



CITY OF SOLANA BEACH

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

AGENDA

Joint REGULAR Meeting

Wednesday, October 13, 2021 * 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 Government Code sections 54953(e) and 54954.3 and other applicable law.

MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

In person participation at City Council meetings is **not** allowed at this time. There will be **no** members of the public in attendance at Council Meetings. Alternatives to in-person attendance for viewing and participating in City Council meetings are being provided under Public Participation.

AGENDA MATERIALS

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

WATCH THE MEETING

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

PUBLIC COMMENTS

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

OR

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

Before Meeting

- Alert Clerk's Office. We ask that you alert us that you will joining the meeting to speak. Please email us at clerkoffice@cosb.org to let us know which item you will speaking on. This allows our Staff to manage speakers more efficiently.
- Public Comment Link: To provide public comment
<https://cosb-org.zoom.us/j/88193788309?pwd=ZDRPMXRNMW9RMU9FZjdRYTd5R3ZVdz09>
Zoom Webinar ID=881 9378 8309 Password=689644
 - Join/Log-In to the meeting at least 15 minutes prior to the start time so that the City Clerk can verify you are ready to speak before the meeting begins.
 - Audio Accessibility: If your computer does not have a microphone or you have sound issues, you can call-in from a landline or cell phone and use it as your audio (phone # is provided once you log in to Zoom, see above). If you call in for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios when you are speaking.

During Meeting:

- During each Agenda Item and Oral Communications, attendees will be asked if they would like to speak. Speakers are taken during each agenda item.

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

SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2

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

CITY COUNCILMEMBERS			
Lesa Heebner, Mayor			
Kristi Becker Deputy Mayor	Kelly Harless Councilmember	David A. Zito Councilmember District 1	Jewel Edson Councilmember District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

- Children's Environmental Health Day
- Honoring Hispanic and Latino Heritage Month

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

None at the posting of this agenda

APPROVAL OF AGENDA:

ORAL COMMUNICATIONS:

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

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by having

submitted written comments 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. Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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 August 25, 2021 City Council meeting.

[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 4, 2021 – September 24, 2021.

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

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

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

Recommendation: That the City Council

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

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

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

A.4. 2021/22 Street Maintenance and Repairs Project. (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2021-119**:
 - a. Approving the list of streets scheduled for maintenance and repairs as part of the 2021/22 Street Maintenance and Repairs Project.
 - b. Authorizing the City Engineer to advertise for construction bids for the 2021/22 Street Maintenance and Repairs Project.

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

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A.5. Local Emergency Teleconferencing. (File 0240-25)

Recommendation: That the City Council

1. Adopt **Resolution 2021-120** authorizing remote teleconference meetings of the legislative bodies of the City for the period of October 13, 2021 through November 12, 2021 pursuant to the new provisions of the Brown Act.

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

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

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

Recommendation: That the City Council

1. Adopt **Resolution 2021-118**:
 - a. Authorizing the City Council to accept, as complete, the ADA Pedestrian Ramps, Bid No. 2021-02, constructed by PAL General Engineering.
 - b. Authorizing the City Clerk to file a Notice of Completion.

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

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

A.7. Citywide Janitorial Services. (File 0700-20)

Recommendation: That the City Council

1. Adopt **Resolution 2021-110** authorizing the City Manager to execute an amendment to the Professional Services Agreement with California Office Cleaning, Inc., in an amount not to exceed \$132,772, for Citywide Janitorial Services.

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

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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: 432 Dell Court., Applicant: Jutronich, Case: DRP20-011, SDP20-015. (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 2021-116** conditionally approving a DRP and SDP to allow for the construction of a first- and second-story addition and remodel to an existing one-story, single-family residence with an attached garage at 432 Dell Court.

[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: 181 South Nardo Avenue., Applicant: Yates, Case: DRP21-002, SDP21-003. (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 2021-117** conditionally approving a DRP and SDP to allow for the construction of a first-story remodel and new second-story addition to an existing one-story, single-family residence with an attached garage at 181 South Nardo 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: 529 Pacific Avenue, Applicant: Pollock, Case: DRP19-010.
(File 0600-40)

The proposed project meets the minimum objective requirements under the LUP, SBMC, is 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 2021-102** conditionally approving an addition and an interior remodel of an existing single-story residence on property at 529 Pacific Avenue.

[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.

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. Permanent Art Acquisition & Installation: Pinion. (File 0910-45)

Recommendation: That the City Council

1. Adopt **Resolution 2021-121** authorizing the purchase of the *Pinion* as a permanent art piece in the City's art collection, including the necessary expenses required to remove the art piece for refurbishment and replace it back in the same location, as well as construct a new permanent base and aesthetic upgrades at the location for a not to exceed amount of \$35,000.
2. Appropriate \$35,000 to the Improvements expenditure account from the Public Arts Reserve in the TOT Coastal Visitors Fund.

[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 23, 2021

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

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

- a. Business Liaison Committee – Zito, Edson.
- b. Fire Dept. Management Governance & Organizational Evaluation – Harless, Edson
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Heebner
- d. Parks and Recreation Committee – Zito, Harless
- e. Public Arts Committee – Edson, Heebner

- f. School Relations Committee – Becker, Harless
 - g. Solana Beach-Del Mar Relations Committee – Heebner, Edson
- CITIZEN COMMISSION(S)**
- a. Climate Action Commission: Primary-Zito, Alternate-Becker

ADJOURN:

Next Regularly Scheduled Meeting is October 27, 2021

Always refer the City's website Event Calendar for Special Meetings or an updated schedule.

Or Contact City Hall 858-720-2400

www.cityofsolanabeach.org

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the October 13, 2021 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 6, 2021 at 5:35 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 13, 2021, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

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

CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



CITY OF SOLANA BEACH

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

MINUTES

Joint – Closed Session

Wednesday, August 25, 2021 ♦ 5:00 p.m.

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

This meeting will be conducted in accordance with Governor Newsom’s
Executive Order N-29-20 related to the COVID-19 virus.

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present: Lesa Heebner, Kristi Becker, Kelly Harless, David A. Zito, Jewel Edson
Absent: None
Also Present: Gregory Wade, City Manager
Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

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

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2)
One (1) Potential case.

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957
City Manager review.

No reportable action.

ADJOURN:

Mayor Heebner adjourned the meeting at 5:45 p.m.

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, August 25, 2021 * 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 Governor Newsom's Executive Order N-29-20 related to the COVID-19 virus.

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

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

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

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

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

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Solana Beach Little League

Mayor Heebner read a proclamation regarding the Solana Beach Little League and their making it to the semi-finals.

Jai Shab thanked the Council and spoke about the team and games.

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

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

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by having submitted written comments 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. Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

Kristine Schindler presented a PowerPoint (on file) and spoke about City of Kindness efforts including the Kindness Rocks being randomly placed around the City as well as given out by Sprouts employees, a Girl Scout Troop that became involved with the kindness initiative.

Catherine Barnes, Dawn Berry and Girl Scout cadets spoke about advancing the City of Kindness movement by painting and distributing 50 painted Kindness Rocks.

Peter Zahn spoke about the interest in net energy metering on the City's future agenda.

Greg Wade, City Manager, stated that the item has already been agendized for the September 8th Council meeting.

Matthew Vasilikis stated that he looked forward to the net energy metering item on September 8th.

Shelah Ott stated that she looked forward to the net energy metering item on September 8th.

Kelly Lyndon stated that she looked forward to the net energy metering item on September 8th.

Karina Gonzalez stated that she looked forward to the net energy metering item on September 8th.

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.)

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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 June 9, 2021 and July 14, 2021.

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

Motion: Moved by Councilmember Zito and second by Deputy Mayor 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 June 19, 2021 – August 6, 2021.

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

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

A.3. General Fund Budget Adjustments for Fiscal Year 2021/22. (File 0330-30)

Recommendation: That the City Council

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

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

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

A.4. Destruction of Obsolete Records. (File 170-50)

Recommendation: That the City Council

1. Adopt **Resolution 2021-099** authorizing the destruction of officially obsolete records.

[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 Deputy Mayor Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

B. PUBLIC HEARINGS: (B.1.)

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

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

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

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

B.1. 640 N. Granados Ave., Applicant: Barnes, Case DRP-20-003/SDP20-007. (File 0600-40)

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 2021-100** 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 640 N. Granados Avenue, Solana Beach.

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

[Item B.1. Supplemental Docs \(updated 8-25-21 at 3:50pm\)](#)

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

Greg Wade, City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Andrew Crocker, Applicant's Architect, stated that he was available for questions.

Council, Staff, and Applicant discussed using the lower garage area as a residential unit for City affordable housing, any private agreement between neighbors, and placement of items on the existing roof deck.

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

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

C. STAFF REPORTS: (C.1. – C.5.)

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. Proposed Building Electrification and Electric Vehicle Charging Infrastructure Amendments to the 2019 Edition of the California Building Standards Code that Would Exceed the Minimum Energy Efficiency Standards Established by the State (Reach Codes). (File 0600-05)

Recommendation: That the City Council

1. Discuss and provide direction to Staff regarding the development of Building Electrification and Electric Vehicle Charging Infrastructure Reach Codes.

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

[Item C.1. Supplemental Docs \(upd. 8-25-21 at 4:55pm\)](#)

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.

Rimga Viskanta, Sr. Management Analyst, presented a PowerPoint (on file).

Lawrence Garber and Amy Rider continued the PowerPoint (on file).

Council, Staff, and Consultants discussed that the savings for new construction would be the cost of thousands of dollars to lay the gas line, that a remodel may need a full electrical service panel upgrade of around \$2,500-\$5,000, that each conversion from gas to electric has been running about \$150 per circuit, identifying the threshold that would qualify as a substantial remodel, what the costs would be to remodel, that the use of solar equipment would significantly reduce costs, the space for a water heater would increase their footprint for the necessary airflow and that a dryer would have no change in the space needed, the recent power outages or conservation alerts, that the grid could be prepared to be more resilient for expansion of services, using excess capacity in the winter to use for cooling in the summertime, energy efficiency advantages built into the technology.

Jonathan Goodmacher, Chair of the Climate Action Commission, presented a PowerPoint (on file) and spoke about moving forward on a detailed draft code for consideration.

Mary Yang (time donated by Shawna McGarry) presented a PowerPoint (on file) reviewing other California cities with an electric reach code, Encinitas' City Council voted not to allow for three exceptions including residential cooking appliances, pool and spa heaters, and outdoor fireplaces, and that powering renewable energy would reduce green gas emissions and improve public safety and health.

Peter Zahn (time donated by Michael McClune) presented a PowerPoint (on file) and spoke about the decarbonization strategy sub-committee's comments to include a 5-kilowatt minimum instead of a 3-kilowatt minimum, a non-residential remodel triggered at 10,000 sq. ft., to include detached ADU's and indoor fireplaces for all-electric requirements, to exempt restaurants for the use of gas cooking, require all outdoor fireplaces, barbecues, and firepits to be portable propane, new construction of commercial and multifamily projects to 1,000 sq. ft. valued at \$200,000, the request for urgent movement on creating a draft ordinance, and that building electrification affects fewer people than some other actions taken by Council.

Matthew Vasilakis, Climate Action Campaign, spoke about support for this effort, removing any unnecessary fossil fuel exemption that in the draft proposal, and that methane gas is a highly potent greenhouse gas harming the atmosphere as well as a dangerous indoor air pollutant harming public health.

Suzanne Hugh, CleanEarth4Kid.org, spoke about the Council's leadership on smoking plastics and climate, requested that exemptions be removed, prohibit natural gas including natural gas stoves in new construction, which is a toxic air pollutant, gas stoves emit toxic air pollution, that some chefs say that electric stoves are superior to gas stoves, San Diego county has an F in ozone and rates the 7th worst ozone in U.S. and a D in particulate matter by American Lung Association.

Harold Standerfer, North County My Generation Group of San Diego Sierra Club, spoke about the climate emergency, the addiction to the extraction, transportation, refinement, and combustion of fossil fuels, and to direct staff to develop an ordinance requiring all new construction in Solana Beach to be all electric and expand infrastructure to support electric vehicles.

Kelly Lyndon, Member of San Diego Electrification Coalition, spoke about support of immediate attention to the draft reach code, importing the Climate Action Commission's recommendations, methane being a dangerous and unhealthy gas, the reach code laying the groundwork for this transition, avoiding natural gas in additional construction, the upfront cost savings to switch over to electric, and asked that it be implemented quickly.

Shelah Ott, member of the San Diego Building Electrification Coalition, spoke about the prioritization of reducing greenhouse gas emissions, the climate emergency declaration, taking bold action to reduce emissions in the building sector which contributed to health problems like asthma and other respiratory illnesses, the significant effects on children and infants, the health problems that can occur with the use of gas stoves, and urged Council to move forward with an all-electric building ordinance without any exceptions.

Eva Geiestanger said that she was a 17-year-old resident of Solana Beach and a Senior at Canyon Crest Academy high school and a youth volunteer for SanDiego350.org and the

Plastic Pollution Coalition and spoke about support for the ordinance, requiring buildings to use electric appliances, EV chargers, and other electric powered systems. She said that gas was a dangerous fossil fuel that was responsible for a large portion of greenhouse gas emissions, joining the almost 50 California cities that had passed building electrification codes, making buildings more economically efficient and environmentally friendly, and she hoped that Council understood the urgency.

Sydney Pitcher spoke about Solana Beach's positive actions taken in the past to reduce plastic and Styrofoam use, the benefits to people if everyone was more receptive to switch over, and assisting people in changing from gas to electric by helping them obtain electric stoves, ovens, water heaters, and furnaces through a rebate program, having less than 10 years to avert the worst irreversible effects of the climate chaos, the importance of taking the opportunity to reduce climate wrecking emissions and take action while there was time, pollution and environmental injustice disproportionately affects communities of color, and the children are the future and should be kept safe.

Karl Aldinger, Conservation Organizer for Sierra Club San Diego, said that he was speaking on behalf of over 15,000 regional members who support the staff recommendations for building electrification and electric vehicle charging reach code, acting on this would align Solana Beach with 49 other cities and municipalities in California who had passed electrification reach codes, the preference to not have exemptions for gas stoves or detached accessory dwelling units, that gas stovetops represented an indoor health hazard often exceeding the legal levels of toxic toxins allowed by California's outdoor air quality standards, that allowing gas stove tops could result in costly new gas line infrastructure that will later need to be unwelcomed, that detached ADUs were generally required to have rooftop solar under title 24, that builders understand the simplicity of an all-electric ADU, and that Council support the strongest possible reach codes to help guide Solana Beach towards cleaner air.

Laura Walsh, Policy Coordinator for the Surfrider Foundation San Diego County Chapter, spoke about Surfrider being a part of the Building Electrification Coalition, support of the all-electric reach codes, building natural gas systems into new infrastructure was contrary to all carbon reduction goals, and support for this initiative.

Anne Feeney, member of San Diego Building Electrification Coalition, spoke about eliminating the use of methane gas for space and water heating and new buildings was highly commendable and significant in reducing greenhouse gas emissions from new construction, consider eliminating the possibility of using methane gas for cooking in new construction for health reasons alone, whether there could be more frequent wildfires, droughts, heat waves, if Solana Beach did not act now, recognizing this climate emergency, and asked the City to eliminate indoor and outdoor gas cooking.

John Bottorff, CleanEarth4Kids.org, said that he was an environmentalist and former architect and asked that the City require an all-electric ordinance for new construction and substantial remodeling, to not allow any new gas lines in the City, that methane was a health hazard and should not be near children, that the American Lung Association gave the San Diego an F for ozone and a D for particulate matter, that modern electric induction stoves were much more energy efficient than gas or traditional electric stoves, induction stoves cook faster with consistent heat, have better temperature controls and are safer, that a cooler kitchen meant less cost for air conditioning, replacing gas with electric builders was

a minimal design and developers were aware of it, and asked the City to follow the example of other California cities like Oakland, Berkeley, San Luis Obispo, and Carlsbad, and move forward with all-electric requirements for new construction and substantial remodeling.

Council, Staff, and Consultants, discussed cost effectiveness of requiring all-electric for remodels, the definition of a major remodel is defined by the jurisdiction, events that trigger upgrades that would require conversion to all-electric, the cost effectiveness study is for major remodels as little as a 50% threshold, consensus on 5 KW requirement, exclude requirement for gas cooking conversions, fireplaces, focus on water heating, space heating, and clothes dryers, to require 20% of parking spaces be equipped with charging stations on commercial projects with 10 or more parking spaces, requiring the electric conduit for EV charging in multi-family residential, requiring 25% of the parking spaces be electric charging ready for multi-residential and hotel projects, defining the significant remodel for electrification requirements, and having Staff return with some of these items and more information to further discuss changes to the code.

Mayor Heebner recessed the meeting at 9:14 p.m. for a break and reconvened at 9:20 p.m.

C.2. Solana 101 Final Map, Conditions, Covenants & Restrictions (CC&Rs) and Final Landscape Plan. (File 0600-40)

Recommendation: That the City Council

1. Adopt **Resolution 2021-101**:
 - a. Approving the Covenants, Conditions and Restrictions for the Solana 101 Project.
 - b. Approving the final landscape plan for Solana 101 Project.
 - c. Approving the Solana 101 Project final subdivision map.
 - d. Authorizing the City Engineer, City Attorney, City Treasurer and City Clerk to sign the final map.
 - e. Authorize the recordation of the final subdivision map.

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

[Item C.2. Updated Report #1 \(added 8-25-21 at 11:00am\)](#)

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

Greg Wade, City Manager, introduced the item and stated that the landscape plan component would be deferred to a future meeting.

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

Council and Staff discussed the reference on page 28 of the "planned business development" or whether it should refer to a common interest development, and that the description would not matter because this CCR document is a private document among owners and those who have interest in the property and is not related to the Council's adopted resolution approving the project with its own conditions.

Ryan Herrall, Zephyr Partners, said that the approving committee was the architectural review committee to ensure that the item met all common interests of the HOA.

Council, Staff, and Applicant, discussed 2.22.1 and 2.2 regarding a list of items that are prohibited and instead adding “any uses inconsistent with zoning,” that on page 12 regarding valet parking references “for restaurants” and proposed that it read instead “all valet parking service shall confirm with the valet management plan submitted to and approved by the City in accordance with the project’s entitlements.”

Council, Staff, and Applicant discussed the last sentence of section 17.7.3 regarding deemed approved as to certain amendments if there was no response from the City within 90 days, that it should not be deemed as approved if no response by the City, the obligation of the City, the ownership of the property would have no recourse if the amendment was pending forever, that the timing may depend on Council’s approval, and that the applicant would modify it to read that “the City shall deliver written notice of its approval or disapproval or an agenda item for City Council within 90 days.”

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

C.3. Update on City of Kindness Initiative and Discussion of Subcommittee Priorities. (File 0160-80)

Recommendation: That the City Council

1. Discuss and provide direction on the two initial City of Kindness priority projects.

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

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Greg Wade, City Manager, introduced the item.

Dan King, Assistant City Manager, presented a PowerPoint (on file).

Kristine Schindler said that she was happy that City Hall was considered as a potential location for the mural, liked the statement “every act counts” and would like to see it included in the branding, and that she supported the efforts.

Jonathon Collopy said that he was supportive of a Council subcommittee, to spread words and images on City Hall demonstrating its belief of what it values and should enact in the community, the mural and banners to decorate the main thoroughfare, consider adding the kindness logo to various capacities of City government including email, signature, apparel, and vehicles.

Council discussed the banners, Harbaugh’s offer to fund banners with their logo added, a kindness mural on City Hall, considering the context of the mural and choosing a simple design, and to switch the order of the Solana Beach logo and the Kindness logo.

C.4. City Website Redesign Update. (File 0190-60)

Recommendation: That the City Council

1. Receive the update and provide feedback.

[Item C.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.

Rimiga Viskanta, Sr. Management Analyst, presented a PowerPoint (on file).

Ron Zayas, 360-Biz, presented a mockup of some design layouts for the main home page.

10:35 p.m. Council reached consensus to continue the meeting to next item.

C.5. Adopt (2nd Reading) Ordinance 517 – Amending Chapter 6.20 of the Solana Beach Municipal Code to Comply with State Mandated Organic Waste Disposal Requirements. (File 1030-50)

Recommendation: That the City Council

1. Adopt **Ordinance 517** amending Chapter 6.20 of the Solana Beach Municipal Code to address state organics recycling mandates.

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.

Johanna Canlas, City Attorney, read the title.

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

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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 10:39 p.m.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 13, 2021
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- 09/04/21 through 09/24/21

Check Register-Disbursement Fund (Attachment 1)	\$	465,954.14
Council Payroll	September 9, 2021	4,717.26
Federal & State Taxes	September 9, 2021	396.38
Retirement Payroll	September 14, 2021	4,501.00
Net Payroll	September 17, 2021	241,687.63
Federal & State Taxes	September 17, 2021	73,251.03

TOTAL	\$	<u>790,507.44</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 4, 2021 through September 24, 2021 reflects total expenditures of \$790,507.44 from various City sources.

CITY COUNCIL ACTION: _____

WORK PLAN:

N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

9/4/2021 - 9/24/2021

Department Vendor	Description	Check/EFT Number	Amount
100 - GENERAL FUND			
PREFERRED BENEFIT INS ADMIN INC.	DENTAL SEPT 21	100519	\$2,784.70
PREFERRED BENEFIT INS ADMIN INC.	DENTAL SEPT 21	100519	\$42.90
ICMA PLAN 302817	ICMA PD 09/09/21	9000343	\$6,536.20
ICMA PLAN 302817	PLAN NUMBER: 302817	9000343	\$15,463.44
SOLANA BEACH FIREFIGHTERS ASSOC	FD DUES PD 09/17/21	9000345	\$813.50
ICMA RHS 801939	PLAN NUMBER: 801939	9000344	\$2,127.21
SUN LIFE FINANCIAL	JULY 21 LIFE & ADD INS	100408	\$1,217.16
SUN LIFE FINANCIAL	JULY 21 SUPP LIFE	100408	\$283.65
SUN LIFE FINANCIAL	JULY 21 LTD	100408	\$1,530.61
SUN LIFE FINANCIAL	AUG 21 LIFE & ADD INS	100408	\$1,257.87
SUN LIFE FINANCIAL	AUG 21 SUPP LIFE	100408	\$283.65
SUN LIFE FINANCIAL	AUG 21 LTD	100408	\$1,610.27
MEDICAL EYE SERVICES	VISION SEPT 21	100513	\$448.34
MEDICAL EYE SERVICES	EE# COBRA-SEPT 21	100513	\$20.33
MEDICAL EYE SERVICES	EE# COBRA-SEPT 21	100513	\$11.29
MEDICAL EYE SERVICES	EE# -COBRA-SEPT 21	100513	\$11.29
MEDICAL EYE SERVICES	EE# -COBRA-SEPT 21	100513	\$11.29
MEDICAL EYE SERVICES	EE# TIMING-SEPT 21	100513	(\$11.29)
SOLAR PERMIT SPECIALISTS	REFUND: B20-0468 534 N CEDROS	100405	\$356.00
NANCY M GIBERSON TRUST 07-03-03	REFUND ENC21-0074	100400	\$543.00
JEFF KEENAN	CANCELLED FFFC RENTAL 10/02/21	100382	\$156.39
JEFF KEENAN	CANCELLED FFFC RENTAL 10/02/21	100382	\$1,448.00
STEPHANIE SINGER	REFUND ENC20-0181	100407	\$452.00
CAITLIN COSTELLO	REFUND: ENC21-0029/461 CANYON DR	100372	\$543.00
CINDY GRAF-JONES	REFUND: FCCC RENTAL DEPOSIT 08/21/21	100373	\$500.00
GABRIEL KOFF	REFUND: FFFC RENTAL 01/22/22	100379	\$368.61
GABRIEL KOFF	REFUND: FFFC RENTAL 01/22/22	100379	\$96.39
SEAVIEW FA, LLC	REFND-SBGR-365/982 AVOCADO	100527	\$7,113.00
SEAVIEW FA, LLC	RFND-SBGR-366/850 AVOCADO	100527	\$7,858.00
TOTAL GENERAL FUND			\$53,876.80
1005100 - CITY COUNCIL			
FRIENDS OF SOLANA BEACH LIBRARY	FRIENDS OF THE LIBRARY REIMBURSEMENT	100399	\$10,000.00
TOTAL CITY COUNCIL			\$10,000.00
1005150 - CITY CLERK			
IRON MOUNTAIN	RECORDS STORAGE-AUGUST	100472	\$783.24
IRON MOUNTAIN	RECORDS STORAGE-JULY	100472	\$565.14
IRON MOUNTAIN	STORAGE-SEPT	100505	\$548.71
DEL MAR BLUE PRINT COMPANY, INC.	LOT SCANS	100465	\$256.02
STAPLES CONTRACT & COMMERCIAL	OFFICE FAN	100482	\$25.85

STAPLES CONTRACT & COMMERCIAL	DIVIDERS/PAPER	100482	\$68.81
UT SAN DIEGO - NRTH COUNTY	ORD 514-ADOPT	100536	\$75.14
UT SAN DIEGO - NRTH COUNTY	ORD 518 INTRO	100536	\$384.65
CORODATA RECORDS MANAGEMENT, INC	RECORDS STORAGE-JULY	100422	\$534.33
CORODATA RECORDS MANAGEMENT, INC	21-67/RECORDS STORAGE-JUNE	100422	\$583.91
TOTAL CITY CLERK			\$3,825.80
1005200 - CITY MANAGER			
KEYSER MARSTON ASSOCIATES, INC	PROF SERVICE-AUGUST	100507	\$2,550.00
KEYSER MARSTON ASSOCIATES, INC	PROF SERVICES-JULY	100507	\$1,570.00
DRO MANAGEMENT CONSULTANTS, LLC	222-55 DRO MNGMNT-NCTD/DRAFT AGRMNT	100467	\$8,125.00
EMANUELS JONES AND ASSOCIATES	PROF SERVICE-SEPT	100499	\$2,500.00
TOTAL CITY MANAGER			\$14,745.00
1005250 - LEGAL SERVICES			
LOUNSBERY FERGUSON ALTON & PEAK LLP	LEGAL PROF SVC-2-28-19	100511	\$724.00
NIELSEN MERKSAMER	21-47/PRO SERVICES -MAY 21	100486	\$1,507.00
TOTAL LEGAL SERVICES			\$2,231.00
1005300 - FINANCE			
LIEBERT CASSIDY INC	FLSA TRAINING THAYER 03/10/21	100383	\$600.00
OFFICE DEPOT INC	BINDRS/PLATES/PENS/WHITE OUT	100517	\$43.97
TYLER TECHNOLOGIES, INC.	TYLER ANNUAL MAINT - FY22	100411	\$81,475.00
CENTRAL SQUARE	21-204/FY21 FINANCE PLUS	100421	\$15,685.00
CENTRAL SQUARE	21-204/FY21 FINANCE PLUS	100421	\$8,632.39
CENTRAL SQUARE	21-204/FY 21 FINANCE PLUS	100421	\$260.09
TOTAL FINANCE			\$106,696.45
1005350 - SUPPORT SERVICES			
JENNIFER REED	ADMIN SVC-AUG	100539	\$26.00
OFFICE DEPOT INC	BINDRS/PLATES/PENS/WHITE OUT	100517	\$27.47
TOTAL SUPPORT SERVICES			\$53.47
1005400 - HUMAN RESOURCES			
POUNEH SAMMAK	RIEMB-GIFT CARD PANEL	100518	\$60.00
MEDICAL EYE SERVICES	ROUNDING-SEPT 21	100513	(\$0.21)
ALTA LANGUAGE SERVICES, INC	BILINGUAL TEST	100370	\$68.00
TOTAL HUMAN RESOURCES			\$127.79
1005450 - INFORMATION SERVICES			
COX COMMUNICATIONS INC	CITY INTERNET-07/19-08/18	100423	\$368.50
VERIZON WIRELESS-SD	670601022-06/24-07/23	100484	\$152.04
AT&T CALNET 3	9391053641-06/24-07/23	100418	\$166.16
AT&T CALNET 3	9391012282-06/24-07/23	100418	\$22.18
AT&T CALNET 3	9391062899-06/24-07/23	100418	\$166.16
AT&T CALNET 3	9391012278-06/24-07/23	100418	\$1,204.38
MANAGED SOLUTION	PROF SERVICE-JULY	100475	\$370.00
MANAGED SOLUTION	PROF SERVICE-AUGUST	100475	\$1,247.40
MANAGED SOLUTION	PROF SERVICE-JULY	100475	\$1,289.40
MANAGED SOLUTION	PROF SVC-JULY	100512	\$900.00
FISHER INTEGRATED, INC.	21-175/COUNCIL WEB STRM-MAY	100471	\$800.00
TING FIBER INC.	CH 1GB INTERNET-JULY	100483	\$2,349.00
TING FIBER INC.	21-140/CH 1 GB INTERNET-APRIL	100483	\$999.00

TOTAL INFORMATION SERVICES			\$10,034.22
1005550 - PLANNING			
UT SAN DIEGO - NRTH COUNTY	NOTICE DRP20-003/SDP20-007	100415	\$450.53
UT SAN DIEGO - NRTH COUNTY	NOTICE DRP20-012/SDP20-016	100415	\$447.21
UT SAN DIEGO - NRTH COUNTY	DRP21-003/521 CANYON DR	100415	\$434.77
CENTRAL SQUARE	222-70 TRAKIT-ANNL MAINT 07/01/20-06/30/21	100474	\$24,015.61
TOTAL PLANNING			\$25,348.12
1005560 - BUILDING SERVICES			
STAPLES CONTRACT & COMMERCIAL	POST-ITS/PAPER	100406	\$159.37
TOTAL BUILDING SERVICES			\$159.37
1005590 - PARKING ENFORCEMENT			
WEX FLEET UNIVERSAL	AUTO FUEL-08/08/21-09/07/21	100538	\$156.41
TOTAL PARKING ENFORCEMENT			\$156.41
1006120 - FIRE DEPARTMENT			
SANTA FE IRRIGATION DISTRICT	005512-000	100525	\$646.32
THE UNIFORM SPECIALIST	SHIRTS/SEWINGS/PATCH-FORD	100535	\$838.87
NAPA AUTO PARTS INC	ANTIFEEZE/TIRE FOAM	100476	\$286.46
VERIZON WIRELESS-SD	962428212- 07/29-08/28	100484	\$798.52
VERIZON WIRELESS-SD	962428212- 06/29-07/28	100484	\$553.21
TURNOUT MAINTENANCE COMPANY, LLC	CLEANING-PESTER	100533	\$181.00
REGIONAL COMMS SYS, MS 056 - RCS	CAP CODE-AUGUST	100521	\$32.50
JAMES HANCOCK	REIMB REGISTN-7/19/21-HANCOCK	100503	\$1,000.00
WESTERN EXTRICATION SPECIALISTS INC	COUPLER CORE FEMALE	100537	\$278.21
WEX FLEET UNIVERSAL	AUTO FUEL-08/08/21-09/07/21	100538	\$526.49
L. N. CURTIS & SONS INC	ROTATION LOCK INSERT KIT	100510	\$37.49
CITY OF SAN MARCOS	REIMB PALOMAR COLLEGE FNL TSTNG-JULY	100524	\$240.40
LAWNMOWERS PLUS	CHAINSAW	100509	\$59.12
AFECO INC	LETTER SEWING-HOGAN	100489	\$94.82
AFECO INC	REPR/PEPLC-TOTH/HANSEN/MITCHELL/HANCOCK	100529	\$1,425.72
AFECO INC	SEWING-SCHMIDT	100529	\$94.82
DIVERSIFIED INSPECTIONS/ITL, INC.	SAFETY INSPECTION/PIERCE TRUCK	100466	\$178.00
FIRE NINJA LLC	SAFETY VESTS	100470	\$267.40
TOTAL FIRE DEPARTMENT			\$7,539.35
1006130 - ANIMAL CONTROL			
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	FY22 ANIMAL SVC-AUGUST	100477	\$7,228.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	FY22 ANIMAL SVC-JULY	100523	\$7,228.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	FY22 ANIMAL SVC-SEPT	100523	\$7,228.00
TOTAL ANIMAL CONTROL			\$21,684.00
1006150 - CIVIL DEFENSE			
AT&T CALNET 3	9391012275-07/24/21-08/23/21	100494	\$166.16
TOTAL CIVIL DEFENSE			\$166.16
1006170 - MARINE SAFETY			
CULLIGAN OF SAN DIEGO	DRINKING WATER-MS	100464	\$48.83
CULLIGAN OF SAN DIEGO	DRINKING WATER-SEPT	100497	\$48.83
VERIZON WIRELESS-SD	962428212- 07/29-08/28	100484	\$152.04
VERIZON WIRELESS-SD	962428212- 06/29-07/28	100484	\$152.04
WEX FLEET UNIVERSAL	AUTO FUEL-08/08/21-09/07/21	100538	\$943.79

ANTHONY E. PETERSON	MS WINDOW FILM INSTALLATION	100409	\$378.61
STEVE SHERMAN	MARINE SAFTEY PHOTO	100530	\$200.00
TOTAL MARINE SAFETY			\$1,924.14
1006510 - ENGINEERING			
STAPLES CONTRACT & COMMERCIAL	ANTFATIGUE MAT	100482	\$67.87
UNDERGROUND SVC ALERT OF SOCAL INC	CA STATE REGULATORY-AUG	100534	\$54.29
UNDERGROUND SVC ALERT OF SOCAL INC	DIG ALERT-AUG	100534	\$102.40
SAN DIEGUITO ENGINEERING, INC.	PROFESSIONAL SERIVCES - JULY	100403	\$212.50
WEX FLEET UNIVERSAL	AUTO FUEL-08/08/21-09/07/21	100538	\$117.34
TOTAL ENGINEERING			\$554.40
1006520 - ENVIRONMENTAL SERVICES			
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$12.32
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$12.32
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$12.32
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$12.33
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$12.32
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$12.33
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$12.32
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$12.33
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$12.32
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100515	\$12.33
AFFORDABLE PIPELINE SERVICES INC	STORM DRAIN SERVICE	100369	\$1,140.00
AFFORDABLE PIPELINE SERVICES INC	H-STORM DRAIN MAINT	100416	\$1,140.00
SANTA FE IRRIGATION DISTRICT	005506-014	100525	\$243.62
WEX FLEET UNIVERSAL	AUTO FUEL-08/08/21-09/07/21	100538	\$341.37
TOTAL ENVIRONMENTAL SERVICES			\$2,988.23
1006530 - STREET MAINTENANCE			
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$21.13
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$21.13
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$21.13
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$21.13
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$21.13
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$21.13
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$21.13
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$21.13
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$21.13
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100515	\$21.13
SANTA FE IRRIGATION DISTRICT	001695-000	100525	\$131.66
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE-AUG	100516	\$1,827.01
ABEL PEREZ	MILEAGE-09/03 & 09/06	100491	\$7.84
WEX FLEET UNIVERSAL	AUTO FUEL-08/08/21-09/07/21	100538	\$309.38
TOTAL STREET MAINTENANCE			\$2,487.19
1006540 - TRAFFIC SAFETY			
REDFLEX TRAFFIC SYSTEMS, INC	RED LIGHT CAMERA-AUG	9000347	\$7,158.00
TRAFFIC SUPPLY, INC	NO PARKING SIGNS (7)	100410	\$106.27
TRAFFIC SUPPLY, INC	STREET SIGNS	100410	\$2,272.33
AT&T CALNET 3	9391012279 07/24-08/23	100371	\$48.65

SIEMENS MOBILITY, INC.	REPLACE MISSING IISNS PANEL	100481	\$450.00
SIEMENS MOBILITY, INC.	CALL OUT-JULY 21	100481	\$999.47
SIEMENS MOBILITY, INC.	TRAFFIC SIGNAL MAINT-JULY 21	100481	\$1,050.00
SAN DIEGO COUNTY BICYCLE COALITION	EBIKE BOOKLETS	100495	\$1,077.00

TOTAL TRAFFIC SAFETY**\$13,161.72****1006550 - STREET CLEANING**

SANTA FE IRRIGATION DISTRICT	001695-000	100525	\$77.33
CLEAN STREET	STREET SWEEPING-SPC EVNT-08/10	100375	\$90.20
CLEAN STREET	CITY-WIDE STREET SWEEPING-AUG	100375	\$3,871.45

TOTAL STREET CLEANING**\$4,038.98****1006560 - PARK MAINTENANCE**

MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$14.97
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$14.97
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$14.97
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$14.96
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$14.97
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$14.96
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$14.97
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$14.96
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$14.97
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$14.96
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$14.97
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100515	\$14.96
RANCHO SANTA FE SECURITY SYS INC	PATROL SVC-AUG	100402	\$583.57
RANCHO SANTA FE SECURITY SYS INC	ALARM MONITORING-AUG	100402	\$252.00
DIXIELINE LUMBER CO INC	CAUTION TAPE	100377	\$24.71
DIXIELINE LUMBER CO INC	Extension Cord, 12 AWG Cable, Grounded Plug	100498	\$380.10
SANTA FE IRRIGATION DISTRICT	005506-000	100525	\$109.36
SANTA FE IRRIGATION DISTRICT	005506-001	100525	\$81.86
SANTA FE IRRIGATION DISTRICT	005506-002	100525	\$390.72
SANTA FE IRRIGATION DISTRICT	005506-004	100525	\$81.86
SANTA FE IRRIGATION DISTRICT	012448-001	100525	\$91.14
SANTA FE IRRIGATION DISTRICT	005506-011	100525	\$331.55
SANTA FE IRRIGATION DISTRICT	005506-012	100525	\$2,418.02
SANTA FE IRRIGATION DISTRICT	005506-013	100525	\$196.87
SANTA FE IRRIGATION DISTRICT	005979-001	100525	\$130.86
SANTA FE IRRIGATION DISTRICT	012448-000	100525	\$143.91
SANTA FE IRRIGATION DISTRICT	005506-005	100525	\$249.44
SANTA FE IRRIGATION DISTRICT	005506-006	100525	\$155.96
SANTA FE IRRIGATION DISTRICT	005506-007	100525	\$112.48
SANTA FE IRRIGATION DISTRICT	005506-009	100525	\$81.86
SANTA FE IRRIGATION DISTRICT	005506-010	100525	\$295.81
SANTA FE IRRIGATION DISTRICT	005506-018	100525	\$345.84
SANTA FE IRRIGATION DISTRICT	005506-019	100525	\$1,295.97
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE-AUG	100516	\$12,319.81
ABEL PEREZ	MILEAGE-09/03 & 09/06	100491	\$7.84
JOSE GARCIA	MILEAGE-09/05/21	100506	\$34.72
VARSITY BRANDS HOLDING CO., INC	PICKLEBALL EQUIPMENT	100485	\$514.29
HABITAT PROTECTION, INC	FCC PARK ONE TIME TREATMENT	100401	\$400.00

SUNBELT RENTALS, INC.	TILLER-LC	100531	\$105.24
WEX FLEET UNIVERSAL	AUTO FUEL-08/08/21-09/07/21	100538	\$64.00
TOTAL PARK MAINTENANCE			\$21,349.45
1006570 - PUBLIC FACILITIES			
SEASIDE HEATING & AIR CONDITIONING	CH HVAC SVC-JULY	100404	\$245.00
SEASIDE HEATING & AIR CONDITIONING	MS PROF SVC-JUL	100404	\$65.00
SEASIDE HEATING & AIR CONDITIONING	CH HVAC SVC-RPR	100404	\$125.00
SEASIDE HEATING & AIR CONDITIONING	FIRE HVAC SVC	100404	\$110.00
STAPLES CONTRACT & COMMERCIAL	SNEEZE GUARD	100482	\$581.81
STAPLES CONTRACT & COMMERCIAL	SEPARATION SCREEN	100482	\$214.40
DSR - DOOR SERVICE & REPAIR, INC	FD-BAY DOOR REPAIR 08/27/21	100378	\$436.50
DIXIELINE LUMBER CO INC	QUIKRETE MIX	100377	\$16.08
DIXIELINE LUMBER CO INC	SPRAY GUN	100377	\$148.70
DIXIELINE LUMBER CO INC	MASTER KEY BLANK	100498	\$25.61
SANTA FE IRRIGATION DISTRICT	005506-008	100525	\$445.04
LALLEY CONSTRUCTION	INSTALL WOOD CABINET	100473	\$1,235.00
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE-AUG	100516	\$2,470.66
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES-PF	100516	\$100.00
24 HOUR ELEVATOR, INC	ELEVATOR MAINT/REPAIR-SEP	100490	\$176.40
CINTAS CORPORATION NO. 2	FIRST AID - PUBLIC WORKS	100374	\$96.30
HABITAT PROTECTION, INC	PW-PEST SVC-AUG	100401	\$34.00
HABITAT PROTECTION, INC	CH PEST SVC-AUG	100401	\$53.00
HABITAT PROTECTION, INC	MS PEST SVC-AUG	100401	\$63.00
HABITAT PROTECTION, INC	LCCC PEST SVC-AUG	100401	\$64.00
HABITAT PROTECTION, INC	FIRE PEST SVC-AUG	100401	\$40.00
HABITAT PROTECTION, INC	FCCC PEST SVC-AUG	100401	\$34.00
CALIFORNIA OFFICE CLEANING, INC	REFRIGERATOR CLEANING 7/27/21	100420	\$50.00
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL SERVICE-JULY	100420	\$8,360.00
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL SERVICE-JULY	100420	\$150.00
CALIFORNIA OFFICE CLEANING, INC	COVID-19 CLEANING-JULY	100420	\$3,519.00
WEX FLEET UNIVERSAL	AUTO FUEL-08/08/21-09/07/21	100538	\$106.68
READY REFRESH BY NESTLE	DRINKING WATER-PW	100520	\$5.12
READY REFRESH BY NESTLE	DRINKING WATER-CH	100520	\$355.51
READY REFRESH BY NESTLE	DRINKING WATER-LC	100520	\$35.29
TOTAL PUBLIC FACILITIES			\$19,361.10
1007100 - COMMUNITY SERVICES			
EXTERIOR PRODUCTS INC	DEL MAR RACE BANNER	100469	\$3,420.00
TOTAL COMMUNITY SERVICES			\$3,420.00
1007110 - GF-RECREATION			
ABLE PATROL & GUARD, INC	FCCC SECURITY-08/21/21	100492	\$125.00
AMERICAN BUSINESS FORMS	CONCERT @ THE COVE BANNERS	100417	\$74.42
CALIFORNIA OFFICE CLEANING, INC	FCCC-08/21/21	100496	\$90.00
WEX FLEET UNIVERSAL	AUTO FUEL-08/08/21-09/07/21	100538	\$102.02
TOTAL GF-RECREATION			\$391.44
1205460 - SELF INSURANCE RETENTION			
SECTRAN SECURITY INC	COURIER SVC-SEPT 21	100528	\$113.37
SECTRAN SECURITY INC	COURIER FULE-SEPT 21	100528	\$20.92

GEORGE HILLS COMPANY, INC.	GL CLAIMS SERVICES-FY22	100380	\$1,200.00
GEORGE HILLS COMPANY, INC.	CLM.1904 GL CLAIMS SERVICES	100380	\$117.00
GEORGE HILLS COMPANY, INC.	CLM.2101 GL CLAIMS SERVICES	100380	\$153.00
GEORGE HILLS COMPANY, INC.	CLM.GENR 2105.OXBERRY	100380	\$126.00
GEORGE HILLS COMPANY, INC.	CLM.GNR 2106.LANG	100380	\$181.50
GEORGE HILLS COMPANY, INC.	CLM.2107 GL CLAIMS SERVICES	100380	\$163.50
GEORGE HILLS COMPANY, INC.	CLM.1904-PROF SVC-AUG	100502	\$54.00
GEORGE HILLS COMPANY, INC.	2106.LANG PROF SVC-AUG	100502	\$63.00
TOTAL SELF INSURANCE RETENTION			\$2,192.29
1355200 - ASSET REPLACEMENT-CTY MNGR			
KOA HILLS CONSULTING, LLC	PROJ MANAGEMENT-AUG	100508	\$9,520.00
TYLER TECHNOLOGIES, INC.	20-216-05 50/50 WRK SPLT	100411	\$4,704.39
TYLER TECHNOLOGIES, INC.	20-216-01 IMPLMNTN	100411	\$1,349.62
TYLER TECHNOLOGIES, INC.	20-216 VPN DEVICE INSTALLATION	100411	\$1,215.00
TYLER TECHNOLOGIES, INC.	20-216-50/50 WORKSPLIT	100411	\$899.75
TOTAL ASSET REPLACEMENT-CTY MNGR			\$17,688.76
1355300 - ASSET REPLACEMENT-FINANCE			
KOA HILLS CONSULTING, LLC	PROJ MANAGEMENT-AUG	100508	\$4,080.00
TYLER TECHNOLOGIES, INC.	20-216-03 DATA CONV-NONHR	100411	\$1,200.00
TYLER TECHNOLOGIES, INC.	20-216-05 50/50 WRK SPLT	100411	\$9,935.61
TYLER TECHNOLOGIES, INC.	20-216-01 IMPLMNTN	100411	\$2,850.38
TYLER TECHNOLOGIES, INC.	20-216-01 IMPLMNTN	100411	\$12,800.00
TYLER TECHNOLOGIES, INC.	20-216 VPN DEVICE INSTALLATION	100411	\$2,785.00
TYLER TECHNOLOGIES, INC.	20-216-50/50 WORKSPLIT	100411	\$1,900.25
TOTAL ASSET REPLACEMENT-FINANCE			\$35,551.24
1356120 - ASSET REPLACEMENT-FIRE			
THE FITNESS ARMORY	TREADMILL-FS	100501	\$2,046.18
TOTAL ASSET REPLACEMENT-FIRE			\$2,046.18
2037510 - HIGHWAY 101 LANDSC #33			
SANTA FE IRRIGATION DISTRICT	005979-000	100525	\$829.28
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE-AUG	100516	\$3,711.90
TOTAL HIGHWAY 101 LANDSC #33			\$4,541.18
2047520 - MID 9C SANTA FE HILLS			
SANTA FE IRRIGATION DISTRICT	005979-029	100479	\$755.16
SANTA FE IRRIGATION DISTRICT	005979-014	100525	\$795.49
SANTA FE IRRIGATION DISTRICT	005979-015	100525	\$631.27
SANTA FE IRRIGATION DISTRICT	005979-016	100525	\$967.53
SANTA FE IRRIGATION DISTRICT	005979-017	100525	\$61.56
SANTA FE IRRIGATION DISTRICT	005979-024	100525	\$1,053.55
SANTA FE IRRIGATION DISTRICT	005979-025	100525	\$775.94
SANTA FE IRRIGATION DISTRICT	005979-026	100525	\$1,006.63
SANTA FE IRRIGATION DISTRICT	005979-018	100525	\$135.85
SANTA FE IRRIGATION DISTRICT	005979-019	100525	\$499.48
SANTA FE IRRIGATION DISTRICT	005979-020	100525	\$1,065.28
SANTA FE IRRIGATION DISTRICT	005979-021	100525	\$345.84
SANTA FE IRRIGATION DISTRICT	005979-022	100525	\$1,049.64
SANTA FE IRRIGATION DISTRICT	005979-023	100525	\$904.97

SANTA FE HILLS HOA	SANTA FE HILLS MID PROJECT	100478	\$5,337.40
	TOTAL MID 9C SANTA FE HILLS		\$15,385.59
2087580 - COASTAL RAIL TRAIL MAINT			
SANTA FE IRRIGATION DISTRICT	005506-003	100525	\$135.18
SANTA FE IRRIGATION DISTRICT	005506-020	100525	\$2,923.29
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE-AUG	100516	\$4,304.53
	TOTAL COASTAL RAIL TRAIL MAINT		\$7,363.00
2117600 - STREET LIGHTING DISTRICT			
SIEMENS MOBILITY, INC.	STREETLIGHT CALL OUT-JULY 21	100481	\$4,949.65
	TOTAL STREET LIGHTING DISTRICT		\$4,949.65
2505570 - COASTAL BUSINESS/VISITORS			
DEL MAR BLUE PRINT COMPANY, INC.	MOVIE NIGHT RECOGNITION BOARDS	100376	\$113.75
PETER MCCONVILLE	08/28/21 MOVIE NIGHT REIMBURSEMENT	100384	\$39.56
ELIZABETH MARUCHEAN	MOVIE NIGHT REIMB	100468	\$35.52
JAMES LALLY	MOVIE NIGHT REIMBURSEMENT - 08/28/21	100381	\$40.00
	TOTAL COASTAL BUSINESS/VISITORS		\$228.83
2706120 - PUBLIC SAFETY- LAW ENFORCEMENT			
ENTERPRISE RENT A CAR	DIXIE FIRE 8/04-8/28/21-BARRON	100500	\$2,258.06
VERIZON WIRELESS-SD	962428212- 07/29-08/28	100484	\$114.03
VERIZON WIRELESS-SD	962428212- 06/29-07/28	100484	\$114.03
RYAN PESTER	STRIKETM-RIEMB-DIXIE FIRE CFAA	100522	\$257.99
AMR	CSA.17-22 GLUCAGON	100493	\$405.64
ALLIED 100 LLC	21-186 CSA RECHARG AED	100487	\$2,683.80
	TOTAL PUBLIC SAFETY- LAW ENFORCEMENT		\$5,833.55
4595550 - MISC. CAPITAL PROJECTS			
KIMLEY-HORN AND ASSOCIATES, INC.	20-172 9905 PROF SVC	9000341	\$1,565.75
	TOTAL MISC. CAPITAL PROJECTS		\$1,565.75
4596510 - MISC.CAPITALPROJECTS-ENG			
SEASIDE HEATING & AIR CONDITIONING	INSTALLED NEW 5TON SPLIT SYSTEM	100480	\$7,965.00
	TOTAL MISC.CAPITALPROJECTS-ENG		\$7,965.00
5097700 - SANITATION			
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$8.80
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$8.80
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$8.80
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$8.80
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$8.80
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MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$8.80
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$8.80
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	100385	\$8.80
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100515	\$8.80
AFFORDABLE PIPELINE SERVICES INC	SEWER INSPECTION-ITEM J	100369	\$575.00
AFFORDABLE PIPELINE SERVICES INC	SEWER SVC-ITEM E 10,003	100369	\$5,001.50
AFFORDABLE PIPELINE SERVICES INC	J-SEWER CLEANING	100416	\$575.00
SANTA FE IRRIGATION DISTRICT	005506-014	100525	\$730.86
AT&T CALNET 3	9391012277 07/24-08/23	100371	\$14.49
WEX FLEET UNIVERSAL	AUTO FUEL-08/08/21-09/07/21	100538	\$128.02

MEDNICK PLUMBING, INC	2-WAY CLEAN OUT INSTALLED-LC	100514	\$1,010.00
	TOTAL SANITATION		\$8,122.87
5507750 - SOLANA ENERGY ALLIANCE			
SDG&E CO INC	2500000000086-SEA CCA SVC-JULY 21	100526	\$14.08
SDG&E CO INC	21-08) 250000000086-JUN 21-SEA CCA SVC	100488	\$146.74
BAYSHORE CONSULTING GROUP, INC	CCA PROF SVC-AUG	9000346	\$450.00
INBOUND DESIGN INC.	SEA WEBSITE MANT-SEPT	100504	\$49.00
CA DEPARTMENT OF TAX AND FEE ADMIN	Q3 ENERGY SRCHRG RTN	100419	\$4,821.84
TOSDAL APC	SEA PROF SVC-AUG	100532	\$1,403.00
	TOTAL SOLANA ENERGY ALLIANCE		\$6,884.66
6738530 - MARSOLAN UNDERGROUNDNG-DS			
WELLS FARGO CORP TRST SSSWR/MARSOL	MARSOLAN BOND PRIN & INT 09/02/21	902212	\$9,315.00
WELLS FARGO CORP TRST SSSWR/MARSOL	MARSOLAN BOND PRIN & INT 09/02/21	902212	\$10,000.00
	TOTAL MARSOLAN UNDERGROUNDNG-DS		\$19,315.00
	REPORT TOTAL:		\$465,954.14



STAFF REPORT CITY OF SOLANA BEACH

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

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget.

The information provided in this Staff Report lists the changes made through September 22, 2021.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of September 22, 2021						
Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus	
Reso 2021-092	Adopted Budget	22,694,100	(20,222,560)	(916,100) (1)	\$ 1,555,440	
Reso 2021-086	Crossing Guards	121,540	(48,984)	-	1,627,996	
Reso 2021-096	FY22 MOU	-	(950)	-	1,627,046	
Reso 2021-103	Landscaping Maintenance Services	-	(40,000)	-	1,587,046	
	(1) Transfers to:		150,100			
	Debt Service for Public Facilities			150,100		
	Transfer to:		766,000			
	City CIP Fund			766,000		

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 2021-2022 General Fund Adopted Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 13, 2021
ORIGINATING DEPT: Engineering Department
SUBJECT: **Consideration of Resolution 2021-119 Authorizing the City Engineer to Advertise for Construction Bids for the 2021 Street Maintenance and Repairs Project**

BACKGROUND:

Solana Beach has approximately 46 miles of roadways to maintain. The most cost-effective pavement maintenance and rehabilitation strategy is to use a pavement management program. This type of program inventories and classifies pavement conditions to determine the most effective way to budget, repair, replace and preserve roadway surfaces. Certain federal and state funding sources require the use of a pavement management program. Solana Beach last performed a citywide pavement management program update in 2016, covering the five year period from 2016 to 2020.

Earlier this year, the City issued a Request for Proposals (RFP) to select a qualified consultant to perform a citywide pavement management program update. The City received eight proposals. After a thorough review of all qualifications and proposal packages, Staff selected Bucknam Infrastructure Group (Bucknam) to perform the citywide pavement survey. A professional service agreement was subsequently executed with Bucknam and signed by the City Manager since the agreement was under \$25,000, which is within the City Manager's signature authority.

Bucknam performed the pavement condition survey and submitted a draft report for City Staff review. While the technical aspect of the report is substantially evaluated and accepted, minor revisions need to be made to the draft report. Once the review comments are addressed, a copy of the final report will be filed with the Engineering Department.

To avoid delays to the current fiscal year pavement management project, Staff and Bucknam determined a list of streets to be resurfaced, based on the results of the citywide study. This item is before the City Council for the consideration of Resolution 2021-119

CITY COUNCIL ACTION:

(Attachment 1) approving the list of streets for the 2021/22 Street Maintenance and Repairs Project and authorizing the City Engineer to advertise the project for construction bids.

DISCUSSION:

The proposed pavement maintenance program for this coming fiscal year are full width pavement overlays of the following streets:

Street	From	To
Lirio Street	North Granados Ave	South Nardo Avenue
Santa Helena	Santa Rosita	Santa Victoria (west)
Santa Helena	Santa Victoria (west)	Sun Valley Rd

The project would also include localized pavement repairs (pothole repairs) known in the industry as “dig-out” replacements on streets throughout the City. Pavement striping and markings damaged or covered by the project would be replaced and additional striping would be performed in other areas in the City as needed. The project would also include concrete curb and sidewalk repairs.

CEQA COMPLIANCE STATEMENT:

Advertising for construction bids is not a project under CEQA. Street repairs are exempt pursuant to Section 15301(c) of the State CEQA Guidelines.

FISCAL IMPACT:

Project funding will be from the Fiscal Year’s (FY) 2021/22 Annual Pavement Management Program. The FY 2021/22 budget includes \$170,000 in Gas Tax Funds, \$38,000 in TransNet Funds, \$270,000 in Road Repair and Accountability Act (SB1) funding for a total project budget of \$478,000.

WORK PLAN:

This project is listed in the FY 2021/22 Work Plan under the Unprioritized Community Character Issues.

OPTIONS:

- Approve the list of streets scheduled for maintenance and repairs as part of the 2021/22 Street Maintenance and Repairs Project and authorize the City Engineer to advertise for construction bids.

- Revise the list of streets scheduled for maintenance and repairs as part of the 2021/22 Street Maintenance and Repairs Project and authorize the City Engineer to advertise for construction bids.
- Provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2021-119:

1. Approving the list of streets scheduled for maintenance and repairs as part of the 2021/22 Street Maintenance and Repairs Project.
2. Authorizing the City Engineer to advertise for construction bids for the 2021/22 Street Maintenance and Repairs Project.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-119
2. Map of Proposed Street Repairs

RESOLUTION 2021-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE 2021/22 STREET MAINTENANCE AND REPAIR PROJECT AND AUTHORIZING THE CITY ENGINEER TO ADVERTISE FOR CONSTRUCTION BIDS

WHEREAS, the Capital Improvement Program for Fiscal Year 2021/22 has appropriated funding for annual pavement maintenance and repairs; and

WHEREAS, the Engineering Department utilizes a pavement condition assessment program, field reviews and a review of previous street rehabilitation projects to identify the list of streets to be repaired as part of this project.

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

1. That the above recitations are true and correct.
2. That the City Council approves the list of streets scheduled for maintenance and repair as part of the 2021/22 Street Maintenance and Repair Project.
3. That the City Council authorizes the City Engineer to advertise for construction bids for the 2021/22 Street Maintenance and Repair Project.

PASSED AND ADOPTED this 13th day of October 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

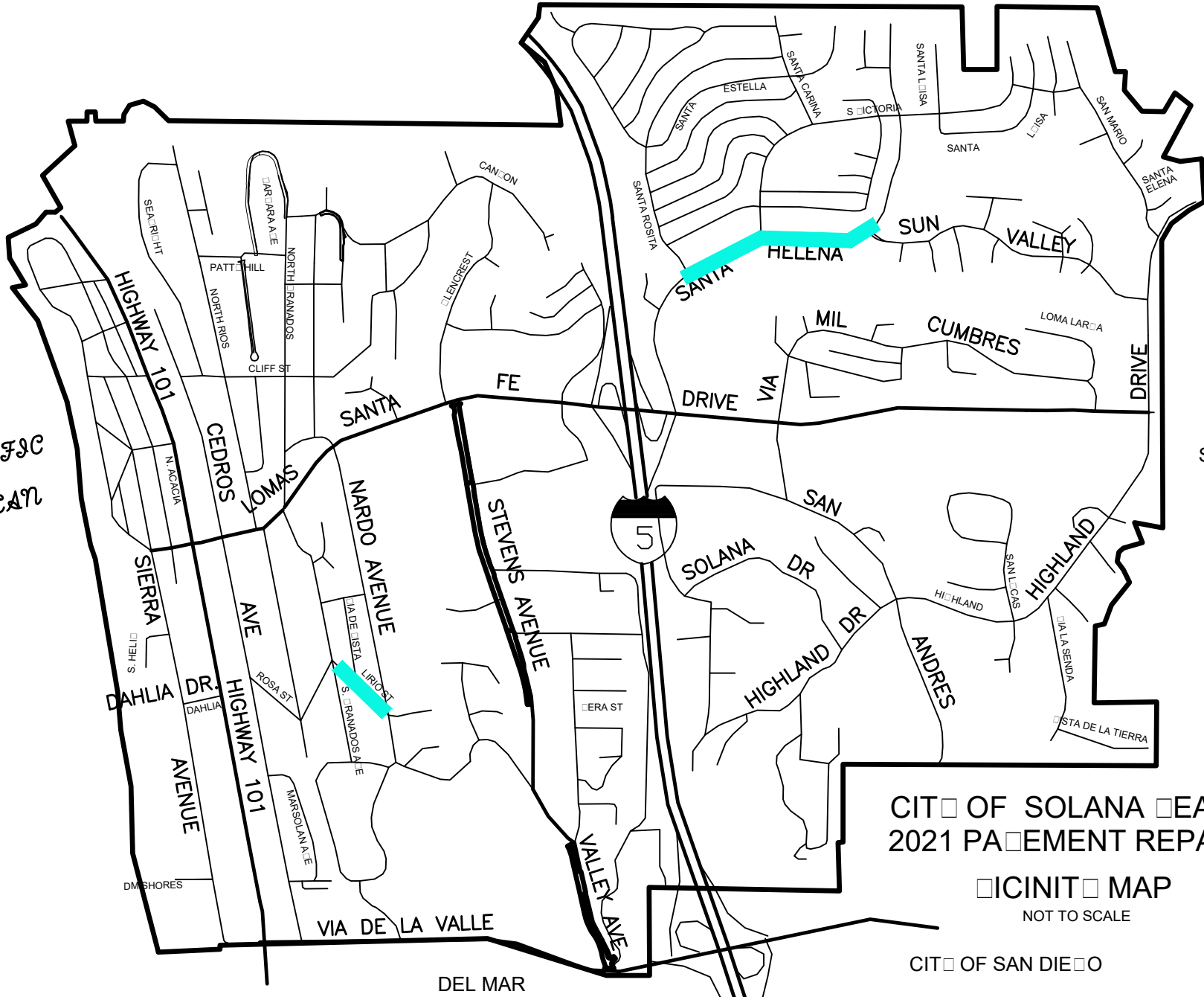
ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

OVERLAYS FULL WIDTH

ENCINITAS



COUNTY OF SAN DIEGO

CITY OF SOLANA BEACH
2021 PAVEMENT REPAIRS

INITIAL MAP
NOT TO SCALE

CITY OF SAN DIEGO



+

STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 13, 2021
ORIGINATING DEPT: City Manager Department/City Attorney's Office
SUBJECT: **Council Consideration and Potential Adoption of Resolution 2021-120 Authorizing Remote Teleconference Meetings of the Legislative Bodies of the City for the Period of October 13, 2021 through November 12, 2021 Pursuant to the Brown Act and Continuing Local Emergency**

BACKGROUND:

On March 11, 2020, the World Health Organization (WHO) declared COVID-19, the illness caused by the novel coronavirus, a pandemic, pointing at that time to over 118,000 cases of COVID-19 in over 110 countries and territories around the world and the sustained risk of further global spread. This was preceded by declarations of emergency by both the County of San Diego and State of California on February 14, 2020, and March 4, 2020, respectively, followed by a federal emergency declaration on March 13, 2020, as a result of the threat posed by COVID-19. On March 16, 2020, pursuant to Section 2.28.060(A)(1) of the Solana Beach Municipal Code (SBMC), the Director of Emergency Services/City Manager proclaimed a state of local emergency in the City of Solana Beach due to COVID-19, which was ratified by the City Council through adoption of Resolution 2020-036 on March 19, 2020.

Since that time, there have been numerous Orders and Guidance by the California Department of Public Health (CDPH) and the Health Officer of the County of San Diego to curtail the spread of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order No. N-29-20, suspending the Ralph M. Brown Act's requirements for teleconferencing during the COVID-19 pandemic provided that notice and accessibility requirements are met, the public members are allowed to observe and address the legislative body at the meeting, and that a legislative body of a local agency has a procedure for receiving and swiftly resolving requests for reasonable accommodation

COUNCIL ACTION:

for individuals with disabilities, as specified. Pursuant to Executive Order No. N-29-20, the City Council and City Commissions have meet by remote teleconferencing following applicable requirements, preserving and nurturing public access and participation in meetings while preserving public health and safety.

On June 11, 2021, Governor Newsom issued Executive Order N-08-21 to roll back certain provisions of his COVID-19-related Executive Orders and to clarify that other provisions remained necessary to help California respond to, recover from and mitigate the impacts of the COVID-19 pandemic. Paragraph 42 of Executive Order N-08-21 waived and set forth certain requirements related to public meetings of local legislative bodies and specified that it would be valid through September 30, 2021.

On September 16, 2021, Governor Newsom signed into law Assembly Bill 361 (AB 361), which pertains to the same subject matter as Paragraph 42 of Executive Order N-08-21, which took effect immediately pursuant to an urgency clause, and which amended the Brown Act, in Government Code section 54953(e)(1)(B), to allow local legislative bodies to continue meeting by teleconference during a gubernatorial proclaimed state of emergency if the local legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

The item before the City Council is to consider and adopt Resolution 2021-120 (Attachment 1), authorizing remote teleconference meetings of the legislative bodies of the City for the period of October 13, 2021 through November 12, 2021 pursuant to the new provisions of the Brown Act and in light of the continuing local emergency.

DISCUSSION:

The COVID-19 pandemic continues to spread rapidly throughout the State and County and is impacting the health and welfare of the City of Solana Beach. Updated as of August 13, 2021, the Center for Disease Control and Prevention still recommends staying at least six (6) feet from other people. The California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards were updated on June 17, 2021 and are still in effect. Those workplace standards place an ongoing requirement on employers to assess workplace hazards and implement controls to prevent transmission of disease, noting that there may be circumstances in which employers determine that physical distancing is necessary in their workplace.

A new strain of COVID-19, known as SARS-CoV-2 Delta Variant (Delta Variant), which is 70% more likely to be spread, has also been identified in the County of San Diego. This strain was originally identified in India and also spread rapidly through the United Kingdom. Since persons contracting this strain in the County have had no history of travel, this highly contagious strain is community based. The Delta Variant is highly transmissible in indoor settings, breakthrough cases are becoming more common and hospitalizations have increased throughout San Diego County. On July 28, 2021, the

California Department of Public Health issued guidance for the use of face coverings stating that the Delta Variant is two times as contagious as early COVID-19 variants, leading to increasing infections, the Delta Variant accounts for over 80% of cases sequenced, and cases and hospitalizations of COVID-19 are rising throughout the state. In short, COVID-19 continues to threaten the health and lives of City residents.

The Delta Variant has caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City that are likely beyond the control of services, personnel, equipment and facilities of the City. As a result of the local emergency, meeting in person would present imminent risks to the health or safety of attendees.

All meetings of the City's legislative bodies are open and public, as required by the Brown Act (California Government Code §§54950 – 54963), so that any member of the public may attend, participate and watch the City's legislative bodies conduct their business. The recently amended Brown Act, Government Code section 54953(e)(1)(B), allows local legislative bodies to continue meeting by teleconference during a gubernatorial proclaimed state of emergency if the local legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

Resolution 2021-120 (Attachment 1) would make the necessary findings under Government Code section 54953(e)(1)(B) and authorize the City Council and City commissions to meet by remote teleconferencing within the requirements of applicable law. To continue to meet by remote teleconference, Council will be required to revisit the Resolution within thirty (30) days and find that the state of emergency continues to directly impact the ability of the members to meet safely in person pursuant to Government Code section 54953(e)(3).

CEQA COMPLIANCE STATEMENT:

The proposed City Council action is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Because there is no possibility that the Resolution may have a significant adverse effect on the environment, the action is exempt from CEQA.

FISCAL IMPACT:

There are no direct fiscal impacts related to the adoption of the Resolution.

WORKPLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications consistent with the Brown Act.
- Do not approve Staff recommendations and resume in person meetings.
- Provide direction / feedback.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2021-120, authorizing remote teleconference meetings of the legislative bodies of the City for the period of October 13, 2021 through November 12, 2021 pursuant to the new provisions of the Brown Act.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager/Director of Emergency Services

1. Resolution 2021-120

RESOLUTION 2021-120

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF SOLANA BEACH FOR THE PERIOD OF OCTOBER 13, 2021 THROUGH NOVEMBER 12, 2021 PURSUANT TO THE BROWN ACT AND CONTINUING LOCAL EMERGENCY

WHEREAS, the City of Solana Beach (“City”) is committed to preserving and nurturing public access and participation in meetings of the City Council and the City’s commissions; and

WHEREAS, all meetings of the City’s legislative bodies are open and public, as required by the Ralph M. Brown Act (California Government Code §§54950 – 54963), so that any member of the public may attend, participate and watch the City’s legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, the recently amended Brown Act, Government Code section 54953(e)(1)(B), allows local legislative bodies to continue meeting by teleconference during a gubernatorial proclaimed state of emergency if the local legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; and

WHEREAS, on March 4, 2020, Governor Newsom declared a state of emergency due to the Coronavirus (“COVID-19”) pandemic, which remains in effect; and

WHEREAS, on March 16, 2020, the City Manager, acting as the Director of Emergency Services, did proclaim the existence of a local state of emergency within the City, pursuant to Section 2.28.060(A)(1) of the Solana Beach Municipal Code and Section 8625 of the California Emergency Services Act (California Government Code §§8550 *et. seq.*), as a result of the Coronavirus (COVID-19) pandemic, which was ratified by the City Council on March 19, 2020 through the adoption of Resolution 2020-036; and

WHEREAS, pursuant to Resolution 2020-036, the local emergency was deemed to continue to exist until its termination is proclaimed by the City Council of the City of Solana Beach and the local emergency does continue to exist; and

WHEREAS, COVID-19 continues to threaten the health and lives of City residents;
and

ATTACHMENT 1

WHEREAS, the SARS-CoV-2 Delta Variant (Delta Variant) is highly transmissible in indoor settings, breakthrough cases are becoming more common and hospitalizations have increased throughout San Diego County; and

WHEREAS, on July 28, 2021, the California Department of Public Health issued guidance for the use of face coverings stating that the Delta Variant is two times as contagious as early COVID-19 variants, leading to increasing infections, the Delta Variant accounts for over 80% of cases sequenced, and cases and hospitalizations of COVID-19 are rising throughout the state; and

WHEREAS, the Delta Variant has caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City that are likely beyond the control of services, personnel, equipment and facilities of the City; and

WHEREAS, updated as of August 13, 2021, the Center for Disease Control and Prevention recommends staying at least six (6) feet from other people; and

WHEREAS, The California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards were updated on June 17, 2021, are still in effect and place an ongoing requirement on employers to assess workplace hazards and implement controls to prevent transmission of disease, which may include circumstances in which employers determine that physical distancing is necessary in their workplace; and

WHEREAS, on October 13, 2021, the City Council held a regular meeting for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

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 and incorporated herein as findings.
2. That as a result of the local emergency, meeting in person would present imminent risks to the health or safety of attendees.
3. That the meetings of the legislative bodies of the City of Solana Beach, including City Council, standing committees, and citizen commissions, shall continue to meet by remote teleconferencing in compliance with applicable law.

4. That the City Manager and Staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.
5. That this Resolution shall take effect on October 13, 2021, and shall be effective until the earlier of (a) November 12, 2021 or (b) such time as the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City may continue to teleconference without compliance with Government Code section 54953(b)(3).

PASSED AND ADOPTED this 13th day of October, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 13, 2021
ORIGINATING DEPT: Engineering Department
SUBJECT: **Council Consideration of Resolution 2021-118 Accepting the Project as Complete and Authorizing the City Clerk to File a Notice of Completion for the Americans with Disabilities Act (ADA) Pedestrian Ramps Project**

BACKGROUND:

At the February 24, 2021 City Council meeting, the City Council awarded a construction contract for the ADA Pedestrian Ramps, Bid No. 2021-02, to PAL General Engineering. This project is funded by the Fiscal Year (FY) 2020/21 Community Development Block Grant (CDBG) for construction of ADA pedestrian ramps at various public street intersections.

This item is before the City Council for the consideration of Resolution 2021-118 (Attachment 1) to report the final project costs, accept the project as complete and direct the City Clerk to file a Notice of Completion (NOC).

DISCUSSION:

PAL General Engineering (Contractor) completed all work on this project consisting of thirteen ADA pedestrian Ramps as shown on Attachment 2 in accordance with the approved plans and specifications of Bid No. 2021-02 to the satisfaction of the City Engineer. The City will release the retention, in the amount of \$2,175, thirty-five (35) days after the Notice of Completion is approved by the City Council.

CEQA COMPLIANCE STATEMENT:

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

CITY COUNCIL ACTION:

FISCAL IMPACT:

The project was completed within budget and at the original contract amount of \$43,500. There were no change orders issued during the construction of this project. Council had authorized a \$6,000 construction contingency for unanticipated changes, but the contingency was not used. The contract is funded with a CDBG grant in the amount of \$52,020. The City will request that unexpended CDBG funds be carried over to a future year.

WORK PLAN:

This project was not identified in the FY 2020/21 Work Plan, which was the active Work Plan when the construction contract was awarded.

OPTIONS:

- Adopt Staff recommendation.
- Deny Staff recommendation and provide direction.


DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2021-118:

1. Authorizing the City Council to accept, as complete, the ADA Pedestrian Ramps, Bid No. 2021-02, constructed by PAL General Engineering.
2. Authorizing the City Clerk to file a Notice of Completion.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-118
2. ADA Ramps Key Map

RESOLUTION 2021 - 118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ACCEPTING AS COMPLETE THE AMERICANS WITH DISABILITIES ACT (ADA) PEDESTRIAN RAMPS PROJECT, BID NO. 2021-02, AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION

WHEREAS, the Americans with Disabilities Act (ADA) Pedestrian Ramps Project, funded by a Community Development Block Grant (CDBG), has been completed in accordance with the plans and specifications included as part of the construction contract with PAL General Engineering to the satisfaction of the City Engineer.

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 accepts as complete the ADA Pedestrian Ramps Project, Bid No. 2021-02, constructed by PAL General Engineering.
3. That the City Council authorizes the City Clerk to file a Notice of Completion for the project.

PASSED AND ADOPTED this 13th day of October, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

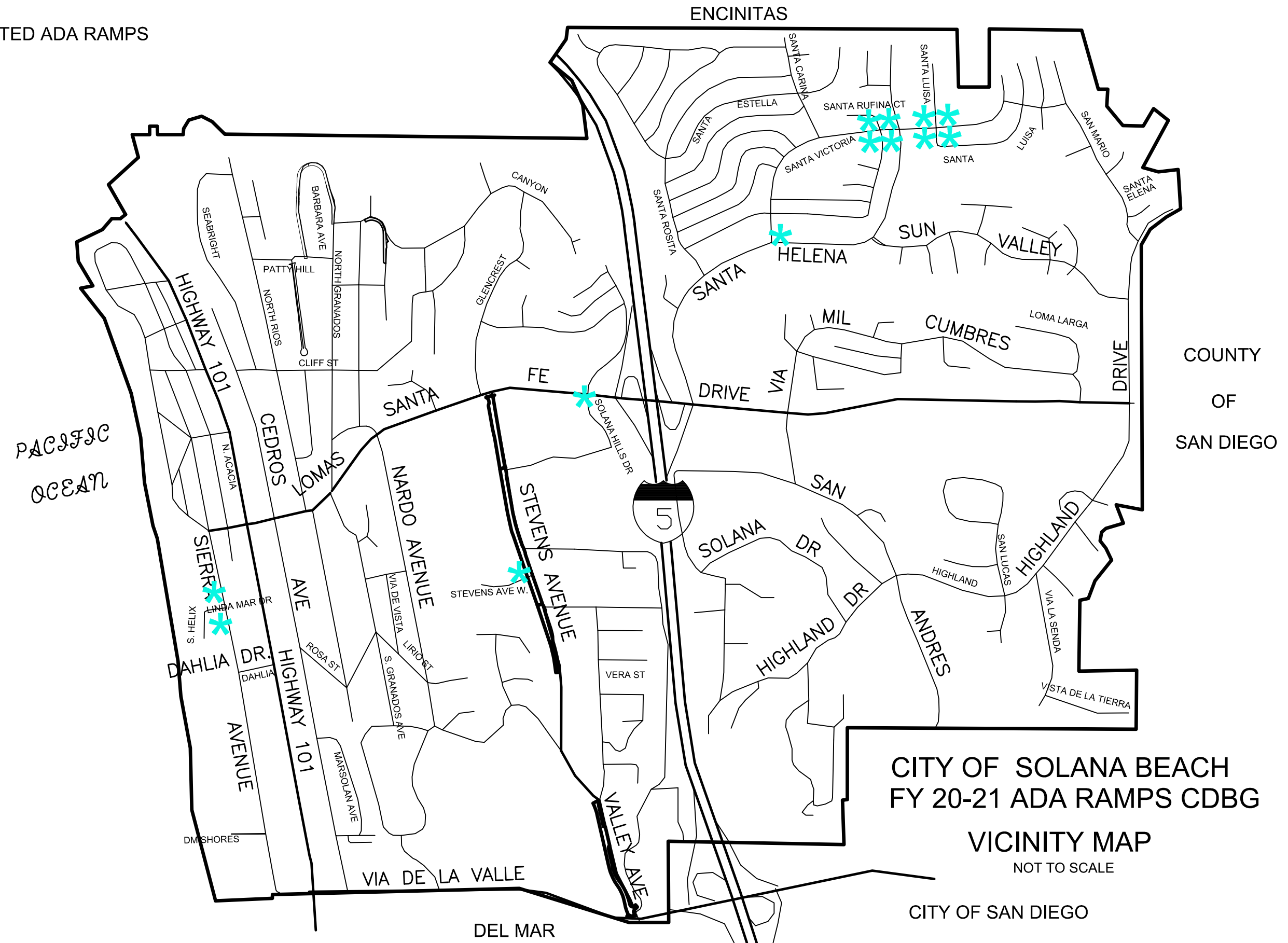
APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

* COMPLETED ADA RAMPS



CITY OF SOLANA BEACH
FY 20-21 ADA RAMPS CDBG

VICINITY MAP
NOT TO SCALE

CITY OF SAN DIEGO



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 13, 2021
ORIGINATING DEPT: Engineering Department
SUBJECT: **Council Consideration of Resolution 2021-110 to Amend and Increase Funds for the Professional Services Agreement with California Office Cleaning, Inc. for Citywide Janitorial Services**

BACKGROUND:

In October 2019, Staff issued a Request for Proposal (RFP) via an electronic bid site (eBidboard.com) to solicit proposals from firms qualified to provide janitorial services at City facilities. On December 11, 2019, the City Council authorized the City Manager to enter into a Professional Services Agreement (PSA) for citywide janitorial services with California Office Cleaning, Inc. (COCI) in an amount not to exceed \$107,880 per year, effective January 1, 2020. As part of the PSA, the City Manager was authorized to extend the PSA for four additional one-year terms at the City Manager's discretion and upon recommendation by the Public Works Director.

