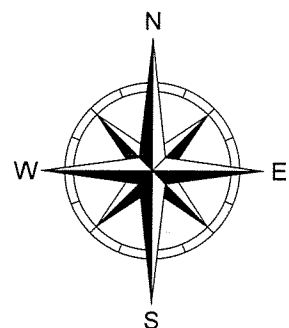
RECORDER'S STATEMENT

FILE NO. ___ DAY OF ___, 20__
FILED THIS ___ O'CLOCK ___ IN BOOK OF RECORD OF SURVEY MAPS AT PAGE ___ AT THE REQUEST OF BLAKE E. TORGERSEN.

FEE ___

ERNEST J. DRONENBURG, JR.
COUNTY RECORDER

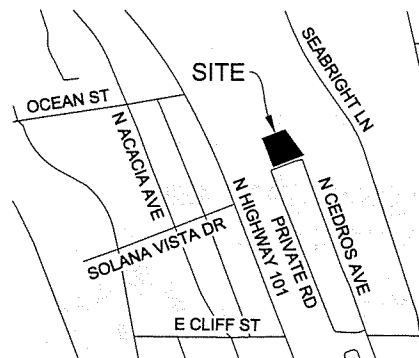
BY: DEPUTY COUNTY RECORDER



SCALE: 1" = 20'



VICINITY MAP



LEGEND

- SURVEY BOUNDARY
RIGHT-OF-WAY LINE
CENTERLINE
ADJOINING PROPERTY LINE
OLD LOT, SURVEY, OR RIGHT-OF-WAY LINE
RADIAL LINE / TIE LINE

FOUND SURVEY MONUMENT AS DESCRIBED BELOW

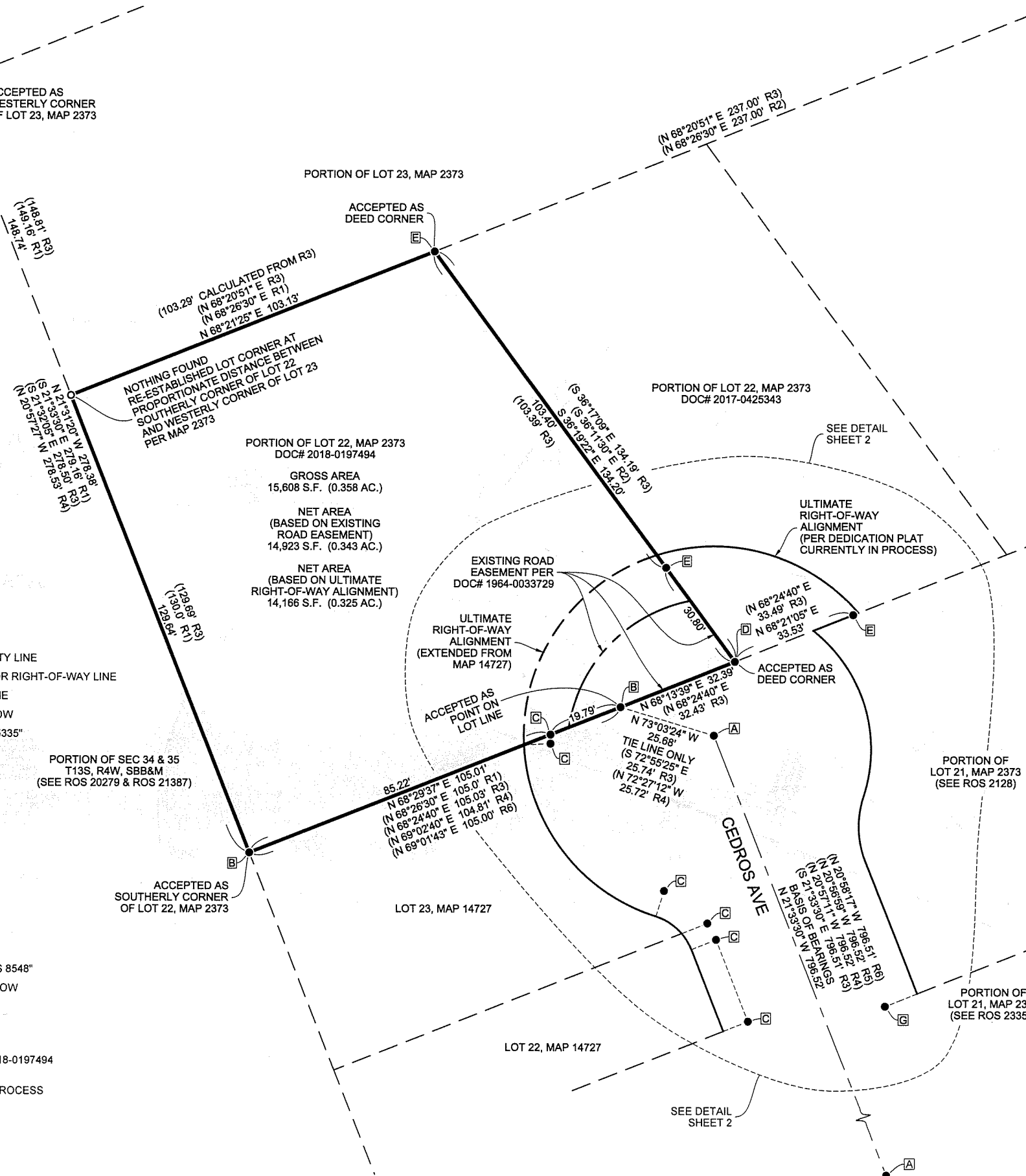
- M-10 CENTERLINE MONUMENT STAMPED "LS 5335" PER MAP 14727
2" PIPE & DISK STAMPED "LS 5335" PER MAP 14727
LEAD PLUG & DISK STAMPED "LS 5335" PER MAP 14727
GIN SPIKE & DISK STAMPED "LS 9042" PER RECORD OF SURVEY BY JAKE LOGAN (IN PROCESS, NOT YET RECORDED)
3/4" PIPE & PLASTIC CAP STAMPED "LS 9042" PER RECORD OF SURVEY BY JAKE LOGAN (IN PROCESS, NOT YET RECORDED)
1/2" REBAR INSIDE 2" PIPE (NO DISK/STAMP) PER ROS 19925 (SEE ROS 20279 & ROS 21387)
GIN SPIKE & DISK STAMPED "LS 8537" PER ROS 23351

SET 1"x18" IRON PIPE & BRASS DISK MARKED "PLS 8548"

RECORD DATA PER DOCUMENT / MAP LISTED BELOW

REFERENCE DOCUMENTS / MAPS

- R1) SEABRIGHT ACRES, MAP NO. 2373
R2) GRANT DEED, REC. MAY 16, 2018, DOC# 2018-0197494 (SEE ALSO DOC# 2017-0425343)
R3) RECORD OF SURVEY BY JAKE LOGAN, IN PROCESS
R4) RECORD OF SURVEY NO. 20279 & 21387
R5) RECORD OF SURVEY NO. 23351
R6) NORTH CEDROS PUD, MAP NO. 14727
R7) ROAD EASEMENT, DOC# 1964-0033729



PORTION OF LOT 22, MAP 2373
DOC# 2018-0197494
GROSS AREA 15,608 S.F. (0.358 AC.)
NET AREA (BASED ON EXISTING ROAD EASEMENT) 14,923 S.F. (0.343 AC.)
NET AREA (BASED ON ULTIMATE RIGHT-OF-WAY ALIGNMENT) 14,166 S.F. (0.325 AC.)

PORTION OF SEC 34 & 35
T13S, R4W, SBB&M
(SEE ROS 20279 & ROS 21387)

PORTION OF LOT 22, MAP 2373
DOC# 2017-0425343

PORTION OF LOT 22, MAP 2373
DOC# 2018-0197494

ULTIMATE
RIGHT-OF-WAY
ALIGNMENT
(PER DEDICATION PLAT
CURRENTLY IN PROCESS)

ULTIMATE
RIGHT-OF-WAY
ALIGNMENT
(EXTENDED FROM
MAP 14727)

EXISTING ROAD
EASEMENT PER
DOC# 1964-0033729

ACCEPTED AS CENTER
POINT OF 50' RADIUS
CURVE PER MAP 14727

PORTION OF
LOT 21, MAP 2373
(SEE ROS 2128)

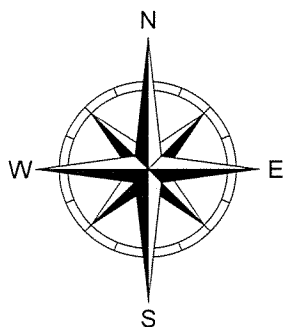
N 27°31'20" W 129.64'

PORTION OF SEC 34 & 35
T13S, R4W, SBB&M

LOT 23, MAP 14727

LOT 22, MAP 14727

PORTION OF
LOT 21, MAP 2373
(SEE ROS 23351)



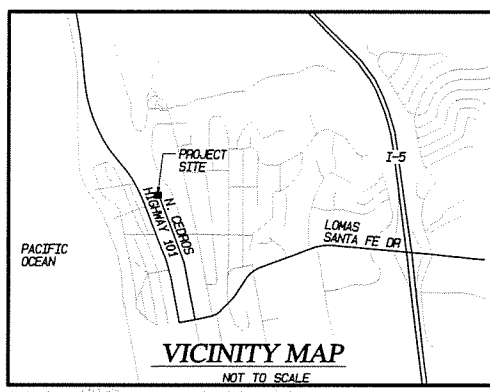
GENERAL NOTES

- 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. 811
- THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. 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 REMOVING, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 6:00 p.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL FACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. 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 STRUCTURES AND SYSTEMS FROM EROSION, SLOTTING, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED IN 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: 350 CY FILL 20 CY EXPORT 330 CY
REMEDIAL GRADING: 200 CY REMOVAL/RECOMPACTION
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASE. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AS AS-GRADED CERTIFICATION SHALL BE PROVIDED STATING: THE GRADING UNDER PERMIT NO. SBGR-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN. THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

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:
NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LB/ACRE.

LBS/ACRE	% PURITY/ACRE	SEED SPECIES
20	70% PLUS	ATRIPLEX GLAUCA
50		PLANTAGE INSULARIS
60		ENCYLIUS FARTINGSA
5	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.
- 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 THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.



PRELIMINARY GRADING PLAN

LEGAL DESCRIPTION

PORTION OF LOT 22 OF SEABRIGHT ACRES IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2373, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, LYING WESTERLY AND SOUTHWESTERLY OF A LINE WHICH BEARS SOUTH 36°11'30" EAST FROM A POINT IN THE NORTHERLY LINE OF SAID LOT 22 DISTANT THEREON SOUTH 68°26'30" WEST 237.00 FEET FROM THE NORTHEASTERLY CORNER THEREOF.

(AS DESCRIBED IN DOCUMENT RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON MAY 16, 2018 AS DOC# 2018-0197494 OF OFFICIAL RECORDS.)

A.P.N. 263-062-27
SITE ADDRESS 601 NORTH CEDROS AVE SOLANA BEACH, CA 92075
OWNER/PERMITTEE TRAVIS JONES 601 NORTH CEDROS SOLANA BEACH, CA 92075
TOPOGRAPHIC SURVEY TORGENSEN SURVEYING, INC. 1012 MAR VISTA DRIVE VISTA, CA 92081 619.535.8674

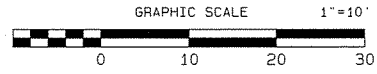
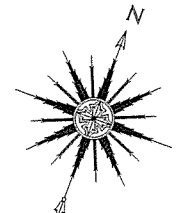
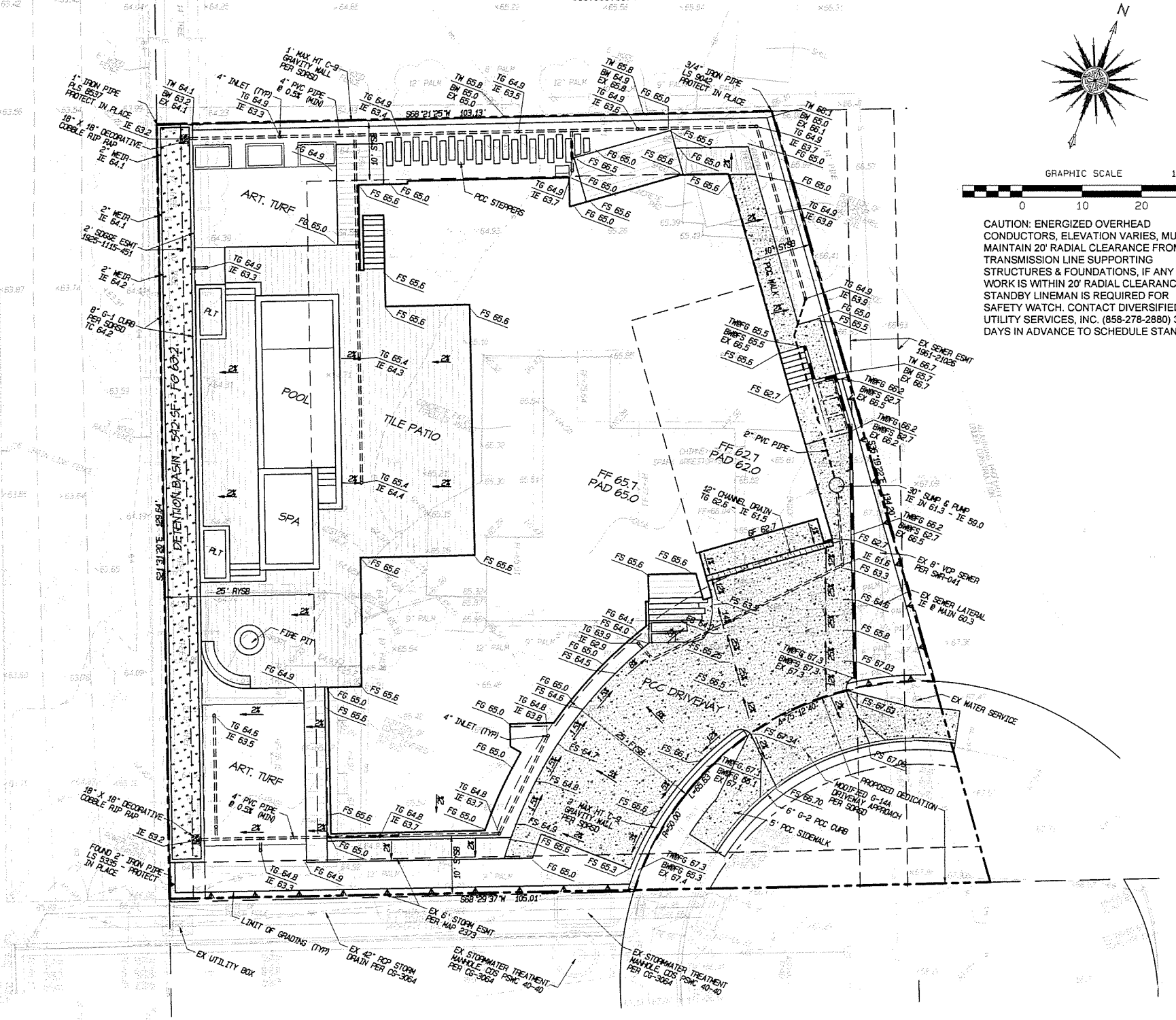
OWNER'S CERTIFICATE

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

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

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

TRAVIS JONES 601 NORTH CEDROS SOLANA BEACH, CA 92075
DATE



CAUTION: ENERGIZED OVERHEAD CONDUCTORS, ELEVATION VARIES, MUST MAINTAIN 20' RADIAL CLEARANCE FROM TRANSMISSION LINE SUPPORTING STRUCTURES & FOUNDATIONS, IF ANY WORK IS WITHIN 20' RADIAL CLEARANCE, STANDBY LINEMAN IS REQUIRED FOR SAFETY WATCH. CONTACT DIVERSIFIED UTILITY SERVICES, INC. (858-278-2880) 30 DAYS IN ADVANCE TO SCHEDULE STANDBY.

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

NO.	ITEM DESCRIPTION	STD. DWG.	SYMBOL
1.	MASONRY RETAINING WALL	C-1	

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY BOUNDARY	
EXISTING CONTOURS	
PROPOSED CONTOURS	
PROPOSED LIMIT OF GRADING	
FLOWLINE DIRECTION	
SETBACK LINE	
PROPOSED RETAINING WALL	
PROPOSED DETENTION/ BMP AREA	

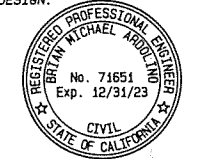
EARTHWORK QUANTITIES:

- M: EXCAVATION FOR FOOTINGS: 20 CY
- X: REMOVAL/RECOMPACTION FOR SLABS: 200 CY
- Y: GRADING ASSOCIATED WITH PROJECT: 350 CY CUT & 20 CY FILL
- Z: TOTAL GRADING: 330 CY EXPORT
- * EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.

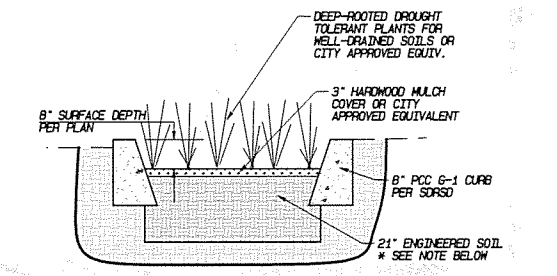
DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 0703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2014-063.

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

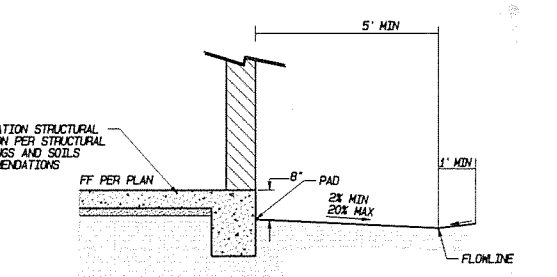


BY: BRIAN ARDOLINO
RCE No. 71651 Exp. 12/31/23
ARDOLINO COASTAL ENGINEERING



* BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 10" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS, AND ALSO FREE OF NOXIOUS WEEDS.

TYPICAL DETAIL - PAD ELEVATION DETAIL



TYPICAL DETAIL - PAD ELEVATION DETAIL

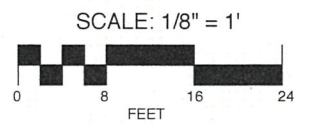
NOT TO SCALE

SORGE NOTE:
CAUTION: ENERGIZED OVERHEAD CONDUCTORS, ELEVATION VARIES, MUST MAINTAIN 20' RADIAL CLEARANCE FROM TRANSMISSION LINE SUPPORTING STRUCTURES & FOUNDATIONS, IF ANY WORK IS WITHIN 20' RADIAL CLEARANCE, STANDBY LINEMAN IS REQUIRED FOR SAFETY WATCH. CONTACT DIVERSIFIED UTILITY SERVICES, INC. (858-278-2880) 30 DAYS IN ADVANCE TO SCHEDULE STANDBY.

ENGINEER OF WORK		CITY APPROVED CHANGES		APPD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH		DRAWING NO.
By: BRIAN ARDOLINO R.C.E. 71651 Exp. 12/31/23					By: [Signature]	By: [Signature]	DESCRIPTION: SOLB-1 - PT. NO. 2001 LOCATION: 2" BRASS DISK ON PCC DRAINAGE INLET LOCATION: E. SHOULDER OF HIGHWAY 163, 0.1 MILE RECORD FROM RGS NO. 18921 ELEV: 71.45 DATE: NAVD-88	PRELIMINARY GRADING PLAN FOR 601 N. CEDROS AVENUE		SHEET 1 OF 1

PLANTING LEGEND

SYMBOL	SPECIES/Common Name	SIZE	WUCOLS WATER USE	HEIGHT/SPREAD	QUANTITY
	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL.	LOW	2'1/2'	17
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	LOW	4'1/4'	12
	ALOE STRIATA GHOST ALOE	5 GAL.	LOW	2'1/2'	16
	BOUGAINVILLEA 'MONKA' DWARF BOUGAINVILLEA	5 GAL.	LOW	18"6"	19
	CHONDRPETALUM TECTORUM CAPE RUSH	5 GAL.	LOW	7'1/4'	8
	CRASSULA ARB. UNDULATIFOLIA RIPPLE JADE	5 GAL.	LOW	3'3"	14
	DIANELLA 'LITTLE REV' FLAX LILY	5 GAL.	LOW	2'1/2'	36
	LEUCODENDRON 'SAFARI SUNSET' SAFARI CONEBUSH	15 GAL.	LOW	6'1/4'	12
	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO	5 GAL.	LOW	6'1/4'	35
	FURCRAEA FOETIDA 'VARIEGATA' MAURITIUS FLAX	24" BOX	LOW	6'6"	2
	ORANGE TREE DWARF	15 GAL.	SLA	12'1/2'	7
	AT BIOSWALE CAREX DIVULSA BERKELEY SEDGE	1 GAL.	LOW	18"18"	16" O.C.
	FICUS NITIDA HEDGE	15 GAL. COLUMNS	MED	HEDGE TO 8' HIGH MAX.	
	MULCH: 3" DEPTH 'FOREST FINES' BY AGRISERVICE				



LANDSCAPE ARCHITECT'S STATEMENT

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

Gene Mercur 8-11-22
 GEORGE MERCER RLA #4055



PRELIMINARY LANDSCAPE PLAN
 NOT FOR CONSTRUCTION

GMA
 GEORGE MERCER ASSOCIATES INC.
LANDSCAPE ARCHITECTURE
 590 SEACOAST DRIVE, STE. 20
 IMPERIAL BEACH, CA 91932
 (619) 882-2499
 E-mail: smercers@sbcglobal.net

Gene Mercur
 8/11/22
 STATE OF CALIFORNIA

CLIENT
TRAVIS JONES

PROJECT
**NEW RESIDENCE
 601 NORTH CEDROS
 SOLANA BEACH, CA**

CHANGES

PROGRESS PRINT DATE

12/8/21
4/26/22
8/11/22

DESIGN GM
DRAWN GM
CHECKED
SCALE 1/8" = 1'
PROJECT 19-047

SHEET
L-1
 OF 2 SHEETS

IF PLAN IS LESS THAN 24" X 36"



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

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

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

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

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)	Hydro-zone				SLA
		1	2	3	4	
1	Evapotranspiration Rate (ETo) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
2	Conversion Factor - 0.62	0.62				
3	(Line 1 x Line 2)	25.42 (west of I-5)		29.14 (east of I-5)		
4	Plant Factor (PF) See "B" below	0.3	0.6	0.3	1.0	
5	Hydrozone Area (HA) - in square feet	1,898	225	711	474	567
6	(Line 4 x Line 5)	569	135	213	474	
7	Irrigation Efficiency (IE) See "C" below	0.81	0.81	1.0	1.0	
8	(Line 6 x Line 7)	703	167	213	474	
9	TOTAL of all Line 8 boxes + SLA	2,124				
10	Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	53,992 gallons per year				

A	B	C
ETo - Evapotranspiration rate = 41 (west of I-5) / 47 (east of I-5)	PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone. 0.1 = V.L.W. - Very Low Water Use Plants 0.2 = L.W. - Low Water Use Plants 0.5 = M.W. - Moderate Water Use Plants 1.0 = H.W. - High Water Use Plants	IE - Irrigation Efficiency Spray = .55 Rotor = .70 Bubble = .75 MP Rotator = .75 Drip & Micro-spray = .81 A different IE may be used if supported by documentation subject to approval by the City Planner

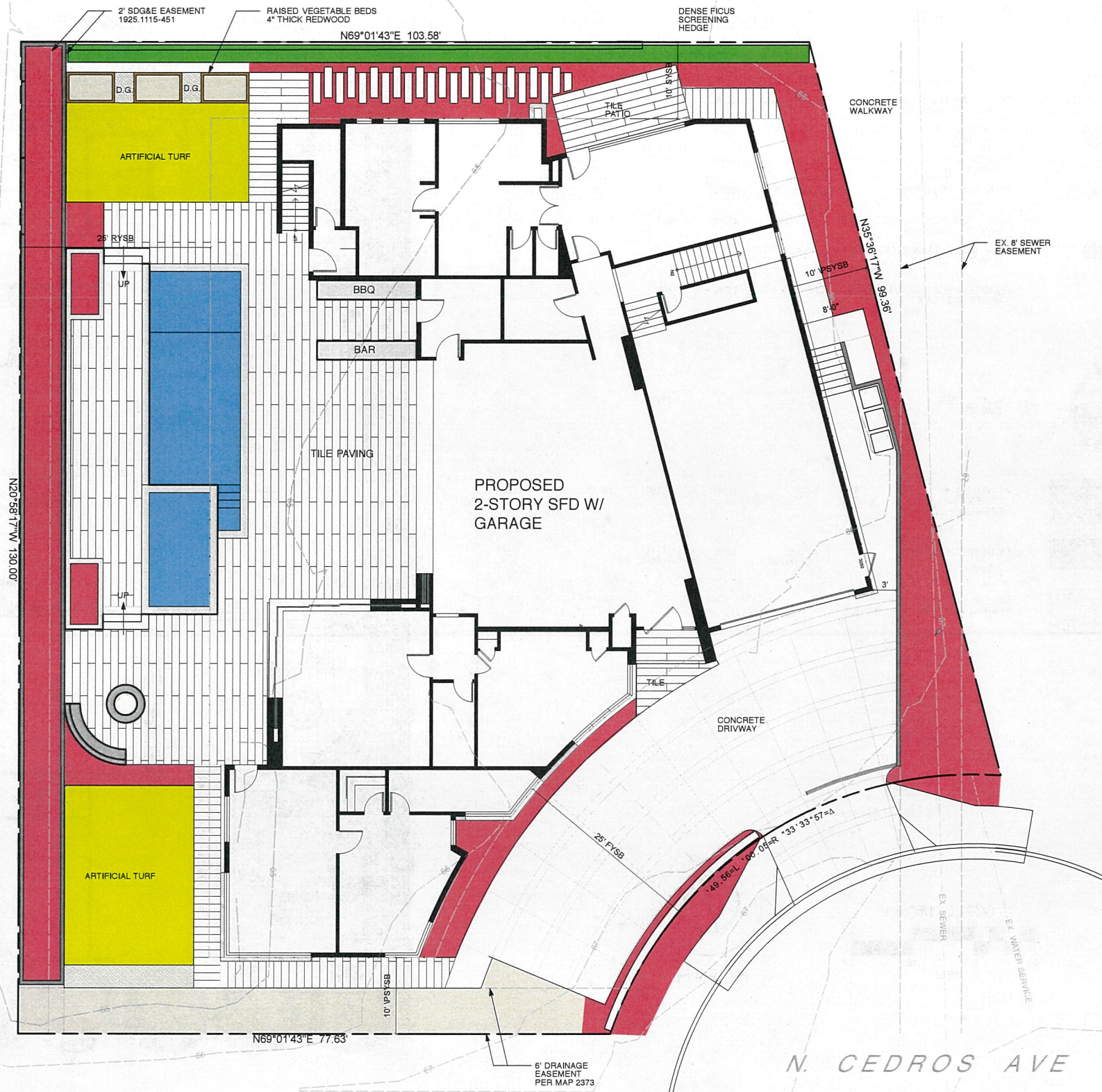
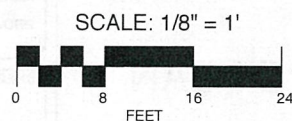
MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\frac{25.42}{0.65} \left[(ETAF \times \frac{3,875}{0.55}) + (1-ETAF \times \frac{567}{0.45}) \right] = \text{MAWA } 60,658$$

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

HYDROZONES

- 1. LOW WATER USE: 1,898 SQ. FT.
 - 2. MEDIUM WATER USE: 225 SQ. FT.
 - 3. ARTIFICIAL TURF: 711 SQ. FT.
 - 4. HIGH WATER USE: (WATER FEATURES) 474 SQ. FT.
 - 5. SLA 567 SQ. FT.
- TOTAL LANDSCAPE AREA: 3,875 SQ. FT.**



LANDSCAPE ARCHITECT'S STATEMENT

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

Gayle Merz 4-26-22
GEORGE MERCER RLA #4055

HYDROZONE PLAN

GMA
GEORGE MERCER ASSOCIATES INC.
LANDSCAPE ARCHITECTURE
990 SEACOAST DRIVE, STE. 20
IMPERIAL BEACH, CA 91932
(619) 882-2499
E-mail: 5mercers@sbcglobal.net

Gayle Merz
Landscape Architect
No. 1000
4/26/22
STATE OF CALIFORNIA

CLIENT
TRAVIS JONES

PROJECT
**NEW RESIDENCE
601 NORTH CEDROS
SOLANA BEACH, CA**

CHANGES

12/8/21	
4/26/22	

PROGRESS PRINT DATE

DESIGN	GM
DRAWN	GM
CHECKED	
SCALE	1/8" = 1'
PROJECT	14-047

SHEET
L-1
OF 2 SHEETS

Proposed Residence & ADU
601 N Cedros Ave.,
Solana Beach, CA 92075

Sheet Title:
Garage Level Floor Plan
Plan Prepared by: *Jan Pajc*

Rev.	Date	By

Date:
Scale: 1/4" = 1'-0"

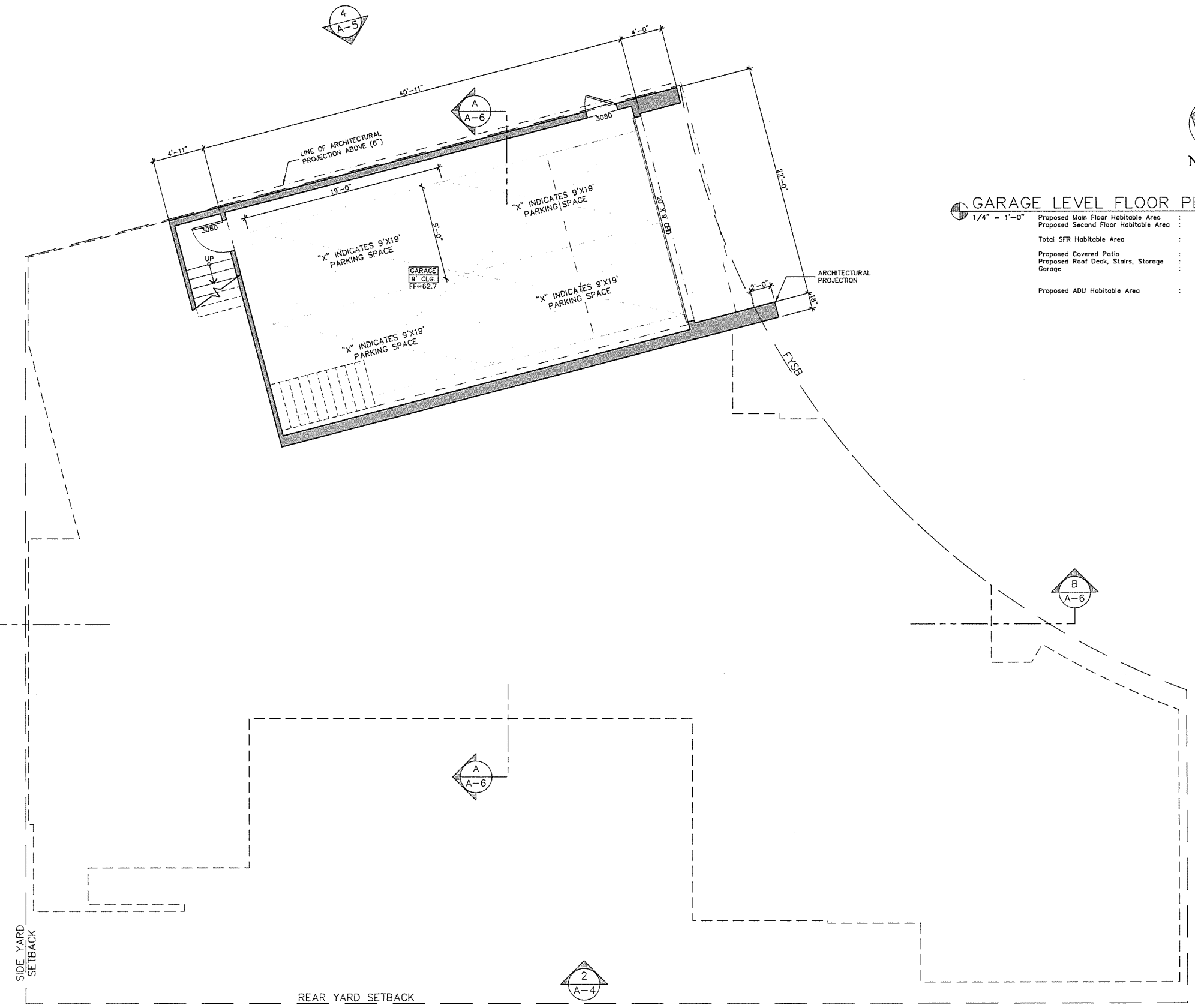
Sheet:
A-1



GARAGE LEVEL FLOOR PLAN

1/4" = 1'-0"

Proposed Main Floor Habitable Area	: 3,576 sq. ft.
Proposed Second Floor Habitable Area	: 1,208 sq. ft.
Total SFR Habitable Area	: 4,784 sq. ft.
Proposed Covered Patio	: 782 sq. ft.
Proposed Roof Deck, Stairs, Storage	: 1,552 sq. ft.
Garage	: 962 sq. ft.
Proposed ADU Habitable Area	: 787 sq. ft.



Proposed Residence & ADU
 601 N Cedros Ave.
 Solana Beach, CA 92075

Sheet Title:
Proposed Main Floor Plan
 Plan Prepared by: Ian Page

Rev.	Date	By

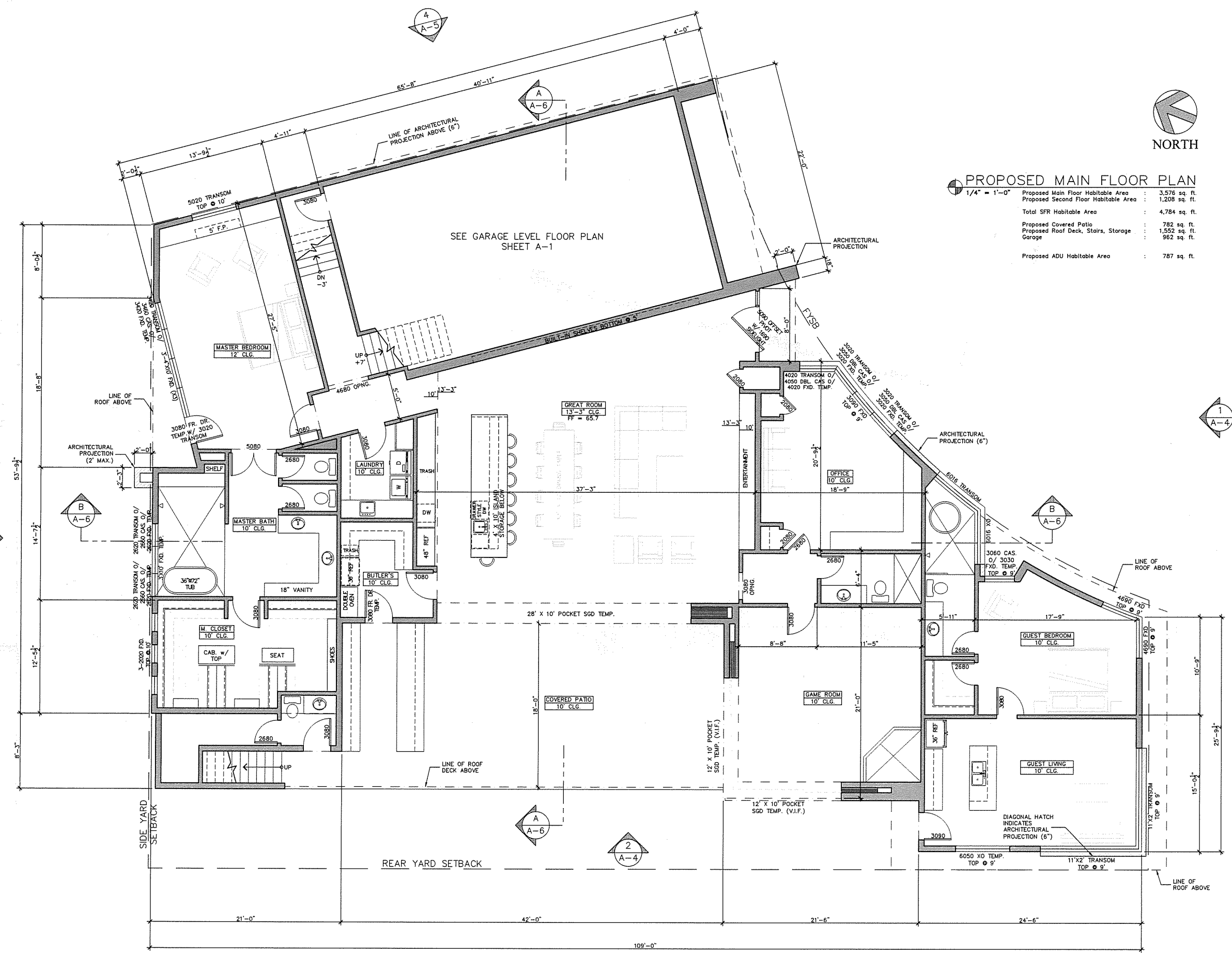
Date:
 Scale: 1/4" = 1'-0"

Sheet:
A-2
 Sheet 10 of 14



PROPOSED MAIN FLOOR PLAN
 1/4" = 1'-0"

Proposed Main Floor Habitable Area	: 3,576 sq. ft.
Proposed Second Floor Habitable Area	: 1,208 sq. ft.
Total SFR Habitable Area	: 4,784 sq. ft.
Proposed Covered Patio	: 782 sq. ft.
Proposed Roof Deck, Stairs, Storage	: 1,552 sq. ft.
Garage	: 962 sq. ft.
Proposed ADU Habitable Area	: 787 sq. ft.



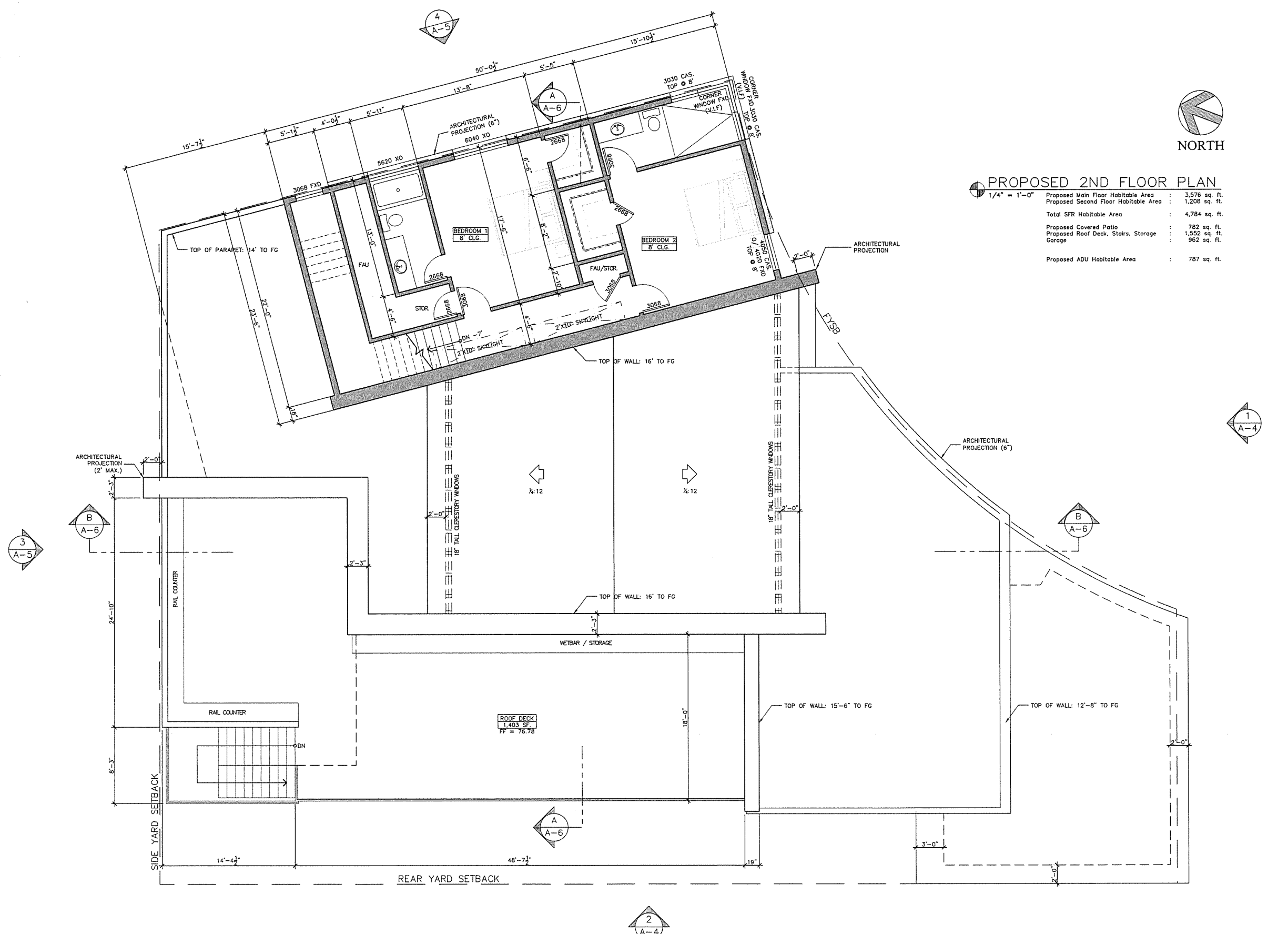
Proposed Residence & ADU
 601 N Cedros Ave.,
 Solana Beach, CA 92075

Sheet Title:
Proposed Second Floor Plan
 Plan Prepared by: *Jan Page*

Rev.	Date	By

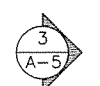
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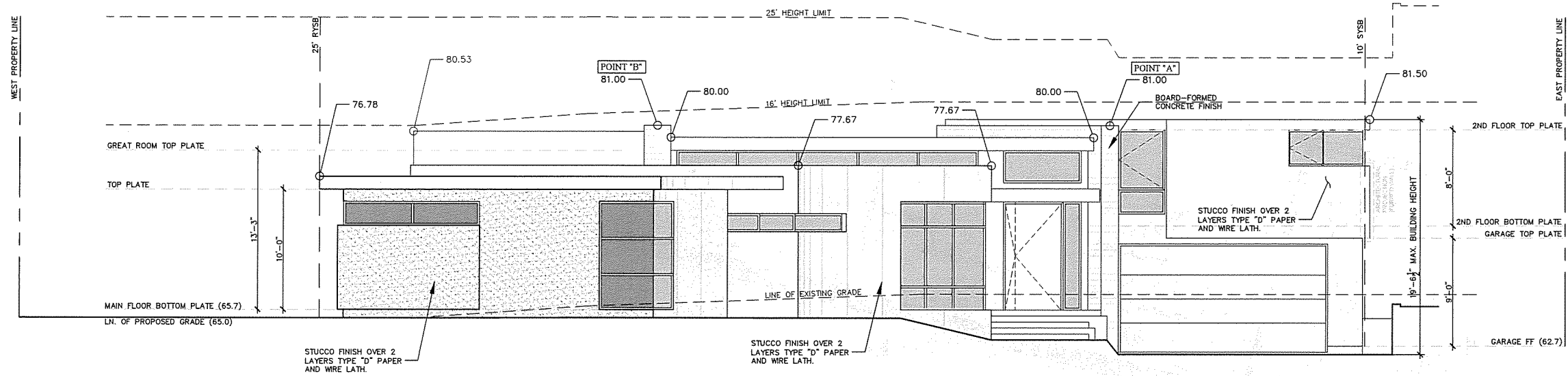
Sheet:
A-3
 Sheet 11 of 14



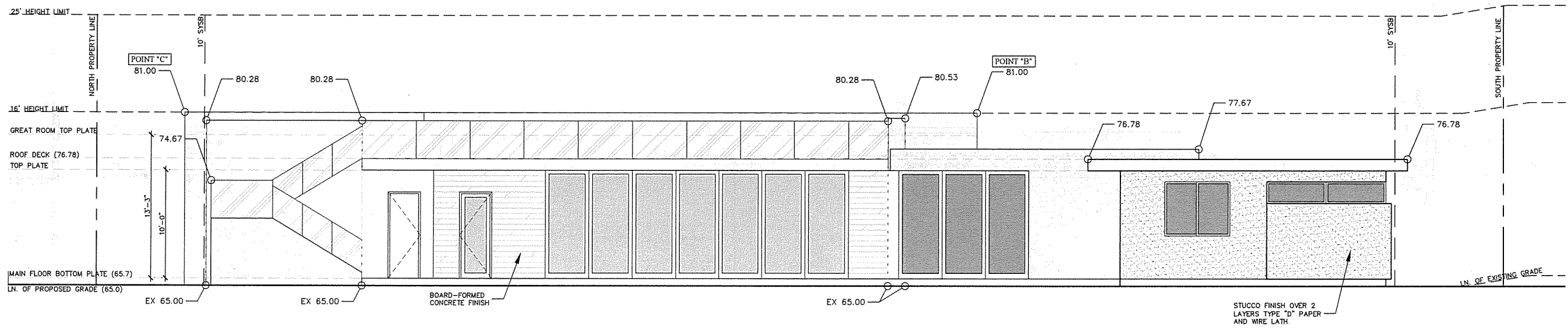
PROPOSED 2ND FLOOR PLAN
 1/4" = 1'-0"

Proposed Main Floor Habitable Area	: 3,576 sq. ft.
Proposed Second Floor Habitable Area	: 1,208 sq. ft.
Total SFR Habitable Area	: 4,784 sq. ft.
Proposed Covered Patio	: 782 sq. ft.
Proposed Roof Deck, Stairs, Storage	: 1,552 sq. ft.
Garage	: 962 sq. ft.
Proposed ADU Habitable Area	: 787 sq. ft.