Under the terms of this agreement, COCI performed regular and required janitorial services as well as additional emergency and routine disinfecting cleaning services that were required due to the COVID-19 pandemic.

This item is before the City Council for the consideration of Resolution 2021-110 (Attachment 1), which would authorize the City Manager to execute Amendment 2 to the PSA with COCI for Citywide Janitorial Services to increase compensation.

DISCUSSION:

The contract with COCI runs on a calendar year basis, January 1st through December 31st, and provides for routine cleaning of most City facilities including City Hall, Fletcher Cove Community Center, Fletcher Cove Restrooms, La Colonia Community Center and

COUNCIL ACTION:

outdoor restrooms, the Fire Station and the Marine Safety Center. It also includes daily cleaning of the Fletcher Cove Community Center in July and August during the seven weeks of summer camp. Outside of those summer weeks, this community center is cleaned twice weekly. The PSA with COCI also includes a line item for cleaning of the Fletcher Cove Community Center after special events and private rentals.

In response to the COVID-19 pandemic and as recommended by the Centers for Disease Control and Prevention (CDC) and the California Department of Public Health (CDPH), City Staff added additional cleaning and disinfecting services in common areas, particularly of high touch surfaces, at City Hall, La Colonia Community Center, Fletcher Cove Restrooms and on the playground equipment at La Colonia and Fletcher Cove parks. This additional disinfecting included use of an electrostatic backpack spray disinfecting cleaning solution, approved by the Environmental Protection Agency (EPA) and CDC, which was used on high touch surfaces such as door handles, light switches, handrails, etc. Per the request of the Fire Chief, carpet cleaning services at the Fire Station were also increased temporarily from a semi-annual basis to monthly. Due to the latest scientific information provided by the CDC and EPA, these additional services have either been substantially reduced or discontinued.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The PSA with COCI runs on a calendar year basis, January 1st through December 31st, at an amount not to exceed \$107,880. This amount includes:

1. \$100,280 in the Public Facilities Maintenance for various City Facilities cleaning purposes
2. \$2,200 for summer camp related cleanings
3. \$5,400 for special events and private rentals at Fletcher Cove Community Center

Items 2 and 3 are anticipated to be recovered through camp user fees and private rental fees. Although the \$5,400 in private rentals fees is budgeted in the Parks and Recreation budget unit, the \$2,200 is not budgeted in any budget unit and, if this item is approved by the City Council, this amount will be included in the Public Facilities Maintenance Budget Unit of the Public Works Budget.

From January 2021 to June 30, 2021, \$67,754 has been spent on Citywide janitorial services including all COVID-19 related cleaning/disinfecting services. It is estimated that an additional \$65,018 will be spent through the rest of the calendar year (July 1 to December 31, 2021). Staff is recommending that the PSA be revised to increase the compensation section by the corresponding amount (for a not to exceed amount of

\$132,772), to correspond with expected expenditures for general janitorial services at various City facilities.

The Fiscal Year (FY) 2021/22 Adopted Budget has appropriated \$100,280 in the Public Facilities Maintenance Budget Unit of the Public Works Budget for the general cleaning portion of the janitorial agreement. Since adequate funding has been included in the FY 2021/22 Adopted Budget in the Public Works Facilities Maintenance Budget Unit of the Public Works Budget, no new appropriation is required as part of this action.

WORK PLAN:

This item is not mentioned in the Work Plan.

OPTIONS:


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

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council consider adoption of Resolution 2021-110 authorizing the City Manager to execute an amendment to the Professional Services Agreement with California Office Cleaning, Inc., in an amount not to exceed \$132,772, for Citywide Janitorial Services.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachment:

1. Resolution 2021-110

RESOLUTION 2021-110

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

WHEREAS, as part of the annual Citywide Janitorial services agreement with California Office Cleaning, Inc. (COCI), which runs on a calendar year, January 1st through December 31st, the vendor is required to perform routine cleaning of most City facilities including City Hall, Fletcher Cove Community Center, Fletcher Cove Park Restrooms, La Colonia Community Center and outdoor restrooms, the Fire Station and the Marine Safety Center; and

WHEREAS, COCI performed regular and required janitorial services as well as additional emergency and routine disinfecting cleaning services that have arisen due to the COVID-19 pandemic; and

WHEREAS, in response to the COVID-19 pandemic and as recommended by the Centers for Disease Control and Prevention (CDC), City Staff added additional cleaning and disinfecting services in common areas, otherwise known as high touch surfaces, at City Hall and La Colonia Community Center, Fletcher Cove Park restrooms, and on the playground equipment at La Colonia and Fletcher Cove parks. Carpet cleaning services at the Fire Station were also increased from a semi-annual basis to monthly; and

WHEREAS, Staff has determined that an increase to the compensation section of the agreement is required to include additional funding for the extra cleaning and disinfecting services.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to execute an amendment to the Professional Services Agreement with California Office Cleaning, Inc., in an amount not to exceed \$132,772, for Citywide Janitorial Services.

PASSED AND ADOPTED this 13th day of October, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 13, 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Development Review Permit and Structure Development Permit for a First- and Second-Story Addition and Remodel to an Existing One-Story Single-Family Residence with an Attached Garage at 432 Dell Court (Case # DRP20-011, SDP20-015 Applicant: Craig Jutronich; APN: 263-430-39-00; Resolution 2021-116)**

BACKGROUND:

The Applicant, Craig Jutronich, is requesting City Council (Council) approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a first- and second-story addition and remodel to an existing one-story, single-family residence with an attached garage. The 9,500 square-foot lot is located at 432 Dell Court and is within both the Low Residential (LR) Zone and Scaled Residential Overlay Zone (SROZ).

The Applicant proposes aggregate grading in the amount of 2 cubic yards. The maximum building height is proposed at 23.25 feet above existing grade and 220.50 feet above mean sea level (MSL). The project meets two thresholds for the requirement of a DRP, including: 1) construction in excess of 60% of the maximum allowable floor area; and 2) construction of a second story that exceeds 35% of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2021-116 (Attachment 1).

DISCUSSION:

The subject property is located on the east side of Dell Court. The 9,500 square-foot lot is an irregular shape fronting on Dell Court to the west, with residential properties to the north, east and south.

CITY COUNCIL ACTION:

The topography of the subject site slopes down in the rear (east) of the property to the rear property line with an approximate 10-foot grade differential. The front yard is flat and the finished floor of the existing garage and residence are at the same elevation as the street.

The site is currently developed with a 2,385 square-foot, one-story, single-family residence with an attached 444 square-foot garage. The Applicant proposes to add 36 square-feet of living area to the first floor and construct a new 1,147 square-foot second story. A single-family residence is required to provide two (2) off-street parking spaces pursuant to Solana Beach Municipal Code (SBMC) Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). The existing 444 square-foot garage would remain and allow for two conforming parking spaces. Since the parking spaces provided in the proposed garage would comply with the OSPDM, the project would qualify for a 400 square-foot floor area exemption. Therefore, the total proposed floor area would be 3,612 square feet. The maximum allowable floor area for the property is 3,612 square feet, pursuant to the SROZ (SBMC Section 17.48.040). The maximum proposed building height would be 23.25 feet above existing grade. The project plans are provided in Attachment 2.

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

Table 1			
LOT INFORMATION			
Property Address:	432 Dell Court	Zoning Designation:	LR (3 du/ac)
Lot Size (Net):	9,500 ft ²	# of Units Allowed:	1 Dwelling Unit and 1 ADU
Max. Allowable Floor Area:	3,612 ft ²	# of Units Requested:	1 Dwelling Unit
Proposed Floor Area:	3,612 ft ²		
Below Max. Floor Area by:	0 ft ²		
Max. Allowable Height:	25.00 ft.	Setbacks:	Required Proposed
Max. Proposed Height:	23.25 ft.	Front (W)	25 ft. 25 ft.
Highest Point/Ridge:	220.50 MSL	Interior Side (N)	5 ft. 7 ft.
Overlay Zone(s):	SROZ	Interior Side (S)	5 ft. 10.08 ft.
		Rear (E)	25 ft. 50.17 ft.
PROPOSED PROJECT INFORMATION			
Floor Area Breakdown:		Required Permits:	
Existing First Floor:	2,385 ft ²	DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area, and for a second story that exceeds 35% of the first floor	
Proposed First Floor Addition:	36 ft ²		
Proposed Second Floor:	1,147 ft ²	SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade	
Existing Garage to Remain:	444 ft ²		
Subtotal:	4,012 ft ²		
Off Street Parking Exemption:	- 400 ft ²		
Total Floor Area:	3,612 ft²		
Proposed Grading: 2 cubic yards of grading for new footings			
Proposed Parking: 2-Car Attached Garage		Existing Development:	
Proposed Fences and Walls: No		One-story, single-family residence with an attached garage	
Proposed Accessory Dwelling Unit: No			
Proposed Accessory Structure: No			

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the total proposed floor area exceeds 60% of the maximum allowable. The total floor area proposed is 3,612 square feet and 3,612 square feet is the maximum. Therefore, the proposal is 100% of the allowable floor area.

In addition to meeting the 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 following is a discussion of the findings for a DRP as each applies to the proposed project as well as reference to recommended conditions of approval contained in Resolution 2021-116. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below 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.
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 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 Residential (LR) Zone. The surrounding neighborhood consists of a mix of properties that are one- and two-story, single-family residences. The project site is currently developed with a one-story, single-family residence and attached two-car garage. The Applicant proposes to construct a first-story addition and remodel and a new second-story addition.

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

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with, the regulations of the SROZ. 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.

Building and Structure Placement:

The site is currently developed with a 2,385 square-foot, single-story, single-family residence and a 444 square-foot garage located on a flat building pad at approximately the same elevation as the street. The Applicant proposes to add 36 square feet of living area to the front entry and 1,147 square feet of living area above the existing first story to create a new second floor. No modifications are proposed for the existing 444 square-foot garage located towards the northwest portion of the lot and accessed by Dell Court.

The LR Zone requires 25-foot front- and rear-yard setbacks and 5-foot interior side-yard setbacks. The additions are proposed to be located within the buildable area. The proposed residence is set back 25 feet from the front property line, 10.08 feet from the north side property line, 7 feet from the south side property line and 50.17 feet from the rear property line.

The 3,568 square-foot residence will consist of a family room, living room, kitchen, office, gym and primary suite on the first floor, and four bedrooms and two bathrooms on the second floor. Pedestrian and vehicular access would be maintained on the western side of the residence from the existing driveway.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in 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 566 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and

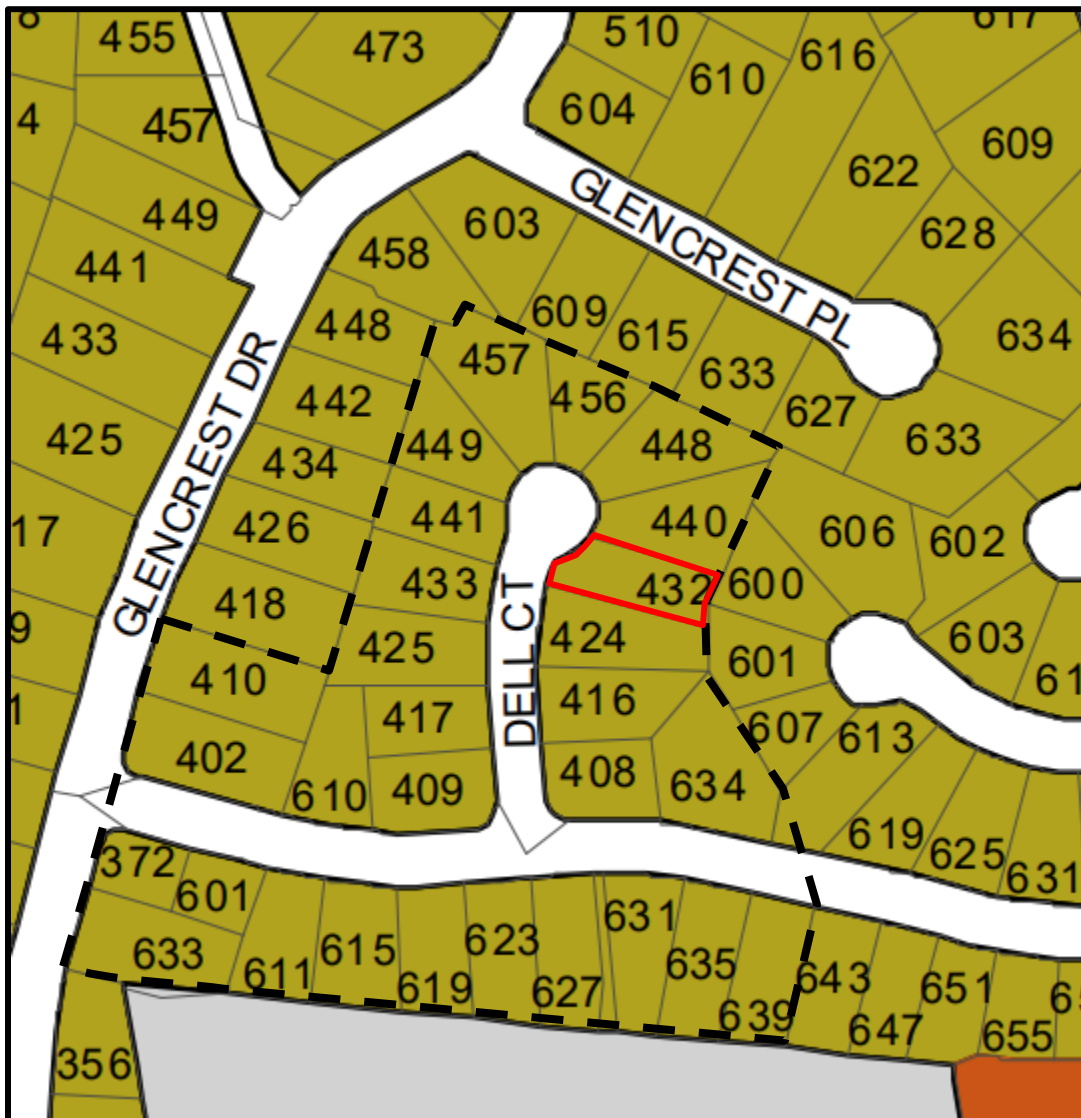
the total proposed floor area would be 3,612 square feet, which is equal to the maximum allowable floor area for the lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 – 15,000 ft ²	612 ft ²
Total Allowable Floor Area:	3,612 ft ²

The proposed project, as designed, meets the minimum required front-, interior side-, and rear-yard setbacks.

Neighborhood Comparison:

Staff compared the proposed project to 28 other properties within the Dell Court and Dell Street neighborhood as shown on the following map:



The properties evaluated in this comparison are located in the LR Zone. The existing homes range in size from 1,248 square feet to 3,053 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include garages, covered porches, unfinished basements or accessory buildings 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 garage as follows:

Project Gross Building Area:	4,012 ft ²
Delete Garage Area:	- 444 ft ²
Project Area for Comparison to Assessor's Data	3,568 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	410 GLENCREST DR	16,500	3,050		4,500	LR
2	402 GLENCREST DR	14,600	2,066		4,505	LR
3	372 GLENCREST DR	6,800	1,248		3,018	LR
4	364 GLENCREST DR	13,100	2,277		3,140	LR
5	601 DELL ST	6,100	1,896		4,243	LR
6	639 DELL ST	10,300	2,021		3,753	LR
7	635 DELL ST	10,500	3,053		3,788	LR
8	631 DELL ST	9,444	2,758		3,648	LR
9	627 DELL ST	10,100	2,144		3,718	LR
10	623 DELL ST	10,500	2,217		3,788	LR
11	619 DELL ST	9,900	1,942		3,683	LR
12	615 DELL ST	10,500	1,874		3,788	LR
13	611 DELL ST	10,200	1,870		3,735	LR
14	610 DELL ST	10,400	2,021		3,770	LR
15	409 DELL CT	9,900	1,870		3,683	LR
16	417 DELL CT	8,400	1,632		3,420	LR
17	425 DELL CT	11,600	2,021		3,980	LR
18	433 DELL CT	9,900	2,960		3,683	LR
19	441 DELL CT	8,900	2,021		3,508	LR
20	449 DELL CT	9,444	2,845		3,648	LR
21	457 DELL CT	9,500	2,021	3,052	4,367	LR
22	456 DELL CT	8,400	2,289		3,420	LR
23	448 DELL CT	12,300	2,075		4,103	LR
24	440 DELL CT	12,100	2,534		4,068	LR
25	432 DELL CT	9,500	2,317	3,568	3,613	LR
26	424 DELL CT	11,400	1,856		3,945	LR

27	416 DELL CT	10,900	2,184		3,858	LR
28	408 DELL CT	9,600	1,632		3,630	LR
29	634 DELL ST	14,900	2,344		4,558	LR

Fences, Walls and Retaining Walls:

The Applicant is not proposing any new walls or fences as part of this project. All existing fences currently on the site will remain as is. If the Applicant decides to modify any of the existing fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the municipal code. If the Applicant decides to modify any of the design of the existing fences and walls or construct additional fences and walls, a condition of project approval indicates that they would be required to be in compliance with SBMC 17.20.040(O) and 17.60.070(C) and (D).

Landscape:

The project is not subject to the water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscaped areas that exceed 500 square feet. The proposed project does not include any new or modified irrigated landscaping.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual require two (2) parking spaces for a single-family residence. The existing 444 square-foot garage to remain would provide two (2) off-street parking space that are 9' x 19' and clear of obstruction, therefore, the proposed project would be in compliance with the parking standards.

Grading:

The proposed grading quantities include 2 cubic yards of cut for the excavation for the new footings.

Lighting:

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

Usable Open Space:

The project consists of the construction of an addition to a single-family residence, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all View Assessment requirements of SBMC Chapter 17.63, and the Applicant was required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on June 15, 2021, showing a maximum building height of 23.25 feet above the existing and proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 30, 2021. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 23.25 feet above the proposed/existing grade or 220.50 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

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 2021-116 for Council's consideration based upon the information in the 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.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on September 29, 2021. As of the date of preparation of this Staff Report, Staff has not received any formal correspondence from neighbors or interested parties in support of, or in opposition to, the proposed project.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Section 15303 is a Class 3 exemption for new construction or the conversion of small 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

WORKPLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2021-116.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.


DEPARTMENT RECOMMENDATION:

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 2021-116 conditionally approving a DRP and SDP to allow for the construction of a first- and second-story addition and remodel to an existing one-story, single-family residence with an attached garage at 432 Dell Court.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-116
2. Project Plans

RESOLUTION 2021-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A FIRST- AND SECOND-STORY ADDITION AND REMODEL TO AN EXISTING ONE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AT 432 DELL COURT, SOLANA BEACH

APPLICANT: Craig Jutronich
CASE NO.: DRP 20-011, SDP20-015

WHEREAS, Craig Jutronich (hereinafter referred to as “Applicant”) has 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 13, 2021, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act pursuant to Section 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:

1. That the foregoing recitations are true and correct.
2. That the project is exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines.
3. That the request for a DRP and SDP to construct a 36 square-foot, first-story addition and remodel, and a new 1,147 square-foot second-story addition to an existing one-story, single-family residence and attached garage on a 9,500 square-foot lot in the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ) is conditionally approved based upon the following Findings and subject to the following Conditions:
4. FINDINGS
 - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential, which allows for three (3) dwelling units per acre. Further, 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.

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

The project meets the minimum required front-, interior side-, and rear-yard setbacks and does not exceed the maximum allowable Floor Area Ratio (FAR) for the property.

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

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and 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 subject site is located within the Low Residential (LR) Zone. The surrounding neighborhood consists of a mix of one- and two-story single-family residences. The project site is currently developed with a one-story, single-family residence and attached garage. The Applicant proposes to construct a first-story addition and remodel and a new second-story addition.

As designed, the project is consistent with the permitted uses for the LR Zone as described in Solana Beach Municipal Code (SBMC) Sections 17.20.010 and 17.12.020, which permits one single-family residence. The property is designated Low Density

Residential in the General Plan and intended for single-family residences developed at a maximum density of three dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and is in conformance with, the regulations of the SROZ. As a condition of project approval, the Applicant is required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

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

The site is currently developed with a 2,385 square-foot, single-story, single-family residence and a 444 square-foot garage located on a flat building pad at approximately the same elevation as the street. The Applicant proposes to add 36 square feet of living area to the front entry and 1,147 square feet of living area above the existing first story to create a new second floor. No modifications are proposed for the existing 444 square-foot garage located towards the northwest portion of the lot and accessed by Dell Court.

The LR Zone requires 25-foot front- and rear-yard setbacks and 5-foot interior side-yard setback. The additions are proposed to be located within the buildable area. The proposed residence is set back 25 feet from the front property line, 10.08 feet from the north side property line, 7 feet from the south side property line and 50.17 feet from the rear property line.

The 3,568 square-foot residence will consist of a family room, living room, kitchen, office, gym and primary suite on the first floor, and four bedrooms and two bathrooms on the second floor. Pedestrian and vehicular access would be maintained on the western side of the residence from the existing driveway.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in 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 566 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 3,612 square feet, which is equal to the maximum allowable floor area for the lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 – 15,000 ft ²	612 ft ²
Total Allowable Floor Area:	3,612 ft ²

The proposed project, as designed, meets the minimum required front-, interior side-, and rear-yard setbacks.

- 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 not subject to the water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscaped areas that exceed 500 square feet. The proposed project does not propose any new or modified irrigated landscaping.

- 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 require two (2) parking spaces for a single-family residence. The existing 444 square-foot garage to remain would provide two (2) off-street parking space that are 9' x 19' and clear of obstruction, therefore, the proposed project would be in compliance with the parking standards.

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

The proposed grading quantities include 2 cubic yards of cut for the excavation for the new footings.

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

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

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

The project consists of the construction of a new single-family residence, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

- III. All required permits and approvals 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.*

All required permits are being processed concurrently with the DRP.

- 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.*

As a condition of project approval, the Applicant will be required to obtain approval from the California Coastal Commission (CCC) prior to the issuance of Building Permits.

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

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project shall comply with all View Assessment requirements of

SBMC Chapter 17.63, and the Applicant was required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on June 15, 2021, showing a maximum building height of 23.25 feet above the existing and proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 30, 2021. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor shall be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 23.25 feet above the proposed/existing grade or 220.50 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

5. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on October 13, 2021 and located in the project file with a submittal date of October 5, 2021.
- III. The residence will not exceed 23.25 feet in height above the existing grade or 220.05 feet above MSL.
- IV. Any proposed onsite fences, walls, and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required CCC approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a Grading or Building Permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. Any new exterior lighting fixtures shall be in conformance with the City-

Wide Lighting Regulations of SBMC 17.60.060.

- VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
 - IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Dell Court and minimize impact to the surrounding neighbors.
 - X. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- B. Fire Department Conditions: Please note that this list provides detailed Fire Department requirements and is not meant to be an all-inclusive plan check list of the Fire Department comments.
- 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. ADDRESS 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.

- IV. 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 combination of significant modifications to the interior dwelling and additions.
- V. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS: Structures shall meet all wildland/urban interface standards to the satisfaction of the Fire Department. Structures shall comply with current California Building Code Chapter 7A.
- 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 shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to Final Inspection of the Building Permit. Please provide a scaled drawing that clearly shows the "encroachments" in the right-of-way. The latest Title Report of the property is also required. The EMRA shall be recorded against this property for all improvements in the Public Right-Of-Way including but not limited to:
 - a. Pervious paver driveway approach.
 - b. Landscaping.
- I. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to Final Inspection of the Building Permit. The EMRA shall be recorded against this property for all private improvements in the public right-of-way including, but not limited to:
 - a. Existing wood deck and 2 posts within the existing drainage easement.
- II. 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.
- III. 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.

6. **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 1.16 and 1.18 in addition to any applicable revocation proceedings.
7. **EXPIRATION:** The DRP for the project will expire 24 months from the date of this Resolution, unless the Applicant have obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council, subject to SBMC Section 17.72.110.
8. **INDEMNIFICATION AGREEMENT:** The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 13th day of October, 2021, 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

PROJECT DATA:

SCOPE OF WORK:
ADD SECOND FLOOR OVER EXISTING LOWER FLOOR (3 BEDROOMS
EXTEND EXISTING ENTRY

OWNER:
CRAIG JUTRONICH
432 DELL CT.
SOLANA BEACH CA. 92075
619-573-5079

APN:
263-430-39-00

LEGAL DESCRIPTION:
MAP 006023 LOT 105

OCCUPANCY:
R3

ZONE:
LR
SCALED RESIDENTIAL OVERLAY ZONE (SROZ)

TYPE OF CONSTRUCTION:
VB NON-SPRINKLERED

YEAR BUILT:
1969

AREA CALCS:

BUILDING:

EXISTING:
LIVING AREA 2380sf
GARAGE 400sf

PROPOSED:
1147sf LIVING (2ND FLOOR)
366sf LIVING (ENTRY)
1183sf LIVING ADDITION

PROPOSED TOTAL:
LOWER FLOOR LIVING AREA 2421sf
UPPER FLOOR LIVING 1147sf
GARAGE 400sf
TOTAL AREA 3968sf

LOT:

LOT: 9500sf

FAR:

Project FAR Calculations	
Existing First Story	2,385 SF
First Story Addition (Entry)	36 SF
New Second Story Addition	1,147 SF
Covered and Enclosed Exterior Area	0 SF
Existing Garage	444 SF
Subtotal	4,012 SF
Garage FAR exemption	-400 SF
Total Floor Area Proposed	3,612 SF
Maximum Floor Area Allowed	3,612 SF

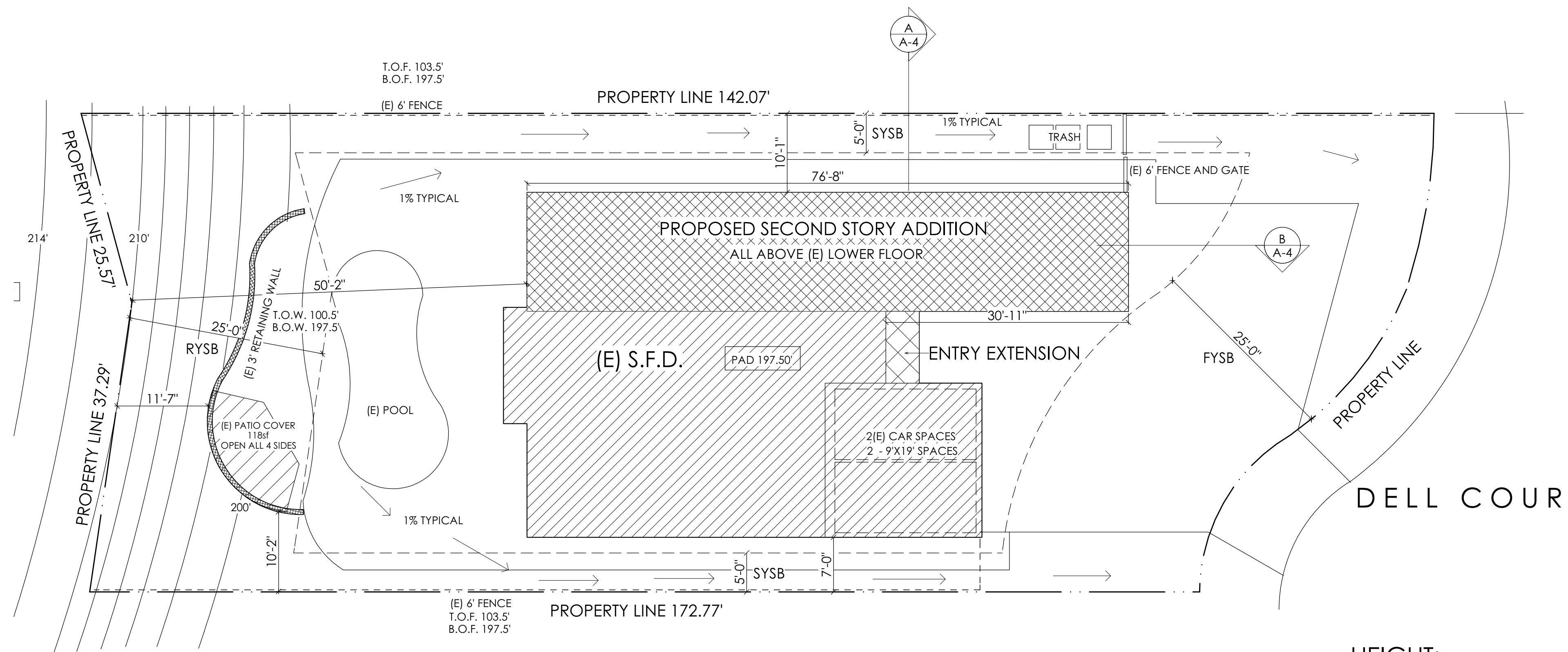
Maximum Allowable Floor Area Ratio (FAR) Calculations	
0.500 for first 6,000 SF of lot	3,000 SF
0.175 for 6,001 to 15,000 SF of lot	612 SF
0.100 for 15,001 to 20,000 SF	0 SF
0.050 for lot area over 20,000 SF	0 SF
Maximum Floor Area Allowed	3,612 SF

LOT COVERAGE
COVERAGE = 2821 / 9500 = 30%

PARKING:
2 SPACES REQUIRED
2 SPACES PROVIDED

LANDSCAPE:
3700sf EXISTING (NO NEW)

VICINITY MAP:



SITE PLAN

SCALE = 1" = 10' - 0"

EARTH QUANTITIES:

SITE GRADING: 0 CYD
EXCAVATION FOR FOOTINGS: 2 CYD
REMOVAL AND RECOMPACTION: 0 CYD
TOTAL GRADING: 2 CYD

NO LANDSCAPING PROPOSED

HEIGHT:

EXISTING - 15'6"
PROPOSED - 23'3"
MAXIMUM - 25'0"

FIRE 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.
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- 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 combination of significant modifications to the interior dwelling and additions.**
- FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS:** Structures shall meet all wildland/urban interface standards to the satisfaction of the Fire Department. Structures shall comply with current California Building Code Chapter 7A.

FIRE NOTES:

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- CLASS "A" ROOF:** All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

ATTACHMENT 2

REVISIONS

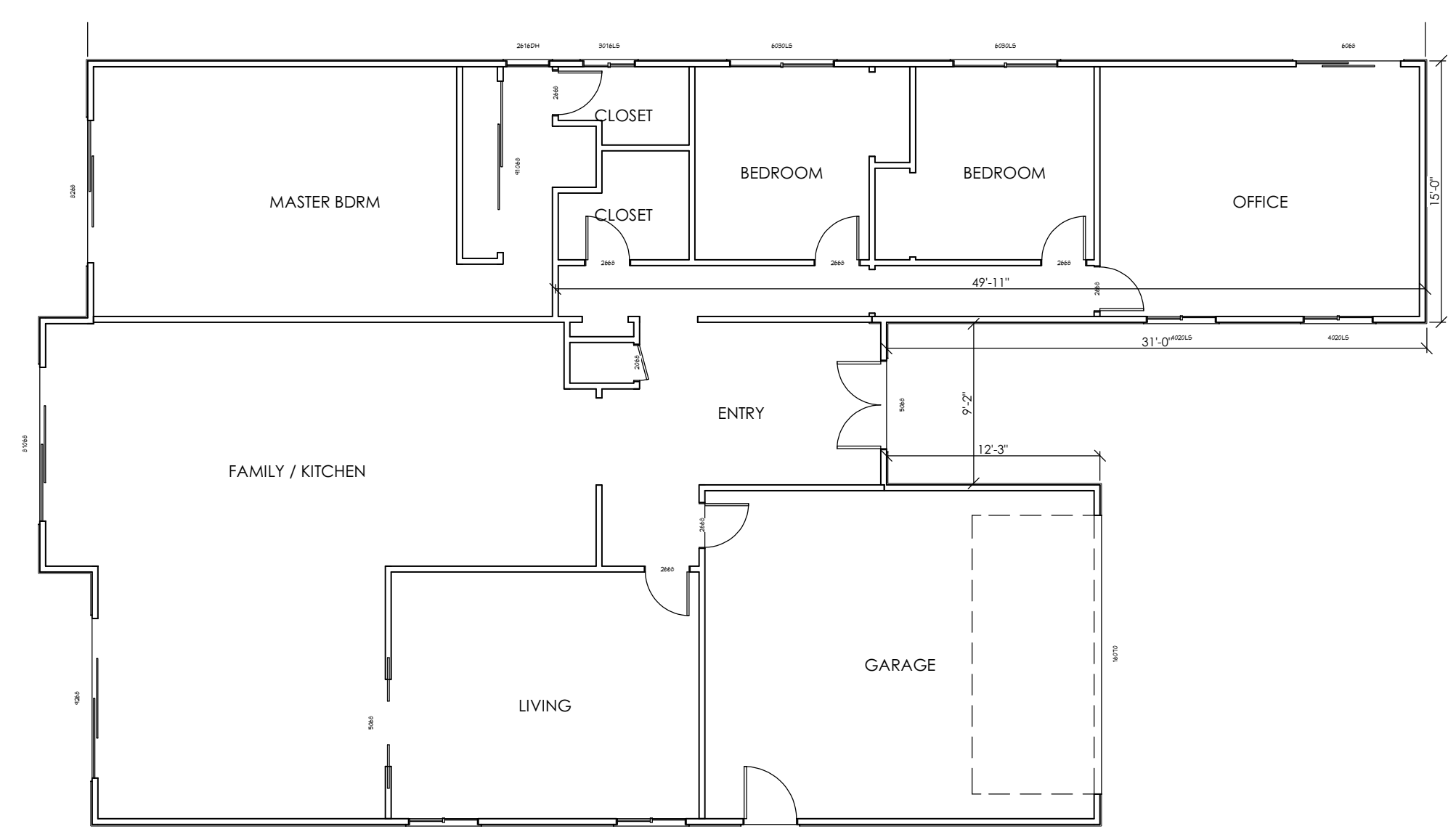
ALEX FAULKNER DESIGNS
2120 JIMMY DURANTE BLVD. SUITE 114
760-809-8772 - alexfdesigns@gmail.com

JUTRONICH ADDITION
432 DELL CT. SOLANA BEACH, CA 92075

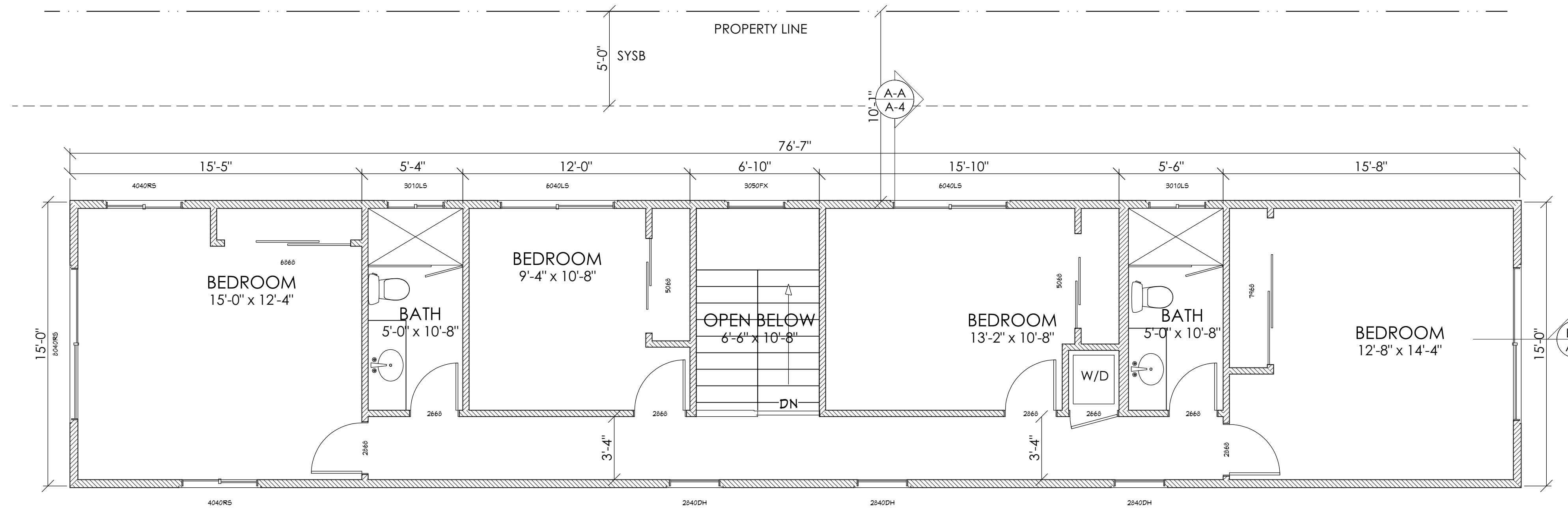
DATE
10.05.21

SHEET NUMBER

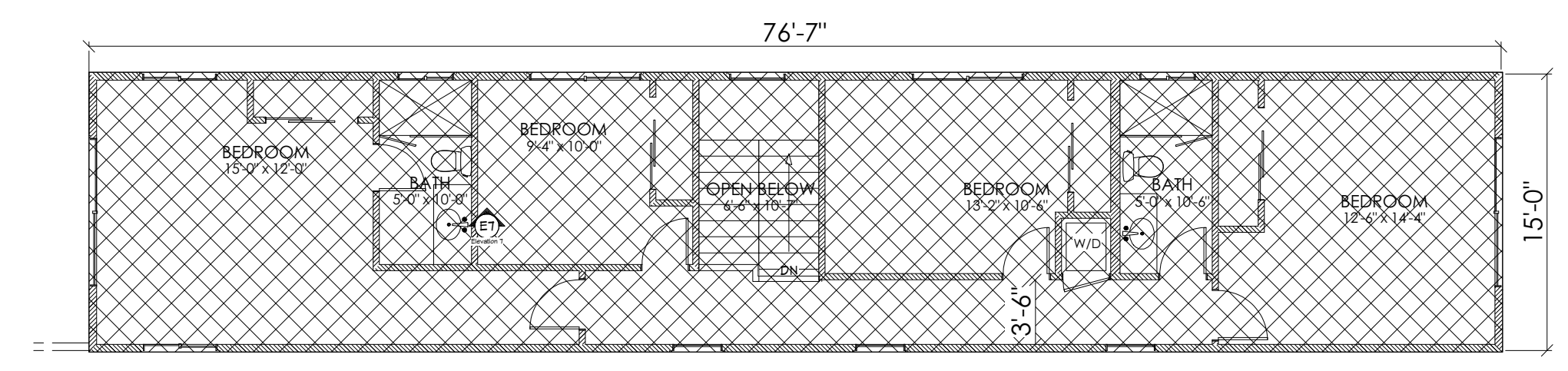
A-1



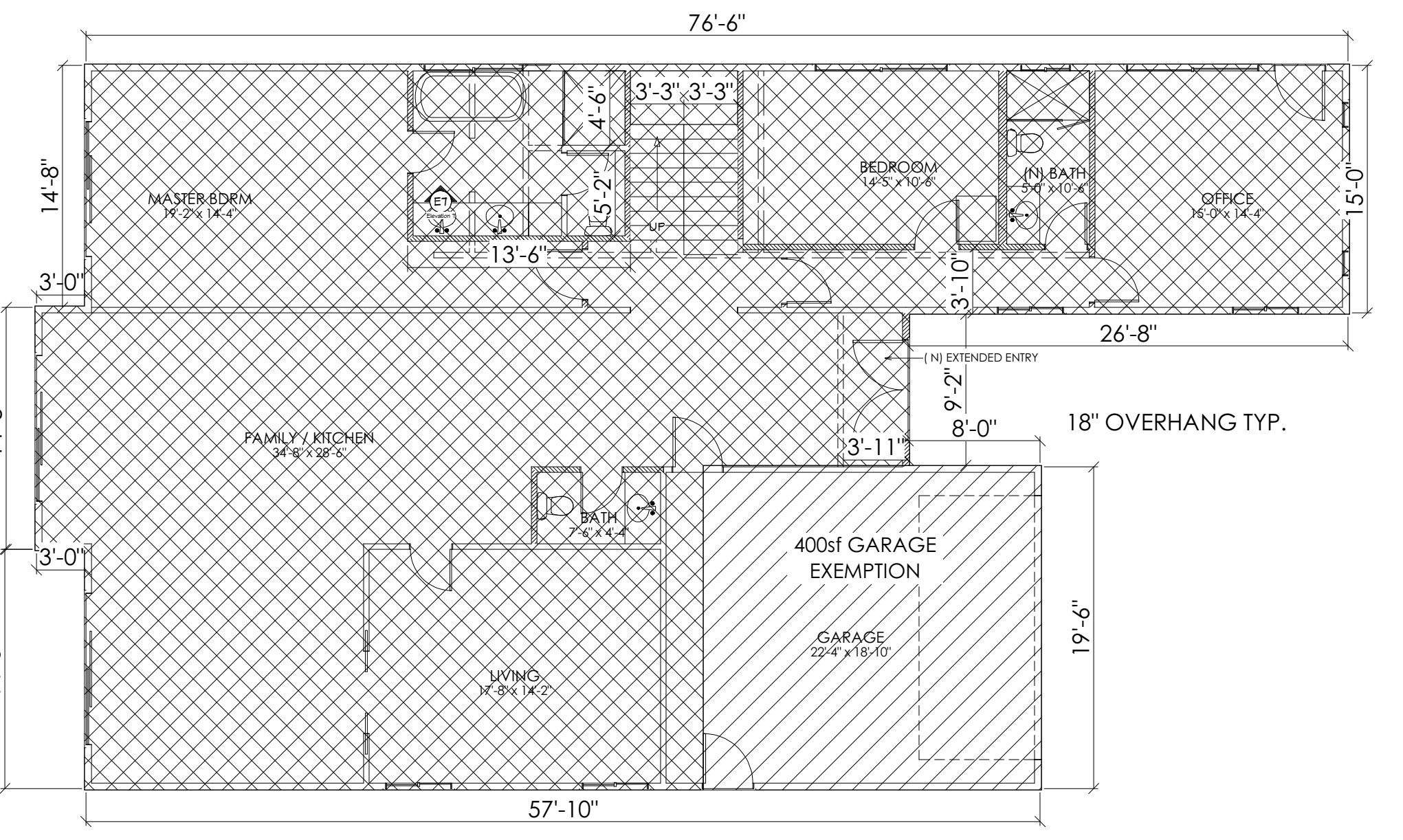
EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"



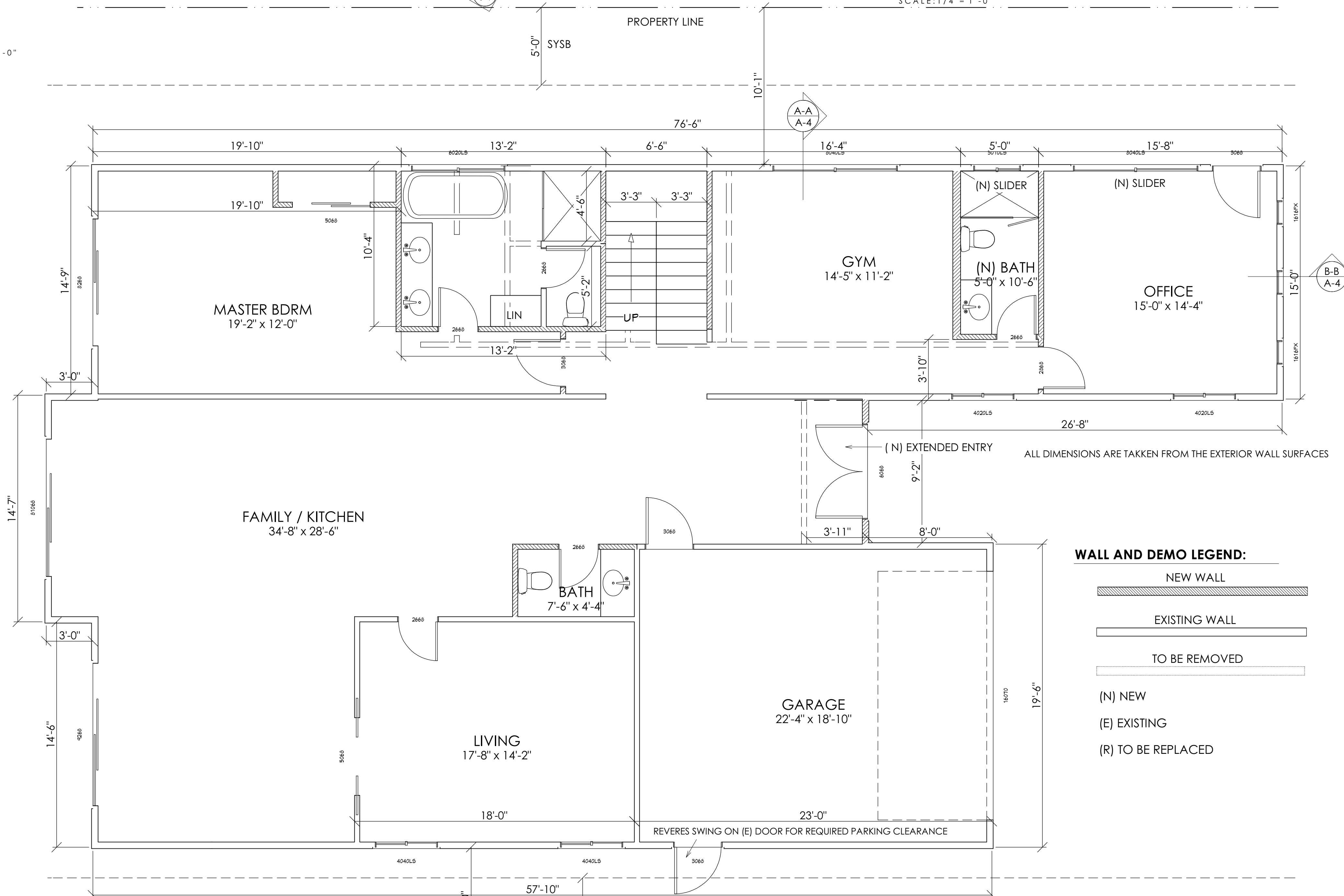
UPPER FLOOR PLAN
 9' CEILING
 SCALE: 1/4" = 1'-0"



HATCH INDICATES GROSS FLOOR AREA



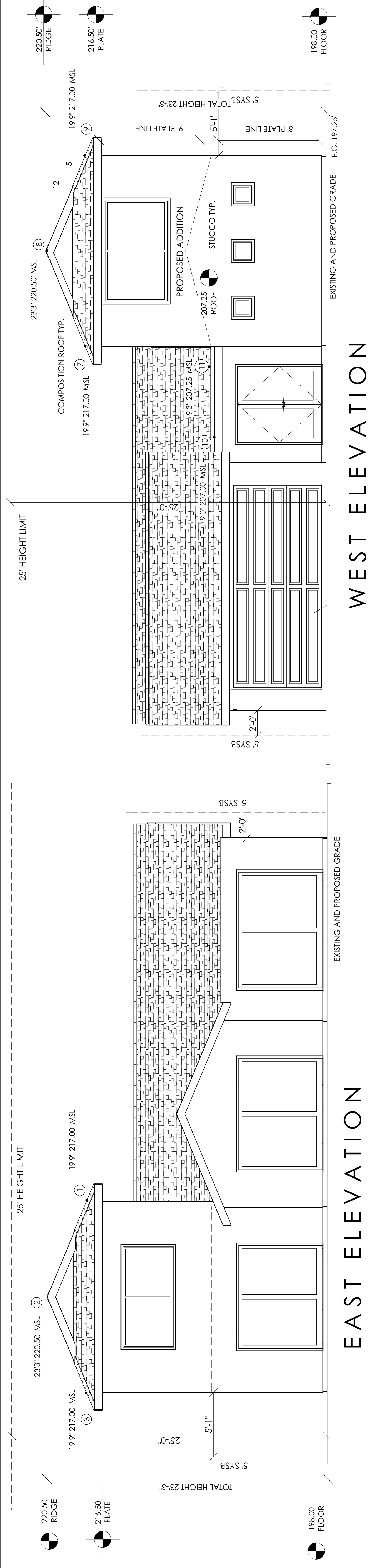
FAR PLAN
 SCALE: 1/8" = 1'-0"



LOWER FLOOR PLAN
 8' CEILING
 SCALE: 1/4" = 1'-0"

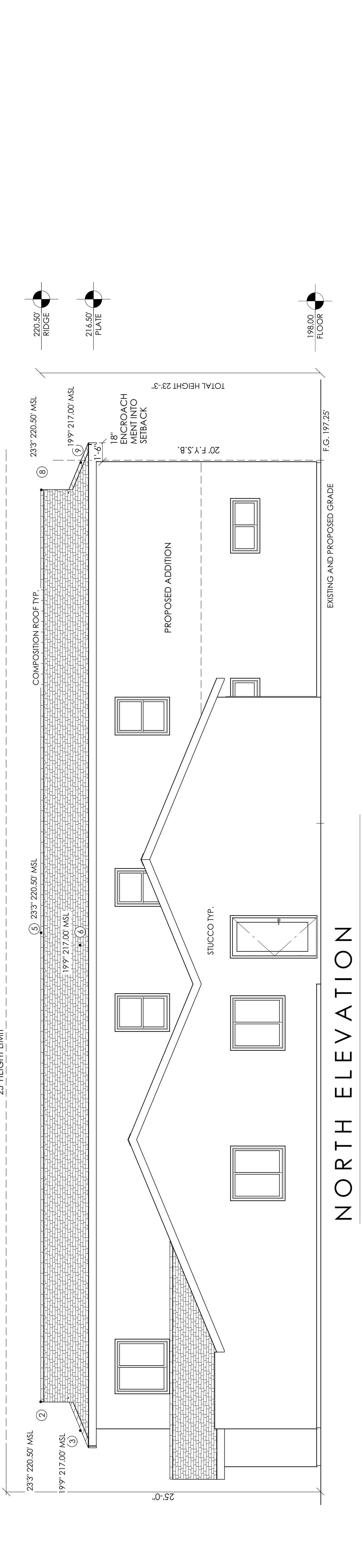
- WALL AND DEMO LEGEND:**
- NEW WALL
 - EXISTING WALL
 - TO BE REMOVED
 - (N) NEW
 - (E) EXISTING
 - (R) TO BE REPLACED

LIVING AREA
 2344 sq ft



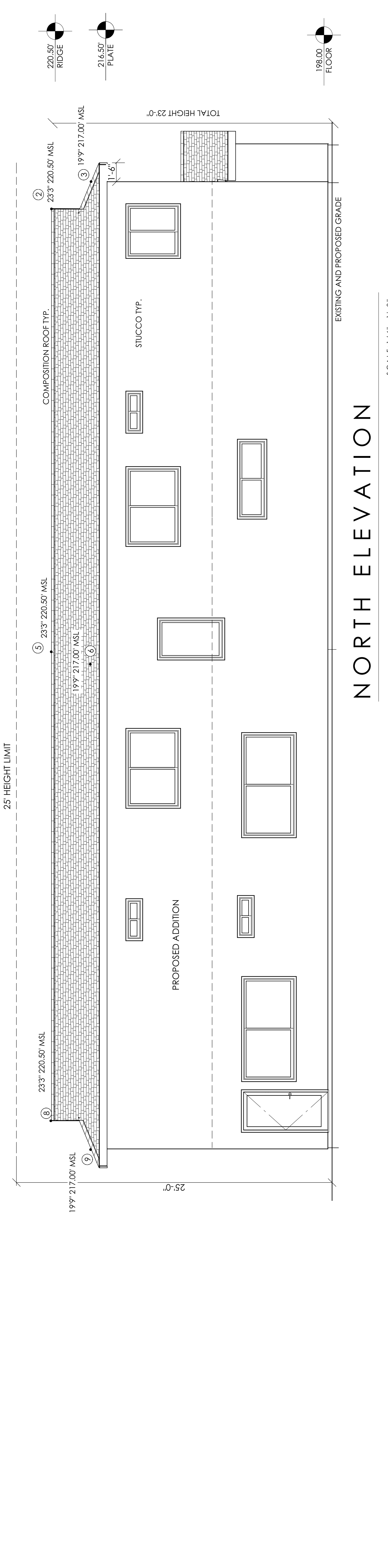
WEST ELEVATION

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



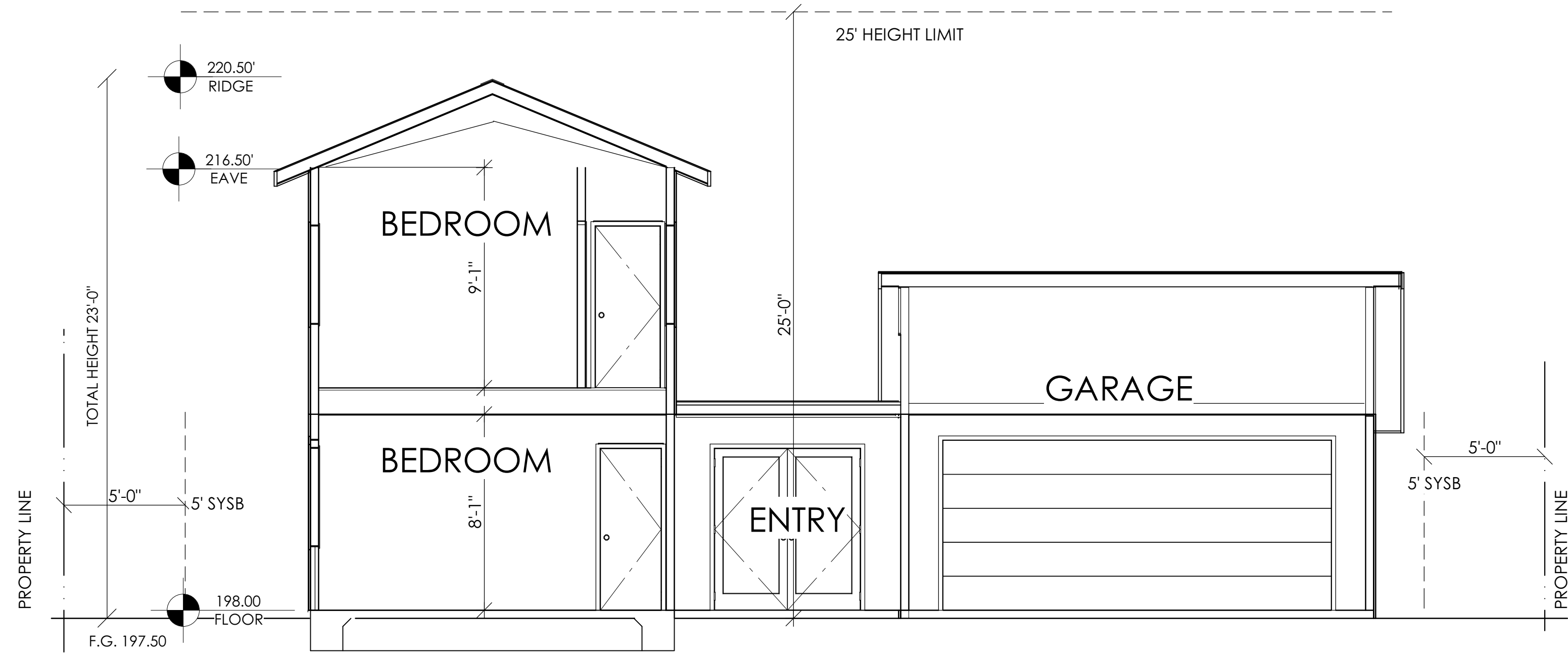
NORTH ELEVATION

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



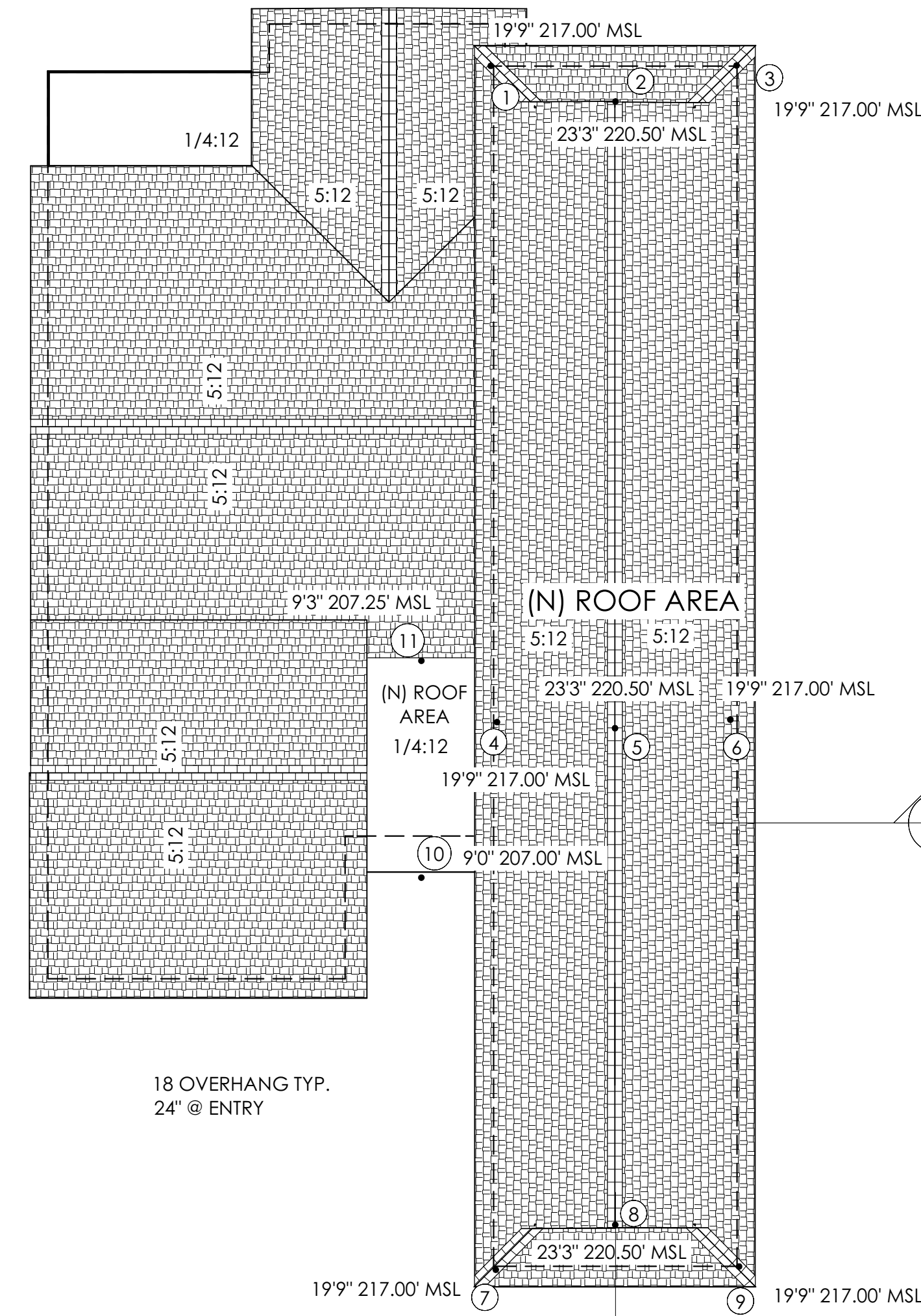
NORTH ELEVATION

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



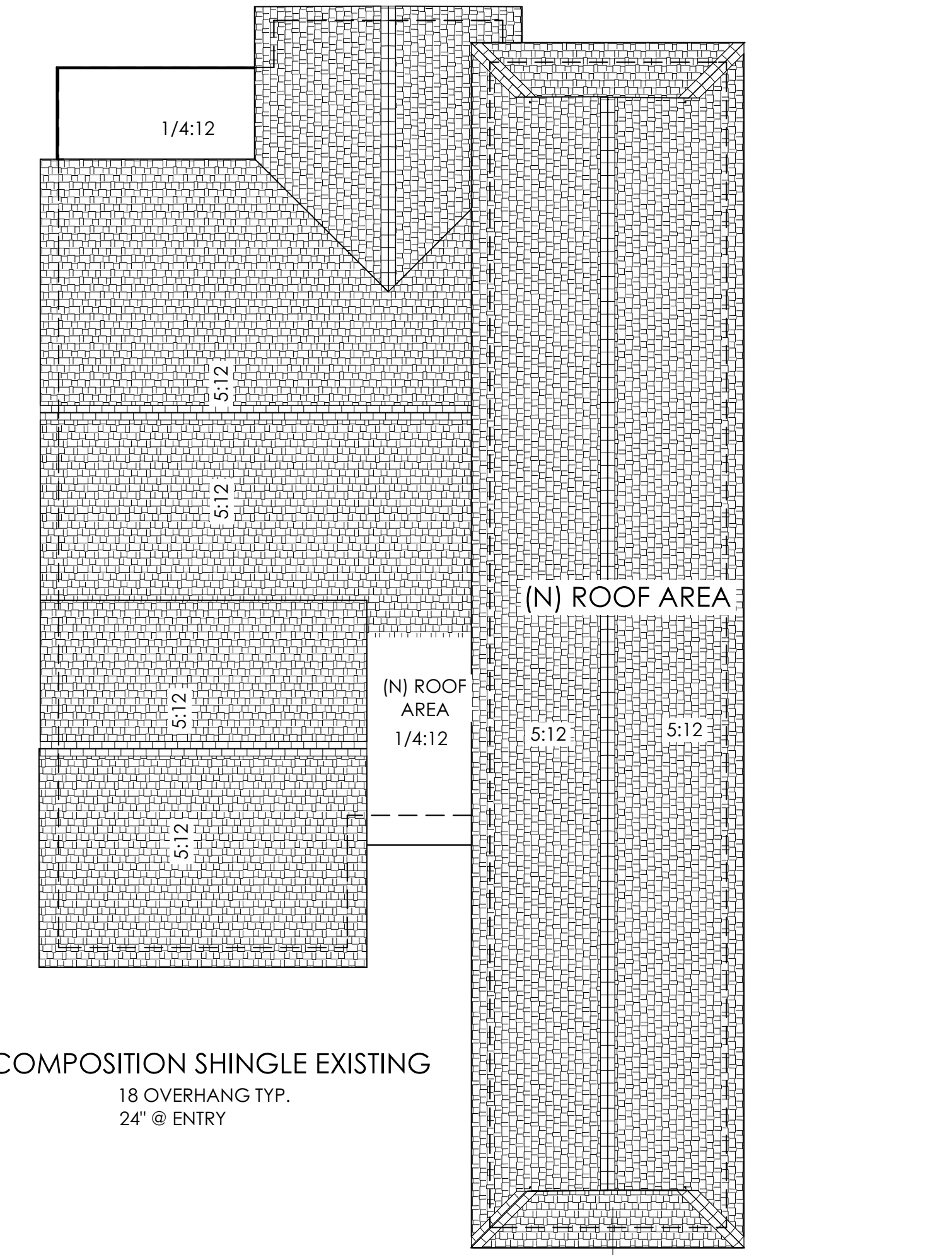
SITE SECTION A-A

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



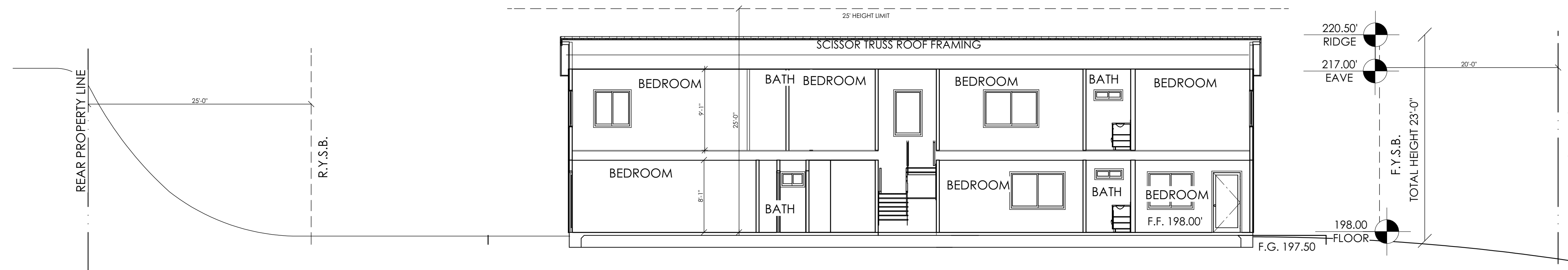
STORY POLE PLAN

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



ROOF PLAN

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



SITE SECTION B-B

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

REVISIONS

ALEX FAULKNER DESIGNS
 2120 JIMMY DURANTE BLVD. SUITE 114
 760-809-8772 - alexfdesigns@gmail.com

JUTRONICH ADDITION
 432 DELL CT. SOLANA BEACH, CA 92075

DATE 10.05.21
 SHEET NUMBER

A-4



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 13, 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Development Review Permit and Structure Development Permit for a First-Story Remodel and New Second-Story Addition to an Existing One-Story Single-Family Residence with an Attached Garage and Perform Associated Site Improvements at 181 South Nardo Avenue (Case # DRP21-002, SDP21-003 Applicants: Bill and Amy Yates; APN: 298-083-32-00; Resolution 2021-117)**

BACKGROUND:

The Applicants, Bill and Amy Yates, are requesting City Council (Council) approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a first-story remodel and a new second-story addition to an existing one-story, single-family residence with an attached garage. The 10,000 square-foot lot is located at 181 South Nardo Avenue and is within both the Low-Medium Residential (LMR) Zone and Scaled Residential Overlay Zone (SROZ).

The Applicants propose aggregate grading in the amount of 1.4 cubic yards. The maximum building height is proposed at 24.03 feet above existing grade and 199.39 feet above mean sea level (MSL). The project meets two thresholds for the requirement of a DRP, including: 1) construction in excess of 60 percent of the maximum allowable floor area; and 2) construction of a second story that exceeds 35% of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2021-117 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The subject property is located on the west side of South Nardo Avenue. The 10,000 square-foot lot is rectangular in shape, fronting on South Nardo Avenue to the east, with residential properties to the north, south and west.

The topography of the subject site slopes down in the rear (west) of the property to the rear property line with an approximately 3-foot grade differential. The front yard is flat and the finished floor of the existing garage and residence are at the same elevation as the street.

The site is currently developed with a 2,434 square-foot, one-story, single-family residence with an attached 423 square-foot garage. The existing residence is structurally nonconforming in that a portion of the first floor encroaches into the required interior side-yard. The Applicants propose to remodel the existing first story. No modifications are proposed for the portion of the residence that encroaches into the side-yard setback. In addition, the Applicants are proposing to construct a new 1,238.1 square-foot second-story addition, and perform associated site improvements, which include a covered patio. A single-family residence is required to provide two (2) off-street parking spaces pursuant to Solana Beach Municipal Code (SBMC) Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). The existing 423 square-foot garage would remain and allow for two conforming parking spaces. Since the parking spaces provided in the proposed garage would comply with the OSPDM, the project would qualify for a 400 square-foot floor area exemption. Therefore, the total proposed floor area would be 3,689.5 square feet. The maximum allowable floor area for the property is 3,700 square feet, pursuant to the SROZ (SBMC Section 17.48.040). The maximum proposed building height would be 24.03 feet above existing grade or 199.39 feet above mean sea level (MSL). The project plans are provided in Attachment 2.

Table 1 (on the following page) provides a comparison of the zoning regulations with the Applicants' proposed design.

Table 1																		
LOT INFORMATION																		
Property Address: Lot Size (Net): Max. Allowable Floor Area: Proposed Floor Area: Below Max. Floor Area by: Max. Allowable Height: Max. Proposed Height: Highest Point/Ridge: Overlay Zone(s):	181 S. Nardo Ave. 10,000 ft ² 3,700 ft ² 3,689.5 ft ² 10.5 ft ² 25.00 ft. 24.03 ft. 199.39 MSL SROZ	Zoning Designation: # of Units Allowed: # of Units Requested:	LMR (4 du/ac) 1 Dwelling Unit and 1 ADU 1 Dwelling Unit															
		Setbacks:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Required</th> <th style="width: 20%; text-align: center;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Front (E)</td> <td style="text-align: center;">25 ft.</td> <td style="text-align: center;">26.50 ft.*</td> </tr> <tr> <td>Interior Side (N)</td> <td style="text-align: center;">10 ft.</td> <td style="text-align: center;">10 ft.</td> </tr> <tr> <td>Interior Side (S)</td> <td style="text-align: center;">10 ft.</td> <td style="text-align: center;">9.58 ft. **</td> </tr> <tr> <td>Rear (W)</td> <td style="text-align: center;">25 ft.</td> <td style="text-align: center;">37 ft.</td> </tr> </tbody> </table>		Required	Proposed	Front (E)	25 ft.	26.50 ft.*	Interior Side (N)	10 ft.	10 ft.	Interior Side (S)	10 ft.	9.58 ft. **	Rear (W)	25 ft.	37 ft.
	Required	Proposed																
Front (E)	25 ft.	26.50 ft.*																
Interior Side (N)	10 ft.	10 ft.																
Interior Side (S)	10 ft.	9.58 ft. **																
Rear (W)	25 ft.	37 ft.																
<small>*The chimney is proposed to encroach into the required front-yard setback by 0.4 feet. **The existing structure is considered legal nonconforming and encroaches into the required side-yard setback 0.42 feet or 5.04 inches.</small>																		
PROPOSED PROJECT INFORMATION																		
Floor Area Breakdown: Existing First Floor: Proposed First Floor Demolition: Proposed First Floor Addition: Proposed Second Floor: Existing Garage to Remain: Subtotal: Off Street Parking Exemption: Total Floor Area:	2,434.0 ft ² - 29.6 ft ² 24.0 ft ² 1,238.1 ft ² 423.0 ft ² 4,089.5 ft ² - 400.0 ft ² 3,689.5 ft²	Required Permits: DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area, and for a second story that exceeds 35% of the first floor SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade																
Proposed Grading: 1.4 cubic yards of aggregate grading (0.4 CY grading for new footings; 1.0 CY removal and recompaction)																		
Proposed Parking: 2-Car Attached Garage Proposed Fences and Walls: No Proposed Accessory Dwelling Unit: No Proposed Accessory Structure: No	Existing Development: One-story, single-family residence with an attached garage																	

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the total proposed floor area exceeds 60% of the maximum allowable. The total floor area proposed is 3,689.5 square feet and 3,700 square feet is the maximum. Therefore, the proposal is 99% of the allowable floor area.

In addition to meeting the 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 following is a discussion of the findings for a DRP as each applies to the proposed project as well as reference to recommended conditions of approval contained in Resolution 2021-117. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below 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.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.

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

In addition to meeting zoning requirements, the project must also be found in compliance with 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 subject site is located within the Low-Medium Residential (LMR) Zone. The surrounding neighborhood consists of a mix of properties that are one- and two-story, single-family residences. The project site is currently developed with a one-story, single-family residence and an attached two-car garage. The Applicants propose to construct a first-story remodel and a new second-story addition and perform associated site improvements.

As designed, the project is consistent with the permitted uses for the LMR Zone as described in Solana Beach Municipal Code (SBMC) Sections 17.20.010 and 17.12.020, which permits one single-family residence. The property is designated Low-Medium Density Residential in the General Plan and intended for single-family residential development with 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 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. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

Building and Structure Placement:

The site is currently developed with a 2,434 square-foot, single-story, single-family residence and an attached 423 square-foot garage located on a flat building pad at approximately the same elevation as the street. The existing residence is structurally nonconforming in that a portion of the first floor encroaches into the required interior side-yard setback located along the southern portion of the lot. The Applicants propose to remodel the existing first floor and add 1,238.1 square feet of living area above the existing first story to create a new second floor. No modifications are proposed for the existing 423 square-foot garage, which is located towards the southeast portion of the lot and accessed by South Nardo Avenue.

The LMR Zone requires 25-foot front- and rear-yard setbacks and 10-foot interior side-yard setbacks. The proposed residence is set back 26.50 feet from the front property line, 10 feet from the north side property line, 9.58 feet from the south side property line and 37 feet from the rear property line. As previously noted, the existing residence is legally nonconforming as the southern wall of the existing structure is located 9.58 feet from the south property line, where a ten-foot setback is required. Pursuant to SBMC Section 17.16.060 where a nonconforming structure exists on a lot (including an accessory structure on a residential lot), additional uses, structures, or structural internal and external additions may be established on the lot; provided such additional uses, structures, or structural additions do not increase the size or degree of the existing nonconformity. The existing interior side-yard encroachment will not be expanded or increased, therefore, the size and degree of the nonconformity is not being increased. The additions are proposed to be located within the buildable area, except for the fireplace addition, which would encroach into the front-yard setback a maximum of 0.4 feet. Pursuant to SBMC Section 17.20.030(D)(5), fireplace chimneys, fire escapes, exterior stairs and landings, and similar architectural features requiring ground contact may project into required yards a maximum distance of two (2) feet; provided such feature shall be three (3) feet from a property line. The proposed fireplace will encroach less than two (2) feet, into the front-yard setback, and will be set back 24.6 feet from the front property line.

The 3,666.5 square-foot residence will consist of a family room, living room, dining room, kitchen, pantry, three bedrooms and two bathrooms on the first floor, and a primary suite, bedroom, bathroom, office and laundry on the second floor. Pedestrian and vehicular access would be maintained on the eastern side of the residence from the existing driveway.

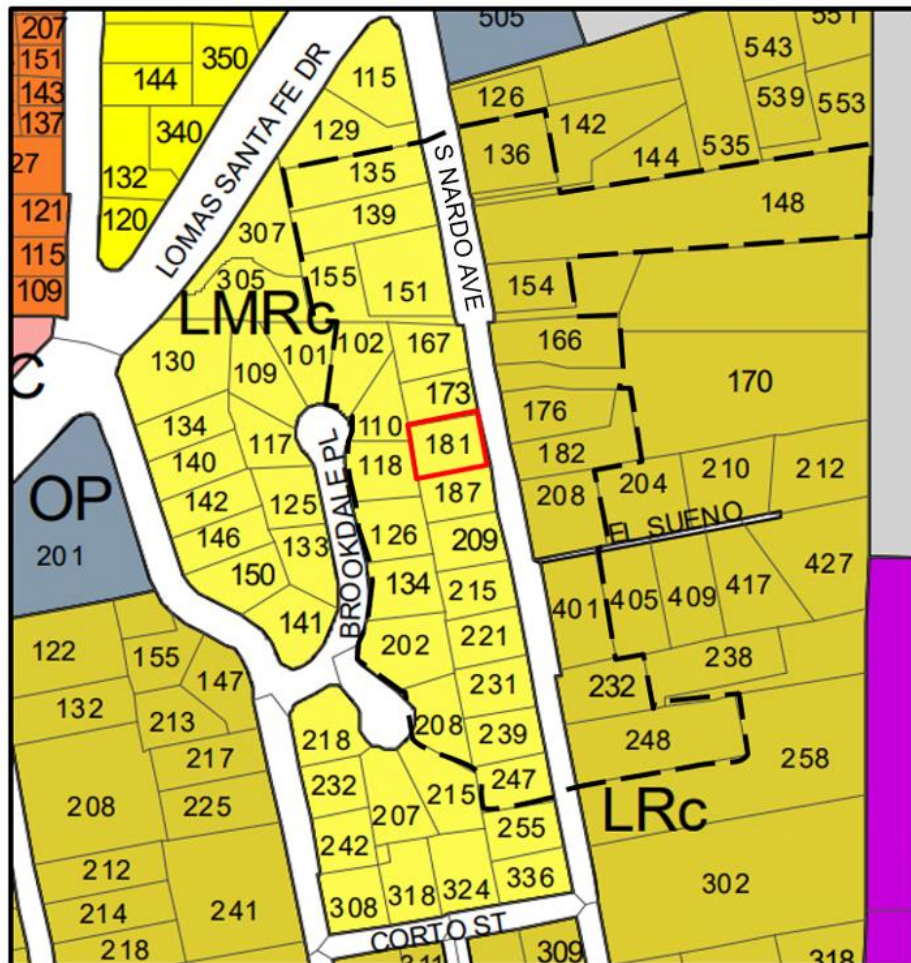
The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in the 423 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 3,689.5 square feet, which is less than the maximum allowable floor area for the lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 – 15,000 ft ²	700 ft ²
Total Allowable Floor Area:	3,700 ft²

The proposed project, as designed, meets the minimum required front- and rear-yard setbacks.

Neighborhood Comparison:

Staff compared the proposed project to 30 other properties within the South Nardo Avenue and Brookdale Place neighborhood as shown on the following map:



The properties evaluated in this comparison are located in the LM and LMR Zones. The existing homes range in size from 984 square feet to 4,425 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include garages, covered porches, unfinished basements or accessory buildings 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 garage as follows:

Project Gross Building Area:	4,089.5 ft ²
Delete Garage Area:	- 423 ft ²
Project Area for Comparison to Assessor's Data	3,666.5 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	102 BROOKDALE PLACE	11,300	2,111		3,928	LMR
2	110 BROOKDALE PLACE	9,030	2,231		3,530	LMR
3	118 BROOKDALE PLACE	10,685	3,161		3,820	LMR
4	126 BROOKDALE PLACE	11,330	2,337		3,933	LMR
5	134 BROOKDALE PLACE	10,984	3,398		3,872	LMR
6	202 CARMELITA PLACE	15,580	2,311		4,633	LMR
7	208 CARMELITA PLACE	10,760	2,405		3,833	LMR
8	135 S NARDO AVE	15,378	2,517		4,613	LMR
9	139 S NARDO AVE	16,974	3,578		4,772	LMR
10	151 S NARDO AVE	19,250	2,969		5,000	LMR
11	155 S NARDO AVE	12,550	4,425		4,146	LMR
12	167 S NARDO AVE	10,315	1,983		3,755	LMR
13	173 S NARDO AVE	8,964	2726		3,519	LMR
14	181 S NARDO AVE	10,000	2,434	3,666.5	3,700	LMR
15	187 S NARDO AVE	9,111	1,574		3,544	LMR
16	209 S NARDO AVE	10,084	1,796		3,715	LMR
17	215 S NARDO AVE	9,301	3,272		3,578	LMR
18	221 S NARDO AVE	9,811	1,660		3,667	LMR
19	231 S NARDO AVE	9,978	1,428		3,696	LMR
20	239 S NARDO AVE	9,630	3,881		3,635	LMR
21	247 S NARDO AVE	9,318	2,702		3,581	LMR
22	136 S NARDO AVE	16,867	984		4,762	LR
23	148 S NARDO AVE	77,997	1,740		10,875	LR
24	154 S NARDO AVE	11,141	1,052		3,900	LR

25	166 S NARDO AVE	16,592	3,949		4,734	LR
26	176 S NARDO AVE	13,467	1,229		4,307	LR
27	182 S NARDO AVE	14,424	2,168		4,474	LR
28	208 S NARDO AVE	16,445	2,326		4,720	LR
29	232 S NARDO AVE	13,740	2,862		4,355	LR
30	248 S NARDO AVE	28,463	N/A		5,921	LR
31	401 EL SUENO	16,961	3,641		4,771	LR

Fences, Walls and Retaining Walls:

The Applicants are not proposing any new walls or fences as part of this project. All existing fences currently on the site will remain as is. If the Applicants decide to modify any of the existing fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the municipal code. If the Applicants decide to modify any of the design of the proposed fences and walls or construct additional fences and walls, a condition of project approval indicates that they would be required to be in compliance with SBMC 17.20.040(O) and 17.60.070(C) and (D).

Landscape:

The project is not subject to the water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscaped areas that exceed 500 square feet. The proposed project does not include any new or modified irrigated landscaping.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual require two (2) parking spaces for a single-family residence. The Applicants do not propose to modify the existing 423 square-foot garage, which would provide two (2) off-street parking space that are 9' x 19' and clear of obstruction, therefore, the proposed project would be in compliance with the parking standards.

Grading:

The proposed grading quantities include 1.0 cubic yards of removal and recompaction and 0.4 cubic yards of excavation for the new footing, for a total aggregate grading quantity of 1.4 cubic yards.

Lighting:

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

Usable Open Space:

The project consists of the construction of an addition to a single-family residence, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on July 9, 2021, showing a maximum building height of 24.03 feet above the existing and proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 30, 2021. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.03 feet above the proposed/existing grade or 199.39 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

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 2021-117 for Council's consideration based upon the information in the 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 Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

Property Frontage & Public Right-of-Way Improvements:

The property frontage contains an existing fence and entryway with river rock clad pilasters along the property line. Within the public right-of-way, the project was improved as a condition of a previous DRP with a 19-inch concrete curb/swale and a pea gravel walkway/parking area of approximately 9 feet in width. However, there are also small hedges planted between the gravel walkway/parking area and the fence, which decreases the width of this area by approximately 2 ½ feet. As a condition of approval, the Applicant will be required to remove these low hedges to provide additional walkway/parking area width. This condition may be modified or removed based on Council direction.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on September 29, 2021. As of the date of preparation of this Staff Report, Staff has not received any formal correspondence from neighbors or interested parties in support of, or in opposition to, the proposed project.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Section 15303 is a Class 3 exemption for new construction or the conversion of small 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

WORKPLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2021-117.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.


DEPARTMENT RECOMMENDATION:

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 2021-117 conditionally approving a DRP and SDP to allow for the construction of a first-story remodel and new second-story addition to an existing one-story, single-family residence with an attached garage at 181 South Nardo Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-117
2. Project Plans

RESOLUTION 2021-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A FIRST-STORY REMODEL AND NEW SECOND-STORY ADDITION TO AN EXISTING ONE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 181 SOUTH NARDO AVENUE, SOLANA BEACH

APPLICANT: Bill and Amy Yates
CASE NO.: DRP 21-002, SDP21-003

WHEREAS, Bill and Amy Yates (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 13, 2021, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act pursuant to Section 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:

1. That the foregoing recitations are true and correct.
2. That the project is exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines.
3. That the request for a DRP and SDP to construct a first-story remodel and new 1,238.1 square-foot, second-story addition to an existing one-story, single-family residence and attached garage on a 10,000 square-foot lot in the Low-Medium Residential (LMR) Zone and the Scaled Residential Overlay Zone (SROZ) is conditionally approved based upon the following Findings and subject to the following Conditions:

4. 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 four (4) dwelling units per acre. Further, 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.

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 (LMR) Zone and cited by SBMC Section 17.020.030.

The project meets the minimum required front-, and rear-yard setbacks and does not exceed the maximum allowable Floor Area Ratio (FAR) for the property.

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

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and 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 subject site is located within the Low-Medium Residential (LMR) Zone. The surrounding neighborhood consists of a mix of properties that are one- and two-story, single-family residences. The project site is currently developed with a one-story, single-family residence and an attached two-car garage. The Applicants propose to construct a first-story remodel and a new second-story addition and perform associated site improvements.

As designed, the project is consistent with the permitted uses for the LMR Zone as described in Solana Beach Municipal Code (SBMC) Sections 17.20.010 and 17.12.020, which permits one single-family residence. The property is designated Low-Medium Density Residential in the General Plan and intended for single-family residential development with 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 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. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

- 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 2,434 square-foot, single-story, single-family residence and an attached 423 square-foot garage located on a flat building pad at approximately the same elevation as the street. The existing residence is structurally nonconforming in that a portion of the first floor encroaches into the required interior side-yard located along the southern portion of the lot. The Applicants propose to remodel the existing first floor and add 1,238.1 square feet of living area above the existing first story to create a new second floor. No modifications are proposed for the existing 423 square-foot garage, which is located towards the southeast portion of the lot and accessed by South Nardo Avenue.

The LMR Zone requires 25-foot front- and rear-yard setbacks and 10-foot interior side-yard setbacks. The proposed residence is set back 26.50 feet from the front property line, 10 feet from the north side property line, 9.58 feet from the south side property line and 37 feet from the rear property line. As previously noted, the existing residence is legally nonconforming as the southern wall of the existing structure is located 9.58 feet from the south property line, where a ten-foot setback is required. Pursuant to SBMC Section 17.16.060 where a nonconforming structure exists on a lot

(including an accessory structure on a residential lot), additional uses, structures, or structural internal and external additions may be established on the lot; provided such additional uses, structures, or structural additions do not increase the size or degree of the existing nonconformity. The existing interior side-yard encroachment will not be expanded or increased, therefore, the size and degree of the nonconformity is not being increased. The additions are proposed to be located within the buildable area, except for the fireplace addition, which would encroach into the front-yard setback a maximum of 0.4 feet. Pursuant to SBMC Section 17.20.030(D)(5), fireplace chimneys, fire escapes, exterior stairs and landings, and similar architectural features requiring ground contact may project into required yards a maximum distance of two (2) feet; provided such feature shall be three (3) feet from a property line. The proposed fireplace will encroach less than two (2) feet, into the front-yard setback, and will be set back 24.6 feet from the front property line.

The 3,666.5 square-foot residence will consist of a family room, living room, dining room, kitchen, pantry, three bedrooms and two bathrooms on the first floor, and a primary suite, bedroom, bathroom, office and laundry on the second floor. Pedestrian and vehicular access would be maintained on the eastern side of the residence from the existing driveway.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in 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 423 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 3,689.5 square feet, which is less than the maximum allowable floor area for the lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 – 15,000 ft ²	700 ft ²
Total Allowable Floor Area:	3,700 ft ²

The proposed project, as designed, meets the minimum required front- and rear-yard setbacks.

- 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 not subject to the water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscaped areas that exceed 500 square feet. The proposed project does not propose any new or modified irrigated landscaping.

- 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 require two (2) parking spaces for a single-family residence. The Applicants do not propose to modify the existing 423 square-foot garage, which would provide two (2) off-street parking spaces that are 9' x 19' and clear of obstruction, therefore, the proposed project would be in compliance with the parking standards.

- 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 grading quantities include 1.0 cubic yard of removal and recompaction and 0.4 cubic yards of excavation for the new footing, for a total aggregate grading quantity of 1.4 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).*

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

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

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

The project consists of the construction of a new single-family residence, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

- III. All required permits and approvals 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.*

All required permits are being processed concurrently with the DRP.

- 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.*

As a condition of project approval, the Applicants will be required to obtain approval from the California Coastal Commission (CCC) prior to the issuance of Building Permits.

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

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project shall comply with all View Assessment requirements of SBMC Chapter 17.63, and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on July 9, 2021, showing a maximum building height of 24.03 feet above the existing and proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 30, 2021. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor shall be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.03 feet above the

proposed/existing grade or 199.39 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

5. 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 Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on October 13, 2021 and located in the project file with a submittal date of September 30, 2021.
- III. The residence will not exceed 24.03 feet in height above the existing grade or 199.39 feet above MSL.
- IV. Any proposed onsite fences, walls, and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required CCC approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a Grading or Building Permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Dell Court and minimize impact to the surrounding neighbors.

- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- B. Fire Department Conditions: Please note that this list provides detailed Fire Department requirements and is not meant to be an all-inclusive plan check list of the Fire Department comments.
- 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. ADDRESS 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.
 - IV. 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 combination of significant modifications to the interior dwelling and additions.

- V. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The applicant shall remove the existing landscaping (shrubs) located in the public right-of-way between the back of the existing walkway/parking area and the existing fence to the satisfaction of the City Engineer.
 - II. 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.
 - III. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with Chapter 11.20 of the SBMC which allows otherwise.
6. 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 1.16 and 1.18 in addition to any applicable revocation proceedings.
 7. EXPIRATION: The DRP for the project will expire 24 months from the date of this Resolution, unless the Applicant have obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council, subject to SBMC Section 17.72.110.
 8. 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 13th day of October, 2021, 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

PROJECT INFORMATION

APN: 298.083.3200
SITE ADDRESS:
181 South Nardo Ave.
Solana Beach, CA 92075

LEGAL DESCRIPTION:
BLK 2 LOT 4 IN NLY 80 FT OF ELY 125 FT IN*

ZONE: LMRc
SCALED RESIDENTIAL OVERLAY ZONE (SROZ)

	EXISTING	PROPOSED
FRONT SETBACK:	25.0'	26.50'
SIDE SETBACK(N):	10.0'	10.0'
SIDE SETBACK (S):	10.0'	9.58'
REAR SETBACK:	25.0'	37.0'
MAX BLDG HEIGHT:	25.0'	
(EXT'G BLDG HGT):	14'-5 7/8"	
PROPOSED BLDG HGT:	24.03'	

LOT AREA: GROSS 10,000 SQFT
LOT AREA: NET 9,680 SQFT
FLOOR TO AREA RATIO ALLOWABLE:
0.50 x 6,000 = 3,000 s.f.
0.175 x 4,000 = 700 s.f.
Maximum Floor Area Allowed 3,700 s.f.

PROPOSED BUILDING AREA:
EXISTING FIRST FLOOR LIVING AREA: 2,434.0 SF
EXISTING FIRST FLOOR AREA REMOVAL: -29.6 SF
FIRST FLOOR LIVING AREA ADDITION: 24.0 SF
SECOND FLOOR LIVING AREA ADDITION: 1,238.1 SF
EXISTING GARAGE: 423.0 SF
SUBTOTAL OF FLOOR AREA: 4,089.5 SF

OFF STREET PARKING EXEMPTION (2 SPACES) -400.0 SF
TOTAL PROPOSED FLOOR AREA 3,689.5 SF

PARKING:
2 PARKING SPACES IN THE EXISTING GARAGE.

GRADING:
0.0 CY - SITE GRADING
0.4 CY - EXCAVATION FOOTINGS OF NEW CONSTRUCTION
1.0 CY - REMOVAL AND RE-COMPACTION FOR CONSTRUCTION
1.4 CY - TOTAL GRADIN

OWNER/APPLICANT:
William Yates
181 South Nardo Ave.
Solana Beach, CA 92075

OWNER'S REPRESENTATIVE:
FRIEHAUF ARCHITECTS
341 SOUTH CEDROS AVENUE, SUITE D
SOLANA BEACH, CA 92075
TEL: 858.792.6116
FAX: 858.792.2422

NO NEW IRRIGATED LANDSCAPING AREA IS BEING PROPOSED

SCOPE OF WORK

- FIRST FLOOR ENTRY ADDITION AND PROPOSED FIREPLACE ADDITION.
- COVERED PATIO W/ UNCOVERED DECK ABOVE.
- PROPOSED 2ND FLOOR ADDITION.
- PROPOSED UNCOVERED 2ND FLR DECK OVER EXISTING RESIDENCE.

VICINITY MAP



FIRE DEPARTMENT NOTES

- STANDARD CONDITIONS:**
- 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.
 - 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 system shall be approved by the Fire Department prior to installation. Sprinklers will be required due to additions being more than 50% of the existing square footage.
 - CLASS "A" ROOF:** All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

	Existing (SF)	Proposed Total (SF)
Non-landscaped Area ^a	4,728	4,713
Non-irrigated Landscape ^b	0	15
Irrigated Landscape	4,952	4,937
Water Features ^c	0	0
Decorative Hardscape ^d	0	0
Total Lot Area	9,680	9,680

PROPOSED	Area of Work ^e (SF)
Irrigated Landscape	0
Water Features ^c	0
Decorative Hardscape ^d	0
Aggregate Landscape Area^a	0

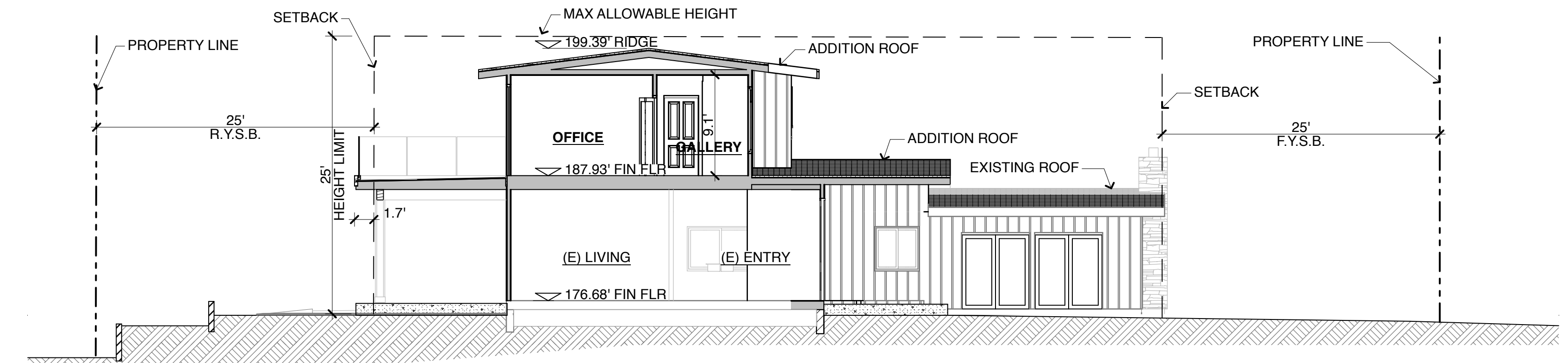
CONTRACTOR NOTE:
Contractor to compact, stabilize, and bond the existing D.G. pathway.

CALIFORNIA GREEN BUILDING CODE REQUIREMENTS:

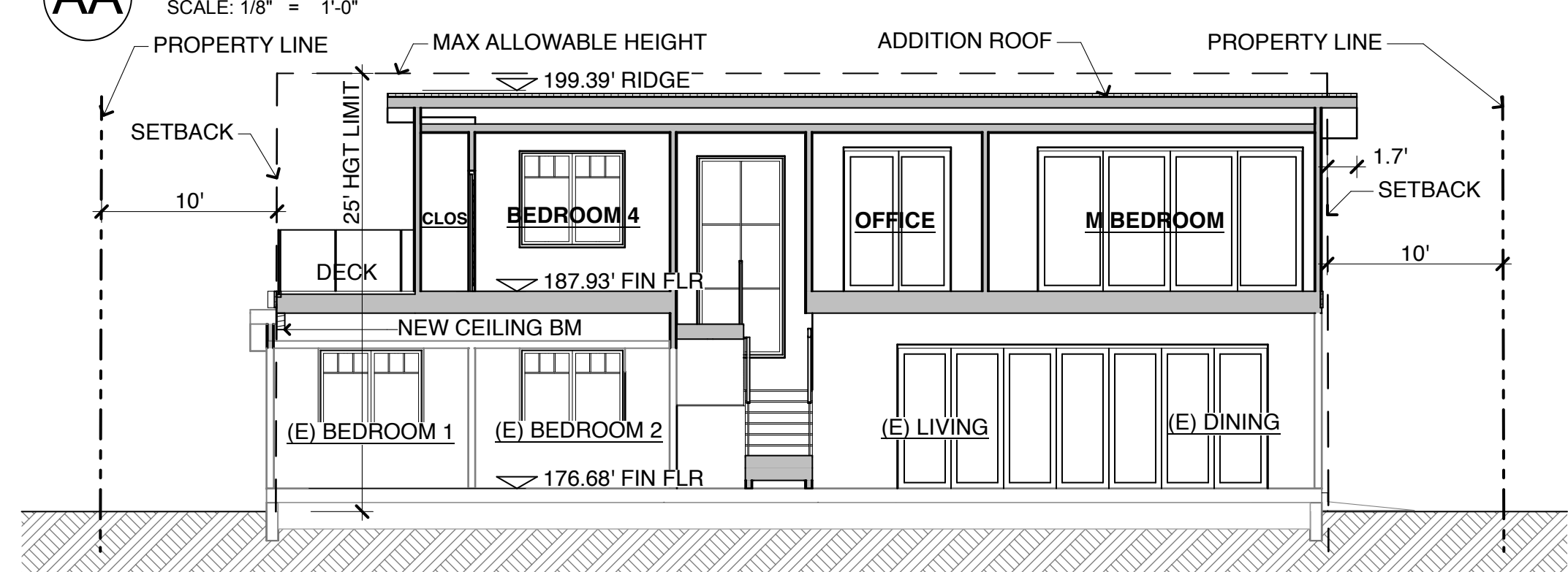
- PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASINS, B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR APPROVED METHOD (CGC 4.106.2)
- SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS; SWALES, WATER COLLECTION, FRENCH DRAINS, ETC., CGC 4.106.3. EXCEPTION: ADDITIONS NOT ALTERING THE DRAINAGE PATH.
- CONCRETE SLABS WILL BE PROVIDED WITH A CAPILLARY BREAK. CGC 4.505.2.1
- PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION.

NOTE: SURFACE WATER WILL DRAIN AWAY FROM BUILDING. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10'. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING.

ELEVATIONS TIED TO CITY OF SOLANA BEACH BENCHMARK "SOLB-2" NAVD 88 EL=110.412.
BOUNDARY TIED TO MAP 1749.
PLOT BY SPENCER-LUEY SURVEYING - 858-792-9242.

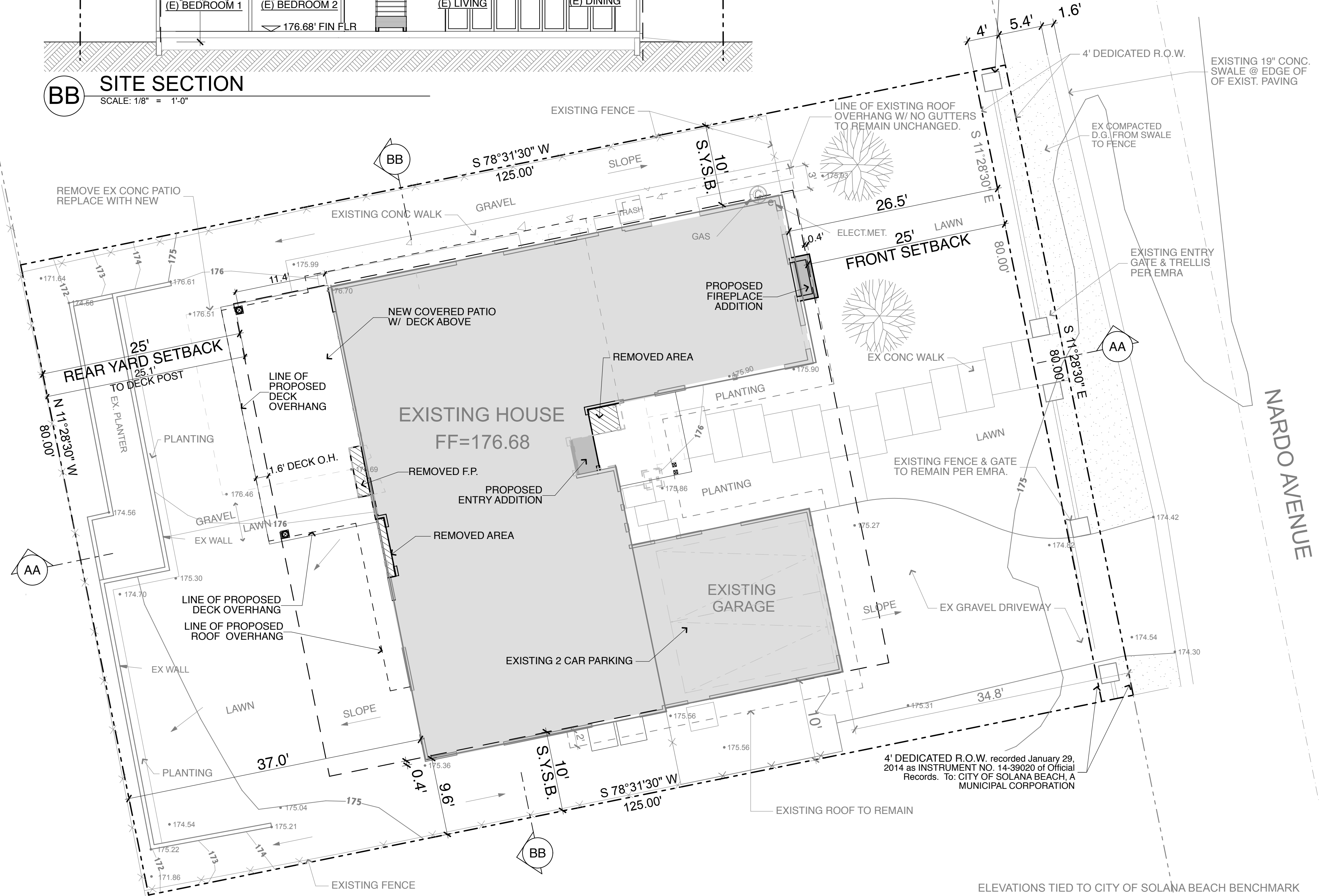


AA SITE SECTION
SCALE: 1/8" = 1'-0"



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

EXISTING FENCE TO REMAIN PER ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT recorded January 29, 2014 as INSTRUMENT NO. 14-39020 OF OFFICIAL RECORDS.



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



YATES ADDITION
181 South Nardo Ave.
Solana Beach, CA. 92075



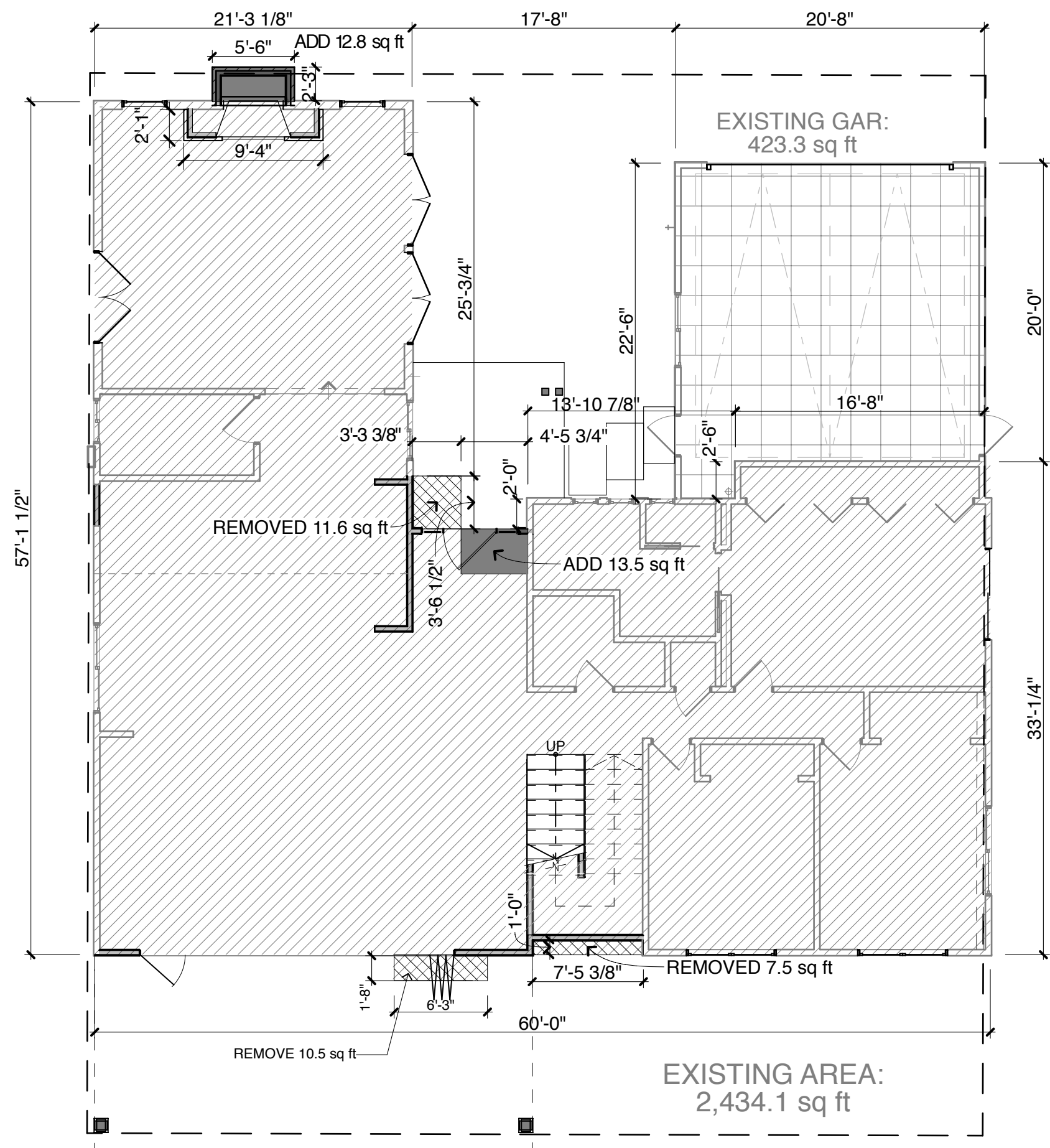
FRIEHAUF ARCHITECTS
341 South Cedros Avenue, Suite D
Solana Beach, California. 92075
858.792.6116 Tel
frieaufinc@sbcglobal.net

DATE:

APRIL 15, 2021
MAY 21, 2021
JULY 12, 2021
SEPT 28, 2021

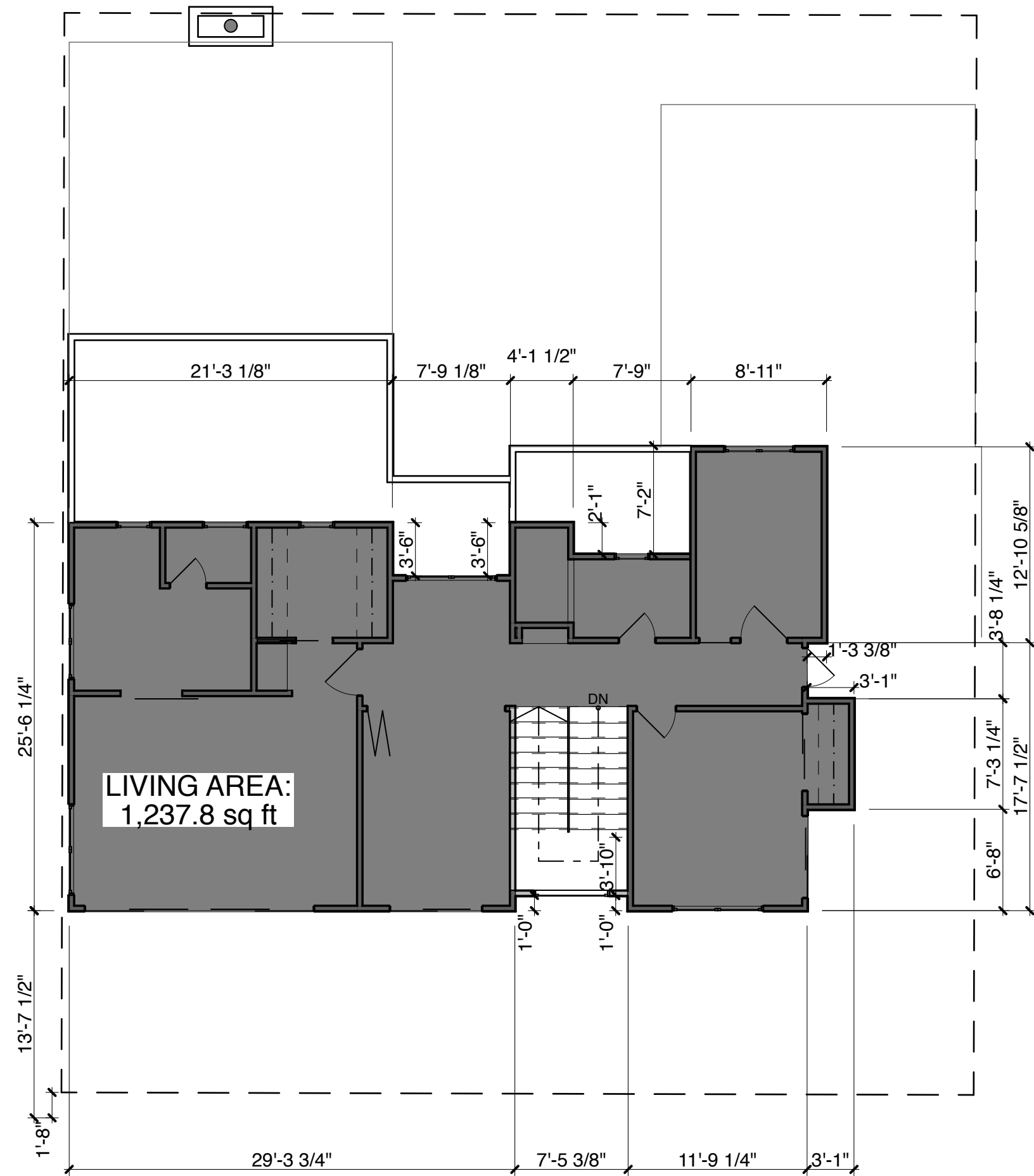
SHEET NO.

2



1ST FLOOR AREA

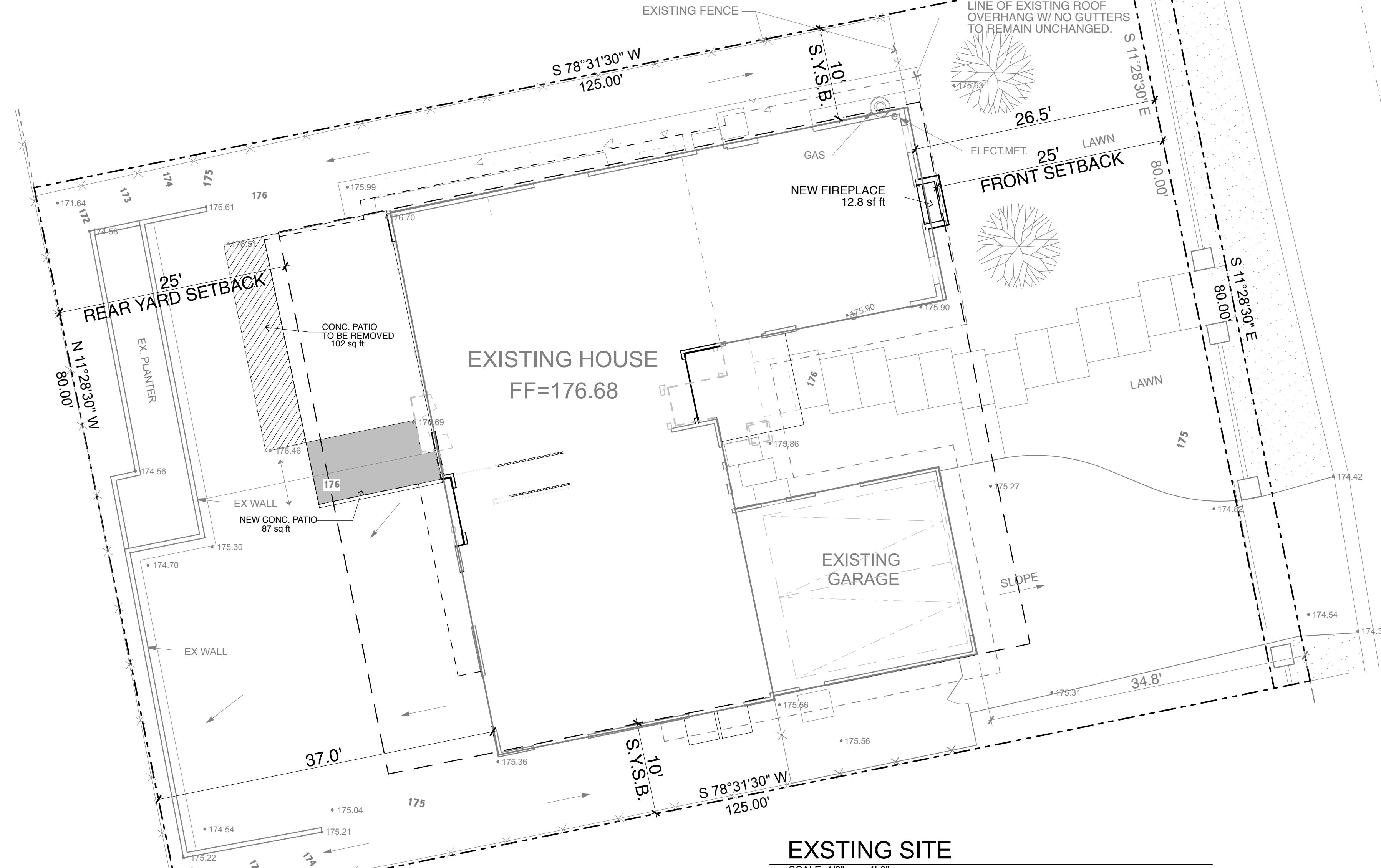
SCALE: 1/8" = 1'-0"



2ND FLOOR AREA

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

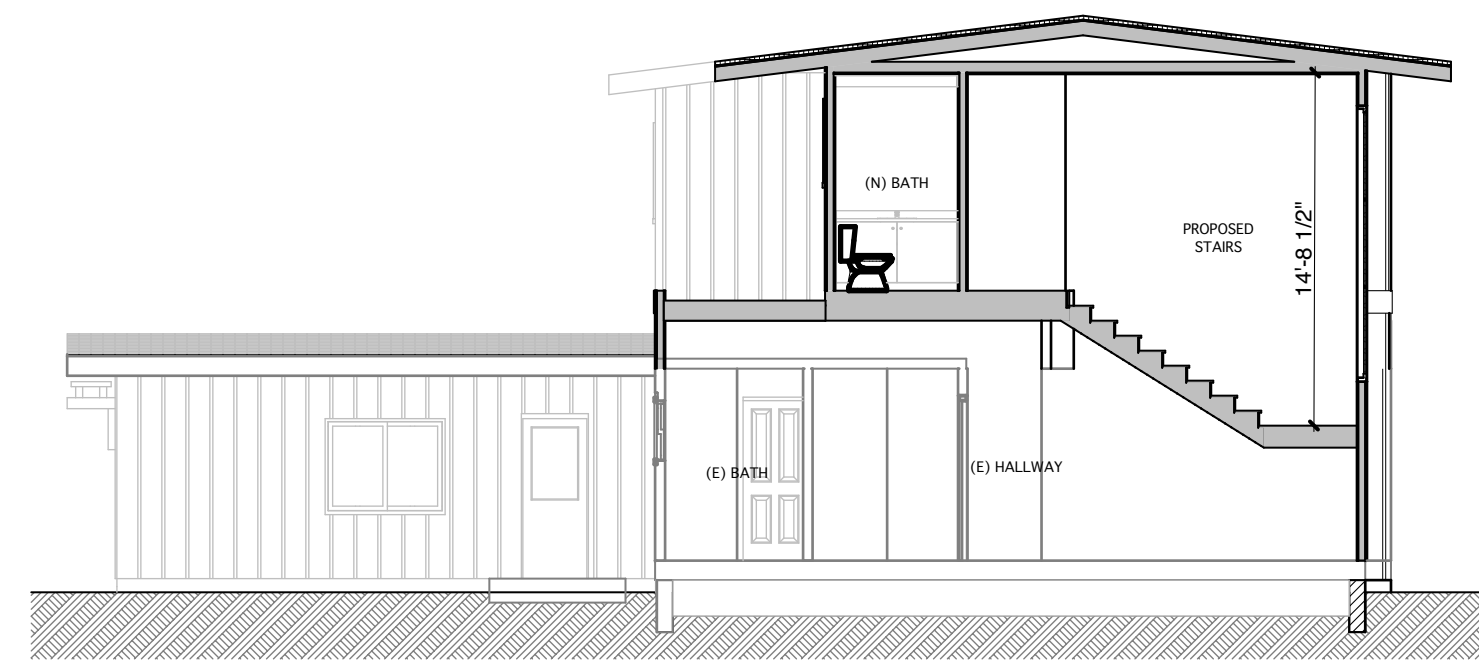
ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES



EXISTING SITE

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

TOTAL EXISTING IMPERVIOUS AREA:	3,868 SF
IMPERVIOUS ADDED:	100.10 SF
IMPERVIOUS TO BE REMOVED:	-101.67 SF
TOTAL CHANGE:	- 1.75 SF
NO NEW IMPERVIOUS AREA IS PROPOSED	



STAIR SECTION

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

PROJECT INFORMATION

APN: 298.083.3200
SITE ADDRESS:
181 South Nardo Ave.
Solana Beach, CA 92075

LEGAL DESCRIPTION:
BLK 2*LOT 4 IN*NLV 80 FT OF ELY 125 FT IN*
ZONE: LMR
SCALED RESIDENTIAL OVERLAY ZONE (SROZ)

	EXISTING	PROPOSED
FRONT SETBACK:	25'-0"	25'-0" (5" ENCROACH)
SIDE SETBACK:	10'-0"	10'-0"
STREET SIDE SETBACK:	10'-0"	10'-0"
REAR SETBACK:	25'-0"	25'-0"
MAX BLDG HEIGHT:	25'-0"	25'-0"
(EXT'G BLDG HGT):	14'-5 7/8"	
PROPOSED BLDG HGT:	24'-1"	

LOT AREA: GROSS	10,000 SQFT
LOT AREA: NET	9,680 SQFT
FLOOR TO AREA RATIO ALLOWABLE:	
0.50 x 6,000 =	3,000 s.f.
0.175 x 4,000 =	700 s.f.
Maximum Floor Area Allowed	3,700 s.f.

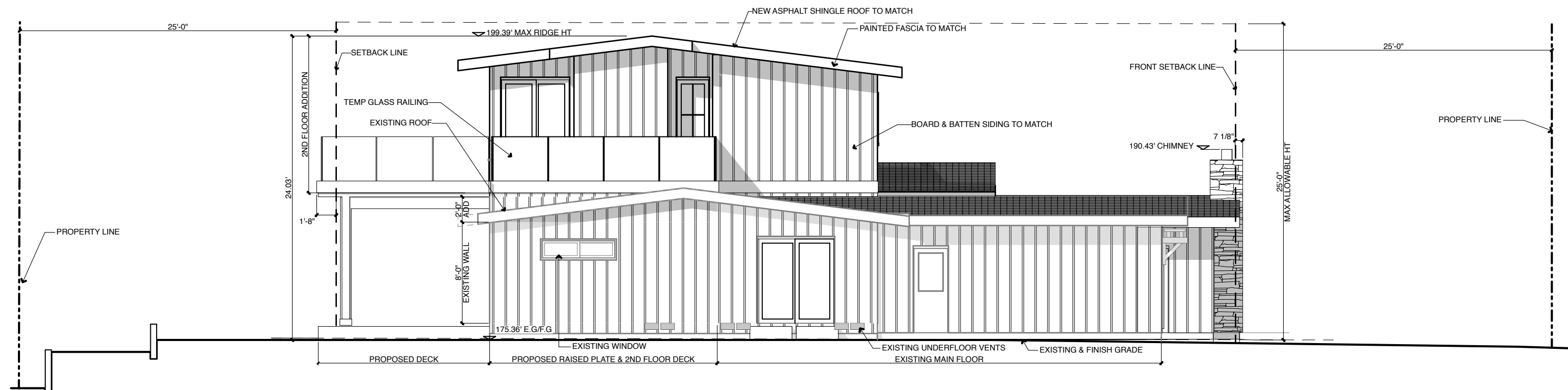
PROPOSED BUILDING AREA:	
EXISTING FIRST FLOOR LIVING AREA:	2,434.0 SF
EXISTING FIRST FLOOR LIVING AREA REMOVAL:	-29.6 SF
FIRST FLOOR LIVING AREA ADDITION:	24.0 SF
SECOND FLOOR LIVING AREA ADDITION:	1,238.1 SF
EXISTING GARAGE:	423.0 SF
SUBTOTAL OF FLOOR AREA:	4,089.5 SF
OFF STREET PARKING EXEMPTION (2 SPACES)	-400.0 SF
TOTAL PROPOSED FLOOR AREA	3,689.5 SF

PARKING:
2 PARKING SPACES IN THE EXISTING GARAGE.

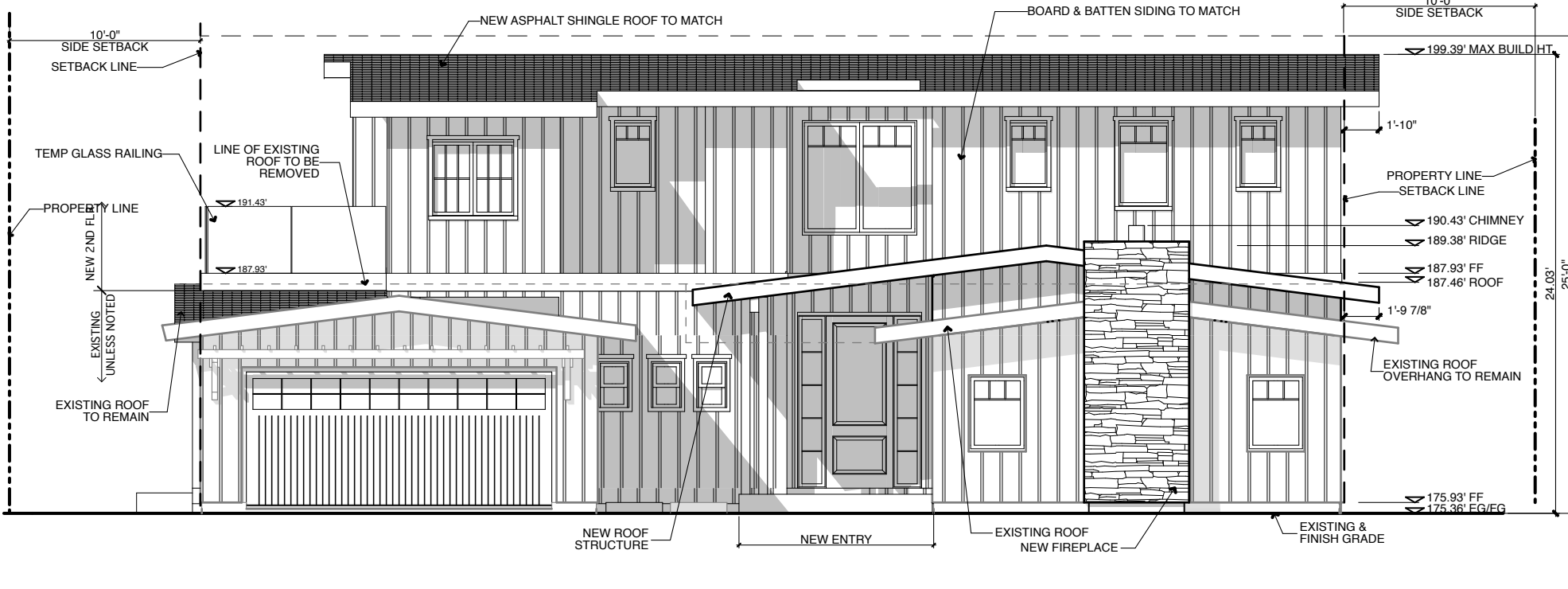
GRADING:
0.0 CY - SITE GRADING
0.4 CY - EXCAVATION FOOTINGS OF NEW CONSTRUCTION
1.0 CY - REMOVAL AND RE-COMPACTION FOR CONSTRUCTION
1.4 CY - TOTAL GRADIN

OWNER/APPLICANT:
William Yates
181 South Nardo Ave.
Solana Beach, CA 92075

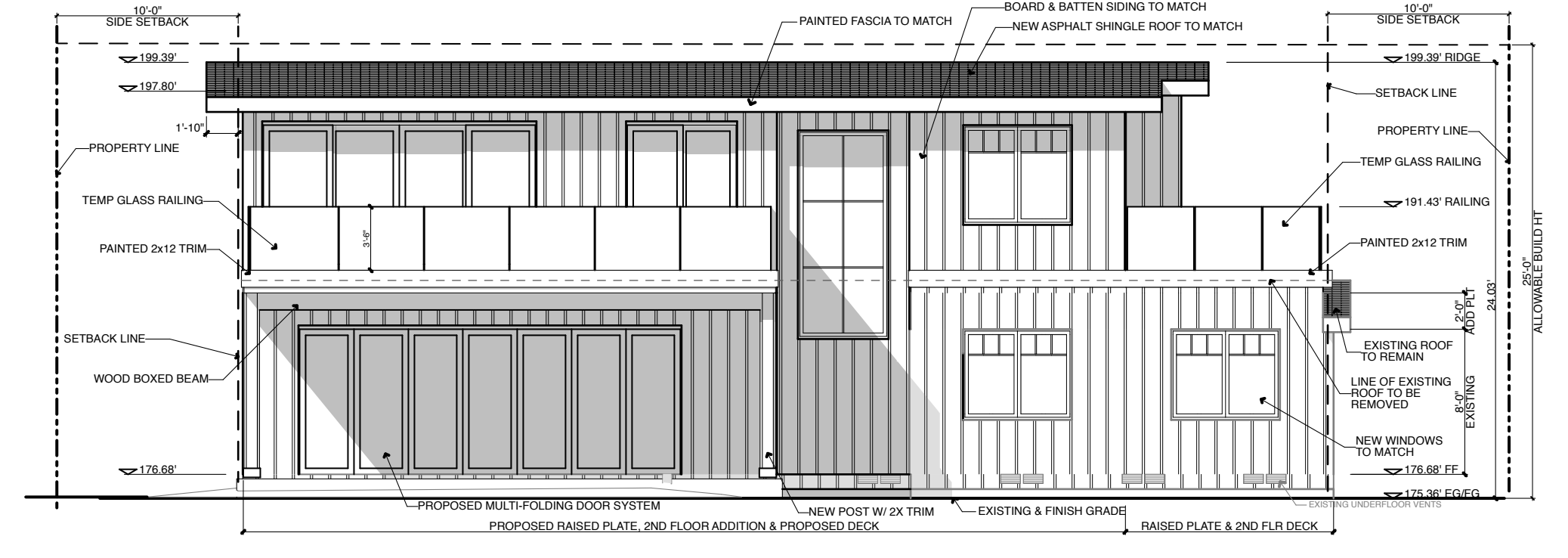
OWNER'S REPRESENTATIVE:
FRIEHAUF ARCHITECTS
341 SOUTH CEDROS AVENUE, SUITE D
SOLANA BEACH, CA 92075
TEL: 858.792.6116
FAX: 858.792.2422



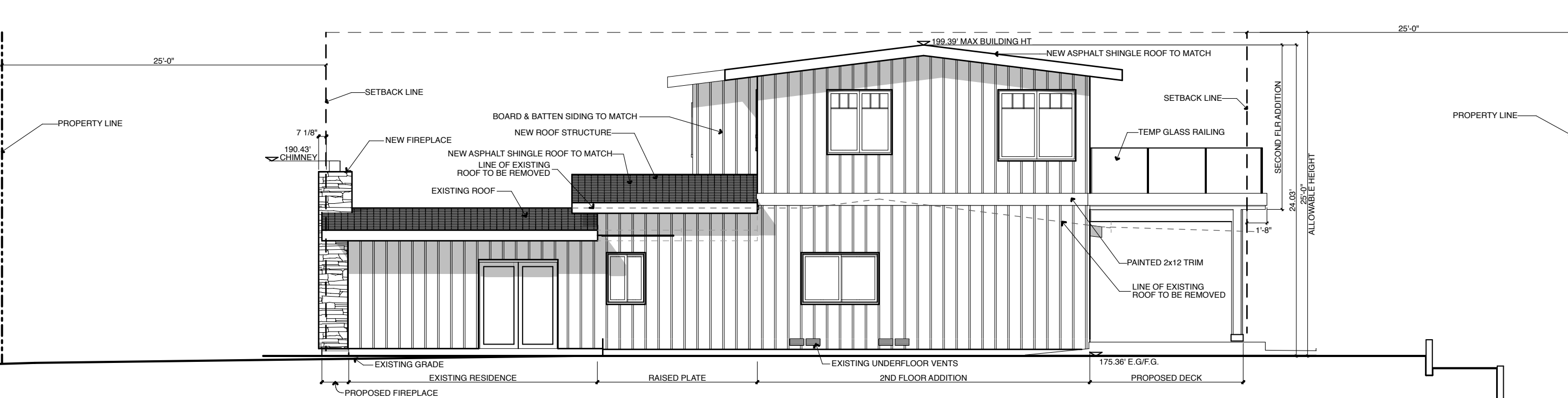
South Elevation
SCALE: 1/8" = 1'-0"



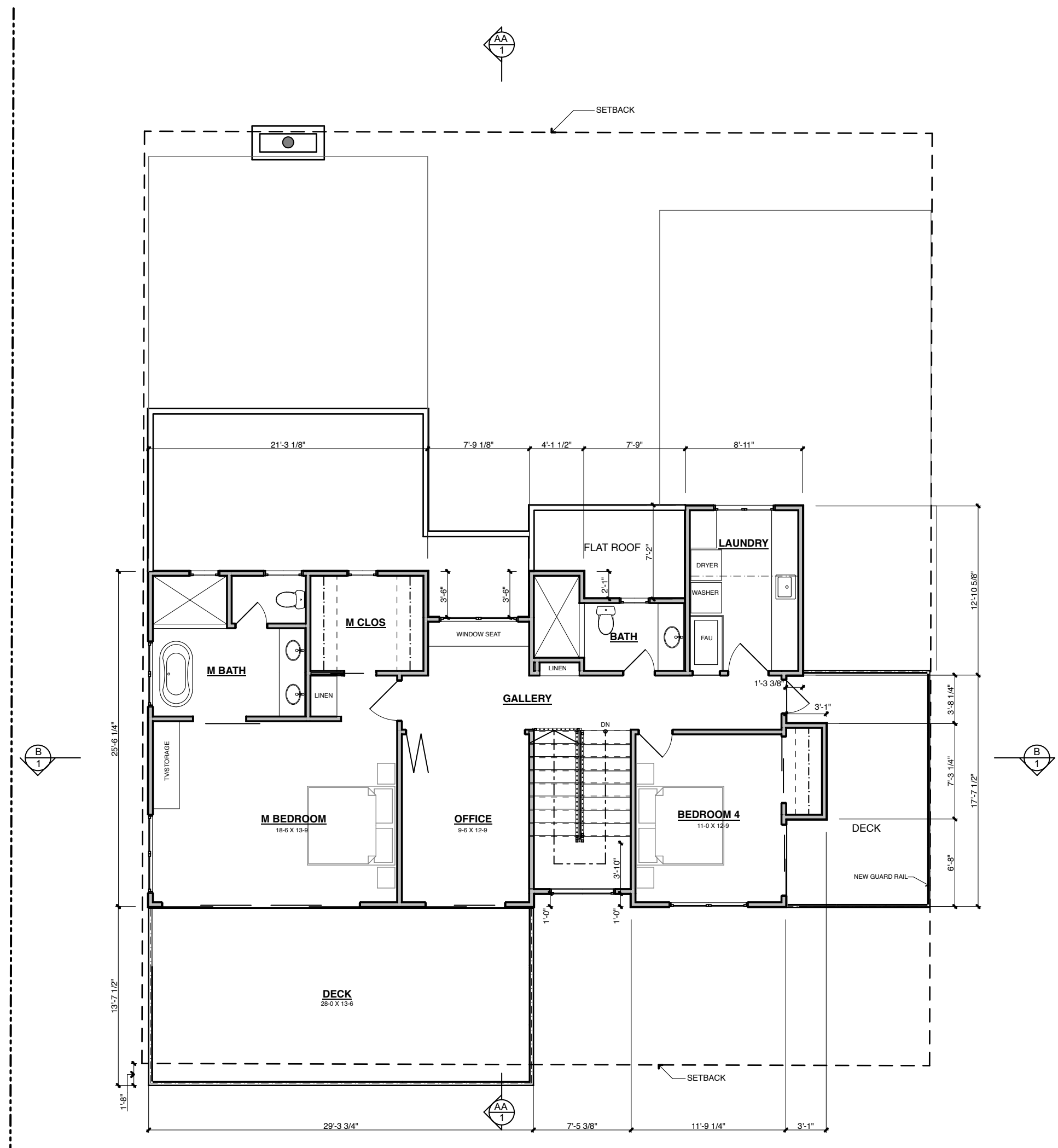
East (Front) Elevation
SCALE: 1/8" = 1'-0"



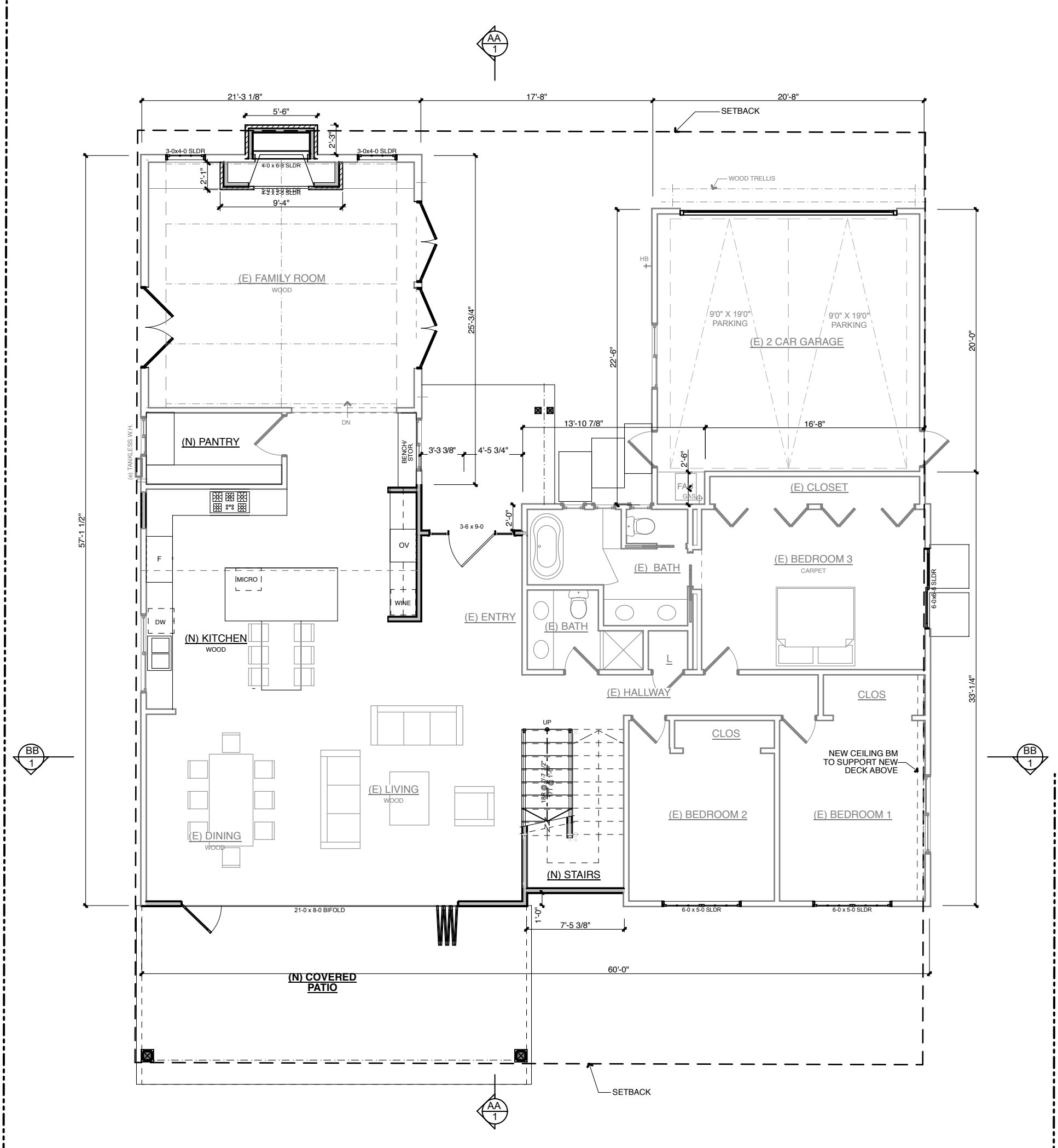
West (Rear) Elevation
SCALE: 1/8" = 1'-0"



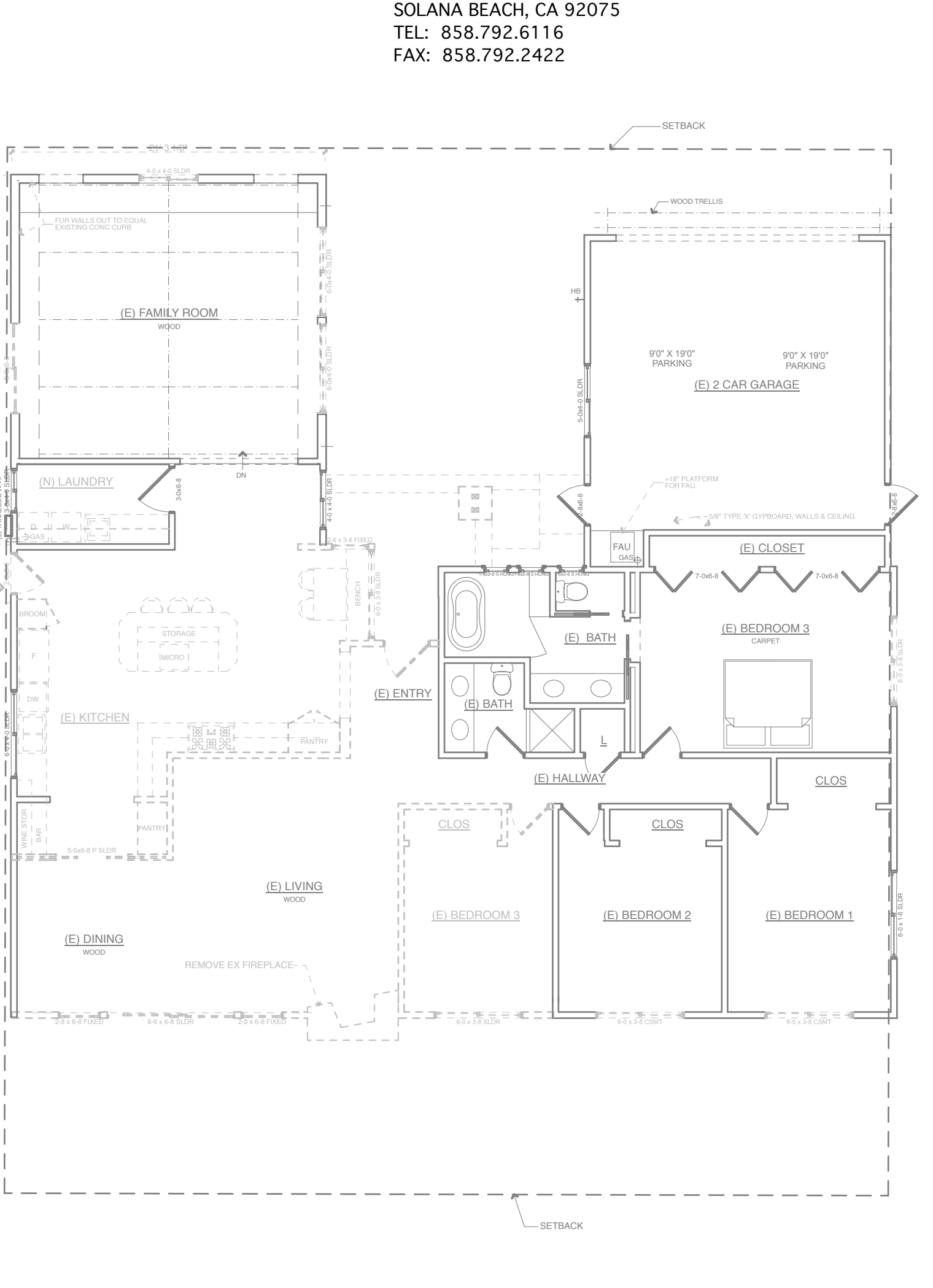
North Elevation
SCALE: 1/8" = 1'-0"



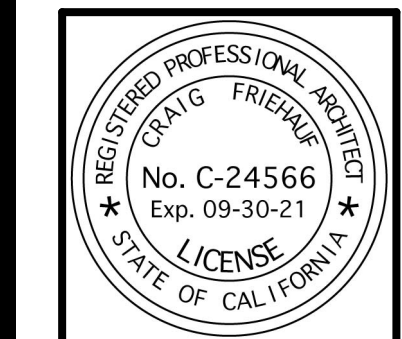
PROPOSED 2ND FLR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLR PLAN
SCALE: 1/8" = 1'-0"



EXISTING FIRST FLR PLAN
SCALE: 1/8" = 1'-0"

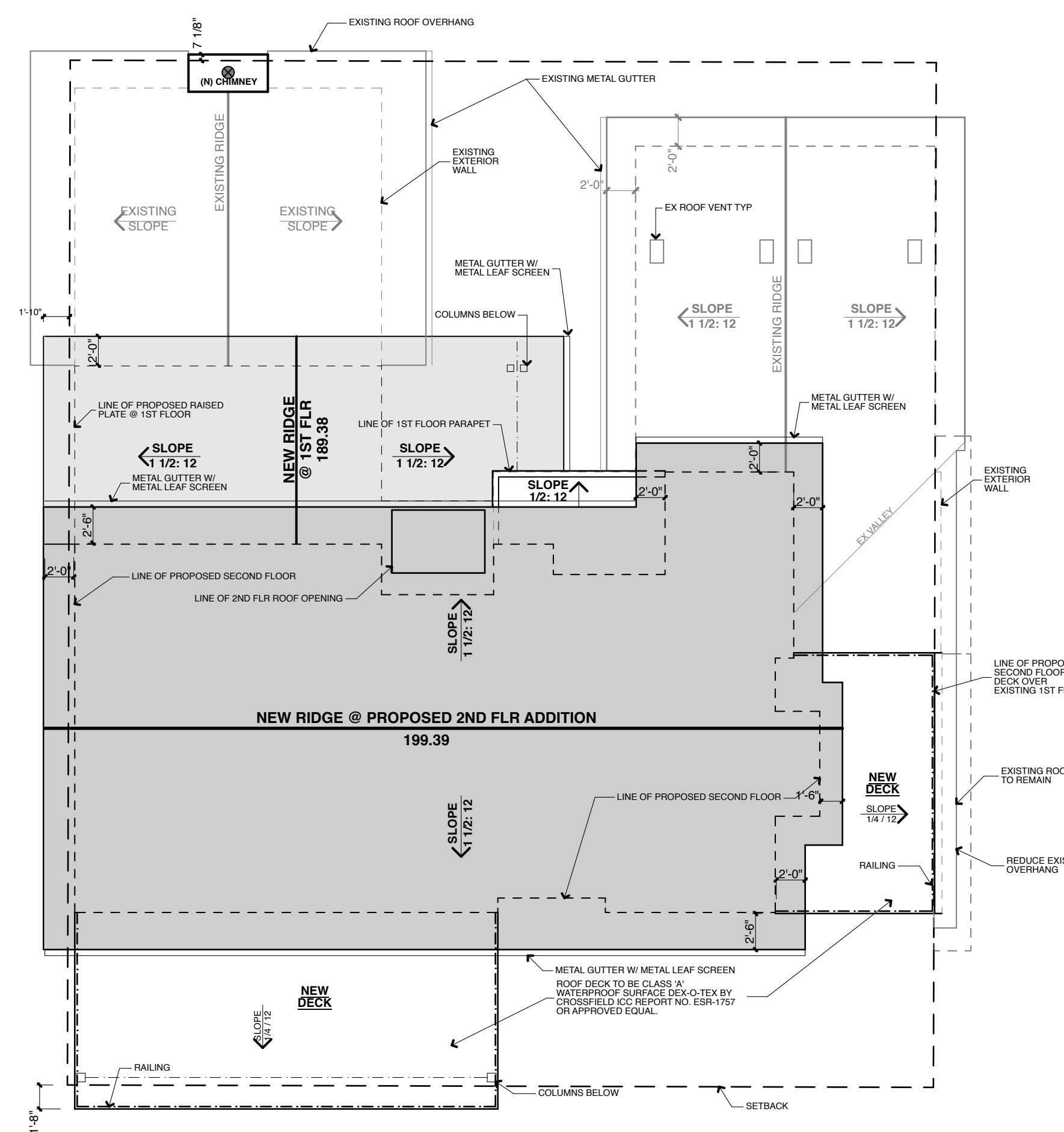


DATE:

APRIL 15, 2021
MAY 21, 2021
JULY 12, 2021
SEPT 28, 2021

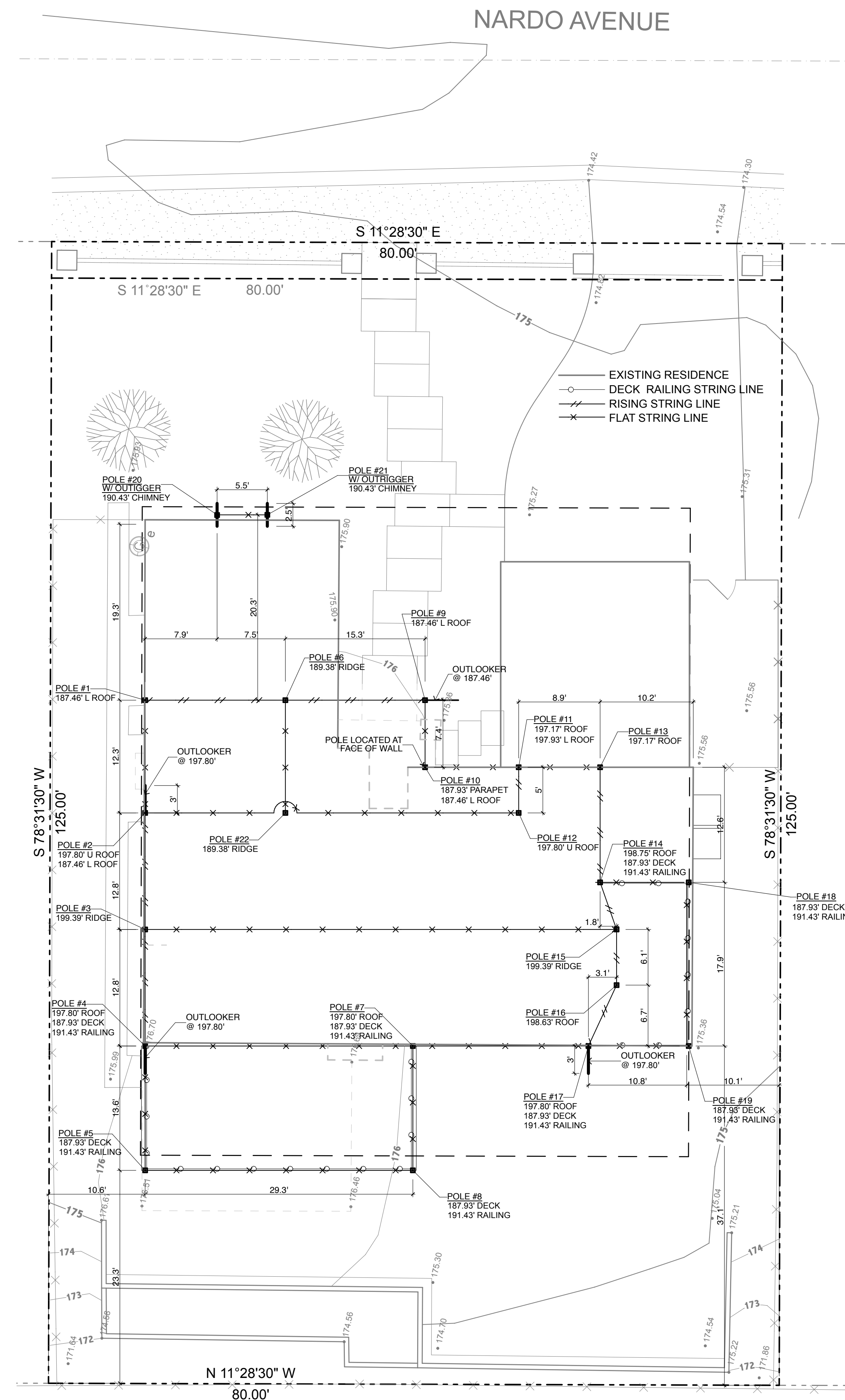
SHEET NO.

4



ROOF PLAN

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



STORYPOLE PLAN

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

PROJECT INFORMATION

APN: 298.083.3200
SITE ADDRESS:
181 South Nardo Ave.
Solana Beach, CA 92075

LEGAL DESCRIPTION:
BLK 2 LOT 4 IN NLY 80 FT OF ELY 125 FT IN"

ZONE: LMRc
SCALED RESIDENTIAL OVERLAY ZONE (SROZ)

	EXISTING	PROPOSED
FRONT SETBACK:	25'-0"	25'-0" (5" ENCROACH)
SIDE SETBACK:	10'-0"	10'-0"
STREET SIDE SETBACK:	10'-0"	10'-0"
REAR SETBACK:	25'-0"	25'-0"
MAX BLDG HEIGHT:	25'-0"	25'-0"
(EXT'G BLDG HGT):	14'-5 7/8"	
PROPOSED BLDG HGT:	24'-1"	

LOT AREA: GROSS 10,000 SQFT
LOT AREA: NET 9,680 SQFT

FLOOR TO AREA RATIO ALLOWABLE:
0.50 x 6,000 = 3,000 s.f.
0.175 x 4,000 = 700 s.f.
Maximum Floor Area Allowed 3,700 s.f.

PROPOSED BUILDING AREA:

EXISTING FIRST FLOOR LIVING AREA:	2,434.0 SF
EXISTING FIRST FLOOR LIVING AREA REMOVAL:	-29.6 SF
FIRST FLOOR LIVING AREA ADDITION:	24.0 SF
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EXISTING GARAGE:	423.0 SF
SUBTOTAL OF FLOOR AREA:	4,089.5 SF

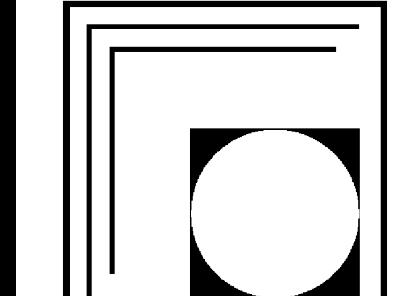
OFF STREET PARKING EXEMPTION (2 SPACES) -400.0 SF
TOTAL PROPOSED FLOOR AREA 3,689.5 SF

PARKING:
2 PARKING SPACES IN THE EXISTING GARAGE.