① **SOUTHEAST / FRONT ELEVATION**
 1/4" = 1'-0"



② **WEST / REAR ELEVATION**
 1/4" = 1'-0"

Proposed Residence & ADU

601 N Cedros Ave.,
 Solana Beach, CA 92075

Sheet Title:
Elevations

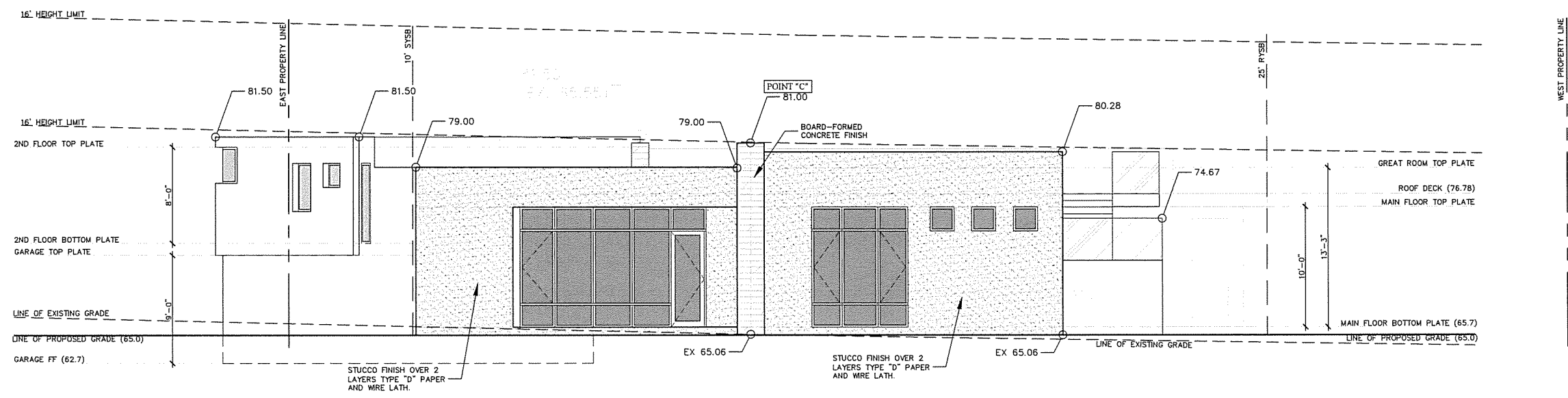
Plan Prepared by: Ian Paje *ian.paje*

Rev.	Date	By

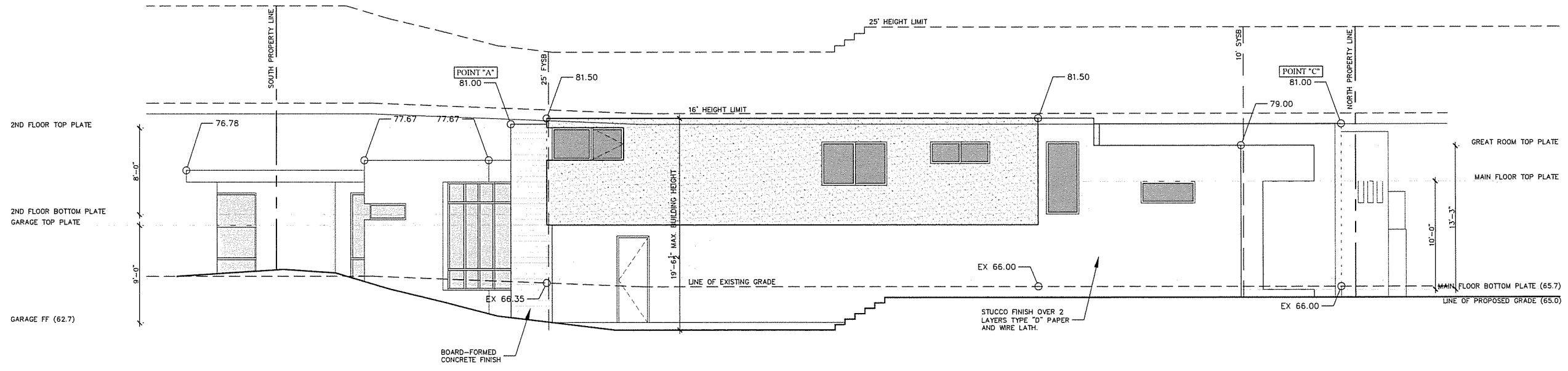
Date:
 Scale: 1/4" = 1'-0"

Sheet:
A-4

Sheet: 12 of 14



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



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

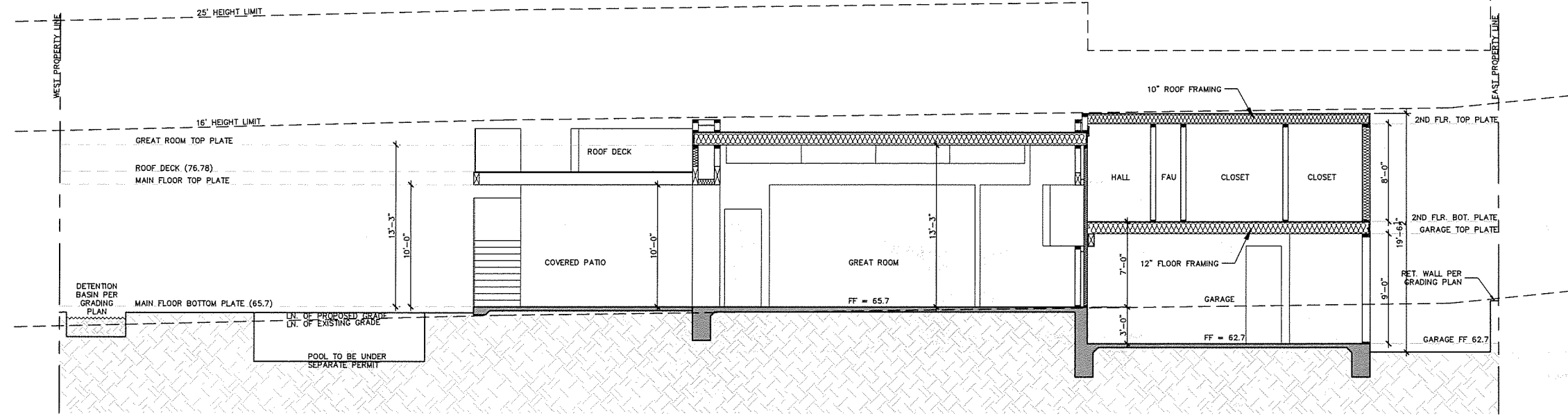
Proposed Residence & ADU
601 N Cedros Ave.,
Solana Beach, CA 92075

Sheet Title: **Elevations**
Plan Prepared by: Ian Page

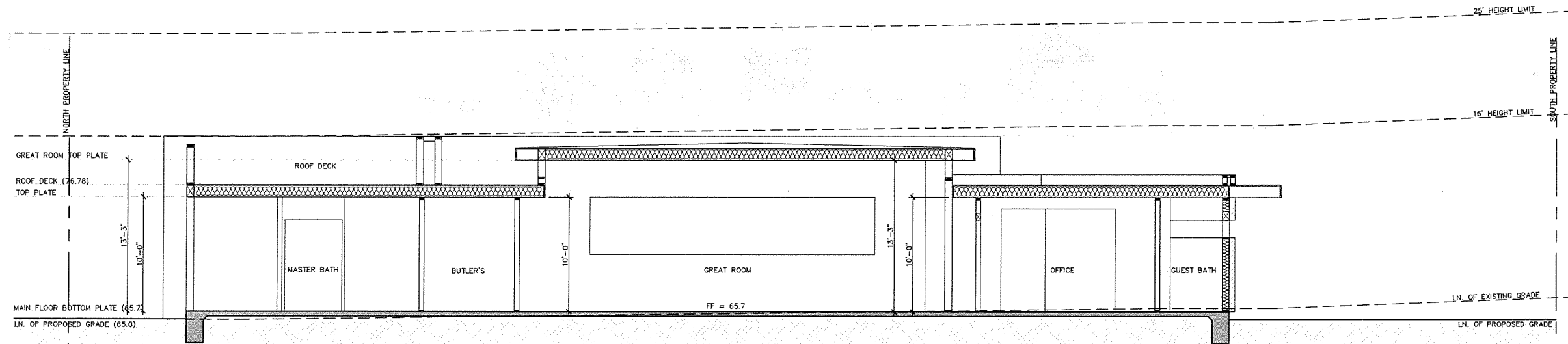
Rev.	Date	By

Date: 08/12/22
Scale: 1/4" = 1'-0"

Sheet: **A-5**
Sheet 13 of 14



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



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

Proposed Residence & ADU

601 N Cedros Ave.,
Solana Beach, CA 92075

Sheet Title:
Sections

Plan Prepared by: Ian Page *in page*

Rev.	Date	By

Date:
Scale: 1/4" = 1'-0"

Sheet:
A-6
Sheet: 14 of 14

ORDINANCE 470

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA REPEALING SECTION 17.20.040(C) AND AMENDING SECTION 17.20.040(D) OF THE SOLANA BEACH MUNICIPAL CODE TO PROVIDE FOR REGULATIONS CONCERNING ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES

WHEREAS, the City Council of the City of Solana Beach seeks to implement Senate Bill 1069 (SB 1069) (Chapter 720, Statutes 2016) and Assembly Bill 2299 (AB 2299) (Chapter 735, Statutes 2016) through the implementation of regulations concerning accessory dwelling units in residential zones; and

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

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

WHEREAS, the State Legislature adopted SB 1069 and AB 2299 in order to eliminate barriers to accessory dwelling unit construction that the Legislature has determined is a common-sense, cost-effective approach to accommodate future growth and to encourage infill development in developed neighborhoods; and

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

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

WHEREAS, Section 65852.2(a)(4) of the California Government Code provides that any local ordinance that is inconsistent with Section 65852.2 shall be null and void and state law shall apply unless or until the local agency adopts an ordinance consistent with this new law; and

WHEREAS, Section 65852.150(b) of the California Government Code provides that the Legislature's intent with the adoption of SB 1069 was that local agencies adopt an ordinance relating to matters including unit size, parking, fees, and other requirements, that are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance; and

WHEREAS, the City of Solana Beach City Council regulates guest houses and accessory living units pursuant to subsections (C) and (D) of Section 17.20.040, which provisions, however, will not be consistent with the provisions SB 1069 and AB 2299 when they go into effect on January 17, 2017.

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

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

Section 2. Section 17.20.040(C) of the Solana Beach Municipal Code is hereby repealed.

Section 3. Section 17.20.040(D) of the Solana Beach Municipal Code is hereby amended to read as follows:

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

1. For purposes of this chapter, "accessory dwelling unit" shall have the meaning defined in Section 65852.2 of the California Government Code.
2. Accessory dwelling units are residential uses consistent with the uses permitted in (ER-1), (ER-2), (LR), (LMR), (MR), (MHR), and (HR) zones.
3. Accessory dwelling units developed pursuant to the requirements of this subsection shall not cause the lot upon which the accessory dwelling unit is located to exceed the allowable density otherwise permitted for the lot.
4. Accessory dwelling units shall be permitted in the (ER-1), (ER-2), (LR), (LMR), (MR), (MHR), and (HR) zones subject to the following standards:

- a. A detached primary single-family dwelling unit shall exist on the lot or premises.
- b. The accessory dwelling unit shall be attached to or contained within the primary dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
- c. Any construction of an accessory dwelling unit shall conform to all property development regulations of the zone in which the property is located including, but not limited to, parking, height limits, setback, lot coverage, landscape, architectural review, and floor area ratio (FAR), as well as all fire, health, safety and building provisions of this title.
- d. No more than one accessory dwelling unit shall be permitted per single-family lot.
- e. For an accessory dwelling unit that is contained within the primary dwelling, there shall be an independent exterior access from the existing residence.
- f. The minimum allowed area of the accessory dwelling unit shall be 350 square feet.
- g. For attached accessory dwelling units, the increased floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing living area, with a maximum increase in floor area of 1,200 square feet.
- h. For detached accessory dwelling units, the maximum allowed area shall be 1,200 square feet.
- i. Construction of a new structure or an addition to an existing structure for an accessory dwelling unit shall not exceed sixteen (16) feet in height.
- j. No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage; provided, however, that the accessory dwelling unit shall comply with all other existing setback requirements and height restrictions for the lot.
- k. The accessory dwelling unit shall not be sold separate from the primary residence.
- l. The owner of the property must continually occupy either the main dwelling unit or the accessory dwelling unit. For purposes of this section, "owner" includes a lessee if the leasehold includes both the main dwelling and accessory dwelling unit.

- m. The accessory dwelling unit shall only be used for rentals of terms longer than thirty (30) days.
 - n. One off-street parking space shall be provided for the accessory dwelling unit, which may be provided as tandem parking on an existing driveway and shall be permitted in setback areas unless the director of community development or the director's designee makes specific findings that parking in setback areas or tandem parking is not feasible based upon specific site topographical or fire and life safety conditions, or that tandem parking is not permitted anywhere else in the city. No off-street parking shall be required in any of the following instances:
 - i. The accessory dwelling unit is located within one-half mile of public transit stop.
 - ii. The accessory dwelling unit is located within an architecturally and historically significant historic district.
 - iii. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
 - iv. The accessory dwelling unit is located in an area of the city that on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
 - v. The accessory dwelling unit is located within one block of a car share vehicle pick-up location, as established by the City.
 - o. Proposed accessory dwelling units shall provide a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system; provided, however, that this fee or charge shall not exceed the reasonable cost of providing this service.
 - p. For an accessory dwelling unit that is contained within the primary dwelling, the installation of a new or separate utility connection directly between the accessory dwelling unit and the utility shall not be required, and a related connection fee or capacity charge shall not be imposed.
 - q. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.
5. Notwithstanding subsection 4, the City shall ministerially approve an application for a building permit to create within a single-family residential zone one accessory dwelling unit per single-family lot if the unit is contained within the existing space of a single-family residence or accessory structure, has

independent exterior access from the existing residence, and the side and rear setbacks are sufficient for fire safety.

6. Applications for accessory dwelling units conforming to the requirements of subsections 4 or 5 shall be considered ministerially without discretionary review or a hearing, and the director of community development shall approve or deny such applications within 120 days after receiving the application.
7. If an applicant for an accessory dwelling unit proposes new construction or an addition for an accessory dwelling unit that exceeds sixteen (16) feet in height above existing grade, the applicant shall apply for a structure development permit pursuant to Chapter 17.63.
8. If an applicant for an accessory dwelling unit proposes new construction or an addition for an accessory dwelling unit that exceeds the thresholds for the application of a development review permit under Section 17.68.040(B)(1), the applicant shall apply for a development review permit pursuant to Chapter 17.68.
9. The city may offer incentives to encourage development of accessory dwelling units. If owners of accessory units elect to file a 30-year deed restriction to rent the unit to lower income households, the city will consider waiving fees, reducing parking and development standards, or approving other forms of assistance specified in Chapter 4.3 (commencing with Section 65915) of Division 1 of Title 7 of the Government Code. Receipt of such incentives shall require the owner to:
 - a. Rent the accessory dwelling unit to a lower income household, as defined annually by the State Department of Housing and Community Development at a rate that shall not exceed an amount which is equal to 30 percent of the gross monthly income of a low-income household, at 80 percent of the San Diego County median income, adjusted for household size.
 - b. File an annual agreement with the city's community development department documenting the household's eligibility to occupy the accessory unit.
 - c. Record a covenant specifying the property restrictions on the accessory dwelling unit for the 30-year term.
 - d. Assign the covenant using a form of assignment and assumption approved by the director of community development in the director's reasonable direction in the event that the property is transferred or sold.

Section 4. The City Council finds that this Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines, which exempts minor alterations in land use limitations which will not result in any changes in land use or density. The City Council further finds that there is no possibility that the activity may

have a significant effect on the environment and that therefore, pursuant to Section 15061(b)(3) of the CEQA Guidelines, the Ordinance is exempt from the provisions of CEQA.


Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

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

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Solana Beach, California, on the 26th day of October, 2016; and

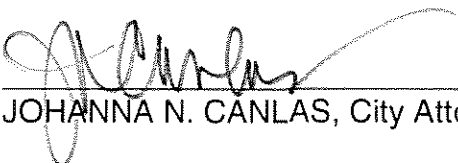
THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, on the 9th day of November, 2016, by the following vote:

AYES: Councilmembers – Zito, Zahn, Nichols, Marshall, Heebner
NOES: Councilmembers – None
ABSENT: Councilmembers – None
ABSTAIN: Councilmembers – None



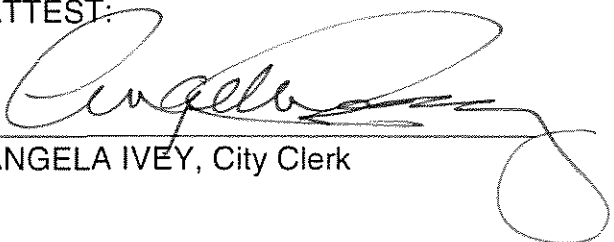
DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

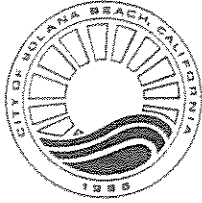


JOHANNA N. CANLAS, City Attorney

ATTEST:



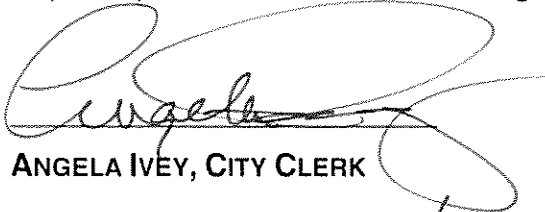
ANGELA IVEY, City Clerk



ORDINANCE CERTIFICATION

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

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, DO HEREBY certify that the foregoing is a full, true and correct copy of **Ordinance 470** *repealing Section 17.20.040(c) and amending Section 17.20.040(d) of the Solana Beach Municipal Code to provide for regulations concerning accessory dwelling units in residential zones* as duly introduced on October 26, 2016 and adopted on November 9, 2016, a regular meeting, by the City Council of Solana Beach. This Ordinance has been published as required pursuant to law and the original is filed in the City Clerk's Office. (GC 40806).



ANGELA IVEY, CITY CLERK

CERTIFICATION DATE: November 11, 2016



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 26, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for Development Review Permit and Structure Development Permit for a Multi-Level Addition and Remodel to an Existing One-Story, Single-Family Residence with an Attached Two-Car Garage and Perform Associated Site Improvements at 427 Canyon Drive (Case #: DRP21-020, SDP21-019; Applicant: Dylan Ramsey; APN: 298-095-03-00; Resolution No. 2022-121)**

BACKGROUND:

The Applicant, Dylan Ramsey, is requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a multi-level addition and remodel to an existing one-story, single-family residence with an attached two-car garage and perform associated site improvements. The 8,989 square-foot lot is located at 427 Canyon Drive within the Low-Medium Residential (LMR) Zone and the Scaled Residential Overlay Zone (SROZ).

The Applicant proposes a 417 square-foot addition to the first floor, a new 685 square-foot second story, and a 532 square-foot lower-level addition. The proposed development includes an expansion to the existing deck, landscaping, and grading in the amount of 473 cubic yards. The tallest point of the proposed residence would be 21.50 feet above the proposed grade and the highest point of the structure would not exceed 241.33 feet above Mean Sea Level (MSL). The project meets three thresholds for the requirement of a DRP, including: 1) construction in excess of 60 percent of the maximum allowable floor area; 2) construction of a second story that exceeds 35 percent of the floor area of the first floor; and 3) aggregate grading quantity that exceeds 100 cubic yards. The project requires an SDP because the proposed development exceeds 16 feet in height above existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2022-121 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The subject property is located on the west side of Canyon Drive, one property north of the intersection of Canyon Drive and Mar Vista Drive. The lot is rectangular in shape with 60 feet in frontage along Canyon Drive, a southern property line of approximately 120 feet, a northern property line of approximately 119 feet and an eastern property line of 75 feet. The existing topography slopes downward from the street. The elevation at the front property line is at approximately 224 feet above Mean Seal Level (MSL) and the rear property line is approximately 214 MSL, resulting in a change in elevation of approximately 10 feet. With the proposed project, the driveway location would remain at the western portion of the lot. The project plans are provided in Attachment 2.

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

Table 1			
LOT INFORMATION			
Property Address:	427 Canyon Drive	Zoning Designation:	LMR (4 du/ac)
Lot Size (Net):	8,989 ft ²	# of Units Allowed:	1 Dwelling Unit, 1 ADU, 1 JADU
Max. Allowable Floor area:	3,523 ft ²	# of Units Requested:	1 Dwelling Unit
Proposed Floor area:	3,434 ft ²		
Below Max. Floor area by:	89 ft ²		
Max. Allowable Height:	25 ft.	Setbacks:	Required Proposed
Max. Proposed Height:	21.50 ft.	Front (E)	25 ft. 20.31 ft.
Highest Point/Ridge:	241.33 MSL	Interior Side (N)	5 ft. 5.00 ft.
Overlay Zone(s):	SROZ	Interior Side (S)	5 ft. 5.00 ft.
		Rear (W)	25 ft. 31.65 ft.
PROPOSED PROJECT INFORMATION			
Floor Area Breakdown:		Requested Permits:	
Existing First Floor	1,576 ft ²	DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area, a new second story that exceeds 35% of the existing first floor and grading in excess of 100 cubic yards. SDP: An SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
First-Floor Addition	417 ft ²		
New Second Story	685 ft ²		
Proposed Lower-Level Addition	532 ft ²		
Proposed Stair	93 ft ²		
Existing Garage to Remain	531 ft ²		
Subtotal	3,834 ft ²		
Off-Street Parking Exemption	- 400 ft ²		
Total Floor Area	3,434 ft²		
Proposed Grading: 473 cubic yards of aggregate grading (290 CY of cut, 42 CY of fill, 6 CY of excavation for footings, 135 CY removal and recompaction)			
Proposed Parking: Existing 2-Car Garage		Existing Development:	
Proposed Fences and Walls: Yes		Single-Family Residence and attached Two-Car Garage	
Proposed Accessory Dwelling Unit: No			
Proposed Accessory Structure: No			

The following is a discussion of the findings for a DRP and SDP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2022-121.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for a structure that exceeds 60% of the maximum allowable floor area. The total floor area proposed is 3,434 square feet and 3,523 is the maximum. Therefore, the proposal is 98% of the allowable floor area.

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 2022-121 provides the full discussion of the findings.

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

If the above findings cannot be made, the Council shall deny the DRP.

In addition to meeting zoning requirements, the project must also be found in compliance with the development review criteria. 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 Low-Medium Residential (LMR) Zone. Properties to the north, south, east and west are also located within the LMR Zone. The surrounding properties are developed with one and two-story, single-family residences.

The project, as designed, is consistent with the permitted uses for the LMR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low-Medium Density Residential in the General Plan and intended or detached single-family residences developed at a maximum density of four (4) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

Building and Structure Placement:

The site is currently developed with a 1,576 square-foot single-story, single-family residence and an attached 531 square-foot garage located on a building pad approximately two (2) feet higher than the street. The Applicant proposes to construct an addition and remodel to the existing residence and construct a new second story and lower level. The proposed additions to the existing residence, as designed, would be located within the buildable area.

The LMR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 5-foot interior side-yard setbacks. The additions are proposed to be located within the buildable area. The existing attached garaged encroaches into the required front yard setback a total of 4.69 feet. The existing garage was constructed with permits and is considered legal nonconforming. The newly proposed construction is set back 28.33 feet from the front property line, 31.65 feet from the rear property line, and 5 feet from both side property lines. The proposed project also includes the removal of an existing nonconforming carport structure east of the garage.

The 3,210 square-foot residence would consist of a living room, dining room, kitchen, family room, two bedrooms, one bathroom and one powder room on the first floor, a primary suite on the second floor, and a bedroom and bathroom on the lower level. The proposed development includes an 814 square-foot deck off the west side of the first floor. The existing garage is located towards the east side of the property and would maintain vehicular and pedestrian access from Canyon Drive.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC sections 17.48.040 and 17.20.030 indicate that when required parking spaces are provided within a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in the existing 531 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 3,434 square feet, which is 89 square feet below the maximum allowable floor area for the 8,989 square-foot lot, pursuant to the SROZ regulations.

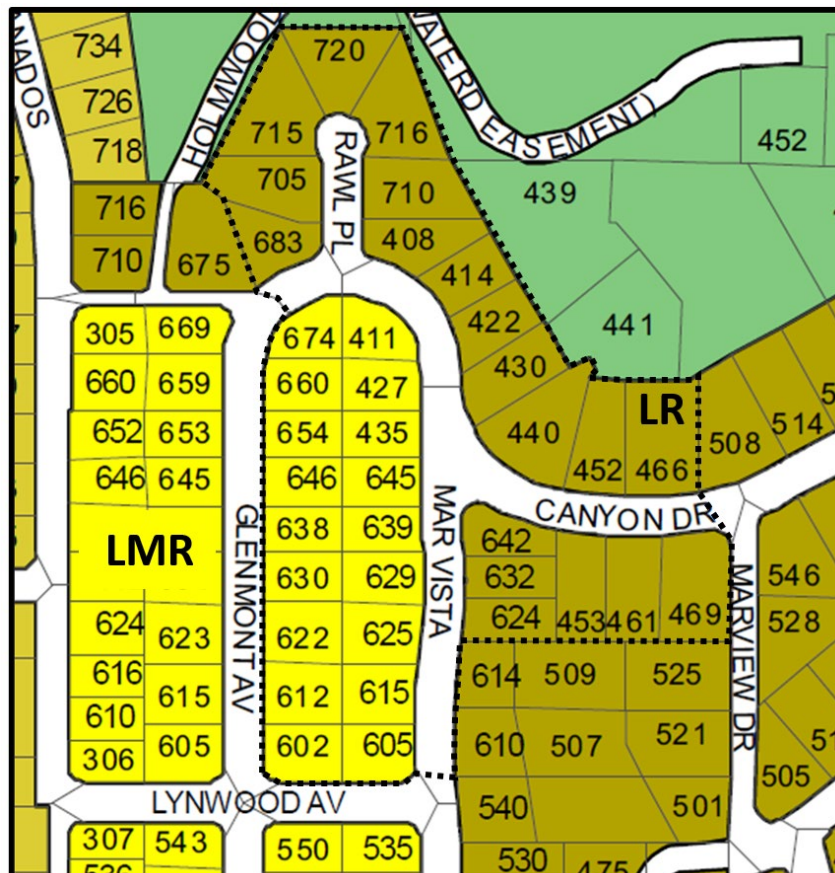
The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	523 ft ²
Total Allowable Floor area:	3,523 ft²

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

Neighborhood Comparison:

Staff compared the proposed project to 36 other properties within the surrounding area. This area includes properties along Canyon Drive, Mar Vista, Rawl Place, and Glenmont Avenue as shown on the following map:



The properties evaluated in this comparison are located in the LMR and LR Zones and the SROZ. The existing homes range in size from 1,074 square feet to 4,355 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garages, the covered porch, and ceiling height over 15 feet as follows:

Project Gross Building Area:	3,834 ft ²
Delete Garage:	- 531 ft ²
Project Area for Comparison to Assessor's Data:	3,303 ft ²

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

Table 2						
#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	408 CANYON DRIVE	12,034	2,286		4056	LR
2	414 CANYON DRIVE	9,940	1,972		3690	LR
3	422 CANYON DRIVE	10,667	3,367		3817	LR
4	430 CANYON DRIVE	13,064	2,197		4236	LR
5	440 CANYON DRIVE	19,018	3,829		4977	LR
6	452 CANYON DRIVE	13,061	2,026		4236	LR
7	466 CANYON DRIVE	19,518	1,914		5027	LR
8	453 CANYON DRIVE	12,136	2,923		4074	LR
9	461 CANYON DRIVE	13,451	2,040		4304	LR
10	469 CANYON DRIVE	17,444	3,912		4819	LR
11	411 CANYON DRIVE	8,892	2,858		3506	LMR
12	427 CANYON DRIVE	8,989	1,576	3,303	3523	LMR
13	435 CANYON DRIVE	8,422	3,017		3424	LMR
14	642 MAR VISTA	8,752	2,234		3482	LR
15	632 MAR VISTA	9,176	3,211	3,211	3556	LR
16	624 MAR VISTA	9,341	3,501		3585	LR
17	645 MAR VISTA	8,844	2,934		3498	LMR
18	639 MAR VISTA	3,350	2,533		2536	LMR
19	629 MAR VISTA	9,644	4,151		3638	LMR
20	625 MAR VISTA	10,824	2,658		3844	LMR
21	615 MAR VISTA	10,005	3,645		3701	LMR
22	605 MAR VISTA	9,759	2,652		3658	LMR
23	602 GLENMONT	10,731	2,703		3828	LMR
24	612 GLENMONT	11,050	3,554		3884	LMR
25	622 GLENMONT	10,838	1,708		3847	LMR
26	630 GLENMONT	9,166	2,945		3554	LMR
27	638 GLENMONT	8,662	1,074		3466	LMR

28	646 GLENMONT	8,809	1,834		3492	LMR
29	654 GLENMONT	8,470	1,806		3432	LMR
30	660 GLENMONT	9,483	1,416		3610	LMR
31	674 GLENMONT	8,560	1,722		3448	LMR
32	683 GLENMONT	10,610	2,999		3807	LR
33	705 RAWL PLACE	13,930	1,337		4388	LR
34	715 RAWL PLACE	17,867	4,355		4862	LR
35	720 RAWL PLACE	15,014	1,266		4577	LR
36	716 RAWL PLACE	15,999	3,890		4675	LR
37	710 RAWL PLACE	15,079	1,562		4583	LR

Fences, Walls and Retaining Walls:

Within the front yard setback area, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to six feet in height with an additional 24 inches that is 50% open to light and air. The proposed project includes a new retaining wall ranging from 0.5 feet to 5.6 feet located along the rear portion of the south property lines. New retaining walls are also proposed within the front yard setback around the front yard patio area.

Landscape:

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant proposes to maintain the same location of the existing driveway on the east side of the lot. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The existing 531 square-foot garage will provide two parking spaces. Two spaces are required; therefore, 400 square feet of garage area is exempt from the project’s floor area calculation.

Grading:

The project includes 290 cubic yards of cut, 42 cubic yards of fill, 6 cubic yards of excavations for footings, and 135 cubic yards of removal and recompaction for a total aggregate grading amount of 473 cubic yards.

Lighting:

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

Usable Open Space:

The project consists of additions to an existing multi-level, single-family residence with an attached garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the pre-existing grade; therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Applicant had story poles erected onsite and the Story Pole Height Certification was issued by a licensed land surveyor on April 21, 2022, which showed the highest story pole certified at 244.83 MSL and 25.00 feet above the proposed grade (Attachment 3). Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on June 17, 2022. The City received two (2) applications for View Assessment from the property owners of 440 Canyon Drive (Nicolle Selby-Thomas; "Claimant 1") and of 435 Canyon Drive (H. Shane and Kathy Noroozi; "Claimant 2") (see Attachment 4). Claimant 1 withdrew their claim prior to the scheduled VAC meeting after the Applicant agreed to lower the height of the proposed second-story addition by 3.50 feet. The project was presented to the View Assessment Commission (VAC) with the lowered height on August 24, 2022.

At the August VAC meeting, two out of the five participating VAC members found the first-floor living, dining and kitchen areas to be the primary viewing area, two VAC members found the second-floor primary bedroom to be the primary viewing area and one VAC member found the second-floor family room and primary bedroom to be the primary viewing area. One VAC member was recused (Najjar) and one VAC member was absent (Cohen). Three of the five participating VAC members were able to make all findings including finding 3. The draft minutes from the June 21, 2022, meeting are included in Attachment 5. Table 3 includes the disclosures and findings from the June 21, 2022, meeting.

Table 3								
H. Shane and Kathy Noroozi 435 Canyon Dr.		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	8/10	8/3		8/12	8/11	8/12	
	Applicant		8/1		8/12	8/12	8/12	
Primary Viewing Area		Kitchen, Living Room, Bedroom Windows Looking West	2 nd Floor Primary Bedroom		1 st Floor Living Room, Dining Room, Kitchen Looking Southwest	2 nd Floor Primary Bedroom Looking West	2 nd Floor Family Room, Primary Bedroom Looking West and North	
#1. Communication Taken Place		Y	Y		Y	Y	Y	
#2. No Public View Impairment		Y	Y		Y	Y	Y	
#3. Designed to Minimize View Impairment		Y	N		Y	Y	N	
#4. No Cumulative View Impairment		Y	Y		Y	Y	Y	
#5. Neighborhood Compatibility		Y	Y		Y	Y	Y	

The majority of the participating VAC members found the primary viewing area to be primary bedroom. The majority of the VAC were able to make all findings including finding 3; that the project was designed to minimize view impairment. Commissioner Coad made a motion to recommend approval of the project which was seconded by Commissioner Stribling. The motion passed 3/2/2 Ayes: Bishop, Coad, Stribling. Noes: Moldenhauer, Zajac. Recused: Najjar. Absent: Cohen. The Notice of Recommendation is included in Attachment 6.

Following the VAC hearing, the Claimants indicated disagreement with the VAC's recommendation and requested that the City Council consider the View Claim.

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

SBMC Section 17.63.020(I): "Viewing area" shall be that area of the structure (excluding bathrooms, hallways, garages or closets) or lot (excluding the building setback areas) where the view assessment

committee, or the city council on appeal, determines the best and most important view exists. The finished floor elevation of any viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to that viewing area. The determination shall be made by balancing the nature of the view to be protected and the importance of the area of the structure or lot from where the view is taken.

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

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

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicant submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 21.50 feet above the proposed grade or 241.33 feet above MSL, which is the maximum proposed structure height reflected on the project plans, should the City Council make the necessary finding to approve the project.

Property Frontage and Public Right-of-Way Improvements

The existing property frontage consists of a concrete rolled curb along the edge of A.C. pavement. There are non-standard brick pavers, concrete stairs, and landscaping between the concrete swale and property line. If approved, the Applicant will maintain the concrete swale for drainage conveyance purposes. The Applicant will be required to grade the public right-of-way and construct a flat 10-ft wide compacted D.G. pathway along the entire property frontage. The concrete steps will also be reconstructed to accommodate a 10-ft wide walking and parking area in the right-of-way.

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 October 11, 2022. Prior to the project being heard at the August 16, 2022, VAC hearing, Staff received three (3) letters of support from neighbors, one of whom was former View Claimant 1 (Selby-Thomas). The letters of support addressed to VAC are included in Attachment 7. After the August 16, 2022, VAC hearing, Staff received two (2) letters of support from neighbors. The letters of support addressed to City Council are included in Attachment 8.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-121 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in the italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. Additionally, as a condition of project approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

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

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-121.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-121 conditionally approving a DRP and SDP to construct a multi-level addition and remodel to an existing one-story, single-family residence with an attached garage and perform associated site improvements at 427 Canyon Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-121
2. Project Plans
3. Story Pole Height Certification
4. Noroozi Application for View Assessment
5. Draft Minutes from the August 16, 2022 VAC Meeting
6. NOR from August 16, 2022 VAC Meeting
7. Letters of Support Received Prior to the VAC Hearing
8. Letters of Support Received After the VAC Hearing
9. Applicant Request for Approval

RESOLUTION 2022-121

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT FOR A MULTI-LEVEL ADDITION AND REMODEL TO AN EXISTING ONE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 427 CANYON DRIVE

APPLICANTS: Dylan Ramsey
APPLICATION: DRP21-020/SDP21-019

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

WHEREAS, the View Assessment Committee recommended approval of the project on August 16, 2022, based on an Application for View Assessment from 435 Canyon Drive; 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 October 26, 2022, the City Council received and considered evidence concerning the proposed application; and

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to construct a multi-level addition and remodel to an existing one-story, single-family residence with an attached two-car garage and perform associated site improvements at 427 Canyon Drive, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low-Medium Density Residential, which allows for a maximum of four (4) dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

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

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

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

The project, as designed, is consistent with the permitted uses for the LMR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low-Medium Density Residential in the General Plan and intended or detached single-family residences developed at a maximum density of four (4) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

- 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 site is currently developed with a 1,576 square-foot single-story, single-family residence and an attached 531 square-foot garage located on a building pad approximately two (2) feet higher than the street. The Applicant proposes to construct an addition and remodel to the existing residence and construct a new second story and lower level. The proposed additions to the existing residence, as designed, would be located within the buildable area.

The LMR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 5-foot interior side-yard setbacks. The additions are proposed to be located within the buildable area. The existing attached garaged encroaches into the required front yard setback a total of 4.69 feet. The existing garage was constructed with permits and considered legal nonconforming. The proposed construction is set back 28.33 feet from the front property line, 31.65 feet from the rear property line, and 5 feet from both side property lines.

The 3,210 square-foot residence will consist of a living room, dining room, kitchen, family room, two bedrooms, one bathroom and one powder room on the first floor, a primary suite on the second floor, and a bedroom and bathroom on the lower level. The proposed development includes an 814 square-foot deck off the west side of the first floor. The existing garage is located towards the east side of the property and would maintain vehicular and pedestrian access from Canyon Drive.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC sections 17.48.040 and 17.20.030 indicate that when required parking spaces are provided within a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in the existing 531 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 3,434 square feet, which is 89 square feet below the maximum allowable floor area for the 8,989 square-foot lot, pursuant to the SROZ regulations.

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

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	523 ft ²
Total Allowable Floor area:	3,523 ft ²

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

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

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

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

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant proposes to maintain the same location of the existing driveway on the east side of the lot. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The existing 531 square-foot garage will provide two parking spaces. Two spaces are required; therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

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

The project includes 290 cubic yards of cut, 42 cubic yards of fill, 6 cubic yards of excavations for footings, and 135 cubic yards of removal and recompaction for a total aggregate grading amount of 473 cubic yards.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities*

or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).

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

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

The project consists of additions to an existing one-story, single-family residence with a garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. The Applicants are required to pay the applicable Park Development Fee.

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

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

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

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

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

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

To be completed based on Council findings.

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

To be completed based on Council findings.

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

To be completed based on Council findings.

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

To be completed based on Council findings.

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

To be completed based on Council findings.

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant 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 October 26, 2022, and located in the project file with a submittal date of September 28, 2022.
- III. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 21.50 feet above the proposed grade on the and the highest point of the structure will not exceed 241.33 feet above the Mean Sea Level (MSL) in conformance with the plans as approved

by the City Council on October 26, 2022.

- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. 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.
- VII. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.

B. Fire Department Conditions:

- I. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
- II. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- III. **FIRE HYDRANTS AND FIRE FLOWS:** The Applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the

area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets.

- IV. ADDRESS NUMBERS/STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- V. AUTOMATIC FIRE SPRINKLER SYSTEM - ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Sprinklers will be required due to the addition being more than 50% of the existing structure and the significant modifications being added to the roof. Solana Beach Municipal Code Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.01
- VI. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Construction of 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.
 - b. Construction of the concrete stairs.
 - c. Construction of the modular retaining walls.
 - d. Maintain the existing concrete swale.

- e. Landscaping graded at maximum 2% towards the flow line.
 - f. Removal of the existing pavers, concrete steps, and landscaping.
- II. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be recorded against this property for all private improvements in the Public Right-Of-Way including but not limited to:
- a. Modular retaining walls.
 - b. Concrete stairs.
 - c. Landscaping & irrigation.
 - d. Concrete swale.
- III. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

GRADING:

- I. The Applicant 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 Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system

to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan.

- d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.

- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- 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 Applicant 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.

V. ENFORCEMENT

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

VI. EXPIRATION

The Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicant has obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may

be granted by the City Council according to SBMC 17.72.110.

VII. INDEMNIFICATION AGREEMENT

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 26th day of October, 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

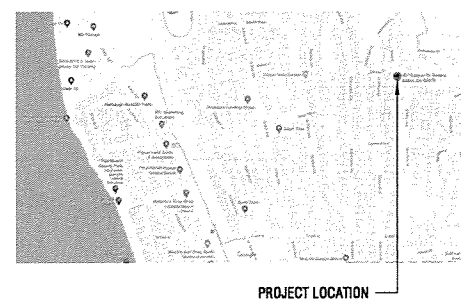
RAMSEY RESIDENCE ADDITION

427 CANYON DRIVE SOLANA BEACH, CA 92075

APN: 263-095-03-00

DESIGN DEVELOPMENT

VICINITY MAP



PROJECT LOCATION

PERSPECTIVE VIEW



SOLANA BEACH FIRE DEPT. NOTES

- ACCESS ROAD MINIMUM DIMENSIONS:** FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 20 FEET; CURB LINE TO CURB LINE, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. EXCEPTION: SINGLE-FAMILY RESIDENTIAL DRIVEWAYS; SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLINGS. SHALL HAVE MINIMUM OF 16 FEET, CURB LINE TO CURB LINE, OF UNOBSTRUCTED IMPROVED WIDTH. ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF NOT LESS THAN 75,000 POUNDS AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** ALL ROADWAYS SHALL BE A MINIMUM OF 20 FEET IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES, IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE SOLANA BEACH FIRE DEPARTMENT.
- FUEL MODIFICATION ZONES/FIRE BREAKS:** THE APPLICANT SHALL PROVIDE AND MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT. FIRE/FUEL BREAKS SIZE AND COMPOSITION SHALL BE DETERMINED BY THE FIRE DEPARTMENT AND SHOWN ON THE IMPROVEMENT/GRADING PLANS AND FINAL MAP AND BUILDING PLANS. SHEET A100.
- 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 1/2" INCH 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 THE FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS.
- AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS:** STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED TO THE SATISFACTION OF THE FIRE DEPARTMENT. PLANS FOR THE AUTOMATIC FIRE SPRINKLER ...

SOLANA BEACH FIRE DEPT. NOTES, CONT.

- ... SYSTEM SHALL BE APPROVED BY THE 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 903.2.01. SPRINKLERS WILL BE REQUIRED DUE TO THE ADDITIONS BEING OVER 50% OF THE EXISTING STRUCTURE AND THE SIGNIFICANT MODIFICATIONS TO THE INTERIOR OF THE DWELLING.
- FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS:** STRUCTURES SHALL MEET ALL WILDLAND/URBAN INTERFACE STANDARDS TO THE SATISFACTION OF THE FIRE DEPARTMENT. STRUCTURES SHALL COMPLY WITH THE CURRENT CALIFORNIA BUILDING CODE CHAPTER 7A.
- CLASS "A" ROOF:** ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT.

GENERAL NOTES

- THE FOLLOWING GENERAL NOTES APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SPECIFIED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CURRENT FEDERAL, STATE, COUNTY, AND CITY ORDINANCES HAVING JURISDICTION, AND IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS ISSUED HEREWITH. THE CONTRACTOR SHALL OBTAIN AND COORDINATE AND THE OWNER SHALL PAY FOR ALL REQUIRED PERMITS.
- WORK SHALL BE PERFORMED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE SAFETY AND PROTECTION OF ALL PERSONNEL, EXISTING SURFACES, MATERIALS, AND EQUIPMENT. PROTECTIVE DEVICES SHALL BE INSTALLED AND MAINTAINED AS NECESSARY, AND AS REQUIRED BY THE OWNER OR AUTHORITIES. THE CONTRACTOR SHALL REVIEW DOCUMENTS, FIELD VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. THE CONTRACTOR SHALL REPORT ANY CONFLICTS OR DISCREPANCIES IN WRITING TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
- SAFETY MEASURES: AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ARCHITECTURAL OR ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S, ENGINEER'S, OR OWNER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE, AND LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALLER DETAILS.
- SHOULD THE CONTRACTOR ENCOUNTER THE PRESENCE, OR POSSIBLE PRESENCE, OF POTENTIALLY HAZARDOUS MATERIALS, THE CONTRACTOR SHALL NOTIFY THE CLIENT FOR INSTRUCTIONS PRIOR TO CONTINUING WORK.
- NO PRODUCTS CONTAINING ASBESTOS SHALL BE USED ON THIS PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ASBESTOS FOUND IN ANY ITEM CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS.
- GENERALLY, ALL DIMENSIONS ON FLOOR PLANS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- ALL CONDUITS AND PIPING SHALL BE CONCEALED.
- SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT THE PRIOR ACCEPTANCE OF THE ARCHITECT. ALL REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN THE JOBSITE IN A CLEAN CONDITION AT ALL TIMES AND SHALL NOT LEAVE CONSTRUCTION DEBRIS ON THE PROPERTY.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN ADVANCE OF INTERRUPTING UTILITIES SUCH AS WATER, POWER OR HEATING, AND MUST SCHEDULE SUCH WORK WITH THE OWNER.
- THE CONTRACTOR SHALL REPLACE ANY EXISTING LANDSCAPING OR SITEWORK THAT IS DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE HIS OWN RESTROOM FACILITIES. THE CONTRACTOR IS ALLOWED TO USE OWNER'S ELECTRICITY. THE CONTRACTOR IS NOT TO USE THE OWNER'S TELEPHONE.
- CONTRACTOR WORK HOURS SHALL BE FROM 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM TO 8:00 PM SATURDAY, SUNDAY AND HOLIDAYS.
- THE CONTRACTOR SHALL BE INSURED AND HAVE WORKMAN'S COMPENSATION.
- THE CONTRACTOR SHALL ACQUIRE AND REVIEW THE TENANT HANDBOOK AND ANY OTHER LANDLORD DOCUMENTS AS APPLICABLE.

PROJECT TEAM

OWNER	DYLAN RAMSEY AND TARA JOBIN 427 CANYON DRIVE SOLANA BEACH, CA 92075 CONTACT: DYLAN RAMSEY PHONE: 760.274.4244 EMAIL: DRAMSEY1@GMAIL.COM
ARCHITECT	T7 ARCHITECTURE, INC. 646 VALLEY AVENUE, SUITE A SOLANA BEACH, CA 92075 CONTACT: ANDREW E. CROCKER, AIA PHONE: 858.345.1295 ANDY@T7ARCHITECTURE.COM
SURVEY & CIVIL	PASCO LARET SUITER & ASSOCIATES 535 N HIGHWAY 101, STE A SOLANA BEACH, CA 92075 CONTACT: RYAN McGRATH, P.E. PHONE: 858.259.8212 EMAIL: RMCGRATH@PLSAENGINEERING.COM
SOILS	COAST GEOTECH, INC CONSULTING ENGINEERS AND GEOLOGISTS P.O. BOX 230163 ENCINITAS, CA 92023 CONTACT: SAMANTHA ROSS PHONE: 858.755.8622 EMAIL: COASTGEO@DSLEXTRME.COM
STRUCTURAL	ALBERT DEBARADINIS CONTACT: ALBERT DEBARADINIS EMAIL: ALDEBERADINIS@GMAIL.COM
LANDSCAPE ARCHITECT	LINEAR LANDSCAPE ARCHITECTURE CONTACT: JOE DODD PHONE: 812.350.2997 EMAIL: JOE@LINEARLANDARCH.COM
GENERAL CONTRACTOR	THE TORREY GROUP CONTACT: JOHN PRINCIPI PHONE: 619.602.7475 EMAIL: JOHNPRINCIPI@TORREYGROUP.COM

DEFERRED SUBMITTAL

FIRE SPRINKLERS

GOVERNING CODES

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA FIRE CODE (FCO)
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE

THE CITY OF SOLANA BEACH MUNICIPAL CODE
COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2019 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR BUILDING OWNER

SUBMITTAL AND SHOP DRAWINGS

THE GENERAL CONTRACTOR SHALL PROVIDE SUBMITTALS AND SHOP DRAWINGS FOR THE FOLLOWING ITEMS: MILLWORK, LIGHTING, ROOFING

DRAWING INDEX

G000	TITLE SHEET
G005.1	STORY POLE PLAN
G005.2	STORY POLE PLAN
G006	FAR PLAN
G007	FENCE ELEVATIONS
T1	TOPOGRAPHIC SURVEY
C1	PRELIMINARY GRADING PLAN
A100	PROPOSED SITE PLAN
A101	EXISTING & DEMO FIRST FLOOR PLAN
A102	PROPOSED LOWER LEVEL FLOOR PLAN
A103	PROPOSED FIRST FLOOR PLAN
A104	PROPOSED SECOND FLOOR PLAN
A105	PROPOSED ROOF PLAN
A300	ELEVATIONS
A301	ELEVATIONS
A302	ELEVATIONS
A303	ELEVATIONS
A400	SECTIONS
A401	SECTION
L-1	LANDSCAPE CONSTRUCTION PLANS
L-2	IRRIGATION PLAN
L-3	HYDROZONE MAP & WATER CALCULATION
L-4	IRRIGATION DETAILS
L-5	IRRIGATION DETAILS
L-6	PLANTING PLAN
L-7	PLANTING DETAILS & NOTES

LANDSCAPE TABLE

	EX. SF	PROPOSED SF
NON-LANDSCAPED AREA	4,387	5,222
NON-IRRIGATED LANDSCAPE	0	1,263
IRRIGATED LANDSCAPE	4,602	1,297
WATER FEATURES	0	422
DECORATIVE HARDSCAPE	0	785
TOTAL LOT AREA	8,989	8,989

	AREA OF WORK (SF)
IRRIGATED LANDSCAPE	1,297
WATER FEATURES	422
DECORATIVE HARDSCAPE	3,709
AGGREGATE LANDSCAPE AREA	4,164

MAWA: 24.033.34 GAL. PER YEAR

QUANTITY OF GRADING

W	C.Y. - SITE GRADING	332 C.Y.
X	C.Y. - EXCAVATION FOR THE FOOTINGS OF NEW CONSTRUCTION	6 C.Y.
Y	C.Y. - REMOVAL AND RE-COMPACTION FOR CONSTRUCTION	135 C.Y.
Z	C.Y. - TOTAL GRADING (W + X + Y)	473 C.Y.

SCOPE OF WORK

THE PROJECT PROPOSES AN ADDITION OF 417 SF ON THE FIRST FLOOR, AN ADDITION OF A 685 SF SECOND FLOOR FOR A PRIMARY SUITE, 532 SF AT THE LOWER LEVEL WITH A 97 SF NEW STAIR. THE PROJECT ALSO PROPOSES A NEW POOL UNDER A SEPARATE PERMIT.

SITE DATA

APN:	263-095-03-00
LEGAL DESCRIPTION:	BLK F LOT 15*
LOT AREA:	8,989 SF .21 ACRES
ZONE:	LMRd
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	V-A
OVERLAY ZONE:	COASTAL ZONE SCALED RESIDENTIAL OVERLAY ZONE
MAX FAR:	(6,000 X 0.5) + (2,989.44 X 0.175) 3,000 + 523.2 = 3,523.2 MAX ALLOWABLE 3,523.2 - 1,707 SF = 1,816.2 SF ALLOWABLE 3,523.2 - 3,488 SF = 35.2 SF REMAINING
PARKING REQUIRED:	2 OFF-STREET
PARKING PROVIDED:	2 OFF-STREET (GARAGE)
HEIGHT:	13'-0" - EXISTING HIGHEST RIDGE 21'-6" - PROPOSED 25'-0" MAX - ALLOWABLE SEE G005 STORY POLE SHEET
FIRE SPRINKLERS:	REQUIRED
YEAR BUILT:	1959

SETBACK TABLE	REQUIRED	PROPOSED
FRONT-YARD SETBACK	25'-0"	20'-3 3/4" EXIST. NON-CONFOR.
INTERIOR SIDE-YARD SETBACK N	5'-0"	NEW IN CONFORMITY
INTERIOR SIDE-YARD SETBACK S	5'-0"	NEW IN CONFORMITY
REAR-YARD SETBACK	25'-0"	31'-7 3/4" NEW IN CONFORMITY

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STAMP:

NOT FOR CONSTRUCTION

PROJECT AREA CALCULATIONS

• PROPOSED LOWER LEVEL ADDITION:	532 SF
• EXISTING FIRST LEVEL:	1,576 SF
• PROPOSED FIRST LEVEL ADDITION:	417 SF
• EXISTING SECOND LEVEL:	0 SF
• PROPOSED SECOND LEVEL ADDITION:	685 SF
• PHANTOM FLOOR (15'+ CEILING):	0 SF
• EXISTING GARAGE (NO CHANGE):	531 SF
• COVERED EXTERIOR AREA:	0 SF
• PROPOSED STAIR 2:	93 SF
SUB-TOTAL:	3,834 SF
GARAGE FAR EXEMPTION:	-400 SF
BASEMENT FLOOR AREA EXEMPTION:	-0 SF
TOTAL FLOOR AREA PROPOSED:	3,434 SF
MAXIMUM FLOOR AREA ALLOWED:	3,523 SF
REMAINING 89 SF	

DRAWING ISSUANCE

CITY OF SOLANA BEACH PLANNING REVIEW SUBMITTAL	10-18-2021
CITY OF SOLANA BEACH PLANNING REVIEW RESUBMITTAL	12-23-2021
CITY OF SOLANA BEACH PLANNING REVIEW RESUBMITTAL 2	03-07-2022
CITY OF SOLANA BEACH PLANNING REVIEW RESUBMITTAL 3	04-22-2022
CITY OF SOLANA BEACH PLANNING REVIEW RESUBMITTAL 4	05-17-2022
CITY OF SOLANA BEACH VAC SUBMITTAL	07-14-2022
CITY OF SOLANA BEACH CITY COUNCIL SUBMITTAL	09-14-2022

PROJECT NAME:	RAMSEY RESIDENCE ADDITION
JOB NO:	2016
DRAWN BY:	FR
CHECKED BY:	AC
ISSUE DATE:	09/28/22
DRAWING FILE:	RAMSEY RESIDENCE - 2022-09-28
PHASE:	DESIGN DEVELOPMENT

SHEET
TITLE:SHEET
NO:

ATTACHMENT 2

TITLE SHEET

G000

9/28/2022 3:57:27 PM

PROJECT:

RAMSEY RESIDENCE ADDITION

427 CANYON DRIVE
SOLANA BEACH, CA 92075

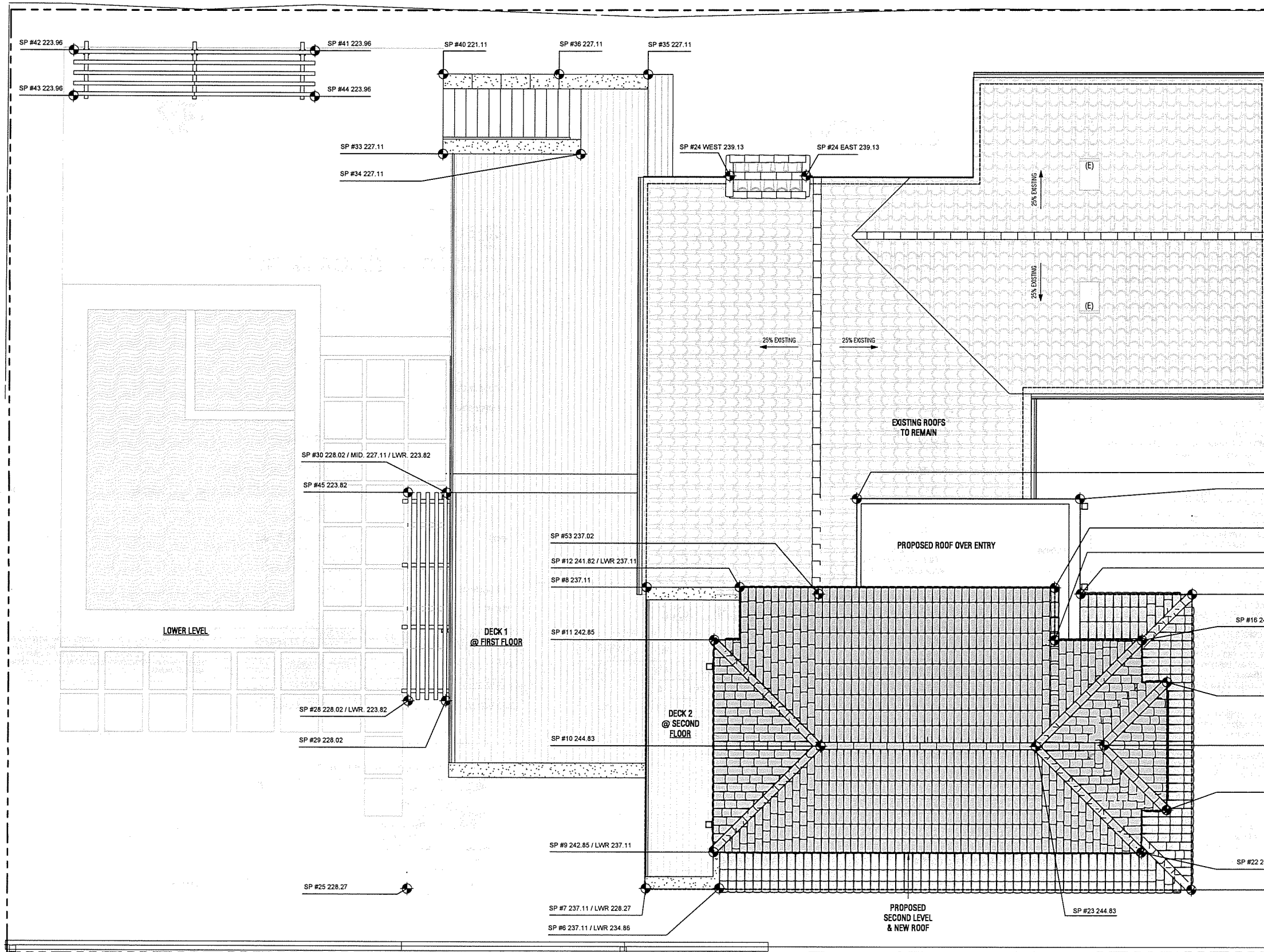
ARCHITECT:



ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:

STORY POLE NUMBER	PT ELEV	PLAN ELEV	C/F LENGTH
1	235.05	237.03	1.97
2	222.25	237.03	14.73
3	222.25	234.85	12.61
4	222.18	234.85	12.68
6	233.27	237.11	3.84
7	233.27	234.85	1.59
7	231.88	237.11	5.23
8	231.83	228.27	-3.61
8	231.83	237.11	5.18
9	233.18	242.85	9.67
9	233.18	237.11	3.93
10	235.06	244.83	9.77
11	233.26	242.85	9.59
12	233.8	241.83	8.02
13	233.8	237.11	3.31
14	222.22	242.85	20.63
15	222.25	241.83	19.57
16	222.23	242.85	20.62
18	222.23	235.83	-13.4
19	222.13	244.03	21.9
20	222.2	242.85	20.65
22	222.15	242.85	20.7
22	222.15	235.83	13.48
23	222.09	244.83	22.74
24 EAST	235.07	239.13	4.06
24 WEST	233.45	239.13	5.68
25	217.86	228.27	10.41
28	217.13	228.82	10.89
29	217.35	228.82	6.89
30	217.46	228.02	10.67
30	217.46	228.02	10.56
35	217.46	237.11	9.65
36	217.46	223.83	6.36
33	222.08	227.11	5.03
34	222.06	227.11	5.05
35	222.13	227.11	4.98
36	222.11	227.11	5
40	222.1	221.11	-1.99
41	215.9	223.95	8.05
42	214.87	223.95	9.09
43	214.69	223.95	9.27
44	215.83	223.95	8.03
45	217.05	223.83	6.77
50	222.23	234.43	12.2
53	235.05	237.02	1.97



- SP #1 237.02
- SP #2 237.02
- SP #15 241.82
- SP #14 242.85
- SP #50 234.43
- SP #3 234.86
- SP #16 242.85 / LWR 235.63
- SP #18 242.85
- SP #19 244.03
- SP #20 242.85
- SP #22 242.85 / LWR 235.63
- SP #4 234.86

NO: REVISION: DATE:

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STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME: RAMSEY RESIDENCE ADDITION
 JOB NO: 2016
 DRAWN BY: FR
 CHECKED BY: AC
 ISSUE DATE: 09/02/22
 DRAWING FILE: RAMSEY RESIDENCE - 2022-07-14
 PHASE:

DESIGN DEVELOPMENT

SHEET TITLE: STORY POLE PLAN

SHEET NO: G005.1

1 STORY POLE PLAN
1/4" = 1'-0"

PROJECT:

RAMSEY RESIDENCE ADDITION

427 CANYON DRIVE
SOLANA BEACH, CA 92075

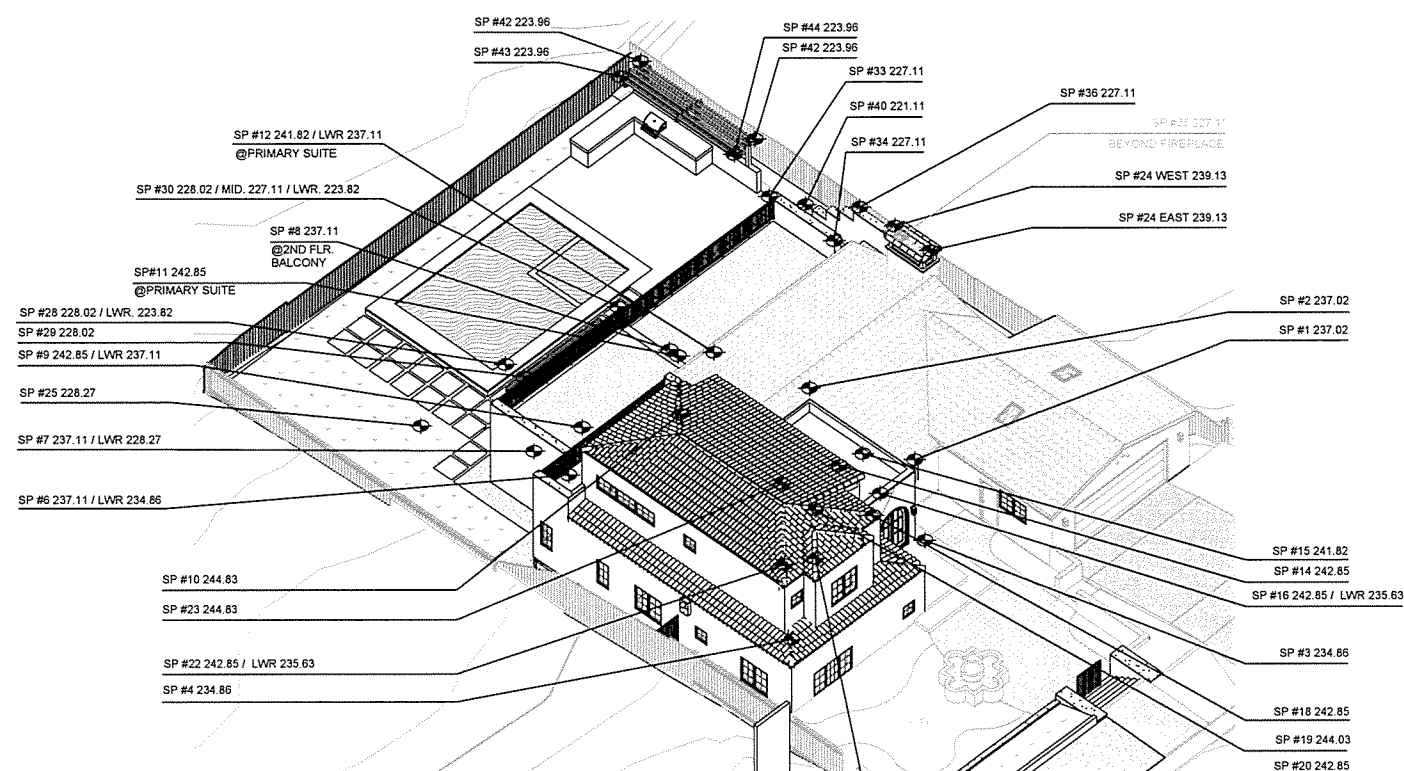
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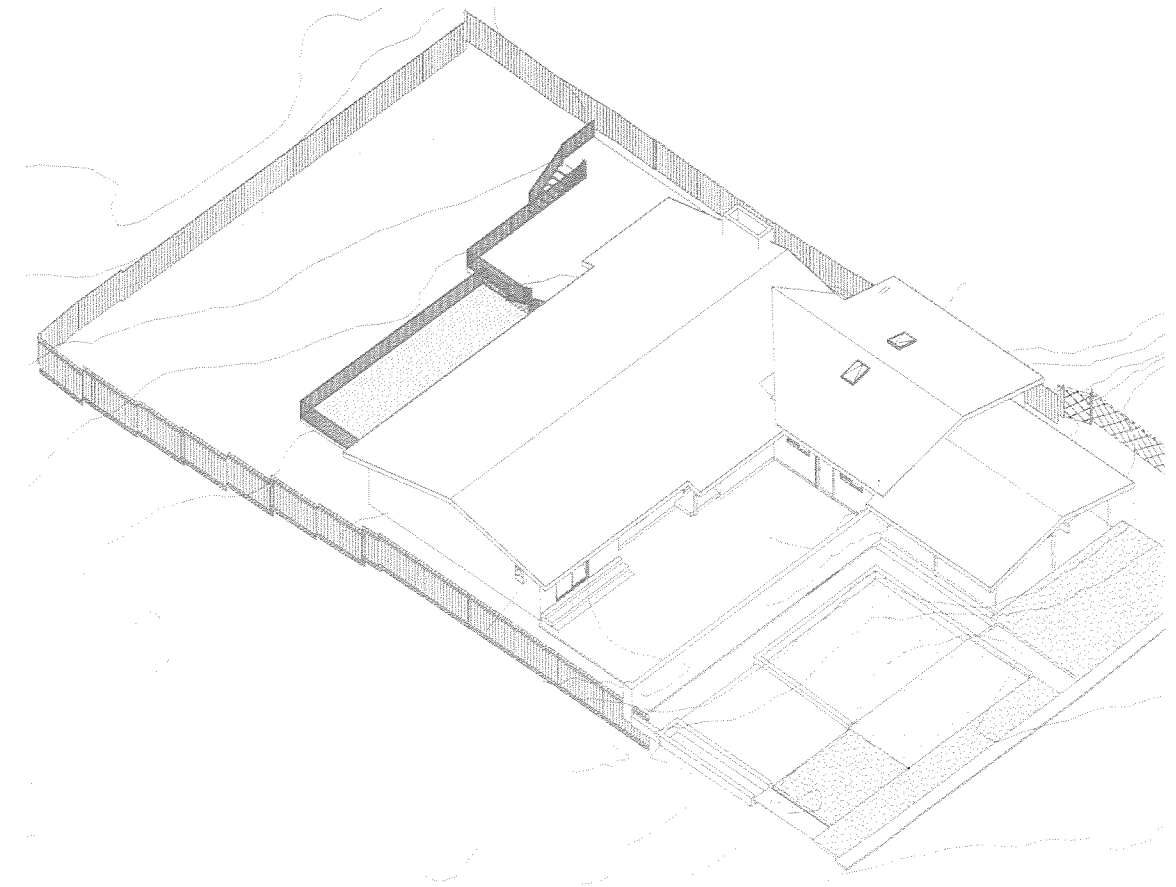
ANDREW E. CROCKER, AIA
645 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T. 858.345.1295

CONSULTANT:

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1	235.05	237.02	1.97
2	222.23	237.02	14.73
3	222.25	234.85	12.61
4	222.18	234.85	12.68
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7	231.88	237.11	5.23
8	231.93	237.11	5.18
9	233.15	242.85	9.67
10	233.18	237.11	3.93
11	235.06	244.83	9.77
12	233.26	242.85	9.59
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15	222.22	242.85	20.63
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17	222.33	242.85	20.52
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27	217.13	233.82	6.69
28	217.35	228.02	10.67
29	217.45	228.02	10.56
30	217.46	227.11	9.65
31	217.46	233.82	6.38
32	222.08	227.11	5.03
33	222.06	227.11	5.05
34	222.13	227.11	4.98
35	222.11	227.11	5
36	223.1	221.11	-2.99
37	215.9	223.95	8.06
38	214.87	223.95	9.09
39	214.69	223.95	9.27
40	215.93	223.95	8.03
41	217.05	223.82	6.77
42	222.23	234.43	12.2
43	235.05	237.02	1.97



1 STORY POLE 3D - PROPOSED



2 STORY POLE 3D - EXISTING

NO:	REVISION:	DATE:

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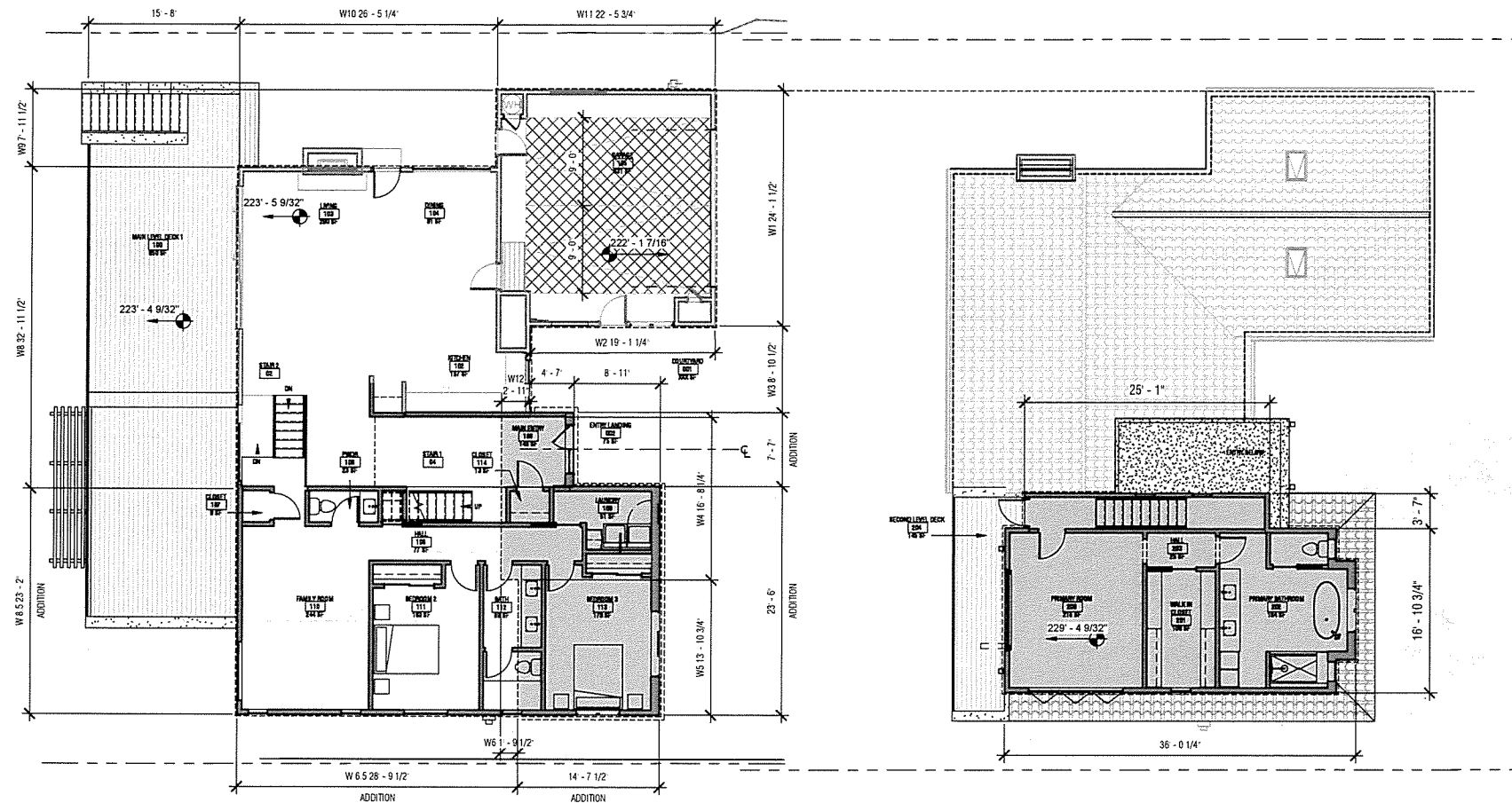
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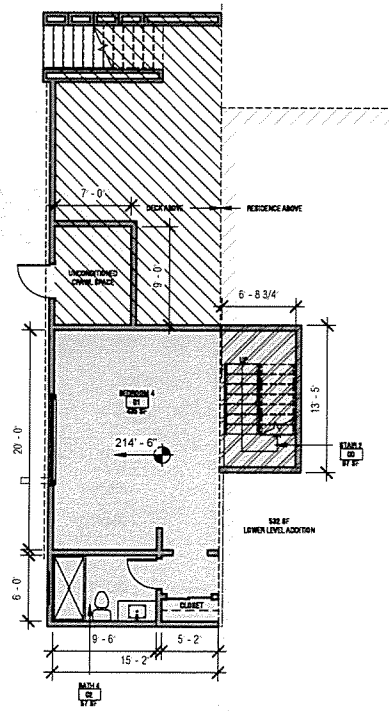
DESIGN DEVELOPMENT
SHEET TITLE: STORY POLE PLAN

SHEET NO: G005.2



1 PROPOSED FIRST FLOOR FAR PLAN
1/8" = 1'-0"

2 PROPOSED SECOND FLOOR FAR PLAN
1/8" = 1'-0"



3 PROPOSED LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

AREA PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.
2. EXTERIOR AREA THAT IS SURROUNDED BY THREE OR MORE WALLS AND COVERED SHALL COUNT TOWARDS FLOOR AREA.

PROJECT AREA CALCULATIONS

• PROPOSED LOWER LEVEL ADDITION:	532 SF
• EXISTING FIRST LEVEL:	1,576 SF
• PROPOSED FIRST LEVEL ADDITION:	417 SF
• EXISTING SECOND LEVEL:	0 SF
• PROPOSED SECOND LEVEL ADDITION:	685 SF
• PHANTOM FLOOR (15'+ CEILING):	0 SF
• EXISTING GARAGE (NO CHANGE):	531 SF
• COVERED EXTERIOR AREA:	0 SF
• PROPOSED STAIR 2:	93 SF
SUB-TOTAL:	3,834 SF
GARAGE FAR EXEMPTION:	-400 SF
BASEMENT FLOOR AREA EXEMPTION:	0 SF
TOTAL FLOOR AREA PROPOSED:	3,434 SF
MAXIMUM FLOOR AREA ALLOWED:	3,523 SF
	REMAINING 89 SF

WALL CALCULATION

LEVEL 1: TOTAL EXISTING WALLS: 229'-2 3/4"

REMAINING WALLS:

- WALL 1: 24'-1 1/2"
- WALL 2: 19'-1 1/4"
- WALL 3: 8'-10 1/2"
- WALL 7: 0'-0"
- WALL 8: 33'-0"
- WALL 9: 7'-11 1/2"
- WALL 10: 26'-5 3/4"
- WALL 11: 22'-5 1/4"

TOTAL WALLS TO REMAIN: 142'-0 1/4"

DEMO WALLS:

- WALL 4: 16'-8 1/4"
- WALL 5: 13'-10 3/4"
- WALL 6: 1'-9 1/2"
- WALL 6.5: 28'-8 3/4"
- WALL 8.5: 23'-2"
- WALL 12: 2'-11"

TOTAL DEMO: 87'-2 1/4"

TOTAL % TO REMAIN: $(142-0 \frac{1}{4}) / (229-2 \frac{3}{4}) = 62\%$

TOTAL % DEMO: $(87-2 \frac{1}{4}) / (229-2 \frac{3}{4}) = 38\%$

HATCH LEGEND

- PROPOSED ADDITION SF
- EXISTING AREA
- GARAGE EXEMPTION AREA: 400 SF
- PROPOSED CLEARSTORY (+15' CEILING)
- CRAWL SPACE UNDER DECK
- PROPOSED PARAPET ROOF

PROJECT:

RAMSEY RESIDENCE ADDITION

427 CANYON DRIVE
SOLANA BEACH, CA 92075

ARCHITECT:



ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:

NO: REVISION: DATE:

THESE DRAWINGS, SPECIFICATIONS AND THE CONCEPTS EMBODIED IN THEM ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT, AND MAY NOT BE USED, DISCLOSED, OR DUPLICATED WITHOUT THE WRITTEN CONSENT WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT, UNLESS OTHERWISE AGREED BY CONTRACT.

STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME: RAMSEY RESIDENCE ADDITION

JOB NO: 2016

DRAWN BY: FR

CHECKED BY: AC

ISSUE DATE: 09/02/22

DRAWING FILE: RAMSEY RESIDENCE - 2022-09-02

PHASE:

DESIGN DEVELOPMENT

SHEET TITLE: FAR PLAN

SHEET NO: G006

PROJECT:

RAMSEY RESIDENCE ADDITION

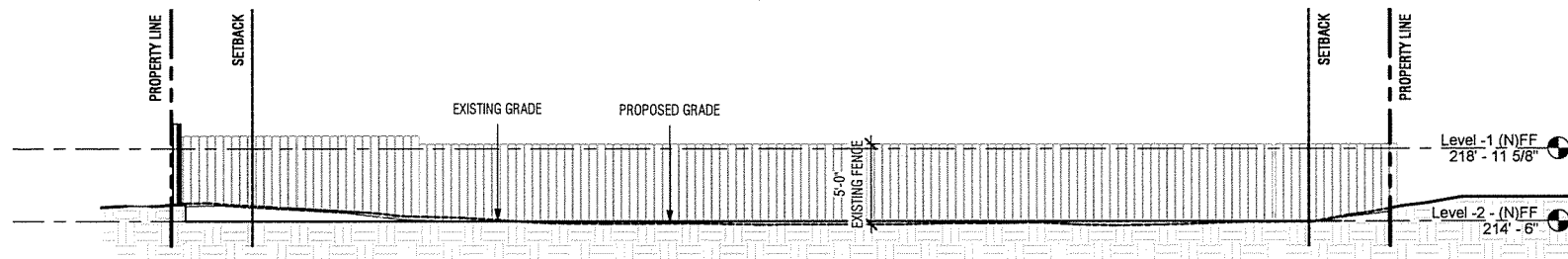
427 CANYON DRIVE
SOLANA BEACH, CA 92075

ARCHITECT:

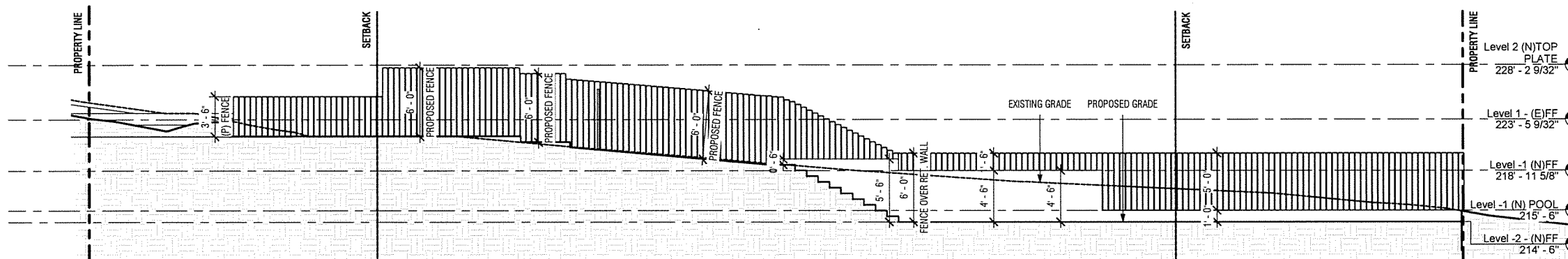


ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T: 858.345.1295

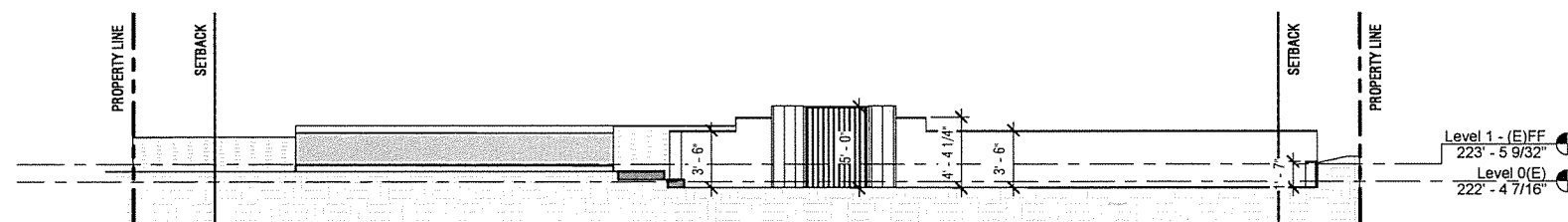
CONSULTANT:



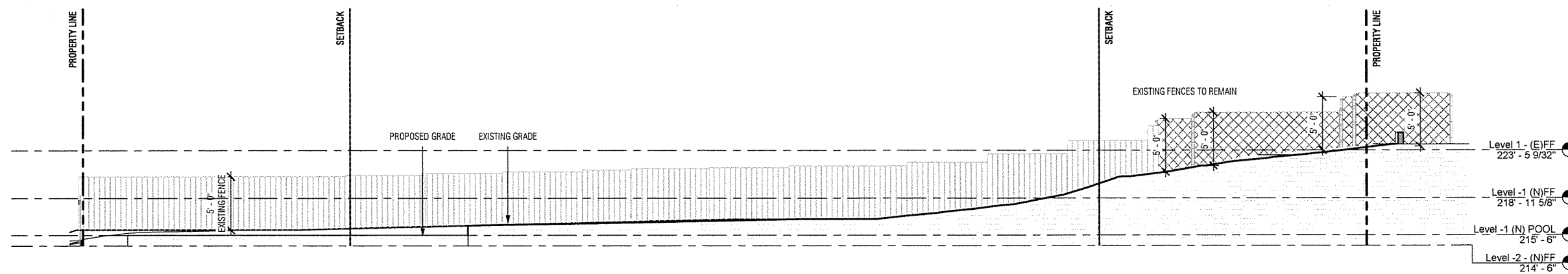
1 FENCE.EAST
3/16" = 1'-0"



2 FENCE.SOUTH
3/16" = 1'-0"



3 FENCE.WEST
3/16" = 1'-0"



4 FENCE.NORTH
3/16" = 1'-0"

NO: REVISION: DATE:

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STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME: RAMSEY RESIDENCE ADDITION
JOB NO: 2016
DRAWN BY: FR
CHECKED BY: AC
ISSUE DATE: 09/27/22
DRAWING FILE: RAMSEY RESIDENCE - 2022-09-27
PHASE:

DESIGN DEVELOPMENT

SHEET TITLE: FENCE ELEVATIONS

SHEET NO:

G007

TOPOGRAPHIC SURVEY MAP -- 427 CANYON DRIVE

REFERENCES

R1 - MAP 2706
R2 - ROS 19573

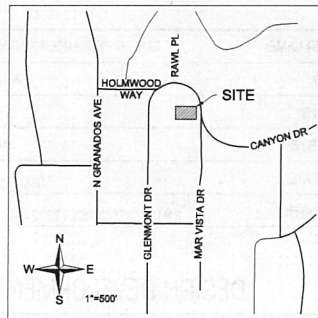
LEGEND

- FOUND MONUMENT AS INDICATED
- () RECORD BOUNDARY DATA AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- - - ADJOINING PROPERTY LINE
- - - TIE LINE / REFERENCE LINE
- OE — POWER - OVERHEAD
- X X FENCE
- WALL
- BUILDING OUTLINE
- BUILDING OVERHANG
- - - INDEX CONTOUR LINE
- - - INTERMEDIATE CONTOUR LINE
- W METER - WATER
- E METER - ELECTRIC
- G METER - GAS
- U UTILITY POLE
- V VALVE - UNKNOWN
- M MAILBOX
- ~ VEGETATION

ABBREVIATED LEGAL DESCRIPTION

LOT 15, IN BLOCK F OF MARVIEW HEIGHTS UNIT NO 3, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2706, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 27, 1950.

VICINITY MAP



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



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON JANUARY 4, 2021.

Maximilian Lebl 01/27/2021
GARY D. MELLON, PLS 8537 DATE



PROJECT INFORMATION

CLIENT: DYLAN RAMSEY
ADDRESS: 427 CANYON DRIVE, SOLANA BEACH
APN: 283-095-03

SURVEY NOTES

1. THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY. FULL PROCEDURE OF SURVEY NOT SHOWN HEREON.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) EPOCH 1961.35, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN FIRST ORDER CONTROL STATIONS SOLB-11 AND ENC-43 BEING A GRID BEARING OF N 20°38'51" W AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 18971, CITY OF SOLANA BEACH SURVEY CONTROL, FILED ON SEPTEMBER 16, 2005, AS FILE NUMBER 2005-0802850 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
3. ELEVATIONS SHOWN HEREON ARE BASED ON A 3.5" DISK STAMPED "J 1415, 1987" IN A HEADWALL 0.2 MILES NORTH OF SOLANA VISTA DRIVE ON THE EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER KNOWN AS "ENC-43" POINT NO. 2012 OF ROS 18971. EL=34.670' (NAVD 88)
4. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. NO TITLE COMMITMENT PROVIDED AT THE TIME OF THIS SURVEY. EASEMENTS OF RECORD MAY EXIST.
6. AERIAL MAPPING FLOWN DECEMBER 4, 2020, PROVIDED BY PLSA ENGINEERING.
7. ACCURACIES OF ± 0.3' CAN BE EXPECTED AS IT RELATES TO THE TOPOGRAPHICAL INFORMATION GENERATED FROM THE DIGITAL TERRAIN MODELING (DTM) INFORMATION.

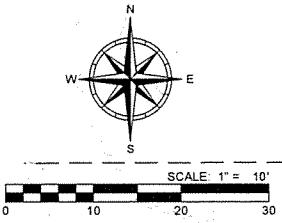
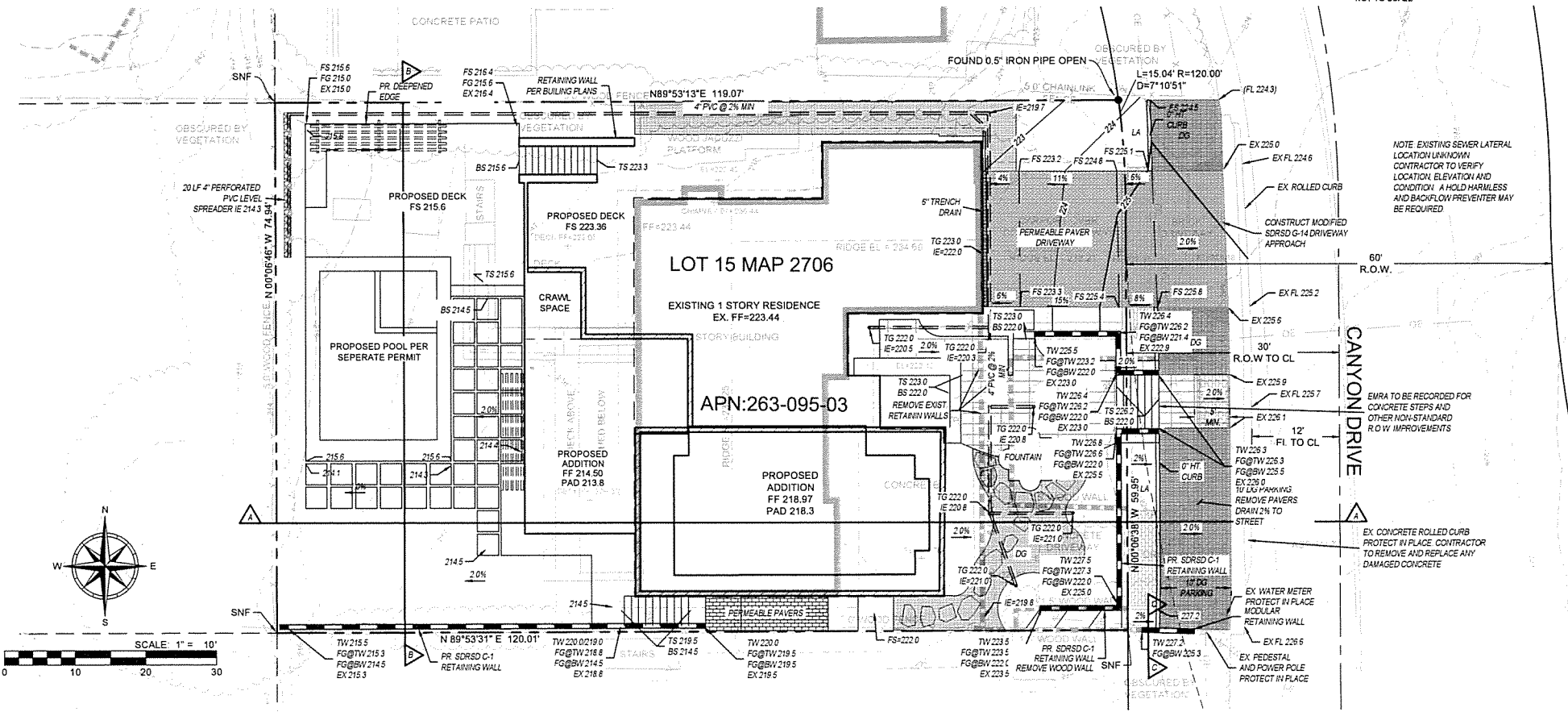
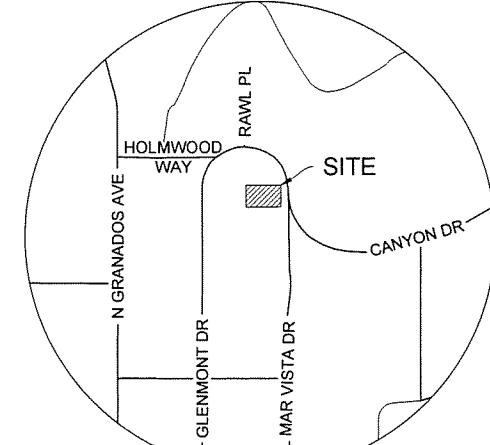
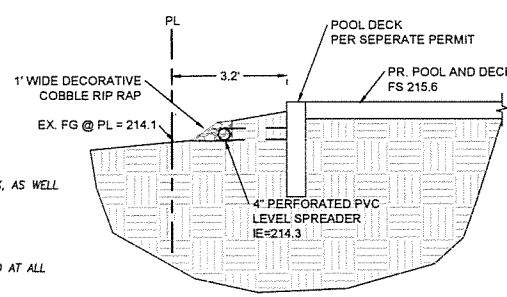
GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
UNDERGROUND S.A. (800)-227-2600
- A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OR ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIRING 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 CONTROLLED TRANSITION CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL FACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. 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 WITH THE 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 1:2 FILL 1:2
CUT: 70 CY (OUTSIDE OF STRUCTURE) FILL: 60 CY (OUTSIDE OF STRUCTURE) EXPORT: 10 CY
CUT: 10 CY (BELOW THE STRUCTURE) FILL: 30 CY (BELOW THE STRUCTURE) IMPORT: 20 CY
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGLE UNIT WITH NO PROVISION FOR PARTIAL RELEASES SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY. A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 558.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBRG-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

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:
NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LB/ACRE
- | LBS/ACRE | % PURITY/ACRE | SEED SPECIES |
|----------|---------------|----------------------|
| 20 | 70% PLUS | TRIPLEX GLAUCA |
| 50 | | PLANTAGO INSULARIS |
| 8 | | ENCELUS FARINOSA |
| 6 | SCARIFIED | LOTUS SCOPARIUS |
| 7 | 50% PLUS | EXCHSCHOLTZIA CALIF. |
| 9 | | |
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
 - CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
 - SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
 - SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
 - THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
 - THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
 - THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
 - IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

PRELIMINARY GRADING PLAN



LEGAL DESCRIPTION

LOT 15, IN BLOCK F OF MARVIEW HEIGHTS UNIT NO. 3, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2706, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 27, 1950.