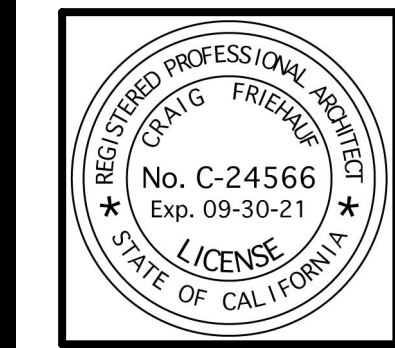
GRADING:
0.0 CY - SITE GRADING
0.4 CY - EXCAVATION FOOTINGS OF NEW CONSTRUCTION
1.0 CY - REMOVAL AND RE-COMPACTION FOR CONSTRUCTION
1.4 CY - TOTAL GRADIN

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YATES ADDITION
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Solana Beach, CA. 92075



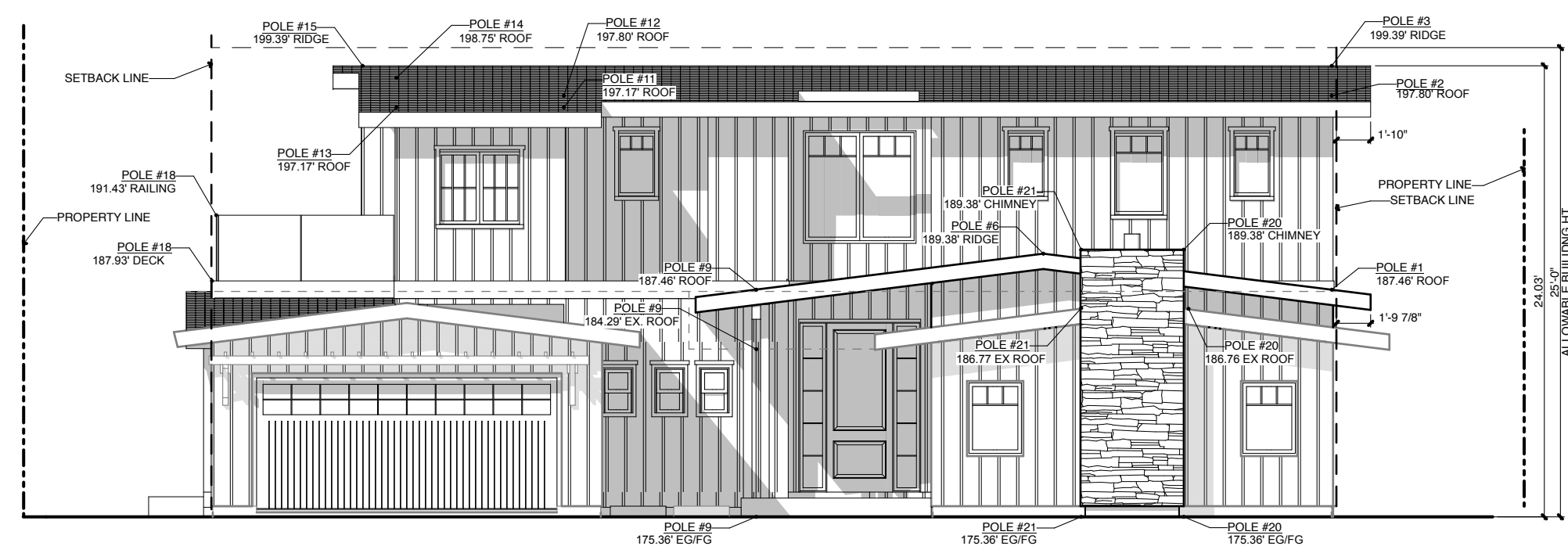
FRIEHAUF ARCHITECTS
341 South Cedros Avenue, Suite D
Solana Beach, California. 92075
858.792.6116 Tel
frieaufinc@sbcglobal.net

DATE:

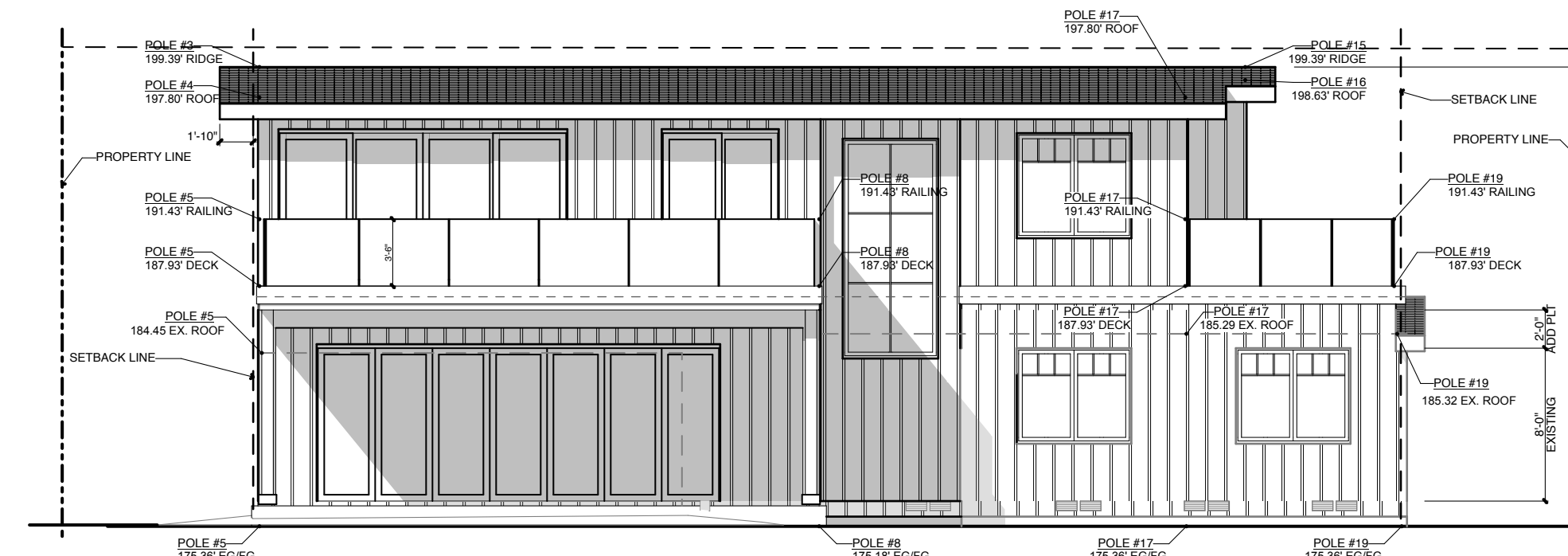
APRIL 15, 2021
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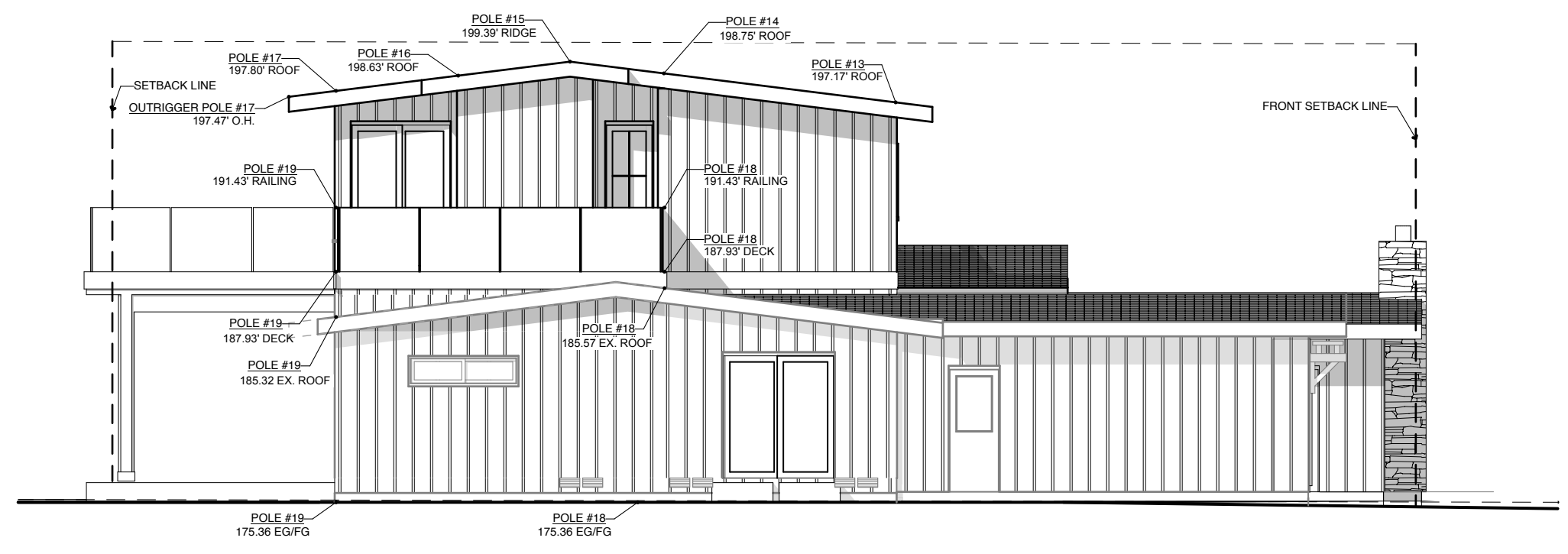
5



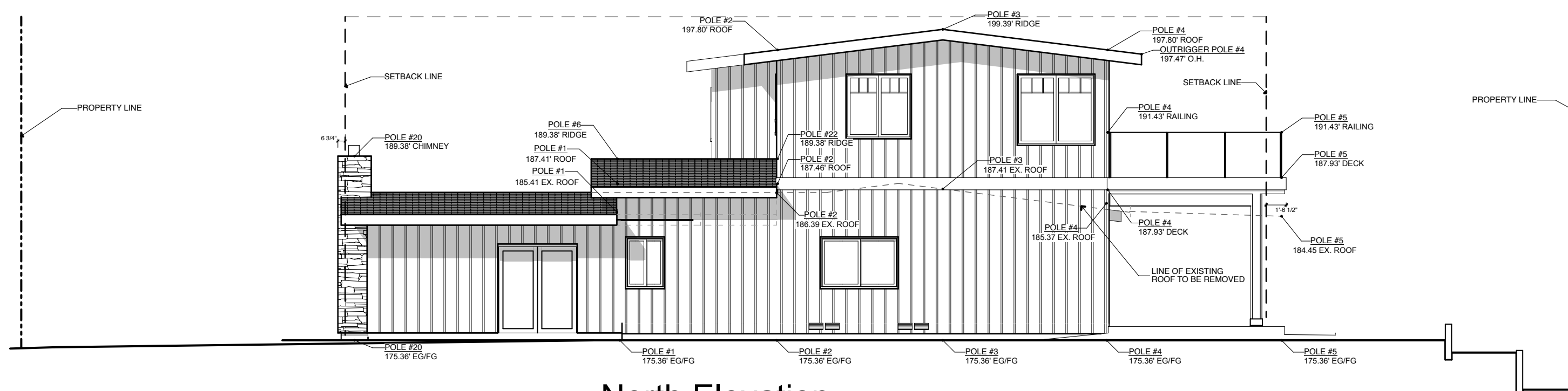
East (Front) Elevation
SCALE: 1/8" = 1'-0" WITH STORY POLES



West (Rear) Elevation
SCALE: 1/8" = 1'-0" WITH STORY POLES



South Elevation
SCALE: 1/8" = 1'-0" WITH STORY POLES



North Elevation
SCALE: 1/8" = 1'-0" WITH STORY POLES



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 13, 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: DRP for 529 Pacific Avenue**
(Case # DRP 19-010 Applicants: A.J. and Kate Pollock
Resolution No. 2021-102)

BACKGROUND

The Applicants, A.J. and Kate Pollock, are seeking the Council's approval of a Development Review Permit (DRP) to construct a remodel and addition to an existing single-story, single-family residence with an attached garage located at 529 Pacific Avenue. The existing residence was constructed in 1951 prior to the City's incorporation and prior to the adoption of the Zoning Ordinance and the Local Coastal Program Land Use Plan which require a minimum 40-foot rear yard setback from the top edge of the coastal bluff.

The existing home consists of a 1,418 square foot first floor, 1,154 square foot basement and an attached 294 square foot garage. The Applicants are requesting the approval of a DRP in order to demolish 159.5 square feet of existing garage space, add 406.5 square feet of living and garage area, and remodel the interior of the existing residence and associated site improvements. The 5,426.6 square foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The proposed project is below the bluff top redevelopment project threshold(s) as defined by the City's Certified Local Coastal Program (LCP) Land Use Plan (LUP) as discussed in this Staff Report.

The proposed project requires a DRP for two reasons, for development on a coastal bluff top property or on the face or toe of a bluff for which a coastal development permit will be required the California Coastal Commission, and for new construction, including replacement of an existing structure or structural additions to existing development in residential zones where the total of existing square footage plus proposed new square footage of the structure exceeds 60 percent of the maximum floor area allowable under the applicable floor area ratio.

CITY COUNCIL ACTION:

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2021-102 (Attachment 1).

DISCUSSION

The subject property is located on the west side of Pacific Avenue south of Ocean Street. The legal lot size is 6,021.5 square feet, but the western side of the site (coastal bluff edge) has eroded over time and the current lot size measures 5,426.6 square feet in total area. The site is currently developed with a single-story, single-family residence with an attached garage. The bulk of the existing 1st floor of the residence is seaward of the required 40 ft. bluff top rear yard setback and is considered existing nonconforming.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ. The project has been evaluated for conformance with the policies contained in the City's Certified LCP LUP, regulations of the SROZ, and the Solana Beach Municipal Code (SBMC) which are discussed further later in this report. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit (CDP) from the California Coastal Commission (CCC) prior to the issuance of a building permit by the City.

Table 1, on the following page, provides an overview of the applicable Certified LUP and Solana Beach Municipal Code (SBMC) specific minimum and maximum requirements of the zoning regulations for the development of the property compared to the Applicants' proposed design. As shown, the proposed height, setbacks, and floor area ratio (FAR) for the proposed structure are in compliance with the regulations of the SBMC.

Table 1																	
LOT INFORMATION																	
Property Address: 529 Pacific Ave. Legal Lot Size: 6,021.5 ft ² *Actual Lot Size: 5,426.6 ft ² Max. Allowable Floor Area: 2,713.3 ft ² Proposed Floor Area: 2,713 ft ² Below Max Floor Area: 0.3 ft ² Max. Allowable Height: 25 ft. Max. Proposed Height of addition: 15.5 ft. Overlay Zone(s): SROZ Proposed Fences and Walls: Yes	Zoning Designation: MR (5-7 du/ac) # of Units Allowed: 1 Dwelling Unit # of Units Requested: 1 Dwelling Unit Setbacks: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Required</th> <th style="width: 20%; text-align: center;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Front (E)**</td> <td style="text-align: center;">10 ft.</td> <td style="text-align: center;">0 ft. - 10 ft.</td> </tr> <tr> <td>Interior Side (N)</td> <td style="text-align: center;">5 ft.</td> <td style="text-align: center;">5 ft.</td> </tr> <tr> <td>Interior Side (S)</td> <td style="text-align: center;">5 ft.</td> <td style="text-align: center;">5 ft.</td> </tr> <tr> <td>Rear (W)</td> <td style="text-align: center;">25 ft.</td> <td style="text-align: center;">*** 45 ft.- 31 ft.</td> </tr> </tbody> </table>		Required	Proposed	Front (E)**	10 ft.	0 ft. - 10 ft.	Interior Side (N)	5 ft.	5 ft.	Interior Side (S)	5 ft.	5 ft.	Rear (W)	25 ft.	*** 45 ft.- 31 ft.	<p>* Actual lot size is the remaining area of the lot after erosion of the bluff edge.</p> <p>** LUP allows for a reduced front yard setback.</p> <p>*** 45ft. from property line. 31ft. from top of bluff.</p>
	Required	Proposed															
Front (E)**	10 ft.	0 ft. - 10 ft.															
Interior Side (N)	5 ft.	5 ft.															
Interior Side (S)	5 ft.	5 ft.															
Rear (W)	25 ft.	*** 45 ft.- 31 ft.															
Proposed Parking: The Applicants are proposing to replace the existing off-street parking space from the garage to the buildable area of the lot adjacent to the existing garage on the south side of the property.																	
PROPOSED PROJECT INFORMATION																	
Floor Area Breakdown: <table style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td style="padding-left: 20px;">Existing Living Area:</td> <td style="text-align: right;">1,418 ft²</td> </tr> <tr> <td style="padding-left: 20px;">Existing Garage:</td> <td style="text-align: right;">294 ft²</td> </tr> <tr> <td style="padding-left: 20px;">Existing Basement:</td> <td style="text-align: right;">1,154 ft²</td> </tr> <tr> <td style="padding-left: 20px;">Proposed Addition:</td> <td style="text-align: right;">406.5 ft²</td> </tr> <tr> <td style="padding-left: 20px;">Proposed Demo:</td> <td style="text-align: right;">-159.5 ft²</td> </tr> <tr> <td style="padding-left: 20px;">Required Parking Exemption:</td> <td style="text-align: right;">-400 ft²</td> </tr> <tr> <td style="padding-left: 20px;">Total Floor Area:</td> <td style="text-align: right;">2,713 ft²</td> </tr> </tbody> </table>	Existing Living Area:	1,418 ft ²	Existing Garage:	294 ft ²	Existing Basement:	1,154 ft ²	Proposed Addition:	406.5 ft ²	Proposed Demo:	-159.5 ft ²	Required Parking Exemption:	-400 ft ²	Total Floor Area:	2,713 ft²	Proposed Grading: The proposed project includes a 96 yd ³ of excavation for the footings 167 yd ³ of removal and re-compaction for the slabs.		
Existing Living Area:	1,418 ft ²																
Existing Garage:	294 ft ²																
Existing Basement:	1,154 ft ²																
Proposed Addition:	406.5 ft ²																
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Total Floor Area:	2,713 ft²																
Required Permits:																	
DRP: A DRP is required for 1. Any development on a coastal bluff top property or on the face or toe of a bluff for which a coastal development permit issued by the California Coastal Commission is presently required. 2. For grading in excess of 100 cubic yards. 3. The total of existing square footage plus proposed new square footage of the structure exceeds 60 percent of the maximum floor area allowable under the applicable floor area ratio.																	

Geopacifica, the City’s third-party geotechnical engineering consultant, has reviewed the proposed project design and the geotechnical report provided by the Applicants and has concluded that the project, as proposed, is consistent with the City’s LUP and SBMC geotechnical requirements.

City Council Resolution 2021-102 provides the full text of the pertinent DRP regulations. Staff has prepared draft findings for approval of the project for Council’s consideration based upon the information in this report and Staff’s analysis of the proposed project. It provides the applicable LUP and SBMC sections in italicized text. Conditions from the Planning, Engineering and Fire Departments have been incorporated into the

Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions as it deems appropriate as a part of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for an action to be taken at a subsequent Council meeting.

The following is a discussion of compliance with the policies of the LCP LUP as well as the findings for a DRP (as each applies to the proposed project) and a discussion of the development plans and recommended conditions as contained in the attached Resolution.

Local Coastal Program (LCP) Land Use Plan (LUP):

The City's LUP applies citywide as the entire City is located within the Coastal Zone. Therefore, in addition to compliance with the City's Municipal Code and General Plan, the project's conformance with the certified LUP is also evaluated.

The LUP contains specific policies, provisions and regulations related to properties located on the coastal bluff including those related to bluff edge setbacks, existing legal non-conforming structures and the removal of permanent irrigation systems located within 100 feet of the bluff edge.

The key relevant policies from the City's Certified LUP which apply to this project are listed below in italics for reference followed by an analysis of the how the proposed project is designed in compliance with the respective Certified LUP policy:

Policy 4.14: Existing, lawfully established structures that are located between the sea and the first public road paralleling the sea (or lagoon) built prior to the adopted date of the LUP that do not conform to the provisions of the LCP shall be considered legal non-conforming structures. Such structures may be maintained and repaired, as long as the improvements do not increase the size or degree of non-conformity. Additions and improvements to such structures that are not considered Bluff Top Redevelopment, as defined herein, may be permitted provided that such additions or improvements themselves comply with the current policies and standards of the LCP. Complete demolition and reconstruction or Bluff Top Redevelopment is not permitted unless the entire structure is brought into conformance with the policies and standards of the LCP.

Policy 4.17: New development shall be set back a safe distance from the bluff edge, with a reasonable margin of safety, to eliminate the need for bluff retention devices to protect the new improvements. All new development, including additions to existing structures, on bluff property shall be landward of the Geologic Setback Line (GSL) as set forth in Policy 4.25. This requirement shall apply to the principal structure and accessory or ancillary structures such as guesthouses, pools, tennis courts, cabanas, and septic systems, etc. Accessory structures such as decks, patios, and walkways, which are at-grade and do not require structural foundations may extend into the setback area no closer than five feet from the bluff edge. On lots with a legally established bluff retention

device, the required geologic analysis shall describe the condition of the existing seawall; identify any impacts it may be having on public access and recreation, scenic views, sand supply and other coastal resources; and evaluate options to mitigate any previously unmitigated impacts of the structure or modify, replace or remove the existing protective device in a manner that would eliminate or reduce those impacts.

The proposed project plans (Attachment 2) indicate that the project will consist of an addition and remodel of an existing home that was constructed in approximately 1951. A significant portion of the existing home is seaward of the required 40-foot setback from the bluff edge as required by the LUP. There is an existing patio and deck attached to the rear of the existing residence that are proposed to remain. The outer face of the western wall of the residence is approximately 45 feet from the rear property line. The outer face of the western most wall of the residence at the northwestern corner of the residence is approximately 31 feet from the bluff edge. The exterior deck in that corner of the lot is approximately 19.6 feet from the bluff edge. No new proposed development is seaward of the 40-foot setback line.

The Applicants are proposing to remove and convert a portion of one of the existing enclosed garage spaces to living area and construct a new garage parking space and living area in the front buildable area adjacent to the existing garage that will remain in place.

The property has required five-foot side yard setbacks along the north and south side yards as well as along the front (landward or east) side of the property. It should be noted that the existing, nonconforming garage on the south side of the home currently extends to the front property line and will remain in place as allowed under both the SBMC and the LUP. No portion of the proposed improvements would encroach into the required five-foot minimum front yard setback. The existing deck will continue to encroach approximately 2 feet into the required south side yard setback.

The GSL and bluff stability requirements of the LUP are provided under LUP Policy 4.25. The geotechnical analysis prepared by GeoSoils, Inc. that was provided by the Applicants is discussed further below.

Policy 4.25: *All new bluff property development shall be set back from the bluff edge a sufficient distance to ensure that it will not be in danger from erosion and that it will ensure stability for its projected 75 year economic life. To determine the GSL, applications for bluff property development must include a geotechnical report, from a licensed Geotechnical Engineer or a certified Engineering Geologist that establishes the Geologic Setback Line (GSL) for the proposed development. This setback line shall establish the location on the bluff top stability where it can be reasonably assured for the economic life of the development. Such assurance will take the form of a quantitative slope analysis demonstrating a minimum factor of safety against sliding of 1.5 (static) or 1.2 (pseudostatic, k-0.15 or determined through analysis by the geotechnical engineer), using shear strength parameters derived from relatively undeformed*

samples collected at the site. In no case shall the setback be less than 40 feet from the bluff edge, and only if it can be demonstrated that the structure will remain stable, as defined above, at such a location for its 75-year economic life and has been sited safely without reliance on existing or future bluff retention devices, other than a caisson foundation.

The remodeled residence maintains the same rear yard setback as the existing residence and would not encroach further west into the rear yard setback. Therefore, the existing non-conformity would remain and the proposed improvements would not increase the size or degree of the existing legal non-conformity as allowed under LUP Policy 4.14.

The geotechnical report was peer-reviewed by the City's third-party geotechnical engineer, Geopacifica, who confirmed that the bluff erosion rate analysis and related stability calculations provided by the Applicants' geotechnical engineer and proposed project design are consistent with the City's Certified LUP policies and applicable SBMC requirements.

Policy 4.26: *With respect to bluff properties only, the City will require the removal or capping of any permanent irrigation system within 100 feet of the bluff edge in connection with issuance of discretionary permits for new development, redevelopment, or shoreline protection, or bluff erosion, unless the bluff property owner demonstrates to the satisfaction of the Public Works Director, or the CCC if the project is appealed, that such irrigation has no material impact on bluff erosion (e.g., watering hanging plants over hardscape which drains to the street).*

The proposed project has been conditioned to require the removal or capping of any/all onsite permanent irrigation systems located within 100 feet of the bluff edge.

Chapter 8 of the LUP (Definitions) contains the threshold listed below that is used by the City to evaluate whether a proposed project is considered a remodel or whether it meets the definition of a "Bluff Top Redevelopment" project.

Bluff Top Redevelopment shall apply to proposed development located between the sea and the first public road paralleling the sea (or lagoon) that consists of alterations including (1) additions to an existing structure, (2) exterior and/or interior renovations, (3) and/or demolition of an existing bluff home or other principal structure, or portions thereof, which results in:

(a) Alteration of 50% or more of major structural components including exterior walls, floor and roof structure, and foundation, or a 50% increase in floor area. Alterations are not additive between individual major structural components; however, changes to individual major structural components are cumulative over time from the date of certification of the LUP.

(b) Demolition, renovation or replacement of less than 50% of a major structural component where the proposed alteration would result in

cumulative alterations exceeding 50% or more of a major structural component, taking into consideration previous alterations approved on or after the date of certification of the LUP; or an alteration that constitutes less than 50% increase in floor area where the proposed alteration would result in a cumulative addition of greater than 50% of the floor area taking into consideration previous additions approved on or after the date of certification of the LUP.

The proposed project will maintain all existing setbacks, is below the maximum building height and maximum allowable floor area, therefore, does not increase the size or the degree of the existing legal non-conformity. Additionally, as shown in Table 3, the proposed project is below all thresholds listed above and is therefore not considered a Bluff Top Redevelopment project and is not subject to Certified LUP Policy 4.29 which would otherwise require the project, as new development, to be brought into conformance with the LCP.

Table 3 – Project Comparison to Bluff Top Redevelopment Thresholds				
Structural Component	Existing	Proposed or Modified	Percent Change / Difference	LUP Threshold Exceeded?
Exterior Walls	450'-11"	197'-7.5"	43.8%	No
Floor Area	2,866 SF	566 SF	19.75%	No
Foundation	501.23 SF	242.2 SF	48.3%	No
Roof Structure	2,113.5 SF	1,056.4 SF	49.9%	No
Floor Structure	2,866 SF	566 SF	19.75 %	No

With respect to coastal access, the property is located approximately 600 feet north of Tide Park Beach public beach access easement which provides public coastal access to the public beach below.

According to the geotechnical report prepared by GeoSoils, Inc. (Attachment 3) the combined 1.5 Factor of Safety and theoretical 75-year bluff erosion line (Geologic Setback Line or GSL) is located approximately 40 feet from the bluff edge and runs through the eastern portion of the residence made up of a bedroom, bathroom, kitchen, living room and basement (family room, two bedrooms and two bathrooms). Because there are no changes to the footprint of the residence east of the geologic setback line, this is informative but does not affect the project as proposed.

The LUP recommends the use of 0.40 feet per year as the default average annual bluff erosion rate unless a site-specific geotechnical analysis indicates a different erosion rate should be used. LUP Policy 4.25 allows for the use of a site-specific rate and stipulates that any existing shoreline protective devices shall be excluded from the slope stability calculations (Policy 4.18).

A site-specific bluff erosion rate analysis was conducted by GeoSoils, Inc., as allowed by Certified LUP Policy 4.25, and determined to be 0.1875 feet per year. This analysis

was reviewed and confirmed by the City's Third-Party geotechnical engineer, Geopacifica.

Development Review Permit Compliance:

In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The proposed project requires a DRP for development on a coastal bluff top property that requires a coastal development permit issued by the CCC and for replacement of an existing structure or structural additions to existing development in residential zones that exceeds 60 percent of the maximum floor area allowable under the applicable floor area ratio.

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 2021-102 (Attachment 1) provides the full discussion of the following findings.

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.
2. The proposed development complies with the development review criteria set forth in subsection F of this section.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the applicant obtaining the required permit or approval from the other agency.

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

Relationship with Adjacent Land Uses:

The property is located within the MR Zone. Other nearby properties are also located within the MR Zone and are developed with one and two-story, single-family residences. The project site is currently developed with a split-level, single-family residence.

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

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

Building and Structure Placement:

The Applicants propose a remodel and addition of the existing residence and associated site improvements. The northerly driveway access will be removed and replaced with curb, gutter and sidewalk to match existing. The southerly driveway access would be expanded to allow for access to the existing garage as well as the addition of a new garage space on the southeast corner of the lot.

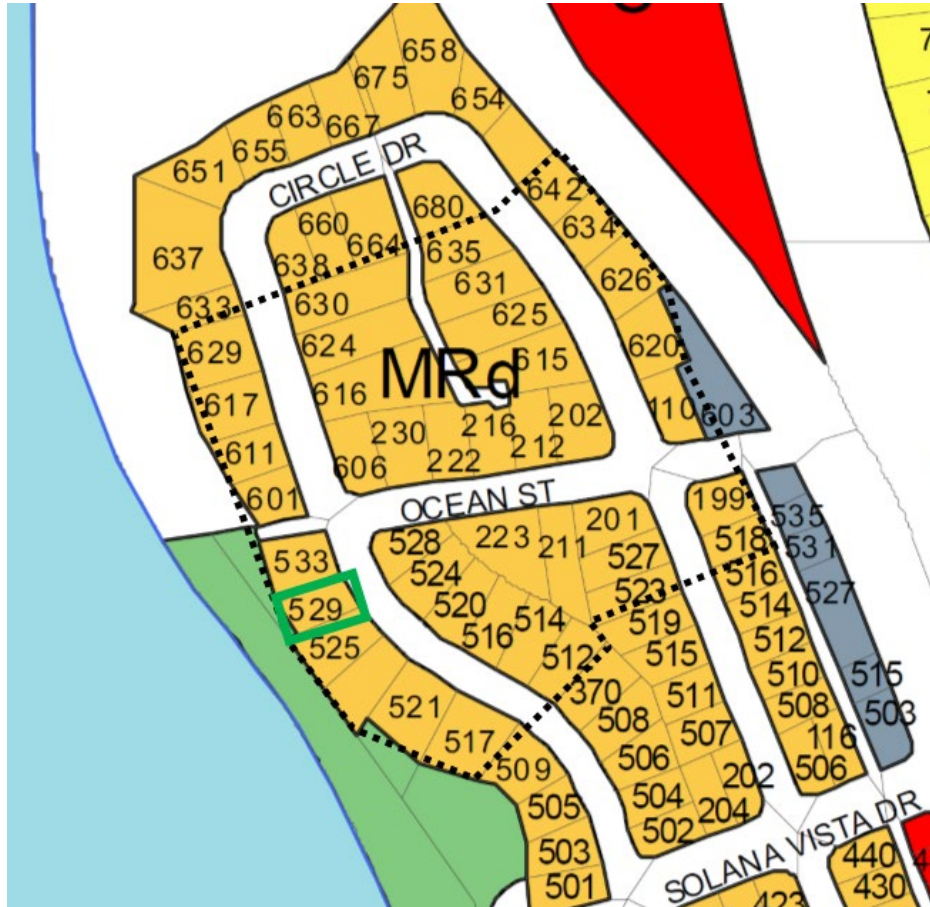
The project includes new three-foot high fencing along the front property line with three pedestrian access gates. The Applicants are proposing to maintain the existing fencing that are located on the northern and southern sides of the lot.

The existing northerly garage/bathroom area is being reduced by 139.5 square feet and will be a new entry, powder room and stairway to the basement. The new 406 square foot addition will include space for an additional 1-car garage space, laundry, hallway, and a portion of the master bedroom closet. The remainder of the residential remodel consists of relocation of the stairway to the basement, master bedroom and kitchen modifications/relocation.

The total proposed floor area would be 2,713 square feet, which is 0.3 square-feet below the maximum allowable Floor Area for the 5,426.6 square-foot lot, pursuant to the SROZ regulations. The maximum floor area calculation for this project is $5,426.6 \text{ square feet} \times .50 = 2,713.3 \text{ square feet}$. The proposed project, as designed, meets the minimum required setbacks the maximum allowable floor area for the property.

Neighborhood Comparison:

Staff compared the proposed project to properties within the surrounding area located along both sides of Pacific Avenue as shown on the map below.



All of the properties are located within the MR Zone and also located within the SROZ; therefore, they have a maximum FAR allowance using a tiered calculation of .50 for the first 6,000 SF of lot area, 0.175 for the next 9,000 SF, 0.10 for the next 5,000 SF and 0.05 for the remainder of the lot. The maximum allowable FAR for this 5,426.6 SF lot is calculated as follows:

$$0.50 \times 5,426.6 \text{ SF lot} = 2,713.3 \text{ SF}$$

The project was compared to 40 other existing homes in the surrounding area. Existing homes range in size from 884 SF to 4,897 SF, 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 their total square footage.

The table below 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 based on the original lot size not the current (gross) lot size that in many cases has been reduced in size due to coastal bluff erosion.

Table 2:						
#	Property Address	Lot Size in ft ² (GIS)	Existing ft ² Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ² S.R.O.Z.	Zone
1	601 W. Circle Drive	6,142	1,509		3,025	MR
2	611 W. Circle Drive	6,014	2,010		3,002	MR
3	617 W. Circle Drive	9,094	2,535		6,541	MR
4	629 W. Circle Drive	9,199	2,283		3,550	MR
5	642 W. Circle Drive	6,259	2,266		3,045	MR
6	634 W. Circle Drive	6,230	1,555		3,040	MR
7	626 W. Circle Drive	8,338	1,678		3,409	MR
8	620 W. Circle Drive	8,182	1,602		3,382	MR
9	604 E. Circe Drive	6,696	1,498		3,122	MR
10	616 W. Circle Drive	15,655	2,409		4,641	MR
11	606 W. Circle Drive	7,597	2,924		3,279	MR
12	230 Ocean Street	7,884	3,161		3,330	MR
13	222 Ocean Street	6,899	3,141		3,157	MR
14	216 Ocean Street	5,817	4,089*		2,906	MR
15	212 Ocean Street	6,422	1,452		3,074	MR
16	202 Ocean Street	8,733	2,016		3,478	MR
17	615 E. Circle Drive	11,853	2,913		4,024	MR
18	625 E. Circle Drive	9,898	3,392		3,682	MR
19	631 E. Circle Drive	9,845	2,739		3,673	MR
20	635 E. Circle Drive	7,411	2,517		3,072	MR
21	630 W. Circle Drive	11,603	2,135		3,247	MR
22	624 W. Circle Drive	10,788	2,350		3,839	MR
23	533 Pacific Avenue	8,279	2,917		3,399	MR
24	529 Pacific Avenue	5,426.6	2,572	2,713	2,713.3	MR
25	521 Pacific Avenue	11,469	3,431		3,957	MR
26	525 Pacific Avenue	7,857	3,408		3,345	MR
27	0 Pacific Avenue	8,489	VACANT		3,436	MR
28	517 Pacific Avenue	10,686	2,912		3,820	MR
29	528 Pacific Avenue	5,963	2,647		2,982	MR
30	524 Pacific Avenue	7,049	4,897**		3,184	MR
31	520 Pacific Avenue	6,855	3,774**		3,150	MR
32	223 Ocean Street	12,679	4,036		4,169	MR
33	211 Ocean Street	8,314	1,259	3,326	3,405	MR
34	201 Ocean Street	7,729	1,897	3,312	3,318	MR
35	527 N. Acacia Avenue	6,364	884		3,064	MR
36	523 N. Acacia Avenue	6,786	1,016		3,138	MR
37	514 Pacific Avenue	7,339	1,542		3,234	MR

38	512 Pacific Avenue	6,731	1,414		3,128	MR
39	516 Pacific Avenue	6,344	1,827		3,060	MR
40	199 Ocean Street	6,541	2,733		3,095	MR
41	518 N. Acacia Avenue	4,560	2,730**		2,280	MR

* This square footage includes the basement square footage of 1,702 square feet, which the Assessor includes in the square footage calculation but the City does not.

** These structures exceed the maximum allowable floor area for the lot because they were built prior to the adoption of the SROZ, which reduced the maximum floor area for the lots.

Fences, Walls and Retaining Walls:

The SBMC allows for fences and walls or any combination thereof, to be no higher than 42 inches in height as measured from existing grade within the front yard setback. 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 plans indicate that an existing 6-foot-high fence is currently located along north and south sides of the property. A 3-foot fence and three pedestrian gates along the eastern property line is proposed in conformance with the maximum fence height regulations for fences within the front yard setback. A condition of approval has been added to the resolution that indicates that any proposed onsite fences, 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).

Landscape:

The project is not subject to the water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscaped areas that exceed 500 square feet. The Applicants are not proposing any new irrigated landscaping.

The LCP Policy 4.26 requires the Applicants to cap or remove any permanent irrigation systems onsite unless the bluff property owner demonstrates, to the satisfaction of the City Engineer, that such irrigation has no material impact on bluff erosion. A condition has been added that if there are any permanent irrigation systems that they shall be capped or removed.

Parking:

The existing attached 294 square foot garage area is split between two separate garage areas. The southerly garage will substantially remain as it currently exists and a new one-car garage will be added adjacent to the existing southerly garage. The existing driveway would be expanded to access the new garage. The portion of the existing northerly garage (139.5 SF) would be demolished and the remainder would be remodeled for a new powder room, entry and stairwell.

The existing southerly one-car garage space is located within the front yard setback and is considered legal non-conforming. The new garage space complies with the minimum 5 foot setback and is located approximately 6.5 feet from the front property line.

Grading:

The proposed project includes a total grading quantity of 167 cubic yards for removal and recompaction of the new slab. There is also 96 cubic yards of excavation for the footings of the new addition.

Lighting:

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

Useable Open Space:

The project consists of a minor addition and remodeling of an existing single-family residence, attached garage and associated site improvements, therefore, usable open space and recreational facilities are not required according to SBMC 17.20.040.

Property Frontage & Public Right-of-Way Improvements:

The existing public improvements fronting this property consist of a concrete curb, gutter, and contiguous sidewalk. Within the public right-of-way there are two existing non-standard driveways serving the property and a landscaped areas with two large boulders and four mature trees between the back of the sidewalk and property line and existing fence. As a condition of approval, the applicant will be required to remove the northerly driveway and restore the area with a standard concrete curb, gutter and sidewalk. The southerly driveway will also be removed and reconstructed with a slightly wider, standard driveway. Additionally, it is also recommended that two large boulders in the landscaped area will be removed and also that the mature trees would be removed as a condition of approval. Please note that the southernmost tree will likely need to be removed to accommodate the widened driveway. In order to preserve the existing trees, this condition may be removed or altered at the direction of the City Council.

Public Hearing Notice:

Notice of the City Council Public Hearing for this project was published in the San Diego Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on September 30, 2021. As of the date of preparation of this Staff Report, Staff has not received any letters, phone calls, or emails from neighbors or interested parties in support of, or in opposition to, the proposed project.

In conclusion, if the Council can make the required findings, the proposed project, as conditioned, could be found in compliance with the requirements of the Certified LUP, Zoning Ordinance, and the General Plan, and could be found to meet the findings required to approve a DRP.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3 Exemption) of the 2020 State CEQA Guidelines which is an exemption for the construction and location of limited numbers of new, small facilities or structures.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2021-102.
- 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 cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum objective requirements under the LUP, SBMC, is 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 2021-102 conditionally approving an addition and an interior remodel of an existing single-story residence on property at 529 Pacific Avenue.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-102
2. Project Plans dated August 26, 2021
3. GeoSoils, Inc.- Preliminary Geotechnical Setback Evaluation

RESOLUTION 2021-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO REMODEL AND ADD TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 529 PACIFIC AVENUE, SOLANA BEACH

APPLICANTS: A.J. & Kate Pollock
CASE NO.: DRP 19-010

WHEREAS, A.J. and Kate Pollock (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 13, 2021, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act pursuant to Section 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:

1. That the foregoing recitations are true and correct.
2. That the request for a DRP to construct a remodel and addition to an existing single-story, single-family residence with an attached garage located at 529 Pacific Avenue is conditionally approved based upon the following findings and subject to the following conditions:
3. FINDINGS
 - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

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

General Plan Consistency: The proposed project, as conditioned, is consistent with the City's General Plan designation of Medium Density Residential, which allows for single-family residential development with a maximum density of 5-7 dwelling units per acre. Further, 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.

Local Coastal Program Land Use Plan Consistency: The proposed project is consistent with all applicable requirements of the City's certified Local Coastal Program Land Use Plan including key policies related to bluff edge setbacks for new development.

Zoning Ordinance Consistency: The proposed 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 proposed project adheres to all property development regulations established for the Medium Residential (MR) Zone and cited by SBMC Section 17.020.030 as well as the specific development regulations of the Scaled Residential Overlay Zone (SROZ) cited in SBMC Section 17.48.040.

The design of the proposed project is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum FAR, maximum building height, and parking requirements. Prior to building permit issuance, the project will be reviewed for compliance with the landscape regulations as established by SBMC Section 17.56.

- 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 MR Zone. Other nearby properties are also located within the MR Zone and are developed with one and two-story, single-family residences. The project site is currently developed with a single-family residence.

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

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

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

The Applicants propose a remodel and addition of the existing residence and associated site improvements. The northerly driveway access will be removed and replaced with curb, gutter and sidewalk to match existing. The southerly driveway access would be expanded to allow for access to the existing garage as well as the addition of a new garage space on the southeast corner of the lot.

The project includes new three-foot high fencing along the front property line with three pedestrian access gates. The Applicants are proposing to maintain the existing fencing that are located on the northern and southern sides of the lot.

The existing northerly garage/bathroom area is being reduced by 139.5 square feet and will be a new entry, powder room and stairway to the basement. The new 406 square foot addition will include space for an additional 1-car garage space, laundry, hallway, and a portion of the master bedroom closet. The remainder of the residential remodel consists of relocation of the stairway to the basement, master bedroom and kitchen modifications/relocation.

- 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 not subject to the water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscaped areas that exceed 500 square feet. The Applicants are not proposing any new irrigated landscaping.

The LCP Policy 4.26 requires the Applicants to cap or remove any permanent irrigation systems onsite unless the bluff property owner demonstrates, to the satisfaction of the City Engineer, that such irrigation has no material impact on bluff erosion. A condition has been added that if there are any permanent irrigation systems that they shall be capped or removed.

- 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 existing attached 294 square foot garage area is split between two separate garage areas. The southerly garage will substantially remain as it currently exists and a new one-car garage will be added adjacent to the existing southerly garage. The existing driveway would be expanded to access the new garage. The portion of the existing northerly garage (139.5 SF) would be demolished and the remainder would be remodeled for a new powder room, entry and stairwell.

The existing southerly one-car garage space is located within the front yard setback and is considered legal non-conforming. The new garage space complies with the minimum 5 foot setback and is located approximately 6.5 feet from the front property line.

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

The proposed project includes a total grading quantity of 167 cubic yards for removal and recompaction of the new slab. There is also 96 cubic yards of excavation for the footings of the new addition.

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

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

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

The project consists of a minor addition and remodeling of an existing single-family residence, attached garage and associated site improvements, therefore, usable open space and recreational facilities are not required according to SBMC 17.20.040.

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

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

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

The Applicants are required to obtain approval from the CCC prior to issuance of Building Permits.

4. 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 Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on October 13, 2021, and located in the project file with a submittal date of August 26, 2021.
- III. Prior to requesting a framing inspection, the Applicants are required to submit a certification signed by a licensed land surveyor certifying that the ridge structure does not exceed 16 feet in height or 87.11 feet above MSL from the proposed finished grade.
- IV. Any proposed onsite fences, 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 a building permit by the City.
- VI. The Applicants shall remove or cap any/all permanent irrigation

systems onsite unless the bluff property owner demonstrates, to the satisfaction of the Public Works Director, that such irrigation has no material impact on bluff erosion (e.g., watering hanging plants over hardscape which drains to the street).

- VII. All new bluff property landscaping shall consist of native, non-invasive, drought-tolerant, fire-resistant, and salt-tolerant species.
 - VIII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
 - IX. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
 - X. Construction vehicles shall be parked on the subject property at all times when 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 Pacific Avenue and minimize impact to the surrounding neighbors.
 - XI. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- B. Fire Department Conditions: Please note that this list provides detailed Fire Department requirements and is not meant to be an all-inclusive plan check list of the Fire Department comments.
- I. **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.
 - II. **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.

- III. **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.
- IV. **CLASS “A” ROOF:** All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.
- V. **BASEMENT:**
 - All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit door that's leads directly outside via staircase and exit door or exit door at grade.
 - Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City staff (Fire, Building, Planning)

C. Engineering Department Conditions:

- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the following 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. Removal of the existing driveway at the southeast corner of the property facing Pacific Avenue and reconstruction of a new 18'-0" wide driveway in accordance with the San Diego Regional Standard Drawing G-14A.
 - b. Removal of the existing driveway located at the northerly corner of the property facing Pacific Avenue, and reconstruction of curb and sidewalk in accordance with the San Diego Regional Standard Drawing G-01 and G-07, respectively.
 - c. Relocation of existing utilities such as telephone and cable pedestals.

- d. Removal of landscaping encroaching in the public right-of-way, including trees and boulders.
 - II. The Applicants are required to provide a Hold Harmless Agreement for the on-site private drainage improvements.
 - III. Submit proof to the Engineering Department that the required California Coastal Commission permits have been obtained prior to the issuance of the Building Permit.
 - IV. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
 - V. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
 - VI. An Erosion Prevention and Sediment Control Plan shall be prepared. Best management practices shall be developed and implemented to manage stormwater and non-stormwater 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.
5. 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.
 6. EXPIRATION: The Development Review Permit for the project will 24 months from the date of this Resolution, unless the Applicants have obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.
 7. 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 13th day of October 2021, 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

"GREEN BUILDING CODE REQUIREMENTS"

- 1. Storm water drainage/retention during construction. Projects which disturb less than one acre of soil shall manage storm water drainage during construction by one of the following: A. Retention basin; B. Where storm water is conveyed to a public drainage system, water shall be filtered by use of a barrier system, silt trap or other approved method, CGC 4.406.2.
2. Grading and paving. That site grading or drainage system will manage all surface water flows to keep water from entering buildings' (basins, water collection, French drains, etc.) CGC 4.406.3. Exception: Additions not altering the drainage path.
3. Indoor water use compliance with the following table for new/replaced fixtures, per CGC 4.303.1.

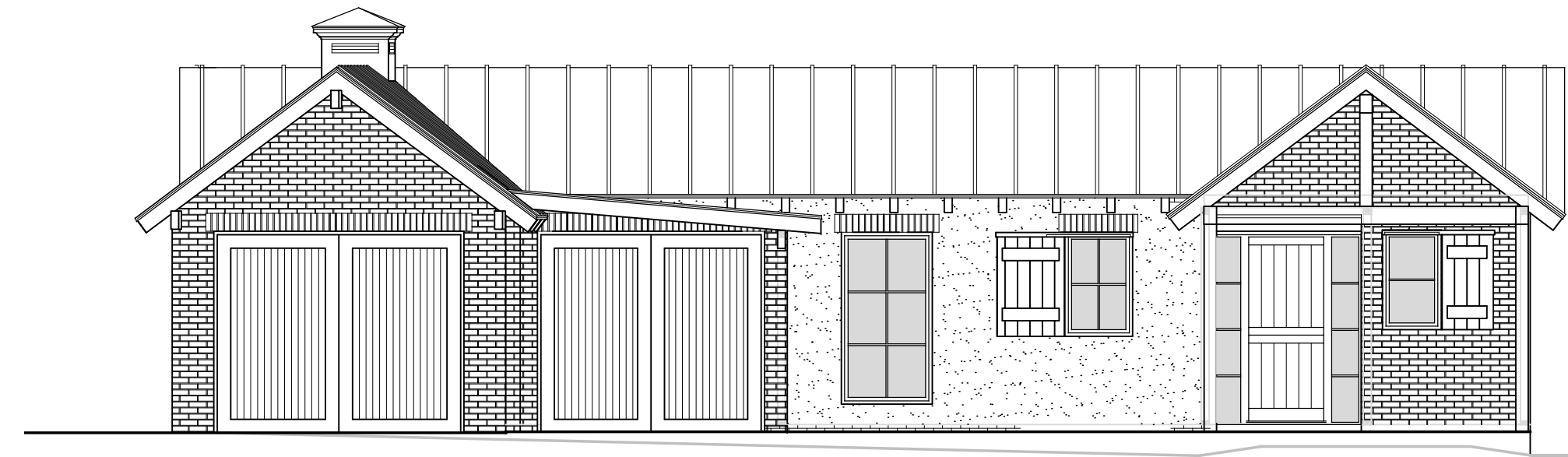
Table with 2 columns: Fixture Type, Maximum Flow Rate. Includes Water closets (120 gallons/flush), Urinals (0.5 gallons/flush), Showerheads (10 gpm @ 80 psi), Lavatory faucets (1.5 gpm @ 60 psi), Kitchen faucets (1.8 gpm @ 60 psi), Metering faucets (0.25 gallons per cycle).

- 1. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
4. When a shower is provided with multiple shower heads, the sum of flow to all heads shall not exceed 2.0 gpm @ 80 psi, or the shower shall be designed so that only one head is on at the time. CGC 4.303.1.2.
5. That landscape irrigation water use shall have weather or soil based controllers. CGC 4.304.1.
6. Recycling, a minimum of 50% of construction waste is to be recycled. CGC 4.408.1.
7. Recycling, the contractor shall submit a construction Waste Management Plan to the jurisdiction agency that regulates waste management, per CGC 4.408.2.
8. Operation maintenance manual. The builder is to provide an operation manual (containing information for maintaining appliances, etc.) for the owner at the time of final inspection. CGC 4.410.1.
9. The gas fireplace(s) shall be a direct-vent sealed-combustion type. Woodstove or pellet stoves must be US EPA Phase II rated appliances. CGC 4.503.1.
10. Pollutant control during construction, ends of duct opening are to be sealed, and mechanical equipment is to be covered. CGC 4.504.1.
11. Pollutant control, the VOC's must comply with the limitations listed in Section 4.504.3 and Tables 4.504.1, 4.504.2, 4.504.3 and 4.504.5 for Adhesives, Paints and Coatings, Carpet and Compositions Wood Products. CGC 4.504.2.
12. Interior moisture control. The moisture content of wood shall not exceed 19% before it is enclosed in construction. The moisture content needs to be certified by one of 3 methods specified in Section 4.505.3. Building materials with visible signs of water damage should not be used in construction. The moisture content must be determined by the contractor by one of the methods listed in CGC 4.505.3.
13. Indoor air quality, the bathroom fans shall be Energy Star rated, vented directly to the outside and controlled by a humidistat. CGC 4.506.1.
14. Prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CGC 102.3.
15. When plumbing fixtures are located below the crown level of the Main Sewer UPC Section 110.0, the following applies.

- a) Fixtures shall discharge by gravity into an approved sump or receiving tank. From such sump or receiving tank the sewage or other liquid wastes shall be lifted and discharged into the building drain or building sewer by approved ejectors, pumps, or equally efficient approved device. UPC Section 110.2.
b) The ejectors, pumps, or equally efficient approved device discharge shall be sized for 1 gallon per minute for every two fixture units. UPC Section 110.5. In no case shall the discharge be less than 20 gallons per minute. UPC Section 110.5.1.

- c) The discharge line from the ejectors, pumps, or equally efficient approved device shall be provided with an approved backwater or swing gate check valve. A gate or ball valve shall be located on the discharge side of the backwater or swing gate check valve. UPC Section 110.4.
d) All devices mentioned in a), b) and c) shall be accessible for repair and inspection. UPC Section 110.6.
e) Fixture in the same structure located above the crown level of the Main Sewer shall not discharge into the sump. UPC Section 110.1.
f) When plumbing fixture flood level rims are below the next upstream manhole the drainage lines serving these fixtures shall be protected by an approved copper backwater valve. Fixtures in the same structure that are above the next upstream manhole shall not drain through this valve. UPC Section 110.1.

POLLOCK RESIDENCE SOLANA BEACH CA.



NOTES

'FIRE SPRINKLERS' deferred submittal. 'Submittal' documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall NOT be installed until their design and submittal documents have been approved by the building official.'

ADDRESS NUMBERS

New and existing building shall have approved address numbers, building numbers or approval building identification placed in position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast in color to background. Numbers shall be a minimum of 4" high with a minimum stroke width of 1/2". CGC Section 505.1.

CONSTRUCTION WASTE

The 6 to 65% of construction waste to be recycled per current requirements. California Green Code Section 4.408.1.

OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION

All roadways shall be a Min. of 20 Feet. In with 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.

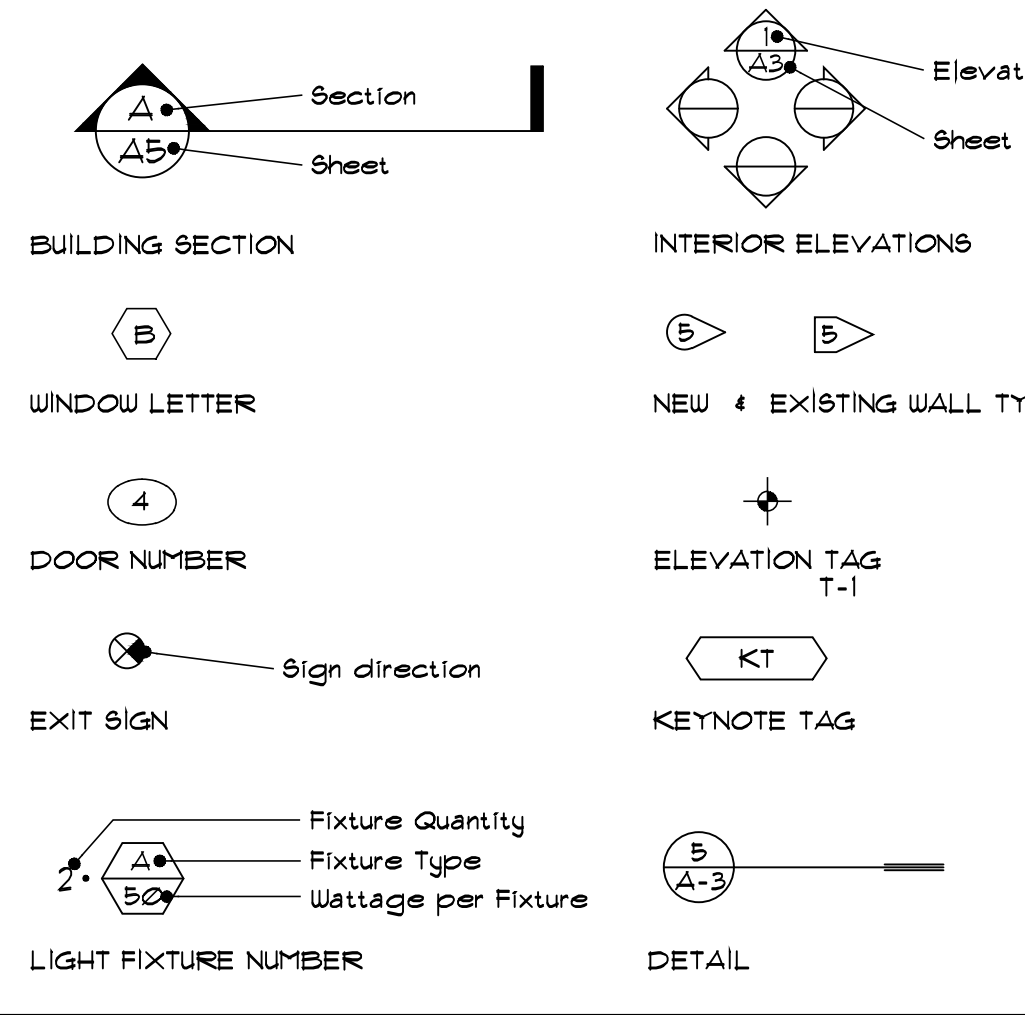
ABBREVIATIONS

Large table listing abbreviations for various building materials and components, such as AND ANGLE, CENTER LINE DIAMETER, FLOOR FINISH, etc.

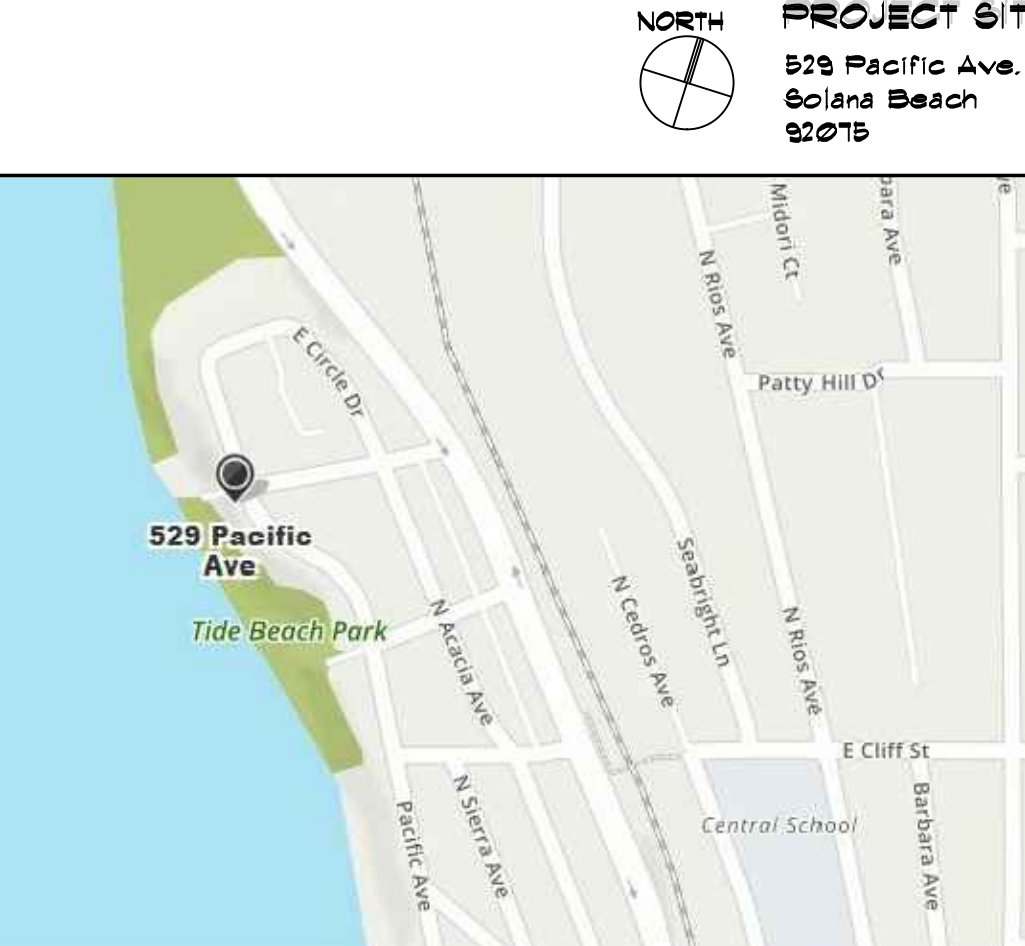
GENERAL NOTES

- 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD, SITE CONDITIONS, EXISTING TOPOGRAPHY, LOCATION OF UTILITIES, OR ANY SPECIAL FEATURES UNIQUE TO THE SITE AND SHALL REPORT ANY CONFLICTS OR INCONSISTENCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK. THE CONTRACTOR SHALL STAKE OUT THE BUILDING FOR THE ARCHITECT'S AND OWNER'S REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. ANY EQUIPMENT, WORK OR ITEM INDICATED ON THE DRAWINGS TO BE N.I.C. (NOT IN CONTRACT) SHALL BE PROVIDED UNDER SOME OTHER CONTRACT OR ARRANGEMENTS BY THE OWNER OR OTHERS. POWER OR UTILITY SUPPLIES AND HOOKUPS SHALL BE PROVIDED BY THE CONTRACTOR TO N.I.C. ITEMS, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ALSO INSTALL N.I.C. ITEMS PROVIDED BY THE OWNER OR OTHERS.
3. ALL MATERIALS & WORKMANSHIP SHALL BE IN COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES, AND CURRENTLY ADOPTED OSHA, CITY, COUNTY, STATE, AND NATIONAL STANDARDS, INCLUDING THE 2018 CALIFORNIA RESIDENTIAL CODE (2018 CRC), WHICH ADOPTS THE 2015 IBC, 2015 UMC, 2015 UPC AND THE 2014 NEC Sec. 9106.1.1 (& ASSOCIATED AMENDMENTS IN THE SAN DIEGO MUNICIPAL CODE (SDMC) FOR PROJECTS WITHIN THE JURISDICTION OF THE CITY OF SAN DIEGO) THE 2010 CALIFORNIA BUILDING CODE (CBC) (WHICH IS BASED ON THE 2009 IBC) FOR THE NON-CONVENTIONAL FRAMING STRUCTURAL PROVISIONS.
4. WORK IN FURRED AREAS SHALL NOT BE CONCEALED UNTIL SUCH WORK HAS BEEN INSPECTED AND APPROVED BY THE INSPECTING AUTHORITIES. IF SUCH WORK IS CONCEALED WITHOUT INSPECTION AND APPROVAL, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL WORK REQUIRED TO OPEN AND RESTORE THE CONCEALED AREAS IN ADDITION TO ANY REQUIRED MODIFICATION TO THE SYSTEM AS WELL AS TO OTHER SYSTEMS.
5. NO CHANGES OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT APPROVAL OF THE OWNER (OR ARCHITECT). FAILURE TO OBTAIN OWNER'S (OR ARCHITECT'S) APPROVAL SHALL CAUSE THE GENERAL CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK REQUIRED BY THE OWNER OR ANY REGULATORY AGENCY.
6. QUESTIONS FROM THE DRAWINGS AND SPECIFICATIONS, OR THE DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
7. WHERE NO DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK, NEW OR EXISTING, OR THE ARCHITECT NOTIFIED. WHEN A DETAIL IS IDENTIFIED AS "TYPICAL", THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
8. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. DUE TO REPROGRAPHIC PROCESSES, THESE PLANS MAY NOT BE ACCURATE TO SCALE. THEREFORE, THESE PLANS SHOULD NOT BE "SCALED".
A. ALL DIMENSIONS ARE ROUGH AND TO STUD LINE U.N.O.
B. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED IN FIELD BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
C. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING OR DETAIL.
D. THESE DRAWINGS ARE ONLY REPRESENTATIVE WITH DETAILS TO ASSIST THE CONTRACTOR. DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION.
9. ALL SURFACES, STRUCTURAL OR FINISH WHICH ARE EXPOSED TO VIEW IN THE COMPLETED BUILDING, AND ALL ITEMS OF EQUIPMENT SHALL BE COMPLETELY PROTECTED FROM DAMAGE DURING THE CONSTRUCTION PHASE BY THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THAT THE PROJECT IS TURNED OVER TO THE OWNER ENTIRELY FREE FROM SCRATCHES, ABRASIONS, DENTS, DRIPS, GUILDS, STAINS, WATER MARKS, PAINT OR OIL RUNS, OR SIMILAR TYPES OF DAMAGE. WHEREVER SUCH DAMAGE DOES OCCUR, AND BEFORE THE FINAL INSPECTION OF THE BUILDING BY THE ARCHITECT, THE CONTRACTOR SHALL, AT NO EXPENSE TO THE OWNER, AND UNDER THE DIRECTION OF THE ARCHITECT, COMPLETELY REPAIR, OR, WHERE REQUIRED, REPLACE THE DAMAGED WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL METHODS OF PROTECTION SHALL BE SELECTED BY THE CONTRACTOR. PROTECTION SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL GOOD CONDITION UNTIL EACH ELEMENT SO PROTECTED IS READY FOR THE NEXT PHASE OF THE WORK, OR UNTIL IT IS BEING PREPARED FOR FINAL CLEANING.
10. ALL MATERIALS STORED ON SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
11. ALL TESTING REQUIRED FOR SOIL COMPACTION, PERCOLATION TESTS, CORING SAMPLES, CONTINUOUS CONCRETE INSPECTIONS, OR OTHER TESTS NECESSARY FOR THE WORK, SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
12. THE OWNER HAS BEEN ADVISED THAT SINCE THIS WORK INVOLVES REMODELING OF EXISTING CONDITIONS THAT ARE CONCEALED AND CANNOT BE EXAMINED BY THE ARCHITECT WITHOUT DAMAGE TO THE EXISTING BUILDING, THE DETAILS AND METHODS OF CONSTRUCTION SHALL BE "PROGRESS SET" - NOT FOR CONSTRUCTION" ON ANY OR ALL SHEETS MAY BE SUBJECT TO REVIEW BY THE ARCHITECT, OR OTHERS SUCH AS THE BUILDER, BUILDING INSPECTION DEPARTMENT, ETC. THE DETAILS MAY RESULT IN CHANGES TO THE SPECIFICATIONS, DIVISION 15.
13. PLANS IDENTIFIED AS "PROGRESS SET" OR "FOR CONSTRUCTION" ON ANY OR ALL SHEETS MAY BE SUBJECT TO REVIEW BY THE ARCHITECT, OR OTHERS SUCH AS THE BUILDER, BUILDING INSPECTION DEPARTMENT, ETC. THE DETAILS MAY RESULT IN CHANGES TO THE SPECIFICATIONS, DIVISION 15.
14. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, ON, OR ABOUT THE JOBSITE, METHODS OF PERFORMANCE, OR TIMELINESS IN THE PERFORMANCE OF THE WORK. ANY PERIODIC VISITS TO THE JOBSITE BY THE ARCHITECT ARE SOLELY FOR THE PURPOSE OF DETERMINING CONSTRUCTION PROGRESS.
15. ALL IDEAS, DESIGNS, ARRANGEMENTS OF PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND ARE THE PROPERTY OF THE ARCHITECT, AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ONLY IN CONNECTION WITH THIS SPECIFIC PROJECT. NO PART OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
16. BUILDING ADDRESS NUMBERS SHALL BE EASILY SEEN FROM THE STREET.
17. SUBSTITUTION OF "EQUAL" OR "EQUIVALENT" PRODUCTS WILL BE ACCEPTABLE ONLY WITH THE ARCHITECT'S OR OWNER'S WRITTEN REVIEW.
18. INDEMNIFICATION: CONTRACTOR SHALL PROTECT AND SAVE HARMLESS THE OWNER AND ARCHITECT FROM ALL CLAIMS, ACTIONS OR DAMAGES OF EVERY KIND AND DESCRIPTION WHICH MAY ACCRUE TO, OR BE SUFFERED BY, ANY PERSON OR PERSONS, CORPORATION OR PROPERTY BY REASON OF THE PERFORMANCE OF THE CONTRACTOR OF THE WORK UNDER THIS CONTRACT, CHARACTER OF MATERIAL USED OR MANNER OF INSTALLATION, OR BY THE IMPROPER OCCUPANCY OF RIGHTS-OF-WAY OR RIGHTS-OF-WAY.
19. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 COR AS AMENDED AND ADOPTED BY THE GOVERNING JURISDICTION(S).
20. ALL WATER PIPING SHALL BE COVER AS INDICATED IN THE SPECIFICATIONS, DIVISION 15.
21. DISPOSITION OF ALL EXISTING DOORS, WINDOWS, APPLIANCES, PLUMBING, LIGHTING, ETC., SHALL BE VERIFIED WITH THE OWNER.
22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SIGNING ANY AND ALL CERTIFICATES OF COMPLIANCE IF REQUIRED BY THE STATE OF CALIFORNIA OR ANY OTHER CERTIFICATES REQUIRED BY THE GOVERNING JURISDICTION(S).

SYMBOLS



VICINITY MAP



PROJECT DATA

OWNER: Pollock
SITE ADDRESS: 529 Pacific Ave, Solana Beach 92075
ASSESSOR'S PARCEL NO: 263-041-02
ZONE MRd
LOT AREA: Gross: 60215 s. f., Net: 54262 s. f.
Net area from Pacific Ave. to top of the Bluff
Land Use: Single-Family Residential
FLOOR AREAS:
Proposed 1st Floor: 1599 sq. ft.
Garage: 400 sq. ft.
Proposed lower level: 1154 sq. ft.
Total Proposed F. A. R. 3113 sq. ft.

GRADING

Existing Deck: 1345 sq. ft.
Parking spaces: 2 Garage

CONSULTANTS

Structural Eng. Paul Klingenberg, BURKETT 4 WONG, 3434 FOURTH AVE, STE 210, SAN DIEGO CA, 92103, TEL: (619) 299-5550
Civil Eng. David W. Skelly, GeoSolis, Inc., 5741 Palmer Way, Carlsbad Ca, 92010, Tel: (760) 438-3155
MECHANICAL TITLE 24 Mark Gallant, 508 W. Mission Ave., Ste 201, Escondido Ca, 92025, Tel: (760) 743-5408

SCOPE OF WORK

Addition of 3064 s. f. at 1st floor and 1306 s. f. to garage, 50% of existing roof to remain 50% new roof, and first floor int. remodel including relocated existing stair and replace some existing windows.

SHEET INDEX

Table listing sheet titles and indices: T-1 Title Sheet, CCC-1 California Coastal Commission, CCC-2 California Coastal Commission, ST Site Plan, A-1-0 Basement Demolition Plan, A-1-1 First floor Demolition Plan, A-1-2 Basement Floor Plan, A-1-3 First Floor Plan, A-2-0 Elevations, A-2-1 Elevations, A-3-0 Sections, A-4-0 Roof Plan, GRADING, CONSULTANTS, DEFERRED SUBMITTAL, SCHEMATIC, TITLE SHEET.

PRELIMINARY - NOT FOR CONSTRUCTION - BUILDING PERMIT PENDING

POLLOCK RESIDENCE

Revision table with columns for Date, Description, and Author. Includes entries for Jan-22-20, Feb-09-21, Apr-09-21, and Aug-25-21, all for DRP Corrections.

BOKAL & SNEED ARCHITECTS

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All ideas, designs, and arrangements indicated on these drawings are the property of Bokal & Sneed Architects and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of Bokal & Sneed Architects. There shall be no changes or deviations from these drawings or the accompanying specifications without the written consent of Bokal & Sneed Architects.

SCHEMATIC

Sheet Title

TITLE SHEET

Table with columns for Scale, Date, Drawn, Checked, Job No. Includes a professional seal for James E. Sneed, Licensed Architect, No. C-3747, Exp. 7/31/2019, State of California.

DIVISION 1 - GENERAL REQUIREMENTS:

- The Construction Documents shall represent the complete agreement between the Owner and the General Contractor for the complete construction of this project. These documents shall consist of the drawings contained herein, the specifications, the general notes, the general conditions, the special conditions of the contract, addenda issued during bidding, change orders, and all Federal, State, and Local codes and regulations pertaining to the practice of construction. The Contractor shall examine all Construction Documents to be sure that all drawings are included. Drawings shall consist of sheets indicated in the Sheet Index of the Title Sheet.
- The General Contractor shall provide all labor, materials, tools, equipment, and cartage necessary to complete the project as shown or specified in the Construction Documents. Work shall include, but is not limited to, excavation, earthwork, general construction, paving, heating, air conditioning, plumbing, and electrical work necessary to provide a complete project. All work under all sections shall be performed in strict accordance with the highest standards of practice related to the trades involved, and shall be complete and properly coordinated with all work adjacent or related.
- See General Note #2 on Title Sheet.
- See General Note #3 on Title Sheet.
- The architect shall obtain the building permit to be paid for by the owner. All other fees, licenses, taxes, and inspection costs shall be paid for by the contractor. Work not ready for inspection that requires re-inspection due to improper placement of work by Contractor or due to incomplete work shall require the Contractor to pay for any re-inspection service or fees, if required. Contractor shall be responsible for obtaining final inspections and certificates of occupancy. Final payment shall be made after receipt of certificate of occupancy and final approval of punch list. The contractor is to provide and pay for temporary telephone service during the entire course of construction.
- See General Note #4 on Title Sheet.
- The General Contractor shall be responsible to verify that all permits and approvals have been cleared with appropriate agencies prior to start of construction. No construction of any items shall begin until the Contractor has received all plans and any other documentation from all of the permitting and any other regulatory authorities. Failure of the Contractor to follow this procedure shall cause the Contractor to assume full responsibility for the subsequent modification of the work mandated by any regulatory authority. Written authority to proceed will be given to the General Contractor by Owner.
- All required permits must be obtained from the Fire Prevention Bureau before the building is occupied.
- The General Contractor shall be responsible for maintaining the "on-the-job" set of permit documents with appropriate approval stamps from local regulatory agency. All work shall be in accordance with such documents.
- See General Note #5 on Title Sheet.
- See General Note #1 on Title Sheet.
- See General Note #6 on Title Sheet.
- See General Note #7 on Title Sheet.
- All notes listed below are applicable unless otherwise noted within the construction documents or specifications.
- See General Note #8 on Title Sheet.
- Workmanship throughout shall be of the best quality of the trade involved. Each subcontractor is considered a specialist in his respective field and shall supply all labor, equipment, and material necessary to complete his work properly. Contractor shall notify the Owner of any work that cannot be fully guaranteed prior to submitting his bid.
- All attachments, connections, fastening, etc. to be properly secured in accordance with best practice, and the Contractor is responsible for providing and installing all connections.
- The General Contractor shall be responsible for conditions of all work and materials, including those furnished by Subcontractors.
- See General Note #9 on Title Sheet.
- See General Note #10 on Title Sheet.
- The Contractor shall verify all utility information and notify the Architect and all regulatory agencies involved of discrepancies prior to construction.
- Disposal of all doors, windows, appliances, plumbing and/or lighting fixtures to be removed shall be verified with owner.
- The Contractor, at regular intervals during the course of construction, shall remove from the site and dispose of all debris; subcontractors are responsible for the removal of their own debris. Surplus material, if any, tools not in active use, scaffolding and other equipment no longer in use shall be removed from the job site.
- These notes are provided to show basic areas of responsibility, and any items not specifically included but necessary for proper completion of the work shall be included as a part of the work.
- Each trade shall furnish submittals for all materials to be furnished prior to the ordering of materials for Architect and Owner approval. See no. 46 of these General Requirements for additional information. The Owner shall select all colors and finishes unless specified.
- Not used.
- See General Note #11 on Title Sheet.
- Contractor shall be responsible for the installation, adequacy and safety of erection, bracing, shoring, temporary supports, etc., of the work and shall be responsible for any damage to the work prior to the application and installation of all shear walls, roof and floor diaphragms, and finish materials. Field observations by the Architect or Structural Engineer shall not include items as stated herein.
- The General Contractor shall be responsible for installation and startup of all utility services to the building. All utility companies shall be notified by Contractor upon commencement of work that services are required. Should utility service not be available upon the tenant's occupancy, General Contractor shall be responsible for installation and cost of temporary services until permanent services are in place.
- The General Contractor is responsible for providing all temporary construction facilities and utilities including: electricity, heat/ventilation, telephone, water, sanitary facilities, barriers, enclosures, security, trash removal, and final cleaning.
- Prior to final inspection by the Architect and Owner and after all construction work is essentially complete, the area of work shall be thoroughly cleaned. Items to be cleaned include, but are not limited to: all glass, plastic, doors, opening frames, grilles, trim, exposed nonferrous metal surfaces, floor covering, light fixtures and plates, plumbing fixtures, and trim and all finish surfaces throughout the construction. Ink trademarks shall be thoroughly removed from laminated plastic surfaces. The area shall be vacuum-cleaned and all spots shall be removed, including those of vandals. The Contractor shall follow recommendations of the manufacturer of the materials and items to be cleaned for all cleaning, polishing, and treatment such as waxing.
- The General Contractor shall remove from the entire site all construction waste and unused materials, and all debris of any description resulting from the work. All concrete and asphalt pavement and walks dirtied as a result of the work shall be hosed down and scrubbed where necessary. Concrete or mortar droppings shall be thoroughly removed from walks and other pavements where they occur.
- The Contractor shall dispose of waste, trash, and debris in a safe, acceptable manner, in accordance with applicable laws and ordinances and as prescribed by authorities having jurisdiction. Contractor shall provide weight receipts for recyclable construction material where required by authorities having jurisdiction. No such waste material and debris shall be buried on the site. Burning of trash and debris on the site will not be permitted.
- Location of dump for trash and debris and length of haul is the Contractor's responsibility.
- See General Note #13 on Title Sheet.

DIVISION 2 - SITE WORK:

- The Contractor shall be responsible for all excavation work. Should conditions be encountered which differ from the conditions indicated or implied by the contract documents, the Contractor shall notify the Architect before proceeding further.
- Soil bearing value shall be per Structural Specifications unless noted otherwise in the soils report. Verify prior to starting of foundation work. Footings partially or completely on fill to have minimum soil bearing value of 1,000 P.S.F. and are subject to submittal of soil compaction report.
- The Contractor shall take precautionary measures to protect the utility lines shown on these drawings and any other lines not of record or not shown on these drawings.
- Separate permits will be required for fences and walls not indicated as part of these documents.
- All paving and curb cuts shall be installed according to Civil Engineer's documents and/or governing agency's standards.
- All landscaping and irrigation shall be installed according to Landscape Architect's documents.
- Finish grades shall be constructed so that surface waters will not pond within 10'-0" of foundations or exterior slab on grade.
- Foundations supporting wood must extend at least 8" above the adjacent finish grade. Provide 18" clearance under wood joists and 12" clearance under wood girders which are not pressure treated. (2013 CRC Sec. R317.1, CBC 2304.11.2.2)
- All stumps and roots shall be removed from the soil to a depth of at least 12" below the surface of the ground in the area to be occupied by the building or proposed structure. Per 2013 CRC & CBC, or as recommended by soils engineer.
- All wood forms which have been used in placing concrete, if within the ground or between the foundation sill and the ground, shall be removed before a building is occupied or used for any purpose. Per 2013 CRC & CBC.
- Trees, bushes, plants and similar material not specifically marked to be removed or relocated, shall be retained. Contractor shall verify with Architect all planting to be removed prior to starting work.
- The Contractor shall visit the site and verify grades indicated on the plot plan and grading plan. Quantities indicated on the drawings are for Building Department permit purposes only. For bidding purposes, the Contractor shall calculate his own cut and fill quantities based on the grading plan.
- Unless otherwise indicated on the drawings, all finish grades shall slope away from the building and exterior paving 1/2" per foot minimum for a minimum distance of 5'-0".
- Excavations for footings shall be made to the width, length, and depth required, and shall be finished with level bottoms. Soft or spongy areas shall be removed and filled with compacted soil material. Excavations shall be kept free of standing water. Where excavations are made to a depth greater than indicated, such additional depth shall be filled with concrete as specified for footings.
- Fill materials shall be free of debris, vegetable matter, and other foreign substances. Backfilling for trenches shall be compacted as specified in soils report. Backfill for pipe trenches shall be compacted on both sides of pipe in 6" layers.
- The Contractor shall refer to the Civil Engineering Grading Plan and Notes for additional information.

DIVISION 3 - CONCRETE:

- Scope: This section shall include all labor, material, and equipment necessary to erect all forms, pour and finish all structural concrete and flatwork as indicated including finish grading under concrete slabs and the furnishing and placing of all reinforcing steel, mesh, metal inserts, dowels, bolts, clamps, ties, etc.
- Concrete formwork - all forms shall be installed with sufficient strength and rigidity to remain unyielding, true to line and level, and prevent leaks or blowouts, and be thoroughly wetted before pouring concrete.
- All patio slabs and stoops shall slope away from building(s) a minimum of 1/8" per foot.
- Garage or carport slabs shall slope a total of 2" at a uniform rate towards the main entrance U.O.N.
- Precast concrete splash blocks shall be provided under all drain scuppers and down spouts.
- Slabs on grade must be at least 3-1/2" thick. Per 2013 CRC & CBC. Refer to structural drawings.
- The backfill soil at perimeter footings shall be compacted per the requirements of the soils report.
- Concrete for footings shall have a minimum compressive strength of 2,500 P.S.I. at 28 days, unless noted otherwise, and shall be composed of 1 part cement, 3 parts sand, 4 parts of 1" maximum size coarse aggregate, and not more than 7-1/2 gallons of water per sack of cement. All concrete shall also comply with all requirements of the 2013 CRC & CBC. Refer to Structural Engineers drawings for concrete requirements.
- Concrete: Water used shall be clean, fresh, and suitable for domestic use. Cement shall meet ASTM C-150. Aggregates shall meet ASTM C-33-61T. Reinforcing steel shall meet ASTM A615 grade 60. Reinforcing Mesh shall meet ASTM A496 as indicated. Tie wire shall be 16 gauge, black annealed, and shall meet ASTM A-82. Foundation bolts shall be 1/2" x 10", except as noted otherwise. Vapor barrier shall be 15-mil Step Wrap by Stego Industries, LLC, installed per manufacturer's specifications. The Contractor shall refer to the Architectural drawings for additional waterproofing requirements.
- Reinforcing bars shall be lapped 36 diameters (24") minimum for concrete and 48 diameters (24") minimum for masonry. Minimum coverage shall be 1-1/2" or 2" as required from forms, 3" from earth (where used as form). Fabric shall be lapped 6", wire to be at 48" on center. (U.O.N. on Structural Plans.)
- Waterproof plastic membrane shall be placed as specified in soils report. Seams shall be lapped 6" and taped. 2" of clean, wet sand thermal barrier shall be placed over membrane. Concrete shall be worked in all forms, around reinforcement and embedded items and into corners. Bolts, anchors, and all inserts shall be accurately located and securely held in place until concrete has hardened.
- All hold-downs and anchor straps shall be tied in place prior to foundation inspection.
- Concrete flatwork shall be true to within 1/8" in 10'-0" in all directions, or sloped to drain as indicated on the drawings allowing no puddling to occur in the direction of flow.
- Verify locations of depressed slabs to receive other materials.
- Finish surfaces shall be screeded, wood-floated, and finish shall be a hard, dense, impervious surface, free of defects.
- Finish or exposed aggregate shall be washed. Slab shall be floated flush with screeds, and aggregate shall not be allowed to sink to the bottom. In approximately 1 to 2 hours after pour (depending on set) slabs shall be hosed down with fine water spray and simultaneously cleaned with nylon bristle brush to ensure aggregate exposure. Excess cement shall be washed away. Cleaning shall be repeated in 24 hours.
- Trowel finish - Concrete shall be steel troweled to a smooth, hard surface. Broom finish shall be provided if required.
- Salt textured finish - Surface of concrete shall be tamped and struck to the proper level. As soon as surface becomes workable, it shall be floated and steel troweled and then receive a layer of rock salt sprinkled over the surface and as approved on field sample. The rock salt shall then be tamped into the surface in order to produce a textured surface. Upon completion of the curing period, all of the salt shall be dissolved and washed out of the concrete leaving voids.
- Concrete shall be kept in a thoroughly moist condition from the time it is placed until it has cured for at least seven days. Forms shall be sufficiently wet to prevent drying out the concrete.
- Freshly placed slabs shall be fog sprayed continuously until finishing operations commence. Slabs shall not be allowed to become dry until curing operations are complete. Slabs shall be damp cured with nonstaining curing paper, wet burlap, fog sprays or curing compound. Fresh concrete shall be protected from drying winds, rain, damage, or soiling.
- The Contractor shall notify the Architect 24 hours prior to placement of any concrete.
- The Contractor shall refer to the Structural drawings for additional information.

DIVISION 4 - MASONRY:

- All masonry, mortar, and grout shall comply with the requirements of the 2013 CRC & CBC.
- Masonry units shall comply with ASTM C90-70 for hollow unit concrete blocks.
- Mortar to be used for construction of masonry walls, foundation walls, and retaining walls shall consist of 1 part Portland cement, 3 parts sand, and _____ to _____ parts hydrated lime or lime putty. Mortar mix with plastic cement shall be 1 part plastic cement to 3 parts sand. Mortar shall be type "S"; grout strength shall be 2,000 p.s.i.
- Grout shall be 1 part Portland cement, 3 parts mortar sand, 1/10 part hydrated lime or lime putty, and 2 parts gravel. Water shall be added to produce consistency for pouring without separation. Grout shall attain a minimum compressive strength of 2,000 p.s.i. at 28 days.
- Reinforcing steel used in construction of reinforced masonry or concrete structures shall be deformed and comply with ASTM A615-68, Grade 60.
- All work shall be plumb, level, and true to line. All masonry work shall be laid in common bond unless noted otherwise. All joints shall be concave unless noted otherwise.
- The Contractor shall refer to the Structural drawings for additional information.

DIVISION 5 - METALS:

- Furnish all metal supports, angles, plates, attachments, bolts, leg bolts, gates, railings, welding, shop priming, and labor as required to complete work.
- All blocking to receive attachments shall be provided under rough carpentry.
- All welding shall be done by certified welders using the shielded arc process with approved electrodes per ANSI specs (E70XX). Exposed welds shall be ground smooth and shop primed. All weld splatter shall be removed. All welding shall comply with the specifications of the "American Welding Society".
- Steel used as structural shapes such as wide flange sections, channels, plates, and angles shall comply with ASTM requirements as indicated in the Structural drawings and specifications.
- All wood framing connectors, anchors, hold-downs, etc., shall be Simpson Strong-Tie, unless noted otherwise, with no substitutions. Only approved nails and screws as specified by Simpson Strong-Tie shall be used for these connectors.
- The Contractor shall submit shop drawings based on the contract documents clearly showing each piece required for fabrication. Approval of drawings will cover the general scheme, design, and character of the details, but not dimensions or quantities, nor will such approval relieve the Contractor from the responsibility for executing his work.
- Anchor bolts and anchors shall be properly located and built into connection work, using templates or other methods to insure accurate location of hardware.
- All sills shall be Douglas Fir, pressure-treated, and must have full bearing on the footing wall or slab and must be bolted to the foundation per the requirements of Division 6.12 of these specifications.
- All exposed surfaces shall be painted with the appropriate paint after proper cleaning and priming.
- Misfitting, faulty, or damaged material shall be corrected before installation, and all defective work and materials shall be replaced at the Contractor's expense.
- All openings in exterior walls to have a minimum 16 oz. (0.0216-inch thick) copper flashing or other approved weatherproofing all around.
- All vents through exterior walls to have a minimum 1/4" mesh galvanized hardware cloth covering.
- Noncombustible framing shall be 20 gauge, roll formed, screwable, punch channel, zinc coated steel studs, as required.
- Dryer vent and exhaust vents shall duct to outside air and shall conform to manufacturer's requirements, and to the governing agencies codes and regulations, and CMC 504.3. Provide back-draft damper and termination cap.
- Miscellaneous metal items and their components may be individually described, but shall be furnished and installed in accordance with the intent of the contract documents as required to complete the work.
- The Contractor shall refer to Structural drawings for additional information.

DIVISION 6 - WOOD & PLASTICS:

- Work shall include laying out of work, building of rough frame of the structure, sheathing, siding, shear panels, etc., furnishing and installing all rough hardware, bolts, screws, nails, straps, anchors, etc., and finish hardware. Install all interior and exterior standing and running trim, shelving, boarding, and all building specialties. Install metal pans, all rough backing for finish attachments and finish materials.
- All framing members shall conform to the provisions of the 2013 CRC & CBC. Each piece of lumber shall bear the grade mark of the appropriate agency and shall conform to W.C.L.B. "Standard grading and dressing rules for West Coast Lumber" #17. Beams, and headers, shall be Select Structural, U.O.N. Joists, rafters and plates shall be No. 2 or better grade. Set all horizontal members with crown side up. Exterior studs shall be Douglas Fir, No. 2 or better grade. Posts shall be No. 1 or better grade. All lumber to be free of mold. The Contractor shall refer to the Structural Drawings and Specifications for additional framing member requirements.
- Plywood shall comply with the guidelines of the "American Plywood Association" and the "Douglas Fir Association". Plywood shall be Struct. I or Struct. II CD grade, edge blocking as per the 2013 CRC & CBC, or as noted otherwise. Exposed plywood to be exterior grade. Exterior glue. Plywood to be used for diaphragm. The Contractor shall refer to the Structural Drawings and Specifications for additional requirements.
- Metal connectors shall be those approved by the local building department. (Simpson Strong-Tie or equal.)
- All exposed wood to receive stain on the exterior including, but not limited to, fascias, trim, plywood siding, pot shelves, trellis, exposed beams, etc. shall be resawn. All exposed wood to be painted shall be smooth. All finishes shall be applied as specified in Division 9.
- Exterior trellis members shall be Douglas Fir, No. 1 grade, rough sawn, or as noted otherwise on the drawings.
- Nailing shall be per 2013 CRC Table R602.3(1), (2) & (3) for common or box wire nails. All plywood diaphragms shall have cement-coated or ring-shank ply nails.
- Weather resistive barrier shall be as specified in Division 7, #35. Vertical laps at all corners, min. one stud space. Per 2013 CRC & CBC.
- Framing Contractor shall provide caulking under all exterior sill plates.
- Protection of wood and wood based products against decay shall be per 2013 CRC Sec. R317. Location required: Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWWA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWWA U1.
 - Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
 - All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
 - Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
 - The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 12 inch (127 mm) on tops, sides and ends.
 - Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather.
 - Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
 - Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.
- Foundations supporting wood shall extend at least 8" above the adjacent finish grade. (2013 CRC Sec. R317.1, CBC 2304.11.2.2). 18" clearance shall be provided under wood joists and 12" clearance under wood girders. Where such clearances are not met, the floor assembly shall be of naturally durable or preservative-treated wood.
- All footing sills shall have full bearing on the footing wall or slab and shall be bolted to the foundation per the requirements of the Structural drawing and specifications, and 2013 CRC Section 403.1.6.
- Under floor areas shall be ventilated by openings in foundation walls per the requirements set forth in 2013 CRC Section R408.
- Underfloor areas shall be provided with a minimum of one access opening not less than 18" x 24", per 2013 CRC Section R408.4.
- In combustible construction fire and draft stops shall be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between rooms, between a top story and a roof or attic space, and shall subdivide attic spaces, concealed roof spaces, and floor-ceiling assemblies. The integrity of all fire and draft stops shall be maintained. 2013 CRC Section R302.12.
 - Where required, fire stops shall be provided in the following locations per 2013 CRC Sec. 902.11:
 - In concealed spaces of stud walls and partitions, including turned spaces and parallel runs of studs or staggered studs, as follows:
 - Vertically at the ceiling and floor levels.
 - Horizontally at intervals not exceeding 10 feet (3048 mm).
 - All interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cover ceilings.
 - In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
 - At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
 - For the fireblocking of chimneys and fireplaces, see Section R902.19.
 - Fireblocking of corners of a two-family dwelling is required at the line of dwelling unit separation.
- Except as provided in item 16.d above, fire stopping shall consist of 2 inches nominal lumber or two thicknesses of 1 inch nominal lumber with broken lap joints or one thickness of 2x2/2 inch plywood with joints backed by 2x2/2 inch plywood. Fire stops may also be of gypsum board, cement board, mineral wool, or other approved materials securely fastened in place. Walls having parallel or staggered studs for sound transmission control shall have fire stops of mineral wool or other approved nonrigid material.
- Fire stopping of veneer on non combustible walls shall be in accordance with 16.a above. For fire stopping of wood floors on masonry or concrete floors, fire stopping of ceilings applied against non combustible construction, fire stopping penetrations in walls required to have protected openings, and fire stopping penetrations through floors refer to the 2013 CRC & CBC.
- Where required, draft stopping shall be provided in the following locations:
 - Single-family dwellings: Where there is usable space above and below the concealed space of a floor-ceiling assembly in a single-family dwelling, draft stops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. Draft stopping shall divide the concealed space into approximately equal areas.
 - Two or more dwelling units and hotels: Draft stops shall be installed in floor-ceiling assemblies of buildings having more than one dwelling units and in hotels. Such draft stops shall be in line with walls separating tenants from each other and separating tenants from other areas.
 - Other Uses: Draft stops shall be installed in floor-ceiling assemblies of buildings or portions of buildings used for other than dwelling or hotel occupancies so that the area of the concealed space does not exceed 1,000 square feet and so that the horizontal dimension between or stops does not exceed 60 feet.
 - Attic:
 - Single-family dwellings: None required.
 - Two or more dwelling units and hotels: Draft stops shall be installed in the attics, and similar concealed spaces of buildings containing more than one dwelling unit and in hotels. Such draft stops shall be above and in line with the walls separating tenant spaces from each other and from other uses.
 - Other Uses: Draft stops shall be installed in attics, mansards, overhangs, false floors set out from walls, and similar concealed spaces of buildings having uses other than dwellings or hotels so that the area between drafts stops does not exceed 3,000 square feet and the greatest horizontal dimension does not exceed 60 feet.
 - Draft stopping materials shall be not less than 1/2" gypsum board, 3/8" plywood or other approved materials adequately supported. Openings in partitions shall be protected by self-closing doors with automatic latches constructed as required for the partitions. Ventilation of concealed roof spaces shall be maintained in accordance with the 2013 CRC & CBC.
 - All floor construction through which heat or exhaust ducts pass shall be effectively draft stopped.
 - Every exterior wood stud wall and main cross partition shall be braced per the requirements of 2013 CRC Section R602.10 & 2013 CBC.
 - Floor joists and rafters more than 12" in depth and spanning more than 8'-0" shall be supported laterally by bridging at intervals not exceeding 8'-0". Per 2013 CRC & CBC.
 - Provide blocking at ends and at supports of floor joists, and for rafters at exterior walls. Provide blocking at ends and supports of rafters more than 8" in depth.
 - Floor joists shall be doubled under bearing partitions running parallel with the joists. Per 2013 CRC & CBC.

DIVISION 6 - WOOD & PLASTICS (continued):

- Unless supported laterally by adequate framing, the maximum allowable height for studs shall be 10'-0" for 2x3 studs; 14'-0" for 2x4 and 3x4 studs; and 20'-0" for 2x6 studs per 2013 CRC Table R602.3(5).
- Provide double top plate with minimum 48" lap.
- Rafter purlin braces to be not less than 45 degrees to the horizontal. Per 2013 CRC & CBC.
- Rafter ties shall be spaced not more than 48" on center where rafters and ceiling joists are not parallel.
- Exterior posts and columns or those exposed to splash or in basements supported by a concrete slab shall be installed at minimum 1 inch above adjacent concrete surface on metal post base. (Exception - posts or columns of treated wood or foundation grade Redwood or Cedar may rest directly on concrete, solid masonry, or grouted masonry.) Per 2013 CRC & CBC.
- Provide 3/4" clearance (void space) from top of all interior nonbearing partitions to ceiling or floor framing above.
- Not less than three (3) studs shall be installed at every corner of an exterior wall. Per 2013 CRC & CBC.
- An A.I.T.C. certificate of conformance for glued laminated wood members shall be given to the Building Inspector prior to erection.
- Provide minimum 2x6 solid blocking for medicine cabinets at 72" from finish floor (U.N.O.); toilet paper holders at 24" from finish floor (U.N.O.); towel bars at 52" from finish floor (U.N.O.); also at patio door brackets, extended counters, wardrobe door heads and jambs, at end of all cabinets and other similar finish applied items; and at stair handrail brackets, ends and intermediates at 34" from finish nose of treads to top of handrail, and at handicapped grab bar and other devices, unless otherwise noted (U.N.O.), verify with owner.
- All resawn lumber shall be full lengths when possible; splices and corners shall be miter cut, moisture content shall be not greater than 19% prior to installation.
- All resawn lumber shall be nominal sizes U.N.O., and appearance grade for the intended use and surface stain/finish.
- Raised platforms at F.A.U. shall receive a minimum 3/4" plywood floor and shall be airtight.
- Provide 18" high platform with 3/4" plywood floor at all water heaters in garages.
- All plywood (sheathing) subfloors including stair treads and risers shall be glued to framing and at all plywood joints. Plywood shall be installed no later than 4 hours after plywood to framing adhesive is applied.
- Temporarily brace floor joists to adequately prevent joists from sagging where materials are stockpiled prior to erection.
- Temporarily brace wall to adequately support framing during construction. Bracing to remain in place until structural integrity has been achieved.
- Attic access opening shall be provided in the ceiling of the top floor of buildings with combustible ceiling or roof construction. The opening shall be located in a corridor, hallway or other readily accessible location. Attics with a maximum vertical clear height of less than 30' need not be provided with access openings.
- The attic access opening shall be not less than 22"x30" minimum (22"x34" when mechanical equipment in the attic) or opening size as determined by other requirements, such as mechanical equipment access. 30" minimum clear head room shall be provided above the opening. A light fixture shall be provided for servicing of mechanical equipment that is located in an attic, and a switch for the light shall be located adjacent to the attic access opening.
- Frame shall lay out ceiling and floor joists/roof rafters to accommodate recessed lights, exhaust fans, or other electrical/mechanical fixtures.
- Where wood frame walls and partitions are covered on the interior with plaster, tile, or similar material and are subject to moisture, the framing shall be protected with an approved waterproof paper or water-resistant gypsum backing board conforming to the 2013 CRC & CBC. Provide fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backing at shower/tub enclosures.
- Where a shear panel is required at a portion of a wall, furring is to be applied to the remainder of the wall for flush application of finish material.
- Where plywood shear panels are required on an exterior wall, install the shear panel on the exterior side of that wall, unless otherwise specifically noted.
- Where a partition containing plumbing, heating, electrical, or other systems runs parallel to the floor joists, provide double joists spaced and bridged to permit the passage of such systems. Coordinate such work with the General and/or Plumbing Subcontractor.
- Finish carpentry shall include all the labor and materials required for the installation of all trim, door frames, paneling, shelving, weather stripping, finish hardware, bath accessories, cabinet pulls, etc.
- Finish carpentry shall be of the highest quality workmanship. All joints shall be tight, true and securely fastened. All work shall be installed level, plumb and true. Corners shall be neatly mitered, butted or coped, with nails set in surfaces free of foot marks. Wood work shall be accurately scribed to fit adjoining surfaces. All work shall be machine or hand-sanded, sharp edges and all splinters removed, and completely prepared for finish. Full-length, continuous boards shall be used wherever applicable or specified.
- Door frames shall be set plumb and true, rigidly secured and protected during the course of construction. All vertical and horizontal trim members shall be in the longest practicable lengths.
- Manufactured wood trusses shall conform to approved standards and governing codes, and be installed per manufacturer's specifications. Manufactured wood truss design and performance shall be the responsibility of the Manufactured Wood Truss Structural Engineer and the truss manufacturer/fabricator.
- The cabinetmaker shall be responsible for delivery of finished casework to job site and its installation in a timely and workmanlike manner unless otherwise agreed to in writing with the General Contractor. Verify appliance size with supplier.
- The Contractor shall refer to the Structural drawings for additional information.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION:

- The scope of work shall include the furnishing and installation of all roofing and waterproofing complete, including cant strips and incorporating other trades' flashing, sleeves and jacks.
- Install roofing and wall flashing per manufacturer's recommendations carefully incorporating flashing, scuppers, jacks, sleeves, roof drains, etc. supplied by others. Provide cant strips at all vertical surfaces. Provide crickets as indicated.
- Enclosed attic spaces and enclosed roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. The net free ventilation area shall not be less than 1/150 of the area of the space ventilated, except that the area may be 1/300 provided at least 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the ventilation provided by eave or cornice vents. The opening shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4" in dimension. Where eave or cornice vents are used to provide the required ventilation of combustible attic spaces, vent openings shall not be located within 3 feet measured laterally above window or door openings in the wall of the story immediately below or as allowed per local codes and regulations.
- Roof tile shall comply with 2013 CRC Section R905.3, and shall be installed per manufacturer's specifications. Weight, color, and shape to be as indicated on the drawings.
 - Underlayment shall comply with 2013 CRC Section R905.3.3 and shall be installed per manufacturer's printed installation instructions.
 - Valley tiles shall be cut, breaking off tiles at valley will not be accepted.
 - Openings through tiles for vents, etc. shall be adequately supported by additional blocking or framing as required. Flashing materials shall be soft aluminum or other approved flexible flashing material and shall be formed to match contours of the tiles.
 - Attachment: Per manufacturer's installation instructions and specifications, and 2013 CRC Section 905.3.7.
 - Verify all installation with the roofing tile manufacturer's printed installation instructions.
 - Paint all roof flashing (other than copper) to match tiles. Paint shall be provided by the painting Sub-Contractor.
 - Membrane (Built-up) roofing materials shall be three-ply, mineral surface, fiberglass, builtup roof specification No. 3 G.I.C. or equivalent as manufactured by Johns-Manville and shall comply with 2013 CRC Section 905.11. Install per manufacturer's specifications. There shall be a minimum 2-year warranty on labor and materials. The design slope shall be a minimum of 3 unit vertical in 12 units horizontal for drainage.
 - Asphalt composition shingles shall be Prestige as manufactured by Elk Premium Roofing, shall comply with 2013 CRC Section R905.2, and shall be installed as per manufacturer's specifications; weight, color, and shape to be as indicated on the drawings.
 - Where roof drains are required, overflow drains or overflow scuppers shall be provided and shall comply with the UPC.
 - Roofing subcontractor shall wet test the roof, with slopes less than 1" per foot, and correct any areas of standing water "dead spots" prior to final acceptance by the Owner.
 - The Contractor shall caulk continuously around all wood and metal windows and door heads, jambs, and sills with G.E. Silicone resilient caulking. Verify color with Architect and shall comply with 2013 CRC Section 905.11. Install per manufacturer's specifications. There shall be a minimum 2-year warranty on labor and materials. The design slope shall be a minimum of 3 unit vertical in 12 units horizontal for drainage.
 - Protect all membranes from puncture or damage during construction. On waterproofed walls to be backfilled, protect fully with sheets of gypsum board, or sand backfill.
 - All exterior openings exposed to weather shall be flashed in such a manner as to make them weatherproof per 2013 CRC & CBC and local requirements.
 - Provide miscellaneous metal work as indicated and specified. Flashing and coping shall be minimum 16 oz. (0.0216-inch thick) copper, ASTM B-370, lumper H00 (cold-rolled), except where lumper 602 is required for forming, U.N.O. Work shall be accurately fabricated to detail and fitted to job conditions. Shop-fabricate work to the greatest extent possible. Molded and brake-formed members shall be finished true and straight with sharp lines and angles. Lock seams flat and true to line, 1/2" wide sweated full with solder. Provide all flashing and counter-flashing items as indicated and as required to make work completely waterproof. Provide all necessary flashing for doors, windows, etc. and joints will be flashed with elastomeric sealant in compliance with CDA standards. Provide for separation of material from noncomparable metal or composite substrates by coating concealed surfaces at locations of contact, with bituminous coating or other permanent separation as recommended by manufacturer/fabricator.
 - All gravel stops to be supplied by sheet metal subcontractor.
 - See Division 3, Item 9, this sheet, for below-slab vapor barrier.
 - Roof-to-wall conditions shall be flashed and counter flashed. Wood beams and outlookers projecting through exterior walls or roof surfaces shall be flashed and sealed. Provide 1/4" - 3/8" deep drip cut on the bottom face approximately 1" from the building face.
 - All exterior door and window openings shall be flashed with approved method and material. "Perm-A-Barrier" wall flashing shall be installed around exterior window and door openings in a weather-lapped fashion. Provide sealant around caulking per manufacturer's requirements. Copper flashing shall be installed at wood to wood trim and door and window head condition, and shall conform to all applicable codes.
 - Flashing for asphalt shingles shall comply with 2013 CRC Section 905.2.8.
 - Valley flashing for slate shingles shall comply with 2013 CRC Section R905.6.6.

PRELIMINARY - NOT FOR CONSTRUCTION - BUILDING PERMIT PENDING

POLLOCK RESIDENCE

529 PACIFIC AVE.
SOLANA BEACH 92075

	-	-
Jan-22-20	DRP Corrections (2nd submittal)	
Feb-09-21	DRP Corrections	
Apr-09-21	DRP Corrections	
Aug-25-21	DRP Corrections	

BOKAL & SNEED ARCHITECTS

244 Ninth Street
Del Mar, California 92014
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All ideas, designs, and arrangements indicated on these drawings are the property of Bokal & Sneed Architects and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent of Bokal & Sneed Architects. There shall be no charges or deviations from these drawings or the accompanying specifications without the written consent of Bokal & Sneed Architects.

SCHEMATIC

Sheet Title

SPECIFICATIONS

Scale	NOTED
Date	June-03-19
Drawn	JMS/v
Checked	JES
Job No.	1912
SP-1	



DIVISION 7 - THERMAL AND MOISTURE PROTECTION (continued):

- 20. Valley flashing for clay and concrete tile shall be no less than 16 oz. (0.0216-inch thick) copper, ASTM B-370, which shall extend at least 11 inches from the center line each way and shall have a splash diverter rib not less than 1 inch high at the flow line formed as part of the flashing. 2013 CRC Section R905.3.8
 - a. Sections of flashing shall have an end lap of not less than 4 inches.
 - b. For roof slopes of 3:12 and over, the metal valley flashing shall have a 3/8" wide underlayment of either Type 1 underlayment running the full length of the valley, or a self-adhering polymer-modified bitumen sheet complying with ASTM D 1970, in addition to other required underlayment.
 - c. For roof slopes between 2.5:12 and 3:12 use built-up roofing membranes, three plies minimum, for additional underlayment and apply per 2013 CRC & CBC.

- 21. Valley flashing for wood shingles and shakes shall be no less than 16 oz. (0.0216-inch thick) copper flashing (ASTM B-370), which shall extend at least 11 inches from the center line each way and shall have a splash diverter rib not less than 1 inch high at the flow line formed as part of the flashing. The center of all flashing for all through roof vents and all electrical service connections, shall not be less than 16" from the center of any valley. 2013 CRC Sections R905.7 and R905.8
 - a. Sections of flashing shall have an end lap of not less than 4 inches.
 - b. Wood shingles shall be installed on slopes of 4:12 or greater. Valley flashing shall have a 3/8 inch wide underlayment directly under it consisting of one layer of Type 1 underlayment running the full length of the valley, or a self-adhering polymer-modified bitumen sheet complying with ASTM D 1970.
 - c. For roof slopes between 2:12 and 4:12 use approved self-sealing asphalt shingles with an underlayment of perforated Type 15 felt applied shingle fashion. Start with an 18" wide sheet and a 3/8" wide sheet over it at the eaves, each underlayment sheet shall be lapped 19 inches horizontally.

22. Measurements: Verify all dimensions shown on drainage plan by taking field measurements. Verify proper fit and attachment on all parts as required.

23. Standards: All work included in this section shall be performed in accordance with the latest edition of the "Architectural Sheet Metal Manual" published by the sheet metal and air conditioning contractors national association.

24. Zinc-coated (galvanized) steel: (called galvanized or bonderized), ASTM A-95, coating class 1.50 oz. per square foot unless otherwise indicated. metal 26 gaug.

25. The Contractor shall provide 20 oz. copper gutters with down-spouts where indicated on the plans and provide concrete splash blocks below each down-spout. Concrete splash blocks and finish grade/surface shall slope (drain) away from the building (dwelling).

26. Balcony and deck coatings, elastomeric or membrane deck coatings, shall be installed to prepared surfaces by skilled and qualified mechanics per manufacturer's specifications and shall conform to CBC, applicable edition, and local governing codes. Type, colors and finish as indicated on the drawings.

27. Deck and balcony surfaces shall drain away from building face(s), minimum slope 1/4" per foot, U.N.O.

28. A minimum 2" drop shall be provided from finish floor level to the highest floor level on any adjoining deck or balcony. Membrane waterproofing shall be "Jiffy Seal" per specification #32 below shall be installed over exterior grade plywood of deck sheathing.

29. All work shall be adequately protected from damage by subsequent construction operations. Membrane shall be protected until floor overlay (finish surface material) is installed. Damaged areas and work shall be repaired or replaced; any water infiltration into the structure shall be the sole responsibility of the Sub-Contractor.

30. Contractor shall wet test deck and balcony and correct any areas of standing water "dead spots" to final acceptance by the Owner.

31. Deck and balcony materials shall be installed as per manufacturer's specifications. Contractor and subcontractor shall be responsible to see that all deck assemblies shall include flashing and counter-flashing as necessary to provide a watertight assembly. Questions or conflicts with the rough deck assembly that would not allow the subcontractor to fully perform his work shall be brought to the immediate attention of the Superintendent and the Contractor.

32. Membrane waterproofing materials where indicated on the drawings shall be Jiffy Seal as manufactured by Protecto Wrap Company and marketed by Sunatine Supply Co., San Diego or approved equivalent. Verify Jiffy Seal standard specification, number, quantities and installation with Architect. Protection course where applies shall be J-Drain as recommended by manufacturer.

33. Basement slabs shall be waterproofed with Paraseal as manufactured by Tremco Incorporated and marketed by Sunshine Supply Co., San Diego or approved equivalent. Installation per manufacturers recommendations.

34. Unless noted otherwise, louvered openings as well as non-vertical stucco surfaces and beneath copings shall be flashed with with Jiffy Seal (per specification #32 above). Installation as recommended by manufacturer.

35. All weather-exposed surfaces shall have a weather-resistive barrier to protect the interior wall covering. Such barrier shall be DuPont Tyvek Stucco Wrap Air Barrier / Weather Resistant Barrier or equal and shall be free from holes and breaks other than those created by fasteners and construction systems due to attaching of the weather barrier. Such weather barrier shall be applied over studs or sheathing of all exterior walls and window / door rough openings per manufacturer's recommendations. Sealing tape, fasteners, caulks and sealants shall be per manufacturer's recommendations.

36. Provide two layers of weather resistive barrier over structural shear walls.

37. All insulation shall meet minimum energy insulation standards as established by California Administration Code. Thermal insulation shall be foil or kraft paper backed batt insulation with an "R" factor of not less than 13 for walls and 19 for ceilings. Thermal insulation shall be installed in all exterior wood stud walls, stud walls adjacent to unheated spaces, ceilings adjacent to the exterior, and in ceilings adjacent to unheated attic spaces. See Mechanical/Title 24 sheets for specific thermal insulation requirements. Provide R-11 insulation in all party walls, in walls and floors around bathrooms and plumbing, and in other walls, floors, and ceilings as indicated on the drawings. Insulation shall be secured to wood framing with staples through the staple flange of the foil or kraft paper backing. Box around recessed can lights, attic vents, and gas vents with non-combustible materials to provide air space to heat sources.

38. Roof sheathing shall be dry, smooth, and well nailed. Large cracks or knotholes shall be covered with metal and the surface shall be swept clean. All inclined surfaces shall be properly sloped to outlets with fittings in place ready for roofing applicator to attach to his work.

DIVISION 8 - DOORS, WINDOWS, AND GLASS:

- 1. Wood doorframes shall be milled to design as shown on drawings.
- 2. Metal doorframes shall be constructed of 16-gauge steel to the profiles indicated on the drawings.
- 3. All sliding glass doors shall have a minimum of 3/16" tempered glass throughout with label and all other requirements as per the 2013 CRC & CBC.
 - 4. Where indicated on the drawings, all hollow core doors shall be expanded kraft honeycomb core construction with hardboard faces, 1-3/8" thick.
 - 5. Where indicated on the drawings, all solid core doors shall be constructed to procedures approved for the required label with hardboard faces, 1-3/4" thick.
 - 6. Door stops shall be provided behind all swinging doors.
- 7. Unless otherwise noted, all aluminum windows shall be Window Master or equivalent. Verify finish with Architect. See Door and Window Schedules.
- 8. Unless otherwise noted, all vinyl windows and doors shall be Milgard, or equivalent. Verify model and finish with Architect. See Door and Window Schedules.
- 9. Unless otherwise noted, all wood windows and doors shall be Marvin clad, or equivalent. Verify model and finish with Architect. See Door and Window Schedules.
- 10. All sliding, swinging doors and windows opening to the exterior of unconditioned areas shall be fully weather-stripped, gasketed or otherwise treated to limit air infiltration.
- 11. All doors into bedrooms or bathrooms shall be undercut 1/2" above finished floor material for proper return air flow.
- 12. Contractor shall verify opening size in field before cutting fixed glass, allowing for thermal expansion.
- 13. Window and door frame size shall be coordinated with manufacturer for required rough openings.
- 14. All glazing shall be done in a workmanlike manner and shall be waterproofed and securely fastened.
- 15. Shower and tub enclosures and doors for same (locations as indicated on floor plans) shall be shatter proof and shall comply with the 2013 CRC & CBC.
- 16. Mirrors shall be 1/4" polished plate with flat ground edges.
- 17. All glass broken, with bubbles or scratches, shall be replaced at the Contractor's expense.
- 18. Glazing shall be installed in accordance with all State, Federal, and Local codes.
- 19. Glass shall be deemed by the General Contractor and installed by the Glazing Subcontractor.
- 20. All glazing in doors or windows, within 12" of a door or within 18" of the floor shall be tempered glazing in accordance with the 2013 CRC & CBC.
- 21. Exterior doors and doors leading from garage areas into private residences and multiple dwelling residences shall be of solid core construction and shall be no less than 1" in thickness. Fire rated door and self-closing devices as required by governing agencies.
- 22. Exterior doors swinging out shall have non-removable hinge pins.
- 23. In-swinging exterior door stops shall be of one piece construction with the jamb or joined by rabbit to the jambs.
- 24. Jamb's for all doors shall be so constructed or protected so as to prevent violation of the function of the strike from the outside.
- 25. Floor level at doors, there shall be a floor or landing on each side of a door. When access for disabilities is required the floor or landing shall not be more than one threshold of the doorway. When such access is not required, such dimension shall not exceed". Landings shall be level except for exterior landings, which may have a slope away from the building face(s) to not exceed 1/4" per foot.
- 26. "Exit" doors shall be operable from inside without the use of a key or any special knowledge or effort.
- 27. The unlatching of any exit door shall not require more than one operation.
- 28. Provide a sign above the main exit door with minimum 1" high letters which shall read "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED".
- 29. "Exit" signs shall be in block letters min. 6" high. Luminance on face of sign to be 54 Lux. Exit signs shall comply with CBC Section 1011.
- 30. Provide raised handicapped symbol on rest room doors per City and/or County standards.
- 31. The Contractor shall refer to the Floor Plans and Door & Window Schedules for additional information.

DIVISION 9 - FINISHES:

- 1. All registers, grilles, vents, etc., to be painted to match adjacent surfaces. All services behind grills to be painted black.
- 2. Floor coverings of closets, wardrobes, etc., shall match covering of adjacent room unless noted otherwise.
- 3. Furnish and install all plastering work complete, including grounds, screeds, and casing. All plastering shall comply with the 2013 CRC & CBC. Conform to applicable requirements of "Lathing and Plastering Reference Specifications" California Lathing and Plastering Contractor's Association. Exterior plaster shall be 3-coat application over 16-gauge wire fabric lath and approved paper. Color sample shall be submitted to Architect for approval. All finish surfaces shall match approved sample. A weep screed shall be provided for all exterior stud walls finished on the exterior with stucco at the foundation plate line. Finish coat to be integral color stucco factory prepared mineral pigments - color to be selected by Architect. Verify texture with Architect. All plaster corner beads, casing beads, control joints, expansion screeds, and accessories shall be galvanized. Provide casing beads at all joints of stucco to dissimilar surfaces unless otherwise noted.
 - 4. Furnish and install all gypsum wallboard work complete. All work shall comply with the 2013 CRC & CBC. All work and materials shall conform to the American Standard Association's "Specifications of Gypsum Wallboard Finishes". Gypsum Wallboard shall be 5/8" thick at walls and 5/8" thick at ceilings throughout except as noted on the drawings. Install 1/2" thick water-resistant "Wonder board" at wet areas. Metal corner beads, casing, and trim shall be as shown on drawings. Use reinforcement at all corners as per manufacturer's instruction. Provide metal trim at all joints of wallboard to dissimilar surfaces unless otherwise noted. Trim shall be tight to wallboard edges, plumb, level and true to plan, securely attached. All joints in finished surfaces shall be taped and finished per U.S.G. imperial plaster "Diamond" coating system. Conceal exposed nail or screw heads with joint compound. Nails shall be annular ring (CWD-54) conforming to ASTM C380-56T. The contractor, at his option, may use wallboard screws in lieu of nails. Texture shall be medium grade peel UNX.
 - 5. All windows, door frames, and wood require mask protection. All litter and debris shall be cleaned up after completion of this phase of work.
 - 6. The Contractor shall examine all walls, soffits, furrings, and notify General Contractor of any that are not true, securely fixed, or properly installed before commencing any work. A job sample shall be provided for Owner's approval prior to application.
 - 7. The following painting specification shall cover them complete finishing of all wood, drywall, masonry, unfinished metals, and all other items not specifically mentioned but which should be painted to be consistent with adjacent surfaces, unless otherwise noted. The painting Contractor shall examine the specifications for the various other trades and shall familiarize himself with all their provisions regarding finishing. All surfaces left unfinished by the requirements of the specifications shall be finished by him as a part of his contract. The Painting Contractor shall not apply finish to any surfaces which are factory finished such as window frames, fixtures, hardware, etc. Such surfaces shall be protected at all times against splatter. All colors to be selected by Owner. Before applying any finish, the Painting Subcontractor shall make up suitable samples for the inspection and approval of the Owner. All paint materials shall be Frizco, Dunn Edwards, Sinclair, or approved equivalent. Stain shall be Olympic or approved equivalent. All paint and stain shall be applied according to manufacturer's specification.

Paint Finish Schedule:

a. Finish all surfaces in accordance with the following schedule. Catalog names and numbers refer to products as manufactured by the Dunn Edwards Paint Company, except as otherwise specified.

b. EXTERIOR SURFACES:

- 1. Wood - flat:
 - 1st coat: W708 E-Z Prime
 - 2nd & 3rd coats: W704 Acri-Flat
- 2. Wood - Semi Gloss (Acrylic):
 - 1st coat: W708 E-Z Prime
 - 2nd & 3rd coats: W901 Permasheen
- 3. Wood - Gloss (Acrylic):
 - 1st coat: W708 E-Z Prime
 - 2nd & 3rd coats: W960 Permaglöss
- 4. Wood - Gloss (Alkyd):
 - 1st coat: W708 E-Z Prime
 - 2nd & 3rd coats: QD60 Rancho or QD42-8 Enduratec
- 5. Wood - Semi-Transparent Stain:
 - 1st & 2nd coats: WPT3 Okon Weatherpro
- 6. Concrete and Brick - Flat:
 - 1st coat: W718 SuperLox or W709 Eff-Stop
 - 2nd & 3rd coats: W704 Acri-Flat
- 7. Block, Stucco and Plaster - Flat:
 - 1st coat: W305 Bloclfi Smooth"
 - 2nd & 3rd coats: W704 AcriFlat
 - *Omit on Stucco and Plaster-Use W718 Super-lox or W709 Eff-Stop
- 8. Masonry - Clear Water Repellent:
 - 1st & 2nd coats: Monochem's Aqueaseal
- 9. Ferrous Metals - Gloss (Alkyd):
 - 1st coat: 43-5 Corrobar or 43-4 Bloo-Rust
 - 2nd & 3rd coats: QD60 Rancho or QD42-8 Enduratec or 10 Synlustro

c. INTERIOR SURFACES:

- 1. Wood - Eggshell:
 - 1st coat: W207 Unikote
 - 2nd & 3rd coats: W440 Decosheen
- 2. Wood - Semi-Gloss (Alkyd):
 - 1st coat: E22-1 Super V-365
 - 2nd & 3rd coats: 72 Aristoshen or 9 Synlustro
- 3. Rough Sawn Wood - Stain, Semi-Transparent:
 - 1st & 2nd coats: WPT3 Okon Weatherpro
- 4. Masonry - Eggshell:
 - 1st coat: W718 SuperLox
 - Plaster: W718 Super-Lox
 - Block: W305 Bloclfi Smooth
 - 2nd & 3rd coats: W430 ACRY-BOND
- 5. Masonry - Semi-Gloss (Alkyd):
 - 1st coat: W718 SuperLox
 - Plaster: W718 SuperLox
 - Block: W305 Bloclfi Smooth
 - 2nd & 3rd coats: 9 Syn-Lustro
- 6. Wallboard - Flat:
 - 1st & 2nd coats: 011 Velvin
- 7. Wallboard - Eggshell:
 - 1st coat: W101 Vinylstic
 - 2nd & 3rd coats: W440 Decosheen
- 8. Wallboard - Semi-Gloss (Alkyd):
 - 1st coat: E22-1 Super V-365
 - 2nd & 3rd coats: 72 Aristoshen
 - OR:
 - 2nd & 3rd coats: 9 Syn-Lustro
- 9. Metal - Semi-Gloss (Alkyd):
 - 1st coat: 43-5 Corrobar
 - 2nd & 3rd coats: 72 Aristoshen or 9 Syn-lustro

All walls shall be rolled. All interior doors to be painted on four (4) sides. All exterior doors to be painted on six (6) sides within 48 hours of being hung. All sanding, puttying, and preparation work shall be done as required. Pickup and touch up to be as required for final inspection. At the conclusion of the job, Contractor is to supply to Owner 3 gallons of flat paint and 3 gallons of enamel paint for future interior touch-up.

- 8. Wall finishes shall conform to flame spread classifications as required by the 2013 CRC & CBC. Plastic material shall conform to the 2013 CRC & CBC.
- 9. Gypsum board shall be neatly cut around all pipes, electrical boxes, etc. Taping compound shall be applied to at least the thickness of the gypsum board to completely seal all penetrations.
- 10. Resilient flooring shall be as manufactured by Armstrong or approved equal. Where sheet flooring is indicated on finish schedule, Armstrong Classic Corlon shall be used. Where tile flooring is indicated on finish schedule, Armstrong Standard Excelon or Imperial Texture shall be used.
- 11. Refer to finish schedule for ceramic tile manufacturers and sizes. If no ceramic tile has been specified, allow \$6.00 per square foot material cost. Verify grid color with Architect. Ceramic and quarry tile work shall be laid out so that grout joints shall align where possible. In no case shall cuts be allowed which result in less than half tiles. When cuts are required, they shall be made at edge rows only, with equal cuts at opposite edges. Contractor shall verify layout with Architect prior to commencing work. Installation shall include all matching trim shapes as required for proper installation.
- 12. Carpeting at interior to include 3/8" thick 46 ounce per square yard foam pad and 76 ounce per square yard carpet, U.N.O.
- 13. Refer to Interior Finish Schedule for additional information.

DIVISION 10 - SPECIALTIES:

- 1. Provide 22"x30" attic scuttle to all areas that have a minimum clear dimension of 30" between top of ceiling framing member and bottom of roof framing member per 2013 CRC Section R807.1
- 2. Unless noted otherwise on the drawings, all wardrobes shall have a minimum of one 34"x12" shelf at 5'-9" above finished floor and one 1-1/2" wood clothes pole at 5'-6" above finished floor and installed 12" from finished face of rear wall.
- 3. The contractor shall allow the sum of \$ _____ for the purchase of finish hardware to be selected by the Owner and Architect. This allowance includes but is not limited to door butt hinges, locksets, latchsets, pocket door edge pulls, and bathroom accessories. This allowance does NOT include cabinet pulls and hinges and bathroom medicine cabinets.
- 4. Unless noted otherwise on the drawings, provide metal threshold at all doors to exterior and at door providing egress from house.

DIVISION 10 - SPECIALTIES (continued):

- 5. Mirrors shall be as shown on the interior elevations and set in "J" metal at top of splash.
- 6. Metal fireplaces shall be installed per manufacturer's recommended printed installation instructions and applicable building and mechanical codes. Fireplace manufacturer, model and approval number of testing agency, such as ICC or UL, shall be as indicated on drawings. Flue, chimney and termination cap shall be the model and approval number to match fireplace.
- 7. Contractor shall refer to Equipment/Fixture Schedule for additional information.
- 8. Fireplaces with gas log lighters are required to have the flue damper permanently fixed in the open position, and fireplaces with LP log lighters are to have no "pilot" or "sump" configurations. NO continuous gas-burning pilots are allowed.

DIVISION 11 - EQUIPMENT:

- 1. Cabinet manufacturer/contractor shall verify with General Contractor all appliances etc., that are integral with the cabinetwork or that depend upon proper cabinetwork design to insure their normal operation. Cabinet manufacturer/contractor shall verify all dimensions of appliances and cabinetwork with general contractor prior to fabrication or installation to insure that all items fit properly and that normal operation of all drawers, doors, etc., is maintained. Cabinet manufacturer/contractor shall submit to the architect shop drawings of the cabinetwork design for Architect's approval prior to fabrication or installation of cabinets.
- 2. All appliances shall be as scheduled on the drawings. All equipment marked N.I.C. or indicated as noted on the drawings shall be provided for by the Owner and installed by the Contractor.
- 3. The Contractor shall refer to the Equipment/Fixture Schedule for additional information.
- 4. NO continuous gas-burning pilots are allowed.
- 5. Equipment which requires preventative maintenance to maintain efficient operation shall be furnished with complete, necessary maintenance information.

DIVISION 12 - FURNISHINGS:

- 1. Not used.

DIVISION 13 - SPECIAL CONSTRUCTION:

- 1. Not used.

DIVISION 14 - CONVEYING SYSTEMS:

- 1. Hydraulic elevator shall be "Elevette" by Incinator Company of America U.N.O. on plans. Verify size, model number and configuration with Architect and Owner.

DIVISION 15 - MECHANICAL / PLUMBING:

- 1. All work in this division shall be in compliance with the latest adopted edition of the Uniform Mechanical Code (UMC), the Uniform Plumbing Code (UPC), and any other governing mechanical codes as identified in General Note #3 of the Title Sheet.
- 2. Plumbing - Scope: The plumbing system for this work includes, but is not limited to: a complete sanitary, soil, waste and vent system, including sewer or septic hook; domestic hot and cold water distribution, including hot water heater; piping system if indicated for gas, heating equipment, and water heater. Drain, waste & vent pipes and fittings shall be ABS. Waste lines shall be cast iron from the upper floor.
- 3. Copper tube for water piping shall have a weight of not less than that of copper water tube Type L. Execution: Type M copper tubing may be used for water piping when piping is above ground and the normal maximum pressure does not exceed 100 pounds, and the working temperature does not exceed 210 degrees Fahrenheit. Copper pipe connection to ferrous or other metal shall be with dielectric couplings or isolation flanges.
- 4. Water heater shall be securely strapped, at top (minimum 2 rigid pipes) and at bottom, for lateral "earthquake" supports per UPC Section 508.2. Water heaters having non-rigid water connections and over four feet in height from the base to the top of the tank case shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Provide and install pressure/temperature relief (PT) valve per UPC Section 608.3.
- 5. All pipe used for the installation of any gas piping shall be standard weight wrought iron or steel (galvanized or black), yellow brass (containing no more than seventy-five percent copper, or internally tinned or equivalently treated copper of iron size pipe as approved for use by governing agencies. Gas piping shall conform to current UMC, all local jurisdictional codes and requirements and utility company requirements. Provide and install flexible gas connection to all gas fired appliances and equipment per governing codes and regulations. Gas piping shall not be installed in or on the ground under any building or structure including but not limited to porches, steps, walks, roofed patios, and similar structures or appurtenances. Exposed gas piping shall be kept at least 6' above grade or structure.
- 6. Water heating system: provide, install and connect piping, venting and equipment required to complete the water heating system. Provide pressure and temperature relief valve and pipe to outside of building. Water heater shall be properly anchored or strapped per UPC Section 508.2 as noted in #4 above. Provide 50 gallon gas hot water heater, unless otherwise noted on the drawings.
- 7. Domestic gas service: The Contractor shall provide a gas line to gas-fired equipment including water heater, pool equipment, furnaces, and fireplaces. Plumbing shall be recessed in the wall.
- 8. Mechanical - Scope: This work shall include extension of ductwork, grilles, registers, and related items to provide heated air from the existing system, capable of maintaining a temperature of 70 degrees at a point three (3) feet above the floor in all new habitable rooms.
- 9. Heating and air conditioning work shall be installed as indicated on the drawings. However, changes to accommodate installation of this work with other work or in order to meet architectural to structural conditions, shall be made without additional cost to Owner.
- 10. For purposes of clarity and legibility, the HVAC drawings are essentially diagrammatic to the extent that offsets, bends, special fittings and exact locations are not indicated. Contractor shall make use of all data in all of the contract documents, and shall verify this information at the site.
- 11. Ductwork shall comply with the minimum weight standards as set forth in the UMC Governized fittings shall be insulated with 1" fiberglass. Automatic fire dampers and miscellaneous materials shall be provided where required by code or design.
- 12. a. Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following (See 4.506.1, Ca. Green Bldg. Code):
 - 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 - 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.Note: For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination.
- b. The minimum ventilation rates of bathroom exhaust fans shall be 50 cfm for intermittent ventilation, or 25 cfm for continuous ventilation. Ventilation air exhausted from the space shall be exhausted directly to the outside. (CRC Sec. R303.3)

- 13. Flues, Fresh air intake grilles, etc., shall be provided for all hot water heaters and gas heating equipment requiring flue venting.
- 14. Combustion air for fuel burning water heaters will be provided in accordance with the UPC.
- 15. Attic ventilation: Ventilating area opening shall not be less than 1/150 of attic space except area may be 1/300 provided that at least 50% of the required area is provided in the upper portion of spaces, not less than 3'-0" above the eave or cornice vents. 2013 CRC Section R806.2
- 16. Foundation Ventilation of decks, balconies, garages, stairs, or any enclosed space: Underfloor areas shall be ventilated by an approved mechanical means or by openings in exterior foundation walls. Such openings shall have a net area of not less than 1 square foot for each 150 square feet of under floor area. Openings shall be located as close to corners as practical and shall provide cross ventilation. The required area of such openings shall be approximately equally distributed along the length of at least two opposite sides. They shall be covered with corrosion-resistant wire mesh with mesh openings or 1/4" in dimension. Exposed joist bays of decks exposed to exterior to be vented using same criteria as underfloor areas. 2013 CRC Section R408.
- 17. See Division 8, specification #11, regarding undercutting of doors.
- 18. All return air ducts shall be of non-combustible construction
- 19. Air for combustion and ventilation of gas appliances and equipment shall comply with UMC Chapter 7.
- 20. Provide minimum of 48 square inches of exhaust vent above all ranges.
- 21. Ducts piercing one-hour fire rated walls between living unit and garage shall be of not less than 26 gauge-galvanized steel. Per 2013 CRC & CBC.
- 22. All vents through roof assembly shall be located toward the rear of roof high point where possible.
- 23. Where a partition containing plumbing, heating, electrical or other systems runs parallel to the floor joists, provide double joists spaced and bridged to permit the passage of such systems. Where systems are partially or wholly within the partition and require any cutting of the sole or top plates, provide a metal tie, 1/8" thick by 1-1/2" wide, fastened to the plate across and to each side of the opening with not less than 4-16d nails. Per 2013 CRC & CBC.
- 24. A minimum clearance of 24" shall be provided in front of and 30" in width for water closet compartment. Per 2013 CRC & CBC.
- 25. A minimum of two hose bibs shall be provided for each living unit. The Contractor shall refer to the Floor Plan for location. All new hose bibs shall have permanent vacuum breakers.
- 26. Ducts for exhaust fans, range hoods, heat or air conditioning supply, etc., that pierce floor construction above shall be a minimum 26 gauge-galvanized sheet metal. In lieu of sheet metal duct, a one-hour fire-resistive shall be provided.
- 27. The placement of pipes, conduit, etc., and the location, size, and reinforcement of holes in the building structure shall conform to the structural drawing and specifications. When the requirements of the mechanical, electrical, or other sections of the specifications or drawings are in conflict with the structural requirements, the structural requirements shall take precedence. Where the safety of the building structure is threatened, due to mechanical, electrical, or other work or holes required for such work, modifications shall be made as directed by the Architect.
- 28. The Contractor shall lay out the plumbing system in careful coordination with the drawings, determining proper elevations for all components of the system and using only the minimum number of bends to produce a satisfactorily functioning system. The Contractor shall follow the general layout shown on the drawings in all cases except where other work may interfere, and shall lay out all pipes to fall within partition, walls, or roof cavities, and not to require furring other than as shown on drawings.
- 29. Hot water and drain pipes under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surface under lavatories.
- 30. (Not used.)
- 31. Underfloor areas must be provided with an unobstructed crawl hole not less than 18" x 24". Openings must be effectively screened or covered. 2013 CRC Section R408.4

DIVISION 15 - MECHANICAL (continued):

- 32. The Contractor shall remove, relocate, or extend existing mechanical or plumbing as required by new construction. Disposition of all items not to be re-used shall be verified with Owner.
- 33. Where possible, the Contractor shall gang plumbing vents prior to roof penetration.
- 34. Mechanical subcontractor shall size ducts to insure adequate air distribution to each location, and insulate all ducts.
- 35. Registers shall be adjustable, paint grade, installed plumb and true. Paint area behind register black.
- 36. Contractor shall provide cut sheets and review actual specified fixtures and location with owner and architect prior to installation.
- 37. The State Health and Safety Code Section 17821.9 bans the use of Chlorinated Polyvinyl Chloride (CPVC) and Crosslinked Polyethylene (PEX) for interior water supply piping.
- 38. Shower heads shall have a maximum flow of 2.5 gallons per minute (GPM), and lavatories and kitchen faucets shall have a maximum flow of 2.2 gallons per minute. Water closets shall be ultra low-flow type, 1.6 gallons max. per flush per UPC Section 402.
- 39. The discharge port for exhaust air will be a min. of 3' away from any opening which allows air entry into occupied portions of the bldg.
- 40. A two-stage thermostat, which controls the supplementary heat on its second stage, shall be provided for heat pumps.
- 41. Equipment which requires preventative maintenance to maintain efficient operation shall be furnished with complete, necessary maintenance information.
- 42. The Contractor shall refer to the MPE sheets for additional information.
- 43. In bathtubs, shiprook bathtubs, showers and tub-shower combinations, control valves shall be pressure balanced or thermostatic mixing valves per UPC Section 414.5 and 418.0.

DIVISION 16 - ELECTRICAL:

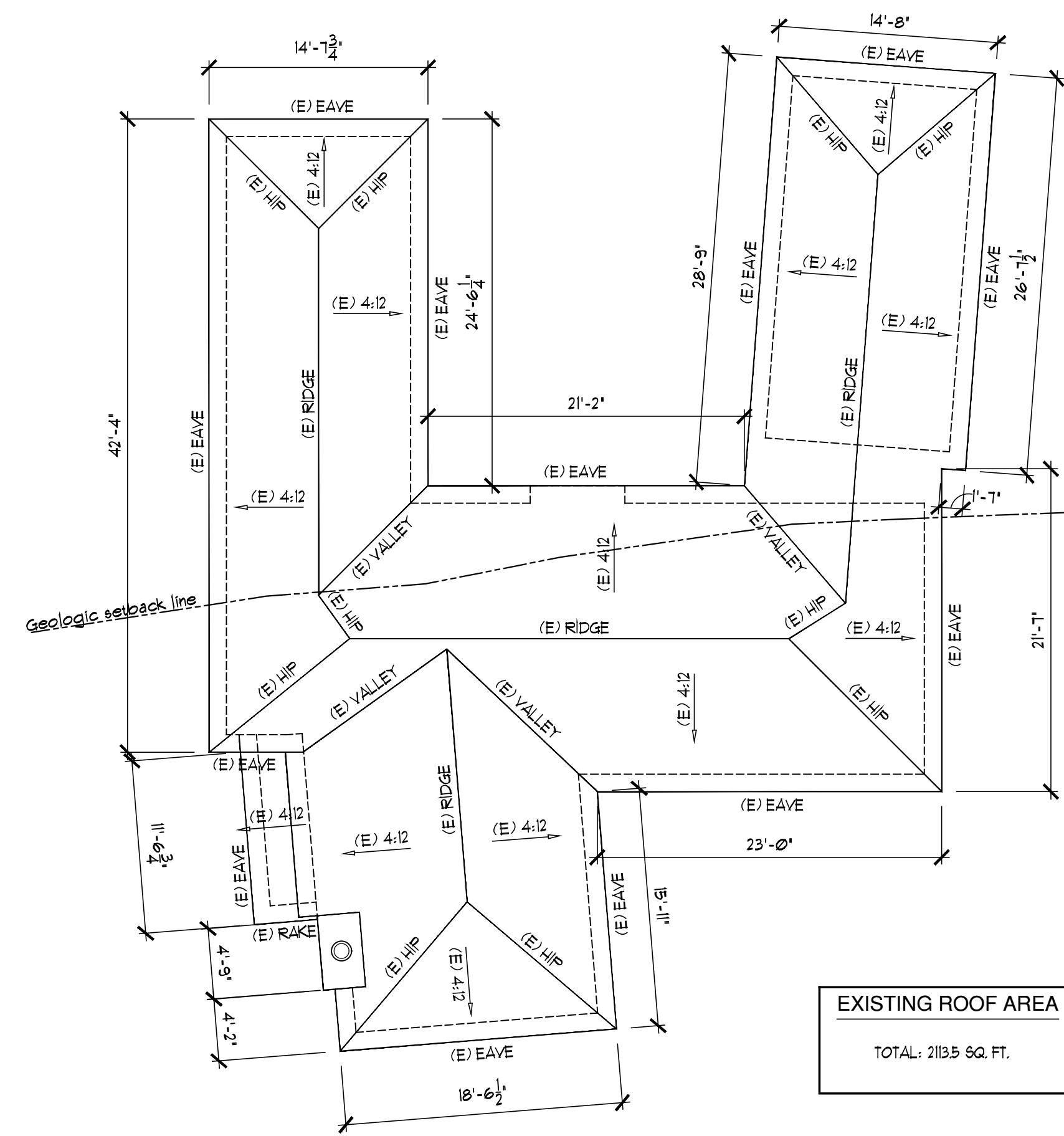
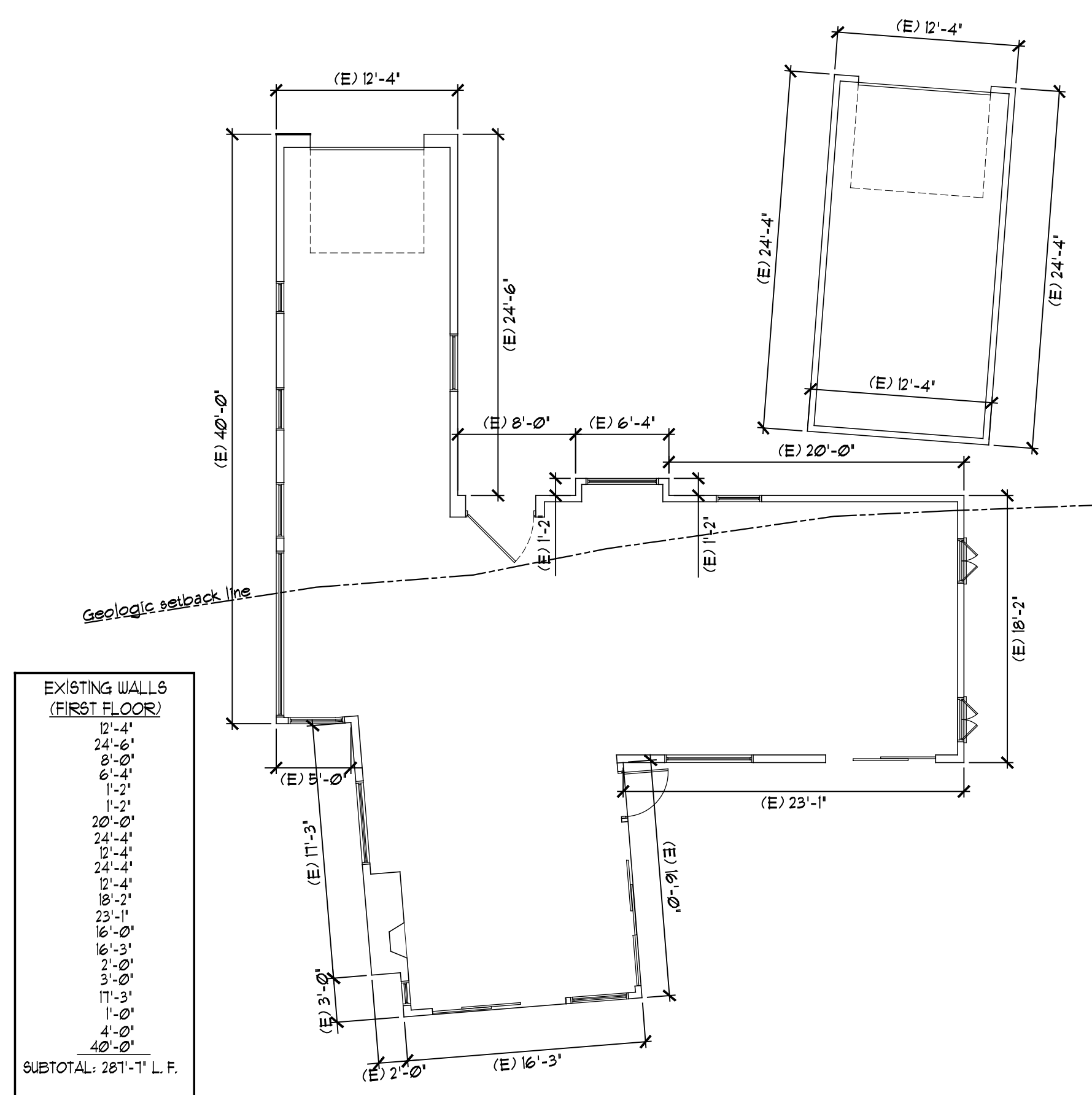
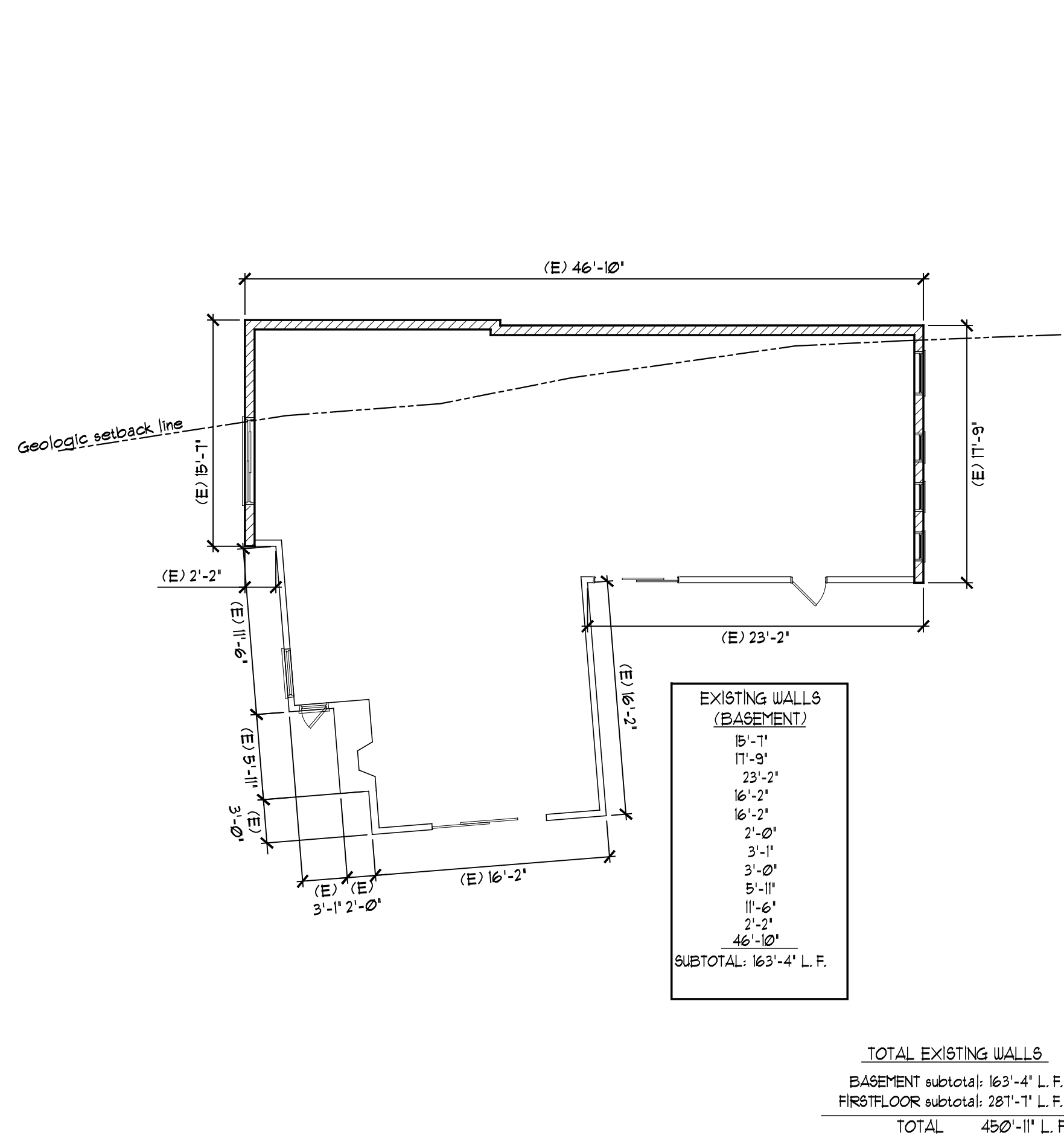
- 1. The electrical contractor shall furnish and install complete in every respect all materials, equipment, fixtures and labor required for the electrical system of this project.
 - 2. The work includes, but is not limited to:
 - a. Lighting fixtures and lamps, receptacles, outlets, switches, conduit and wire, disconnects, etc., as required.
 - b. Telephone systems as indicated.
 - c. Heating, ventilation, and air-conditioning equipment power as indicated.
 - d. Equipment and connection to equipment furnished by others, as indicated and/or required.
 - e. Grounding of all equipment and work.
 - f. Performing of all tests and miscellaneous work required to provide a complete and operable electrical system.
 - g. Cable TV wiring and outlets.
 - h. Electrical distribution and circuit breakers.
 - 3. All work and materials shall be in full accordance with the latest standards of the National Fire Protection Association, the latest adopted National Electrical Code, or local or state laws or regulations, the latest rules and regulations of the State Fire Marshal, and with any prevailing rules and regulations pertaining to adequate protection and/or guarding of any moving parts or otherwise hazardous location, and of legally constituted public authorities having jurisdiction. Nothing in these plans or specifications is to be construed to permit work not conforming to these codes.
 - 4. Should any changes be necessary in the drawings or specifications to make the work comply with these requirements, the Contractor shall notify the Architect, at once, and cease work on all parts of the contract which are affected.
 - 5. The Contractor shall supply all temporary generators or emergency generators as required
 - 6. Electrical service shall conform to the requirements of the power company. The Contractor shall furnish all facilities for, and pay all charges or assessments levied by the power company for temporary and permanent service, as required of the utility company prior to final inspection, or as required.
 - 7. Outlet boxes shall be galvanized, pressed steel or plastic type sized in accordance with County or City requirements.
 - 8. Electrical system layout are generally diagrammatic, location of outlet and equipment is approximate. Exact routing of wiring locations of outlets to be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance and inspection to be readily accessible.
 - 9. System Grounding: The Contractor shall provide accessible junction box and wiring for grounding each main electrical service to reinforcing bars in concrete footing.
 - 10. Verify and locate all receptacles with Owner/Architect prior to installation or drywall. Align recessed lighting fixtures U.N.O.
 - 11. All switched outlets shall be one-half hot, U.N.O.
 - 12. Local receptacles in accordance with National Electrical Code (N.E.C.), Art 210-52(a). All receptacles in a dwelling shall be tamper resistant.
 - 13. Bathroom circulating shall be either: a) A 20-amp circuit dedicated to each bathroom, or b) At least one 20-amp circuit supplying only bathroom receptacle outlets.
 - 14. Provide G.F.I. protection at all bathrooms, garages, unfinished basements, kitchen counters, outdoor receptacles, wet bar counters, and at receptacles in potentially wet locations per NEG Article 210-8.
 - 15. Provide a separate 20 AMP laundry circuit with G.F.I.
 - 16. Provide minimum two methods of electrical grounding.
 - a. Positive clamping at metal hose bibb. Provide UFER ground where nonmetallic water service is used.
 - b. One additional #4 metal re-bar, minimum twenty (20) foot in length in the footing at electrical meter location.
 - 17. Receptacles in habitable rooms shall be installed so that no point along the uninterrupted floor line in any wall space, greater than two feet in width, is more than 6 feet horizontally from an outlet.
 - 18. General use receptacles in kitchen shall be installed vertically above the work top and splash at +47" above finish floor (at bathrooms +42") unless noted otherwise on the plans; verify final heights with Owner.
 - 19. Receptacles shall be installed vertically at +12" above finish floor.
 - 20. Wall switches shall be installed vertically at +42" above finish floor or as determined by the Architect.
 - 21. In kitchen, receptacles shall be installed at each counter space 12" or wider each island counter 24" or longer, each peninsula counter 24" or longer and between sink or appliances so that no point along the wall is more than 24".
 - 22. Smoke detectors and fire alarm systems shall be installed per 2013 CRC Section R314, and per codes and requirements governing the site of the work.
 - 23. The Contractor shall refer to the Title 24 Energy Calculations for mandatory lighting measures (Energy Conservation requirements).
 - 24. All branch circuits that supply 125-volt, single-phase, 15- and 20 ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit. This includes outlets for receptacles, for lights, for fans, and so forth in circuits that supply bedrooms
 - 25. (Not used.)
 - 26. Wall switches and convenience receptacles shall be white Leviton Decora or equivalent single pole, three way or other forms, per drawings. Receptacles shall be duplex 5 amp V ground in white finish. All plates to be white to match receptacles or switches unless otherwise indicated.
 - 27. Waterproof convenience receptacles shall be Sierra or equivalent.
 - 28. Wire shall be copper (no aluminum wire may be used). Conductors #10 AWG and smaller shall be solid, conductors #8 AWG and larger shall be stranded.
 - 29. Service panels shall be Westinghouse or equal, type NLC with circuits, bussing, and surface or flush enclosures as indicated on the drawings. Provide typed circuit directory in frame holder inside hinged door with thumb catch.
 - 30. Circuit breakers shall be quick-make-and-break trip-free type with common trip elements for multiple operation, Westinghouse or equal.
 - 31. Contractor shall verify location of service panels with Architect.
 - 32. Thermostats shall be located at 48" above finish floor level. (Dimension taken to centerline of fixture.)
 - 33. Where receptacles occur below wall switches, the two shall be positioned so that they align vertically.
 - 34. Where more than one wall switch or convenience outlet is indicated at one location, group devices in one wall plate.
 - 35. Approved smoke detectors shall be on a 120-volt circuit.
 - 36. In new construction, smoke detectors must receive their primary power from the building wiring when such wiring is served from a commercial source. Smoke detectors may be battery-operated when installed in existing buildings, buildings without commercial power, or buildings that undergo alterations, repairs, or additions per 2013 CRC & CBC.
 - 37. All lighting fixtures shall be complete with all required suspension accessories, canopies, casings, sockets, holders, reflectors, and other items, and shall be completely wired and assembled. Contractor shall coordinate selection of all fixtures and trims with owner.
 - 38. The Contractor shall coordinate the installation of electrical items with the schedules for other work to prevent unnecessary delays in the total work. Where lighting fixtures and other electrical items are shown in conflict with locations of structural members and mechanical or other equipment, the contractor shall provide all required supports and wiring to clear the encroachment.
 - 39. Remove, relocate, or extend existing electrical as required by new construction. Disposition of all items not to be re-used shall be verified with Owner.
 - 40. Convenience/lighting outlets shall be installed in accordance with the provisions of N.E.C. edition in force.
 - 41. Fluorescent tubes shall be Sylvania #24576, F40/3K, royal corrected, or approved equal.
 - 42. All light fixtures exposed to weather shall be approved for damp locations.
 - 43. The Contractor shall verify the capacity of the existing electrical service. Work shall include upgrading of existing service as required.
 - 44. The Contractor shall refer to the Reflected Ceiling Plan, Schedules, and MPE sheets for additional information.