A.P.N.: 263-095-03-00

SITE ADDRESS: 427 CANYON DRIVE, SOLANA BEACH, CA 92075

OWNER/PERMITTEE: DYLAN RAMSEY, 427 CANYON DRIVE, SOLANA BEACH, CA 92075

TOPOGRAPHIC SURVEY: PLSA ENGINEERING, 535 N HIGHWAY 101 STE A, SOLANA BEACH, CA 92075

WORK TO BE DONE

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

STANDARD SPECIFICATIONS

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

STANDARD DRAWINGS

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

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	---
CENTERLINE OF ROAD	---
PROPOSED SETBACKS	---
PROPOSED CONCRETE HARDSCAPE	[Pattern]
PROPOSED DG LANDSCAPING	[Pattern]
PROPOSED PERVIOUS PAVERS	[Pattern]
EXISTING BRICK HARDSCAPE	[Pattern]
EXISTING CONCRETE HARDSCAPE	[Pattern]
PROPOSED CONTOUR LINE	---
PROPOSED SPOT ELEVATION	195
EXISTING CONTOUR LINE	---
PROPOSED STORM DRAIN PIPE	---
PROPOSED BUILDING RETAINING WALL	---

OWNER'S CERTIFICATE

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

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

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

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

DYLAN RAMSEY
427 CANYON DRIVE
SOLANA BEACH, CA 92075

DECLARATION OF RESPONSIBLE CHARGE

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

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

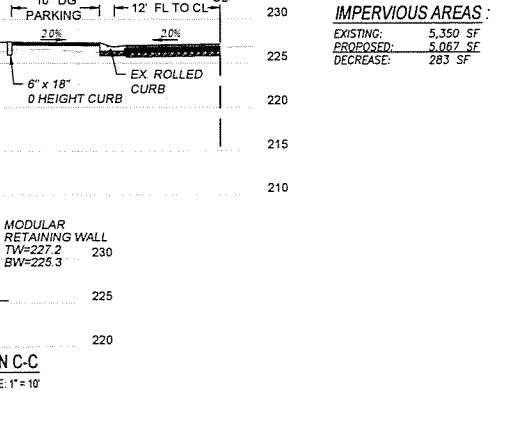
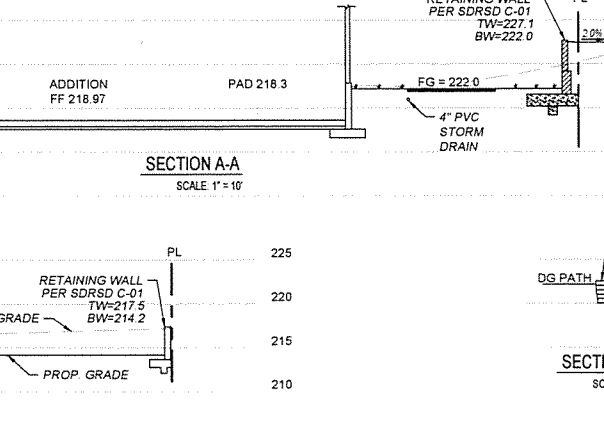
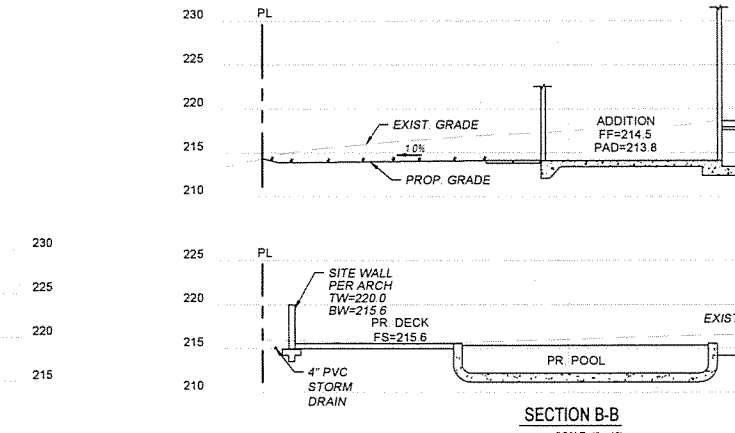
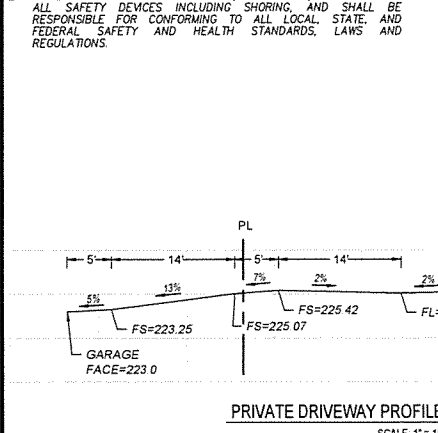
By: *Brian Ardolino*
BRIAN ARDOLINO
RCE No. 71651 EXP 12/31/2023
PASCO LARET SUTER & ASSOCIATES



EARTHWORK QUANTITIES:

- SITE GRADING (OUTSIDE OF STRUCTURE):
CUT: 100 CY
FILL: 40 CY
- SITE GRADING (BELOW STRUCTURE):
CUT: 190 CY
FILL: 2 CY
- EXCAVATION FOR FOOTINGS: 6 CY
- REMOVAL & RECOMPACTION (UNDER STRUCTURE): 135 CY
- TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE): 338 CY
- TOTAL EXPORT: 248 CY

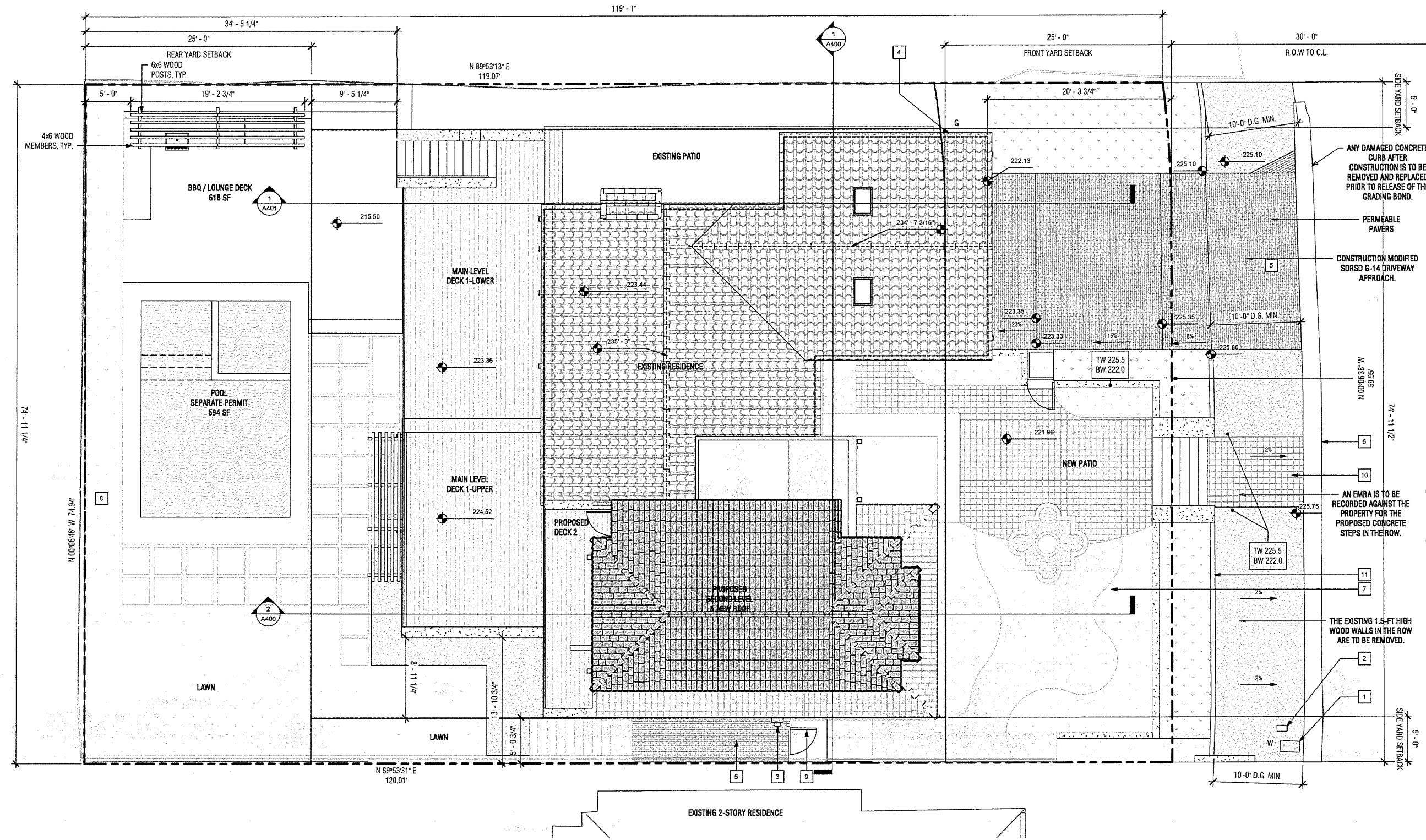
* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.



IMPERVIOUS AREAS:

EXISTING:	5,350 SF
PROPOSED:	5,067 SF
DECREASE:	283 SF

ENGINEER OF WORK	CITY APPROVED CHANGES	APPD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO
RDM By: <i>Brian Ardolino</i> Name: BRIAN ARDOLINO R.C.E. No. 71651 Date: 9/28/22 Exp. 12/31/23				By: _____ Review Engineer Date: _____	By: _____ City Engineer R.C.E. No. _____ Exp. _____	DESCRIPTION: 3.5" DISK STAMPED "J 1415, 1987" LOCATION: IN A HEADWALL 0.2 MILES NORTH OF SOLANA VISTA DR. ON THE EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER KNOWN AS "ENC-63" POINT NO. 2012 OF R.O.S. 18971. ELEV. 34.670 DATUM: NAVD 83	PRELIMINARY GRADING PLAN FOR: 427 CANYON DRIVE	SHEET 1 OF 1 PLSA 3485



PROJECT:
RAMSEY RESIDENCE ADDITION
 427 CANYON DRIVE
 SOLANA BEACH, CA 92075

ARCHITECT:
T7 Architecture
 ANDREW E. CROCKER, AIA
 646 VALLEY AVENUE, SUITE A
 SOLANA BEACH, CA 92075
 T: 858.345.1295

CONSULTANT:

NO.	REVISION:	DATE:

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STAMP:
 NOT FOR CONSTRUCTION

PROJECT NAME: RAMSEY RESIDENCE ADDITION
 JOB NO: 2016
 DRAWN BY: FR
 CHECKED BY: AC
 ISSUE DATE: 09/28/22
 DRAWING FILE: RAMSEY RESIDENCE - 2022-09-28
 PHASE:

DESIGN DEVELOPMENT
 SHEET TITLE: PROPOSED SITE PLAN

SHEET NO: **A100**

1 PROPOSED SITE PLAN
 3/16" = 1'-0"

QUANTITY OF GRADING

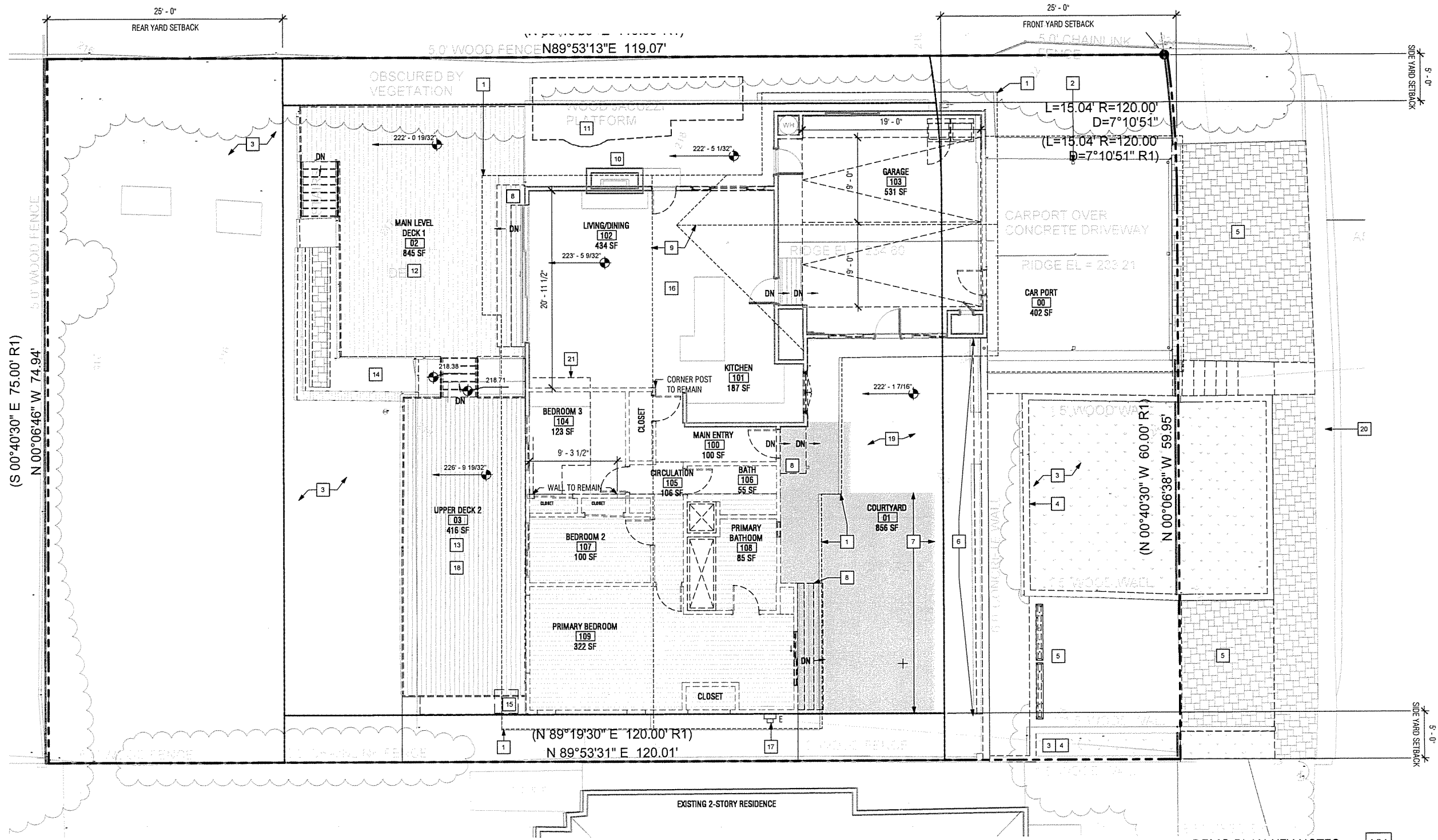
W	C.Y. - SITE GRADING	332 C.Y.
X	C.Y. - EXCAVATION FOR THE FOOTINGS OF NEW CONSTRUCTION	6 C.Y.
Y	C.Y. - REMOVAL AND RE-COMPACTION FOR CONSTRUCTION	135 C.Y.
Z	C.Y. - TOTAL GRADING (W + X + Y)	473 C.Y.

HATCH LEGEND

- EXISTING RESIDENCE TO REMAIN
- EXISTING GARAGE REMAIN
- FIRST FLOOR ADDITION AREA
- SECOND FLOOR ADDITION AREA

SITE PLAN KEY NOTES

- 1 EXISTING WATER METER TO REMAIN
- 2 EXISTING MAILBOX TO REMAIN
- 3 EXISTING ELECTRICAL METER TO REMAIN
- 4 EXISTING GAS METER TO REMAIN
- 5 PROPOSED PERMEABLE PAVING PROPOSED
- 6 EXISTING CONCRETE ROLLED CURB TO REMAIN
- 7 PROPOSED LANDSCAPE PER L-SHEETS
- 8 PROPOSED BMP AREA PER CIVIL SHEET C1
- 9 PROPOSED SIDE GATE
- 10 PROPOSED DECORATIVE HARDSCAPE
- 11 CONCRETE CURB



PROJECT:
RAMSEY RESIDENCE ADDITION
 427 CANYON DRIVE
 SOLANA BEACH, CA 92075

ARCHITECT:
T7 Architecture

ANDREW E. CROCKER, AIA
 646 VALLEY AVENUE, SUITE A
 SOLANA BEACH, CA 92075
 T. 858.345.1295

CONSULTANT:

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STAMP:

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PROJECT NAME:	RAMSEY RESIDENCE ADDITION
JOB NO.:	2016
DRAWN BY:	FR
CHECKED BY:	AC
ISSUE DATE:	09/02/22
DRAWING FILE:	RAMSEY RESIDENCE - 2022-07-14
PHASE:	

DESIGN DEVELOPMENT

SHEET TITLE:
EXISTING & DEMO FIRST FLOOR PLAN

SHEET NO.:

A101

9/2/2022 2:50:24 PM

1 EXISTING & DEMO FIRST FLOOR PLAN
 3/16" = 1'-0"

DIMENSIONING NOTE

- ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.

WALL LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- ADDITION AREA

DEMO PLAN KEY NOTES

- EXISTING OUTLINE OF ROOF ABOVE
- DEMO EXISTING CAR PORT STRUCTURE
- DEMO EXISTING PLANTING TO BE REPLACED
- DEMO EXISTING PLANTER BORDER TO BE REPLACED
- DEMO EXISTING PARKING AREA/CONCRETE/BRICK
- EXISTING SITE WALL TO BE REMOVED
- SHADED REGION IS THE LOCATION OF THE PROPOSED ADDITION
- DEMO STEP(S) TO EXTERIOR
- EXISTING ROOF RIDGES TO REMAIN
- EXISTING WOOD BURNING FIREPLACE TO REMAIN. PREP FOR NEW CAP
- DEMO EXISTING SPA
- DEMO EXISTING WOOD MAIN LEVEL DECK 1 AND STAIR
- DEMO EXISTING WOOD UPPER DECK 2 AND STAIR
- DEMO PATHWAY IN BACKYARD
- EXISTING AC UNIT TO BE RELOCATED, IF NEEDED
- EXISTING KITCHEN, LIVING, DINING TO REMAIN
- EXISTING ELECTRICAL METER TO REMAIN
- DEMO SHED BELOW DECK UPPER DECK 2
- DEMO EXISTING CONCRETE
- EXISTING CONCRETE ROLLED CURB TO REMAIN

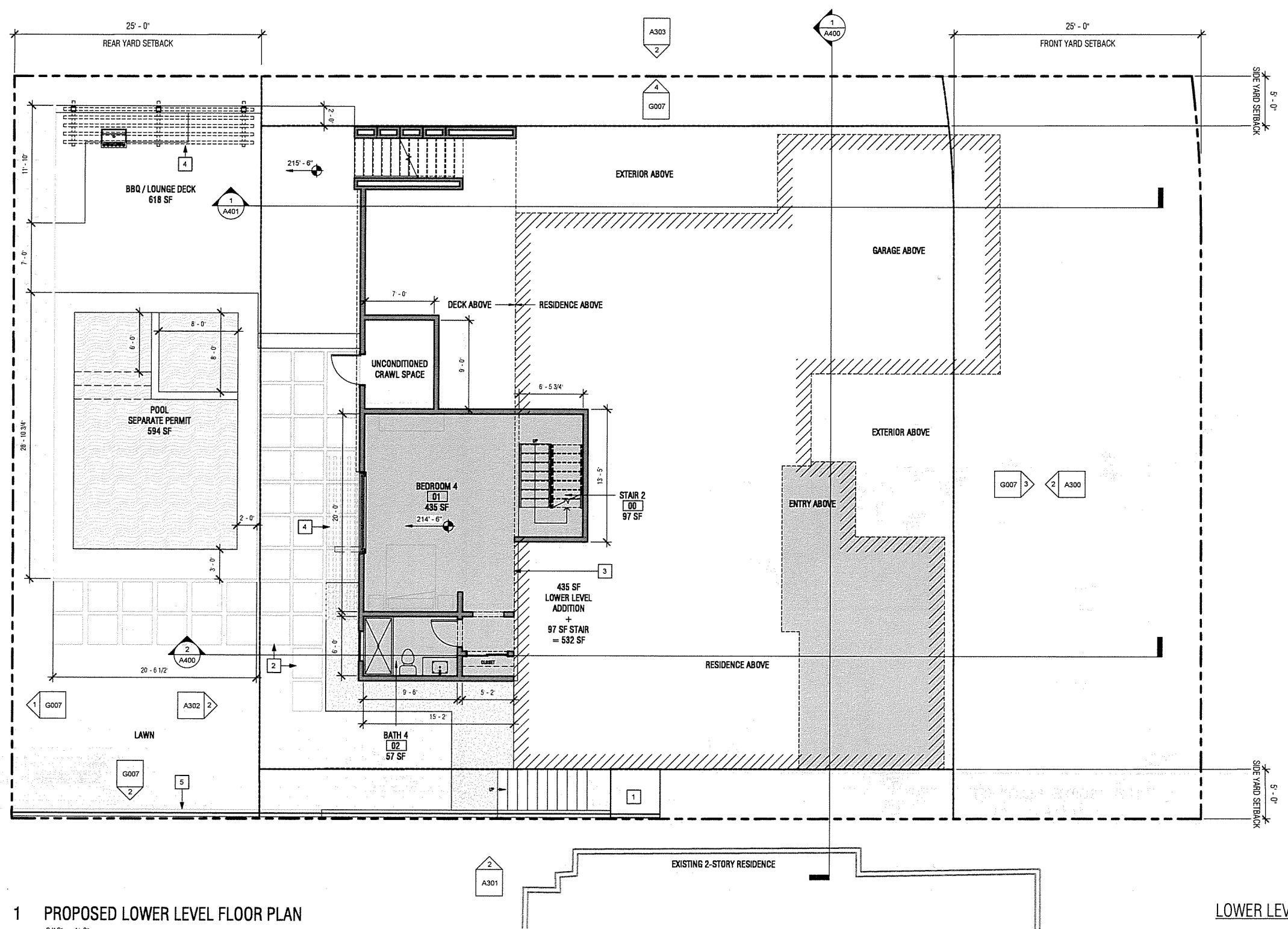


PROJECT:
RAMSEY RESIDENCE ADDITION
 427 CANYON DRIVE
 SOLANA BEACH, CA 92075

ARCHITECT:
T7 Architecture

ANDREW E. CROCKER, AIA
 646 VALLEY AVENUE, SUITE A
 SOLANA BEACH, CA 92075
 T: 858.345.1295

CONSULTANT:



1 PROPOSED LOWER LEVEL FLOOR PLAN
 3/16" = 1'-0"

LOWER LEVEL PLAN KEY NOTES XX

- 1 PERMEABLE PAVER SURFACE
- 2 CONCRETE PAVERS
- 3 FURRED WALL AT EXISTING CMU WALL
- 4 NEW WOOD TRELLIS ABOVE
- 5 NEW WALL PER CIVIL. SEE GRADING PLAN

DIMENSIONING NOTE

- 1. ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.

WALL LEGEND

- [---] EXISTING WALL TO BE DEMOLISHED
- [---] EXISTING WALL TO REMAIN
- [---] NEW WALL
- [---] ADDITION AREA

NO.	REVISION:	DATE:

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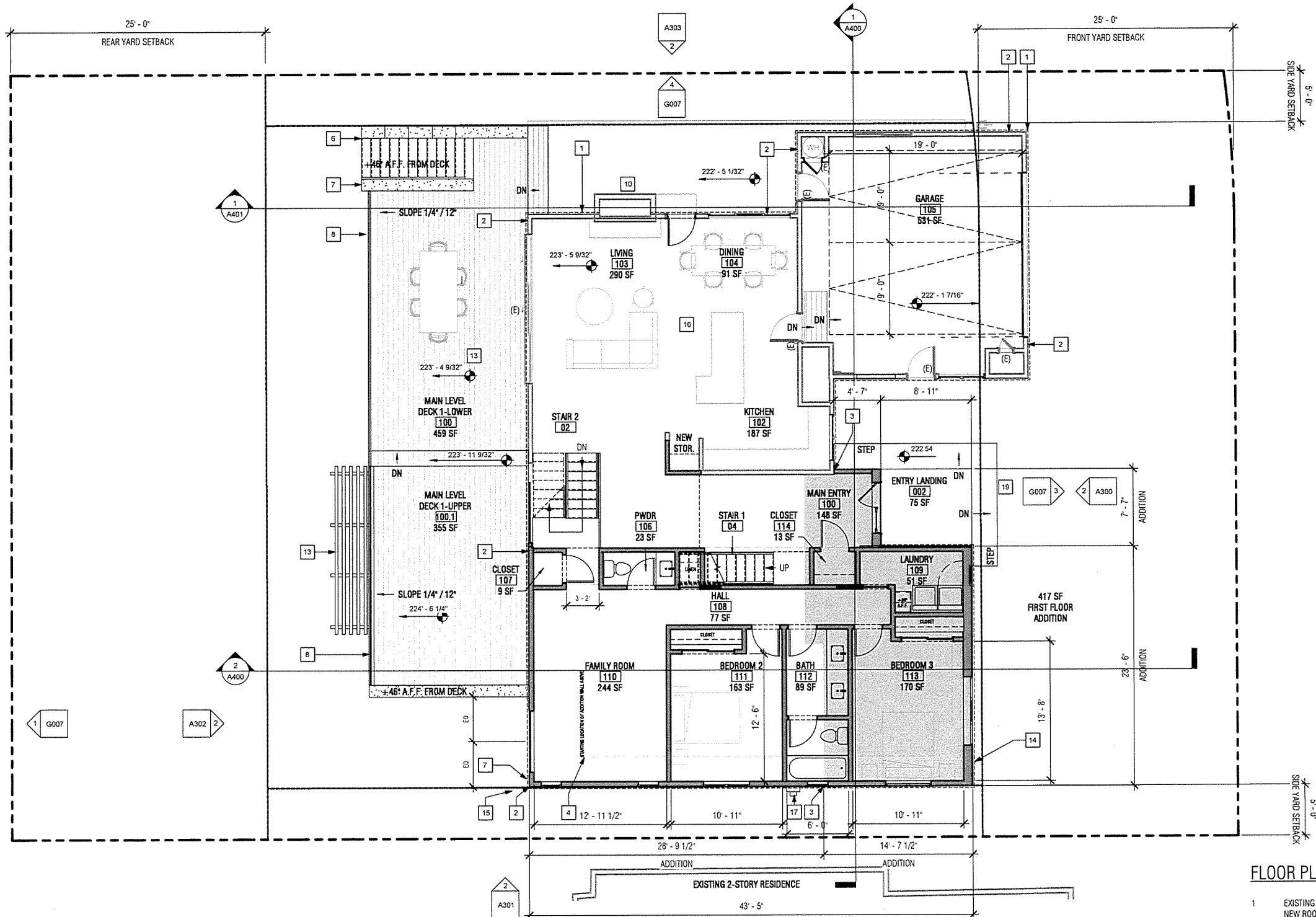
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PROJECT NAME:	RAMSEY RESIDENCE ADDITION
JOB NO.:	2016
DRAWN BY:	FR
CHECKED BY:	AC
ISSUE DATE:	09/02/22
DRAWING FILE:	RAMSEY RESIDENCE - 2022-09-02
PHASE:	

DESIGN DEVELOPMENT

SHEET TITLE: **PROPOSED LOWER LEVEL FLOOR PLAN**

SHEET NO: **A102**



1 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"

DIMENSIONING NOTE

- ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.

WALL LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- ADDITION AREA

FLOOR PLAN KEY NOTES XX

- EXISTING OUTLINE OF ROOF ABOVE. CUT EXISTING EAVES FOR NEW ROOF DETAIL.
- EXISTING EXTERIOR WALL.
- START OF NEW EXTERIOR WALL/ADDITION ON FIRST LEVEL
- START OF NEW EXTERIOR WALL/ADDITION ON NEW SECOND LEVEL FOR REFERENCE
- NOT USED
- NEW STAIR TO BBQ/LOUNGE. STEPS CLAD IN SPANISH TILE PER OWNER SELECTION
- 18" STUCCO WALL WITH STUCCO CAP. STUCCO FINISH TO MATCH HOUSE
- WROUGHT IRON RAILING, TYP. - 42" A.F.F. OF DECK
- NOT USED
- EXISTING CHIMNEY TO REMAIN. PREP FOR NEW CAP
- NOT USED
- NOT USED
- NEW WOOD TRELLIS OVER DOOR ON THE LOWER LEVEL
- PROPOSED OUTLINE OF ROOF ABOVE
- FIELD VERIFY NEW LOCATION OF AC UNIT
- EXISTING KITCHEN, LIVING, DINING TO REMAIN
- EXISTING ELECTRICAL METER TO REMAIN
- NOT USED
- NEW STEPS TO FRONT COURTYARD

PROJECT:
RAMSEY RESIDENCE ADDITION

427 CANYON DRIVE
SOLANA BEACH, CA 92075

ARCHITECT:
17 Architecture

ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:

NO. REVISION: DATE:

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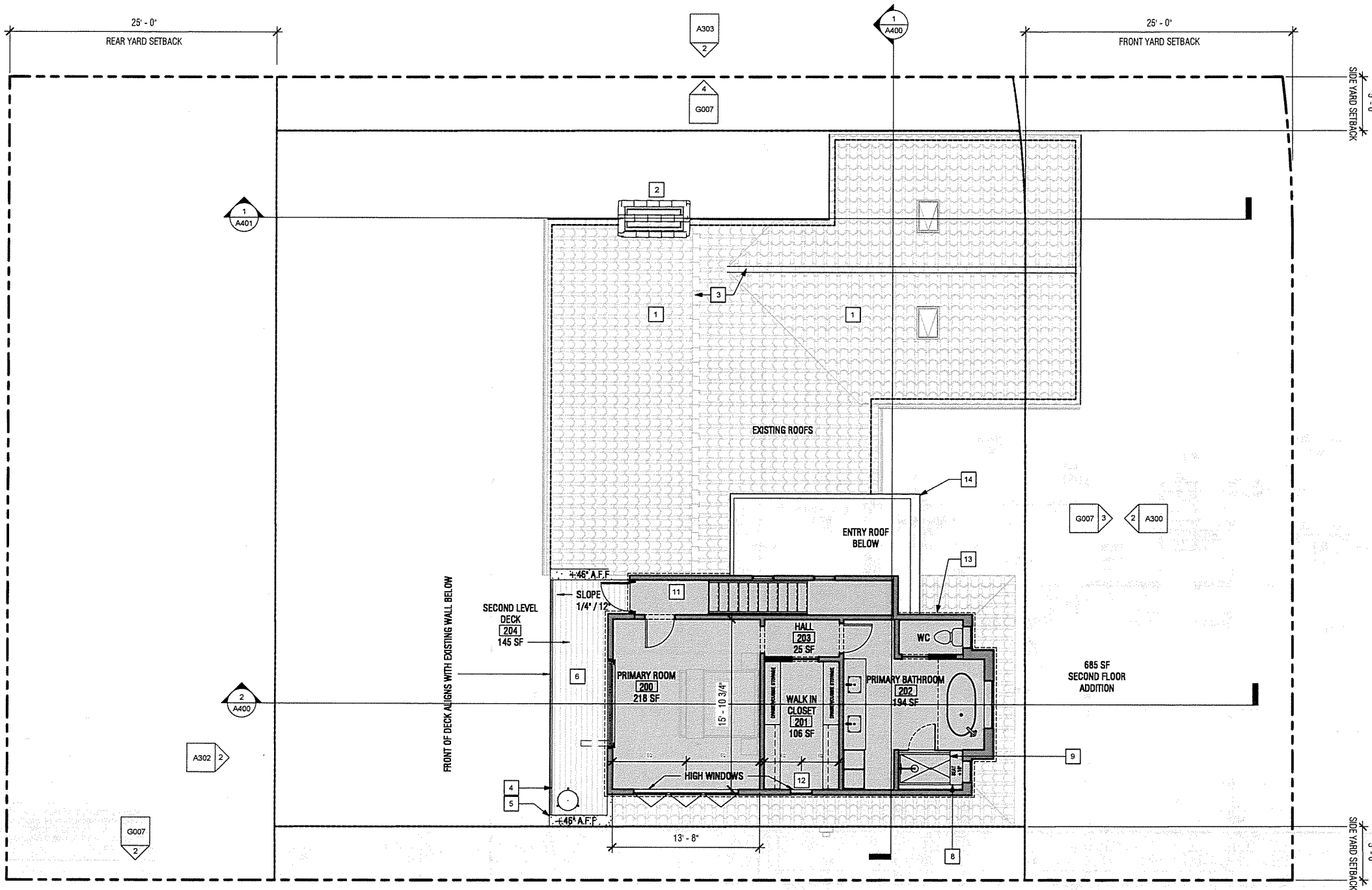
PROJECT NAME:	RAMSEY RESIDENCE ADDITION
JOB NO:	2016
DRAWN BY:	FR
CHECKED BY:	AC
ISSUE DATE:	09/02/22
DRAWING FILE:	RAMSEY RESIDENCE - 2022-07-14
PHASE:	

DESIGN DEVELOPMENT

SHEET TITLE: **PROPOSED FIRST FLOOR PLAN**

SHEET NO:

A103



1 PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"

DIMENSIONING NOTE

- 1. ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.

WALL LEGEND

- [---] EXISTING WALL TO BE DEMOLISHED
- [---] EXISTING WALL TO REMAIN
- [---] NEW WALL
- [---] ADDITION AREA

FLOOR PLAN KEY NOTES

- 1 EXISTING ROOF TO REMAIN. REPLACE SHAKE SHINGLE WITH SPANISH TILE. CUT OVERHANG BACK AT ALL EXISTING ROOFS.
- 2 EXISTING CHIMNEY TO REMAIN. NEW CAP WITH SPANISH TILE ROOF ABOVE. CAP PER OWNER SELECTION
- 3 EXISTING ROOF RIDGES TO REMAIN
- 3 START OF NEW EXTERIOR WALL/ADDITION ON FIRST LEVEL
- 4 WROUGHT IRON RAILING. TYP. +42" A.F.F. OF DECK
- 5 12" STUCCO WALL WITH STUCCO CAP. STUCCO FINISH TO MATCH HOUSE
- 6 NEW DECK. HEIGHT LEVEL TO START -1" FROM EXIST. INT. F.F. LEVEL
- 7 NOT USED
- 8 SHOWER: SHELF AT +42 FROM SHOWER FINISH FLOOR
- 9 6" BENCH OVERHANG
- 10 NOT USED
- 11 UPPER LANDING
- 12 FROSTED CASEMENT WINDOW FOR PRIVACY
- 13 PROPOSED OUTLINE OF ROOF ABOVE
- 14 PARAPET WITH TILE EDGE CAP

PROJECT:
RAMSEY RESIDENCE ADDITION

427 CANYON DRIVE
SOLANA BEACH, CA 92075



ARCHITECT:
ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:

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DRAWN BY:	FR
CHECKED BY:	AC
ISSUE DATE:	09/02/22
DRAWING FILE:	RAMSEY RESIDENCE - 2022-07-14
PHASE:	

DESIGN DEVELOPMENT

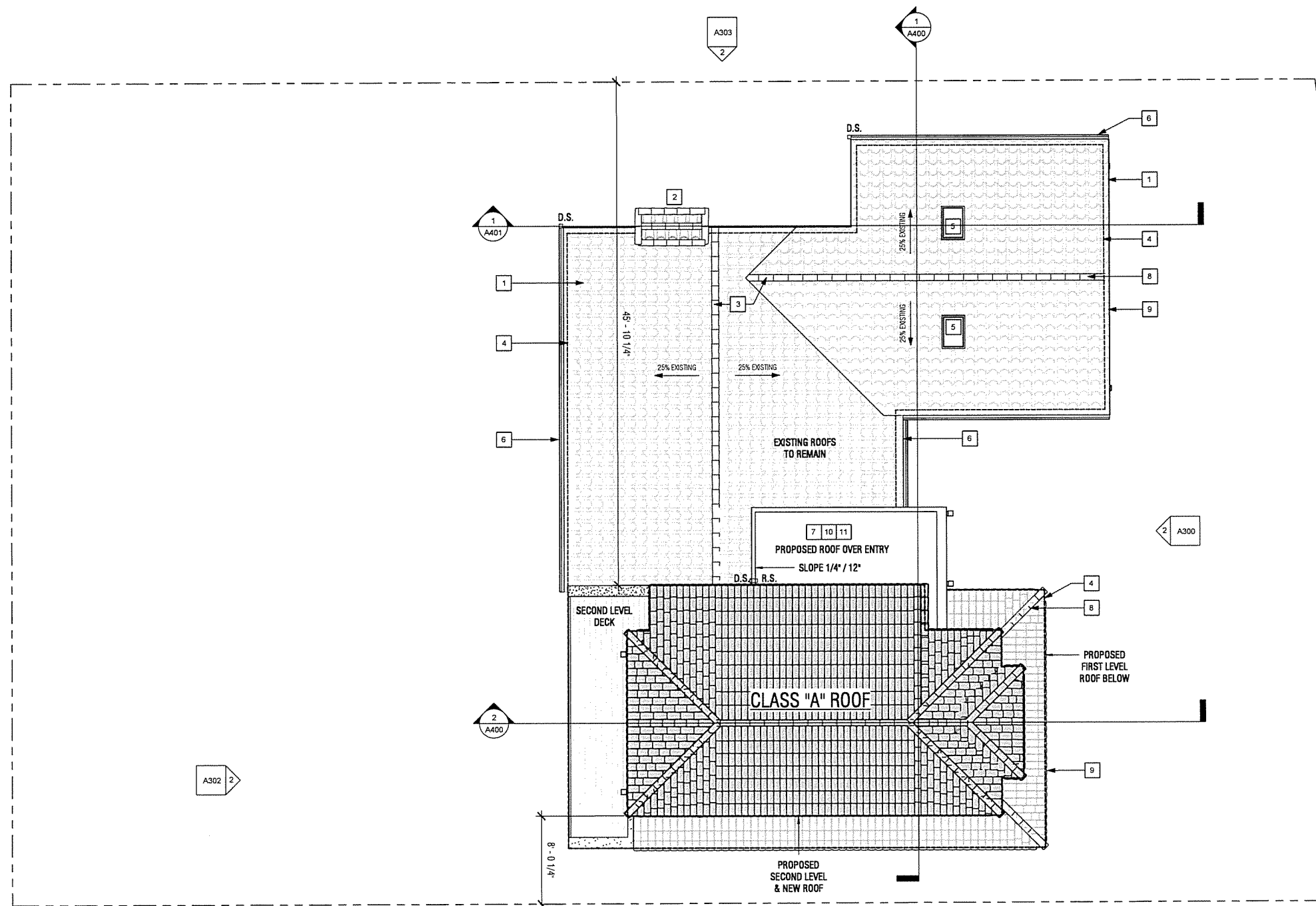
SHEET TITLE: **PROPOSED SECOND FLOOR PLAN**

SHEET NO:

A104



ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T: 858.345.1295



1 PROPOSED ROOF PLAN
3/16" = 1'-0"

CLASS "A" ROOF

- ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT.

DIMENSIONING NOTE

- ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.