PRELIMINARY - NOT FOR CONSTRUCTION - BUILDING PERMIT PENDING

POLLOCK RESIDENCE

529 PACIFIC AVE.
SOLANA BEACH 92075

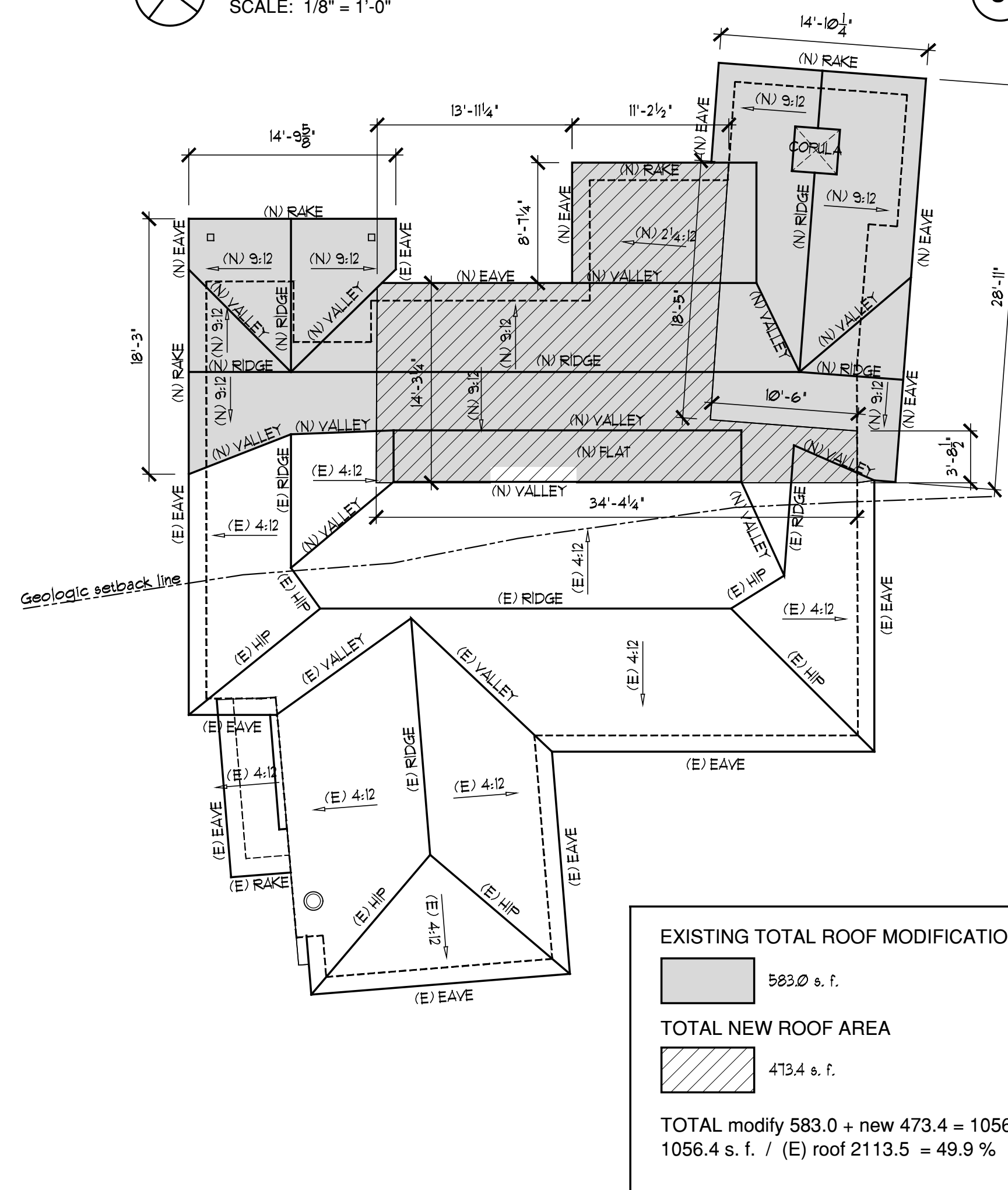
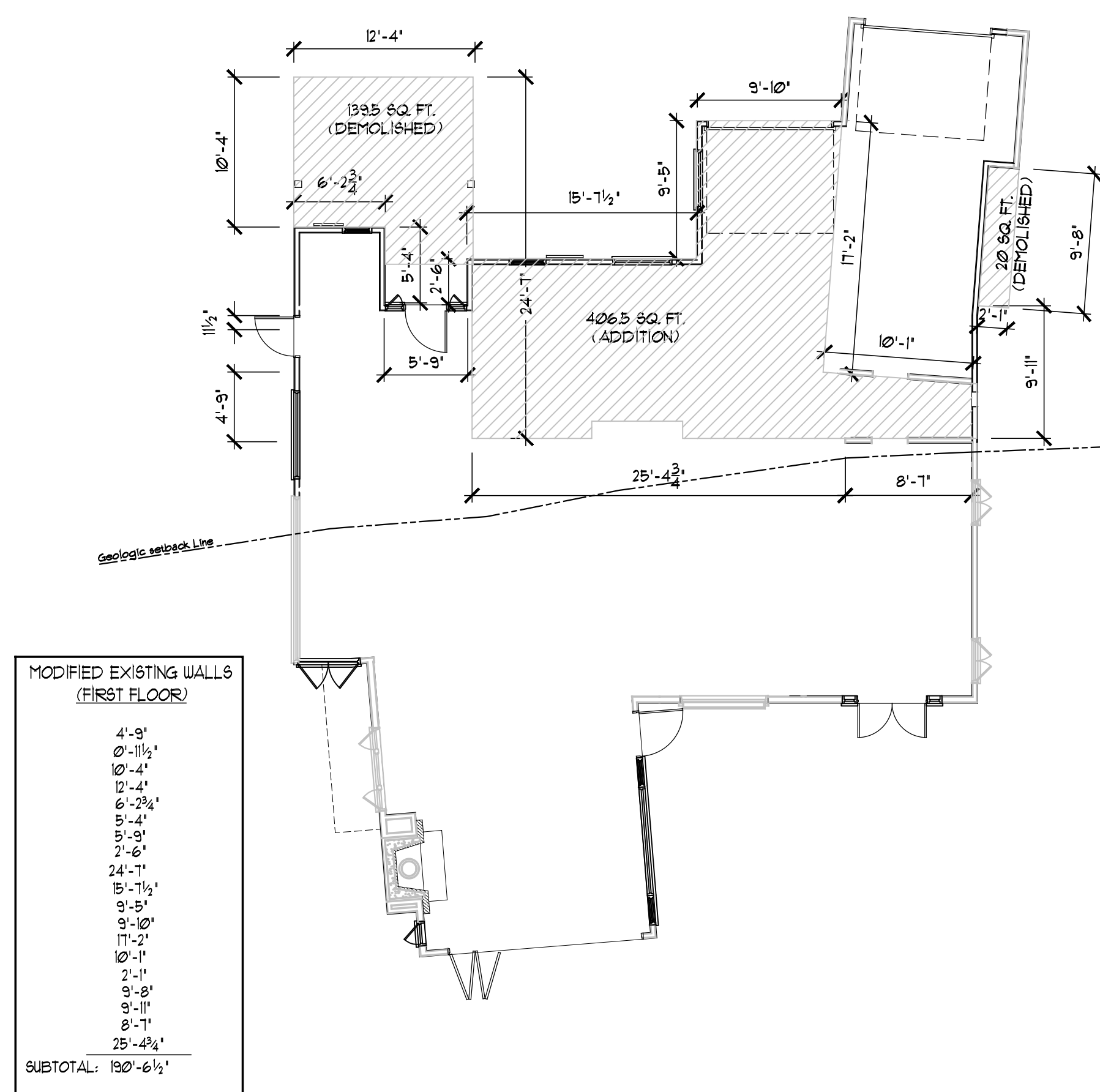
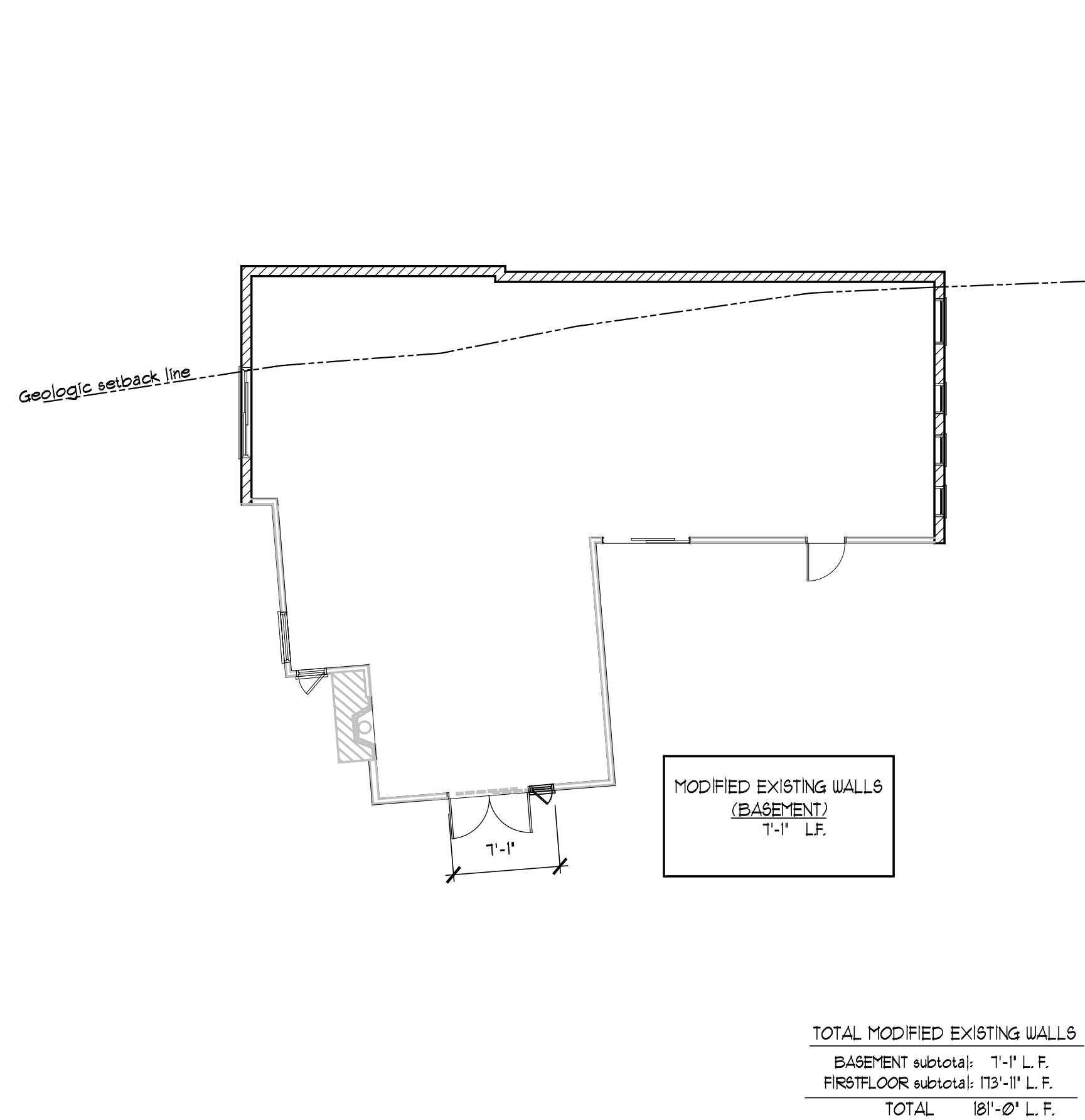
	-	-
	Jan-22-20	DRP Corrections (2nd submitt



BASEMENT FLOOR PLAN (EXISTING)
SCALE: 1/8" = 1'-0" 1

FIRST FLOOR PLAN (EXISTING)
SCALE: 1/8" = 1'-0" 2

ROOF PLAN (EXISTING)
SCALE: 1/8" = 1'-0" 3



BASEMENT FLOOR PLAN (PROPOSED)
SCALE: 1/8" = 1'-0" 4

FIRST FLOOR PLAN (PROPOSED)
SCALE: 1/8" = 1'-0" 5

ROOF PLAN (PROPOSED)
SCALE: 1/8" = 1'-0" 6

LOT NET AREA:	5426.6 SQ. FT.
FLOOR AREAS:	
(E) 1ST FLOOR:	1418.0 SQ. FT.
(E) GARAGE:	294.0 SQ. FT.
(E) BASEMENT:	1154.0 SQ. FT.
TOTAL EXISTING:	2866.0 SQ. FT.
DEMOLISHED AREA:	1595 SQ. FT.
NEW AREA:	4065 SQ. FT.
PROPOSED:	3113.0 SQ. FT.
ALLOWABLE:	3113.0 SQ. FT.

50% RULE CALCULATIONS

EXISTING WALLS:	
(E) BASEMENT:	163'-4"
(E) 1ST FLOOR:	281'-1"
TOTAL EXISTING:	450'-11" L.F.
MODIFIED EXISTING WALLS:	
MODIFIED BASEMENT:	7'-1"
MODIFIED 1ST FLOOR:	173'-11"
TOTAL MODIFIED:	181'-0" L.F.

181'0" ÷ 450'0" = 40.2%

*All dimensions are measure from the exterior wall surfaces.

PRELIMINARY - NOT FOR CONSTRUCTION - BUILDING PERMIT PENDING

POLLOCK RESIDENCE

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Feb-09-21	DRP Corrections
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Aug-25-21	DRP Corrections

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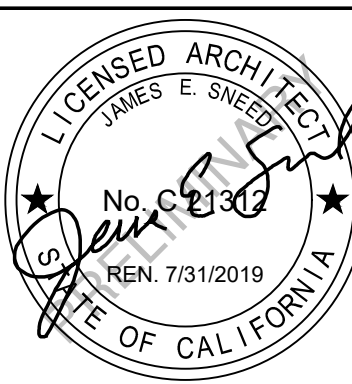
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SCHEMATIC

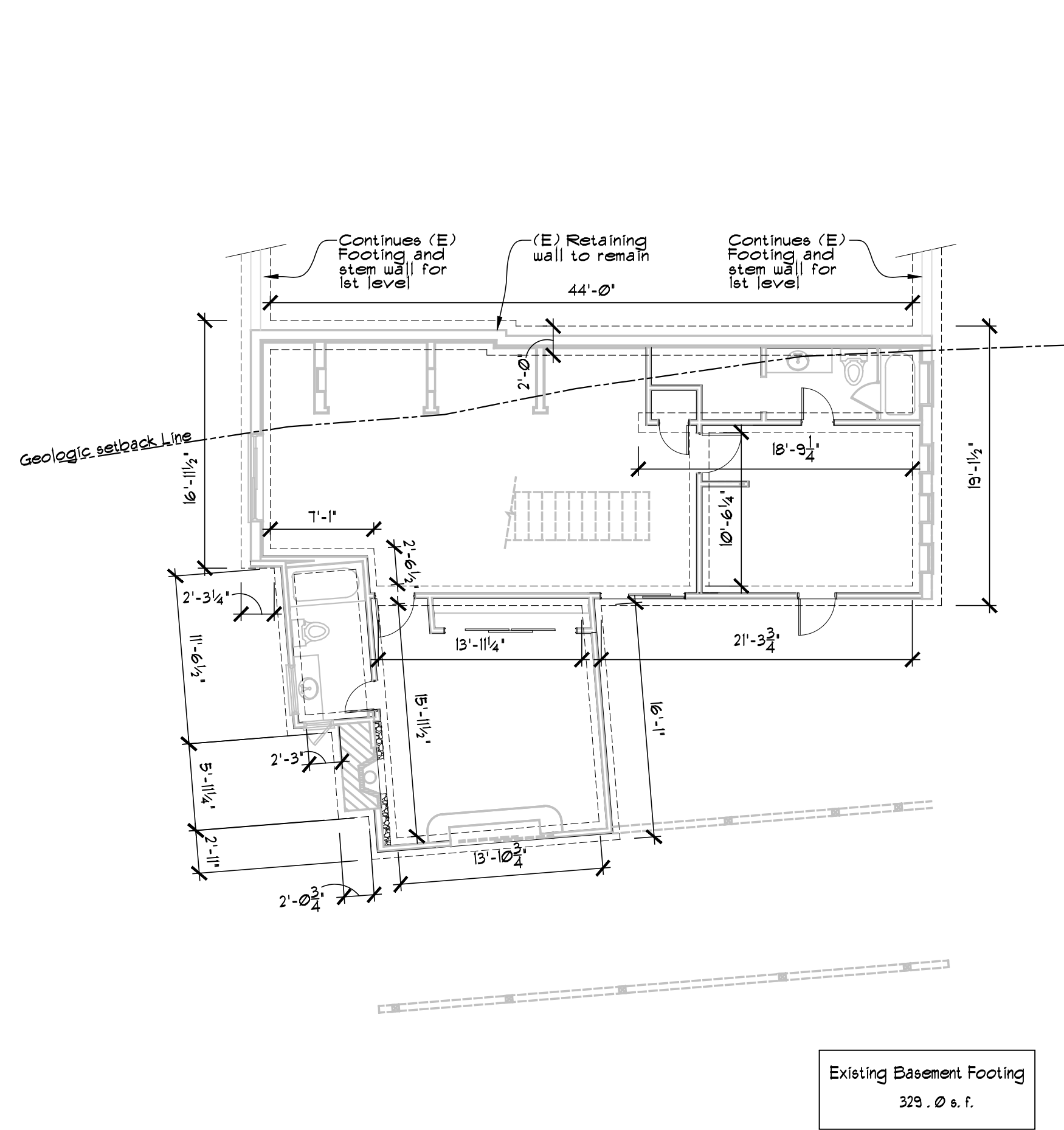
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**CA COASTAL COMMISSION
50% RULE EXHIBITS**

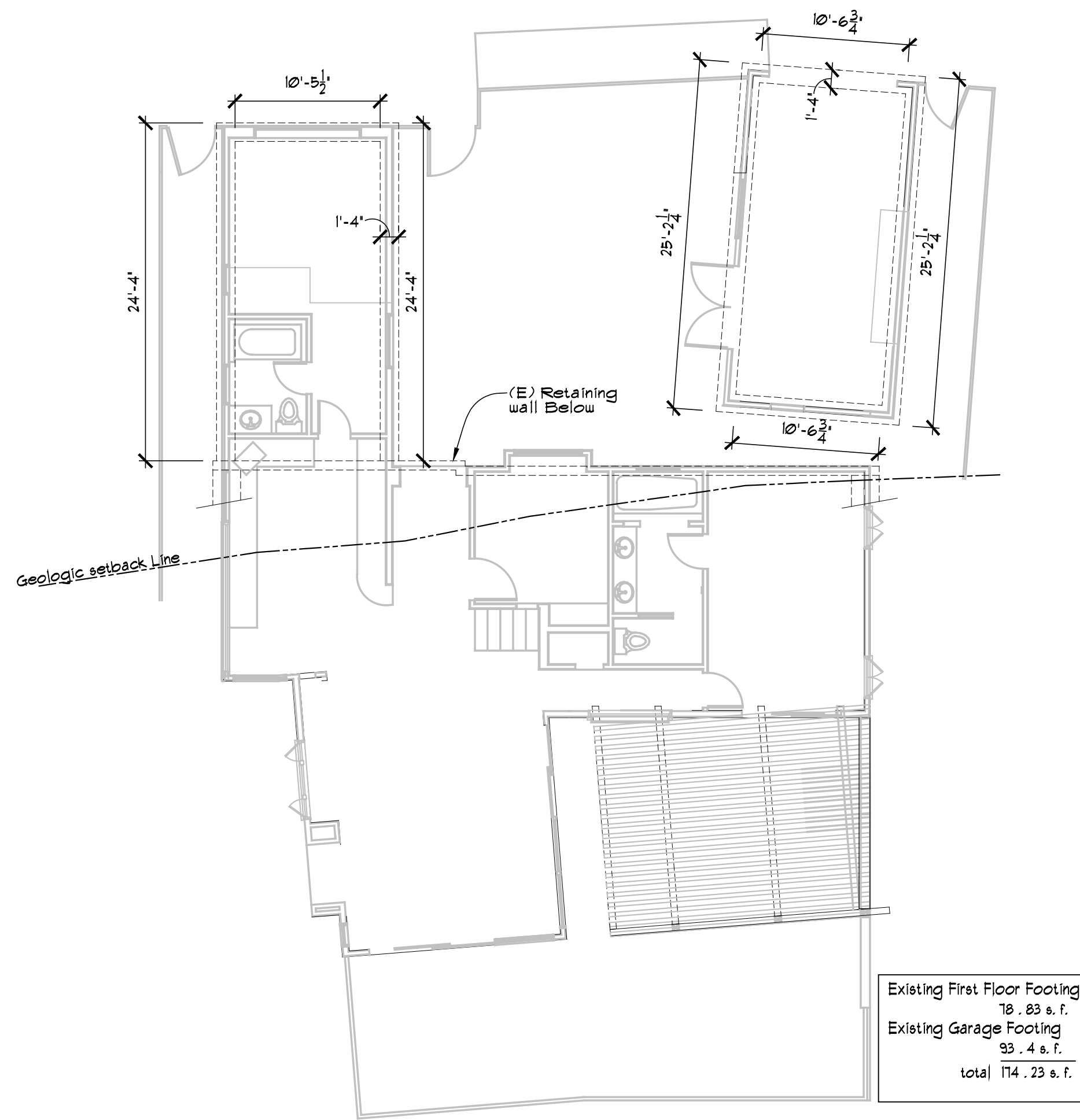
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Date	June-03-19
Drawn	JMS/v
Checked	JES
Job No.	1912



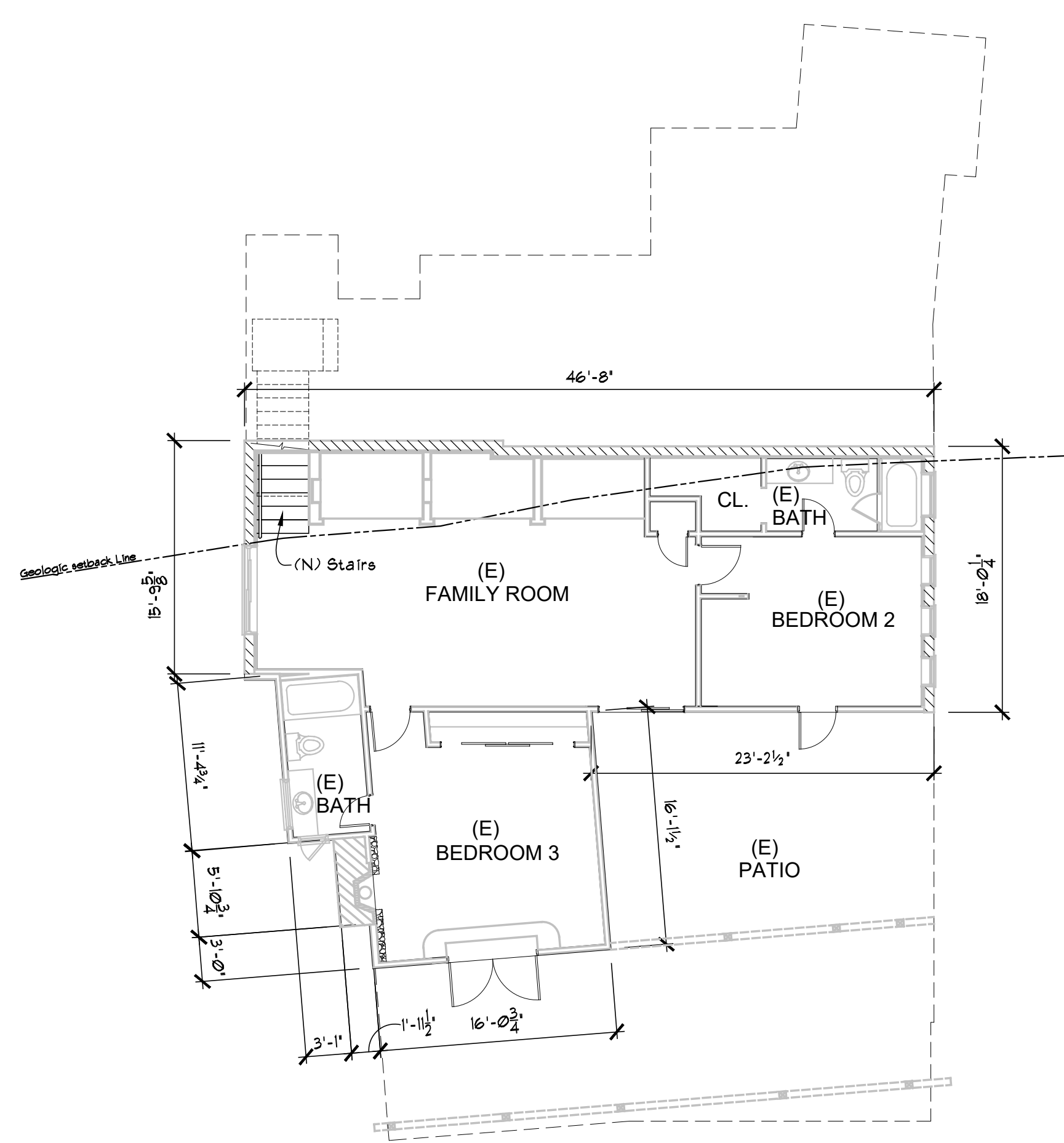
CCC-1



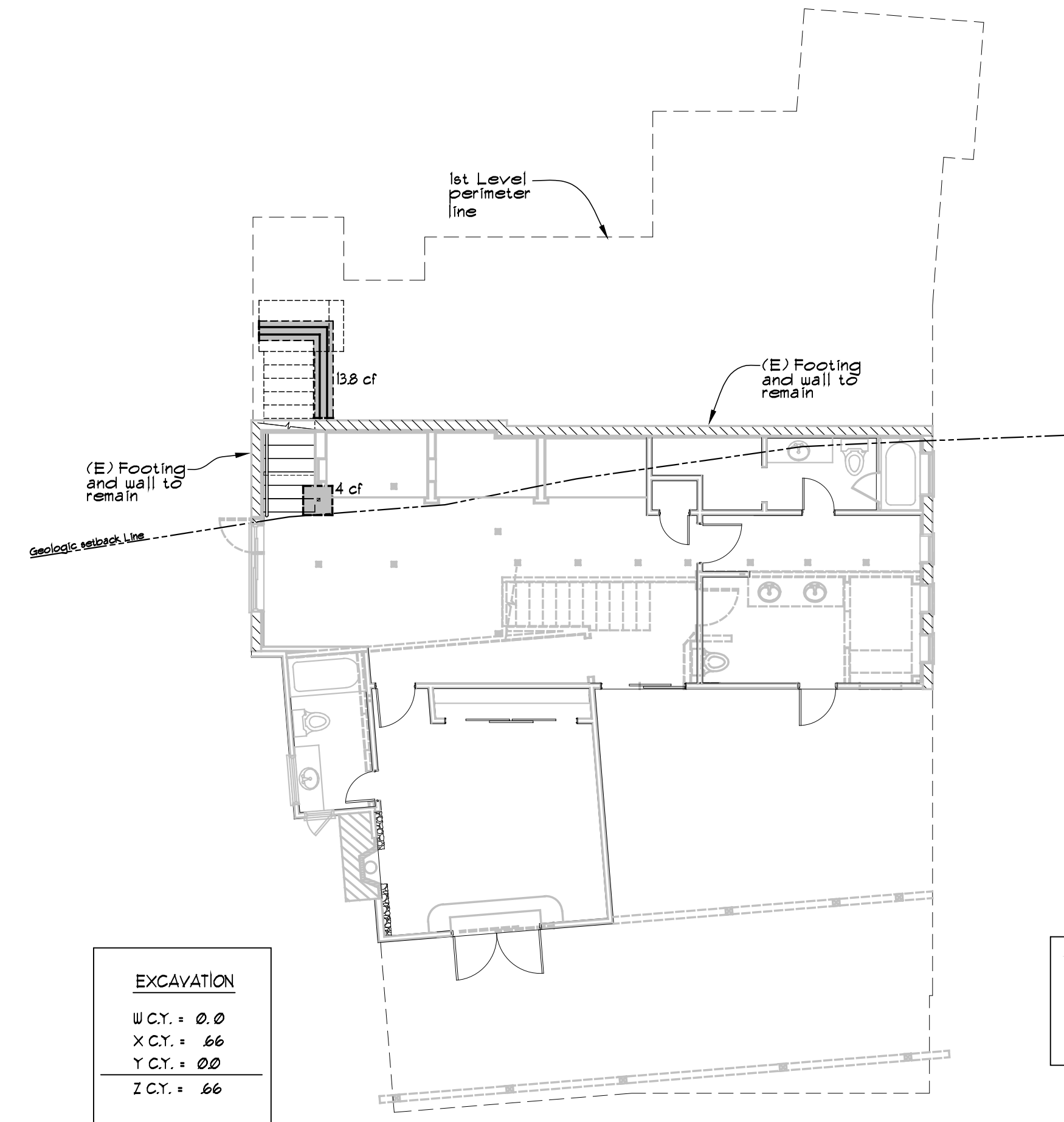
EXISTING BASEMENT FOUNDATION PLAN 1
SCALE: 1/8" = 1'-0"



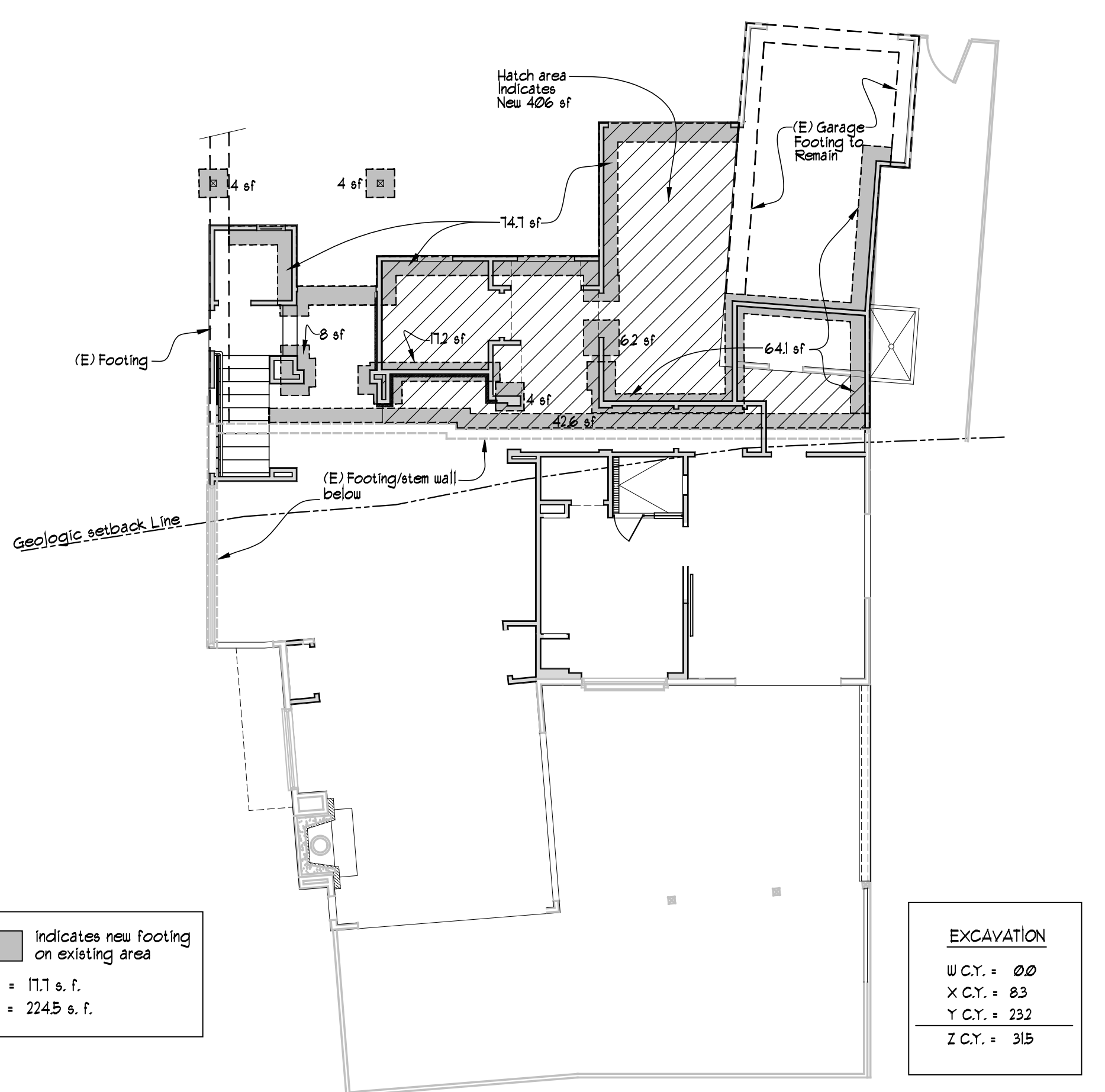
EXISTING FIRST FLOOR FOUNDATION PLAN 2
SCALE: 1/8" = 1'-0"



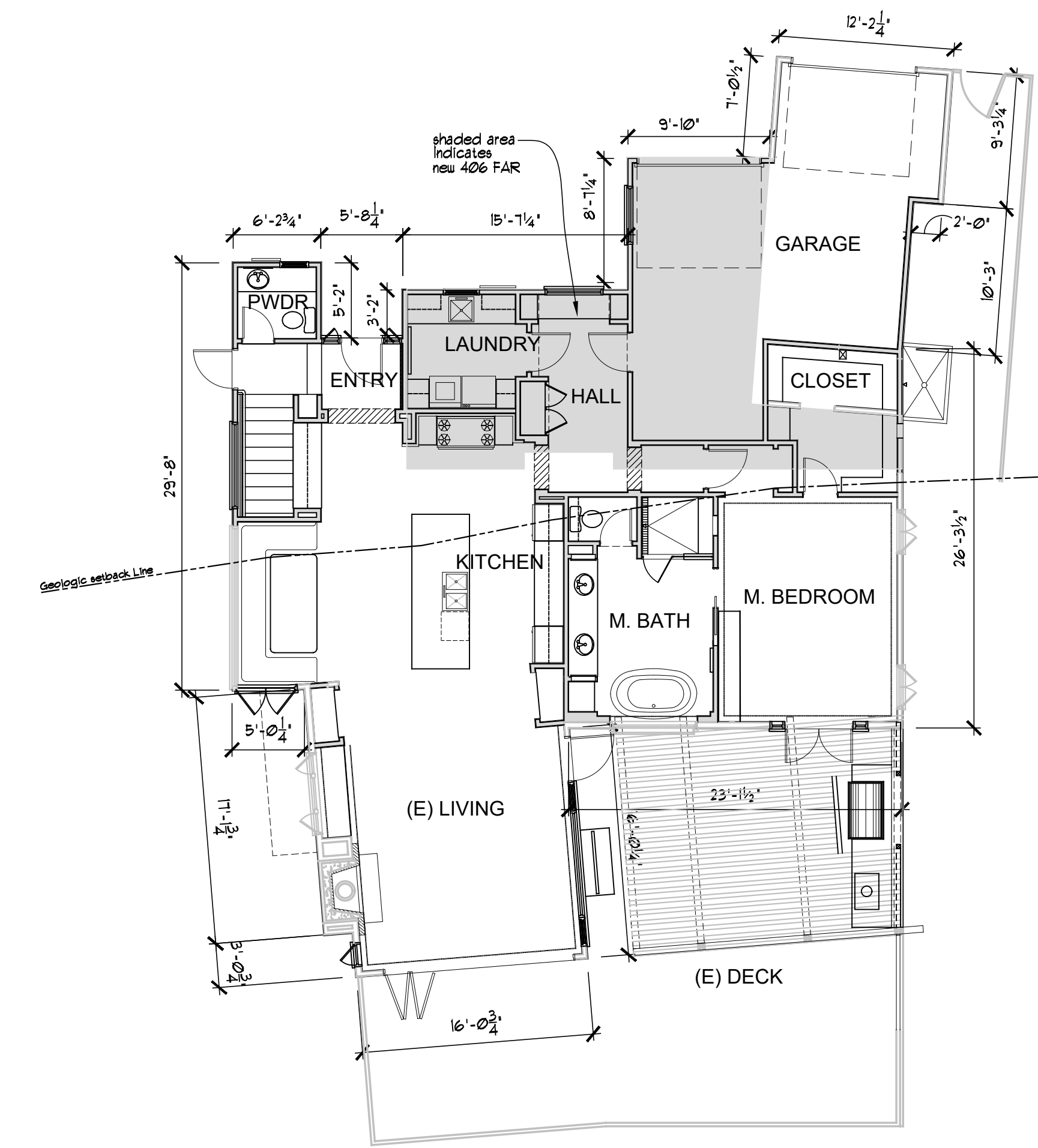
PROPOSED BASEMENT FLOOR AREA PLAN (FAR) 3
SCALE: 1/8" = 1'-0"



PROPOSED BASEMENT FOUNDATION PLAN 4
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR FOUNDATION PLAN 5
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR AREA PLAN (FAR) 6
SCALE: 1/8" = 1'-0"

----- FOUNDATION -----
50% RULE CALCULATIONS

EXISTING FOUNDATION	
(E) Basement:	329.0
(E) 1st Floor:	78.83
(E) Garage:	93.4
Total Existing = 501.23 s. f.	
NEW FOUNDATION	
Basement:	17.1
1st Floor and Garage:	224.5
Total New = 242.2 s. f.	
New Foundation 48.3%	

----- EXCAVATION -----

1st Floor:	31.5
Basement:	0.66
Z C. Y. Total =	32.16

All dimensions are measure from the exterior wall surfaces.

POLLOCK RESIDENCE

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SOLANA BEACH 92075

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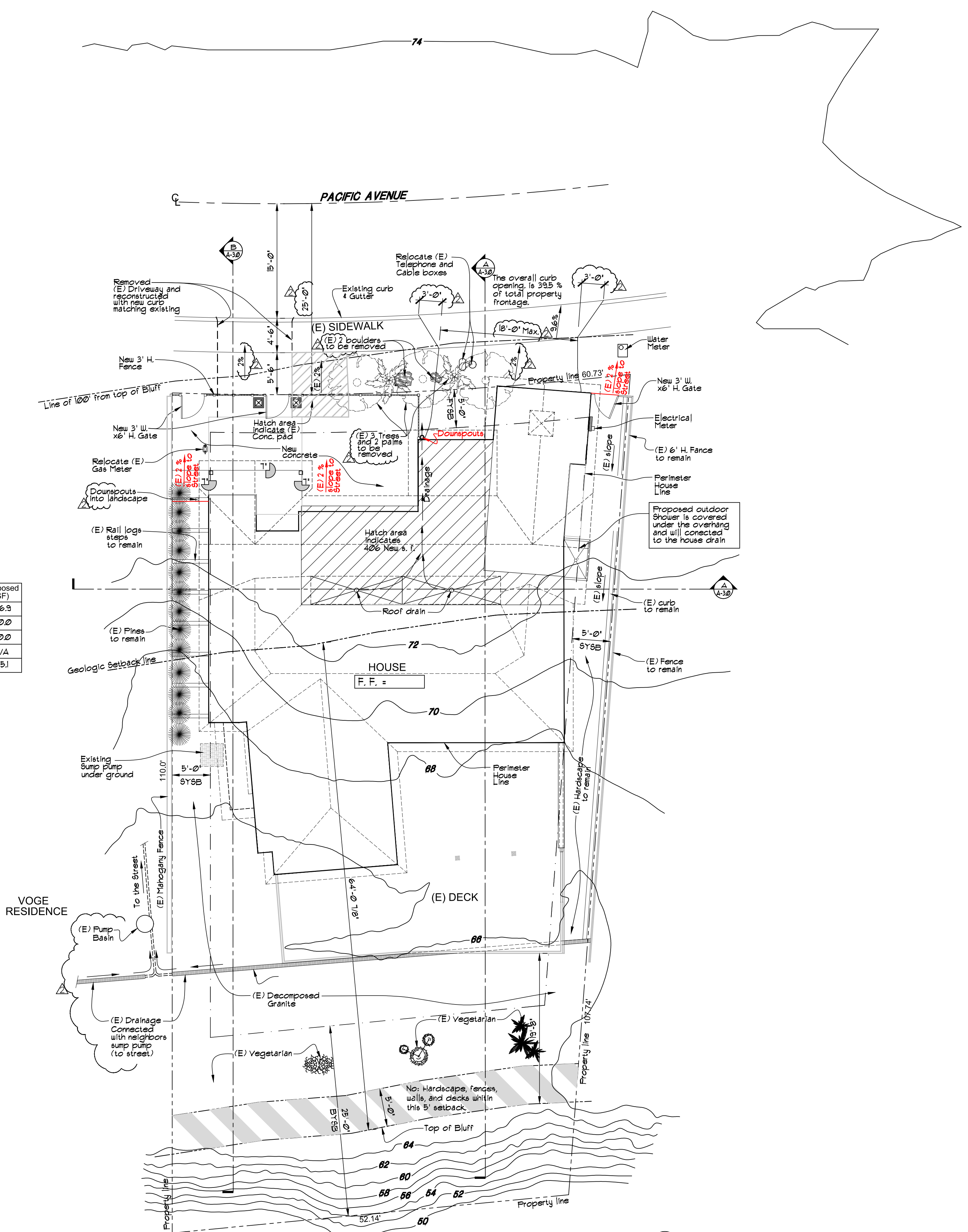
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Sheet Title

CA COASTAL COMMISSION 50% RULE EXHIBITS

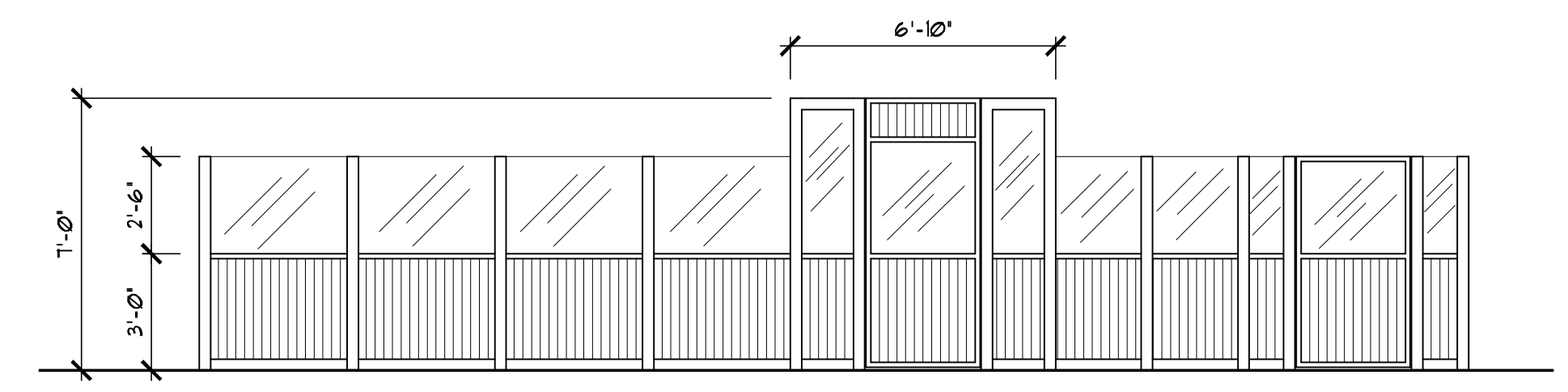
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Date	June-03-19
Drawn	JMS/v
Checked	JES
Job No.	1912
CCC-2	

PRELIMINARY - NOT FOR CONSTRUCTION - BUILDING PERMIT PENDING



Note:
Permanent Irrigation systems will be capped or removed, abandoned irrigation system shall be completely removed.

	Existing (SF)	Proposed (SF)
Non-landscape Area	1426.9	1426.9
Non-irrigated landscape	1426.9	0.0
Irrigated Landscape	0.0	0.0
Water Features	N/A	N/A
Decorative Hardscape	835.1	835.1
TOTAL LOT AREA	3688.9	
TOTAL LOT AREA (NET)	5426.2 SF	
	Area of Work (SF)	
Irrigated landscape	N/A	
Water Features	N/A	
Decorative Hardscape	N/A	
Aggregate Landscape	N/A	



FRONT FENCE ELEVATION
1/4" = 1'-0"

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

PLAN LEGEND

- Set Back
- - - - Property Line

NOTES

POLLOCK RESIDENCE

529 PACIFIC AVE.
SOLANA BEACH 92075

Date	Description
Jan-22-20	DRP Corrections (2nd submittal)
Feb-09-21	DRP Corrections
Apr-09-21	DRP Corrections
Aug-25-21	DRP Corrections

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SCHEMATIC

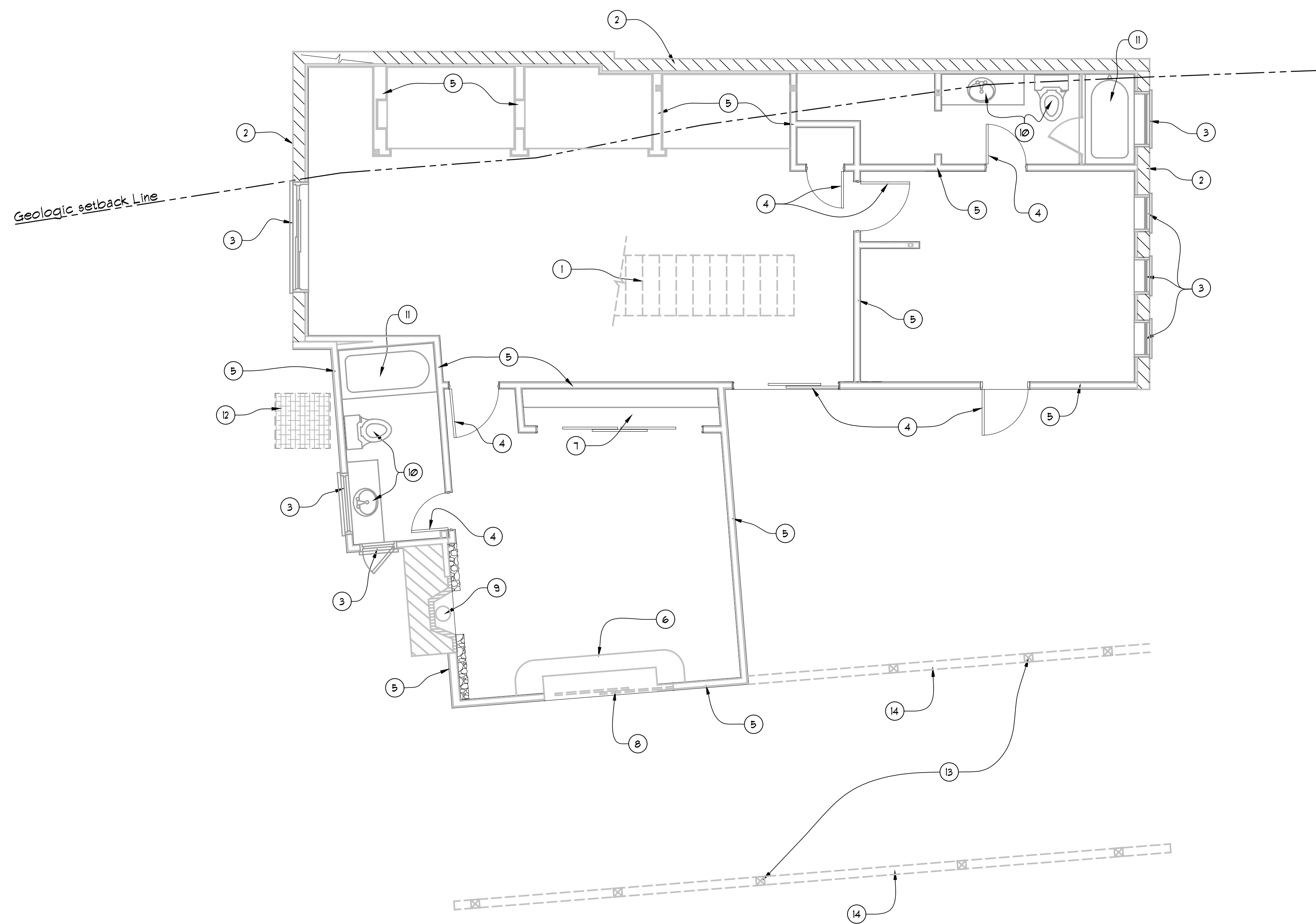
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SITE

Scale	NOTED
Date	June-03-19
Drawn	JMSV
Checked	JES
Job No.	1912

ST

PRELIMINARY - NOT FOR CONSTRUCTION - BUILDING PERMIT PENDING



BASEMENT DEMOLITION PLAN
1/4" = 1'-0"

PLAN LEGEND	
	EXISTING TO REMAIN
	TO BE DEMOLISH

KEY NOTE ○	
1	Relocate existing stairs
2	Existing 8' Retaining concrete wall to remain
3	Existing Wdw. to remain
4	Existing Door to remain
5	Existing wall to remain
6	Existing steps to remain
7	Existing closet to remain
8	Replace existing sliding door with french door.
9	Existing fireplace to remain
10	Existing lavatory and toilet to remain
11	Existing Tub to remain
12	Existing sump pump under ground
13	Existing post to remain
14	Existing Beam to remain



POLLOCK RESIDENCE
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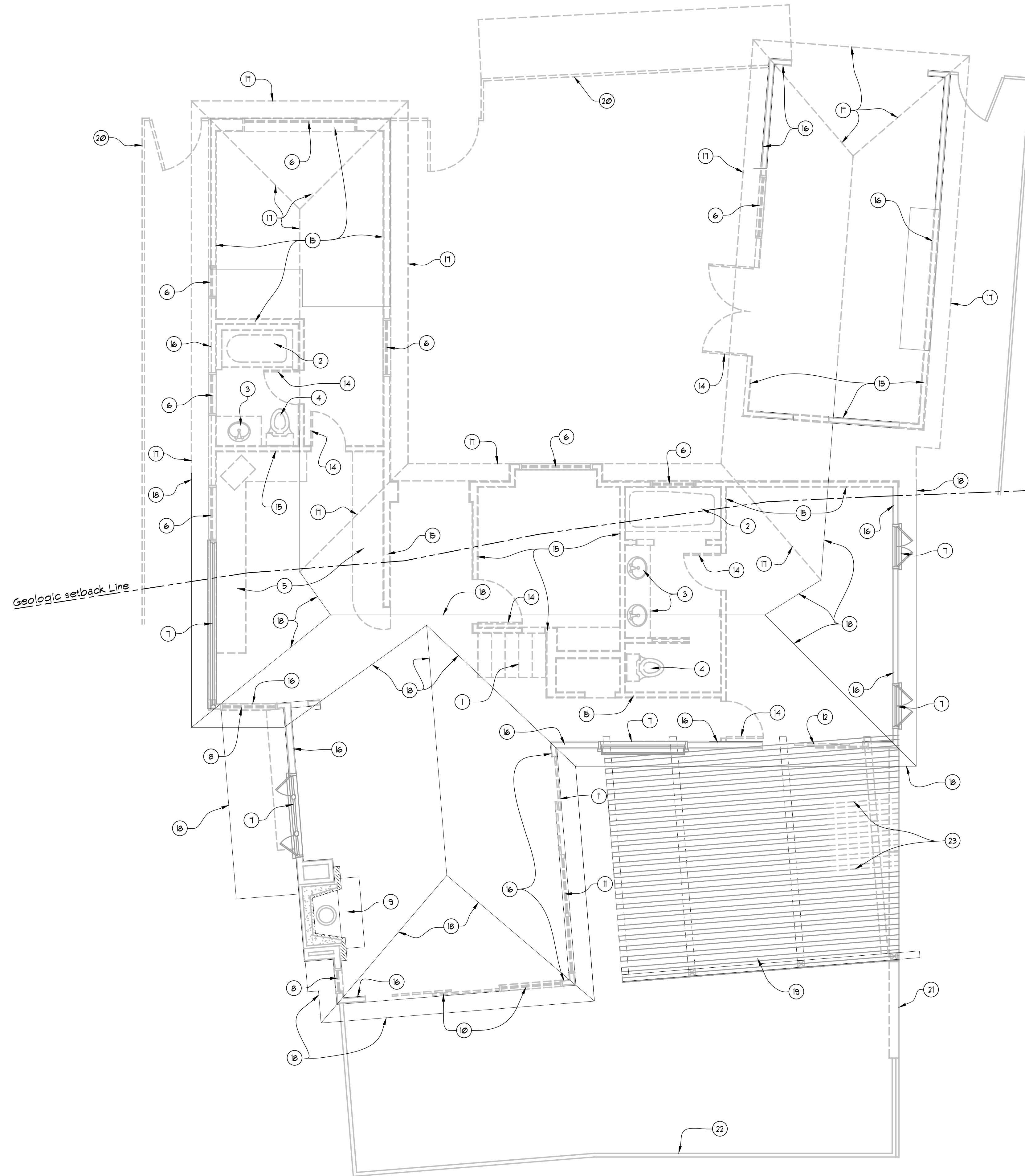
SCHEMATIC

Sheet Title

FLOOR PLANS

	Scale	NOTED
	Date	June-03-19
	Drawn	JMSV
	Checked	JES
	Job No.	1912
A-1.0		

PRELIMINARY - NOT FOR CONSTRUCTION - BUILDING PERMIT PENDING



FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

PLAN LEGEND

- Existing wall to remain
- - - - - Wall to be demolished
- - - - - Roof to be demolished
- - - - - Existing roof to remain

KEY NOTE ○

- 1 Relocate existing stairs
- 2 Removed existing tub
- 3 Removed vanity and lavatory
- 4 Removed Toilet
- 5 Removed existing kitchen cabinets
- 6 Removed existing window
- 7 Existing window to remain
- 8 Replace existing window
- 9 Existing fireplace to remain
- 10 Replace (E) sliding door and wdw. with folding door
- 11 Replace sliding door and wdw. with door and wdw.
- 12 Replace (E) sliding door w/double french door
- 13 Not used
- 14 Removed existing doors
- 15 Removed existing wall
- 16 Existing wall to remain
- 17 Existing roof to be removed
- 18 Line of existing roof to remain
- 19 Existing trellis to remain
- 20 Replace existing fence
- 21 Replace (E) wall
- 22 (E) Glass Fence to remain
- 23 Removed this trellis area BBQ below

POLLOCK RESIDENCE

529 PACIFIC AVE.
SOLANA BEACH 92075

Jan-22-20	DRP Corrections (2nd submittal)
Feb-09-21	DRP Corrections
Apr-09-21	DRP Corrections
Aug-25-21	DRP Corrections

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SCHEMATIC

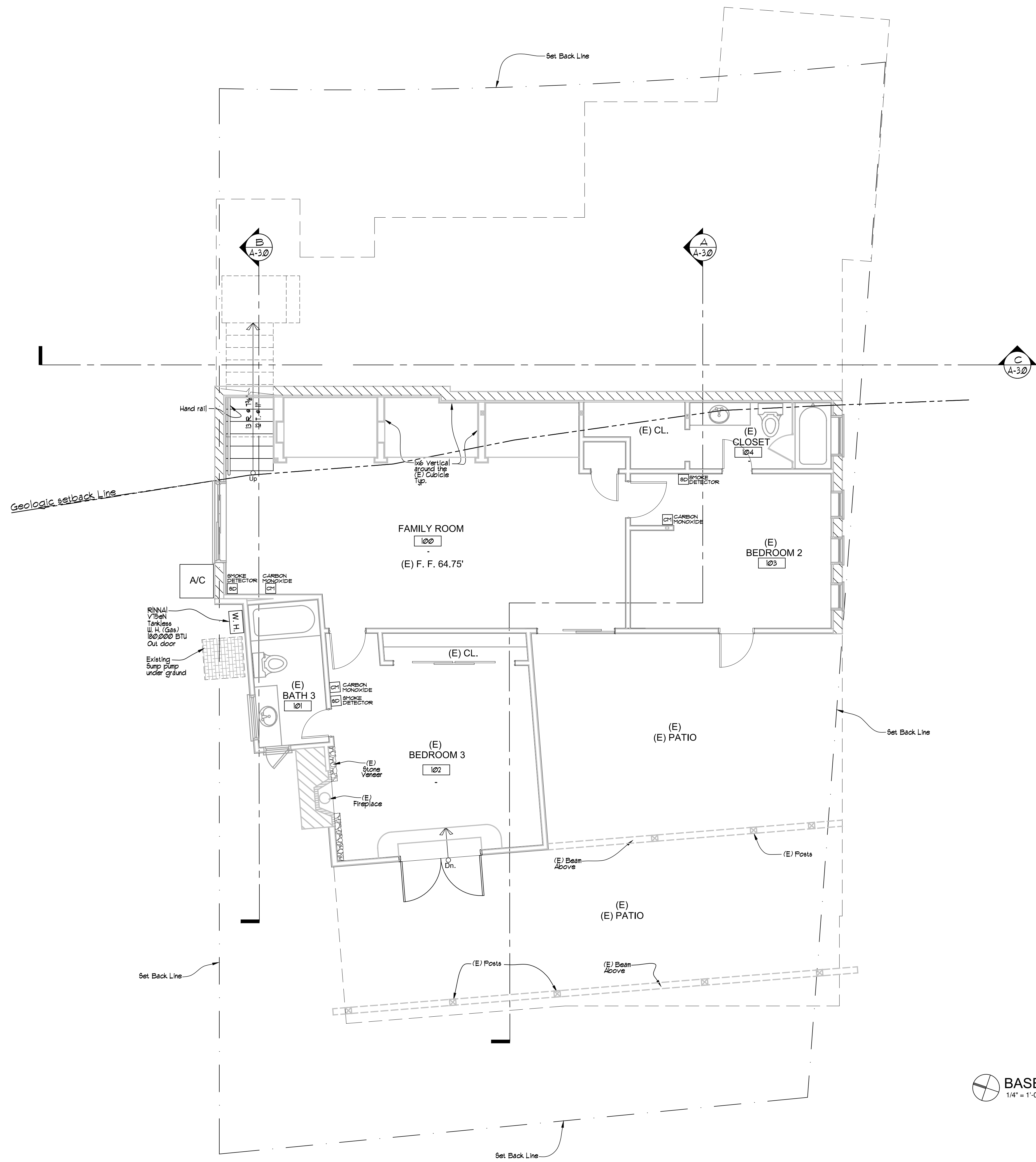
Sheet Title

FLOOR PLANS

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	Drawn	JMSV
	Checked	JES
	Job No.	1912

A-1.1

PRELIMINARY - NOT FOR CONSTRUCTION - BUILDING PERMIT PENDING



BASEMENT FLOOR PLAN
1/4" = 1'-0"

KEY NOTES

- New 2x4 walls @ 16' o. c.
- Existing 2x4 walls @ 16' o. c.

NOTES

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS

FIRE STOP

PROVIDE FIRE STOPS AT THE FOLLOWING LOCATIONS PER SECTION 1082.1:

- a) in concealed spaces of studs walls and partitions, including furred spaces, at the ceiling and floor levels and at 10 ft. intervals both vertical and horizontal.
- b) at all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- c) in concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the walls under the stairs are unfinished.
- d) in openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials.
- e) at openings between attic spaces and chimney chases for factory-built chimneys.

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL NEW PHASES

POLLOCK RESIDENCE

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SCHEMATIC

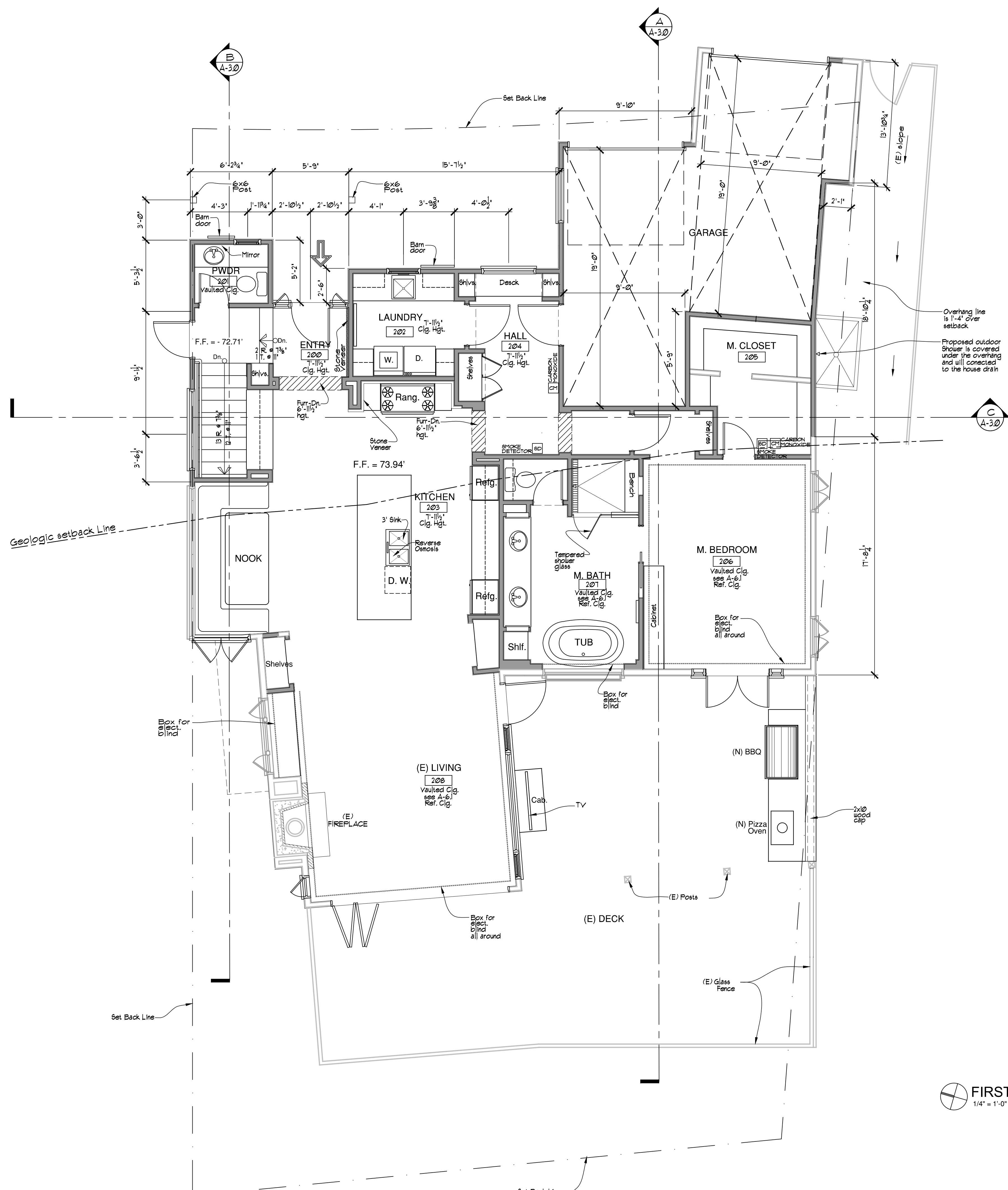
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FLOOR PLANS

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A-1.2

PRELIMINARY - NOT FOR CONSTRUCTION - BUILDING PERMIT PENDING



NOTE:
Carbon monoxide
alarms are to be
permanently wired
and interconnected.
Section R315.

NOTE:
Smoke detectors shall
sound an alarm audible
in all sleeping areas of
the unit. Section 3102.3.

NOTE:
WHERE MORE THAN ONE SMOKE ALARM
IS REQUIRED TO BE INSTALLED WITHIN
A UNIT, THE SMOKE ALARMS SHALL BE
INTERCONNECTED IN SUCH A MANNER
THAT THE ACTIVATION OF ONE ALARM
WILL ACTIVATE ALL OF THE ALARMS
IN THE UNIT. SEC. 30712.10.3.

STAIRS NOTE
a) The greatest riser height within
any flight of stairs shall not
exceed the smallest by more
than 3/8 inch.
b) A nosing (between 3/4" and 1 1/4")
shall be provided on stairways
with solid risers. EXCEPTIONS:
No nosing is required if the
tread depth is at least 11 inches.
Sections R311.15.3.

HANDRAIL NOTE
a) Shall be provide on at least one
side of each stairway with four or
more risers.
b) Handrails and extensions shall be
34" to 38" above nosing of treads
and be continuous.
c) The handgrip portion of all hand-
rails shall be not less than 1 1/4 inches
nor more than 2 inches in cross
sectional dimension. See Section
R311.15.3 for alternatives.
d) Handrails projecting from walls shall
have at least 1/2 inches between the
wall and the handrail.
e) Ends of handrails shall be returned
or shall have rounded terminations
or bends.
See Detail --

KEY NOTES

- New 2x4 walls @ 16' o. c.
- Existing 2x4 walls @ 16' o. c.

NOTES

UNLESS NOTED OTHERWISE, ALL DIMENSIONS
ARE TO THE FACE OF FRAMING MEMBERS

FIRE STOP

- PROVIDE FIRE STOPS AT THE FOLLOWING LOCA-
TIONS PER SECTION 1082.1:
- a) In concealed spaces of studs walls and parti-
tions, including furred spaces, at the ceiling and
floor levels and at 10 ft. intervals both
vertical and horizontal.
 - b) At all interconnections between concealed
vertical and horizontal spaces such as occur at
ceilings, drop ceilings and cove ceilings.
 - c) In concealed spaces between stair stringers at
the top and bottom of the run and between
studs along and in line with the run of stairs if the
walls under the stairs are unfinished.
 - d) In openings around vents, pipes, ducts, chimneys,
fireplaces and similar openings which afford a
passage for fire at ceiling and floor levels,
with noncombustible materials.
 - e) At openings between attic spaces and chimney
chases for factory-built chimneys.