ROOF PLAN LEGEND

- DECK / ROOF DRAINAGE: SLOPE = 1/4" / FT TYP. U.O.N
- R.D. ROOF DRAIN: 6" DRAIN SLOPE = 1/8" / FT MIN. TYP. TO DOWNSPOUT.
- O.D. OVERFLOW DRAIN: LOCATE UP SLOPE OF ROOF DRAIN +1". 3" DRAIN SLOPE = 1/8" / FT MIN. TYP. TO EXIT AT WALL IN OBSERVABLE LOCATION BY OCCUPANTS OR MAINTENANCE PERSONNEL.
- D.S. 2"x2" DOWNSPOUT TO LANDSCAPING AT GRADE. PROVIDE SPLASH BLOCK TOWARDS LANDSCAPING.
- R.S. / D.S. ROOF SCUPPER MIN. 3" WIDE X 4" HIGH OPENING TO D.S. NOTED ABOVE. SEE DETAIL 4/A702
- O.S. OVERFLOW SCUPPER MIN. 3" WIDE X 4" HIGH OPENING TO EXIT AT WALL IN OBSERVABLE LOCATION BY OCCUPANTS OR MAINTENANCE PERSONNEL. SEE DETAIL 4/A702
- 3"x3" S.S. GUTTER: SLOPE = 1/8" / FT MIN. TYP. TO DOWNSPOUT STAINLESS STEEL
- EAVE VENT = 0.67 SQ. FT. OF NET FREE VENTILATION PER 1 LINEAR FOOT OF VENT. VENT TO BE COVERED WITH CORROSION-RESISTANT SCREENING MATERIAL HAVING OPENINGS OF 1/8" AND NOTE MORE THAN 1/4". SEE ATTIC CALC. FOR EACH AREA OF L.F. OF VENT REQUIRED.
- PLUMBING VENT OR MISC. VENT
- FAU FLUE

ROOF PLAN KEY NOTES



- EXISTING ROOF STRUCTURE TO REMAIN. REPLACE SHAKE SHINGLE WITH SPANISH TILE. CUT OVERHANG BACK AT ALL EXISTING ROOFS
- EXISTING CHIMNEY TO REMAIN. NEW CAP PER OWNER SELECTION
- EXISTING ROOF RIDGES TO REMAIN
- DASHED LINE OF EXTERIOR WALLS BELOW ROOF
- EXISTING SKYLIGHTS TO REMAIN
- NEW GUTTER
- TORCH DOWN ROOFING OVER PROPOSED ROOF OVER ENTRY
- NEW TILE RIDGE CAP ON NEW AND PROPOSED RIDGE. TYP.
- NEW CLAY TILE EDGE ON NEW AND PROPOSED ROOF EDGE. TYP.
- CRICKET ROOF
- FLAT ROOF

EXISTING VS. NEW ROOF

EXISTING ROOF TOTAL: 2,639 SF
 ROOF TO BE DEMOLISHED: 1,216 SF = 46%
 EXISTING ROOF TO REMAIN: 1,423 SF = 54%
 50% OF EXISTING: 1,320 SF

NEW ROOF TOTAL: 1,187 SF
 ROOF TOTAL: 2,610 SF

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ISSUE DATE:	09/02/22
DRAWING FILE:	RAMSEY RESIDENCE - 2022-07-14
PHASE:	

DESIGN DEVELOPMENT

SHEET TITLE: PROPOSED ROOF PLAN

SHEET NO:

A105

COASTAL HEIGHT OVERLAY ZONE

PROJECT:

RAMSEY RESIDENCE ADDITION

427 CANYON DRIVE
SOLANA BEACH, CA 92075

ARCHITECT:

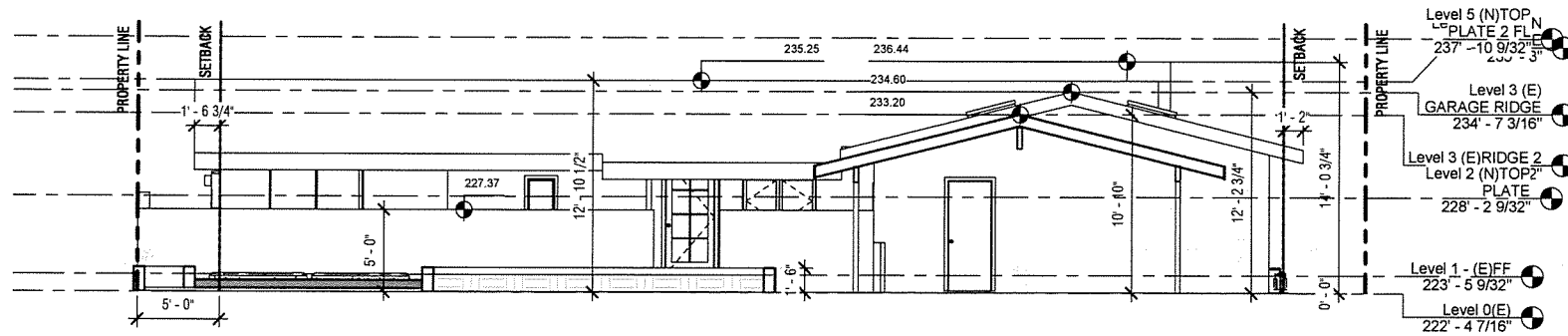


ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T: 858.345.1295

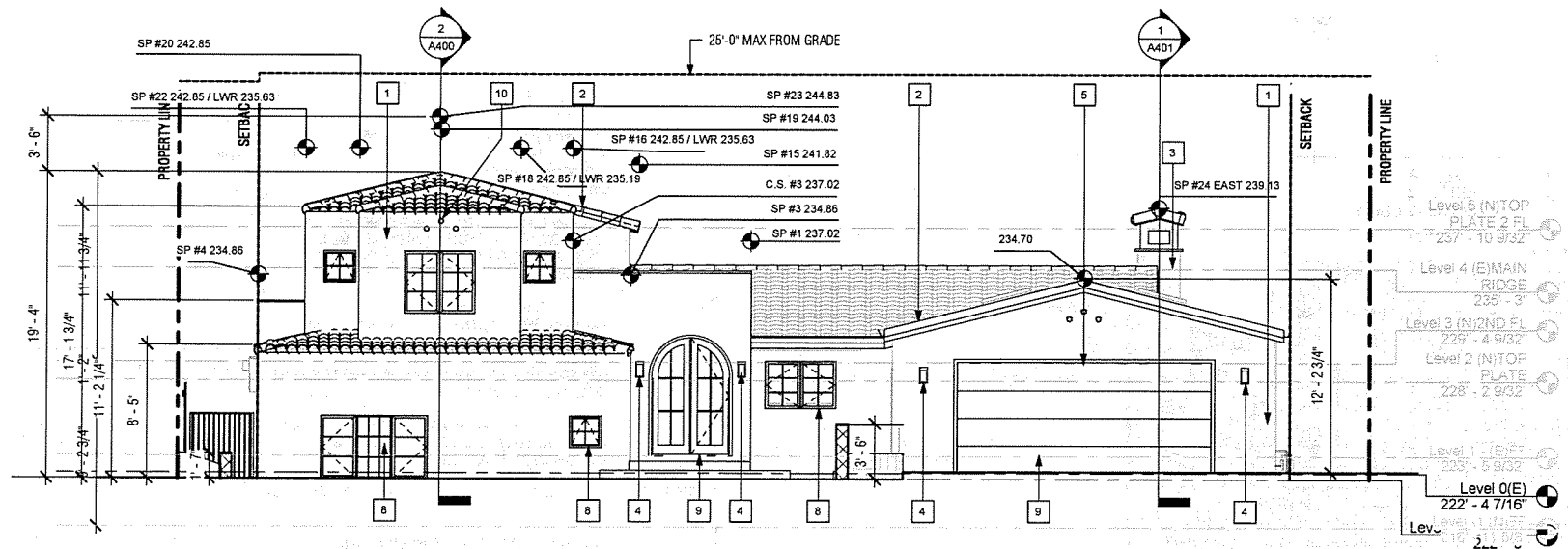
CONSULTANT:

PROPOSED ELEVATIONS KEY NOTES XX

- 1 SANTA BARBARA STUCCO FINISH, TYP.
- 2 NEW SPANISH TILE. ADD NEW TILE TO EXISTING AND PROPOSED ROOFS, TYP.
- 3 EXISTING CHIMNEY TO REMAIN. NEW CAP PER OWNER SELECTION
- 4 NEW LIGHTING, TYP.
- 5 NEW DECORATIVE ELEMENTS ON FACADE
- 6 NOT USED
- 7 NOT USED
- 8 NEW WINDOW, TYP.
- 9 NEW DOOR, TYP.
- 10 NOT USED
- 11 NEW WROUGHT IRON RAILING
- 12 EXISTING MAILBOX TO REMAIN
- 13 NEW WOOD TRELLIS
- 14 NEW GATE TO SIDE YARD



1 EXISTING EAST ELEVATION
3/16" = 1'-0"



2 PROPOSED EAST ELEVATION
3/16" = 1'-0"

NO.	REVISION:	DATE:

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CHECKED BY:	AC
ISSUE DATE:	09/02/22
DRAWING FILE:	RAMSEY RESIDENCE - 2022-07-14
PHASE:	

DESIGN DEVELOPMENT
SHEET TITLE: ELEVATIONS

SHEET NO: A300

COASTAL HEIGHT OVERLAY ZONE

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT OR ANY VENT, PIP ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED XX'-0" ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).

ELEVATIONS KEY NOTES XX

- 1 SANTA BARBARA STUCCO FINISH, TYP.
- 2 NEW SPANISH TILE. ADD NEW TILE TO EXISTING AND PROPOSED ROOFS, TYP.
- 3 EXISTING CHIMNEY TO REMAIN. NEW CAP PER OWNER SELECTION
- 4 NEW LIGHTING, TYP.
- 5 NEW DECORATIVE ELEMENTS ON FACADE
- 6 NOT USED
- 7 NOT USED
- 8 NEW WINDOW, TYP.
- 9 NEW DOOR, TYP.
- 10 NOT USED
- 11 NEW WROUGHT IRON RAILING
- 12 EXISTING MAILBOX TO REMAIN
- 13 NEW WOOD TRELLIS
- 14 NEW GATE TO SIDE YARD

PROJECT:

RAMSEY RESIDENCE ADDITION

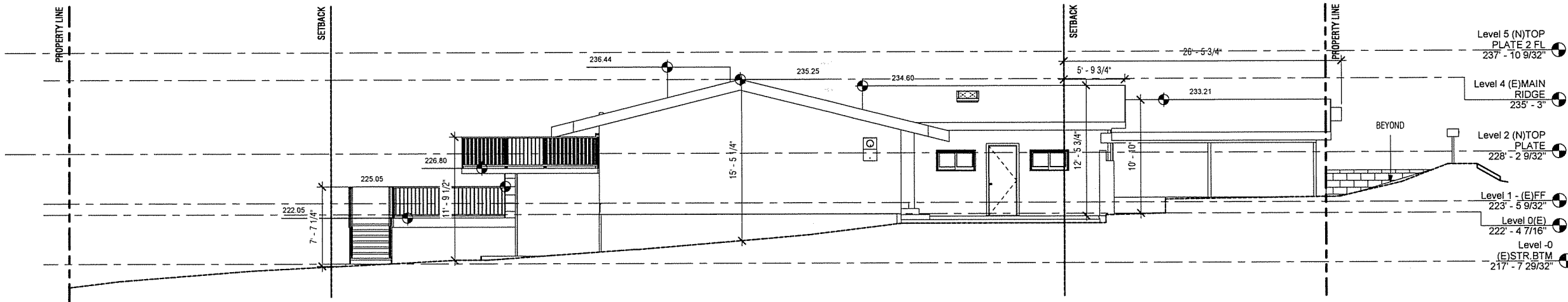
427 CANYON DRIVE
SOLANA BEACH, CA 92075

ARCHITECT:

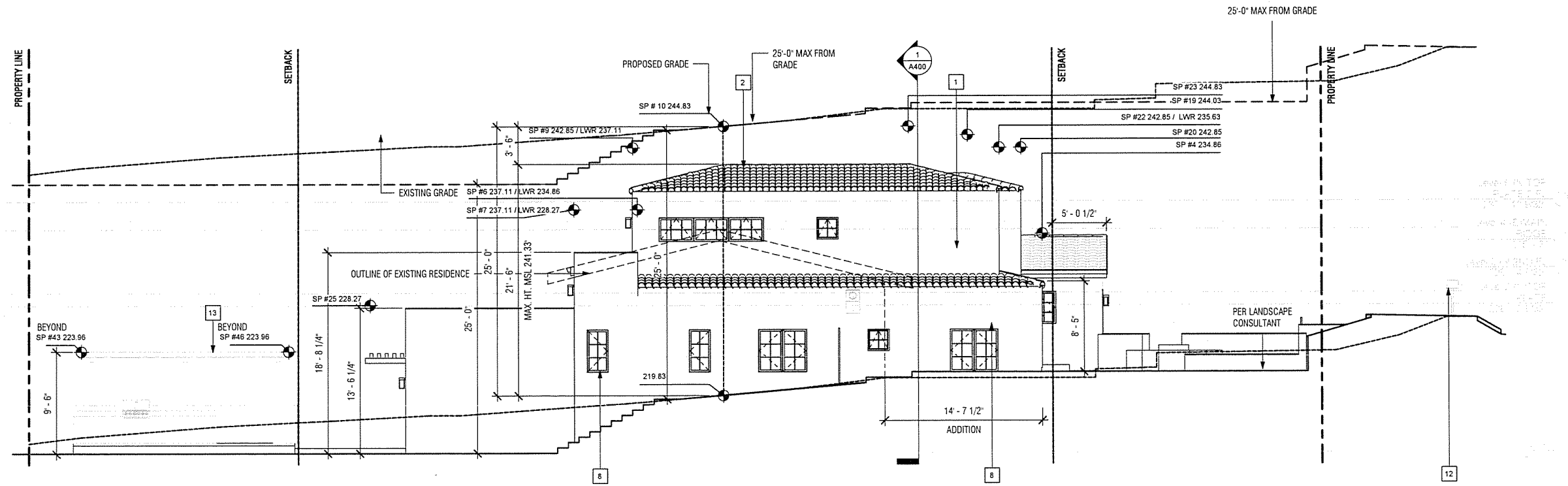


ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:



1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

NO: REVISION: DATE:

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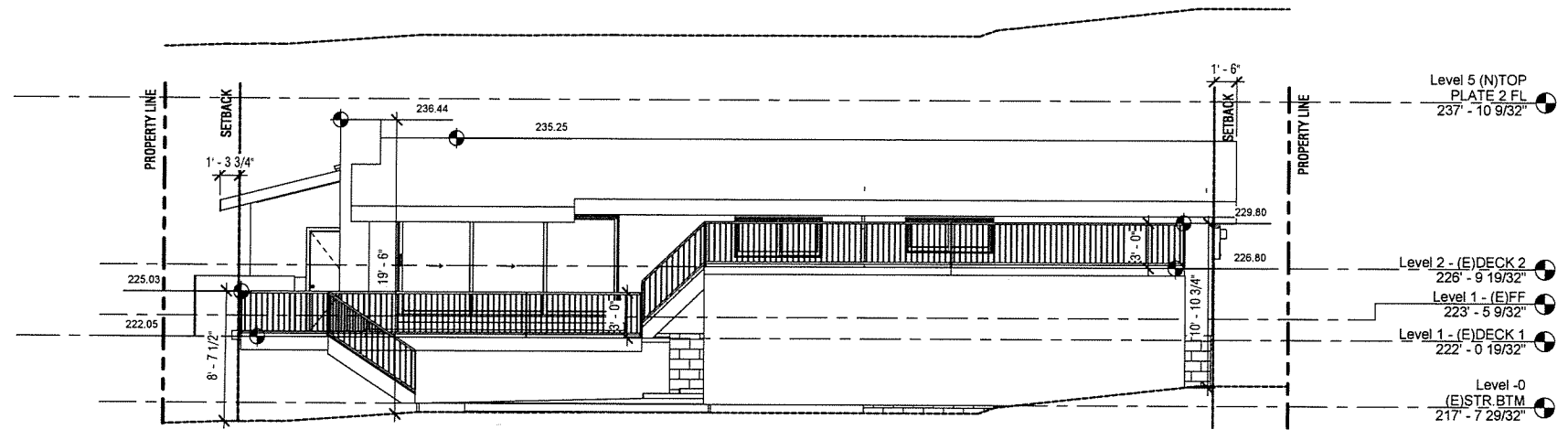
PROJECT NAME:	RAMSEY RESIDENCE ADDITION
JOB NO:	2016
DRAWN BY:	FR
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ISSUE DATE:	09/27/22
DRAWING FILE:	RAMSEY RESIDENCE - 2022-09-27
PHASE:	

DESIGN DEVELOPMENT

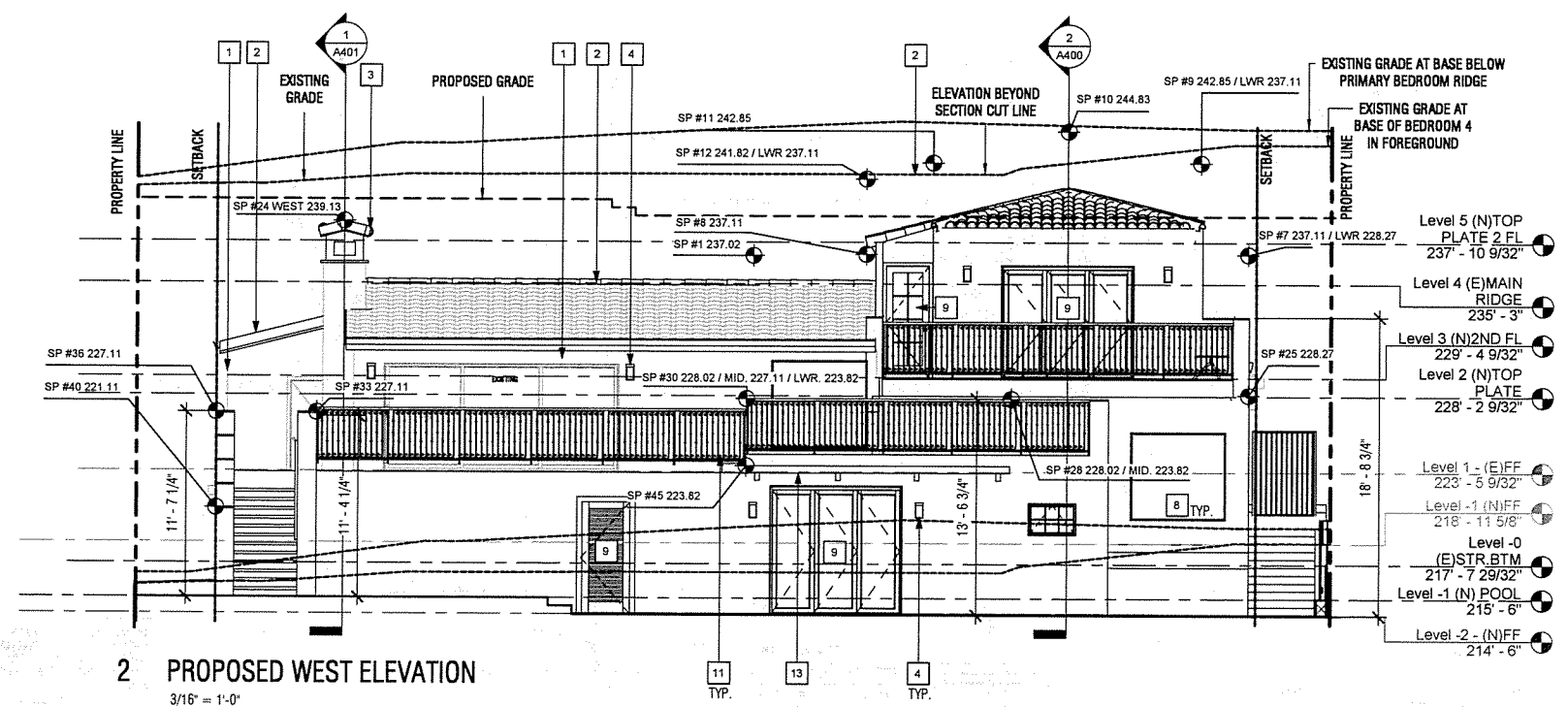
SHEET TITLE: ELEVATIONS

SHEET NO:

A301



1 EXISTING WEST ELEVATION
3/16" = 1'-0"



2 PROPOSED WEST ELEVATION
3/16" = 1'-0"

COASTAL HEIGHT OVERLAY ZONE

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT OR ANY VENT, PIP ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED XX'-0" ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).

ELEVATIONS KEY NOTES XX

- 1 SANTA BARBARA STUCCO FINISH, TYP.
- 2 NEW SPANISH TILE. ADD NEW TILE TO EXISTING AND PROPOSED ROOFS, TYP.
- 3 EXISTING CHIMNEY TO REMAIN. NEW CAP PER OWNER SELECTION
- 4 NEW LIGHTING, TYP.
- 5 NEW DECORATIVE ELEMENTS ON FACADE
- 6 NOT USED
- 7 NOT USED
- 8 NEW WINDOW, TYP.
- 9 NEW DOOR, TYP.
- 10 NOT USED
- 11 NEW WROUGHT IRON RAILING
- 12 EXISTING MAILBOX TO REMAIN
- 13 NEW WOOD TRELLIS
- 14 NEW GATE TO SIDE YARD

PROJECT:

RAMSEY RESIDENCE ADDITION

427 CANYON DRIVE
SOLANA BEACH, CA 92075

ARCHITECT:



ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:

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JOB NO:	2016
DRAWN BY:	FR
CHECKED BY:	AC
ISSUE DATE:	09/02/22
DRAWING FILE:	RAMSEY RESIDENCE - 2022-09-02
PHASE:	

DESIGN DEVELOPMENT

SHEET TITLE: ELEVATIONS

SHEET NO: A302

COASTAL HEIGHT OVERLAY ZONE

1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT OR ANY VENT, PIP, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED XX'-0" ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).

ELEVATIONS KEY NOTES XX

- 1 SANTA BARBARA STUCCO FINISH, TYP.
- 2 NEW SPANISH TILE. ADD NEW TILE TO EXISTING AND PROPOSED ROOFS, TYP.
- 3 EXISTING CHIMNEY TO REMAIN. NEW CAP PER OWNER SELECTION
- 4 NEW LIGHTING, TYP.
- 5 NEW DECORATIVE ELEMENTS ON FACADE
- 6 NOT USED
- 7 NOT USED
- 8 NEW WINDOW, TYP.
- 9 NEW DOOR, TYP.
- 10 NOT USED
- 11 NEW WROUGHT IRON RAILING
- 12 EXISTING MAILBOX TO REMAIN
- 13 NEW WOOD TRELLIS
- 14 NEW GATE TO SIDE YARD

PROJECT:

RAMSEY RESIDENCE ADDITION

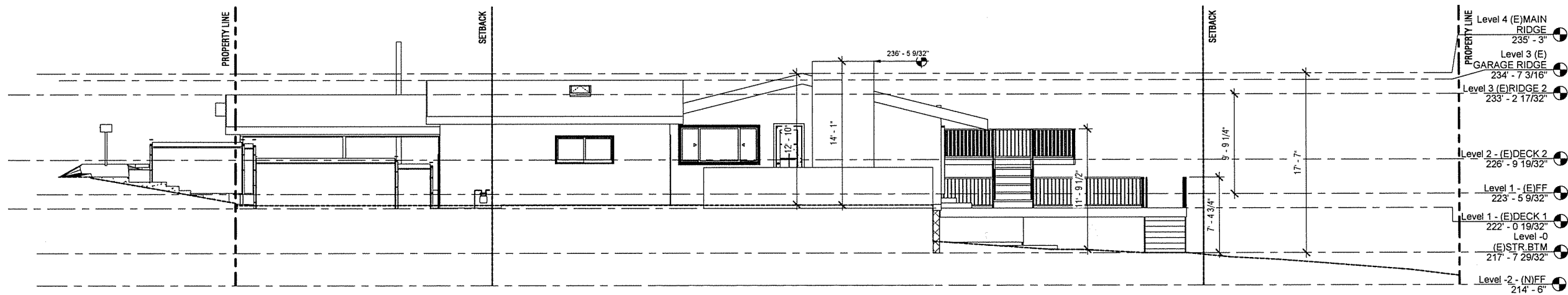
427 CANYON DRIVE
SOLANA BEACH, CA 92075

ARCHITECT:



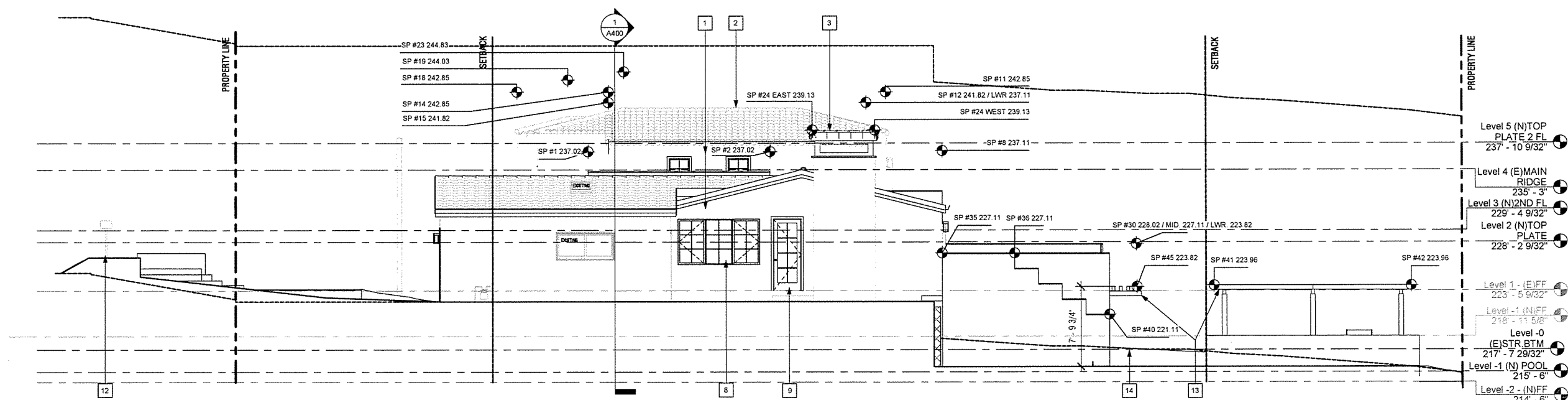
ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:



1 EXISTING NORTH ELEVATION

3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION

3/16" = 1'-0"

NO: REVISION: DATE:

THESE DRAWINGS, SPECIFICATIONS AND THE CONCEPTS EMBODIED IN THEM ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT, AND MAY NOT BE USED, DISCLOSED, OR DUPLICATED WITHOUT THE WRITTEN CONSENT WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT, UNLESS OTHERWISE AGREED BY CONTRACT.

STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME: RAMSEY RESIDENCE ADDITION
JOB NO: 2016
DRAWN BY: FR
CHECKED BY: AC
ISSUE DATE: 09/02/22
DRAWING FILE: RAMSEY RESIDENCE - 2022-07-14
PHASE:

DESIGN DEVELOPMENT

SHEET TITLE: ELEVATIONS

SHEET NO:

A303

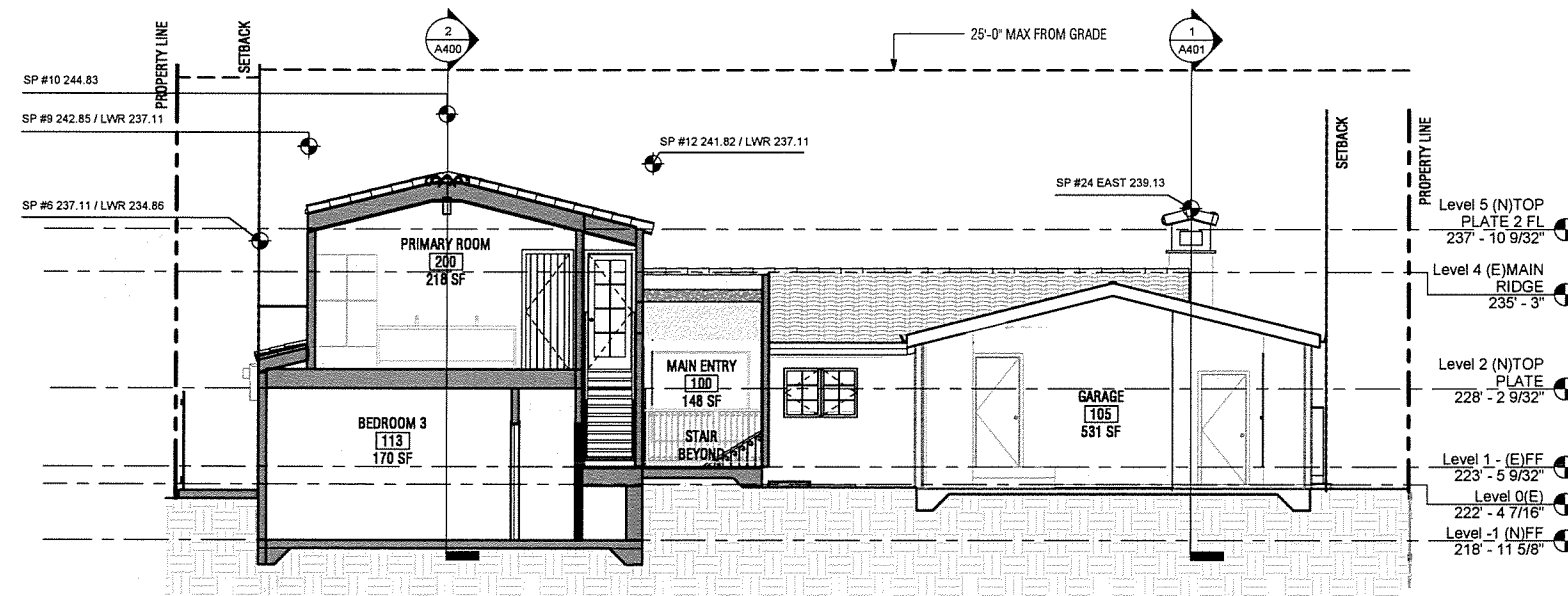
PROJECT:
 RAMSEY RESIDENCE ADDITION

427 CANYON DRIVE
 SOLANA BEACH, CA 92075



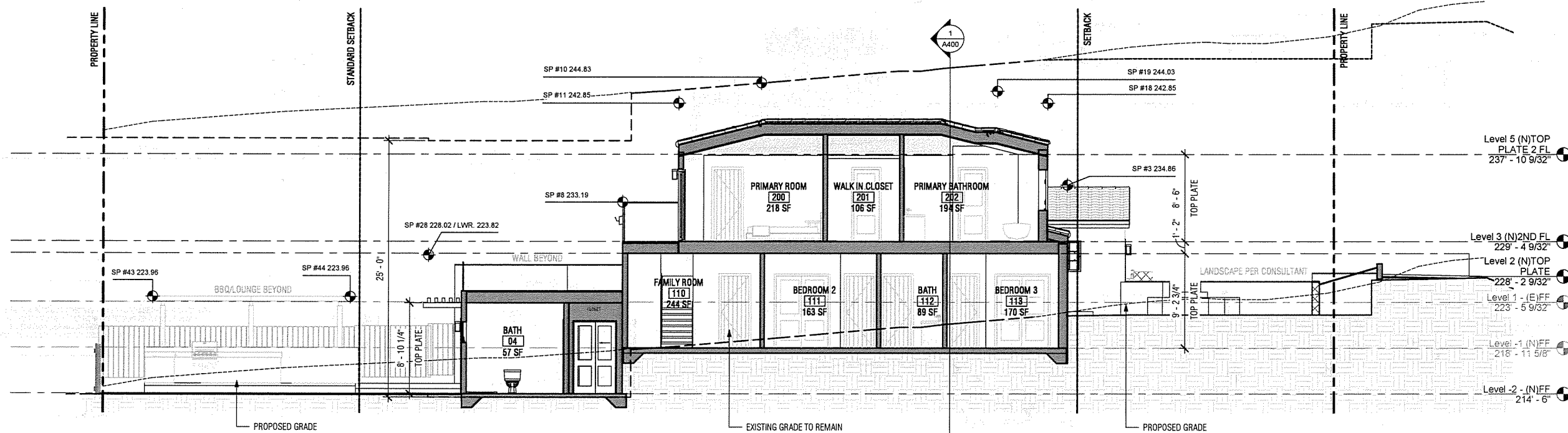
ARCHITECT:
 ANDREW E. CROCKER, AIA
 646 VALLEY AVENUE, SUITE A
 SOLANA BEACH, CA 92075
 T: 858.345.1295

CONSULTANT:



1 SECTION 1
 3/16" = 1'-0"

- Level 5 (N)TOP PLATE 2 FL 237' - 10 9/32"
- Level 4 (E)MAIN RIDGE 235' - 3"
- Level 2 (N)TOP PLATE 228' - 2 9/32"
- Level 1 - (E)FF 223' - 5 9/32"
- Level 0(E) 222' - 4 7/16"
- Level -1 (N)FF 218' - 11 5/8"



2 SECTION 2
 3/16" = 1'-0"

- Level 5 (N)TOP PLATE 2 FL 237' - 10 9/32"
- Level 3 (N)2ND FL 229' - 4 9/32"
- Level 2 (N)TOP PLATE 228' - 2 9/32"
- Level 1 - (E)FF 223' - 5 9/32"
- Level -1 (N)FF 218' - 11 5/8"
- Level -2 - (N)FF 214' - 6"

NO: REVISION: DATE:

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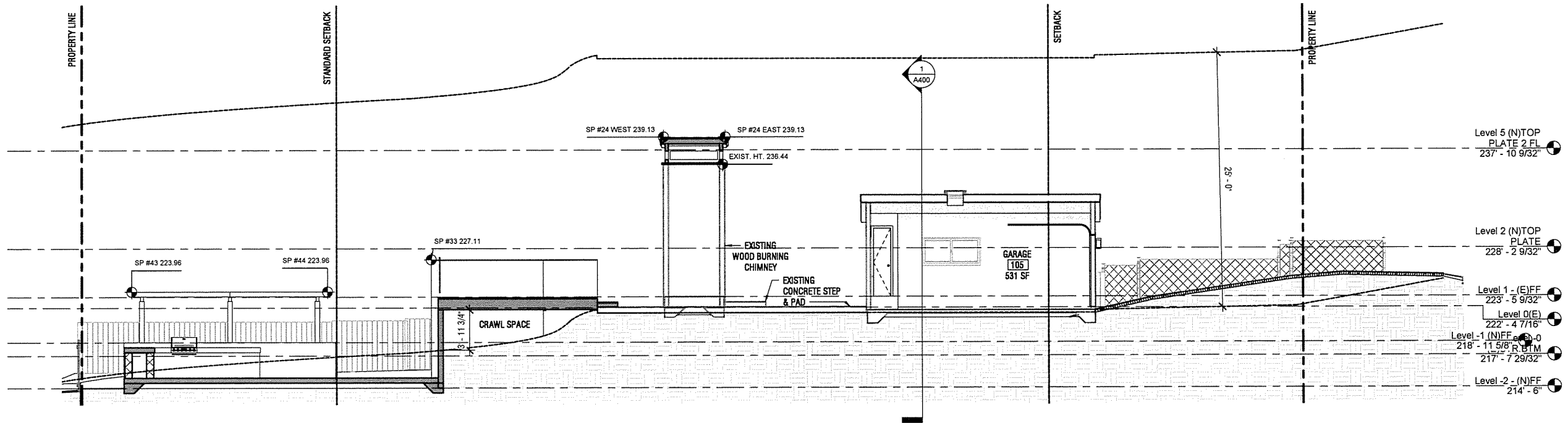
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PROJECT NAME: RAMSEY RESIDENCE ADDITION
 JOB NO: 2016
 DRAWN BY: FR
 CHECKED BY: AC
 ISSUE DATE: 09/02/22
 DRAWING FILE: RAMSEY RESIDENCE - 2022-07-14
 PHASE:

DESIGN DEVELOPMENT

SHEET TITLE: SECTIONS

SHEET NO: A400



1 SECTION 3
3/16" = 1'-0"

PROJECT:

RAMSEY RESIDENCE ADDITION

427 CANYON DRIVE
SOLANA BEACH, CA 92075

ARCHITECT:



ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE A
SOLANA BEACH, CA 92075
T. 858.345.1295

CONSULTANT:

NO.	REVISION:	DATE:

THESE DRAWINGS, SPECIFICATIONS AND THE CONCEPTS EMBODIED IN THEM ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT, AND MAY NOT BE USED, DISCLOSED, OR DUPLICATED WITHOUT THE WRITTEN CONSENT WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT, UNLESS OTHERWISE AGREED BY CONTRACT.

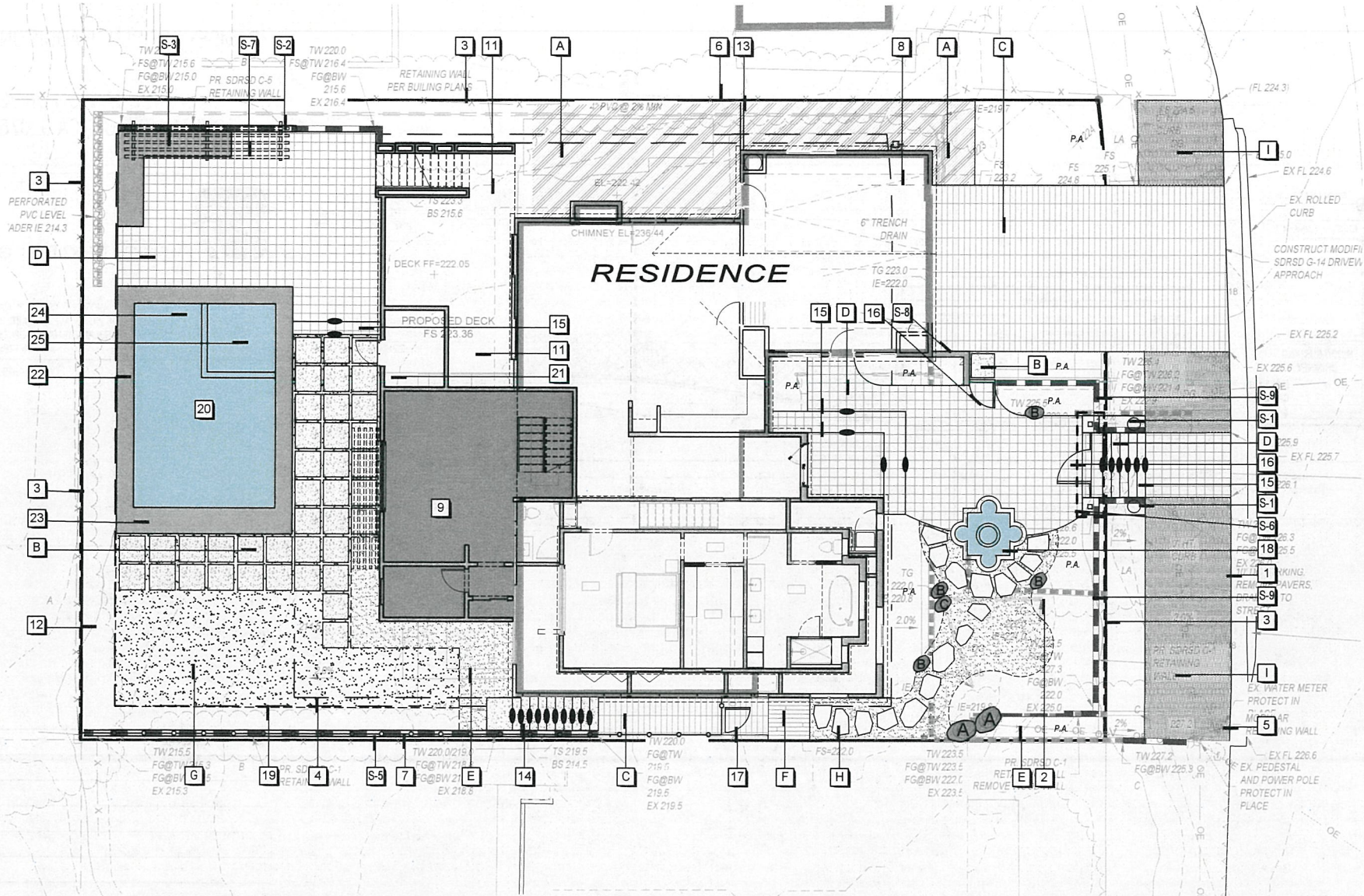
STAMP:

PROJECT NAME:	RAMSEY RESIDENCE ADDITION
JOB NO:	2016
DRAWN BY:	FR
CHECKED BY:	AC
ISSUE DATE:	09/02/22
DRAWING FILE:	RAMSEY RESIDENCE - 2022-07-14
PHASE:	

DESIGN DEVELOPMENT

SHEET TITLE: SECTION

SHEET NO: A401



HARDSCAPE LEGEND

SYMBOL	MATERIAL	COLOR/FINISH	PATTERN / MANUFACT.
A	EXISTING CONCRETE TO REMAIN		
B	CONCRETE PAVING	'XXX' W/ LIGHT SAND FINISH	DAVIS COLOR
C	PERMEABLE PAVERS	AQUA VIA II 'XXXX'	ACKERSTONE
D	MORTAR SET TILE	'XXXX'	
E	DECOMPOSED GRANITE	MINUS CALIFORNIA GOLD	
F	IPE DECKING (AT GRADE)		
G	SYNTHETIC TURF		
H	FLAGSTONE STEPPERS	'XXX'	
I	STABILIZED DECOMPOSED GRANITE	'XXX'	

SITE AMMENITIES

ITEM	SIZE	COLOR/FINISH	DETAIL
S-1	2' W/PIIP RETAINING WALL	FINISH: SB STUCCO 'WHITE' CAP: TBD	SEE DTL
S-2	MASONRY FEATURE WALL	FINISH: SB STUCCO 'WHITE' CAP: FLAT STUCCO	SEE DTL
S-3	MASONRY BBQ COUNTER	FINISH: SB STUCCO 'WHITE' CAP: FLAT STUCCO	SEE DTL
S-4	OMIT	FINISH: SB STUCCO 'WHITE' CAP: FLAT STUCCO	
S-5	WOODEN FENCE ON RETAINING WALL	HT PER ARCH. PLANS TYPE: SB STUCCO 'WHITE' COLOR: FLAT STUCCO	SEE DTL
S-6	WOODEN TRELLIS 'A'	HT PER ARCH. PLANS	SEE DTL
S-7	WOODEN TRELLIS 'B'	HT PER ARCH. PLANS	SEE DTL
S-8	FREESTANDING MASONRY WALL	HT TO MATCH FINISH: SB STUCCO 'WHITE' CAP: FLAT STUCCO	SEE DTL
S-9	MASONRY RETAINING WALL	HT PER CIVIL FINISH: SB STUCCO 'WHITE' CAP: FLAT STUCCO	SEE DTL

BOULDER LEGEND

- (A) LARGE RETAINING BOULDER - 3' dia. 'DESERT SAND' (LOCATION TO BE CONFIRMED BY LANDSCAPE ARCHITECT)
- (B) MEDIUM BOULDERS - 2' dia. 'DESERT SAND'
- (C) SMALL BOULDERS - 12"-18" 'DESERT SAND'

NOTE: 1/8" OF EACH BOULDER SHOULD BE PLACED BELOW FINISH GRADE

CONSTRUCTION LEGEND

- | | |
|--|--|
| EXISTING SITE ELEMENTS | MASONRY/CARPENTRY |
| 1 EXISTING CURB/GUTTER | 14 CONCRETE STEPS (TO MATCH) |
| 2 PROPOSED DRAIN/UTILITIES PER CIVIL ENG. | 15 TILE STEPS (TO MATCH) |
| 3 PROPERTY LINE | 16 4' HT CUSTOM WOODEN & METAL GATE |
| 4 SETBACK | 17 5' HT WOODEN GATE - TO BE SELF LATCHING |
| 5 EXISTING METER LOCATION | 18 18" HT CUSTOM FOUNTAIN BASIN WITH PREFAB FOUNTAIN |
| 6 EXISTING FENCE TO REMAIN | 19 METAL EDGING |
| 7 EXISTING FENCE TO BE REMOVED | |
| 8 EXISTING STRUCTURE TO REMAIN - PER ARCH | POOL/SPA (UNDER SEPARATE PERMIT) |
| 9 PROPOSED ADDITION - PER ARCHITECT | 20 POOL - UNDER SEPARATE PERMIT |
| 10 EXISTING DECK TO REMAIN - PER ARCHITECT | 21 CRAWL SPACE ACCESS (BY ARCHITECT) |
| 11 PROPOSED DECK/BALCONY/STEPS - PER ARCHITECT | 22 POOL COPING - TBD |
| 12 BIO-RETENTION AREA - PER CIVIL | 23 EXPOSED POOL WALL W/ TILE VENEER |
| 13 EXISTING 5' HT GATE | 24 POOL STEPS |
| | 25 SPA |

NOTES

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

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

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

SEE SHEET LC-02 FOR GENERAL NOTES AND DRAINAGE AND GRADING NOTES.

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

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

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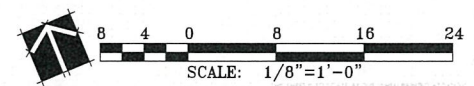
MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

GENERAL NOTES

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

SYMBOL LEGEND

- P.A. PLANTING AREA - SEE PLANTING PLAN
- STEP UP



RAMSEY/JOBIN RESIDENCE

427 CANYON DR
 SOLANA BEACH, CA

LANDSCAPE CONSTRUCTION PLAN

PREPARED FOR

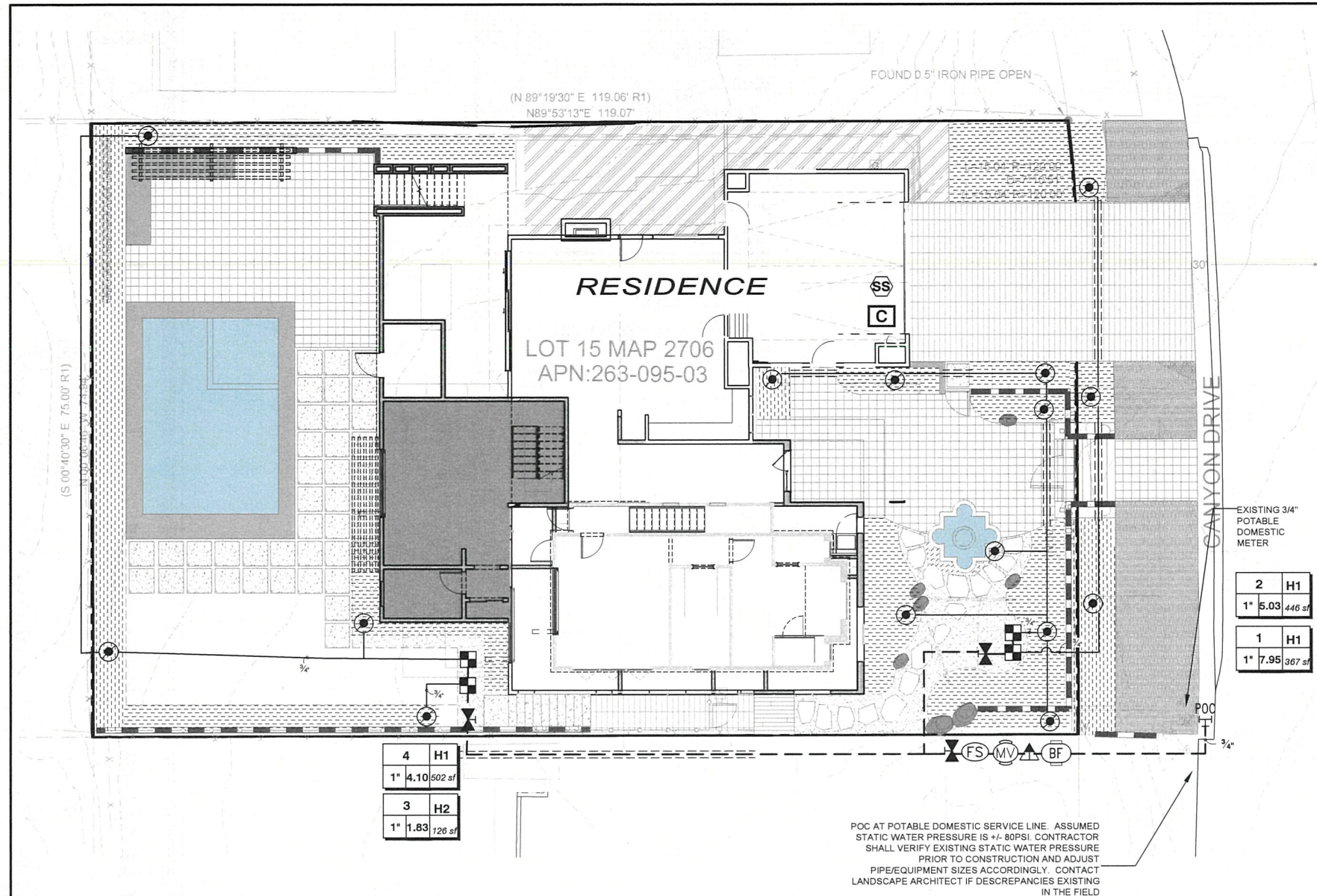
DYLAN RAMSEY/
 TARA JOBIN
 427 CANYON DRIVE
 SOLANA BEACH, CA

PREPARED BY

LINEAR LANDSCAPE
 ARCHITECTURE

JOE DODD, ASLA
 1619 MYRTLE AVE
 SAN DIEGO, CA 92103
 P | 888.203.6628
 SUBMITTAL:
 01 OCT 15 2021
 02 JAN 7 2022
 03 FEB 28 2022
 04 MAY 17 2022
 05 SEPT 10 2022

L-01

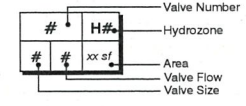


IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	Hunter ICZ-101-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5 GPM to 15 GPM. 150 mesh stainless steel screen. Install in standard valve box.
[Symbol]	Pipe Transition Point above grade. Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
[Symbol]	Area to Receive Dripline. Hunter HDL-09-12-CV HDL-09-12-CV. Hunter Dripline w/ 0.9 GPH emitters at 12" O.C. Check valve, dark brown tubing w/ black striping. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. For use on slopes with Moderate/Sandy soils.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
[Symbol]	Hunter ICV-G-FS 1" 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry. Size per Mainline
[Symbol]	Pressure Reducing Valve WILKINS - 500-HLR series pressure reducing valve with 10-125 PSI spring range, size and pressure setting as noted. Pressure downstream required is 46.71 PSI
[Symbol]	Zum 975XL 3/4" Reduced Pressure Backflow device
[Symbol]	Hunter PC-XX00i Light Commercial & Residential Controller, XX-station base module controller, 120 VAC, Indoor model
[Symbol]	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and i-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
[Symbol]	Hunter HFS-100 Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.
[Symbol]	Point of Connection 3/4" TBD
[Symbol]	Irrigation Lateral Line: PVC Class 200 SDR 21
[Symbol]	Irrigation Mainline: PVC Schedule 40
[Symbol]	Pipe Sleeve: PVC Class 200 SDR 21

2	H1
1" 5.03	446 sf
1	H1
1" 7.95	367 sf

4	H1
1" 4.10	502 sf
3	H2
1" 1.83	126 sf

POC AT POTABLE DOMESTIC SERVICE LINE. ASSUMED STATIC WATER PRESSURE IS +/- 80PSI. CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE PRIOR TO CONSTRUCTION AND ADJUST PIPE/EQUIPMENT SIZES ACCORDINGLY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXISTING IN THE FIELD



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

EXISTING MAINLINE LOCATION SHALL BE VERIFIED BEFORE CONSTRUCTION AND MAY BE UTILIZED UNDER THE FOLLOWING CONDITIONS:

- ALL PIPING SHALL BE IN GOOD WORKING CONDITION.
- CURRENT PIPE SIZE IS APPROPRIATE FOR THE DEMAND OF THE PROPOSED IRRIGATION SYSTEM AS DESIGNED PER PLAN
- MAINLINE PIPE DEPTH, MATERIAL, AND LOCATION MEET ALL LOCAL CODES

NOTE: MAINLINE EQUIPMENT AND APPURTENANCE LOCATION IS DIAGRAMMATIC. CONTRACTOR SHALL DETERMINE AN APPROPRIATE LOCATION IN THE FIELD, FREE OF OBSTRUCTIONS AND NEAR EXISTING METER LOCATION.

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

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

NOTE: CONTRACTOR TO MAINTAIN REGULAR WATERINGS OF EXISTING PLANTING AREAS DURING CONSTRUCTION. IF ANY PLANT MATERIAL IS DAMAGED AS A RESULT OF LACK OF WATER, THE CONTRACTOR SHALL REPLACE IN KIND.

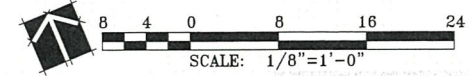
A CERTIFICATE OF COMPLETION WILL BE REQUIRED FOR ALL IRRIGATION AND LANDSCAPING. ANY DEVIATIONS FROM LANDSCAPING WILL REQUIRE APPROVAL PRIOR TO THE PLANNING FINAL INSPECTION

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.

J.D.D. 9-15-21
 JOE DODD, PLA #6005 DATE
 APPLICANT SIGNATURE

GENERAL IRRIGATION NOTES

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



LINEAR LANDSCAPE ARCHITECTURE
 IRRIGATION DESIGNER
 1619 MYRTLE AVENUE
 SAN DIEGO, CA 92103
 WWW.LINEARLANDARCH.COM



RAMSEY/JOBIN RESIDENCE
 427 CANYON DR
 SOLANA BEACH, CA
 IRRIGATION PLAN

PREPARED FOR

DYLAN RAMSEY/
 TARA JOBIN
 427 CANYON DRIVE
 SOLANA BEACH, CA

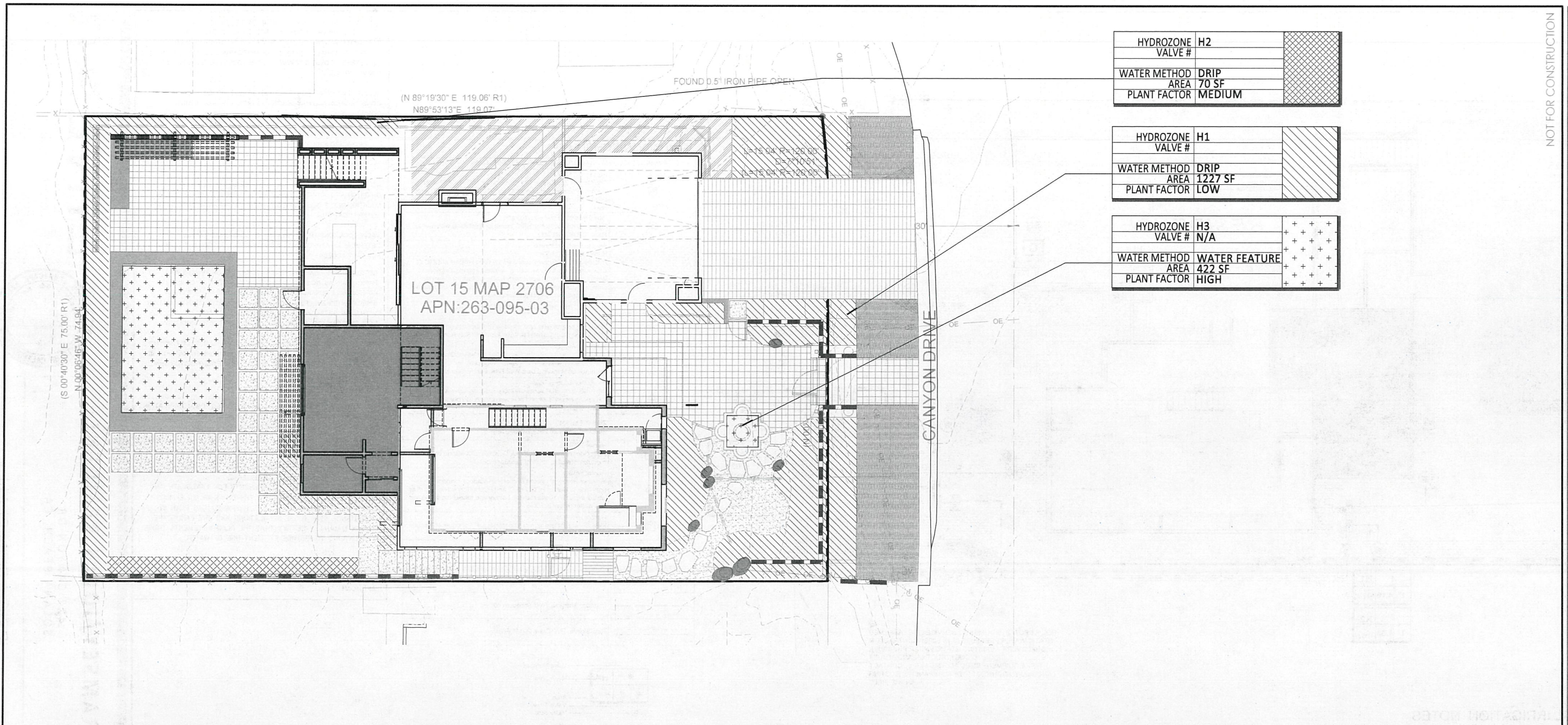
PREPARED BY

LINEAR LANDSCAPE
 ARCHITECTURE

JOE DODD, ASLA
 1619 MYRTLE AVE
 SAN DIEGO, CA 92103
 P | 888.203.6628

SUBMITTAL:
 01 OCT 15 2021
 02 JAN 7 2022
 03 FEB 28 2022
 04 MAY 17 2022

L-2



HYDROZONE VALVE #	H2	
WATER METHOD	DRIP	
AREA	70 SF	
PLANT FACTOR	MEDIUM	

HYDROZONE VALVE #	H1	
WATER METHOD	DRIP	
AREA	1227 SF	
PLANT FACTOR	LOW	

HYDROZONE VALVE #	H3	
WATER METHOD	N/A	
AREA	422 SF	
PLANT FACTOR	HIGH	

NOT FOR CONSTRUCTION

LINEAR LANDSCAPE ARCHITECTURE
 IRRIGATION DESIGN
 1619 MYRTLE AVENUE
 SAN DIEGO, CA 92103
 WWW.LINEARLANDARCH.COM



RAMSEY/JOBIN RESIDENCE
 427 CANYON DR
 SOLANA BEACH, CA
HYDROZONE MAP & WATER CALCULATION

WATER CALCULATIONS

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

LINE	HYDROZONE 1 (Drip)	HYDROZONE 2 (drip)	HYDROZONE 3 (pool)	SLA
1			41	
2		0.62		
3		25.42		
4	0.30	0.60	1.00	
5	1315	126	388	
6	394.5	75.6	388.0	
7	0.81	0.81	1.00	
8	487.04	93.33	388.00	
9		968		
10		24,616		

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 ET₀ = 41 in/yr
 LA = 1829 sq ft
 SLA = 0 sq ft
 ETAF = 0.55

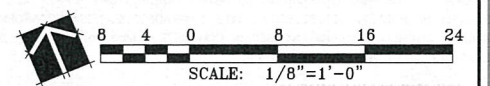
$$MAWA = \frac{(ET_0)(0.62)[ETAF \times LA] + (1 - ETAF) \times SLA}{(ET_0)(0.62)[(0.55 \times LA) + (1 - 0.55) \times SLA]}$$

MAWA = 25.42 [(55 x 1829.00) + 0] = 0 gal per year
MAXIMUM APPLIED WATER ALLOWANCE = 25571.249

Eto	
West of I-5	41.00
East of I-5	47

Hydrozone Category	PF-Plant Factor
High Water Use	1.00
Moderate Water Use	0.60
*Low Water Use	0.30
Very Low Water Use	0.10
Special Landscape Area	1.00

Irrigation Method Code	IE - Irrigation Efficiency
Drip/Microspray	0.81
Bubblers	0.75
Rotors	0.70
Rotators	0.75
Overhead Spray	0.55



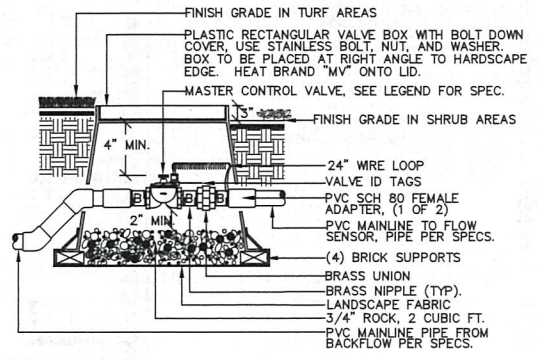
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 DYLAN RAMSEY/
 TARA JOBIN
 427 CANYON DRIVE
 SOLANA BEACH, CA

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 1619 MYRTLE AVE
 SAN DIEGO, CA 92103
 P | 888.203.6628

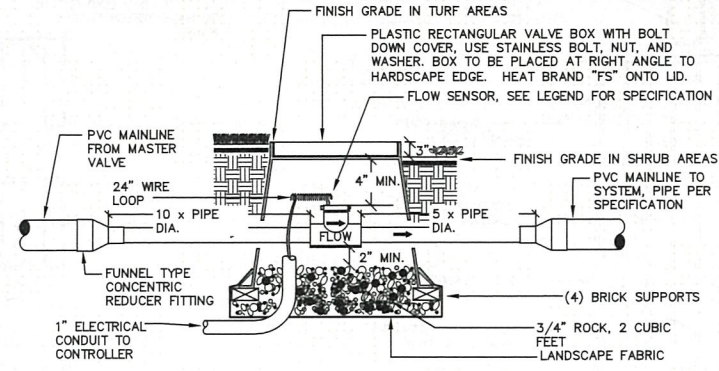
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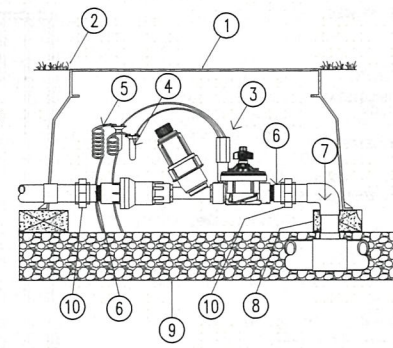
NOTE:
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM SUPPLY SIDE OF THE MASTER VALVE ASSEMBLY.
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

A MASTER VALVE
SCALE: N.T.S.



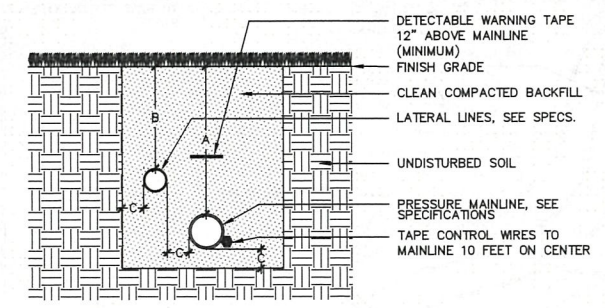
NOTE:
NO FITTINGS 10x PIPE O.D. UPSTREAM OF SENSOR, NO FITTINGS 5x PIPE O.D. DOWNSTREAM OF SENSOR.
INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS, ROUTE WIRES THROUGH CONDUIT TO IRRIGATION CONTROLLER.
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWNSTREAM SIDE OF THE FLOW SENSOR.

B FLOW SENSOR
SCALE: N.T.S.



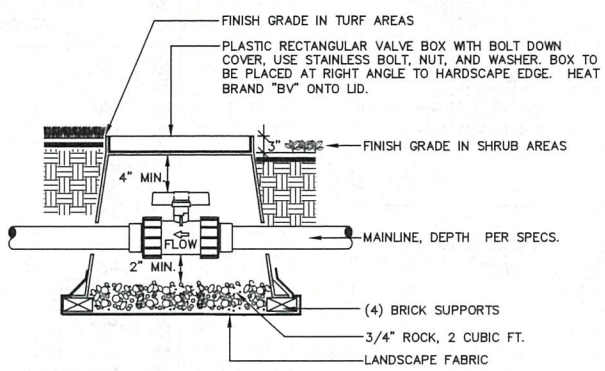
- 1 JUMBO VALVE BOX
- 2 FINISH GRADE
- 3 HUNTER DRIP ZONE KIT MODEL PER LEGEND FILTER (TIP 45 DEGREES) REGULATOR 25 OR 40 PSI
- 4 WATERPROOF CONNECTORS (2)
- 5 18-24" COILED WIRE
- 6 SCH 80 T.O.E. NIPPLE
- 7 MAIN LINE PIPE & FITTINGS
- 8 BRICK SUPPORTS (4)
- 9 3/4" MINUS WASHED GRAVEL
- 10 PVC SLIP UNIONS (2)

C DRIP CONTROL ZONE KIT
SCALE: N.T.S.



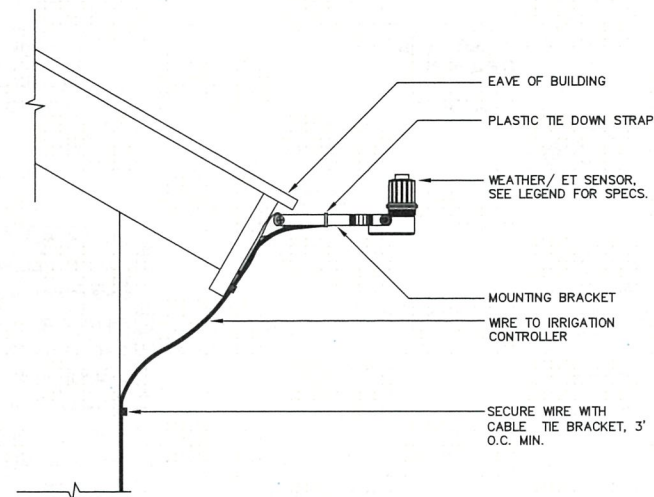
DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE 18"	12"	12"	6"
3" IN SIZE	24"	24"	6"
4" AND LARGER	30"	30"	6"

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

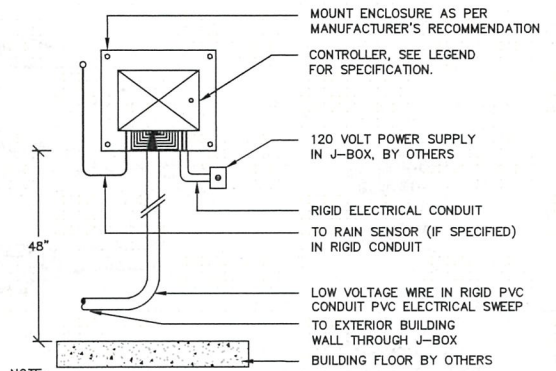


NOTE:
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.
INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH.
ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

E BALL VALVE
SCALE: N.T.S.

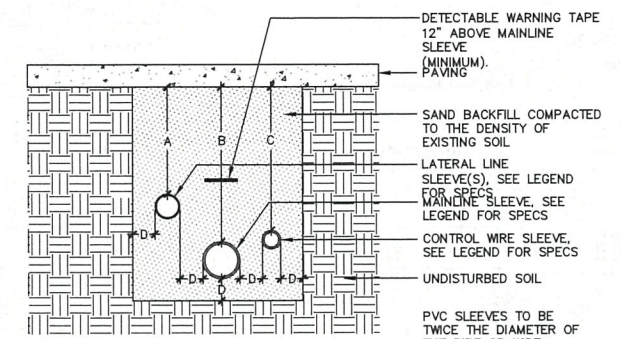


F WEATHER/ ET SENSOR MOUNTED ON EAVE
SCALE: N.T.S.



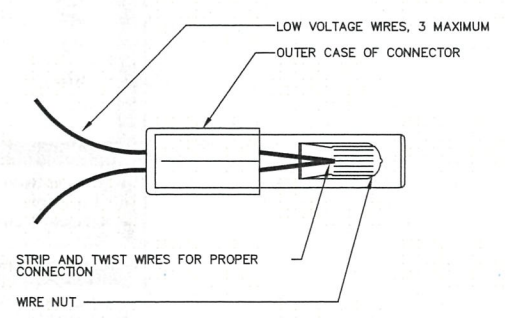
NOTE:
INSTALL ENCLOSURE AS INDICATED PER PLAN & MANUFACTURER'S RECOMMENDATION.
ROUTE WIRES AND SLEEVE THROUGH WALL TO RECTANGULAR PULL BOX AND TRANSITION TO DIRECT BURY WIRE.

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



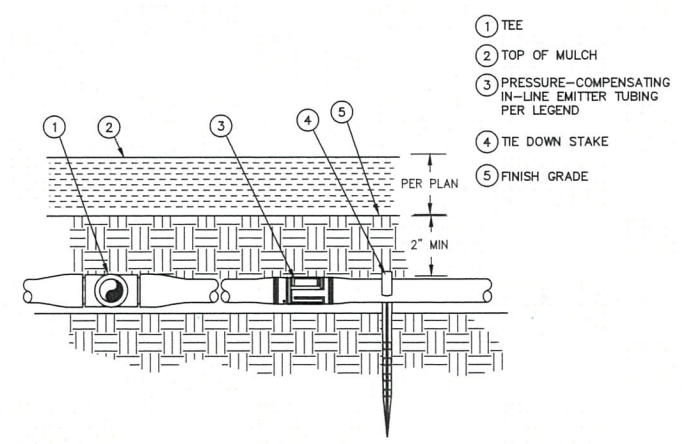
DIMENSION - PEDESTRIAN	A	B	C	D
2" TO 12" SIZE	12"	24"	18"	6"
DIMENSION - VEHICLE	A	B	C	D
2" TO 12" SIZE	18"	30"	24"	6"

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

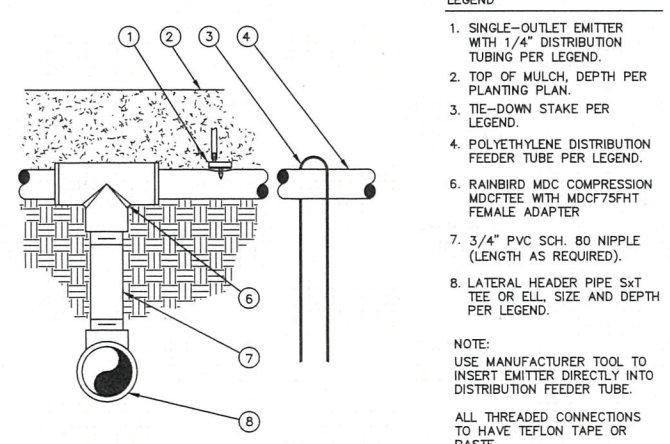


NOTE:
INSPECT, TEST, AND VERIFY PROPER SYSTEM CONNECTION BEFORE INSERTION INTO SEALANT CARTRIDGE.
DO NOT RESUSE SEALANT CARTRIDGES.

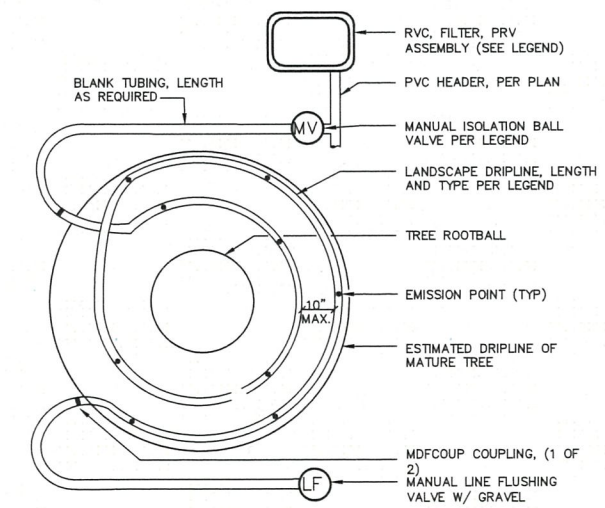
I WIRE CONNECTIONS
SCALE: N.T.S.



J LANDSCAPE DRIPLINE
SCALE: N.T.S.



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



L TREE RING DRIP LAYOUT
SCALE: N.T.S.

NOT FOR CONSTRUCTION

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IRRIGATION DESIGNER
1619 MYRTLE AVENUE
SAN DIEGO, CA 92103
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IRRIGATION DETAILS

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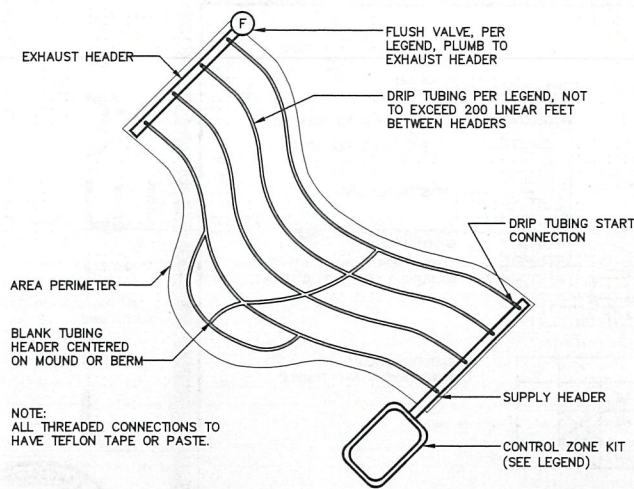
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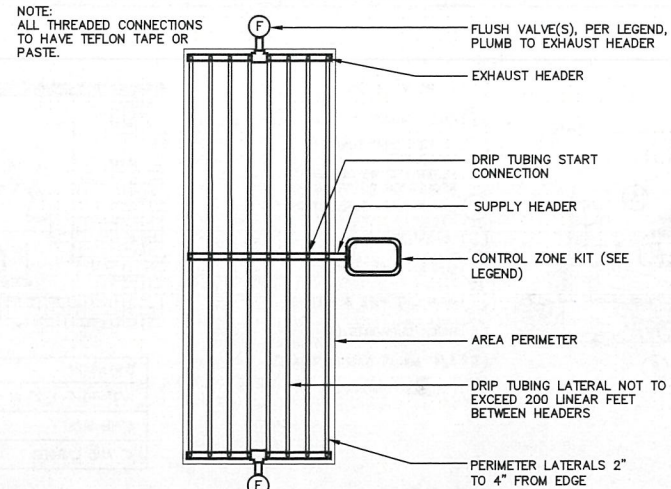
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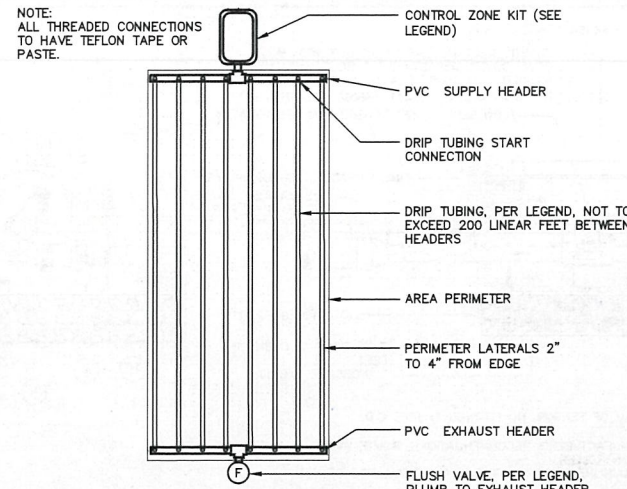
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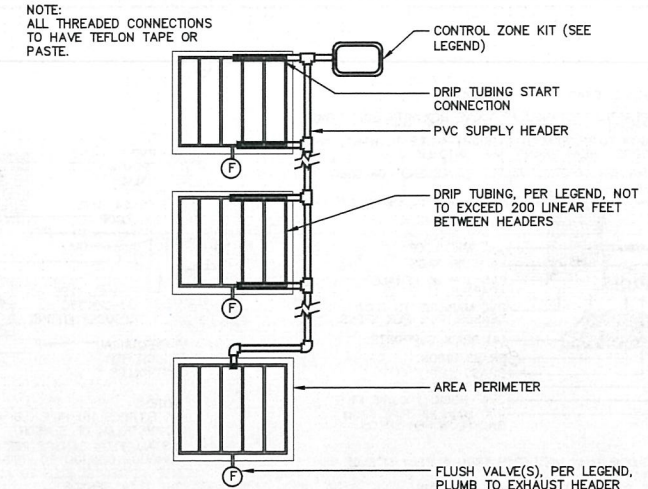
M DRIP ZONE LAYOUT - ODD CURVES
SCALE: N.T.S.



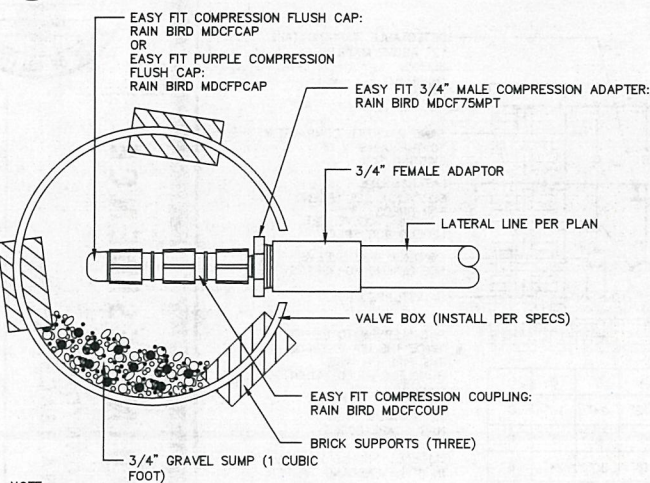
N DRIP ZONE LAYOUT - CENTER FEED
SCALE: N.T.S.



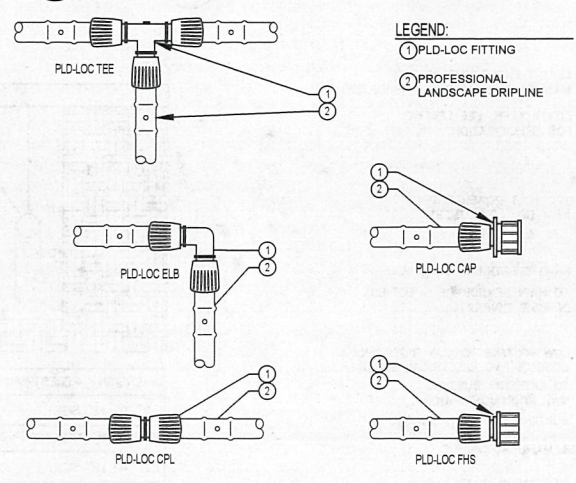
O DRIP ZONE LAYOUT - END FEED
SCALE: N.T.S.



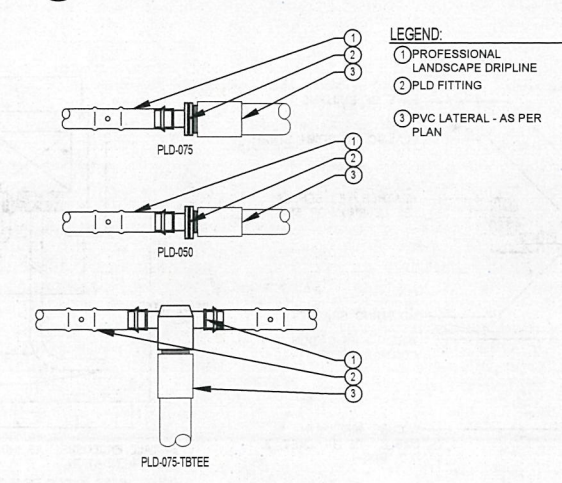
P DRIP ZONE LAYOUT - MULTIPLE BEDS
SCALE: N.T.S.



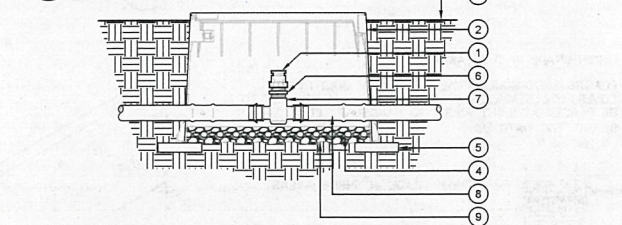
Q MDCF FLUSH CAP
SCALE: N.T.S.



R PLD-LOC FITTINGS
SCALE: N.T.S.



S INSERT FITTINGS
SCALE: N.T.S.



T AIR RELIEF VALVE
SCALE: N.T.S.

NOT FOR CONSTRUCTION

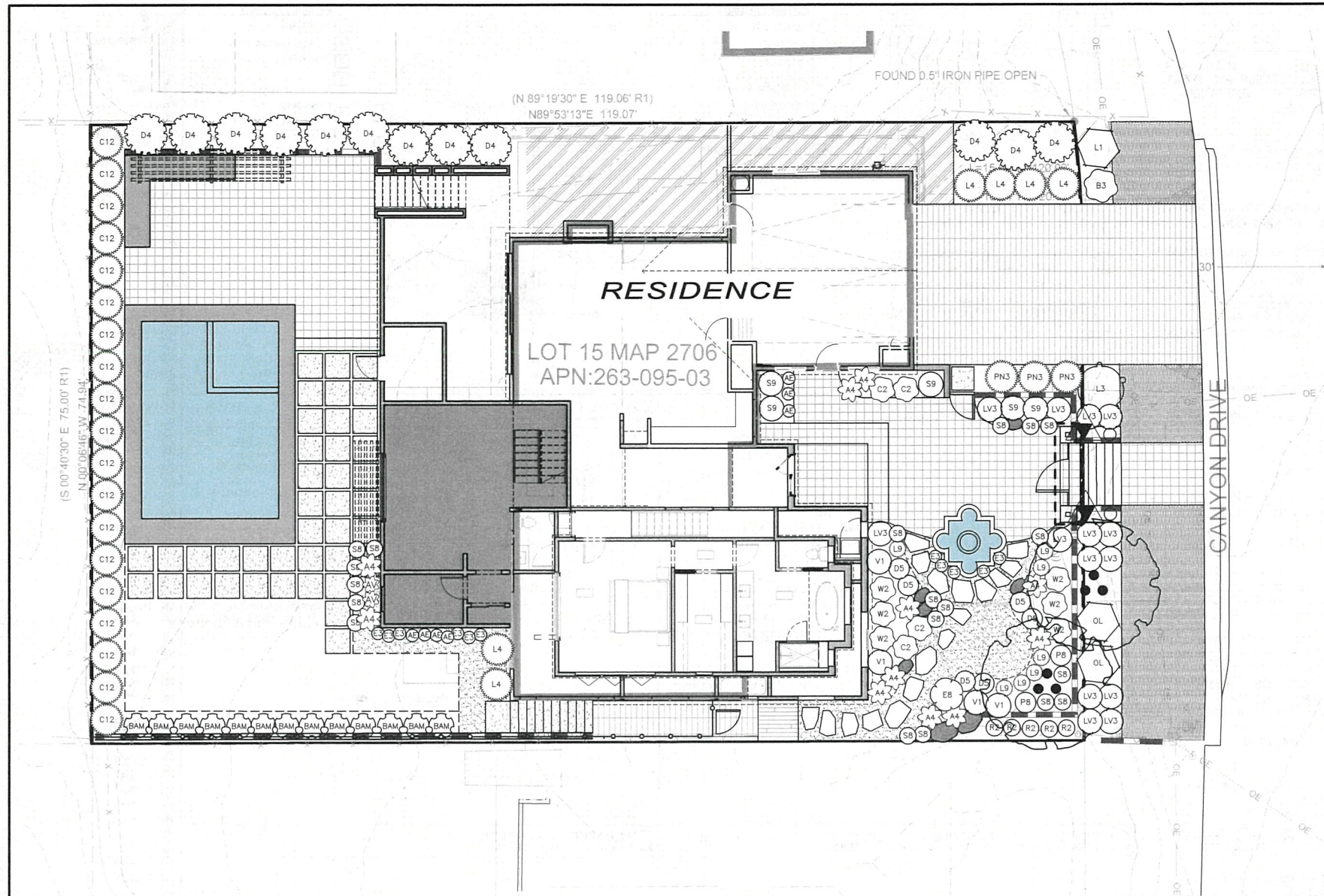
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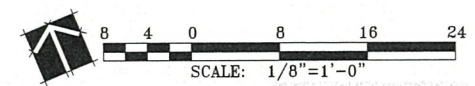
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE SIZE (WXH)	WUCOLS
	2	<i>Olea europaea</i> 'Swan Hill' TM	Swan Hill Olive	36" BOX	25 X 30	LOW
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	MATURE SIZE(WXH)	WUCOLS
	7	<i>Aeonium haworthii</i>	Pinwheel	1 GAL	2 X 1	LOW
	11	<i>Agave attenuata</i> 'Nova'	Blue Clone	5 GAL	3 X 3	LOW
	2	<i>Aloe vera</i>	Medicinal Aloe	5 GAL		LOW
	13	<i>Bambusa multiplex</i> 'Alphonse Karr'	Alphonse Karr Bamboo	15 GAL	3 X (15'-35') TO BE HEDGED NO TALLER THAN 15'	MEDIUM
	2	<i>Bougainvillea</i> x 'La Jolla'	La Jolla Bougainvillea Trellis	5 GAL	VARIES	LOW
	1	<i>Bougainvillea</i> x 'Torch Glow'	Torch Glow Bush Bougainvillea	5 gal	3 X 3	LOW
	19	<i>Chondropetalum tectorum</i>	Cape Rush	5 GAL	3 X 3	LOW
	4	<i>Crassula arborescens</i> subsp. <i>undulatifolia</i>	Ripple Silver Dollar Jade	1 GAL	3 X 2	LOW
	12	<i>Dodonaea viscosa</i> 'Purpurea'	Purple Leafed Hopseed Bush	5 GAL	5' x12-16" TO BE HEDGED NO TALLER THAN 15'	LOW
	6	<i>Dorycnium hirsutum</i>	Hairy Canary Clover	1 GAL	2 X 1	LOW
	11	<i>Echeveria</i> x ssp	Echeveria	1 GAL	VARIES	LOW
	1	<i>Erigeron karvinskianus</i> 'Profusion'	Santa Barbara Daisy	1 GAL	2 X 1	LOW
	14	<i>Lavandula stoechas</i> 'Otto Quast'	Spanish Lavender	1 GAL	2 X 2	LOW
	1	<i>Leonotis leonurus</i>	Lion's Tail	5 GAL	6x8	LOW
	1	<i>Leucadendron</i> x 'Safari Sunset'	Red Conebush	5 GAL	5 X 7	LOW
	6	<i>Leymus condensatus</i> 'Canyon Prince'	Native Blue Rye	5 GAL	4 X 4	LOW
	7	<i>Lygeum spartum</i>	False Esparto Grass	1 GAL	2 X 2	LOW
	2	<i>Olea europaea</i> 'Little Ollie' TM	Little Ollie Olive	5 GAL	5 X 5	LOW
	3	<i>Pennisetum setaceum</i> 'Rubrum'	Purple Fountain Grass	5 GAL	3 X 3	LOW
	2	<i>Phlomis lanata</i>	Jerusalem Sage	5 GAL	2 X 2	LOW
	5	<i>Rosmarinus officinalis</i> 'Roman Beauty' TM	Chef's Choice Rosemary	5 GAL	3 X 3	LOW
	19	<i>Senecio mandraliscae</i> 'Blue Chalk Sticks'	Senecio	1 GAL	2 X 1	LOW
	5	<i>Senecio vitalis</i>	Blue Chalk Fingers	1 GAL	2 X 2	LOW
	4	<i>Verbena bonariensis</i>	Purpletop Vervain	1 GAL	2 X 3	LOW
	6	<i>Westringia fruticosa</i> 'Morning Light'	Morning Light Coast Rosemary	5 GAL	3 X 3	LOW

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



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 IRRIGATION DESIGN & CONSTRUCTION
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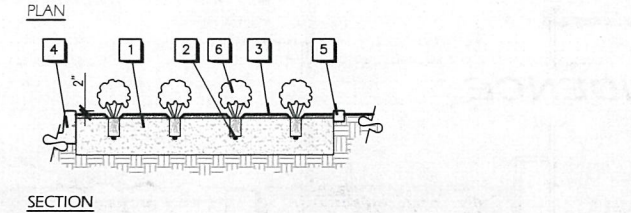
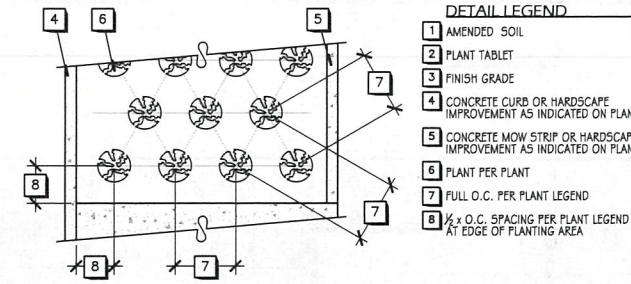
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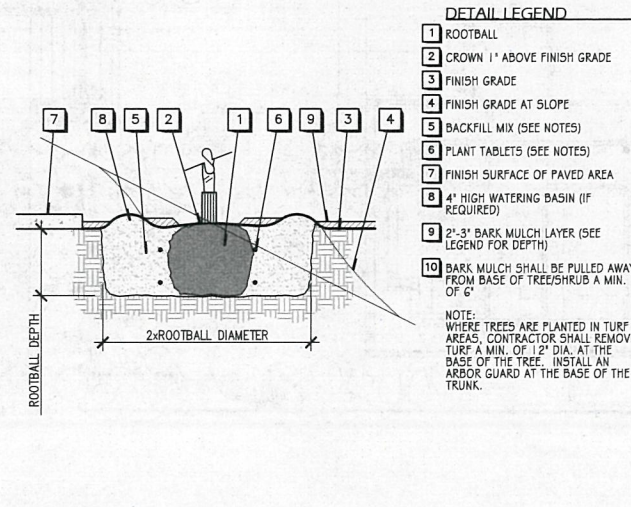
PLANTING NOTES

1. A. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
- B. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
- C. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
2. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURERS SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.
3. AN AGRONOMIC SOILS TEST WILL BE REQUIRED PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOIL ANALYSIS):
 - A. 4 CUBIC YARDS COMPOST
 - B. 100 POUNDS AGRICULTURAL GYPSUM
 - C. 15 POUNDS IRON SULPHATE
 - D. 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER
6. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR EQUAL) PLANT TABLETS AS FOLLOWS:
 - A. ROOTED CUTTING/4" POT - (1) 5 GRAM
 - B. 1 GAL. CONTAINER - (1) 21 GRAM
 - C. 5 GAL. CONTAINER - (3) 21 GRAM
 - D. 15 GAL. CONTAINER - (5) 21 GRAM
 - E. BOX TREE - (1) 21 GRAM PER 3" BOX SIZE
7. PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
8. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
9. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
10. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
11. STAKE ALL TREES PER DETAIL.
12. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE.
13. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
14. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (24") INCHES OF SPRINKLER HEADS.
15. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUND COVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.
17. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOD SHALL BE 1-1/2" BELOW THE TOP.
18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
20. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS, MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER, AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

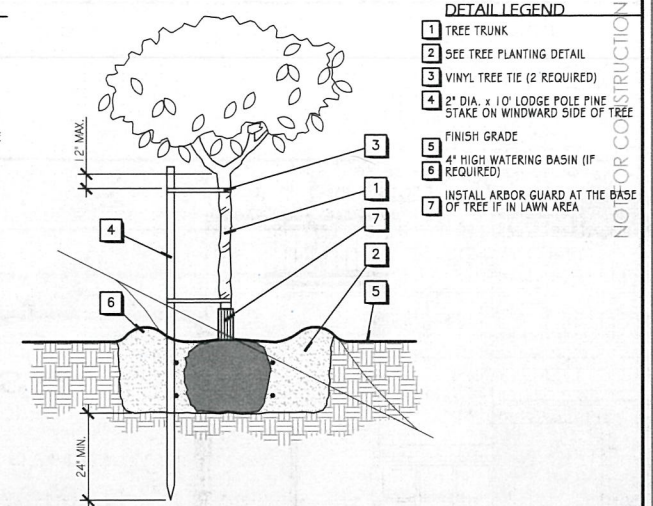
21. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b)).
22. ALL TREES PLANTED WITHIN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



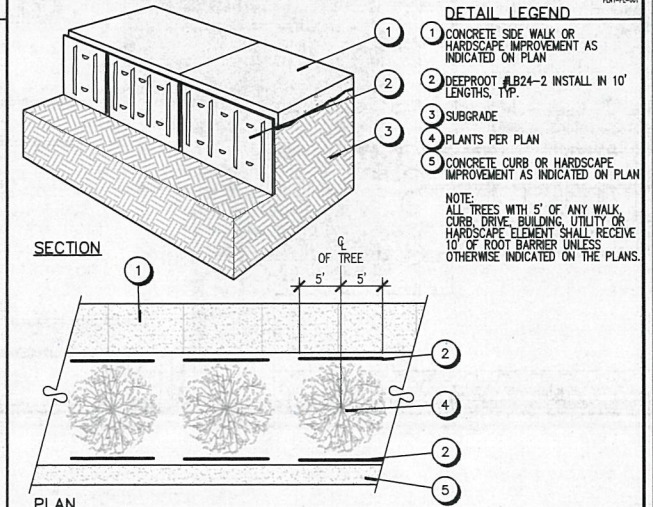
A GROUND COVER PLANTING NOT TO SCALE



C TREE AND SHRUB PLANTING NOT TO SCALE



D ROOT BARRIER NOT TO SCALE



E TREE SINGLE STAKING NOT TO SCALE

FILE NAME: G:\RAMSEY JOBIN RESIDENCE\RAMSEY - PSHT.DWG

LINEAR LANDSCAPE
IRRIGATION DESIGN & HARDSCAPE
1619 MYRTLE AVENUE
SAN DIEGO, CA 92103
WWW.LINEARLANDARCH.COM



RAMSEY/JOBIN RESIDENCE
427 CANYON DR
SOLANA BEACH, CA

PLANTING DETAILS & NOTES

PREPARED FOR

DYLAN RAMSEY/
TARA JOBIN
427 CANYON DRIVE
SOLANA BEACH, CA

PREPARED BY

LINEAR LANDSCAPE
ARCHITECTURE

JOE DODD, ASLA
1619 MYRTLE AVE
SAN DIEGO, CA 92103
P | 888.203.6628
SUBMITTAL:
01 OCT 15 2021
02 JAN 7 2022
03 FEB 28 2022
04 MAY 17 2022
05 SEPT 10 2022

L-7

APR 22 2022

Community Development Dept.
City of Solana Beach



CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH • CALIFORNIA 92075 • (858) 720-2400 • FAX (858) 755-1782

STORY POLE HEIGHT CERTIFICATION

Date: APRIL 21, 2022

sdfasdf

Assessor's Parcel No.: 263-095-03

Site Address: 427 CANYON DR.