AN AUTOMATIC RESIDENTIAL FIRE
SPRINKLER SYSTEM SHALL BE INSTA-
LLED IN ALL NEW PLEASE

**POLLOCK
RESIDENCE**

529 PACIFIC AVE.
SOLANA BEACH 92075

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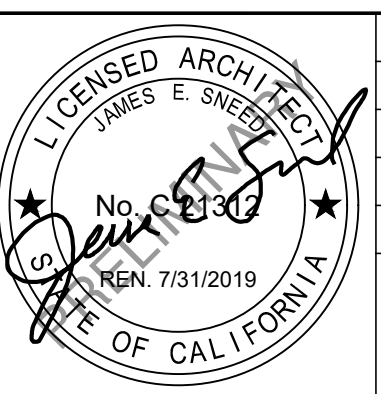
SCHEMATIC

Sheet Title

FLOOR PLANS

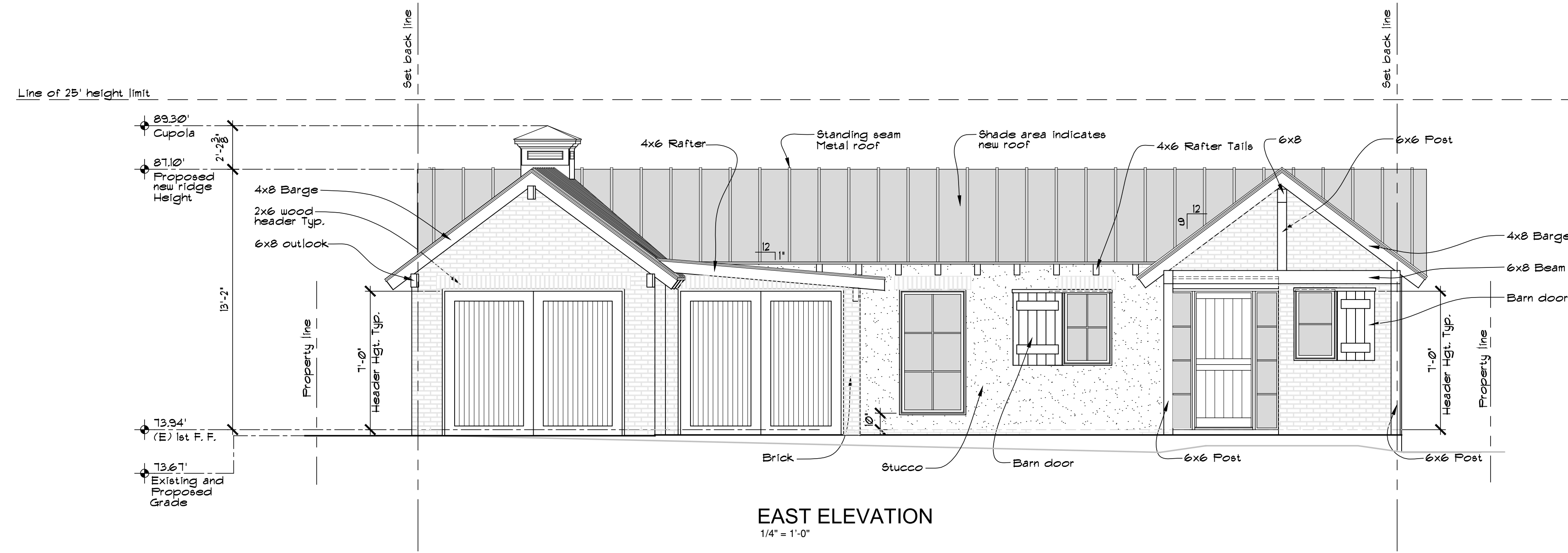
FIRST FLOOR PLAN
1/4" = 1'-0"

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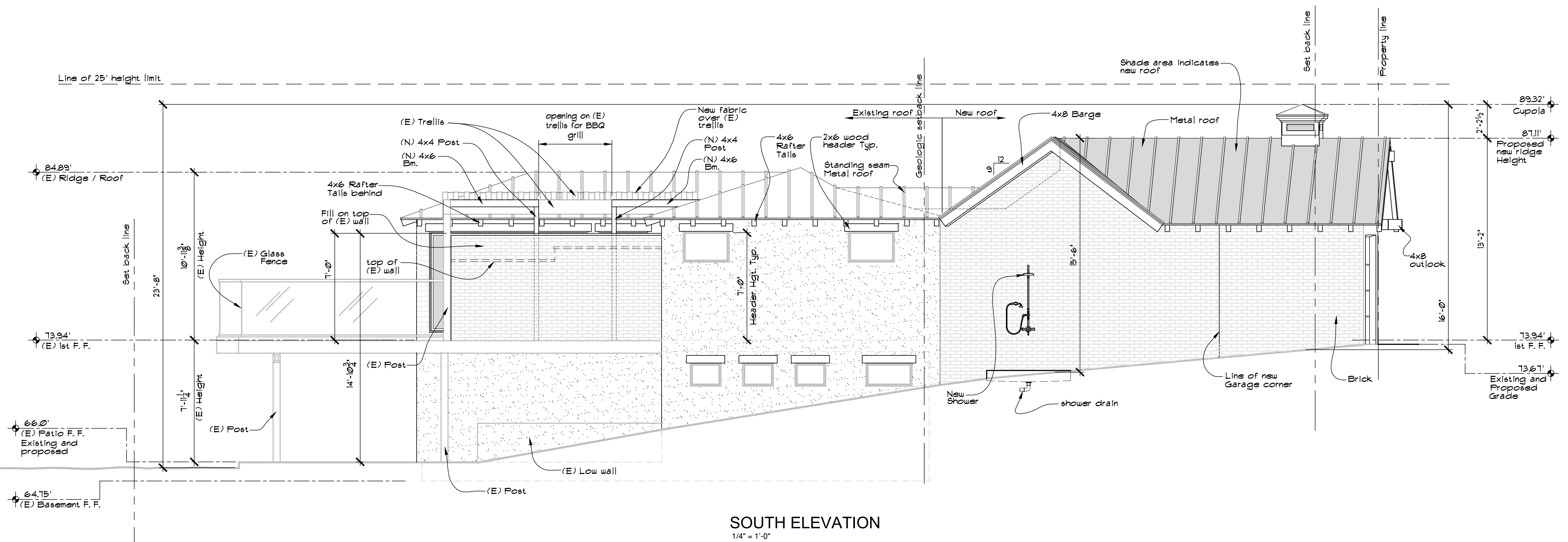


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PLAN LEGEND



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



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

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POLLOCK RESIDENCE

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SOLANA BEACH 92075

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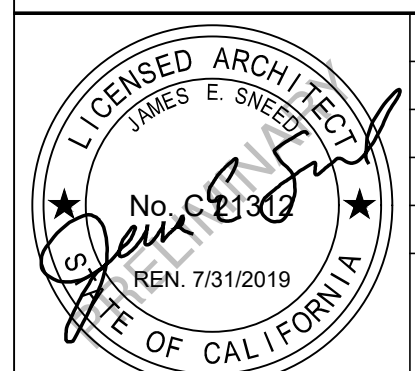
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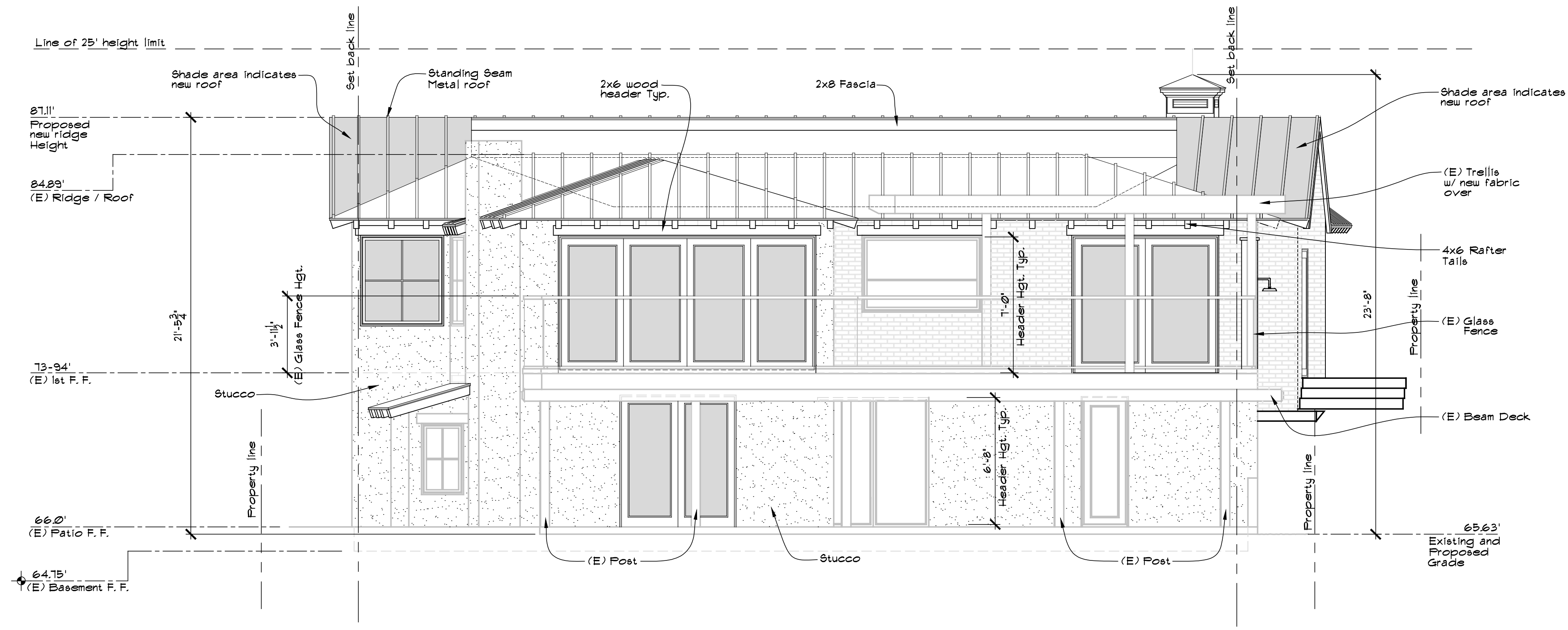
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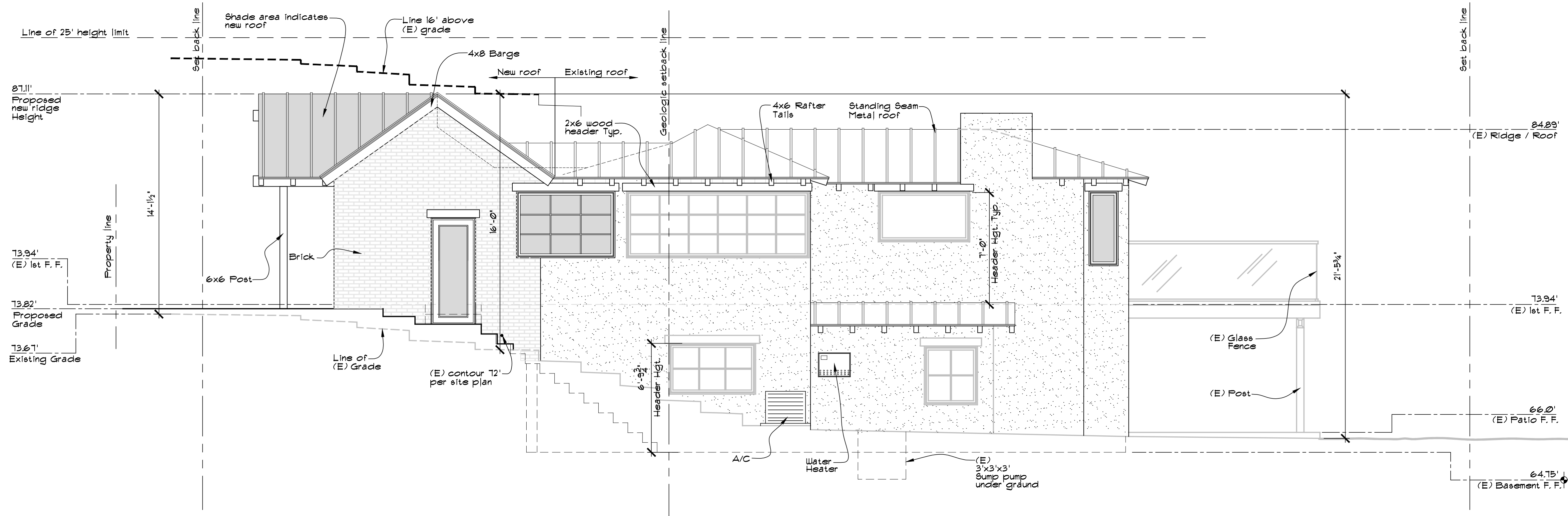
ELEVATIONS

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A-2.0	





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



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

PLAN LEGEND

POLLOCK RESIDENCE

529 PACIFIC AVE.
SOLANA BEACH 92075

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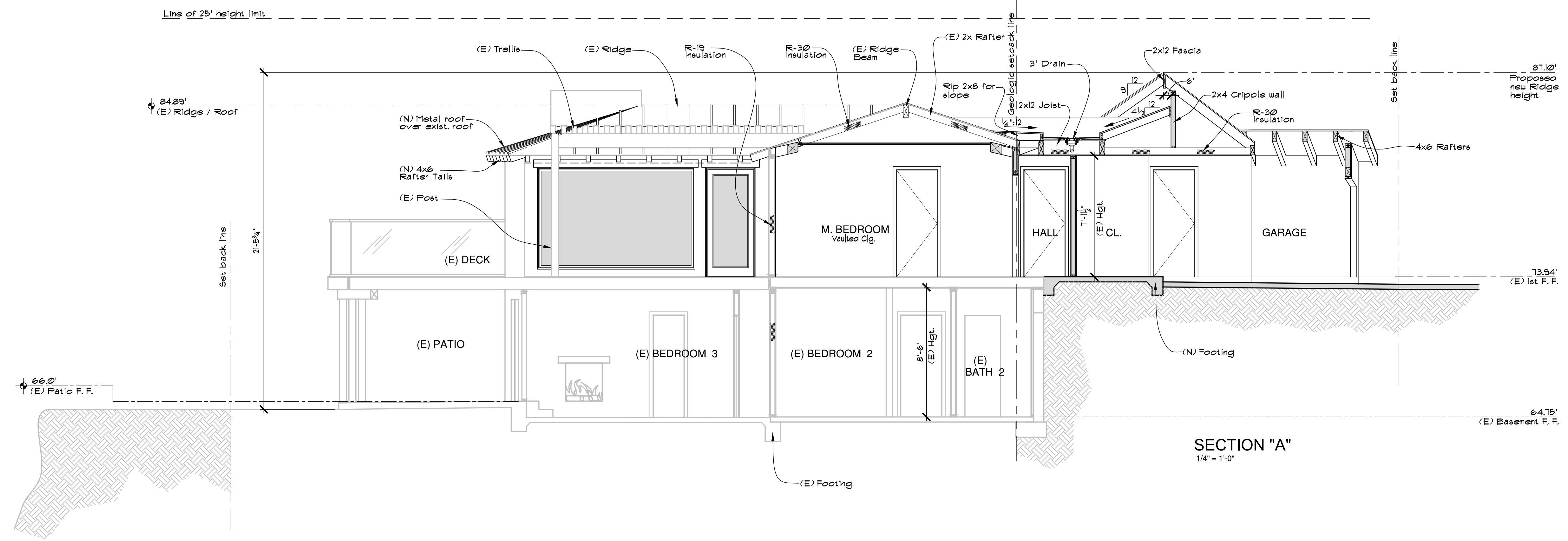
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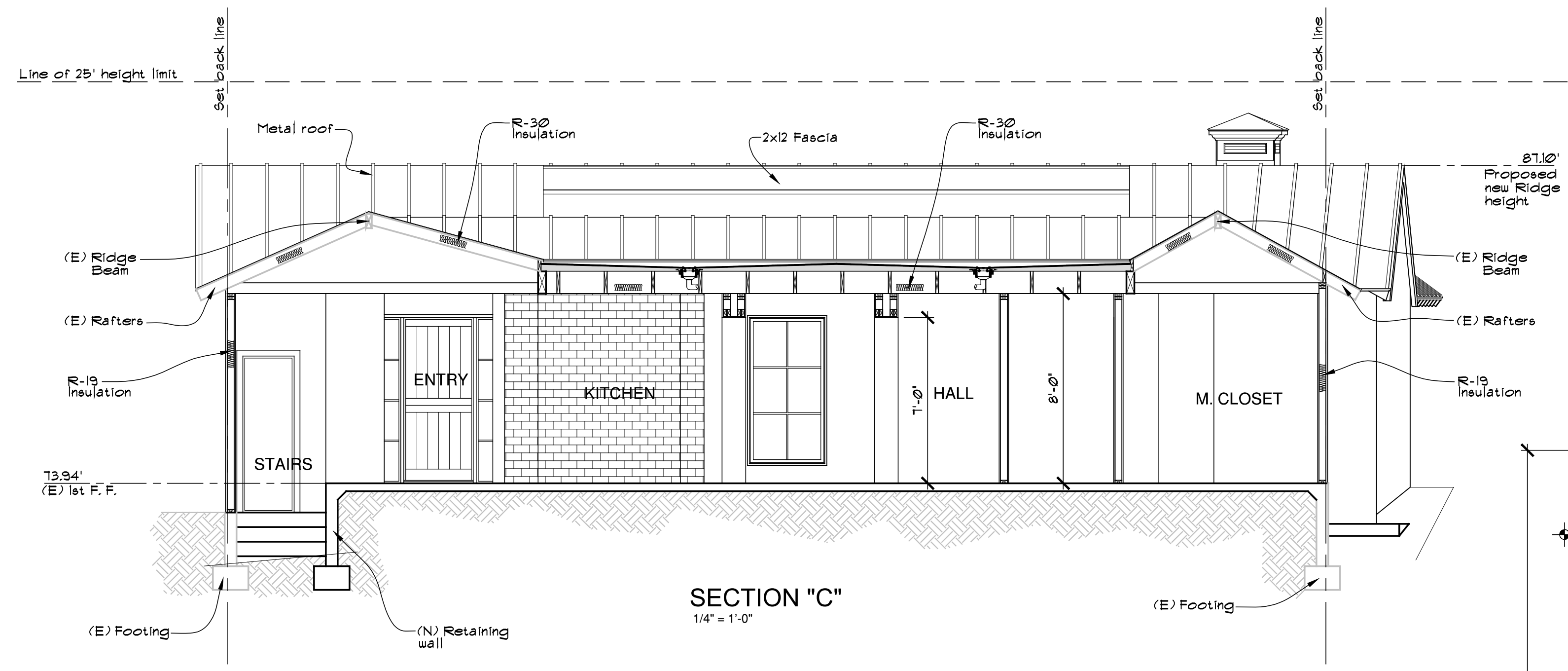
ELEVATIONS

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A-2.1	

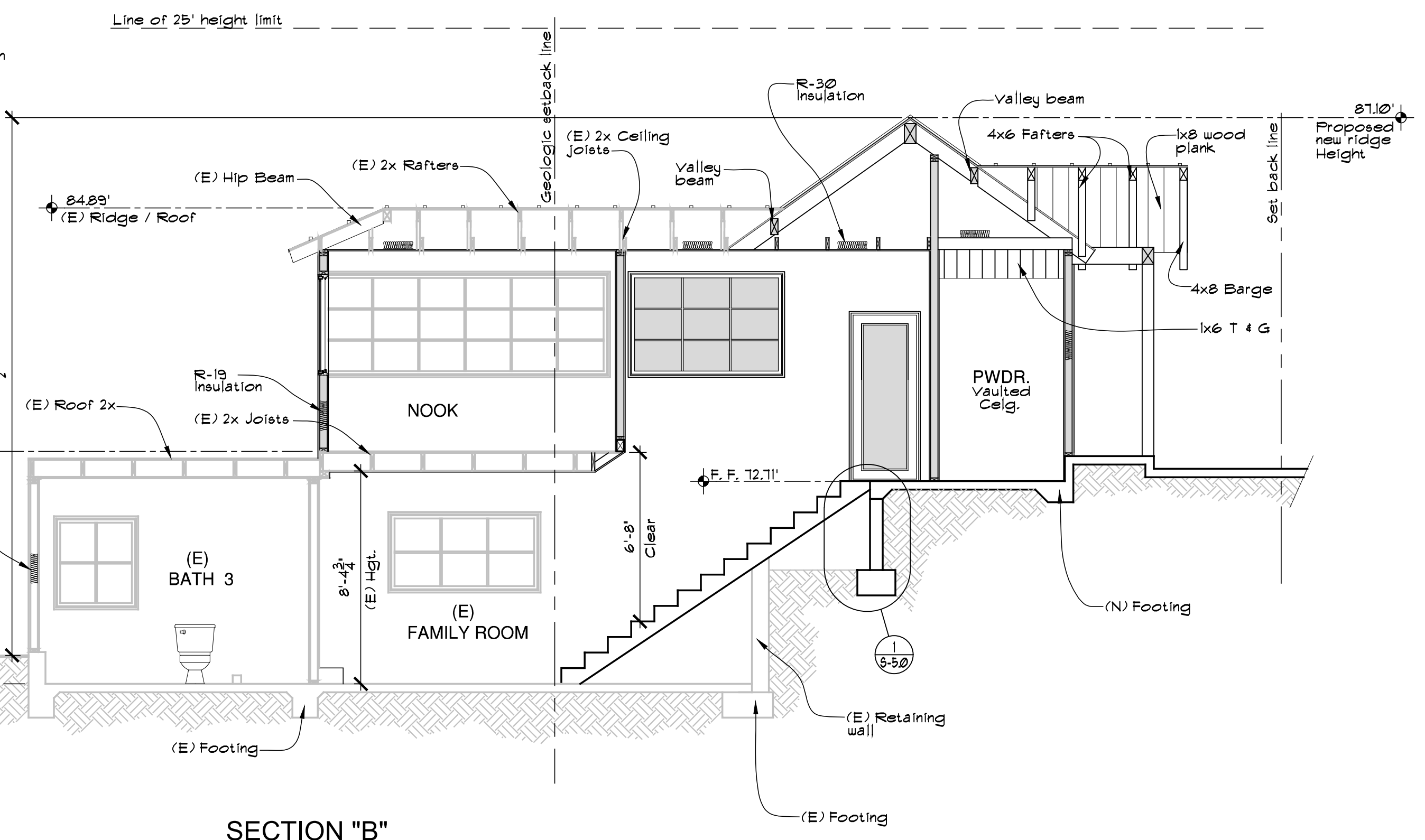
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SECTION "A"
1/4" = 1'-0"



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



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

PLAN LEGEND

POLLOCK RESIDENCE
529 PACIFIC AVE.
SOLANA BEACH 92075

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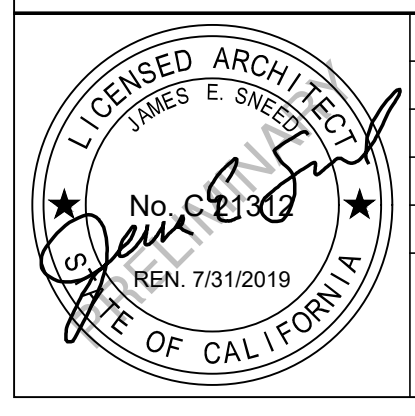
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SECTIONS

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PRELIMINARY - NOT FOR CONSTRUCTION - BUILDING PERMIT PENDING





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

CUPOLA
24 s. f. ventilation of cupola for garage area
Provide only one vent at each side of cupola

NEW ATTIC AREA

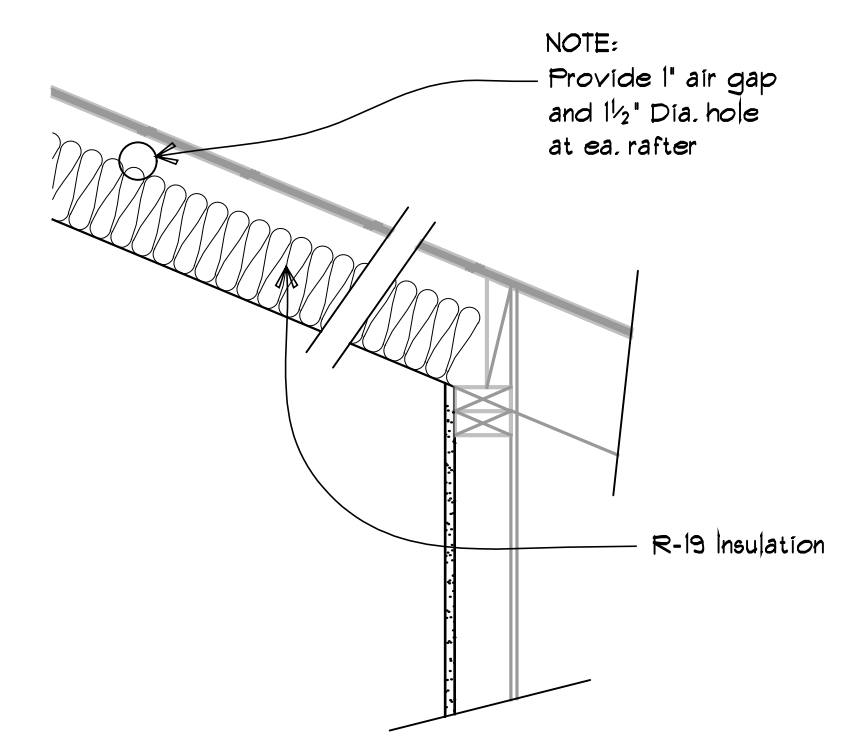
(N) Attic Area-----300 S. F.
3000 ÷ 300 = -----10 S. F. Min. Ventilation
10 ÷ 44 = 221 Min. (3) Dormer Vent

(E) ATTIC AREA

(E) Attic Area-----5622 S. F.
5622 ÷ 300 = -----187 S. F. Min. Ventilation
187 ÷ 44 = 425 Min. (5) Dormer Vent

(E) VAULTED CLG. VENTILATION

Vaulted Living----- 253.6 S. F.
Vaulted M. Bath----- 111.3 S. F.
Vaulted M. Bad----- 192.7 S. F.
557.6 S. F.
557.6 ÷ 150 = ----- 3.7 S. F.
3.7 s. f. of Minimum ventilation Required
3.7 ÷ 44 = 84 (9) Dormer Ventilation



NOTES

- 1 Standing Seam Metal Roof "CLASS A" over new roof and existing roof

POLLOCK RESIDENCE
529 PACIFIC AVE.
SOLANA BEACH 92075

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SCHEMATIC

Sheet Title
ROOF

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PRELIMINARY - NOT FOR CONSTRUCTION - BUILDING PERMIT PENDING

PRELIMINARY GEOTECHNICAL SET BACK EVALUATION
PROPOSED RESIDENTIAL ADDITION, 529 PACIFIC AVENUE
SOLANA BEACH, SAN DIEGO COUNTY, CALIFORNIA 92075
ASSESSOR'S PARCEL NUMBER (APN) 263-041-02-00

FOR

A.J. AND KATE POLLOCK
C/O BOKAL AND SNEED ARCHITECTS
244 9TH STREET
DEL MAR, CALIFORNIA 92014

W.O. S7719-SC OCTOBER 25, 2019



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October 25, 2019

W.O. S7719-SC

A.J. and Kate Pollock
c/o **Bokal and Sneed Architects**
244 9th Street
Del Mar, California 92014

Attention: Mr. Jim Sneed

Subject: Preliminary Geotechnical Set Back Evaluation, Proposed Residential Addition, 529 Pacific Avenue, Solana Beach, San Diego County, California 92075, Assessor's Parcel Number (APN) 263-041-02-00

Dear Mr. Sneed:

In accordance with your request and the client's authorization, GeoSoils, Inc. (GSI) has performed a preliminary geotechnical set back evaluation of the subject site. The purpose of our study was to evaluate the onsite geologic and geomorphic conditions relative to the proposed single-family residential addition at the subject property, and to provide coastal bluff edge determination, gross bluff stability, bluff retreat, development set back evaluation, as well as preliminary geotechnical recommendations for site earthwork and the design of foundations, slab-on-grade floors, flatwork, and other improvements possibly applicable to the project.

EXECUTIVE SUMMARY

Based on our review of the available data (see Appendix A), including field exploration and laboratory testing by others, as well as geologic and engineering analysis, the proposed residential development at the subject property appears to be feasible from a geotechnical perspective, provided the recommendations presented in the text of this report are properly incorporated into the design and construction of the project. The most significant elements of this study are summarized below:

- Slope stability analysis indicate that the proposed residential structure addition with a prescriptive bluff edge setback of 40 feet, will have code-compliant factors-of-safety against upper bluff and gross bluff failures. In addition, the aforementioned setback distance should provide sufficient protection from coastal bluff retreat over the 75-year design life of the proposed residential structure addition.


- The proposed project will not directly or indirectly cause, promote, or encourage bluff erosion or failure, either on the site or the adjacent properties.
- The proposed project will not restrict or reduce public access or beach use.
- Provided our recommendations are properly implemented, based on the estimated long-term erosion rates reported herein, the proposed residential addition structure will be safe from bluff failure and erosion over its lifetime, without having to propose any additional bluff stabilization to protect the structure in the future, even with a rise in sea level. This assumes regular and periodic maintenance of the property, and prudent control of surface runoff water.
- Numerous studies have been undertaken to analyze coastal bluff retreat along the Encinitas and Solana Beach coastline. An in-depth regional study consists of a 1999 assessment by Benumof and Griggs (1999). However, their analysis did not include the site or any of the properties that are located behind the broad shore platform known as Table Top Reef, directly west of the site. For 475 Pacific Avenue, TerraPacific (2015) obtained an average retreat rate of 0.27 feet/yr over a 62-year period, from 1932 through 1994, based on Benumof and Griggs (1999) retreat rates correlated with aerial photographs they reviewed. More recently, USACE (2012) provided a retreat rate for the 7th and 8th reaches of their study, which included the subject site, of 0.112 to 0.116 ft/yr, or about 0.114 ft/yr. To provide a site specific historical rate of retreat, GSI examined aerial photographs of the site (see Appendix A), from the 48-year period of 1953 to 2001, in which about 9 feet of bluff was eroded during that time. This yields a site-specific historical retreat rate of 0.1875 ft/yr. For conservatism, GSI has utilized an average historical retreat rate of 0.27 feet/year for this site.
- To account for the possible added effects from Sea Level Rise (SLR) over the design life of the project (75 yrs), GSI has reasonably assumed that the rate of Bluff Retreat over the next 36 years (2019-2055), should be similar to the past, for several reasons: 1) as sea level rises, the cemented bedrock portion of the bluff is occasionally impacted by waves, as it is now, and should have very little effect on Bluff Retreat (see Plate 1); and 2) the plots of SLR approach asymptotic near the end of the 75-year design life/year 2100, and are much more linear toward the beginning of the design life. Notwithstanding, for conservatism, GSI has assumed SLR will increase the bluff retreat rate by $\frac{1}{3}$ the change in the rate of bluff retreat in the year 2094, for the 30-year period of 2049-2079, although the premises discussed above will still largely allow the retreat rate to remain unaffected in reality. During the postulated asymptotic SLR end of the 75-year design life (2079-2094), GSI has assumed that the bluff retreat rate will be that of the year 2094, even though only the cemented bedrock would be impacted by SLR (see Plates 1 through 4), as it is now. These are equivalent to bluff retreat rates of 0.27 ft/yr from 2019-2049, 0.32 ft/yr for 2050-2079, and 0.428 ft/yr for 2080-2094, hypothetically being influenced by SLR of 6.3 feet. The rates are discussed further herein.

- The proposed development is at low risk for tsunami inundation. However, the coastal bluff descending from the site is located within a tsunami inundation zone, and could experience some erosion from a tsunami impact. The effects from a tsunami would be generally similar to those created by storm waves.
- Adverse geologic features that would preclude project feasibility were not encountered.
- In general, the site is mantled by localized areas of undocumented fill and colluvium (topsoil). These surficial soil units are underlain by Quaternary-age old paralic deposits (formerly termed "Terrace Deposits"), which in turn, are underlain by sedimentary bedrock belonging to the Tertiary Torrey Sandstone Formation. Transient beach deposits exist at the toe of the bluff, also underlain by Torrey Sandstone.
- The regional groundwater table is considered nearly coincident with sea level. A review of oblique aerial photographs (Appendix A), did not indicate groundwater perched on the top of the Torrey Sandstone exposed in the bluff, as far back as 1972. However, some seepage was inferred within the Torrey Sandstone on the bluff face. Notwithstanding, regional groundwater is not anticipated to significantly affect the proposed site development.
- Due to its location within a seismically active region, the site could experience moderate to strong ground shaking over the life of the development.
- The seismic acceleration values provided herein should be considered during the design of any future development. The adverse effects of seismic shaking on the structure(s) will likely be wall cracks, some foundation/slab distress, and some seismic settlement. However, it is anticipated that the structure will be repairable in the event of the design seismic event. This potential should be disclosed to all interested/affected parties.
- The recommendations presented in this report should be incorporated into the design and construction considerations of the project.

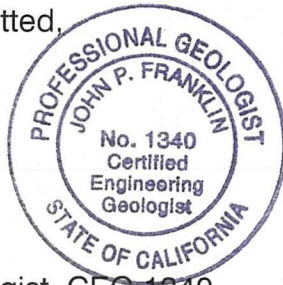
The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to contact our office.

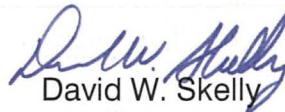
Respectfully submitted,

GeoSoils, Inc.


John P. Franklin

Engineering Geologist, CEG 1340




David W. Skelly

Civil Engineer, RCE 47857



JPF/DWS/jh

Distribution: (2) Addressee

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Appendix C - Seismicity Data	Rear of Text
Appendix D - Slope Stability Analysis	Rear of Text

**PRELIMINARY GEOTECHNICAL SET BACK EVALUATION
PROPOSED RESIDENTIAL ADDITION, 529 PACIFIC AVENUE
SOLANA BEACH, SAN DIEGO COUNTY, CALIFORNIA 92075
ASSESSOR'S PARCEL NUMBER (APN) 263-041-02-00**

SCOPE OF SERVICES

The scope of our services has included the following:

1. Review of in-house geologic literature, regional geologic maps, aerial photographs of the site and near vicinity, and the existing geotechnical report for the property, as well as nearby reports (see Appendix A).
2. Delineating the coastal bluff edge in the field.
3. Geologic site reconnaissance mapping, and review of subsurface data to evaluate the near-surface soil and relatively deep geologic conditions. The subsurface data for a nearby parcel was utilized to supplement surficial geologic conditions observed (TerraPacific, 2015) (see Appendix B).
4. General areal geologic hazard and seismicity evaluations (see Appendix C).
5. A review of the laboratory testing performed by GSI (in-house proprietary data), for nearby properties, and the laboratory data for TerraPacific (2015). The laboratory test results are summarized herein.
6. Engineering and geologic analysis of data d, including an evaluation of the stability of the coastal bluff (Appendix D), and development setback lines.
7. Preparation of this summary report and accompaniments.

SITE DESCRIPTION AND PROPOSED DEVELOPMENT

Site Description

The site consists of a rectangularly shaped lot of developed residential property located at 529 Pacific Avenue, in the City of Solana Beach, San Diego County, California 92075. The latitude and longitude coordinates of the approximate centroid of the upper reaches of the subject site are 32.998844, -117.277122. The property is situated above an approximately 54-foot high coastal bluff slope, descending toward the Pacific Ocean. The property is bounded by the Pacific Avenue right-of-way to the east, by the aforementioned coastal bluff to the west, and by existing residential development to the north and south. The site is unique in that it is fronted by a very broad bedrock shore platform. This platform

significantly reduces the wave energy that reaches this section of bluff. According to the topographic data provided by the project architect, Bokal and Sneed, site elevations across the property vary near +10 feet NAVD88 down on the beach to about 64 feet NAVD88, near the top of the bluff.

Topographically, the upper of the top of the site is relatively level to gently easterly sloping. The bluff is inclined at inclination of about 1:1 (horizontal:vertical [h:v]), and locally steeper owing to incisions/drainages, and is locally flatter. Existing improvements include a one- and two-story residence with a courtyard, and a wooden fence, off of Pacific Avenue, and flatwork/patio and deck in the rear yard. Vegetation on the bluff is sparse and consists of drought resistant native grasses, along with typical residential landscaping elsewhere. Site drainage appears to be accommodated by sheet flow run-off on the bluff, and within the building areas directed to the east, where it is discharged into Pacific Avenue.

Proposed Development

Based on conversations with the architect, GSI understands that proposed residential development at the site consists preparing the site to receive a one-story addition, toward the street, with hardscape and perimeter wall improvements. Grading for the proposed development may require minor fills, near the easterly property line. Building loads are currently unknown but assumed to be typical for residential construction. Sanitary sewage disposal is anticipated to be tied into the municipal system.

PREVIOUS GEOTECHNICAL STUDIES

A geotechnical investigation of property south of the site, was performed in July of 2015 (TerraPacific, 2015). That evaluation included geologic mapping of exposed conditions; subsurface exploration consisting of the drilling of one relatively deep (about 30 feet) exploratory hollow-stem auger boring to determine the soil/bedrock profiles, obtain relatively undisturbed and bulk samples of representative materials, and delineate earth material parameters that may affect the stability of the existing bluff and the proposed development; and laboratory testing of representative soil samples collected during our subsurface exploration program. The borings, laboratory, and field work were reviewed and modified as appropriate. The boring logs are included in Appendix B. In addition, a geotechnical investigation to support a coastal development permit for sea cave infill on the properties to either side of the subject site by Group Delta (1999). That report included site specific geology, geologic altitudes of bedding and discontinuities, and geologic profiles. Topographic information from that report is used as the base map herein, Plate 1. Geologic Cross Section derived from the aforementioned reports are provided herein as Geologic Cross Sections A-A', B-B', and C-C', on Plates 2 through 4.

PHYSIOGRAPHIC AND REGIONAL GEOLOGIC SETTINGS

Physiographic Setting

The site is located in the coastal plain physiographic section of San Diego County. The coastal plain section is characterized by pronounced marine wave-cut terraces intermittently dissected by stream channels that convey water from the eastern highlands to the Pacific Ocean.

Regional Geologic Setting

San Diego County lies within the Peninsular Ranges Geomorphic Province of southern California. This province is characterized as elongated mountain ranges and valleys that trend northwesterly (Norris and Webb, 1990). This geomorphic province extends from the base of the east-west aligned Santa Monica - San Gabriel Mountains, and continues south into Baja California, Mexico. The mountain ranges within this province are underlain by basement rocks consisting of pre-Cretaceous metasedimentary rocks, Jurassic metavolcanic rocks, and Cretaceous plutonic (granitic) rocks.

The San Diego County region was originally a broad area composed of pre-batholithic rocks that were subsequently subjected to tectonism and metamorphism. In the late Cretaceous Period, the southern California Batholith was emplaced causing the aforementioned metamorphism of pre-batholithic rocks. Many separate magmatic injections originating from this body occurred along zones of structural weakness.

Following batholith emplacement, uplift occurred, resulting in the removal of the overlying rocks by erosion. Erosion continued until the area was that of low relief and highly weathered. The eroded materials were deposited along the sea margins. Sedimentation also occurred during the late Cretaceous Period. However, subsequent erosion has removed much of this evidence. In the early Tertiary Period, terrestrial sedimentation occurred on a low-relief land surface. In Eocene time, previously fluctuating sea levels stabilized and marine deposition occurred. In the late Eocene, regional uplift produced erosion and thick deposition of terrestrial sediments. In the middle Miocene, the submergence of the Los Angeles Basin resulted in the deposition of thick marine beds in the northwestern portion of San Diego County. During the Pliocene, marine sedimentation was more discontinuous and generally occurred within shallow marine embayments. The Pleistocene saw regressive and transgressive sea levels that fluctuated with prograding and recessive glaciation. The changes in sea level had a significant effect on coastal topography and resultant wave erosion and deposition formed many terraces along the coastal plain. In the mid-Pleistocene, regional faulting separated highland erosional surfaces into major blocks lying at varying elevations. A later rise in sea level during the late Pleistocene, caused the deposition of thick alluvial deposits within the coastal river channels. In recent geologic time, crystalline rocks have weathered to form soil residuum, highland areas have eroded, and deposition of river, lake, lagoonal, and beach sediments has occurred.

Regional geologic mapping by Kennedy and Tan (2008) indicates that the site is immediately underlain by old paralic deposits (Subunits 6-7). This unit was formerly termed "terrace deposits" on older geologic maps. The old paralic deposits consist of marine and non-marine sediments deposited on wave cut platforms that emerged from the sea approximately 80,000 to 120,000 years before present. Kennedy and Tan (2008) indicate that the old paralic deposits are underlain by sedimentary bedrock belonging to the Torrey Sandstone, as do Eisenberg and Abbott (1985).

SITE GEOLOGIC UNITS

The site geologic units noted during our review and site reconnaissance included localized areas of undocumented artificial fill, discontinuous Quaternary-age colluvium (topsoil), Quaternary-age old paralic deposits (previously termed "terrace deposits on older geologic maps), underlain by Tertiary sedimentary bedrock belonging to the Torrey Sandstone Formation at depth. Transient beach deposits occur at the base of the bluff, also are underlain by the Torrey Sandstone. Significant deposits of earth materials are generally described below from the youngest to the oldest. The distribution of these materials across the site is shown on Plate 1.

Beach Deposits (Map Symbol - Qb)

A transient shingle beach composed of sand with cobbles at shallow depth, exists at the base of the bluff. The beach deposits will not be encountered in the vicinity of the proposed development.

Quaternary-age Old Paralic Deposits (Map Symbol - Qop)

The site is capped by old paralic deposits generally consisting of light yellowish brown to reddish brown, dry to slightly moist, hard to dense, silty to clayey sandstone, the is generally slightly cemented, to a depth of about 46 feet. A thin basal sandy zone, of low cohesion and low cementation was noted above the contact with the underlying bedrock.

Tertiary Torrey Sandstone Formation (Map Symbol - Tt)

Based on geologic mapping of the coastal bluff (Eisenberg and Abbott, 1985) and our review of Kennedy and Tan (2008), sedimentary bedrock belonging to the Tertiary Torrey Sandstone Formation unconformably underlies the old paralic deposits at approximate elevation of 18 feet. This formation is exposed in the lower portions of the coastal bluff (i.e., sea cliff). Based on our observations, the Torrey Sandstone consists of a broadly planar, cross-bedded, yellow and light gray to gray brown, slightly silty, fine to coarse grained sandstone, with localized concretions. The sandstone may be characterized as, interbedded layers of yellow and gray fine sand with nodules, laminations, and iron-oxide staining. Regionally, this formation is described as an arkosic, subangular, moderately well indurated sandstone (Kennedy, 1975). The Torrey Sandstone is believed to have been

formed along a submerging coast on an arcuate barrier beach. This beach enclosed and later transgressed over lagoonal sediments. Its deposition ceased when submergence slowed and the shoreline retreated. Based on its elevation below the portion of the site proposed for development, it is unlikely that the Torrey Sandstone Formation will be encountered during construction.

GEOLOGIC STRUCTURE

Regionally, the old paralic deposits generally contain thick, nearly sub-horizontal beds. The Torrey Sandstone Formation is generally planar cross-bedded, however, was thickly bedded here. Regional dip is approximately 2 to 4 degrees to the southeast. Several northwesterly trending joints were also observed in the Torrey Sandstone Formation on the property to the north. These discontinuities are generally oblique to the trend of the coastal bluff. Some notching was observed near the bluff toe.

FAULTING AND REGIONAL SEISMICITY

Local and Regional Faults

Our review and field observations indicates that there are no known active faults crossing this site (Jennings and Bryant, 2010), and the site is not within an Alquist-Priolo Earthquake Fault Zone (California Geological Survey, 2018). However, the site is situated in a seismically active region with numerous active and potentially active faults. These faults include, but are not limited to: the San Andreas fault; the San Jacinto fault; the Elsinore fault; the Coronado Bank fault zone; and the Newport-Inglewood - Rose Canyon fault zone (NIRCFZ). Portions of the nearby NIRCFZ are located in an Alquist-Priolo Earthquake Fault Zone (Bryant and Hart, 2007). According to Blake (2000), the closet known active fault to the subject site is the Rose Canyon fault; located at a distance of 2.9 miles (4.7 kilometers). Portions of the Rose Canyon fault have demonstrated movement in the Holocene Epoch (i.e., last 11,000 years); and therefore, are considered active and located in an Alquist-Priolo Earthquake Fault Zone (Bryant and Hart, 2007). Cao, et al. (2003) indicate that Rose Canyon fault is an "B" fault with a slip rate of 1.5 (± 0.5) millimeters per year, and is capable of producing a maximum magnitude (M_w) 7.2 earthquake in this area.

Seismic Shaking Parameters

Based on the site conditions, the following table summarizes the site-specific design criteria obtained from the 2016 CBC (CBSC, 2016), Chapter 16 Structural Design, Section 1613, Earthquake Loads. The computer program "U.S. Seismic Design Maps," provided by the Structural Engineers Association of California and California Office of Statewide Health Planning and Development (2019), was utilized to aid with design. The short spectral response utilizes a period of 0.2 seconds.

2016 CBC SEISMIC DESIGN PARAMETERS		
PARAMETER	VALUE	2016 CBC AND/OR REFERENCE
Site Class	D	Section 1613.3.2/ASCE 7-10 (Chapter 20)
Spectral Response - (0.2 sec), S_s	1.21 g	Figure 1613.3.1(1)
Spectral Response - (1 sec), S_1	0.47 g	Figure 1613.3.1(2)
Site Coefficient, F_a	1.023	Table 1613.3.3(1)
Site Coefficient, F_v	1.540	Table 1613.3.3(2)
Maximum Considered Earthquake Spectral Response Acceleration (0.2 sec), S_{MS}	1.229 g	Section 1613.3.3 (Eqn 16-37)
Maximum Considered Earthquake Spectral Response Acceleration (1 sec), S_{M1}	0.719 g	Section 1613.3.3 (Eqn 16-38)
5% Damped Design Spectral Response Acceleration (0.2 sec), S_{DS}	0.82 g	Section 1613.3.4 (Eqn 16-39)
5% Damped Design Spectral Response Acceleration (1 sec), S_{D1}	0.479 g	Section 1613.3.4 (Eqn 16-40)
PGA_M	0.516 g	ASCE 7-10 (Eqn 11.8.1)
Seismic Design Category	D	Section 1613.3.5/ASCE 7-10 (Table 11.6-1 or 11.6-2)

GENERAL SEISMIC PARAMETERS	
PARAMETER	VALUE
Distance to Seismic Source (Rose Canyon fault)	2.9 mi (4.7 km) ⁽¹⁾
Upper Bound Earthquake (Rose Canyon)	$M_w = 7.2$ ⁽²⁾
⁽¹⁾ - Blake (2000a)	
⁽²⁾ - Cao, et al. (2003)	

Conformance to the criteria above for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur in the event of a large earthquake. The primary goal of seismic design is to protect life, not to eliminate all damage, since such design may be economically prohibitive. Cumulative effects of seismic events are not addressed in the 2016 CBC (CBSC, 2016) and regular maintenance and repair following locally significant seismic events (i.e., M_w 5.5) will likely be necessary.

GROUNDWATER

GSI did not observe groundwater nor evidence of perched water during our site inspection, nor in the boring on the nearby property, to the explored depths, nor is it exiting the bluff face. In addition, a review of oblique aerial photographs (Appendix A), did not indicate groundwater perched on the top of the Torrey Sandstone exposed in the bluff, as far back as 1972. Accordingly, a groundwater condition was not modeled in our slope stability analysis.

Groundwater is not expected to be a factor in site development. However, due to the nature of the site earth materials, seepage and/or perched groundwater conditions may continue to develop throughout the site in the future, both during and subsequent to development, especially along boundaries of contrasting permeabilities and densities (i.e., sandy/clayey fill lifts, geologic contacts, bedding, discontinuities, etc.), and should be anticipated. The manifestation of perched water is the result of numerous factors including site geologic conditions, rainfall, irrigation, broken or damaged wet utilities, etc. This potential should be disclosed to all interested/affected parties.

Due to the potential for post-development perched water to manifest near the surface, owing to as-graded permeability contrasts, more onerous slab design is necessary for any new slab-on-grade floor (State of California, 2019). Recommendations for reducing the amount of water and/or water vapor through slab-on-grade floors are provided in the "Soil Moisture Considerations" sections of this report. It should be noted that these recommendations should be implemented if the transmission of water or water vapor through the slab or wall is undesirable. Should these mitigative measures not be implemented, then the potential for water or vapor to pass through the foundations and slabs and resultant distress cannot be precluded, and would need to be disclosed to all interested/affected parties.

COASTAL BLUFF GEOMORPHOLOGY

The typical coastal-bluff profile may be divided into three zones: the shore platform; a lower near-vertical cliff surface termed the sea cliff; and an upper bluff slope generally ranging in inclination between about 20 and 80 degrees (measured from the horizontal). The bluff top or bluff edge is the boundary between the upper bluff and the relatively flat lying to gently sloping coastal terrace.

Offshore from the sea cliff is an area of indefinite extent termed the near-shore zone. The bedrock surface in the near-shore zone, which extends out to sea from the base of the sea cliff, is the shore platform. As pointed out by Trenhaile (1987), worldwide, the shore platform may vary in inclination from near horizontal to as steep as 3:1 (h:v). In the Encinitas and Solana Beach areas, the shore platform extends 500 to 900 feet offshore at a 1 to 2 percent grade (United States Army Corps of Engineers [USACE], 2012). The boundary between the sea cliff (the lower vertical and near-vertical section of the bluff) and

the shore platform is called the cliff-platform junction, or sometimes the shoreline angle. The shore platform fronting the site is the broadest shore platform along the Encinitas and Solana Beach areas. The platform is known as the Table Top Reef surf break. The incoming waves lose most of their energy before reaching the shoreline and the bluff at this site. This is also why the retreat rate in this location is much smaller than other stretches on the Encinitas and Solana Beach areas.

Emery and Kuhn (1982) developed a global system of classification of coastal bluff profiles, and applied that system to the San Diego County coastline from San Onofre State Park to the southerly tip of Point Loma. Emery and Kuhn (1982) designated the Solana Beach coastline as "active" and "Type A(c)." The letter "A" designates coastal bluffs having a homogeneous geologic formation along the base of the bluff and in the upper portions of the bluff. The relative effectiveness of marine erosion compared to subaerial erosion of the bluff produces a characteristic profile. The letter "(c)" indicates that the long-term rate of marine erosion is approximately equal to that of subaerial erosion.

LONG-TERM SEA LEVEL CHANGE

Long-term (geologic) sea level change is the major factor determining coastal evolution (Emery and Aubrey, 1991). Three general sea level conditions have been recognized: rising (typically interglacial), falling (typically glacial), and stationary (although of a transient nature). The rising and falling stages result in massive sediment release and transport, while the stationary stage allows time for adjustment and reorganization toward equilibrium. Overall, our planet has experienced a long decline in temperatures. Beginning 3.5 million years ago, a series of 45 ice ages began. This long period of increasing cold began with ice ages on a 41,000-year cycle and included 33 separate glacial events. For the last 1.25 million years, we have been in a more severe 100,000-year-cycle in which, during 13 ice ages, there were glaciations lasting typically 90,000 years and interglacial warm periods lasting about 10,000 years (Carter, 2011). It is intuitively obvious that the warming and cooling of the Earth have natural causes (Milankovitch cycles, solar insolation cycles, etc), and those natural causes did not suddenly halt at the start of the Industrial Revolution (Wrightstone, 2017).

Major changes in sea level of the Quaternary period were caused by worldwide climate fluctuation resulting in at least 17 glacial and interglacial stages in the last 800,000 years and many before then (Shakelton and Opdyke, 1976), as indicated on Figure 1. As can be seen on Figure 1, each of the last inter-glacial warming periods (as we are in today), was significantly warmer than our current temperature (Jouzel and Masson-Delmotte, 2007; Wrightstone, 2017). Worldwide sea level rise associated with the melting of continental glaciers is commonly referred to as "glacio-eustatic" or "true" sea level rise. During the past 200,000 years, eustatic sea level has ranged from more than ± 350 feet below the present to possibly as high as about ± 31 feet above.

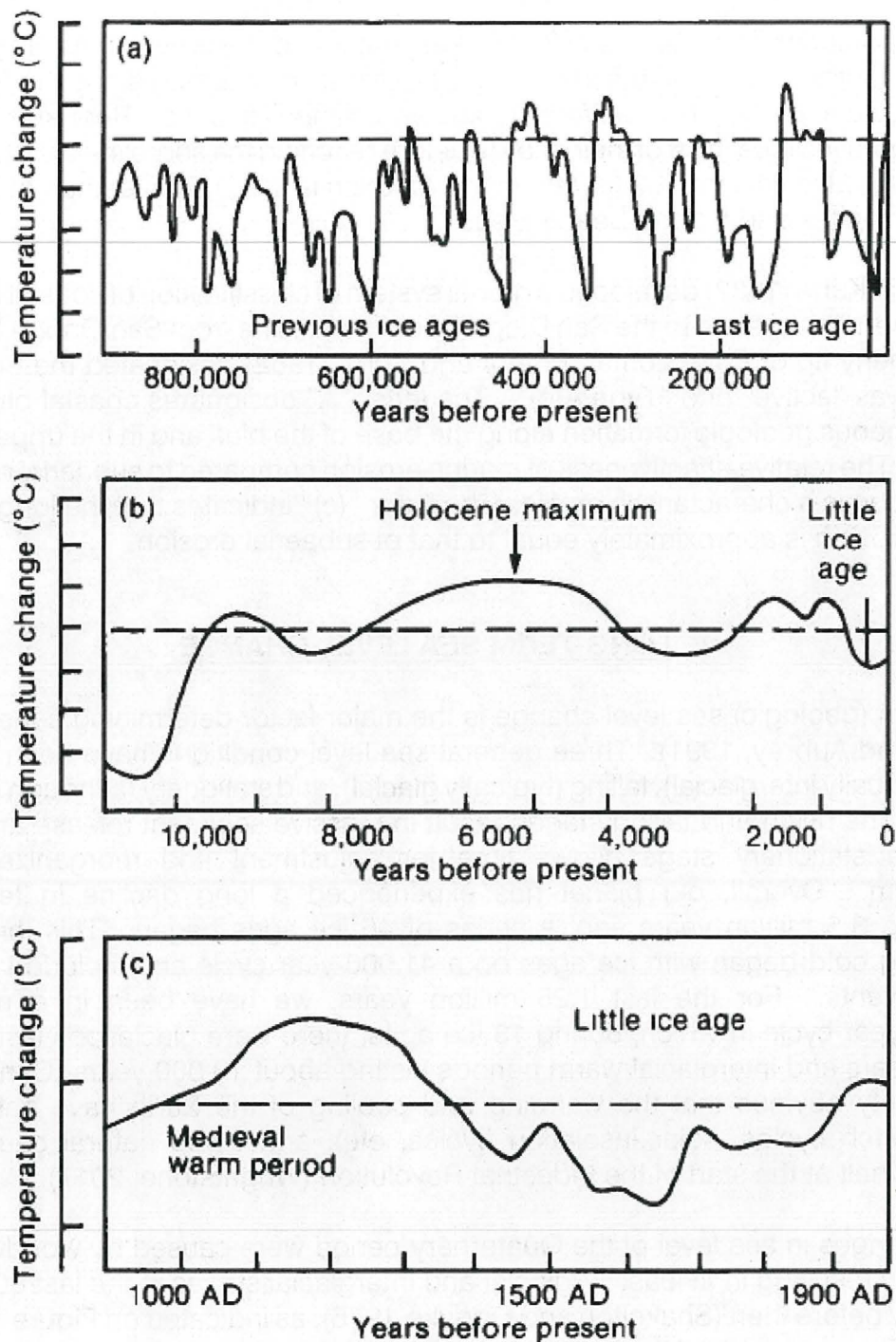


Figure 1 (from Figure 7.1 [IPCC, 1990]): Schematic diagrams of global temperature variations since the Pleistocene on three time scales (a) the last million years (b) the last ten thousand years and (c) the last thousand years. The dotted line nominally represents conditions near the beginning of the twentieth century.

Tectonic activity can also account for significant relative changes in sea level in a local area. Past movement along the Rose Canyon fault zone and associated faults, which served to uplift Mount Soledad and formed Point La Jolla, also created a zone of structural weakness along which the La Jolla Submarine Canyon has been incised. The Torrey Pines block, with its relatively horizontally stratified Eocene-age formations and wave-cut terraces, has experienced more than 450 feet of tectonic uplift in the last 2 million years, while the tilted and uplifted Soledad Mountain block has undergone more than 750 feet of tectonic uplift in the same period (Kern, 1977).

Sea level changes during the last $\pm 20,000$ years have resulted in an approximately 350-foot rise in sea level when relatively cold global climates of the Wisconsin ice age started to become warmer; melting a substantial portion of the continental ice caps (Curry, 1960 and 1961; CLIMAP, 1976). Following the peak of the Last Glacial Maximum (LGM) about 18,000 to 20,000 years ago, as indicated on Figure 1 (a), Earth entered the present inter-glacial warm period (they usually last 10,000 to 15,000 years [the current one is about 11,000 years old [Wrightstone, 2017]]). Interestingly, during the last 10,000 years, there have been at least 10 significant instances of sea level rise and fall. Contrary to popular belief, both the rate of SLR and the associated global temperature was greater during those events, than the late 20th century period of SLR (Alley, 2004), which has been cited as “unprecedented,” in order to justify political agendas. Global sea level rose very rapidly at rates as high as 50 mm/yr (1.97 in/yr) and a mean rate of about 10 mm/yr (0.39 in/yr) between the Late Pleistocene (about 15,000 years ago) and mid-Holocene time.

About 7,500 to 6,000 years ago, sea level was about 1 to 7.2 meters (± 3.2 to ± 23.6 feet) above the current level (Hein, et al., 2014; Yu, et al., 2007), and has since fallen, and risen to a lesser degree since that time, but has never remained static for long periods. During the past 3,000 to 2,000 years, the rate appears to have fluctuated and haltingly slowed to approximately 0.1 to 0.2 mm/yr (Intergovernmental Panel on Climate Change [IPCC], 2001). The National Academy of Sciences (National Research Council, 2012) indicates that in the 20th century, SLR was about 1.7 mm/yr (0.067 in/yr), and has concluded that over the past 20 years, SLR has increased to about 3.1 mm/yr (0.12 in/yr), requiring increases of 3 to 4 times the current rate needed to realize a scenario of 1 meter (3.2 feet) of SLR by 2100.

It is estimated that sea level along California rose approximately ± 0.6 feet over the past century, where annual mean sea levels were measured at the La Jolla tide gauge, starting in 1925 (<https://tidesandcurrents.noaa.gov/sltrends/>). As indicated above, for about 60% of the current inter-glacial warming period, it was warmer then than it is today (see Figure 1 [IPCC, 1990; Alley, 2004; Box, et al., 2009; and Wrightstone, 2017]). Again, contrary to popular belief, the earth has been in a warming trend for the last ± 350 years (see Figure 1 [from IPCC, 1990]), commencing about 100 years (~ 1650 AD) before the Industrial Revolution (~ 1750 AD).

FUTURE SEA LEVEL RISE

There is a currently wide range of predicted rates in sea level rise (SLR) over the next century, from several inches to over 14 feet. This wide range makes it extremely difficult for the design of coastal development. The amount and magnitude of SLR is not settled scientifically (see Nurem, 2005; Nurem, et al., 2006, Nurem, et al., 2018; Wrightstone, 2017), has a wide field of uncertainty at the 2100-2150 year end-range, and is driven by the variables in the model selected.

In 2006, the California Climate Change Center produced a “white paper” entitled Projecting Future Sea Level. The purpose of that report was not to set a development standard, but rather to play out a range of scenarios of sea level rise and discuss potential impacts. The paper reports that sea level in the US west coast has been rising at a rate of about 0.08 inches/year in the last century. The authors of the white paper refined their work and produced a scientific paper in 2008 entitled “Climate Change Projections of Sea Level Extremes Along the California Coast.” This paper provides a range in sea level rise from 11 cm (4.3 in) to 72 cm (28 in) over then next 100 years. Even though there is no scientific consensus (Wrightstone, 2017), modeling of future climates drives a change in the calculated rate of sea level rise.

With regard to sea level rise for coastal engineers, Chapter 5 of the 2009 USACE Coastal Engineering Manual (CEM) provides an extensive discussion of water levels used for design. A summary of the CEM conclusions with regard to sea level rise and climate change are reproduced below:

- The primary conclusion was, with some regional exceptions, sea level is not rising at a rate to cause undue concern. Results of the report indicate an average sea level rise over the past century of approximately 30 cm/century on the east coast, and 11 cm/century on the west coast, and a range along the Gulf of Mexico coast of less than 20 cm/century for the west coast of Florida to more than 100 cm/century in parts of the Mississippi delta plain.
- The USACE uses a 4.3-inch (11 cm) rise for the west US coast sea level for the next 100 years.

More detailed planning and engineering policy in 2011 was followed by the release of the current guidance, USACE (2013) that requires consideration of three scenarios. Practitioners, however, also are allowed to consider a higher rate of sea-level change (for example, global rise of 2.0 m at 2100 global scenario) if justified by project conditions (USACE, 2013). In addition, the flexibility to use even higher scenarios, when justified, can account for changes in statistically significant trends and new knowledge about SLR. In 2014, USACE published technical guidance for adaptation to SLR, including examples of how to incorporate the effects of sea-level change on coastal processes, project performance, and project response within a tiered, risk-based planning framework.

Moreover, web-based tools have been developed to automate the computation of SLR scenarios and provide the desired consistency with repeatable analytical results. One tool is described briefly below:

Sea-Level Change Curve Calculator

The sea-level change curve calculator (see Figure 2, below) provides a way to visualize the USACE and other authoritative sea level rise scenarios for any tide gauge that is part of the NOAA National Water Level Observation Network (NWLON). Scenarios include those of The West Coast National Research Council 2012 study, the New York State Department of Environmental Conservation 6 NYCRR Part 490 projections for New York City and Long Island (available when the NOAA gauge, "The Battery" or "Montauk Point" is selected), the New York City Panel on Climate Change 2013 and 2015 projections for The Battery (8518750), the Maryland Climate Change Commission 2013 Projections (available when selecting a gauge in Maryland), the CARSWG scenarios for developed for the 2016 CARSWG report, and the 2017 US Global Change Research Program scenarios.

NOAA et al. 2017 Relative Sea Level Change Scenarios for : LA JOLLA

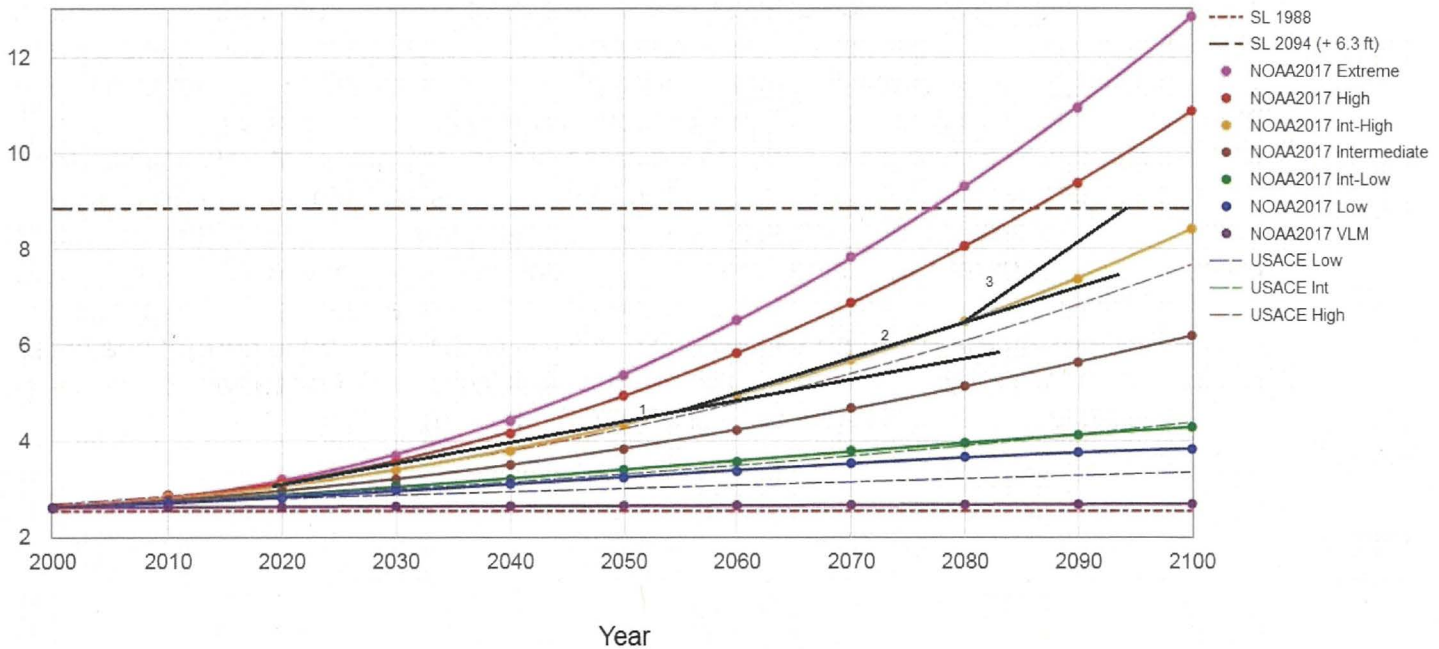


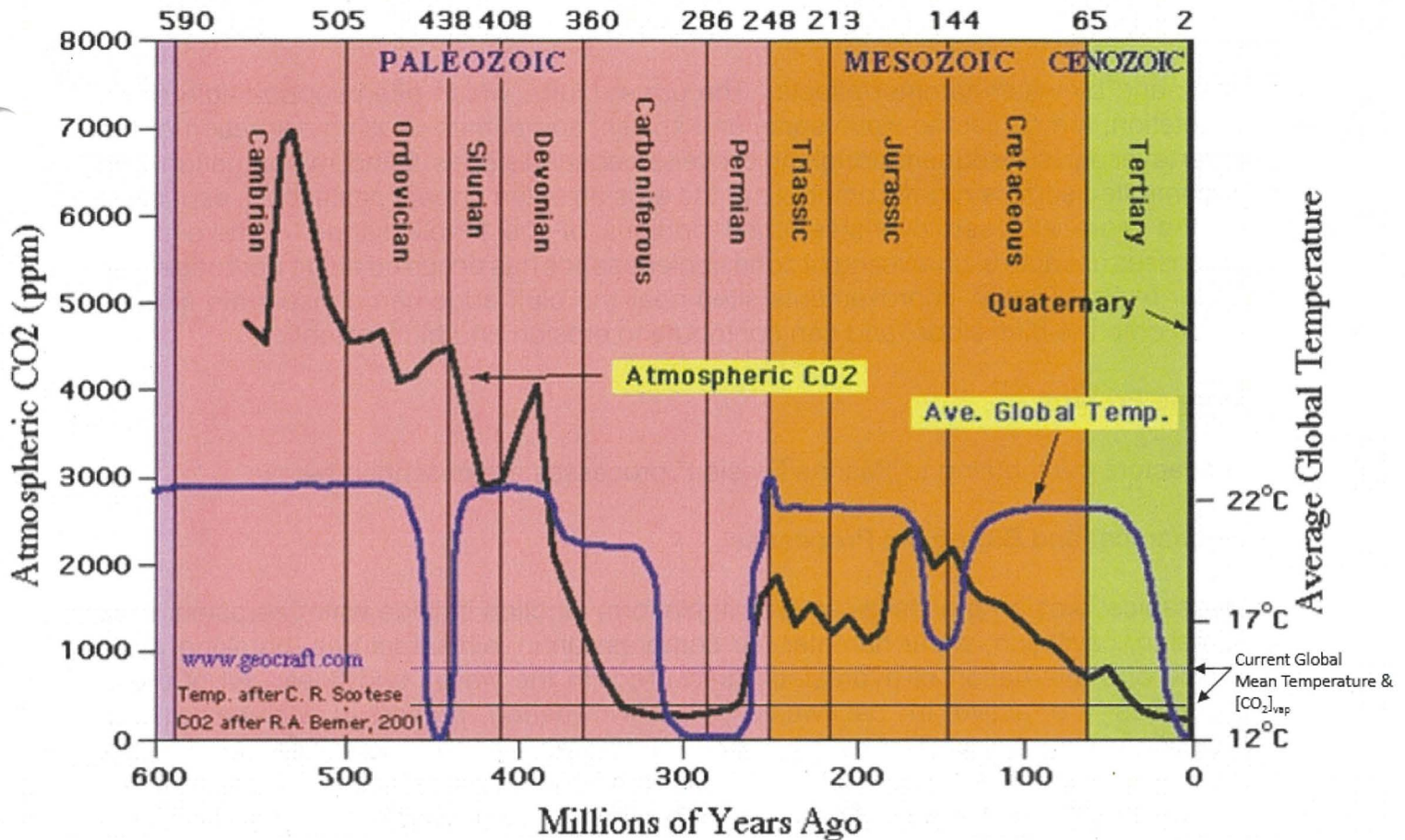
Figure 2 - Sea-Level Change Curve

The SLR curve developed above was generated from data derived from Gauge:9410230, La Jolla, California, using the Sea-level Change Curve Calculator. While the curve appears more asymptotic near the 2100 year-end, there are three major breaks in slope that align in a curvilinear fashion over a 75 year design life: from the year 2019 to the year 2055; from

2056 to 2080, and from 2081 to 2094 (the end of the design life). These three linear portions are discussed further, later in the text.

Computer climate models make an enormous range of assumptions and have not been able to accurately predict short-term observed climate changes. These models use assumptions that are manipulated, and parameters that are adjusted to produce a range of SLR scenarios. Whether all this tampering and adjusting really collectively add up to a realistic representation of the atmosphere is open to conjecture. The most current EPA global sea level rise prediction is available on their website. The EPA approximate range for global sea level rise in 2100 is 0.2 meters (0.6 feet) to 2.0 meters (6.56 feet) above present seal level (NOAA, 2017).

Recently adopted guidelines by the California Coastal Commission (2018), indicate that the planning scenario for a “medium-high risk aversion” (based on greenhouse gas emissions), should be considered, and further point out that the high risk scenario follows current greenhouse emissions tracking. CCC (2018) indicates that this range of SLR is the “best available science” in spite of the lack of scientific consensus. In fact, CO₂ has a 140 million year trend of decreasing atmospheric concentration (Berner, 2001; Wrightstone, 2017), to historic and current levels ($\pm 285-405$ ppm), as indicated on Figure 3, below. The predicted large rise in sea level comes from computer climate models predicated on greenhouse gas emissions (primarily CO₂, which comprises a mere ± 6 percent of all greenhouse gasses) causing global temperature to rise (rather than the other way around), regardless of the dubious correlation of that relationship during geologic time (see Figure 3). Clearly, as indicated previously, other natural cyclic factors, besides atmospheric carbon, influence earth temperatures and global warming. Again, these natural cycles did not just suddenly halt at the commencement of the Industrial Revolution. Regardless, using the CCC guidance document (CCC, 2018), the “Medium-High risk aversion scenario” (equivalent to 0.5% probability that SLR exceeds this amount), yields an approximate sea level rise in 2100 of 7.1 feet above current sea level. Extrapolating for a 75-year design life, this is equivalent to about 6.3 feet above current sea level at La Jolla (closest available projection in CCC [2018]).



Berner RA and Kothavala Z. 2001. GEOCARB III: A revised model of atmospheric CO₂ over Phanerozoic time. *American Journal of Science*. 301: 182-204

Figure 3 - Geologic Timescale: Concentration of CO₂ and Temperature Fluctuations

Based upon the available information, the use of a 6.3-foot rise in sea level over the design life of the improvements to the property is conservative (0.5% probability that SLR exceeds this amount [CCC, 2018]). Due to the relatively high elevation of the proposed development (approximately ±64 feet NAVD88), it is considered reasonably safe from coastal hazards including shoreline erosion, wave attack, wave overtopping and coastal flooding, even with a conservative sea level rise of 6.3 feet over the 75-year life of the development (0.5% probability that SLR exceeds this amount, per CCC[2018]), from 2019 to 2094 (year 2094 extrapolated from 2090 to 2100 data).

HISTORIC COASTAL-BLUFF RETREAT

Most of San Diego County's coastline has experienced a measurable amount of erosion in the last 75 years, with more rapid erosion occurring during periods of heavy storm surf (Kuhn and Shepard, 1984). The entire base of the sea cliff portion of coastal bluffs is exposed to direct wave attack along most of the coast. The waves erode the sea cliff by impact on small joints/fractures and fissures in the otherwise essentially massive bedrock

units, and by water-hammer effects. The upper bluffs, which often support little or no vegetation, are subject to wave spray and splash, sometimes causing saturation of the outer layer and subsequent sloughing of over-steepened slopes. Wind, rain, irrigation, and uncontrolled surface runoff contribute to the erosion of the upper coastal bluff, especially on the more exposed over-steepened portions of the friable sands. Where these processes are active, unraveling of cohesionless sands has occurred along portions of the upper bluffs. Finally, improvements sited near the bluff edge can concentrate surface runoff onto the bluff slope, and can contribute to erosion and bluff instability.

Marine Erosion

The factors contributing to “Marine Erosion” processes are described below.

Mechanical and Biological Processes

Mechanical erosion processes at the cliff-platform junction include water abrasion, rock abrasion, cavitation, water hammer, air compression in joints/fractures, breaking-wave shock, and alternation of hydrostatic pressure with the waves and tides. All of these processes are active in backwearing. Downwearing processes include all but breaking-wave shock (Trenhaile, 1987). Backwearing and downwearing, by the mechanical processes described above, are both augmented by bioerosion, the removal of rock by the direct action of organisms (Trenhaile, 1987). Backwearing at the site is assisted by algae in the intertidal and splash zones and by rock-boring mollusks in the tidal range. Algae and associated small organisms bore into rock up to several millimeters. Mollusks may bore several centimeters into the rock. Chemical and salt weathering also contribute to the erosion process. At the subject site, there is evidence of backwearing near the toe of the bluff.

Water Depth, Wave Height, and Platform Slope

The key factors affecting the marine erosion component of bluff-retreat are water depth at the base of the cliff, breaking wave height, and the slope of the shore platform. Along the entire coastline, the sea cliff is subject to periodic attack by breaking and broken waves, which create the dynamic effects of turbulent water and the compression of entrapped air pockets. When acting upon a jointed and fractured sea cliff, the “water-hammer” effect tends to cause hydraulic fracturing which exacerbates sea cliff erosion. Erosion associated with breaking waves is most active when water depths at the cliff-platform junction coincide with the respective critical incoming wave height, such that the water depth is approximately equal to 1.3 times the wave-height. However, as stated before, the presence of the broad and elevated (above the water at lowest tides) shore platform significantly reduces the marine erosion in the site area as compared to other areas in the Encinitas and Solana Beach areas.

Marine Erosion at the Cliff-Platform Junction

The cliff-platform junction contribution to retreat of the overall sea cliff is from marine erosion, which includes mechanical, chemical, and biological erosion processes. Marine erosion, which operates horizontally (backwearing) on the cliff as far up as the top of the splash zone, and vertically (downwearing) on the shore platform (Emery and Kuhn, 1980; Trenhaile, 1987). Backwearing and downwearing typically progress at rates that will maintain the existing gradient of the shore platform.

Subaerial Erosion

“Subaerial Erosion” processes are discussed as follows:

Groundwater

The primary erosive effect of groundwater seepage upon the formational materials at the site is spring sapping, or the mechanical erosion of sand grains by water exiting the bluff face. Chemical solution; however, is also a significant contributor (especially of carbonate matrix material). As indicated previously, as groundwater approaches the bluff, it infiltrates near-surface, stress-relief, bluff-parallel joints/fractures, which form naturally behind and parallel to the bluff face. Hydrostatic loading of bluff parallel (and sub-parallel) joints/fractures is an important cause of block-toppling on steep-cliffed lower bluffs (Kuhn and Shepard, 1980). During our review of oblique aerial photographs, generally, GSI observed no evidence of groundwater seepage near the toe of the bluff or in the bluff face; however, occasionally there was a hint of nearby vegetation at the base of the bluff (seeking fresh water), and this was considered in our slope stability analyses.

Slope Decline

The process of slope decline consists of a series of steps, which ultimately cause the bluff to retreat. The base of the bluff is first weakened by wave attack and the development of wave cut niches and/or sea caves, and bluff parallel tension joint/fractures. As the weakened sea cliff fails by blockfall or rockfall, an over-steepened bluff face is left, with the debris at the toe of the sea cliff. Ultimately, the rockfall/blockfall debris is removed by wave action, and the marginal support for the upper bluff is thereby removed. Progressive surficial slumping and failure of the bluff will occur until a condition approaching the angle of repose is established over time, and the process begins anew. In the region, upper bluffs with slope angles in the 35 to 45 degrees range may indicate ages in the 75- to 100-year range. Steeper slopes indicate a younger age. Slopes angles at the site range from about 45 degrees (upper bluff [old paralic deposits]) to 80+ degrees (lower bluff [Torrey Sandstone]), indicating a relatively young age at the base of the bluff (i.e., 5 to 40 years), which is generally typical of active erosion.

Surface Drainage

Uncontrolled concentrated surface drainage can result in significant upper bluff erosion. Improvements, such as patios and other hardscape, located at, or adjacent to, the bluff top can result in the creation of water paths that concentrate surface water runoff toward the bluff edge. In addition, drains, gutters, and downspouts often become clogged with vegetation during torrential rains which results in concentrated uncontrolled surface water runoff over the bluff. These “top down” type bluff failures are characterized by small “V” shaped erosion gullies, a few feet across, that extend down the bluff face but terminate above the wave runup line.

Wave-induced marine erosion is characterized by wave notching at the bluff face resulting in failures originating from the bottom of the bluff upward. Based on site observations and our review of oblique aerial photographs available on the California Coastal Records Project website, there appears to be some notching along the toe of the bluff. Thus, the potential for toppling failures to occur in this area are higher than the portion of the bluff near the northwesterly property corner.

Historic Coastal Bluff Retreat Summary

Numerous studies have been undertaken to analyze coastal bluff retreat along the Encinitas and Solana Beach coastline. However, an in-depth regional study consists of a 1999 assessment by Benumof and Griggs (1999). This study presents erosion rates for coastal bluffs in different sections of the San Diego County coastline. The erosion rates published by these workers were obtained by analyzing a combination of factors including overall rock mass strengths obtained through Schimdt Hammer testing; visual assessments of joint spacing and width; earth material weathering and fatigue; groundwater seepage; and wave impact at the sea cliff. These data were compared to the bluff edge locations observed in soft-copy photogrammetric images of the coast for the years 1932, 1949, 1952, 1956, and 1994 as well as more recent bluff edge locations surveyed with global positioning instruments. However, their analysis did not include the site or any of the properties that are located behind the broad shore platform known as Table Top Reef.

For 475 Pacific Avenue, TerraPacific (2015) obtained an average retreat rate of 0.27 feet/yr over a 62-year period, from 1932 through 1994, based on Benumof and Griggs (1999) retreat rates correlated with aerial photographs they reviewed. More recently, USACE (2012) provided a retreat rate for the 7th and 8th reaches of their study, which included the subject site, of 0.112 to 0.116 ft/yr, or about 0.114 ft/yr.

To provide a site specific historical rate of retreat, GSI examined aerial photographs of the site (see Appendix A), from the 48 year period of 1953 to 2001, in which about 9 feet of bluff was eroded during that time. This yields a site-specific historical retreat rate of 0.1875 ft/yr. For conservatism, GSI has utilized an average historical retreat rate of 0.27 feet/year for this site.

FUTURE LONG-TERM BLUFF RETREAT RATE

Assuming an increased retreat rate in the future, per CCC guidelines, the rate should transition from the current rate to the future rate. To account for the possible added effects from SLR over the aforementioned time period, GSI has reasonably assumed that the rate of bluff retreat over the next 75 years should be similar to the past, for several reasons: 1) as sea level rises, the cemented bedrock portion of the bluff is occasionally impacted by waves, as it is now, and should have very little effect on Bluff Retreat (see Plate 1); 2) the plots of SLR approach asymptotic near the end of the 75-year design life; and 3) in contrast, the SLR curves are much more linear toward the beginning of the design life.

Additionally, we point out that rather than becoming inundated by SLR, the shoreline and near-shore will readjust to the new sea level over time such that waves and tides will see the same profile that exists today. This is the principle of beach equilibrium (Dean, 1990), and is the reason why we have shorelines today, even though sea level has risen over 300 feet in the last $\pm 20,000$ years. Thus, it can be expected that under most normal conditions, incoming waves will break and their energy will attenuate before hitting the bluff. Under high tides/storm conditions, incoming waves will impact similar bluff materials as they do at present, only at a slightly higher elevation within the bluff profile (see Plate 1).

Simplified Numerical Model of Shoreline Evolution

GSI understands that the CCC now observes the simplified numerical models developed by Ashton, et al. (2011) and Young, et al. (2013) as tools for assessing the long-term retreat of coastal bluffs relative to current SLR projections. These simplified models build upon and generally follow the core principles of the Soft Cliff and Platform Erosion (SCAPE) developed by Walkden and Hall (2005) and Walkden and Dickson (2008). SCAPE consists of a two-dimensional/quasi three-dimensional modeling tool used to replicate the geomorphic evolution of eroding soft rock shorelines (including platform, beach, waves, tides, cliff, and engineering interventions) over timescales of years to millennia.

Unlike the SCAPE model, which uses randomly determined wave inputs, fluctuating tidal cycles, and heterogeneous erosion relationships, the simplified numerical models fit these parameters into a "zone" of wave-induced erosion concentrated around sea level and with predetermined vertical range, and erosive potential. In other words, the vertical range of erosion is representative of both the tidal range and the varying heights of incoming waves. Within the tidally averaged surf zone, the bedrock profile is eroded at a rate proportional to its slope. Points above the zone of active marine erosion stay landward of the top of the wave-cut platform, thus, maintaining an arbitrarily vertical cliff. The bedrock shore profile located below the zone of wave attack does not change within the model configuration; and therefore, are representations of abandoned relict slopes. The model is carried out by raising sea level at a constant rate that is varied between simulations.

The simplified model produces a dynamic equilibrium profile of an eroded shoreline, similar to the SCAPE model, whereby the erosion rate is a function of the velocity of cliff

retreat. More specifically, the model initially shows a direct relationship between erosion and SLR, but for higher rates of SLR, the erosion rates begin to diminish as the equilibrium erosion profile steepens.

The simplified numerical model (“SCAPE”) equation is defined as:

$$R_2 = R_1 (S_2/S_1)^m$$

Where: R_2 = Future retreat rate
 R_1 = Historical retreat rate
 S_1 = Historical rate of sea level rise
 S_2 = Future rate of sea level rise
 m = Site-specific response parameter

According to Ashton, et al. (2011), the parameter “m” is dependent on the feedbacks between the shore profile geometry and erosion. An instant or linear feedback ($m=1$) represents an eroding shoreline where the erosion rate and SLR rate increase linearly. Potential examples of eroding shorelines exhibiting an instant response are dominated by sediment flux gradients and include coasts with bluffs and cliffs with high sediment yields. A negative feedback or nonlinear system ($0 < m < 1$) include eroding shorelines with negative feedbacks, such as high earth material strengths or a protective beach that reduce erosion. Potential examples of negative feedback systems are shorelines dominated by wave-driven erosion, such as rocky shore platforms and coastal bluffs adjacent to low volume beaches. A no feedback system ($m=0$) include eroding shorelines where the magnitude of erosion is independent of SLR. Potential examples of no feedback systems include shorelines comprised of hard rock without shore platforms, shorelines dominated by bioerosion, or shorelines subjected to low wave energy. Lastly, an inverse feedback system ($m < 0$) represents a shoreline where the erosion rates could decrease as SLR rates increase. Potential environments include shorelines subjected to bioerosion and reflective coastal bluffs.

Model Limitations

Ashton, et al. (2011) indicate that the simplified numerical model is limited to evaluating shoreline erosion along rocky coasts with low volume beaches and coastal bluffs that do not contribute significant beach accreting sediment. Moreover, these researchers state that the simplified numerical model is best suited for evaluating shoreline erosion over long timescales, such as millennia, and not appropriate for shorter time periods under the purview of most coastal management applications. Lastly, the simplified numerical model does not consider longshore sediment transport, which can either build or decay protective beaches.

Coastal Bluff Lithology

The lithology of the onsite coastal bluff likely provides the greatest dampening effect on marine erosion. As shown on Plate 1, wave attack will still be focused on the more resistant Torrey Sandstone formation rather than the more erodible old paralic deposits over the design life of the proposed residential structure, even during astronomical high tides. A review of Figures 6(a) and 6(b) in Benumof and Griggs (1999) indicates that the Torrey Sandstone formation within the Solana Beach section (which is near the subject site) exhibited the third highest mean Schmidt Hammer rebound values of their studied San Diego County coastal bluffs. Only coastal bluffs comprised of Cretaceous-age sedimentary bedrock in La Jolla and Sunset Cliffs, and Torrey Sandstone in Encinitas, displayed higher rebound values.

Presence of a Protective Shore Platform

The coastal bluff at the subject site is fronted by a broad shore platform. The platform will attenuate in-coming wave energy prior to impacting the coastal bluff. Most of the time, the beach is much wider than 20 feet, similar to a conditionally decoupled profile model (CDPM) curve BB:0 (see GSI's Figure 4, below [on the following page], which is Figure 12 of Young, et al., 2013). Curve BB:0, which is below the $m = 0.5$ (or $\frac{1}{2}$) curve of the simplified numerical equation, and closer to $m = 0$, near the 2 meter SLR endpoint (when design 6.3 feet of SLR will have occurred). Given the closeness to the BB:0 line, $m = 0.333$ (or $\frac{1}{3}$) appears appropriate for this site.

Sediment Contributions from the Onsite and Nearby Coastal Bluffs

Sieve analysis tests performed on samples of the typical coastal bluff earth materials indicates that the bluff is mostly comprised of sand with little fines (i.e., silt and clay). This is important in that scientific consensus suggests a direct relationship between SLR and bluff erosion. That being said, it should be expected that more frequent bluff erosion caused by accelerating SLR would contribute more sand, originating from the coastal bluff, onto the adjacent beach, thus, enhancing this protective berm and slowing bluff erosion over time.

GSI has evaluated the long-term erosion rate of the coastal bluff at the subject site in light of sea level rise using the simplified numerical model equation described above. The values assigned to the site-specific model equation are summarized as follows.

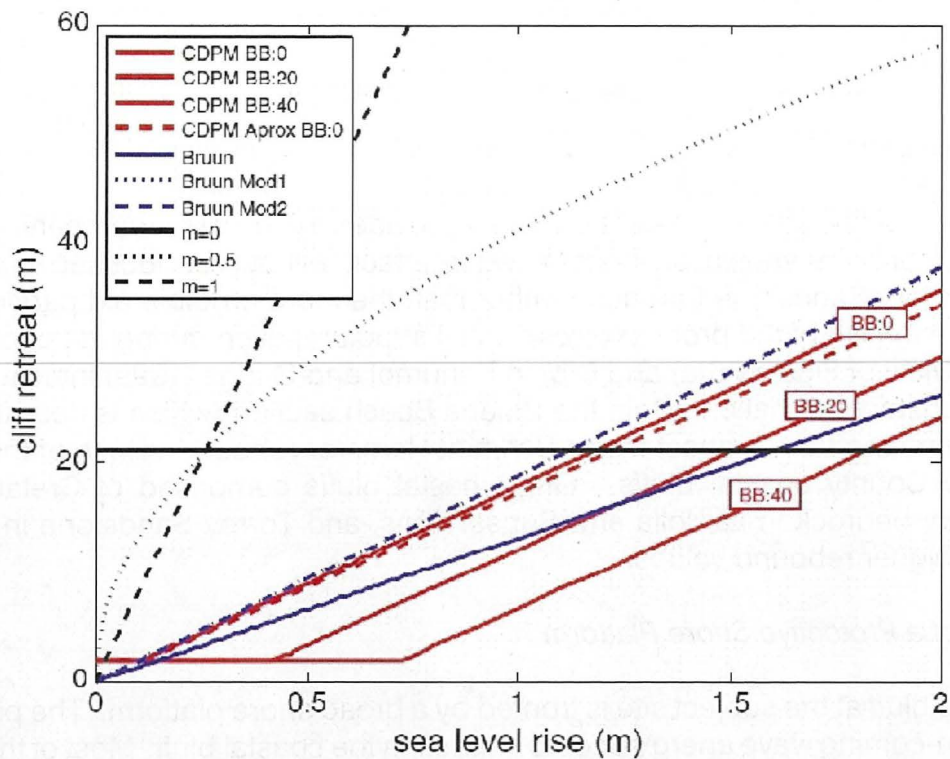


Fig. 12. Comparison of the conditionally decoupled profile model (CDPM) with 0, 20, and 40 m beach buffers (BB) and original Bruun, modified Bruun (Bruun Mod1 and Mod2), no feedback ($m = 0$), approximate SCAPE ($m = 0.5$), and linear extrapolation ($m = 1$). Exponent m models are based on historical cliff and MSLR, while others are sediment balance based.

Figure 4 - Sea Level Rise (meters) and Cliff Retreat (meters)

FUTURE BLUFF RETREAT SUMMARY

The calculated long-term rate of future bluff retreat using the simplified numerical model equation is presented below, based on the aforementioned three curvilinear sections and:

1. Site specific historical rate based on aerial photographs = 0.1875 ft/yr, which GSI conservatively increased to 0.27 ft/yr = R_1 .
2. Avg SLR rate over 87 years (1932 to 2019), based on NOAA (Gloss Station Handbook Scripps Pier, La Jolla) is 2.148 mm/yr = 0.085 inch/yr x 1 ft/12 in = 0.007083 ft/yr = S_1
3. Future SLR rate (2094), under *medium-high risk aversion scenario* = 6.3 ft/75 yrs = 0.084 ft/yr = S_2
4. $m = \frac{1}{3}$

GSI's assignment of the value for the exponent "m" is reasonable based on the broad shore platform and on the response of the onsite coastal bluff to increased rates of SLR such that would lie somewhere between the instant response (m = 1) and no feedback (m=0) systems discussed in Ashton, et al. (2011), and is likely closer to zero.

The three premises discussed previously (see discussion regarding SLR plots and breaks) should largely allow the retreat rate to remain unaffected in reality. However, GSI has reasonably assumed SLR will mimic the historical bluff retreat rate for the next 37 years (through 2055). We have utilized 0.27 ft/yr for this time interval. The erosion rate should marginally increase for the following 25 years (2056-2080), and we have reasonably added 1/3 of the change in erosion rate in 2094, to the initial erosion rate. During the more asymptotic SLR end of the 75-year design life (2081-2094), the bluff retreat rate should mimic the upper bound bluff retreat rate for this reach in Solana Beach, even though only the cemented bedrock would be impacted by SLR. For conservatism, however, we have utilized the "simplified numerical method (SCAPE)" value, for the latter period.

At year 2094, under *medium-high risk aversion scenario (0.5% Probability)*,

$$R_2 = R_1 (S_2/S_1)^m$$

$$R_2 = (0.27 \text{ ft/yr}) (0.084 \text{ ft/yr}/[0.007083 \text{ ft/yr}])^{1/3}$$

$$R_2 = (0.27) (11.86)^{1/3}$$

$$R_2 = (0.27)(2.28) = 0.4275 \text{ ft/yr in the year 2094.}$$

Based on the above, the retreat rate will change from 0.2 to 0.4275 ft/yr, and the difference between the 75-year commencement and end of the design life, $\Delta = 0.158 \text{ ft/yr}$, from 2019 to 2094.

FUTURE BLUFF RETREAT BASED ON SLR CURVE INCREMENTS			
APPLICABLE DATES	BLUFF RETREAT RATE (FT/YR)	DURATION (YEARS)	BLUFF RETREAT (FEET)
2019-2055 (0.27) SLR rate	0.27	37	9.99
2056-2080 (0.27 + 1/3[0.158]= 0.32) increase in SLR rate	0.32	25	8.00
2081-2094 (Calculated SLR rate in 2094)	0.428	13	5.56
Totals		75	23.55

As shown above, the onsite coastal bluff may experience approximately 24 feet of retreat over the 75-year design life of the proposed residential structure. Plate 2 shows the lack of the effects of SLR on the bluff face, along with a hypothetical representation of the eroded coastal bluff profile at the end of 75 years or in the year 2094, based on the ± 24 feet of bluff retreat, with an assumed SLR of 6.3 feet over that interval.

SLOPE STABILITY ANALYSIS

GSI performed slope stability analyses utilizing the geologic conditions we observed in the coastal bluff and as well as those found in the Terra Pacific (2015) borings. Our slope stability analysis also included the shear strength parameters (saturated unit weights, cohesion, friction angle) assigned to the old paralic deposits and Torrey Sandstone routinely utilized in similar studies in the immediate site vicinity. Shear strength parameters assigned to the beach deposits were based on our experience with these earth materials. Our analyses were performed utilizing the two-dimensional slope stability computer program "GSTABL7 v.2" (Gregory, 2013). This program calculates the factor of safety for specified circles or searches for the circular, block, or irregular slip surface having the minimum factor of safety using the Modified Bishop, Simplified Janbu, and General Limit Equilibrium (GLE) methods (Spencer or Morgenstern-Price Methods). Our analyses incorporated the limit-equilibrium approach as modeled in the Modified Bishop and GLE (Spencer's) method. Additional information regarding the methodology utilized in this program is included in Appendix D. Shear strength parameters used in the analysis are also provided in Appendix D.

Geologic Cross-Sections A-A' through C-C' were prepared, and were utilized for the analysis. The location of the Geologic Cross Sections are shown on Plate 1. The geologic cross-sections are provided as Plates 2 through 4.

We modeled the regional water table at near the base of the bluff. GSI also applied uniform loads to model building foundations and the interior slab-on-grade loads in our analysis. For pseudo-static (seismic) analyses, GSI included a seismic coefficient (k) equal to 0.15 which is considered conservative for the site vicinity given the maximum magnitude 7.2 design earthquake along the Rose Canyon fault.

We obtained static and seismic factors-of-safety (FOS) respectively greater than 1.5 and 1.1 for static and seismic conditions for both a failure through the old paralic deposits and gross bluff failure (see Plates D-1 through D-6 in Appendix D). The criteria for bluff setback in Solana Beach is the greater of 40 feet, or $FOS \geq 1.5$, or stable for 75 years (75-year retreat rate). Thus, the existing and proposed residential structure setback would be governed by the 40 foot prescriptive bluff setback.

Lately, as part of the review process for a coastal development permit, the applicant should be aware that the Coastal Commission Staff may require a setback that is a cumulative setback of the combination of the Factor of Safety setback and the erosion rate setback as part of their review of the project. This would ostensibly maintain a cumulative $FOS \geq 1.5$ for the 75-year design life of the project, thus providing confidence that bluff stabilization would not be necessary for the property. However, this assumption is unreasonably conservative. Typically bluff stabilization is allowed when the $FOS \leq 1.2$ (CCC, 2014) intercepts the foundation of the primary structure. To that end, the $FOS \leq 1.2$, and the cumulative $FOS \leq 1.2$ + the 75-year erosion rate setback (although not plotted on Plate 1), would indicate that bluff stabilization should not be necessary for the primary structure or addition, during the design life of the structure, based on the available data.

Surficial Slope Stability

Based on published and accepted erosion rates, our analyses, and our observations, the coastal bluff is inherently surficially unstable. However, based on our aforementioned findings regarding site-specific coastal bluff retreat, the proposed residential structure prescriptively sited 40 feet from the bluff setback line, would not be adversely affected from retreat over its 75-year design life.

PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

Based on our field exploration, laboratory testing, and geotechnical engineering analysis, it is our opinion that the site appears suitable to receive the proposed residential development from a geotechnical engineering and geologic viewpoint, provided that the recommendations presented in this report are properly incorporated into the design and construction phases of site development. The primary geotechnical concerns with respect to the proposed development are:

- Bluff stability and bluff retreat throughout the design life of the proposed improvements.
- The proximity of the site to a corrosive environment (i.e., Pacific Ocean).
- Regional seismic activity.

The recommendations presented herein consider these as well as other aspects of the site. The engineering analyses, performed, and the recommendations presented herein have been completed using the information provided and obtained during our review. In the event that any significant changes are made to proposed site development, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the recommendations of this report are evaluated or modified in writing by this office.

1. Slope stability analysis indicate that the proposed residential structure addition with a prescriptive bluff edge setback of 40 feet, will have code-compliant factors-of-safety against upper bluff and gross bluff failures. In addition, the aforementioned setback distance should provide sufficient protection from coastal bluff retreat over the 75-year design life of the proposed residential structure addition.
2. The proposed project will not directly or indirectly cause, promote, or encourage bluff erosion or failure, either on the site or the adjacent properties.
3. The proposed project will not restrict or reduce public access or beach use.
4. Provided our recommendations are properly implemented, based on the estimated long-term erosion rates reported herein, the proposed residential addition structure

will be safe from bluff failure and erosion over its lifetime, without having to propose any additional bluff stabilization to protect the structure in the future, even with a rise in sea level. This assumes regular and periodic maintenance of the property, and prudent control of surface runoff water.

5. Numerous studies have been undertaken to analyze coastal bluff retreat along the Encinitas and Solana Beach coastline. An in-depth regional study consists of a 1999 assessment by Benumof and Griggs (1999). However, their analysis did not include the site or any of the properties that are located behind the broad shore platform known as Table Top Reef, directly west of the site. For 475 Pacific Avenue, TerraPacific (2015) obtained an average retreat rate of 0.27 feet/yr over a 62-year period, from 1932 through 1994, based on Benumof and Griggs (1999) retreat rates correlated with aerial photographs they reviewed. More recently, USACE (2012) provided a retreat rate for the 7th and 8th reaches of their study, which included the subject site, of 0.112 to 0.116 ft/yr, or about 0.114 ft/yr. To provide a site specific historical rate of retreat, GSI examined aerial photographs of the site (see Appendix A), from the 48-year period of 1953 to 2001, in which about 9 feet of bluff was eroded during that time. This yields a site-specific historical retreat rate of 0.1875 ft/yr. For conservatism, GSI has utilized an average historical retreat rate of 0.27 feet/year for this site.
6. To account for the possible added effects from Sea Level Rise (SLR) over the design life of the project (75 yrs), GSI has reasonably assumed that the rate of Bluff Retreat over the next 36 years (2019-2055), should be similar to the past, for several reasons: 1) as sea level rises, the cemented bedrock portion of the bluff is occasionally impacted by waves, as it is now, and should have very little effect on Bluff Retreat (see Plate 1); and 2) the plots of SLR approach asymptotic near the end of the 75-year design life/year 2100, and are much more linear toward the beginning of the design life. Notwithstanding, for conservatism, GSI has assumed SLR will increase the bluff retreat rate by $\frac{1}{3}$ the change in the rate of bluff retreat in the year 2094, for the 30-year period of 2049-2079, although the premises discussed above will still largely allow the retreat rate to remain unaffected in reality. During the postulated asymptotic SLR end of the 75-year design life (2079-2094), GSI has assumed that the bluff retreat rate will be that of the year 2094, even though only the cemented bedrock would be impacted by SLR (see Plate s 1 through 4), as it is now. These are equivalent to bluff retreat rates of 0.27 ft/yr from 2019-2049, 0.32 ft/yr for 2050-2079, and 0.428 ft/yr for 2080-2094, hypothetically being influenced by SLR of 6.3 feet. The rates are discussed further herein.
7. The proposed development is at low risk for tsunami inundation. However, the coastal bluff descending from the site is located within a tsunami inundation zone, and could experience some erosion from a tsunami impact. The effects from a tsunami would be generally similar to those created by storm waves.
8. Adverse geologic features that would preclude project feasibility were not encountered.

9. In general, the site is mantled by localized areas of undocumented fill and colluvium (topsoil). These surficial soil units are underlain by Quaternary-age old paralic deposits (formerly termed "Terrace Deposits"), which in turn, are underlain by sedimentary bedrock belonging to the Tertiary Torrey Sandstone Formation. Transient beach deposits exist at the toe of the bluff, also underlain by Torrey Sandstone.
10. The regional groundwater table is considered nearly coincident with sea level. A review of oblique aerial photographs (Appendix A), did not indicate groundwater perched on the top of the Torrey Sandstone exposed in the bluff, as far back as 1972. However, some seepage was inferred within the Torrey Sandstone on the bluff face. Notwithstanding, regional groundwater is not anticipated to significantly affect the proposed site development.
11. Due to its location within a seismically active region, the site could experience moderate to strong ground shaking over the life of the development.
12. The seismic acceleration values provided herein should be considered during the design of any future development. The adverse effects of seismic shaking on the structure(s) will likely be wall cracks, some foundation/slab distress, and some seismic settlement. However, it is anticipated that the structure will be repairable in the event of the design seismic event. This potential should be disclosed to all interested/affected parties.
13. The recommendations presented in this report should be incorporated into the design and construction considerations of the project.

PLAN REVIEW

Final project plans (grading, precise grading, foundation, retaining wall, landscaping, etc.), should be reviewed by this office prior to construction, so that construction is in accordance with the conclusions and recommendations of this report. Based on our review, supplemental recommendations and/or further geotechnical studies may be warranted.

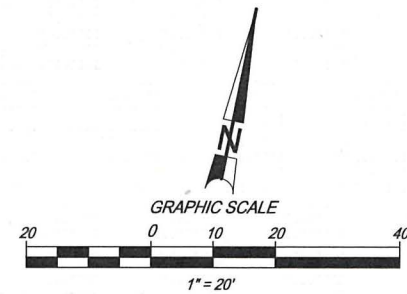
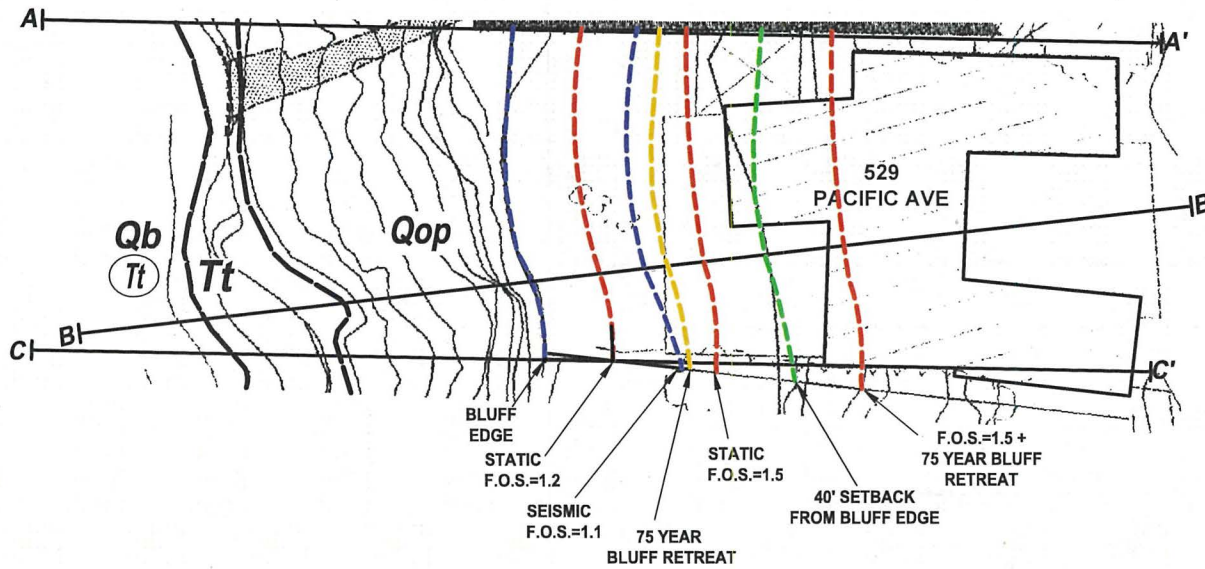
LIMITATIONS

The materials encountered on the project site and utilized for our analysis are believed representative of the area; however, soil and bedrock materials vary in character between excavations and natural outcrops or conditions exposed during mass grading. Site conditions may vary due to seasonal changes or other factors.

Inasmuch as our study is based upon our review and engineering analyses and laboratory data, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice, and no warranty, either express or implied, is given. Standards of practice are subject to change with time. GSI assumes no responsibility or liability for work or testing performed by others, or their inaction; or work performed when GSI is not requested to be onsite, to evaluate if our recommendations have been properly implemented. Use of this report constitutes an agreement and consent by the user to all the limitations outlined above, notwithstanding any other agreements that may be in place. In addition, this report may be subject to review by the controlling authorities. Thus, this report brings to completion our scope of services for this portion of the project.

GSi LEGEND

- Qb** — QUATERNARY BEACH DEPOSITS
- Qop** — QUATERNARY OLD PARALIC DEPOSITS, CIRCLED WHERE BURIED
- Tt** — TERTIARY TORREY SANDSTONE, CIRCLED WHERE BURIED
- ? -** — APPROXIMATE LOCATION OF GEOLOGIC CONTACT, QUERIED WHERE UNCERTAIN
- C C'** — APPROXIMATE LOCATION OF GEOLOGIC CROSS SECTION



ALL LOCATIONS ARE APPROXIMATE

This document or file is not a part of the Construction Documents and should not be relied upon as being an accurate depiction of design.

BASE MAP FROM:

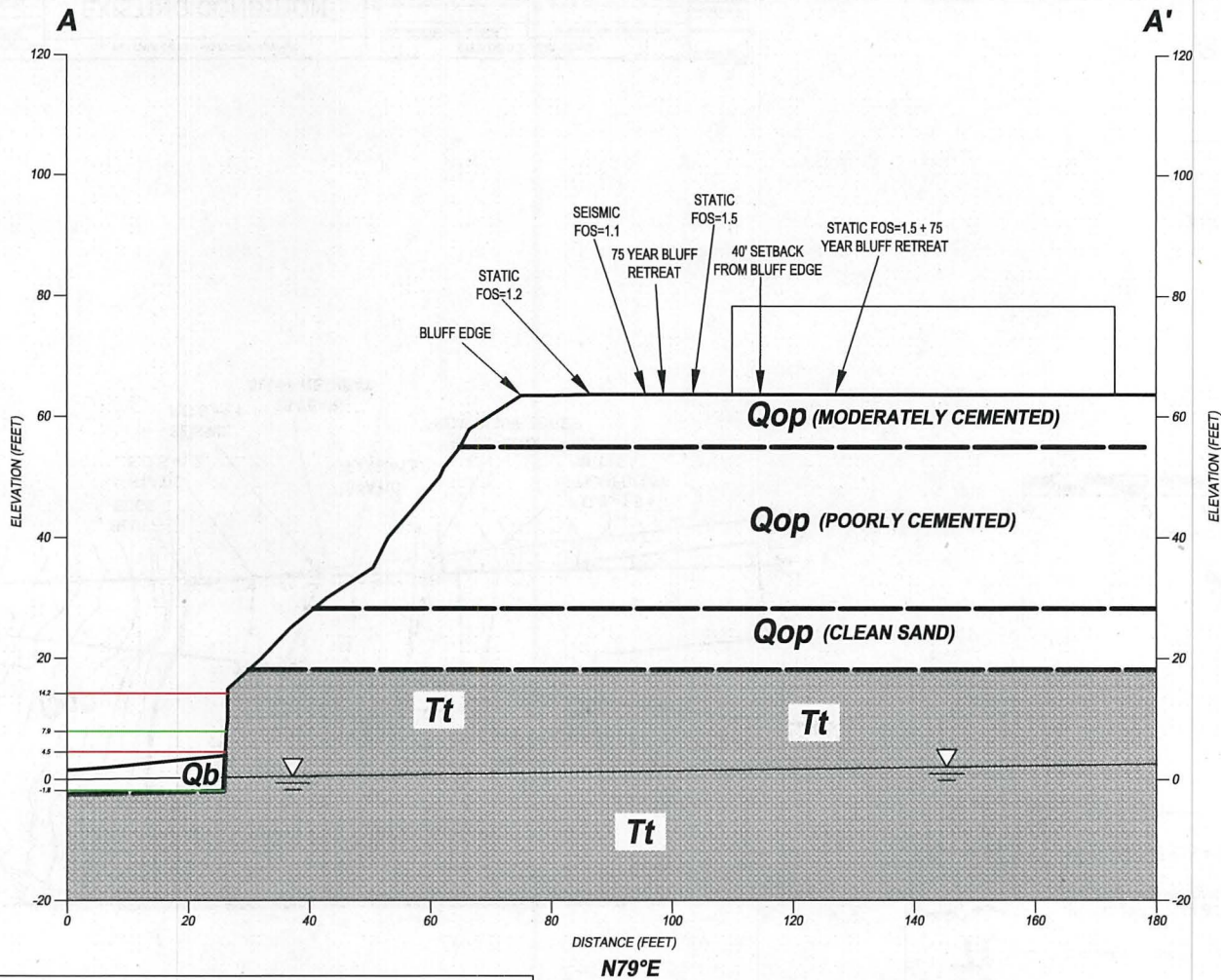
GROUP DELTA CONSULTANTS, INC. ENGINEERS & GEOLOGISTS 4450 SANDY CREEK ROAD, SUITE 108 SAN DIEGO, CALIFORNIA 92123 (619) 512-1777	REVISIONS				SEA CAVE INFILL - 533 PACIFIC AVENUE	CITY OF SOLANA BEACH		DRAWING NO. sheet E of 5 12-8-08 200' OF PRINT
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EXISTING CONDITION

BLUFF RETREAT MAP

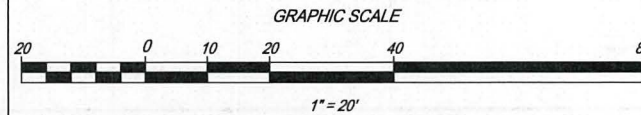
Plate 1

W.O. S7719-A-SC DATE: 10/19 SCALE: 1" = 20'



GSI LEGEND

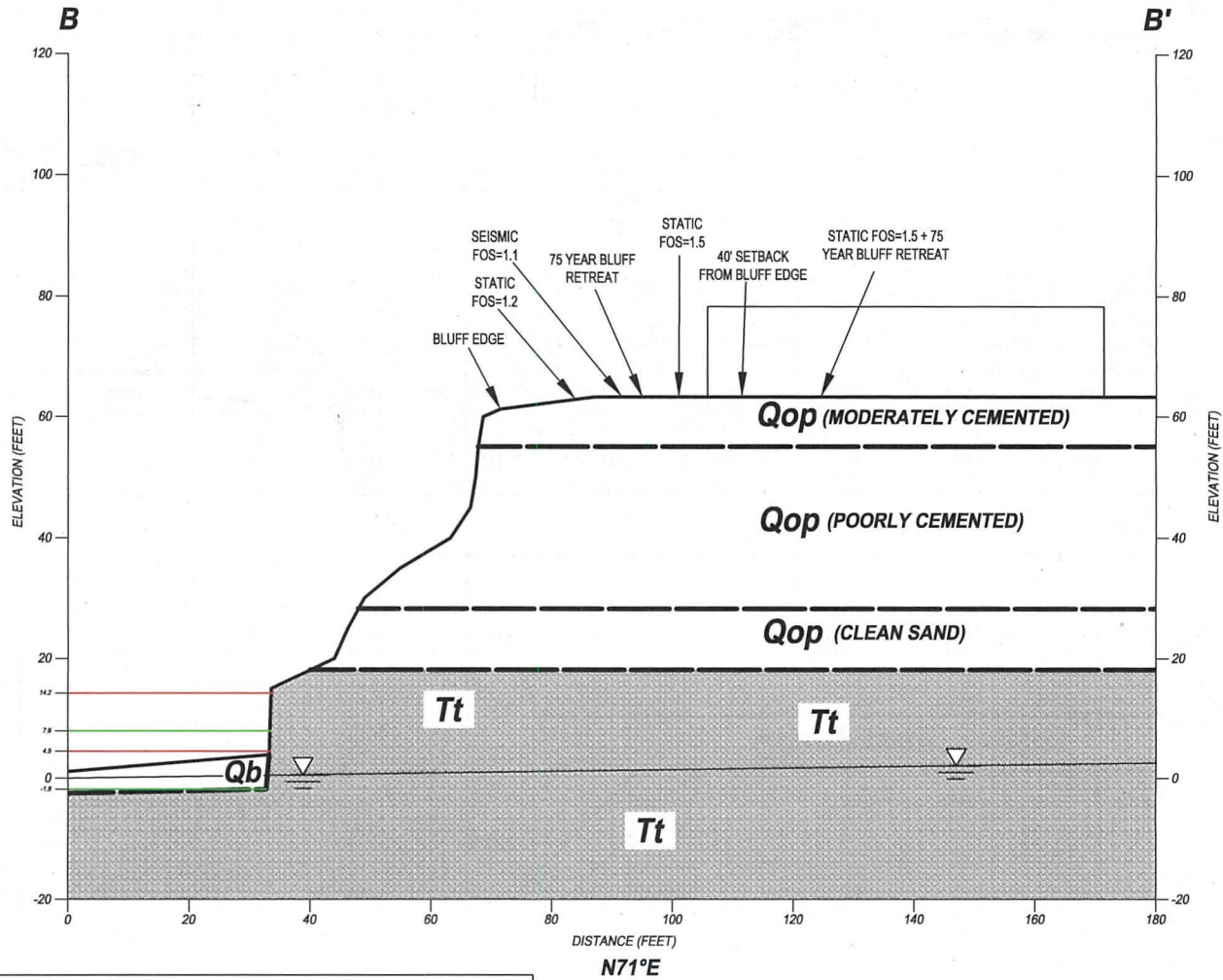
- Qb** — QUATERNARY BEACH DEPOSITS
- Qop** — QUATERNARY OLD PARALIC DEPOSITS
- Tt** — EOCENE TORREY FORMATION
- ?-** — APPROXIMATE LOCATION OF GEOLOGIC CONTACT, QUERIED WHERE UNCERTAIN
- APPROXIMATE GROUNDWATER ELEVATION
- APPARENT DIP OF BEDDING
- CURRENT TIDAL RANGE 2019
- TIDAL RANGE 2094 W/ 0.5% PROBABILITY OF EXCEEDANCE W/ 6.3 FT SLR (75 YEARS)



**GEOLOGIC CROSS SECTION
A-A'**

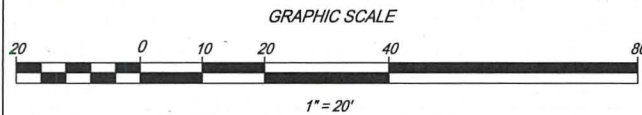
Plate 2

W.D. S7719-A-SC DATE: 10/19 SCALE: 1" = 20'



GSI LEGEND

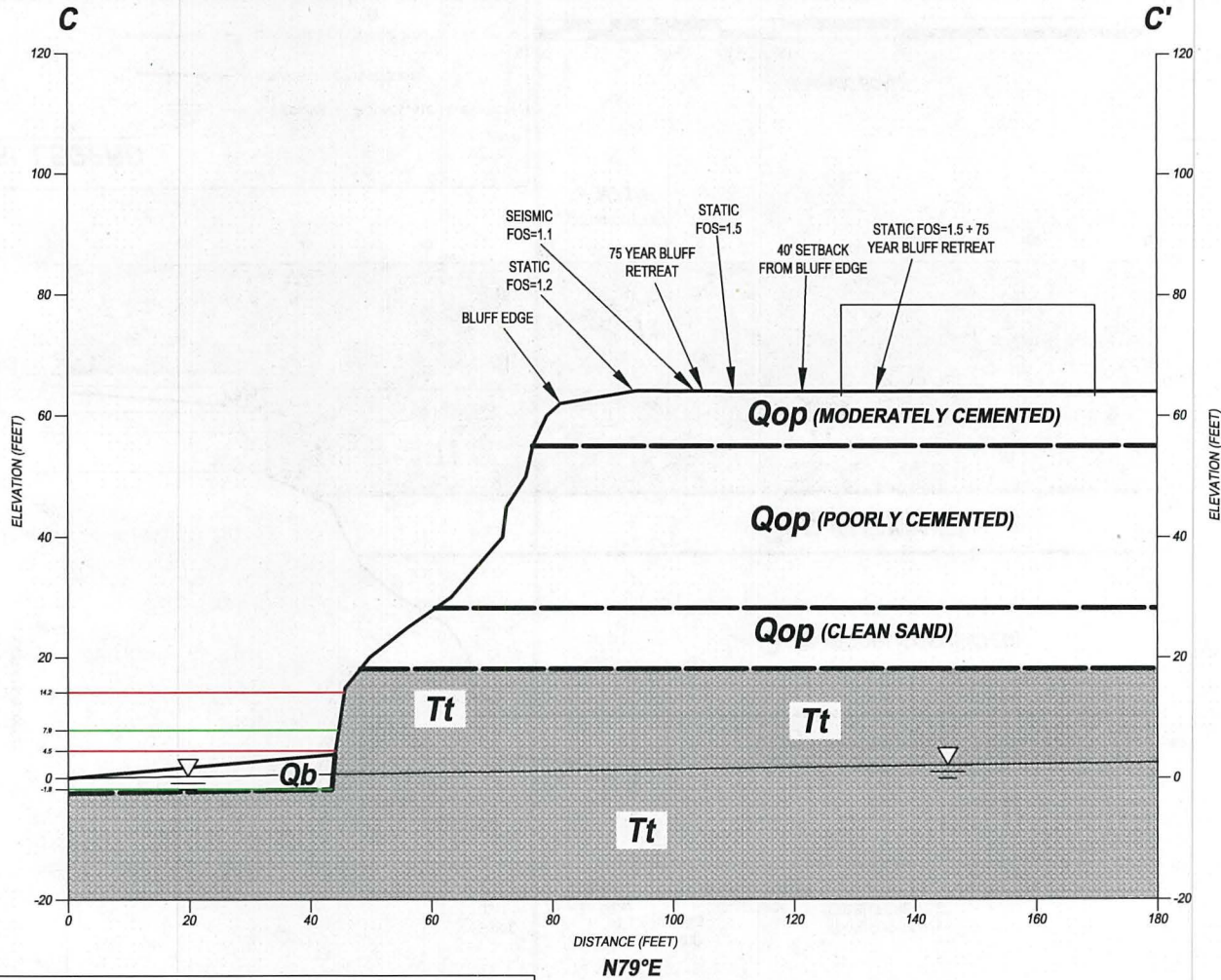
- | | |
|---|---|
| Qb — QUATERNARY BEACH DEPOSITS | — APPROXIMATE GROUNDWATER ELEVATION |
| Qop — QUATERNARY OLD PARALIC DEPOSITS | — APPARENT DIP OF BEDDING |
| Tt — EOCENE TORREY FORMATION | — CURRENT TIDAL RANGE 2019 |
| — APPROXIMATE LOCATION OF GEOLOGIC CONTACT, QUERIED WHERE UNCERTAIN | — TIDAL RANGE 2094 W/ 0.5% PROBABILITY OF EXCEEDANCE W/ 6.3 FT SLR (75 YEARS) |



**GEOLOGIC CROSS SECTION
B-B'**

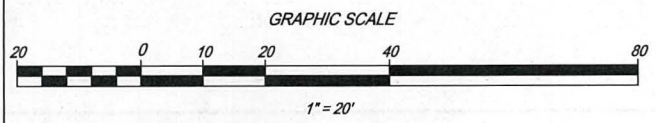
Plate 3

W.O. S7719-A-SC DATE: 10/19 SCALE: 1" = 20'



GSI LEGEND

- Qb** — QUATERNARY BEACH DEPOSITS
- Qop** — QUATERNARY OLD PARALIC DEPOSITS
- Tt** — EOCENE TORREY FORMATION
- ?-** — APPROXIMATE LOCATION OF GEOLOGIC CONTACT, QUERIED WHERE UNCERTAIN
- APPROXIMATE GROUNDWATER ELEVATION
- APPARENT DIP OF BEDDING
- CURRENT TIDAL RANGE 2019
- TIDAL RANGE 2094 W/ 0.5% PROBABILITY OF EXCEEDANCE W/ 6.3 FT SLR (75 YEARS)



**GEOLOGIC CROSS SECTION
C-C'**

Plate 4

W.O. S7719-A-SC DATE: 10/19 SCALE: 1" = 20'

APPENDIX A
REFERENCES

APPENDIX A

REFERENCES

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STEREOSCOPIC AERIAL PHOTOGRAPHS

Source	Flight Date	Photo No.	Flight Line	Approx. Scale
UCSB Library	5-29-2001	C15-16 & C15-17	CCC-BQK	1:24,000
UCSB Library	4-11-1953	79 & 78	AXN	1:24,000
UCSB Library	2-27-1932	66 & 67	C-1980	1:18,00

Subsurface Boring Log

Boring No: B-1

Project No: 15082 Project Name: Mansukhani Residence Location: 475 Pacific Avenue - Northwest Corner of Building Sample Method: Modified California Sampler Instrumentation: None installed Elevation: --	Date: 6/12/15 Logged By: D. Thomas Drilling Company: Native Drilling Driller: Steve Drill Rig Type: Tripod Hammer Wt. & Drop: 140 lbs. for 30"
--	---

Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
0		From 0.0', Concrete, minimum 5 1/2", maximum 5 3/4", 8" diameter		Bulk	--	--	--
0.5		FILL: From 0.5', Silty sand, medium brown, slightly moist, loose to medium dense, with organics, some gravel clasts		Ring	14/22/29	103.9	4.9
0.8		NATIVE (Old Paralac Deposits, Unit 6): From 0.8', Silty to clayey sandstone, light brown to light reddish brown, dry to slightly moist, hard, fine grained, red to orange oxidation staining, moderately cemented		Ring	19/22/33	106.4	4.5
8.0		From 8.0', Sandstone, tan to light gray, slightly moist, hard, fine to medium grained, poorly cemented, highly friable		Ring / Bulk	20/27/39	104.7	1.8
15.0		@ 15.0', Loose, poorly cemented		Ring (NR)	13/20/25	--	--
				Ring	10/19/32	98.9	2.0
20.0				Ring	13/23/34	101.7	2.2
25.0				Ring (NR)	13/26/36	--	--
				Ring	19/25/41	102.4	2.5
30							

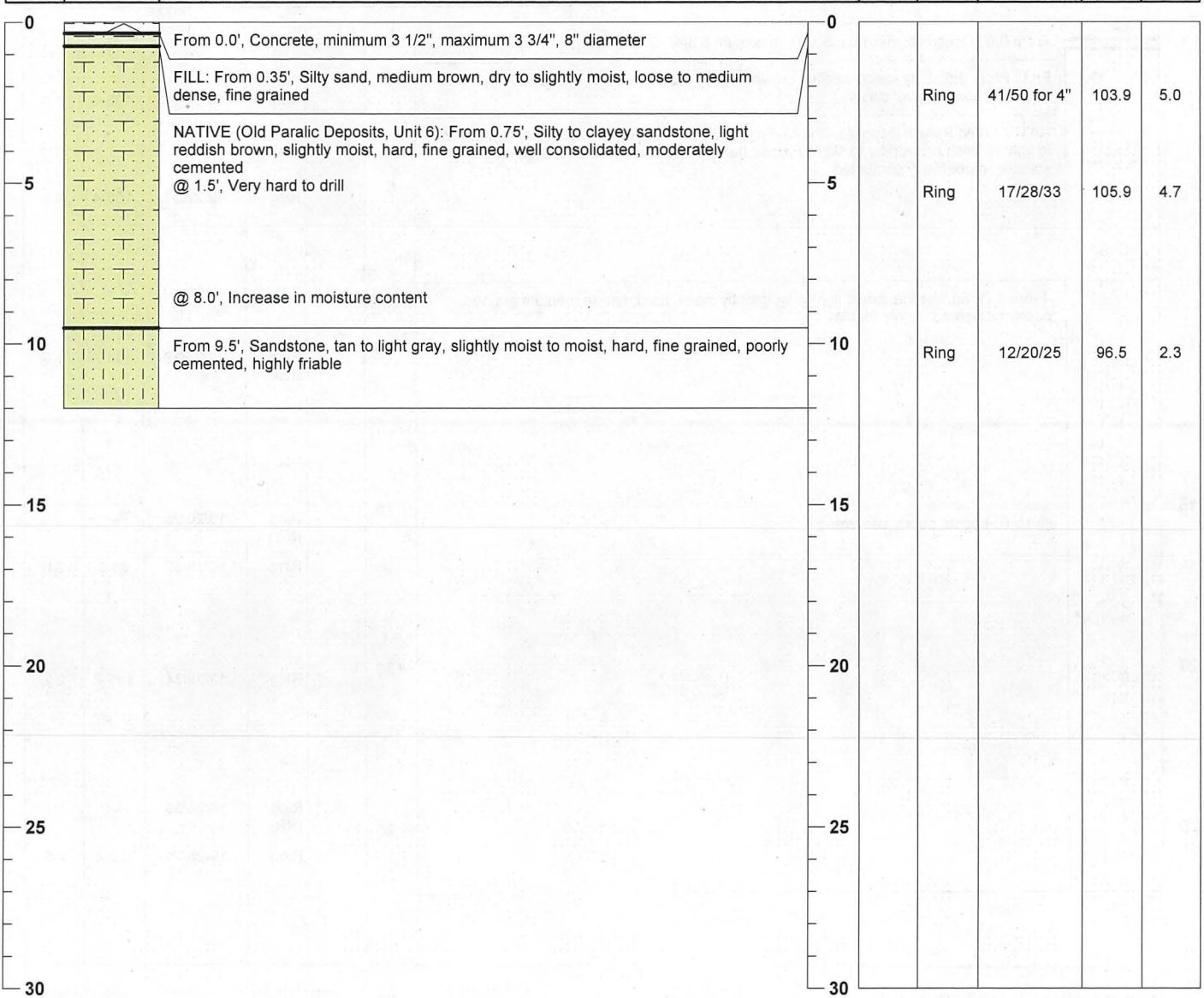
Total Depth: 27.0' Water: No Caving: No Hole Diameter: 6"	Boring B-1 Page 1 of 1
--	--

Subsurface Boring Log

Boring No: B-2

Project No: 15082 Project Name: Mansukhani Residence Location: 475 Pacific Avenue - Southeast Corner of Building Sample Method: Modified California Sampler Instrumentation: None installed Elevation: --	Date: 6/12/15 Logged By: D. Thomas Drilling Company: Native Drilling Driller: Steve Drill Rig Type: Tripod Hammer Wt. & Drop: 140 lbs. for 30"
--	---

Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
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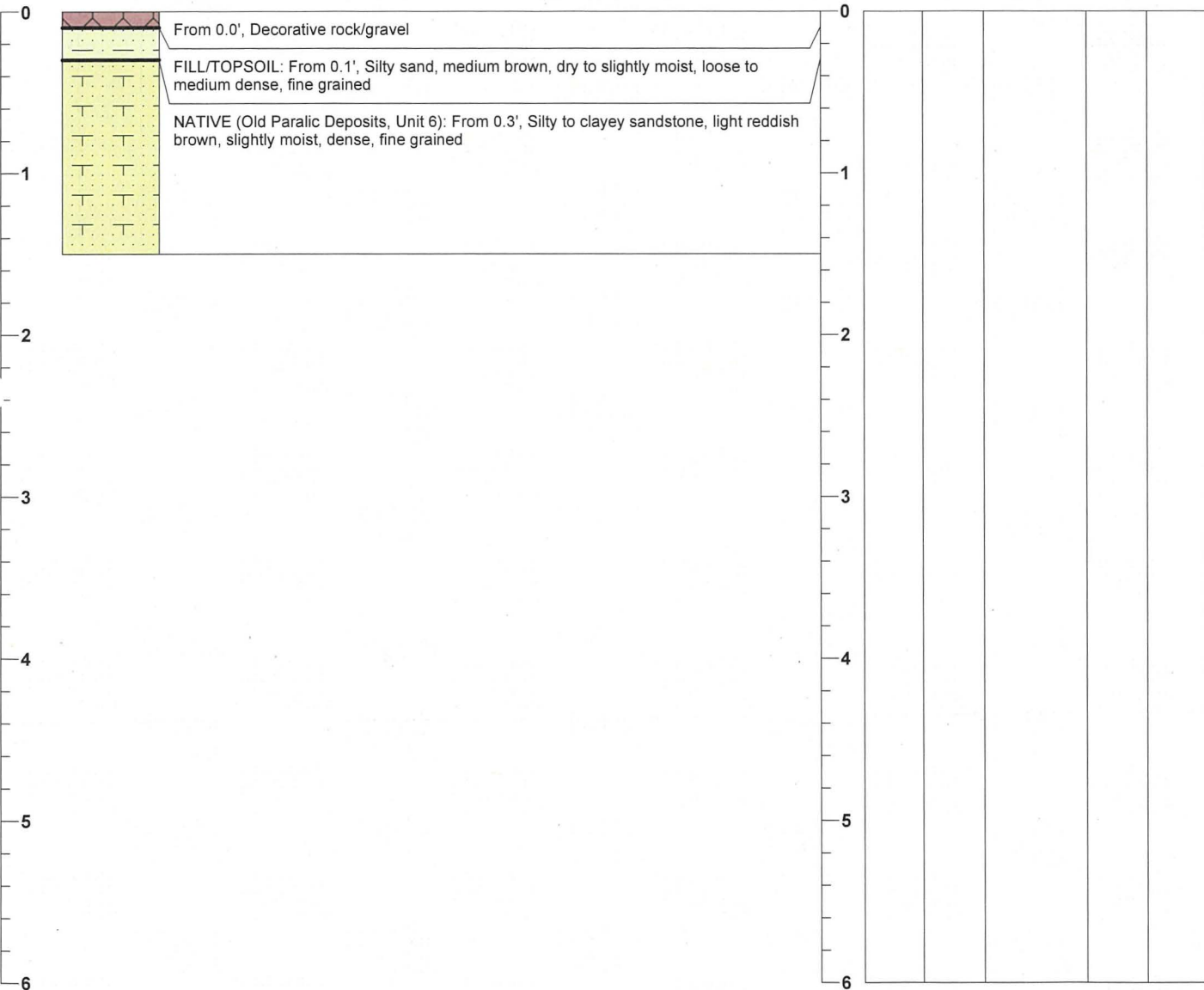
Total Depth: 12.0' Water: No Caving: No Hole Diameter: 6"	Boring B-2 Page 1 of 1
--	--

Test Pit Log

Test Pit No: T-1

Project No: 15082	Date: 6/12/15
Project Name: Mansukhani Residence	Logged By: D. Thomas
Location: 475 Pacific Avenue - Southeast Corner of Building	Excavating Company: Native Drilling
Sample Method: --	Excavator: Steve
Instrumentation: None installed	Excavation Method: Hand labor
Elevation: --	Hammer Wt. & Drop: --

Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts	Dry Density (pcf)	Moisture (%)
------------	-----------	-----------------------	------	-------------	-------------	-------------------	--------------



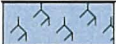
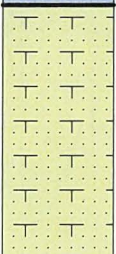
Total Depth: 1.5' Water: No Caving: No Footing Dimensions: 18"	Test Pit T-1 Page 1 of 1
---	--

Test Pit Log

Test Pit No: T-2

Project No: 15082 Project Name: Mansukhani Residence Location: 475 Pacific Avenue - Southwest Corner of Building Sample Method: -- Instrumentation: None installed Elevation: --	Date: 6/12/15 Logged By: D. Thomas Excavating Company: Native Drilling Excavator: Steve Excavation Method: Hand labor Hammer Wt. & Drop: --
---	--

Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts	Dry Density (pcf)	Moisture (%)
------------	-----------	-----------------------	------	-------------	-------------	-------------------	--------------

0		TOPSOIL: From 0.0', Silty sand, medium brown, dry, loose, fine grained, with organics					
1		NATIVE (Old Paralic Deposits, Unit 6): From 0.3', Silty to clayey sandstone, light reddish brown, dry to slightly moist, dense, fine grained, with organics, roots, and rootlets					
2							
3							
4							
5							
6							

Total Depth: 1.6' Water: No Caving: No Footing Dimensions: 18"	Test Pit T-2 Page 1 of 1
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APPENDIX C
SEISMICITY DATA

TEST.OUT

```
*****  
*  
*   E Q F A U L T   *  
*  
*   Version 3.00   *  
*  
*****
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DETERMINISTIC ESTIMATION OF
PEAK ACCELERATION FROM DIGITIZED FAULTS

JOB NUMBER: S7719

DATE: 10-22-2019

JOB NAME: Pollack

CALCULATION NAME: Test Run Analysis

FAULT-DATA-FILE NAME: C:\EQ\EQFAULT\CGSFLTE.DAT

SITE COORDINATES:

SITE LATITUDE: 32.9988
SITE LONGITUDE: 117.2771

SEARCH RADIUS: 63 mi

ATTENUATION RELATION: 11) Bozorgnia Campbell Niazi (1999) Hor.-Pleist. Soil-Cor.
UNCERTAINTY (M=Median, S=Sigma): S Number of Sigmas: 1.0
DISTANCE MEASURE: cdist
SCOND: 0
Basement Depth: 5.00 km Campbell SSR: 0 Campbell SHR: 0
COMPUTE PEAK HORIZONTAL ACCELERATION

FAULT-DATA FILE USED: C:\EQ\EQFAULT\CGSFLTE.DAT

MINIMUM DEPTH VALUE (km): 3.0

EQFAULT SUMMARY

DETERMINISTIC SITE PARAMETERS

Page 1

ABBREVIATED FAULT NAME	APPROXIMATE DISTANCE mi (km)	ESTIMATED MAX. EARTHQUAKE EVENT		
		MAXIMUM EARTHQUAKE MAG. (Mw)	PEAK SITE ACCEL. g	EST. SITE INTENSITY MOD.MERC.
ROSE CANYON	2.9(4.7)	7.2	0.751	XI
NEWPORT-INGLEWOOD (Offshore)	14.1(22.7)	7.1	0.288	IX
CORONADO BANK	16.5(26.5)	7.6	0.342	IX
ELSINORE (JULIAN)	30.1(48.5)	7.1	0.137	VIII
ELSINORE (TEMECULA)	30.3(48.8)	6.8	0.111	VII
EARTHQUAKE VALLEY	42.3(68.0)	6.5	0.064	VI
PALOS VERDES	43.2(69.5)	7.3	0.108	VII
ELSINORE (GLEN IVY)	44.7(72.0)	6.8	0.074	VII
SAN JOAQUIN HILLS	45.8(73.7)	6.6	0.089	VII
SAN JACINTO-ANZA	52.8(85.0)	7.2	0.082	VII
ELSINORE (COYOTE MOUNTAIN)	53.1(85.5)	6.8	0.061	VI
SAN JACINTO-COYOTE CREEK	54.7(88.0)	6.6	0.052	VI
SAN JACINTO-SAN JACINTO VALLEY	55.3(89.0)	6.9	0.063	VI
NEWPORT-INGLEWOOD (L.A.Basin)	56.3(90.6)	7.1	0.071	VI
CHINO-CENTRAL AVE. (Elsinore)	59.1(95.1)	6.7	0.072	VII

-END OF SEARCH- 15 FAULTS FOUND WITHIN THE SPECIFIED SEARCH RADIUS.

THE ROSE CANYON FAULT IS CLOSEST TO THE SITE.
IT IS ABOUT 2.9 MILES (4.7 km) AWAY.

LARGEST MAXIMUM-EARTHQUAKE SITE ACCELERATION: 0.7512 g

APPENDIX D

SLOPE STABILITY ANALYSIS

APPENDIX D

SLOPE STABILITY ANALYSIS

INTRODUCTION OF GSTABL7 v.2 COMPUTER PROGRAM

Introduction

GSTABL7 v.2 is a fully integrated slope stability analysis program. It permits the engineer to develop the slope geometry interactively and perform slope analysis from within a single program. The slope analysis portion of GSTABL7 v.2 uses a modified version of the popular STABL program, originally developed at Purdue University.

GSTABL7 v.2 performs a two dimensional analysis to compute the factor of safety (FOS) for a layered slope. This program can be used to search for the most critical surface or the FOS may be determined for specific surfaces. GSTABL7, Version 2, is programmed to handle:

1. Heterogenous soil systems
2. Anisotropic soil strength properties
3. Reinforced slopes
4. Nonlinear Mohr-Coulomb strength envelope
5. Pore water pressures for effective stress analysis using:
 - a. Phreatic and piezometric surfaces
 - b. Pore pressure grid
 - c. R factor
 - d. Constant pore water pressure
6. Pseudo-static earthquake loading
7. Surcharge boundary loads
8. Automatic generation and analysis of an unlimited number of circular, noncircular and block-shaped failure surfaces
9. Analysis of right-facing slopes
10. Both SI and Imperial units

General Information

If the reviewer wishes to obtain more information concerning slope stability analysis, the following publications may be consulted initially:

1. The Stability of Slopes, by E.N. Bromhead, Surrey University Press, Chapman and Hall, N.Y., 411 pages, ISBN 412 01061 5, 1992.
2. Rock Slope Engineering, by E. Hoek and J.W. Bray, Inst. of Mining and Metallurgy, London, England, Third Edition, 358 pages, ISBN 0 900488 573, 1981.

3. Landslides: Analysis and Control, by R.L. Schuster and R.J. Krizek (editors), Special Report 176, Transportation Research Board, National Academy of Sciences, 234 pages, ISBN 0 309 02804 3, 1978.
4. Landslides: Investigation and Mitigation, by A.K. Turner and R.J. Krizek (editors), Special Report 247, Transportation Research Board, National Research Board, 675 pages, ISBN 0 309 06208-X, 1996.

GSTABL7 v.2 Features

The present version of GSTABL7 v.2 contains the following features:

1. Allows user to calculate FOS for static stability and seismic stability evaluations.
2. Allows user to analyze stability situations with different failure modes.
3. Allows user to edit input for slope geometry and calculate corresponding FOS.
4. Allows user to readily review on-screen the input slope geometry.
5. Allows user to automatically generate and analyze defined numbers of circular, non-circular and block-shaped failure surfaces (i.e., bedding plane, slide plane, etc.).

Input Data

Input data includes the following items:

1. Unit weight, cohesion, and friction angle of earth materials and bedding planes.
2. Slope geometry and surcharge boundary loads.
3. Apparent dip of bedding plane can be modeled in an anisotropic angular range (i.e., from 0 to 90 degrees. For this analysis, GSI incorporated isotropic soil strengths for all earth materials, excepting the Torrey Sandstone. We used an anisotropic angular range between 5 and -5 degrees for the Torrey Sandstone, owing to its cross-bedded nature.
4. Pseudo-static earthquake loading. A seismic coefficient (k) of 0.15 and a peak horizontal ground acceleration of 0.516 g were used in the analyses.
5. Static and seismic soil strength parameters used in the slope stability analyses are provided in Table D-1.

TABLE D-1 - SOIL STRENGTH PARAMETERS

SOIL MATERIALS	SOIL UNIT WEIGHT (pcf)		STATIC SHEAR STRENGTH PARAMETERS	
	Total	Saturated	C (psf)	Φ (degrees)
Quaternary Beach Deposits (Qb)	115.0	125.0	0.0	30.0
Quaternary Old Paralic Deposits (Qop [mod])	115.0	120.0	400.0	32.5
Quaternary Old Paralic Deposits (Qop [poor])	120.0	120.0	285.0	34.0
Quaternary Old Paralic Deposits (Qop [sandy])	120.0	120.0	0.0	34.0
Tertiary Torrey Sandstone (Tt)	132.0	135.0	900.0	35.0
Tertiary Torrey Sandstone - Cross-Bed (Tt)	132.0	135.0	1,000.0	35.0

Seismic Discussion

Seismic stability analyses were approximated using a pseudo-static approach. The major difficulty in the pseudo-static approach arises from the appropriate selection of the seismic coefficient used in the analysis. The use of a static inertia force equal to this acceleration during an earthquake (rigid-body response) would be extremely conservative for several reasons including: (1) only low height, stiff/dense embankments or embankments in confined areas may respond essentially as rigid structures; (2) an earthquake's inertia force is enacted on a mass for a short time period. Therefore, replacing a transient force by a pseudo-static force representing the maximum acceleration may be considered overly conservative; (3) assuming that total pseudo-static loading is applied evenly throughout the embankment for an extended period of time is an incorrect assumption, as the length of the failure surface analyzed is usually much greater than the wave length of seismic waves generated by earthquakes; and (4) the seismic waves would place portions of the mass in compression and some in tension, resulting in only a limited portion of the failure surface analyzed moving in a downslope direction, at any one instant of earthquake loading.

The coefficients usually suggested by regulating agencies, counties and municipalities are in the range of 0.05g to 0.25g. For example, past regulatory guidelines within the city and county of Los Angeles indicated that the slope stability pseudostatic coefficient = 0.1 to 0.15i.

The method developed by Krinitzky, Gould, and Edinger (1993) which was in turn based on Taniguchi and Sasaki (1986), was referenced. This method is based on empirical data and the performance of existing earth embankments during seismic loading. Our review of "Guidelines for Evaluating and Mitigating Seismic Hazards in California" California

Department of Conservation, California Geological Survey ([CGS], 2008) indicates the State of California recommends using pseudo-static coefficient of $0.15i$ for design earthquakes of M 8.25 or greater and using 0.1 for earthquake parameter M 6.5. Therefore, for reasonable conservatism, a seismic coefficient of $0.15i$ was used in our analysis for a M7.2 event on the Rose Canyon fault. GSI also incorporated a peak horizontal ground acceleration (PGA_M) of 0.516 g into the seismic analysis.

Output Information

Output information includes:

1. All input data.
2. FOS for the 10 most critical surfaces for static and pseudo-static stability situation.
3. High quality plots can be generated. The plots include the slope geometry, the critical surfaces and the FOS.
4. Note, that in the analysis, $\pm 5,000$ trial surfaces were analyzed for each section for either static or pseudo-static analyses.

Results of Slope Stability Calculations

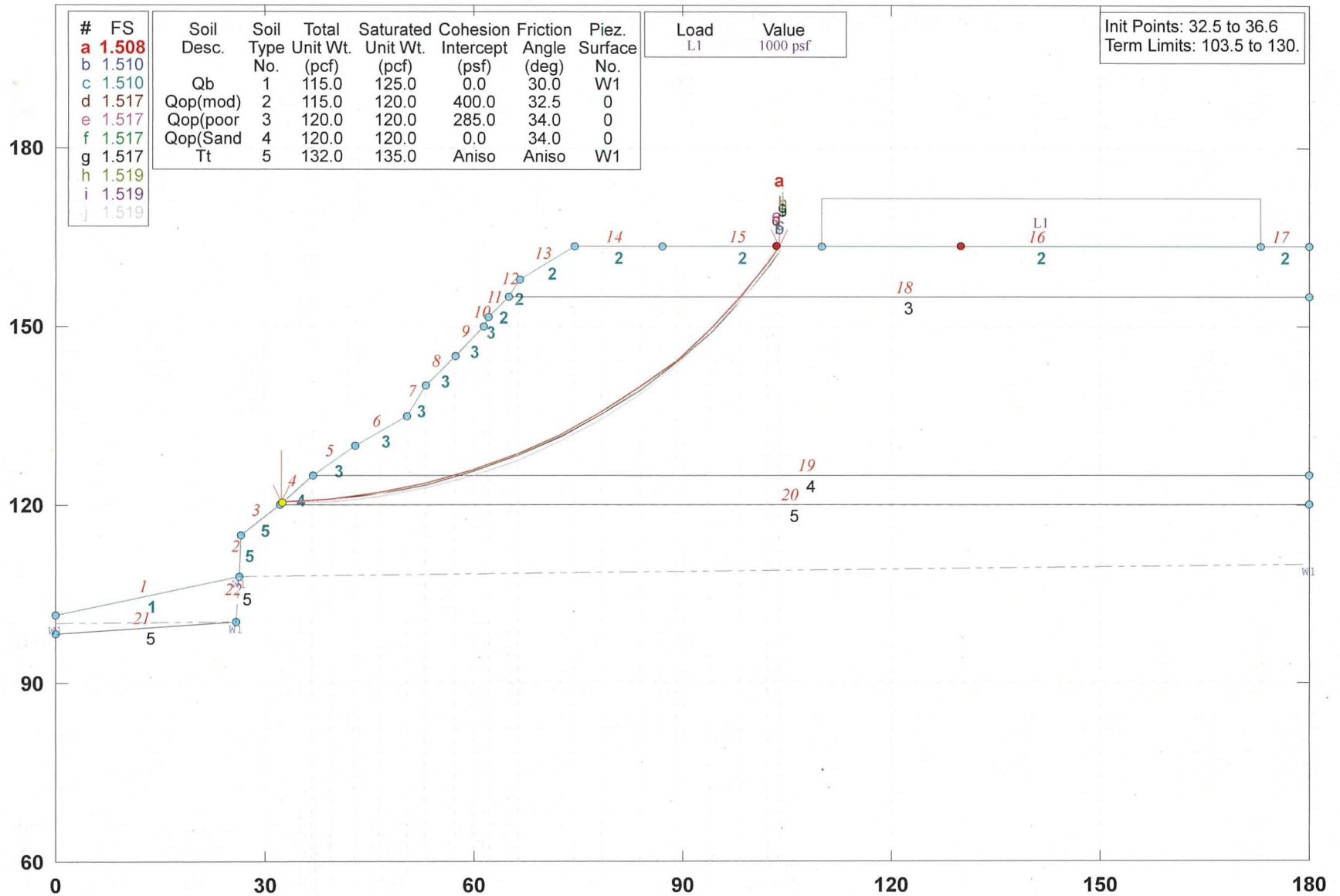
Table D-2 provides a summary of the results of our stability analyses along Geologic Cross Sections A-A', B-B', and C-C' (see Plates 2 through 4). Computer printouts from the GSTABL7 program are also included herein.

TABLE D-2 - SUMMARY OF SLOPE STABILITY ANALYSES

LOCATION	FACTOR-OF-SAFETY (FOS) EXISTING SLOPE CONDITION		METHOD	COMMENTS
	STATIC	SEISMIC		
Section A-A' Failure Through Qop	1.508 (See Plate D-1)	1.10 (See Plate D-2)	GLE (Spencer's)	Adequate Static and Seismic FOS
Section B-B' Failure Through Qop	1.52 (See Plate D-3)	1.11 (See Plate D-4)	GLE (Spencer's)	Adequate Static and Seismic FOS
Section C-C' Failure Through Qop	1.51 (See Plate D-5)	1.11 (See Plate D-6)	GLE (Spencer's)	Adequate Static and Seismic FOS

S7719-SC CROSS SECTION A-A' GROSS FAILURE - STATIC

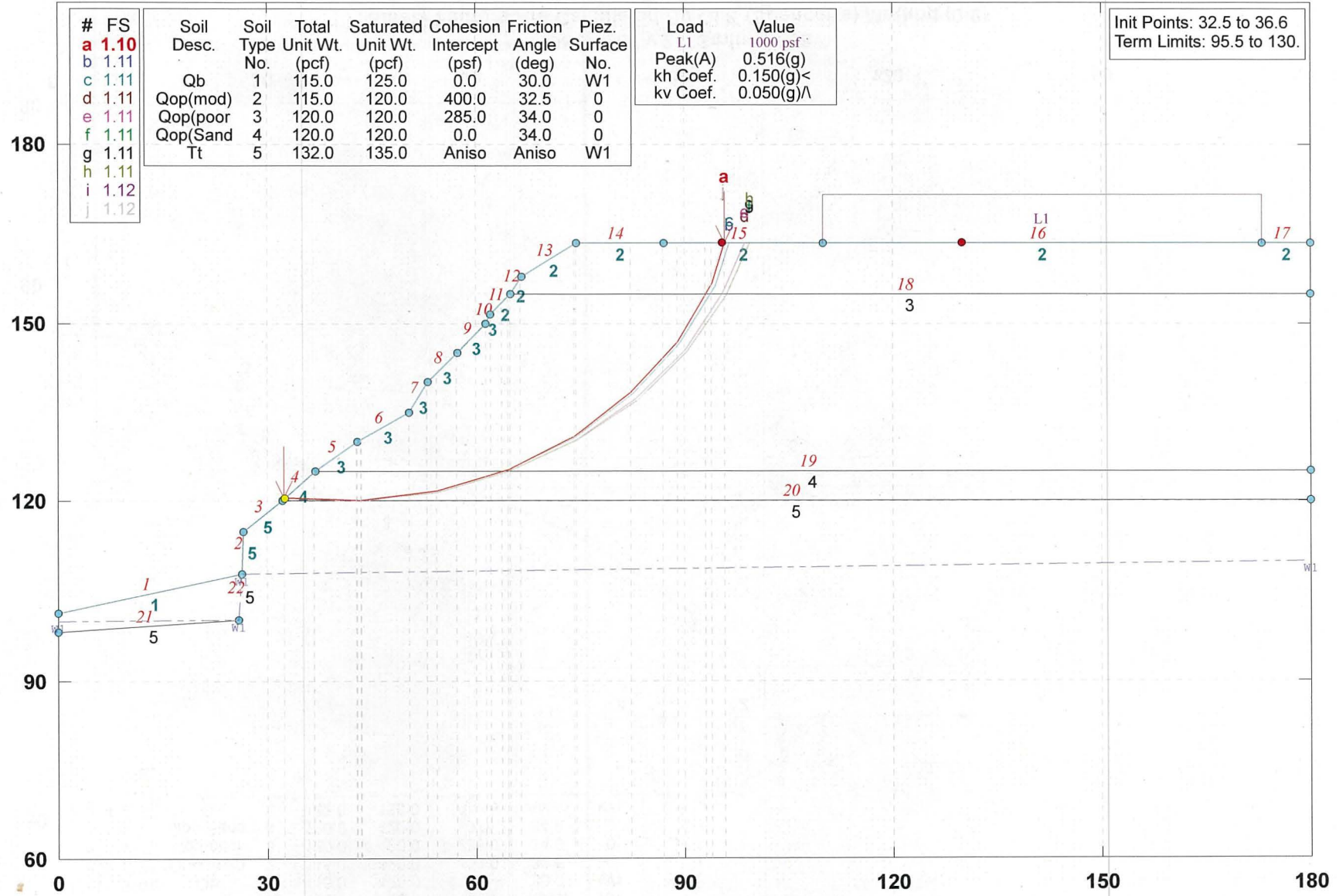
x:\shared\word perfect data\carlsbad\7700\s7719 pollack\slope stability\s7719-section 1.pl2 Run By: GeoSoils, Inc. 10/24/2019 01:48PM



GSTABL7 v.2 FSmin=1.508
 Safety Factors Are Calculated By GLE (Spencer's) Method (0-2)

S7719-SC CROSS SECTION A-A' GROSS FAILURE - SEISMIC

x:\shared\word perfect data\carlsbad\7700\s7719 pollack\slope stability\s7719-section 1 seismic.pl2 Run By: GeoSoils, Inc. 10/24/2019 01:58PM



#	FS
a	1.10
b	1.11
c	1.11
d	1.11
e	1.11
f	1.11
g	1.11
h	1.11
i	1.12
j	1.12

Soil Desc.	Soil Type No.	Total Unit Wt. (pcf)	Saturated Unit Wt. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Piez. Surface
Qb	1	115.0	125.0	0.0	30.0	W1
Qop(mod)	2	115.0	120.0	400.0	32.5	0
Qop(poor)	3	120.0	120.0	285.0	34.0	0
Qop(Sand)	4	120.0	120.0	0.0	34.0	0
Tt	5	132.0	135.0	Aniso	Aniso	W1

Load L1	Value 1000 psf
Peak(A)	0.516(g)
kh Coef.	0.150(g)<
kv Coef.	0.050(g)/\

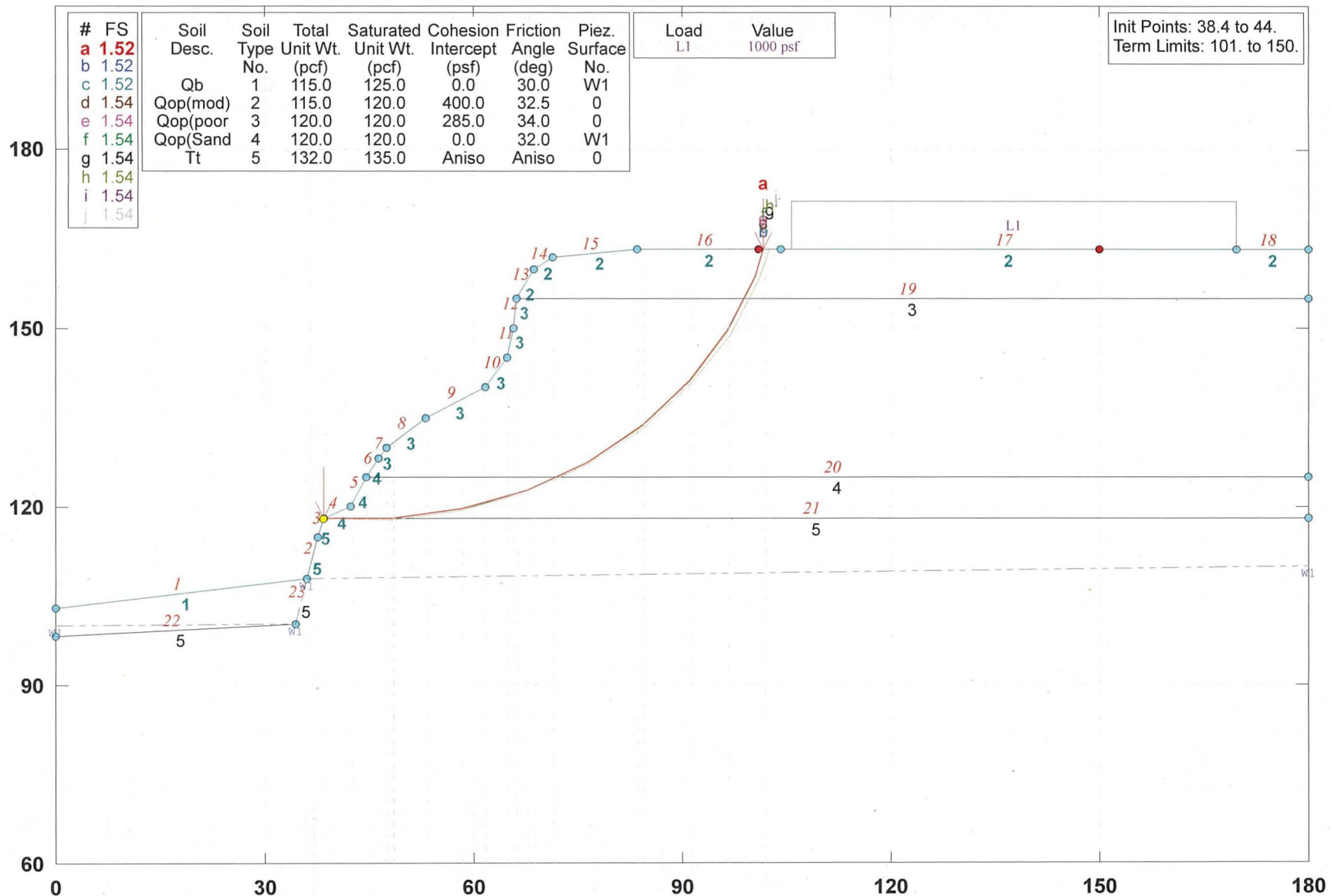
Init Points: 32.5 to 36.6
Term Limits: 95.5 to 130.

GSTABL7 v.2 FSmin=1.10

Safety Factors Are Calculated By GLE (Spencer's) Method (0-2)

S7719-SC CROSS SECTION B-B' GROSS FAILURE - STATIC

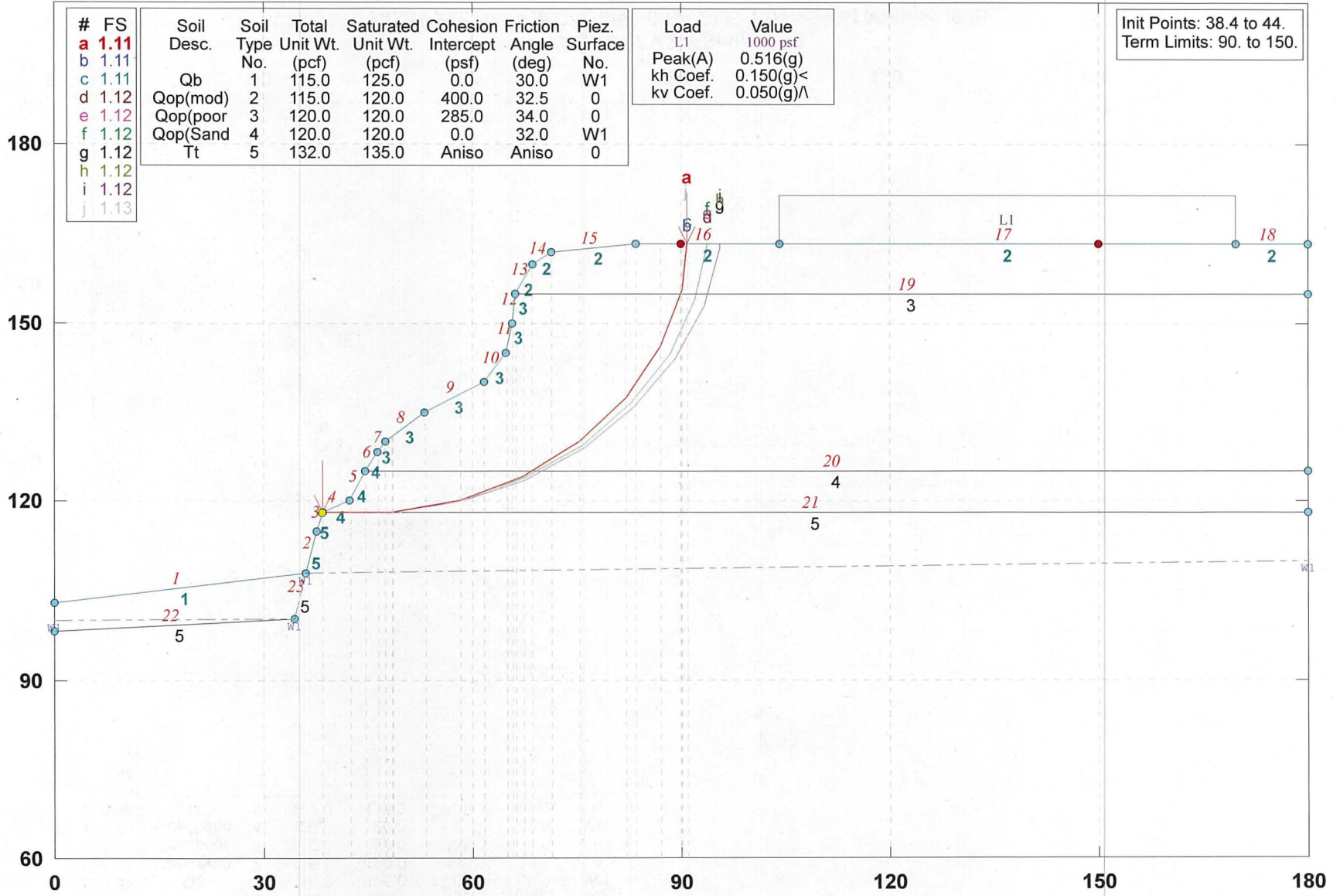
x:\shared\word perfect data\carlsbad\7700\s7719 pollack\slope stability\s7719-section 2.pl2 Run By: GeoSoils, Inc. 10/24/2019 02:10PM



GSTABL7 v.2 FSmin=1.52
 Safety Factors Are Calculated By GLE (Spencer's) Method (0-2)

S7719-SC CROSS SECTION B-B' GROSS FAILURE - SEISMIC

x:\shared\word perfect data\carlsbad\7700\s7719 pollack\slope stability\s7719-section 2 seismic.pl2 Run By: GeoSoils, Inc. 10/24/2019 09:05AM