Owner's Name: RAMSEY

This is to certify that on APRIL 21, 2022 the story poles located on the above referenced site were surveyed by the undersigned, and found to be in conformance with the attached story pole plot plan. In addition, the following measurements were found:

Highest point of the story poles:	<u>244.83'</u>	(M.S.L.)*	<u>SP#10</u>
Pre-existing grade:	<u>219.83'</u>	(M.S.L.)*	
Finished grade elevation:	<u>219.83'</u>	(M.S.L.)*	
Finished floor elevation:	<u>—</u>	(M.S.L.)*	
TOTAL MAXIMUM HEIGHT:	<u>25.00'</u>		

This height cert. reports the height of the original design prior to View Assessment. In response to View Claimant #1 (Selby-Thomas) the Applicant lowered the height 3.50 feet. View Claimant #1 withdrew their claim prior to the VAC hearing. The project was heard by VAC with the newly proposed height of 21.50 feet (241.33 MSL). On site, the lowered height is represented with a string line.

PLEASE NOTE: The story poles must show and include the total height must include roofing materials. At framing inspection, a Height Certification will be required which must be in exact conformance with the maximum height shown on Story Pole Height Certification.

For additional information, please contact me at 760-224-7653 (phone number)


Licensed Land Surveyor



Seal of Registration:

*Mean Sea Level (MSL) — all measurements must utilize an established benchmark that will not change over the course of the project. EXISTG. FIN. FLR., ELEV. = 223.44'

C-STORY POLES, INC.

Chris Collins
 POB 230972 Encinitas, CA 92024
 (760) 224-7653 chris@cstorypoles.com



NAME: RAMSEY
 SITE: 427 CANYON DRIVE

W.O. 22-1629
 CC, SM, RM

POINT	PT ELEV	PLAN ELEV	C/F LENGTH	DESC
1	235.05	237.02	1.97	
2	222.29	237.02	14.73	
3	222.25	234.86	12.61	
4	222.18	234.86	12.69	
6	233.27	237.11	3.84	UPPER
	233.27	234.86	1.59	LOWER
7	231.88	237.11	5.23	UPPER
	231.88	228.27	-3.61	LOWER (CUT)
8	231.93	237.11	5.18	
9	233.18	242.85	9.67	UPPER
	233.18	237.11	3.93	LOWER
10	235.06	244.83	9.77	
11	233.26	242.85	9.59	
12	233.80	241.82	8.02	UPPER
	233.80	237.11	3.31	LOWER
14	222.22	242.85	20.63	
15	222.25	241.82	19.57	
16	222.23	242.85	20.62	UPPER
	222.23	235.63	13.40	LOWER
18	222.23	242.85	20.62	
19	222.13	244.03	21.90	
20	222.20	242.85	20.65	
22	222.15	242.85	20.70	UPPER
	222.15	235.63	13.48	LOWER
23	222.09	244.83	22.75	
24 East	235.07	239.13	4.06	CHIMNEY
24 West	233.45	239.13	5.68	CHIMNEY

25	217.86	228.27	10.41	
28	217.13	228.02	10.89	UPPER
	217.13	223.82	6.69	LOWER
29	217.35	228.02	10.68	
30	217.46	228.02	10.56	UPPER
	217.46	227.11	9.65	MIDDLE
	217.46	223.82	6.36	LOWER
33	222.08	227.11	5.03	
34	222.06	227.11	5.05	
35	222.13	227.11	4.98	
36	222.11	227.11	5.00	
40	222.10	221.11	-0.99	(CUT)
41	215.90	223.96	8.06	
42	214.87	223.96	9.09	
43	214.69	223.96	9.27	
44	215.93	223.96	8.03	
45	217.05	223.82	6.77	
50	222.23	234.43	12.20	
53	235.05	237.02	1.97	

JUN 17 2022

APPLICATION FOR VIEW ASSESSMENT
(Structure Development Permit)

Community Development Dept.
City of Solana Beach

Project No.: DPR 21-020/SDP 21-019

1. Address of property for which the structure development permit has been requested:

427 CANYON DR., SOLANA BEACH, CA 92075

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

Name: H SHANE & KATHY NOB021
Address: 435 CANYON DR., SOLANA BEACH, CA 92075
Phone Number: [REDACTED]
Email: [REDACTED]

3. Description of the viewing area as defined in Solana Beach Zoning Ordinance, Section 17.63.020(I) and extent of impairment: UPSTAIRS BEDROOMS AND SITTING ROOM VIEW AREAS WHICH ARE THE ONLY AREAS THAT PROVIDE UNIQUE AND IRREPLACEABLE VIEWS OF SAN ELIJO LAGOON, SWAMI'S BEACH, DISTANT HILLS/MOUNTAINS.

OUR RESIDENCE WAS DESIGNED AND CONFIGURED TO CAPTURE VIEWS OF THESE LIMITED NATURAL GEOGRAPHIC RESOURCES AND SCENIC VALUES. THE PROJECT AS CURRENTLY PROPOSED WILL COMPLETELY AND PERMANENTLY ELIMINATE THOSE IRREPLACEABLE VISTAS AND VIEW ANGLES.

4. Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment: THE DESIGN OF SECOND FLOOR AS PROPOSED (PROJECT PLANS DATED 05/17/22) INCLUDING STYLE (HEIGHT, SPACE BETWEEN STRUCTURES, ROOF, MASS), SCALE AND RESULTING PRIVACY CONCERNS.

VIEW IMPAIRMENT CAN BE MINIMIZED/AVOIDED BY REDUCING SCALE, UTILIZING UNUSED DEADSPACE BY EXTENDING PROPOSED LOWER LEVEL FLOOR PLAN NORTHWARD, EXTENDING EXISTING FIRST FLOOR LIVING ROOM WESTWARD, SHIFTING PROPOSED NEW SECOND FLOOR NORTHWARD, REDUCING HEIGHT AND FOOTPRINT, UTILIZING FLAT ROOF.

5. Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the property for which a Structure Development Permit has been requested: PLEASE SEE CORRESPONDING ATTACHMENTS & (TOTAL 13 PAGES)

4/14/21 - MET WITH OWNER & ARCHITECT TO REVIEW INITIAL PROJECT PLANS.
4/16/21 - PROVIDED FEEDBACK, PHOTOS OF CONCERNED IMPACTED VIEWS TO OWNER.
4/20/21 - REQUESTED COPY OF INITIAL PROJECT PLANS (NONE WERE PROVIDED)
5/24/22 - CONTACTED OWNER RE DPR/SDP NOTICE RECEIVED. REQUESTED TO MEET TO VIEW PLANS
6/11/22 - MET WITH OWNER & ARCHITECT AT OUR RESIDENCE. VIEWED STORY POLES & VIEW BLOCKAGES AND DISCUSSED CONCERNS AGAIN.
6/10/22 - 6/11/22 - 6/14/22: RECEIVED, REVIEWED RESPONDED TO MINOR REDESIGN PROPOSAL
6/15/22 - MET WITH OWNER BRIEFLY, JOINTLY DISCUSSED POTENTIAL OPTIONS IN-LEU

Signature of Applicant for Assessment

Date Submitted

06/17/2022

STAFF USE ONLY:

Application for Assessment fee paid?

[Signature]

6-2019

CITY OF SOLANA BEACH
View Assessment Commission Action Minutes
Tuesday, August 16, 2022- 6:00 P.M. Regular Mtg.
Teleconference Location Only-City Hall/Council Chambers
635 South Highway 101, Solana Beach, CA 92075

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

1. CALL TO ORDER and ROLL CALL

Vice Chair Bishop called the View Assessment Commission Meeting to order at 6:06PM on Tuesday, August 16, 2022 in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Pat Coad, Paul Bishop, Robert Moldenhauer, Linda Najjar, Frank Stribling, and Robert Zajac

Staff Members: Joseph Lim Community Development Director; Tiffany Wade, Assistant Planner; John Delmer, Junior Planner; and Elizabeth Mitchell, Assistant City Attorney.

Absent: Matt Cohen

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

There were no speakers.

3. APPROVAL OF AGENDA

Vice Chair Bishop called for a motion to approve the agenda. Motion made by Commissioner Zajac, seconded by Commissioner Moldenhauer, passed 6/0/1 (Absent: Cohen).

4. Approval of the Minutes

Vice Chair Bishop called for a motion to approve the 6/21/2022 Minutes. Motion made by Commissioner Moldenhauer to approve the minutes subject to the correction made by Commissioner Zajac, seconded by Commissioner Najjar, passed 6/0/1 (Absent: Cohen).

Commissioner Najjar recused from the remainder of the meeting.

Commissioner Coad stated that she owns property within 500 -1,000 ft of the project site and she performed the evaluation of a potential conflict and she determined that she does not have a conflict of interest under the FPPC rules.

Vice Chair Bishop also stated that he owns property within 500 -1,000 ft of the project site and he determined that he does not have a conflict of interest under the FPPC rules.

Vice Chair Bishop read the preamble.

5. STAFF COMMENTS / DISCUSSION

Staff notified the View Assessment Commission (VAC) that the City Council overturned the VAC's recommendation to deny project DRP20-006/SDP20-010.

6. SDP21-019 Ramsey Addition – 427 Canyon Drive, Solana Beach

Applicant Information:

Name: Dylan Ramsey

Architect:

Name: Andy Crocker, T7 Architecture

Clamant 1 Information:

Name: H. Shane and Kathy Noroozi

Address: 435 Canyon Drive

Project Description:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for a multi-level addition and remodel to an existing one-story, single-family residence. The 8,989 square-foot lot is located within the Low-Medium Residential (LMR) Zone and the Scale Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Existing First Floor	1,576 SF
Proposed First Level Addition	417 SF
Proposed Second Floor	700 SF
Clerestory (15'+ Ceiling Height)	22 SF
Existing Garage to Remain	531 SF
Proposed Lower-Level Addition	549 SF
Proposed Stair	93 SF
<hr/> Subtotal	<hr/> 3,888 SF
Required Parking Exemption	- 400 SF
Total Floor Area Proposed	3,488 SF
Maximum Allowable Floor Area (SROZ)	3,523 SF

The project would include grading in the amount of 158 CY aggregate. **The tallest point of construction of the original design was 25 feet above the existing grade with the highest pole at 244.83 feet above mean sea level (MSL). The project has since been redesigned to be no higher than 21.50 feet.** The project requires a DRP for two reasons: 1) a structure that exceeds 60% of the maximum allowable floor area; and 2) aggregate grading that exceeds 100 CY.

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

VAC Meeting Minutes
Tuesday, August 16, 2022
Page No. 3

Tiffany Wade, Assistant Planner, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Dylan Ramsey, Applicant, discussed the reasoning for the project's design and the attempt to minimize view impairment.

Andy Crocker, Applicant's Representative, presented a PowerPoint presentation describing the proposed project and the changes that were made from the original design. A copy of the PowerPoint presentation will be included in the project file.

Commissioners had questions for Mr. Crocker, Mr. Crocker addressed all questions.

H. Shane, Kathy, and Ariana Noroozi, Claimants, presented a PowerPoint presentation and described their concerns of view obstruction resulting from the proposed project. A copy of the PowerPoint presentation will be included in the file.

Michael Newhouse, resident at 422 Canyon Drive, presented his support for the proposed project.

Mr. Crocker addressed issues that were brought up by the Claimant.

Commissioners had questions for the applicants. The applicants agreed to modify the proposed design to come to an agreement with the claimants. The claimants agreed to the proposed modifications made by the applicants.

Vice Chair Bishop closed the public meeting.

The Commissioners gave their findings as shown below:

H. Shane and Kathy Noroozi 435 Canyon Dr.		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	8/10	8/3		8/12	8/11	8/12	
	Applicant		8/1		8/12	8/12	8/12	
Primary Viewing Area		Kitchen, Living Room, Bedroom Windows Looking West	2 nd Floor Master Bedroom		1 st Floor Living Room, Dining Room, Kitchen Looking Southwest	2 nd Floor Master Bedroom Looking West	2 nd Floor Family Room, Master Bedroom Looking West and North	
#1. Communication Taken Place		Y	Y		Y	Y	Y	

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

Vice Chair Bishop called for a motion. Commissioner Zajac motioned to recommend approval of the project to City Council with the condition that the proposed roof is revised to a flat roof, to shift solid stucco railing wall at the second level deck 3' to the North to align with the proposed second floor south wall, to shift the west wall of the primary room 1' to the east, and to install obscured glazing windows on the south wall of the primary bedroom and the primary closet, seconded by Vice Chair Bishop. Staff asked for clarification on the proposed motion. Commissioner Zajac confirmed that the motion would be denying the view claim and proposing to recommend approval of the project subject to conditions. The commissioners discussed the proposed motion.

Commissioner Stribling requested to include a specific height limit for the proposed roof instead of requiring a flat roof.

Commissioner Coad stated that she does not believe the conditions of approval are relevant because she believes the proposed structure does not obstruct the primary view from the Claimants property.

Vice Chair Bishop asked for the clarification on the process to call for a substitute motion, Assistant City Attorney Mitchell provided clarification.

Coad offered a substitute motion to recommend approval of the project to City Council, seconded by Commissioner Stribling. Motion passed 3/2/2 (Noes: Moldenhauer, Zajac) (Recused: Najjar) (Absent: Cohen)

7. VAC MEMBER COMMENTS / DISCUSSION

Staff confirmed the next VAC meeting will be on September 20th, 2022.

8. ADJOURNMENT

Vice Chair Bishop declared the meeting adjourned at 8:43 PM.

Minutes as approved by V.A.C. on _____.
 Respectfully submitted,

VAC Meeting Minutes
Tuesday, August 16, 2022
Page No. 5

John Delmer, Junior Planner

Joseph Lim, Community Development Director



CITY OF SOLANA BEACH

www.cityofsolanabeach.org

635 SOUTH HIGHWAY 101 ° SOLANA BEACH, CA 92075 ° (858) 720-2400 ° Fax (858) 720-2455

CITY OF SOLANA BEACH

View Assessment Commission Notice of Recommendation **Tuesday, August 16, 2022 - 6:00 P.M. Regular Mtg.**

PROJECT CASE NO: DRP21-020/SDP21-019 Ramsey Residence

PROJECT LOCATION: 427 Canyon Drive, Solana Beach

APPLICANT NAME: Dylan Ramsey

APPLICANT CONTACT: Andy Crocker, T7 Architecture

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

STAFF MEMBERS: Joseph Lim, Community Development Director; Tiffany Wade, Assistant Planner; Elizabeth Mitchell, Assistant City Attorney; John Delmer, Junior Planner

ABSENT: Matthew Cohen

ASSESSMENT FILED BY:

Name: H. Shane and Kathy Noroozi
Address: 435 Canyon Drive

PROJECT DESCRIPTION:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for a multi-level addition and remodel to an existing one-story, single-family residence. The 8,989 square-foot lot is located within the Low-Medium Residential (LMR) Zone and the Scale Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Existing First Floor	1,576 SF
Proposed First Level Addition	417 SF
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<hr/> Subtotal	<hr/> 3,888 SF
Required Parking Exemption	- 400 SF
Total Floor Area Proposed	3,488 SF
Maximum Allowable Floor Area (SROZ)	3,523 SF

The project would include grading in the amount of 158 CY aggregate. **The tallest point of construction of the original design was 25 feet above the existing grade with the highest pole at 244.83 feet above mean sea level (MSL). The project has since been redesigned to be no higher than 21.50 feet.** The project requires a DRP for two reasons: 1) a structure that exceeds 60% of the maximum allowable floor area; and 2) aggregate grading that exceeds 100 CY.

VAC RECOMMENDATION:

The project was heard at the August 16, 2022, meeting which was conducted via teleconference in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law. After the Commissioners presented their findings Commissioner Coad motioned to recommend approval of the project, seconded by Commissioner Stribling. Motion passed 3/2/2 (Noes: Moldenhauer, Zajac) (Recused: Najjar) (Absent: Cohen)

FINDINGS:

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

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

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

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

3. The proposed structure is not designed and situated in such a manner as to minimize impairment of views.

Yes – The majority (3 of 5) of the present VAC members found that the proposed residence was designed or situated to minimize impairment of views.

4. There is significant cumulative view impairment caused by granting the application as proposed.

Yes – The VAC members unanimously found that there would not be significant cumulative view impairment caused by granting the application if adjacent lots were allowed to construct a development of a similar size and height.


5. The proposed structure in general is not compatible with the immediate neighborhood character.

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

VAC Vote:

Commissioner Coad motioned to recommend approval of the project, seconded by Commissioner Stribling. Motion passed 3/2/2 (Noes: Moldenhauer, Zajac) (Recused: Najjar) (Absent: Cohen)

Issue Date of VAC Recommendation: August 16, 2022



Corey Andrews, Principal Planner
Staff Liaison, View Assessment Committee



Matthew Cohen, Chair
View Assessment Committee

July 23, 2022

RECEIVED

JUL 25 2022

Community Development Dept.
City of Solana Beach

To: Dylan Ramsey
Project: 427 Canyon Drive, Solana Beach, CA 92075
Reference: DRP21-20/SDP21-019

Hi Dylan,

This correspondence is written to convey my support for your project, as recently modified in your plans, to mitigate the view issues from our property. I appreciate that we could quickly and effectively work together with the help of your architect, Andy Crocker, to reach a compromise on our view impact. While we still will have some encroachment to our view, I believe your that your project will enhance the character of our immediate neighborhood area. Best of luck to you and your family on constructing your beautiful new home.

Best regards,



Nicolle Selby-Thomas
█ Canyon Dr.
Solana Beach, CA 92075

ATTACHMENT 7

Re: Modifications for Frank/Franklin Zalman MD letter of support of Ramsey Project As Described within current view poles.

1 message

Franklin Zalman [REDACTED]

Tue, Jun 7, 2022 at 10:57 AM

To: Dylan Ramsey [REDACTED]

Hi Dylan,

As we discussed, I very much appreciate the efforts you and your wife have made to minimize the impact on the ocean views both from my house at [REDACTED] Canyon Dr., Solana Beach 92075, and my next door neighbor's immediately north of my house at [REDACTED] Canyon Dr. (Michel and Rose Newhouse, MD).

In view of the current placement of the view poles, and your extensive and cooperative discussions with both myself and the other neighbors, regarding minimizing the significant impact on the main ocean views, I fully support your project as described at this time, without reservations. Furthermore, I completely appreciate and applaud the cooperative and forthright manner which you and your architect, Andy Crocker, have fully demonstrated on numerous occasions involving this project.

I wish that you and your family fully succeed in building a beautiful home that fits and maintains the character of our micro-neighborhood, as planned, and look forward to the completion of your project.

Please feel free to share this letter of support with our Solana Beach City Planners, especially Tiffany Wade, with whom I met last week regarding your project DRP21-020/SDP21-019.

Thank you for your neighborliness and consideration!

Franklin Zalman MD, FACC

On May 23, 2022, at 11:58 AM, Dylan Ramsey <[REDACTED]> wrote:

Hey Frank,

Attached are the proposed changes. I'm taking off to New York later today for work and will be back on Thursday. Andy is free to meet and discuss in the meantime.

Thanks, Dylan

----- Forwarded message -----

From: **Andrew Crocker** <andy@t7architecture.com>

Date: Mon, May 23, 2022 at 11:34 AM

Subject: Modifications for Frank

To: Dylan Ramsey [REDACTED]

Cc: Francis Ramos <francis@t7architecture.com>

Hey Dylan,

Please see attached for the plan with the proposed changes based on our conversation with Frank. I am happy to meet with him to discuss if that would be helpful.

Thank you,

--

Andrew Crocker, AIA

Principal



646 Valley Avenue, Suite A, Solana Beach, CA 92075

office. 858.345.1295 cell. 415.235.9447

t7architecture.comandy@t7architecture.com

RECEIVED

JUL 20 2022

Community Development Dept.
City of Solana Beach

Harry B. Beyer
Angela Beyer
█████ Canyon Drive
Solana Beach, CA 92075

July 20, 2022

Dear Solana Beach City Council,

We're writing to inform the council that we are in support of the current project at the home 427 Canyon Drive, Solana Beach. We live directly to the north of the property at █████ Canyon Drive, Solana beach and after seeing the plans, story poles and discussing the plans with the Ramsey's and their architect we agree with the plans as of June 7th, 2022.

The Ramsey's have worked with the neighborhood over the last couple of years to come up with a floorpan to give his family more space - while not obstructing anyone's primary views.

We believe they have been considerate neighbors and worked in good faith with all the neighbors, and we hope the city will pass the project as is.

Thank you,

Harry B. And Angela Beyer

ROSE M. LOCHMANN
MICHAEL A. NEWHOUSE
[REDACTED] CANYON DRIVE
SOLANA BEACH, CA 92075

June 4, 2022

Dylan and Tara Ramsey
427 Canyon Drive
Solana Beach, CA 92075

Dear Dylan and Tara

Erecting an addition with a new second story to an existing house in Solana Beach is a demanding and exhausting process. We still, after 30 years, remember the struggle.

Although your addition will encroach on our ocean view, we appreciate your consulting with us from the beginning and considering our concerns.

We want to let you know we support the plan you presented to the city and hope both you and your children will soon be able to enjoy the views and room your addition will provide.

Rose Lochmann
Michael Newhouse

RECEIVED

SEP 30 2022

Community Development Dept.
City of Solana Beach

September 30, 2022

To: Dylan Ramsey
Project: 427 Canyon Drive, Solana Beach, CA 92075
Reference: DRP21-20/SDP21-019

Hi Dylan,

This correspondence is provided to convey my continued support for your project. It is appreciated that you were able to alter your project plans to mitigate the view issues from our property. Thanks for also providing the modified story poles so that we could understand the revised impact of the changed plans. Again, I am happy that we could align on a solution with the help of your architect, Andy Crocker, to reach a compromise on our view impact and your project. While we still will have some encroachment to our view, I believe your that your project will enhance the character of our immediate neighborhood area. We hope that you are able to proceed with constructing your new home.

Best regards,



Nicolle Selby-Thomas
[REDACTED] Canyon Dr.
Solana Beach, CA 92075

ATTACHMENT 8

RECEIVED

OCT 03 2022

Community Development Dept.
City of Solana Beach

Harry B. Beyer
Angela Beyer
████ Canyon Drive
Solana Beach, CA 92075

October 3, 2022

Dear Tiffany Wade and the Solana Beach City Council,

We're writing to inform you and the council that we are in continued support of the current project at the Ramsey home located at 427 Canyon Drive, Solana Beach.

We live directly to the north of the property at 411 Canyon Drive, Solana beach and after seeing the plans, story poles and discussing the plans with the Ramsey's and their architect we agree with the plans as of June 7th, 2022.

The Ramsey's have worked with the neighborhood over the last couple of years to come up with a floorpan to give his family more space - while not obstructing anyone's primary views. We believe that the project is a good fit with our neighborhood.

We believe they have been very considerate neighbors and have worked in good faith with all the surrounding neighbors on this project, and we hope the city will pass the project as is at the October 12th meeting.

Thank you,

Harry B. And Angela Beyer

Ramsey Addition – Project Findings for Development Review Approval
DRP21-020 SDP21-019

Project Name: Ramsey Residence
Project Address: 427 Canyon Drive, CA., 92075
Date: October 17, 2022

Project Findings per SBMC 17.68.040(H) – Development Review Permits

City Council Determination and Findings. The city council may approve or conditionally approve a development review permit only if all the following findings can be made:

1. The proposed development is consistent with the general plan and all applicable requirements of this title, including special regulations, overlay zones, and specific plans.

***Response:** The proposed development located at 427 Canyon Drive, Solana Beach, CA., is located within the LMRd zone (Low Medium Residential) The neighborhood consists of a variety of one- and two-story single-family residences of different architectural styles. The proposed development is consistent with the general plan, overlay zones, specific plan, and the Solana Beach Municipal Code.*

2. The proposed development complies with the development review criteria set forth in subsection F of this section.

Item 1: Relationship with Adjacent Land Uses.

Response: The home is designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development is compatible in scale, apparent bulk, and massing with the surrounding neighborhood.

Item 2. Building and Structure Placement.

Response: The residence is sited to minimize adverse impacts on the surrounding properties. The residence works with the existing residence and topography to minimize adverse impacts for all of the neighbors.

Item 3. Landscaping.

Response: The planting scheme is compatible with the existing vegetation patterns and meets the requirements in the Solana Beach Municipal Code. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. The plantings are designed with their mature heights in mind as to not obstruct significant views when fully grown. Drought tolerant plant materials and water conserving irrigation systems are incorporated into all landscaping plans.

Item 4. Roads, Pedestrian Walkways, Parking, and Storage Areas.

Response: Not Applicable.

Item 5. Grading

Response: the grading has been minimized to work with the existing pad heights of the current home and the existing slope of the site. Most of the grading work has been added to the project due to lowering the height of the addition at the neighbor's request, which increases the amount of grading required.

Item 6. Lighting.

Response: Exterior lighting has been designed for safety and security for the residence and their children. All light fixtures are 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.

Item 7. Usable Open Space.

Response: Not Applicable.

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.

Response: All required approvals by the city have been obtained prior to or concurrently with the development review permit. Conditions for approval will be added to the plan set and will be met prior to Building Permit Issuance as required.

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

Response: The proposed development located at 427 Canyon Drive, Solana Beach, CA., does not require a permit by a state or federal agency. The applicant acknowledges that city council may conditionally approve the development review permit upon the applicant obtaining the required permit or approval from other agencies if required.

Ramsey Addition – VAC - View Assessment Committee Findings for Approval
DRP21-020 SDP21-019

Project Name: Ramsey Residence
Project Address: 427 Canyon Drive, CA., 92075
Date: October 17, 2022

Project Findings per SBMC 17.60 – VAC - View Assessment Committee

Finding #1 – Verification of Reasonable Attempt to Resolve Issues

Response: Multiple meetings and conversations with the neighbors took place through the design see attached documentation of the project timeline.

Finding #2 – View from Public Property

Response: No public views are affected or blocked.

Finding #3 – Minimizing Private View Impairment

Response: The overall design intent of the project was to maintain the claimant’s primary ocean views to the west from their living room, dining room, kitchen, main level deck, upper-level deck, upper level, hallway, master bedroom and master bathroom. The project proposes the new roof slope of 2:12, the existing roof has a slope of 3:12. The existing footprint is not being increased on the first floor. The second-floor addition was pushed north by 3 feet and stepped back 2 feet and 4 feet on the front facade to address the claimant’s concern. The second-floor building mass was reduced to the south and the entry tower was then lowered to align with the existing roof ridge to remain to maintain western view corridors. The structure was reduced by 3.5 feet and was pushed subterranean to maintain western view corridors.

Finding #4 – Cumulative View Impairment

Response: the proposed design is similar in scale with previously approved homes within the neighborhood. As proposed, the building height is lower than the allowable building envelope.

Finding #5 – Compatibility with Neighborhood Character

Response: the proposed project adheres to the neighborhood and is similar in character, scale, style and building setbacks. The neighborhood consists of a mix of one- and two-story single-family residences.

Ramsey Addition - DRP21-020 SDP21-019 - Project Timeline provided by Homeowners

Summary:

During the month of April 2021, Andy Crocker from T7 and I met with all the direct neighbors to go over the plans for our project and receive feedback. After hearing everyone's feedback and concerns we worked to come up with a design that was going to have the least impact on our neighbors' views while providing more room for my growing family. My wife and I decided the best solution was to design the second floor to look directly into my neighbor's large tree in front of us to reduce any direct impact on views our neighbors had prior to our remodel.

Over the next 1-2 years we've worked with all our neighbors adjusting and shrinking the overall volume of the project. We've worked with Mr. Noroozi to push it more to the north and east to minimize view and privacy concerns. From the project's initial phase to the current scope - the second floor is much lower, the overall size of the second floor is smaller, and the project is pushed back to the east to minimize view concerns for all my neighbors; including Mr. Noroozi.

We also reduced the height of the entry volume at the request of Frank Zalman to accommodate a view corridor per the handbook.

We've had a hard time coming to an agreement with Mr. Noroozi on where the second story should be placed. By moving the project to the north, we would directly impede on the two neighbors directly behind us. Mr. Noroozi has been claiming mountain views and views of the trails behind his house. From our perspective the primary views for Mr. Noroozi's house is the 180 degree view they have of the ocean from their first and second story. It didn't seem fair to my family to build our second story to obstruct the ocean views of the neighbors behind us. Over the last 1.5 years, we've met at least 6 times, shared phone calls, exchanged text messages/emails to help resolve our disagreement.

Correspondence Summary – this is not an exhaustive list of all the emails, calls, and texts:

April 12th, 2021 – week of - Left note on doorstep to set up a meeting to go over house plans.

April 14th, 2021 - Mr. Noroozi met in my backyard to view proposed plans

April 16th, 2021 - Exchanged email correspondence to go over projects' location and address concerns.

May 13th, 2021 - Provided new set of plans to address concerns for Mr. Noroozi. In the revised design iteration, we reduced the floor area of the second level addition at the south wall by pushing it 3'-0" north. This will increase the separation of both residences on the second level to about 10'-11". Due to this reduction in square footage, the fireplace Dylan asked for was removed from the floor plan, the walk-in closet was reduced, and the bathroom was reworked. In addition, the front facade of the second level was stepped back 2'-0" and 4'-0" which will keep more of the visual line to the north and break up the street facing facade.

May 31, 2021 - Met with Shane at his residence to go over his view concerns.

June 10th, 2021 -Sent Shane another round of changes to help address his concerns:

- Sheet A104 - solid stucco railing wall at second level deck will be shifted 3'-0" to the North to align with the proposed second floor south wall
- Sheet A104 - shift west wall of the primary room 1'-0" to the east
- Sheet A301 - window on the south wall of the primary bedroom and the primary closet will be installed with obscured glazing
- Sheet L-6 - Remove (BAM) Bamboo and replace with an agreed upon plant

Sheet L-6 - (D4) at North property line to be hedged at to 224' MSL max versus the 15' max. specified

May 31st, 2022 - Met Shane to go over the plans and work to address his concerns.

June 14th, 2022 - Email exchanges about addressing his concerns about pushing the project more to the north. Problem coming to an agreement because we've already agreed on the location of the second story with all the neighbors behind us and tried to address Shane's concerns by pushing the project back and to the east.

June 29th, 2022 - Met with Shane at his house to try to go over ways to address his concerns.

July 15th, 2022 - Sent Mr. Noroozi revised and updated plans of the project with the compromise of lowering the project by 3.5 feet to address his views to the north.

Aug 2nd, 2022 - Shane sent another proposal to further lower our second floor - we haven't been able to come to an agreeable solution since. The revised proposal by Mr. Noroozi would make our second floor unlivable.

Aug 3rd, 2022 - Sent Shane another list of potential compromises - restricting vegetation and adding see thru rails to help alleviate view concerns to the north.

August 16th - VAC Meeting. Committee ruled in our favor 3-2.

August 26th, 2022 - Spoke with Mr. Noroozi via telephone to help address his concerns since the VAC meeting and offer resolutions

September 21st, 2022 - Email exchanges with Mr. Noroozi to see where we can find some common ground and come to a reasonable resolution

October 4, 2022 - Informed by city staff that the Noroozi's had hired an attorney for the project.

October 5th, 2022 - Followed up on previous unanswered emails to Mr. Noroozi.

Conclusion:

My wife and I have worked with all our neighbors over the last couple of years to submit a plan which we're proud of, while having the least impact on the views of our neighbors. We hope the council will agree we've worked hard and fair to find the best compromise for all our neighbors.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 26, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **Public Hearing: City Council Consideration of Resolution 2022-120 for Fiscal Year 2023/24 Community Development Block Grant Funds Application and Resolution 2022-125 for Fiscal Year 2022/23 Amended Locations for Americans with Disabilities Act (ADA) Pedestrian Ramp Improvements**

BACKGROUND:

The City of Solana Beach (City) is eligible to apply for Federal Community Development Block Grant (CDBG) funding administered locally through the County of San Diego Department of Housing and Community Development (County). The County has recommended that the City target Americans with Disabilities Act (ADA) improvements to improve the accessibility and safety for persons with disabilities, which is one of the CDBG goals. The City Council (Council) has approved previous annual CDBG applications to construct ADA compliant pedestrian ramps at public street intersections throughout the City.

For the upcoming application, Staff prepared a new list of street intersections for Council's consideration that may be improved with ADA compliant pedestrian ramps (Attachment 1, Exhibit A of Resolution 2022-120). This item is before the City Council for the consideration of Resolution 2022-120 (Attachment 1), which would approve the list of ramps and authorize Staff to apply for the Fiscal Year (FY) 2023/24 CDBG program funding.

In addition, an amended list of ramp locations (Attachment 2) for the current fiscal year (FY 2022/23) is being presented to the City Council for consideration. The amended list substitute's locations where pedestrian ramps were constructed under previous contracts. Resolution 2022-125 is before the City Council to approve the amended list of intersections for FY 2022/23.

CITY COUNCIL ACTION:

DISCUSSION:

FY 2023/24 CDBG Application

The County provided an estimated CDBG allocation of \$51,921 for FY 2023/24. Staff developed a list of locations consistent with the anticipated funding. The ramps listed in Attachment 1, Exhibit A, are at locations with either no existing pedestrian ramps or with an existing ramp that does not meet current standards. The number of ramps to be constructed will be adjusted to match the available funding.

FY 2022/23 Amended Ramp List

On November 10, 2021, the City Council approved Resolution 2021-129 that included a list of public street ADA ramp locations for the FY 2022/23 CDBG application. The list of ramps as approved under Resolution 2021-129 needs to be amended because this list includes locations where the ramps have already been constructed under previous contracts. While the list of ramps as identified in Resolution 2021-129 is subsequently unchanged, an amendment to this list is required before a notice to proceed is issued by the County of San Diego and the project is advertised for construction. This amendment removes the locations of the ramps that have already been constructed and adds additional locations consistent with the 2022/2023 approved CDBG budget. Attachment 2, Exhibit A, is an amended list of ramps reflecting the changes as mentioned above.

As this Council action has been advertised as a public hearing, any information, comments, and testimony received on this item will be attached to this report and sent to the County along with the City's application.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

There is no impact to the General Fund due to the use of Federal CDBG Funds. Staff anticipates that the City will receive CDBG funding of \$54,626 for FY 2022/23 and \$51,921 for FY 2023/24. Staff will program the funds for the ADA pedestrian ramps in the CIP Budget.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendations and approve the CDBG application.

- Provide alternative direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Adopt Resolution 2022-120:
 - a. Finding that the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to the State CEQA Guidelines.
 - b. Approving the FY 2023/24 list of public street ADA ramp locations.
 - c. Requesting FY 2023/24 Community Development Block Grant Funds for ADA pedestrian ramp improvements at various public street intersections listed in Attachment 1, Exhibit A.
 - d. Authorizing the City Manager to execute the County contract for management and implementation of the CDBG program.
3. Adopt Resolution 2022-125:
 - a. Finding that the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to the State CEQA Guidelines.
 - b. Approving the FY 2022/23 amended list of public street ADA ramp locations.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-120
2. Resolution 2022-125

RESOLUTION 2022-120

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, REQUESTING FISCAL YEAR 2023/24 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR CONSTRUCTION OF ADA PEDESTRIAN RAMPS

WHEREAS, the City Council of the City of Solana Beach participates in the Community Development Block Grant (CDBG) Program as administered through the County of San Diego as the City is not eligible to submit as an “Entitlement City”; and

WHEREAS, the City desires to utilize the CDBG funds for ADA improvements to improve the accessibility and safety for persons with disabilities; and

WHEREAS, on October 26, 2022, the City Council held a duly noticed public hearing to consider the application of requesting CDBG funds; and

WHEREAS, section 15301(c) of the State CEQA Guidelines categorically exempts operation, repairs, maintenance or minor alteration to existing streets, sidewalks, gutters and similar facilities.

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 finds the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to Section 15301(c) the State CEQA Guidelines.
3. That the City Council approves the list of public street ADA Ramp Locations (Exhibit A).
4. That the City Council requests the Fiscal Year (FY) 2023/24 Community Development Block Grant Funds for ADA pedestrian ramp improvements at various public street intersections listed in Exhibit A.
5. That the City Council authorizes the City Manager to execute the County contract for management and implementation of the CDBG project.

PASSED AND ADOPTED this 26th day of October, 2022 at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

EXHIBIT A
Resolution 2022-120

City of Solana Beach
FY 2023-24 CDBG Application

Proposed ADA Ramps Locations

No.	Cross Streets		Corner(s)
1	Via Mil Cumbres	Punta Baja Dr	NW/SW
2	Via Mil Cumbres	Cerro Largo Dr (west side)	NE/SE
3	Via Mil Cumbres	Via Chica Ct	NW/NE
4	Via Chica Ct	La Barranca Dr	SW/SE
4	Via Mil Cumbres	El Pedregal Dr	NW/NE
5	Via Mil Cumbres	Cerro Largo Dr (east side)	SW/SE
6	Cerro Largo Dr	Cerro Verde Dr	NW/SW
7	Highland Dr	San Mario Dr	NW/SW
8	Santa Petra Dr	Santa Luisa Dr	NW/NE/SW/SE
9	Santa Petra Dr	Santa Victoria	NE/SE
10	San Andres Dr	Las Banderas Dr	NW/NE

All locations listed above have non-standard ramps to be removed and replaced with current ADA ramp standards.

The scope of the implemented project will be based on the available funding and may not include all the locations listed above.

RESOLUTION 2022-125

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING FISCAL YEAR 2022/23 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS LIST OF ADA PEDESTRIAN RAMP LOCATIONS

WHEREAS, the City Council of the City of Solana Beach participates in the Community Development Block Grant (CDBG) Program as administered through the County of San Diego as the City is not eligible to submit as an “Entitlement City”; and

WHEREAS, the City desires to utilize the CDBG funds for ADA improvements to improve the accessibility and safety for persons with disabilities; and

WHEREAS, on November 10, 2021, the City Council approved a list of ramp locations for the FY 2022/23 CDBG application; and

WHEREAS, on October 26, 2022, the City Council held a duly noticed public hearing; and

WHEREAS, section 15301(c) of the State CEQA Guidelines categorically exempts operation, repairs, maintenance or minor alteration to existing streets, sidewalks, gutters and similar facilities.

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 finds the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to Section 15301(c) the State CEQA Guidelines.
3. That the City Council approves the amended list of public street ADA Ramp Locations (Exhibit A).

PASSED AND ADOPTED this 26th day of October, 2022 at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

**EXHIBIT A
Resolution 2022-125**

**City of Solana Beach
FY 2022-23 CDBG Application**

Amended ADA Ramps Locations

No.	Cross Streets		Corner(s)
1	San Andres Dr	Las Banderas Dr	NW/NE/SE
2	Santa Luisa	Santa Petra Dr	NW/SW/NE/SE
3	Santa Victoria	Santa Petra	NE/SE
4	Santa Victoria	Santa Carina	NW/NE

All locations listed above have non-standard ramps to be removed and replaced with current ADA ramp standards.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 26, 2022
ORIGINATING DEPT: Community Development
SUBJECT: **Adopt (2nd Reading) Ordinance 527 – Building and Fire Code Updates**

BACKGROUND:

On October 12, 2022, the City Council introduced Ordinance 527 (Attachment 1), which is now before Council for the second reading and adoption to amend Title 15 of the Solana Beach Municipal Code incorporating the State mandated Building and Fire Code changes.

DISCUSSION:

The model building codes are typically updated every three years. The codes are amended and adopted by the State of California Building Standards Commission. State law requires that local jurisdictions enforce the state adopted codes as the minimum standard for construction.

The proposed Ordinance 527 would update the provisions of Title 15 of the Solana Beach Municipal Code (SBMC) to be consistent with the current State mandated fire and building code editions. Several building and fire code sections would be repealed and replaced with new sections. The adoption of this local amendment, and more stringent standards, is supported in the findings. The City may only locally amend these State codes when a finding can be made that certain local physical conditions exist to support the necessity for a local amendment.

CEQA COMPLIANCE STATEMENT:

This project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) because it entails the adoption of State mandated building and fire codes with or without minor amendments, intended to improve the public health, safety and welfare, and will not have a significant effect on the environment.

CITY COUNCIL ACTION:

FISCAL IMPACT:

There would be no impact to the General Fund from Ordinance 527, as proposed. No changes to existing City fees are proposed at this time.

WORK PLAN:

N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance 527 (2nd Reading) amending Title 15 of the Solana Beach Municipal Code.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Ordinance 527

ORDINANCE NO. 527

ORDINANCE OF THE CITY OF SOLANA BEACH, CALIFORNIA, RESCINDING TITLE 15, CHAPTERS 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24; 15.28, 15.32, 15.33, 15.34 AND 15.35 OF THE SOLANA BEACH MUNICIPAL CODE AND ADOPTING NEW CHAPTERS 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24, 15.32, 15.33, 15.34 AND 15.35 REGARDING THE 2022 CALIFORNIA BUILDING STANDARDS, WHICH INCLUDES, THE 2022 CALIFORNIA ADMINISTRATIVE CODE; THE 2022 CALIFORNIA BUILDING CODE; THE 2019 CALIFORNIA RESIDENTIAL CODE; THE 2022 CALIFORNIA ELECTRICAL CODE; THE 2022 CALIFORNIA PLUMBING CODE; THE 2022 CALIFORNIA MECHANICAL CODE; THE 2022 CALIFORNIA ENERGY CODE; THE 2022 CALIFORNIA GREEN BUILDING CODE; THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE; THE 2022 CALIFORNIA FIRE CODE AND 2021 INTERNATIONAL FIRE CODE; THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, THE 2022 CALIFORNIA EXISTING BUILDING CODE, AND THE 2022 CALIFORNIA REFERENCED STANDARDS CODE.

WHEREAS, on October 12, 2022 the City Council of the City of Solana Beach held a public hearing on this proposed ordinance; and

WHEREAS, the City of Solana Beach last revised its construction codes in 2019; and

WHEREAS, California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards: and

WHEREAS, the City Council finds that the modifications and changes to the Uniform Codes are reasonably necessary because of the following climatic, geologic, and topographical conditions:

1. The City is situated in hilly, inland terrain. Approximately 50% of the area, for fire purposes, is wildland, covered by native vegetation on steep inaccessible hillsides. The native ground cover is highly combustible grasses, dense brush and chaparral. Natural firebreaks in these areas are insignificant.
2. The climate is warm and dry. The winds prevail from the west with seasonal strong dry east winds that vary in duration and intensity. These winds can significantly enlarge wildland fire as well as cause abrupt and unpredictable changes in fire direction. Temperatures ranging between 75 and 100 degrees F are common throughout the year.

3. The potential for fire damage is great in the wildland area, as such, a fire can spread rapidly, and difficult terrain and explosive vegetation can slow response time.
4. Rural roads include many narrow winding roadways, often with grades in excess of that necessary for optimal response time for large fire apparatus. An additional factor affecting response time is the distance between the two fire stations and the fire location.
5. The water supply is limited making it necessary for fire apparatus to travel time consuming distances to refill once their initial water supply has been utilized.

WHEREAS, As required by Health and Safety Code section 17958 the City of Solana Beach does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due certain climatic, topographic or geological features existing in the City of Solana Beach. The City Council hereby makes the following findings concerning the special circumstances and the climatic, topographic and geological conditions that: (a) exist in the City of Solana Beach: (b) increase the exposure of the public to the dangers of fire; (c) could severely restrict the response of emergency services to fire dangers; and (d) can be mitigated by amendments to the international fire and construction codes:

1. The City of Solana Beach is bisected by a major transportation corridor (Interstate 5) which traverses in a north/south direction. Interstate 5 is used to transport hazardous materials and is designated by the State of California as an approved route for transporting highly toxic and radioactive materials.

The City of Solana Beach is bisected by a railroad line running north/south. Hazardous materials are transported on the railroad.

Underground pipes run parallel to the railroad line and carry natural gas under high pressure. Underground pipes run in a north/south direction in the eastern portion of the City and carry liquid petroleum under high pressure.

The transport, through the City, of hazardous, toxic and radioactive materials, as well as natural gas and liquid petroleum, on a regular basis, increases the threat of fire ignition and spread. This adds to the fire danger posed by the City's climatic, topographic and geological conditions.

2. The City of Solana Beach topography is characterized by many large hillsides. The City's climate promotes the heavy growth of natural vegetation that covers the hillsides and is highly flammable, especially in the dry season. There are numerous areas of wildland-urban interface where structures, especially residences, are in close proximity to the natural vegetation.

The City's climate is characterized by Santa Ana conditions involving dry gusty winds. In summer and fall, the typical weather is hot and dry. In combination, these climatic conditions create an extreme fire danger to the community.

Seasonal winds also have the potential for impeding emergency vehicle access by toppling trees (especially eucalyptus and pine which is a species that is prevalent in the City and susceptible to being felled by winds). As a result of the above conditions, the risk of fire ignition is greater. Also, once a fire is ignited, it is more likely that embers will be blown into the air, increasing the spread of the fire into the community. Therefore, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

3. The City of Solana Beach is situated on the west slope of the coastal foothills that contain drainages, which contribute to flooding within the community.

Because flooding conditions can impede fire service vehicles reaching the site of a fire, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

4. The City of Solana Beach is situated near the Rose Canyon Fault, the Elsinore Fault, and the Agua Caliente Fault. A cluster of faults known as the "South Coast Offshore Zone of Deformation" is located off the City's coast. These geologic conditions are capable of generating earthquakes of significant magnitude at any time.

An earthquake may: (1) cause fires; (2) impede emergency vehicles responding to fires; and (3) interrupt the City's water supply which is needed to fight fires.

Because the community is subject to damage from earthquakes, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

5. The City of Solana Beach and Southern California are semi-arid regions and experience water shortages from time to time. Those shortages can have a severely adverse effect on water availability for firefighting. Fires starting in sprinkled buildings are typically controlled by one to three sprinkler heads, flowing as little as 13 gallons per minute.

Hose streams used by engine companies on well-established structure fires operate at approximately 250 gallons per minute each, and the estimated water needed for a typical residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office and the International Fire Code.

The water estimate for a commercial building is typically greater than that of a residential structure.

- Under circumstances such as; lack of water, infrastructure, earthquakes, multiple fires and wildland fires within a community, the limited water demand needs of residential fire sprinklers would control and extinguish many fires before they spread from building to wildland or building to building. In such a disaster, water demands needed for conflagration firefighting probably would not be available.
6. Due to the sloping topography and coastal foothills in the City of Solana Beach, the potential exists that new and future development will result in taller buildings on smaller parcels. Defining mid-rise buildings from 75 feet in height to 4 story modifies the application of special provisions for these buildings to all occupancies. Because of the need to mitigate the potential danger of mid-rise this change is necessary.
 7. In addition, the limitations of available firefighting equipment, limited availability of human resources in local fire departments, and the necessity to climb vertically up flights of stairs, greatly impacting the response time to reach an incident scene, it is necessary to define the height of mid-rise buildings. The reduced height and built in protection will mitigate extended fire department response time and keep incidents manageable. Based upon the circumstances previously described, the protection of persons and property requires the City to adopt standards that are more stringent than those set forth in: (1) the State Building Standards Code Sections 202, 308, 321, 503, 507, 902, 903, 905, 5608, 5704, 5706, 6104, B, I and Section 3 of the International Fire Code.

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

SECTION 1: The City Council of the City of Solana Beach finds that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)3 in that the adoption of the State mandated building codes as proposed could not cause an adverse impact on the environment.

SECTION 2: The City Council of the City of Solana Beach hereby:

A. Rescinds Chapters 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24, 15.28, 15.32, 15.33, 15.34, and 15.35 of the Solana Beach Municipal Code (Ordinance 506); and

B. Adopts new Chapters 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24, 15.28, 15.32, 15.33, 15.34 and 15.35 of the Solana Beach Municipal Code to read as follows:

Chapter 15.04

CALIFORNIA ADMINISTRATIVE CODE

**Chapter 15.04 CALIFORNIA ADMINISTRATIVE CODE
Adoption of the California Administrative Code, Part 1, Title 24 of the 2022
California Code of Regulations.**

The California Administrative Code, 2022 edition, Chapter 15.04 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.08

BUILDING CODE

Sections:

- 15.08.010 Adoption**
- 15.08.020 Section 105.1.3 amended.**
- 15.08.030 Section 105.8 amended.**
- 15.08.040 Section 109.4 amended.**
- 15.08.050 Section 109.5.1 amended.**
- 15.08.060 Section 109.7 amended.**
- 15.08.070 Section 110.1.1 amended.**
- 15.08.080 Section 113.3 amended**
- 15.08.090. Table 1505.1 amended.**
- 15.08.100. Appendices adopted**

15.08.010 Adoption of the California Building Code. Part 2. Title 24 of the California Code of Regulations.

A. There is adopted and incorporated by reference herein as the city building code for the purpose of prescribing regulations in the City of Solana Beach for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the 2022 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the 2022 California Building Standards Code, as defined in the California State Health and Safety Code, Section 18901 et seq. , including those Appendix Chapters not shown as deleted by this Chapter. Except as otherwise provided by this Chapter all erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures within the City of Solana Beach shall be in conformance with the 2022 California Building Code which is based on the International Building Code, 2021 Edition and the adopted Appendix chapters, published by the California Building Standards Commission.

B. Findings. The City of Solana Beach has many large brush-covered hillsides. The City is subject to frequent Santa Ana conditions consisting of dry gusting winds, which create extreme fire dangers. The City Council specifically finds that these geographic and topographic conditions necessitate greater fire protection than that provided by the State Building Code. Therefore, this chapter alters the 2022 California Building Code, to require more fire-retardant roof coverings.

C. Deletions, revisions and additions to the 2022 California Building Code shall be as follows:

15.08.020 Section 105.1.3 added.

Permits shall not be issued for construction on a site until the Director of Community Development, or his designee, determines that all other development permits or approvals required by this code or city ordinance have been issued, and that all site preparation, grading or public improvement work has been satisfactorily completed to allow building permits to be issued, and so notifies the Building Official in writing.

Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site endanger the public safety or welfare.

15.08.030 Section 105.8 added.

105.8 Progress of work and call for inspections.

1. The provisions of this subparagraph 1 shall apply to building permits issued for single family residential structures or accessory structures on lots zoned for single family dwellings. All work under a building permit shall be completed and call for final inspection of the work shall be made not more than 24 months from the date that the permit was first issued; provided, however, that all exterior work shall be completed and call for final inspection of the exterior work shall be made not more than 12 months from the date that the permit was first issued. Upon written request of permittee, or the owner where the permittee is not the owner, the building official with the written consent of the City Manager, may one-time extend the time periods established by this paragraph for a maximum cumulative time of six months if both of the following are met: (i) the permittee is not in violation of the permit or any of the uniform construction codes adopted by the city; and(ii) the permittee has diligently done work under the permit, but for a good cause shown the work has not been able to be completed within the specified time. The City Manager shall provide a copy of this section to any permittee seeking a first-time extension request and shall advise the permittee of the regulations relating to second request for time extensions.
2. The provisions of this subparagraph 2 shall apply to permits issued for all construction other than construction subject to paragraph 1 above. All work under a building permit shall be completed and call for final inspection of the work shall be made not more than 24 months from the date that the permit was first issued. Upon written request of the permittee, or owner where the permittee is not the owner, the building official with the written consent of the City manager, may extend that time periods established by this paragraph for a maximum cumulative time period of one year if both of the following are met: (i) the permittee is not in violation of the permit or any of the uniform

construction codes adopted by reference by the City; and (ii) the permittee has diligently done work under the permit, but for good cause shown the work has not been able to be completed within the specified time. The City Manager shall provide a copy of this section to any permittee seeking a first-time extension request and shall advise the permittee of the regulations relating to the time extensions.

3. The provisions of this subparagraph 3 shall apply to permits issued for all construction where work pursuant to the permit is undertaken to cure or abate a notice of violation of any city ordinance or state statute, including but not limited to violations resulting from construction commenced without the prior issuance of a permit. All such work shall be completed not less than nine months after the issuance of the permit or within such shorter period of time as may be established by order of an officer or employee authorized to enforce the provisions of this code, or the city attorney, as a consequence of code enforcement activity. Extensions of time may be granted by the city council.
4. In addition to the other penalties, a violation by a permittee of the provisions of this subsection (f) shall be grounds for revocation of the permit.
5. In order to recommence work on a project for which the permit has been revoked under the provisions of this subsection (f), the permittee shall submit a new permit application accompanied by new full plan review fees and complete plans and specifications for review by all applicable agencies and/or City departments. Before a new permit can be issued, the permittee shall pay a new full permit fee. Failure to remove the partially completed work shall cause the work to be considered a dangerous building or structure and the City may proceed with abatement of the work as a public nuisance.
6. If a permittee desires more than one extension of the time periods for completion under Subsection (1) and (2) of this Section, the permittee must make a written application to the Community Development Director at least 30 days prior to the expiration of the permit. Such extension of time may be granted by the City Council at a public meeting. The applicant must provide a 300-foot public notice package to the Planning Department.

15.08.040 Section 109.4 amended.

Section 109.4 WORK COMMENCING BEFORE PERMIT ISSUANCE. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by a resolution adopted by the City Council that shall be in addition to the required permit fees. In addition to assessing a fee, new applications for projects may be denied at the discretion of officer or employee authorized to enforce the provisions of this code, until the unapproved work has been addressed under a permit.

15.08.050 Section 109.5.1 PERMIT HISTORY SURVEY FEE.

Section 109.5.1 The fee for conducting a permit history survey for an existing structure of facility shall be established by a resolution adopted by the City Council.

15.08.060 Section 109.7 added.

Section 109.7. The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fee for filing an application for a building permit pursuant to this Code, unless City building inspection services are requested. If so requested, the regular fee schedule shall apply.

15.08.070 Section 110.1.1 added.

110.1.1 INSPECTION RECORD CARD.

1. INSPECTION RECORD CARD. Work requiring a permit shall not be commenced until the permit holder or his agent shall have posted or otherwise made available and inspection record card such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the building official.

2. CIRCUIT CARDS. A complete schedule of circuits, showing the number and arrangement of outlets on each circuit, shall be posted or otherwise made available at the service equipment location prior requesting inspection of the rough electrical wiring. Circuit cards furnished by the building official shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used.

15.08.080 Section 113.1 and 113.3 amended.

**SECTION 113
BOARD OF APPEALS**

Section 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. Appeals of a Notice of Order issued to enforce the requirements of this Chapter shall have the same meaning as "administrative hearing: inquiry" as defined under Solana Beach Municipal Code Section 2.32.040. Any Request for Appeal to the decision of the City Building Official or to an issued Notice and Order shall be received in writing within fifteen (15) days from the date of the notice of decision or date of the Notice and Order. This Section does not apply to specified actions by Code Compliance Officers enforcing any non-conformance with adopted Building Codes, such as issuance of Courtesy Notice letters, Notice of Violation letters and Citations, as such actions rely upon separately established appeal procedures under Solana Beach Municipal Code Chapters 1.18 and 2.32. With regard to the declaration of any building, structure, or building service equipment as posing, creating or causing a Public Nuisance, the

enforcement and appeal processes established under Chapters 2.32 and 6.04 would govern, after a Notice and Order or Notice to Abate has been issued. Failure to submit a written appeal request within the statutory deadline shall constitute a waiver of the right to an administrative hearing and adjudication of the decision, notice or order issued to enforce the provisions of this Chapter.

Section 113.3. BUILDING CONSTRUCTION APPEALS BOARD. The City Council shall serve as the Appeals Board to hear appeals of any code interpretation by the City Building Official.

15.08.090 Table 1505.1 Amended. Table 1505.1 of the 2019 California Building Code is amended to read as follows:

Table 1505.1
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF
CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

15.08.100. Appendices C, H and I are adopted; Appendix B has been rescinded and replaced by Amended Section 113.1 and 113.3.

Chapter 15.10

RESIDENTIAL CODE

Sections:

- 15.10.010 Adoption**
- 15.10.020. Deletions, revisions and additions**
- 15.10.030 Section R101.1 Title Amended.**
- 15.10.040 Section R105.3.1 Amended.**
- 15.10.050 Section R108.1.1 Added.**
- 15.10.060 Section R112.1 Amended.**
- 15.10.070 Section R902.1.3 Amended.**
- 15.10.080 Section R313.1 Exception amended.**
- 15.10.090 Section R313.2 Exception amended.**
- 15.10.100 Appendix H Adopted.**

15.10.010 Adoption of the California Residential Code, Part 2.5, Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city residential code for the purpose of prescribing regulations in the City of Solana Beach for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of one- and two-family dwellings and townhouses not over three stories above grade and their accessory structures, the 2022 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations a portion of the California Building Standards Code. Except as otherwise

provided by this Chapter of the City of Solana Beach Municipal Code, all construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of one- and two-family dwellings and townhouses not more than three stories above grade, shall be in conformance with the 2022 California Residential Code which is based on the International Residential Code, 2021 Edition, and the adopted appendix chapters, published by the California Building Standards Commission.

15.10.020 Deletions, revisions and additions to the California Residential Code and the International Residential Code, 2021 Edition, shall be as follows:

Chapter 1, DIVISION II, SCOPE AND ADMINISTRATION, of the California Residential Code, 2022 Edition, shall be amended as follows:

15.10.030 Section R101.1 Title Amended. “City of Solana Beach,”

15.10.040 R105.3.1 Action on applications Amended.

Permits shall not be issued for construction on a site until the Director of Community Development, or his designee, determines that all other development permits or approvals required by this code or city ordinance have been issued, and that all site preparation, grading or public improvement work has been satisfactorily completed to allow building permits to be issued, and so notifies the Building Official in writing. Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site endanger the public safety or welfare.

15.10.050 Section R108.1.1 shall be added: The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fee for filing an application for a building permit pursuant to this Code, unless City building inspection services are requested. If so requested, the regular fee schedule shall apply.

15.10.060 Section R112.1 Amended: “The City Council shall serve as the Appeals Board to hear appeals of any code interpretation by the City Building Official.”

15.10.070 Section R902.1.3 amended. Section R902.1.3 is amended to read as follows: R902.1.3 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within a one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class A.

15.10.080 Section R313.1 Exception amended. Section R313.1 Exception is amended to read as follows: R313.1 Exception: An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

15.10.090 Section R313.2(1) amended. Section 313.2(1) Exception is amended to read as follows: R313.2 Exception: An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations to existing buildings that are not already provided with an automatic residential fire sprinkler system.

15.10.100 Appendix H adopted. Appendix H of the California Residential Code is adopted.

Chapter 15.12

ELECTRICAL CODE

Sections:

15.12.010 Adoption.

15.12.010 Adoption of the California Electrical Code, Part 3. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city electrical code for the purpose of prescribing regulations in the City of Solana Beach, for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the 2022 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all installation, alteration or repair of electrical systems within the City of Solana Beach shall be in conformance with California Electrical Code, published by the California Building Standards Commission.

Chapter 15.16

PLUMBING CODE

Sections:

15.16.010 Adoption

15.16.020 Deletions.

15.16.010 Adoption of the California Plumbing Code. Part 5. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city plumbing code for the purpose of prescribing regulations in the City of Solana Beach for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 2022 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the City of Solana Beach shall be in conformance with 2022 California Plumbing Code and the Uniform Plumbing Code 2021 Edition, published by the California Building Standards Commission.

15.16.020 Deletions to the 2019 California Plumbing Code.

Chapter 15.20

MECHANICAL CODE

Sections:

15.20.010 Adoption.

15.20.030 Deletions.

15.20.010 Adoption of the California Mechanical Code. Part 4. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city mechanical code for the purpose of prescribing regulations in the City of Solana Beach for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the 2019 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. which is based on the Uniform Mechanical Code, 2018 Edition. Except as otherwise provided by this Chapter all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with the 2022 California Mechanical Code and any rules and regulations promulgated pursuant thereto, published by the California Building Standards Commission.

15.20.020 Deletions to the 2019 California Mechanical Code.

Chapter 15.22

ENERGY CODE

Sections:

15.22.010 Adoption.

15.22.010 Adoption of the California Energy Code. Part 6. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city energy code for the purpose of prescribing regulations in the City of Solana Beach for the conservation of energy the 2022 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. Except as otherwise provided by this Chapter all construction of buildings where energy will be utilized shall be in conformance with 2022 California State Code and any rules and regulations promulgated pursuant thereto as published by the California Building Standards Commission.

Chapter 15.23

GREEN BUILDING CODE

Sections:

15.23.10 Adoption

15.23.010 Adoption of the California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city green building code for the purpose of improving public health, safety and general welfare by enhanced design and construction of buildings through the use of building concepts having a reduced negative impact or a positive environmental impact and encourage sustainable construction practices the 2022 California Green Building Standards Code, Part 11 of Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code , Section 18901 et. seq. excluding the appendix chapters. Except as otherwise provided by this Chapter the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, shall be in conformance with the 2022 California Green Building Code and any rules and regulations promulgated pursuant thereto as published by the California Building Standards Commission.

Chapter 15.24

INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:

15.24.010 Adoption.

15.24.020 Deletions, revisions and additions.

15.24.030 Section 107.2 Amended.

15.24.040 Section 111 Amended, with subsections redacted.

15.24.050 Section 301.2 Amended.

15.24.060 Section 302.8 Amended.

15.24.070 Section 302.4 Amended.

15.24.010 adoption of the International Property Maintenance Code. The International Property Maintenance Code, 2021 edition, Chapter 15.24 is adopted by reference without change to Buildings and Construction Title 15.

15.24.020 Deletions, revisions and additions to the International Property Maintenance Code, 2021 Edition, shall be as follows:

15.24.030 Section 107.2 Amended

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and

improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.

5. Inform the property owner or owner's authorized agent of the right to appeal after issuance of a Citation or Notice and Order, as identified under Solana Beach Municipal Code Chapters 1.18, 2.23, and 6.04 or 6.06.

6. Include a statement of the right to file a lien in accordance with Section 106.3, 6.04 and 6.06.

15.24.040 Section 111 Amended, with Subsections Redacted

SECTION 111 MEANS OF APPEAL

111.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within fifteen (15) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. This Section does not apply to specified actions by Code Compliance Officers enforcing any non-conformance with this Chapter, such as issuance of Courtesy Notice letters, Notice of Violation letters and Citations, as such actions rely upon separately established appeal procedures under Solana Beach Municipal Code Chapters 1.18 and 2.32. Failure to submit a written appeal request within the statutory deadline shall constitute a waiver of the right to an administrative hearing and adjudication of the decision, notice or order issued to enforce the provisions of this Chapter.

111.1.A Appeal Procedure. Appeals of a Notice of Order issued to enforce the requirements of this Chapter shall have the same meaning as "administrative hearing: inquiry" as defined under Solana Beach Municipal Code Section 2.32.040. The appeal hearing and nuisance abatement procedures established under Solana Beach Municipal Code Chapters 2.23 and 6.04 would apply to accepted appeal requests received within the statutory deadline indicated above.

111.2 Membership of board. The members of City Council shall serve as the "appeals board" under this Chapter.

Sections 111.2.1 to 111.7 are redacted.

111.3 Stays of enforcement. Appeals of a notice, order, decision or an issued Notice and Order (other than Imminent Danger notices) shall stay the enforcement of the decision, notice or order until the appeal is heard by the appeals board.

15.24.050 Section 301.2 Amended

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code or the Solana Beach Municipal Code. A person shall not occupy as owner-occupant, non-owner occupant, nor permit another person to occupy any premises or structure that are not maintained in a sanitary and safe condition, and that do not comply with the requirements of this Chapter, Title 15, nor in any manner that would create, cause or contribute to a public nuisance. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition, that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

No person as owner, manager, occupant or lessor shall maintain, allow, cause or create any "substandard building" as that term is defined in the California Health and Safety Code Sections 17920.3 and 17920.10. Any condition(s) meeting the definition of "substandard building" as defined in the California Health and Safety Code Sections 17920.3 and 17920.10 may be enforced as a violation of this Chapter, as well as Chapters 1.16 and 1.18 of the Solana Beach Municipal Code.

15.24.060 Section 302.8 Amended

302.8 Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles and vessels shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth, unless such activity would conflict with other provisions of the Solana Beach Municipal Code. All vehicles stored on residential lots shall be registered to the lawful occupant(s) of a legally established residence on the property.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

All vehicles in the front yard of single family lots shall be parked or stored upon approved, designated parking areas, such as a driveway. For multifamily or higher density residential properties, vehicles shall be parked upon approved, designated parking areas or parking lots.

No recreational vehicle, trailer or vessel may be used or occupied anywhere within the City, except where allowed by other provisions of the Solana Beach Municipal Code or during the lawful transport, driving or operation within the City.

The parking or storage of recreational vehicles, vessels and trailers is restricted to "storage condition", only. Recreational vehicles, vessels or trailers may be stored and shall be disconnected from any utilities, unless allowed under a permit or where allowed

by other provisions of the Solana Beach Municipal Code., No recreational vehicle, trailer or vessel may be parked or stored in any manner that would conflict with other provisions of the Solana Beach Municipal Code.

15.24.070 Section 302.4 Amended

302.4 Vegetation Maintenance. The premises and exterior property shall be maintained free from weeds. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

All privately maintained vegetation, trees and shrubs growing near or among required pedestrian accessible walkways and/or designated vehicle driving surfaces, including parking lots, roadways and access roads, shall not obstruct vehicle travel and shall not obstruct pedestrian movement. A minimum vertical clearance of eight (8) feet over walkways and a minimum vertical clearance of 13.5 feet (thirteen feet and 6 inches) over driving surfaces shall be provided. Privately maintained vegetation shall not obstruct any mandated traffic sign, street marking, signal or device, nor pose any unsafe condition impacting any public right-of-way, Privately maintained areas along public rights-of-way shall be free of weeds, dead or dying vegetation, shrubs and trees.

Chapter 15.32

FIRE CODE

Sections:

- 15.32.010 Adoption of the 2019 California Fire Code**
- 15.32.030 Definitions – Revised**
- 15.32.040 Establishment of limits of districts in which storage of flammable or combustible liquids in outside above ground tanks is prohibited.**
- 15.32.050 Section 308.1.6.3 – Sky Lanterns**
- 15.32.100 Section 321 - Revised – Mid-Rise Buildings**
- 15.32.110 Section 6106.6 - Revised – Fees**
- 15.32.120 Section 114.1 – Firefighting cost recovery**
- 15.32.130 Section 109.5 Added – Enforcement cost recovery.**
- 15.32.170 Section 503 – Fire Apparatus Access Roads**
- 15.32.190 Sections 503.4.2, 503.4.3 - Added – Fire lane parking restrictions**
- 15.32.200 Section 503.6 - Revised – Security gates**
- 15.32.210 Section 507 - Revised – Fire Protection Water Supplies.**
- 15.32.230 Sections 903, 905 - Revised – General fire extinguishing system requirements**
- 15.32.350 Sections 5608.2 – 5608.3 - Added - Explosives and Fireworks**

The following matrix lists the corresponding amendments to Chapter 15.32 of the Solana Beach Municipal Code, entitled “Fire Code”:

<u>Chapters or Sections</u>	<u>FINDING (S)</u>
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Chapter 1	Administration	
Section 101.5	Validity	All
Section 102.13	Repeal Conflicting Ordinance	All
Section 104.12	Response Map Updates	All
Section 112.4	Violation Penalties	All
Chapter 2	Definitions	All
Chapter 3	General Precautions Against fire	All
	Section 308.1.6.3 Sky Lanterns	All
	Section 324 Mid-Rise Buildings	All
	Section 324.1 General	
	Section 324.2 Fire Equipment Control Room	
	Section 324.3 Road Dimensions	
Chapter 5 - Fire Service Features		All
Section 503.1.2	Additional Access	All
Section 503.2.1	Dimensions	All
Section 503.2.3	Surface	All
Section 503.2.7	Grade	All
	Section 503.2.8 Angles of Approach and Departure	All
	Section 503.2.9 Roadway Turnouts	All
	Section 503.3 Marking	All
	Section 503.6. Security Gates	All
	Section 507.2.2 Water Storage Tanks	All
	Section 507.1.1.1 Required Installation	All
Chapter 9 - Fire Protection Systems		All
Section 902.1	Definitions	All
Section 903.2	Where Required	All
	Section 903.2.01 Group R	All
	Section 903.2.02 New Commercial and Group U	All
	Section 903.3.02 Existing Commercial Office Buildings	All
	Section 905 Standpipe Systems – Required Installations	All
	Section 905.3 New Commercial Buildings	
	Section 905.3.1 Existing Commercial buildings	
Chapter 56 Explosives and Fireworks,		All
Section 5608.2	Fireworks: Use, Display, Disposal, Seizure	
Section 5608.4	Fireworks Penalty	All
Chapter 57 Flammable & Combustible Liquids		
Section 5704.2.9.6.1	Class I, II and III Liquids	All

Section 5706.2.4.4 Class I & II Storage in Residential	All
Chapter 61 Liquefied Petroleum Gases	
Section 6104.2 Bulk Storage of Liquefied Petroleum Gases	All
Appendix “B” Fire-Flow Requirements for Buildings (No Amendments to Appendix	All
Appendix “I” Fire Protection Systems – Non Compliant Conditions <i>(No Amendments to Appendix)</i>	All

15.32.010 Adoption of California Fire Code

- A. That a certain document, three (3) copies of which are on file in the office of the City of Solana Beach Fire Department being marked and designated as the 2022 California Fire Code, including Appendix I as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Solana Beach, in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use, and maintenance of buildings and structures, including that providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Solana Beach Fire Department are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in this Chapter.
- B. Sections of Chapter 1 Administration are hereby revised in or added to the 2022 California Fire Code to read as follows:

Section 101.5 City of Solana Beach Validity

The City Council of the City of Solana Beach hereby declares that should any section, paragraph, sentence or word of this ordinance or of the code hereby adopted be declared for any reason to be invalid, it is the intent of the City Council of the City of Solana Beach that it would have passed all other portions of this ordinance independently of the elimination here from of any such portion as may be declared invalid.

Section 102.13 Repeal of Conflicting Ordinances, Resolutions or Motions

All former ordinances, resolutions or motions, or parts thereof, including Ordinance 506, which conflict or are inconsistent with the provisions of this Ordinance or of the Code or standards hereby adopted are hereby repealed.

Section 104.12.4 Response Map Updates

104.12.4 Response Map Updates. Any new development, project, or request for change of address which necessitates updating of emergency response maps by virtue of new structures, fire hydrants, roadways or similar features, shall be charged a reasonable fee for the updating of all response maps.

Section 112.4.2 Violation penalties

A. Any person, corporation, association or entity that violates the provisions of Sections 105, 106, 107, 109, 110, 111 or 113 of the California Fire Code is guilty of a misdemeanor. Any person, corporation, association or entity that violates any other provisions of this chapter is guilty of a misdemeanor or infraction as determined under Chapter 1.16 SBMC. The penalty for violations shall be determined under Chapter 1.16 SBMC. Each day or portion thereof that a violation of this chapter exists shall constitute a separate violation. Each violation of this chapter, in addition to the offenses under this section, shall constitute a public nuisance.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

C. Section 112.4.1 of the 2022 California Fire Code shall remain in effect.

15.32.030 Definitions

Chapter 2 Definitions – Certain definitions of Section 202 are hereby amended in or added to the 2022 California Fire Code to read as follows:

Section 202 General Definitions

Fire Hazard - is any condition or conduct which a) increases or may increase the threat of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or b) may obstruct, delay, hinder or interfere with the operations of the fire department or egress of occupants in the event of fire.

Fireworks - is any combustible or explosive composition, or any substance or combination of substances, or device prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, firecrackers, torpedoes, sky-rockets, roman candles, Daygo bombs, sparklers, snap caps, poppers or other devices of like

construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term "fireworks" shall not include any auto flares, paper caps containing not in excess of an average of twenty-five hundredths of a grain of explosive content per cap and toy pistols, toy canes, toy guns or other devices for use of such caps, the sale and use of which shall be permitted at all times. "Fireworks" shall include snap caps and poppers, regardless of the amount of explosive content included in each device.

Hazardous Fire Area - Any geographic area mapped by the State or designated by the local jurisdiction as a moderate, high or very high fire hazard area, or which the FAHJ has determined is a hazardous fire area; the type and condition of vegetation, topography, weather, or structure density which may increase the possibility of the area being susceptible to wildfire.

Mid-Rise Building – A building four stories or more in height, but not exceeding 75 feet and not defined as a high-rise building by section 202 of the California Building Code. Measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level. Nothing in section 324 shall imply or allow a building height in excess of current City of Solana Beach planning and zoning requirements.

Level – An area above or below grade including but not limited to: basements, garages, cellars, mezzanines, or similar uses.

Whenever the terms "This Code" and "2021 International Fire Code" are used they shall mean the 2022 California Fire Code as modified by the City of Solana Beach with the deletions, revisions and additions set forth in the amendments.

In addition to the definitions set forth in the California Fire Code as adopted by reference, wherever the following words or phrases are used in this chapter, they shall have the meanings established by this section:

- A. "Jurisdiction" means the City of Solana Beach.
- B. "Corporation Counsel" means the city attorney of Solana Beach.

15.32.040 Establishments of limits of districts in which any storage of flammable or combustible liquids in containers and tanks regardless of location are prohibited.

That the geographic limits referred to in certain sections of the 2022 California Fire Code are hereby established and are to read as follows:

Chapter 57 -Flammable and Combustible Liquids

Section 5704.2.9.6.1 Location Where Above-ground Tanks are Prohibited:

In the City of Solana Beach, (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): The limits referred to in Section 5704 .2.9. 6.1 And 5706 .2.4.4 of the 2022 California Fire Code and the 2021 International Fire Code in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited are hereby established as the jurisdictional limits of the City of Solana Beach.

1. EXCEPTIONS: 2,000 gallons maximum temporary (six months maximum) above ground tanks meeting UL 2085 for private use on farms, agricultural and rural property, remote construction sites, earth moving projects, gravel pits or borrow pits. Such tanks shall be specially designed, approved and listed, and have features incorporated into their design which mitigates concerns for exposure to heat (two-hour fire resistance), ignition sources and mechanical damage. A fire department permit will be required.
2. Crankcase draining may be stored in specially constructed above ground storage tanks, approved by the fire code official, with a maximum capacity of 550 gallons. Such tanks may be located within a building when the fire code official deems appropriate, and the container meets the following: specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage.
3. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. In no case shall such storage be permitted in residential or institutional property. All installations require a fire department permit.
4. With the approval of the fire code official, Class I and II liquids may be stored aboveground tanks inside or outside of buildings in specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage. Class I liquids will be limited to 550 gallons and class II liquids will be limited to 1,100 gallons. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. The fire code official may disapprove the installation of such containers when in his opinion their use presents a risk to life or property.
5. With the approval of the fire code official, temporary storage of a maximum 10,000 gallons of Class II liquids may be permitted for a period not to exceed ninety (90) days at remote construction sites, earth moving projects, gravel pits or borrow pits, consistent with 5704 and 5706.

Section 5706 Special Operations

Section 5706.2.4.4 Locations Where Above-ground Tanks are Prohibited

The storage of Class I and Class II liquids in above-ground tanks is prohibited in residential areas within the geographic limits of the City of Solana Beach.

Section 5706.4 Bulk Plants or Terminals

The geographic limits in which bulk plants and terminals of flammable and combustible liquids are received are prohibited for the protection of heavily populated and congested areas and are hereby established as jurisdiction limits of the City of Solana Beach.

Chapter 61 Liquefied Petroleum Gases

Section 6104.2 Maximum Capacity Within Established Limits

The geographic limits in which the bulk storage of liquefied petroleum gas is prohibited for the protection of heavily populated and congested areas is hereby established as jurisdiction limits of the City of Solana Beach. The aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons.

15.32.050 Section 308.1.6.3– Sky Lanterns.

Section 308.1.6.3 is revised in the 2022 California Fire Code to read as follows:

Section 308.1.6.3 – Sky lanterns

Sky lanterns, floating luminary, and similar devices propelled by open flame are prohibited for sale or use.

15.32.100 Section 324– Mid-Rise Buildings.

Section 324 is added to the 2022 California Fire Code to read as follows:

Section 324 Mid-Rise Buildings

Section 324.1 General

All newly constructed mid-rise buildings, or any midrise building which undergoes a complete structural or non-structural renovation that requires the complete vacancy of the building to complete the renovation shall comply with sections 324.1- 324.5

Exceptions:

1. Buildings used exclusively as an open parking garage.
2. Buildings where all floors above the fourth-floor level are used exclusively as an open parking garage.
3. Buildings such as a power plant, lookout tower, steeple, grain house, or other similar structures with intermittent human occupancy.

Section 324.2 Fire Equipment Control Room

A fire equipment control room for fire department operations shall be provided. The location and accessibility of the room shall be approved by the fire code official and be separated from the remainder of the building by not less than a 1-hour barrier. The room shall contain the following at a minimum:

- 1) Voice alarm and public address panels.
- 2) Fire alarm control panel.
- 3) Status indicators and controls for air-handling systems.
- 4) Fire pump status indicators (if required).
- 5) Set of complete building plans.

Section 324.3 Road Dimensions

Fire apparatus access roads serving buildings or portions of buildings or facilities that exceed 30 feet in height above the lowest level of fire department vehicle access shall have an unobstructed width of not less than 26 feet.

15.32.110 Section Fees

Section 107.7 is added in the 2022 California Fire Code to read as follows:

SECTION 107.7 – FEES

When any construction project, building, manufacturing process, hazardous occupancy or such similar occurrence present demands on the fire protection service levels that are in excess of those already established and provided by the fire department, and cannot be mitigated by the installation of fire protection appliances or devices, then the owner and/or operator of that entity shall be responsible for costs associated with necessary training and equipment purchases that may be incurred by the fire department to provide an adequate and safe level of emergency response. This level of emergency response will be established by the Fire Chief.

15.32.120 Section 1154 - Firefighting Cost Recovery.

Section 1154.1 is added in the 2022 California Fire Code to read as follows:

Where a fire has resulted from failure to comply with fire safety requirements after notice was given, the Fire Chief may recover costs relating to the response, suppression and overhaul of the fire from the responsible party.

15.32.130 Section 112.4 Abatement of Violation-Non-Compliance Penalty

Section 112.4 is added in the 2022 California Fire Code to read as follows:

When a person fails to comply with a second notice of correction, notice of violation, or notice to cure, the fire code official may impose a fee for the recovery of expenses incurred as a result of activities undertaken pursuant to enforcing the fire prevention provisions of this Code. The penalty for non-compliance shall be determined under Chapter [1.16](#) SBMC.

15.32.170 Section 503 Fire Apparatus Access Roads

The following sections of Chapter 5 – Section 503, Fire Apparatus Access Roads of the 2022 California Fire Code shall be revised to read as follows:

Chapter 5 - Section 503, Fire Apparatus Access Roads

Section 503.2.1 Dimensions

Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet, except for single-family residential driveways; serving no more than two, single-family dwellings, shall have a minimum of 16 feet of unobstructed improved width.

EXCEPTION:

1. Fire access roadways, gated entrances with card readers, guard stations or center medians, which have separated lanes of one-way traffic, shall be not less than 14 feet wide per lane.

Section 503.2.3 Surface

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs. and shall be provided with an approved paved surface to provide all-weather driving capabilities.

Section 503.2.7 Grade

Grades exceeding 15% on fire apparatus access roads shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete (PCC), with a deep broom finish perpendicular to the entire direction of travel. Maximum grade shall not exceed 20%.

Section 503.2.8 Angles of Approach and Departure

The angle of approach and departure of a fire access roadway shall not exceed 12% or as approved by the fire code official.

Section 503.2.9 Roadway Turnouts

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25-foot taper on each end.

Section 503.3 Marking

When required by the fire code official, approved signs or other approved notices or markings shall be provided for all public and private fire apparatus access roads to identify such roads or prohibit obstruction thereof. Signs, notices or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. All new public roads, all private roads within major subdivisions and all private roads serving four or more parcels shall be named. Road name signs shall comply with City of Solana Beach standards.

15.32.190 Sections 503.4.2, 503.4.3 – Fire Lane parking restrictions.

Sections 503.4.2-503.4.3 are added to the 2022 California Fire Code to read as follows:

503.4.2 Fire Lanes – No Parking

No person shall park, stand, or leave unattended any vehicles in any fire lane or fire apparatus access road designated and marked according to the provisions of this Section.

503.4.3 Fire Lanes-No Parking

The fire code official shall have the authority to designate fire lanes or fire apparatus access roads within the City, and to enforce the provisions of this Section. The fire code official may designate existing roadways as fire access roadways consistent with California Vehicle Code Section 22500.1, and 22685 (a) where it determined that such designation is necessary to provide adequate emergency apparatus access.

15.32.200 Section 503.6 – Security gates

Section 503.6 of the 2022 California Fire Code is revised to read as follows:

Sec. 503.6 Security Gates

No person shall install a security gate or security device across a fire access roadway without approval of the fire code official.

1. An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.
2. A gate accessing more than four residences or residential lots or a gate accessing hazardous institutional, educational or assembly occupancy group

structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure.

3. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.

4. An automatic gate serving more than one dwelling or residential lot in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.

5. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.

6. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

15.32.210 Section 507 - Fire Protection Water Supplies

The following sections of Chapter 5 – Section 507, Fire Protection Water Supplies, in the 2022 California Fire Code shall be revised to read as follows:

Chapter 5 Fire Service Features

Section 507.2.2 Water Tanks

Section 507.2.2A Water Tanks Table 507.2.2A - Water storage tanks, when permitted by the fire code official, shall comply with Table No. 507.2.2A

WATER STORAGE TANKS
Table No. 507.2.2A

TABLE NO. 507.2.2A			
Building Square Feet	Gallons Per Minute Water Flow	Capacity Gallons	Duration Minutes
Up to 1,500	250	5,000	20
Over 1,500	250	10,000	40
When exposure distance is one hundred feet (100') or less from adjacent property, or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.			

1. Tank elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be

equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the fire department. Tank size may be increased to serve multiple structures on a single parcel.

2. Supply outlet shall be at least 4 inches in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall provide an approved means of controlling water flow.

3. The outlet shall be located along an access roadway and shall not be closer than 50 feet or further than 150 feet from the structure.

4. All exposed tanks and supply pipes shall be of an alloy or other material listed for above ground use. Adequate support shall be provided.

Section 507.5.1 Where Required

The location, type and number of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public or private street, or on the site of the premises to be protected or both. Fire hydrants shall be accessible to fire department apparatus by roads meeting the requirements of section 503.

Section 507.5.1.01 Requirements for single family dwellings

In zones other than industrial, commercial, and multi-family, fire hydrants shall be installed in accordance with Table No. 507.5.1.1A.

Table No. 507.5.1.1A

TABLE 507.5.1.1A	
Parcels ½ acre and larger:	Every 500 feet to the structure
Parcels less than ½ acre:	Every 350 feet

Section 507.5.1.02 Requirements for multi-family, commercial and industrial zones

In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, or as approved by the fire code official and every 300 feet of fire access roadways, regardless of parcel size.

15.32.230 Sections 903, 905 - General fire extinguishing system requirements

The following sections of Chapter 9 – Fire Protection Systems, in the 2022 California Fire Code shall be revised to read as follows:

Section 902.1 Definitions – Added Definition

LIFE SAFETY SPRINKLER SYSTEM shall meet National Fire Protection Association Standards 13-D and 13-R latest addition, and City of Solana Beach installation policies as appropriate

Section 903 – Automatic Sprinkler Systems

Section 903.2 - Where required

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in sections 903.2.01.1 through 903.2.12, and may be required in additions and remodels of existing structures as described in section 903.2.01

Section 903.2.01 Additions, Remodels and Reconstruction

An automatic sprinkler system installed in accordance with 903.3 may be required to be installed throughout structures when the addition is more than 50% of the existing building or where the scope of work includes significant modifications to the interior/or roof of the building.

Exceptions:

- 1) If the cost of the installation exceeds 15 percent of the valuation of the project. Formal bids shall be provided to the fire prevention bureau to be reviewed for acceptance.
- 2) If the addition to the existing building is strictly for the creation of a new Accessory Dwelling Unit; no additions or remodels to the existing building is permitted.

903.2.02 - New Commercial and Group U

An automatic sprinkler system Installed in accordance with section 903.3 shall be required in new buildings and structures where the required fire flow exceeds 1,500 gallons per minute as calculated by section 507.3., or when the square footage of a new commercial building exceeds 5,000 square feet.

Exception:

Agricultural buildings constructed of wood or metal frame, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.

Section 905 Standpipe Systems - Required Installations

Standpipe systems shall be installed where required by Sections 905.3.01 through 905.3.11.1. Standpipe systems are allowed to be combined with automatic sprinkler systems.

Exception: Standpipe systems are not required in Group R-3 occupancies.

Section 905.3 Standpipes for New Commercial Buildings:

A Class I standpipe with 2.5-inch hose valves shall be provided for all new commercial buildings three levels or more in height, regardless of occupancy type. Hose valves and connections shall be located in each stair enclosure and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class I standpipes may be required.

15.32.350 Explosives and Fireworks

The following sections of Chapter 56 – Explosives and Fireworks, in the 2022 California Fire Code shall be added to read as follows:

Chapter 56 Explosives and Fireworks

Section 5608.2 Fireworks

Fireworks shall not be sold, manufactured, disposed or discharged within the jurisdictional boundaries of the City of Solana Beach, except when all necessary permits have been issued by all the relevant agencies, including a permit for public display, theatrical purposes and/or group entertainment issued by the fire department, to a California State Fire Marshal licensed pyrotechnician and the minimum requirements of Title-19, California Code of Regulations, Chapter-6, fireworks are met. The San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108 may be used as a guide when enforcing these requirements.

Section 5608.3 Fireworks Penalty

Any person violating any provisions or failing to comply with this Chapter or the requirements of Title-19 California Code of Regulations, chapter 6, and/or San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108, shall be guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine not to exceed One Thousand dollars (\$1,000) or by imprisonment in the County jail for a period of not more than one year or by both such fine and imprisonment.

Chapter 15.33

HISTORICAL BUILDING CODE

Sections:

15.33.10 Adoption

15.33.010 adoption of the California Historical Building Code, Part 8, Title 24 of the California Code of Regulations. The California Historical Building Code, 2022 edition, Chapter 15.33 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.34

EXISTING BUILDING CODE

Sections:

15.34.010 Adoption

15.34.010 adoption of the California Existing Building Code, Part 10, Title 24 of the California Code of Regulations. The California Existing Building Code, 2022 edition, Chapter 15.34 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.35

REFERENCED STANDARDS CODE

Sections:

15.35.10 Adoption

15.35.010 adoption of the California Referenced Standards Code, Part 12, Title 24 of the California Code of Regulations. The California Referenced Standards Code, 2022 edition, Chapter 15.35 is adopted by reference without change to Buildings and Construction Title 15.

SECTION 3: SEVERABILITY

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. Such section, subsection, sentence, clause or phrase, instead, shall be superseded and replaced by the corresponding provisions, if any exist, of Title 24 of the California Code of Regulations. The City Council of the City of Solana Beach hereby declares that it would have passed this Ordinance and each section or subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 4: INCONSISTENCIES

To the extent the terms and provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance, motion, resolution, rule or regulation governing the same subject, the terms of this Ordinance shall prevail with respect to the subject matter thereof.

SECTION 5: INTERPRETATION

In interpreting this Ordinance or resolving any ambiguity, this Ordinance shall be interpreted in a manner that effectively accomplishes its stated purposes.

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

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Solana Beach, California on the 12th day of October, 2022; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California on the 26th day of October, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk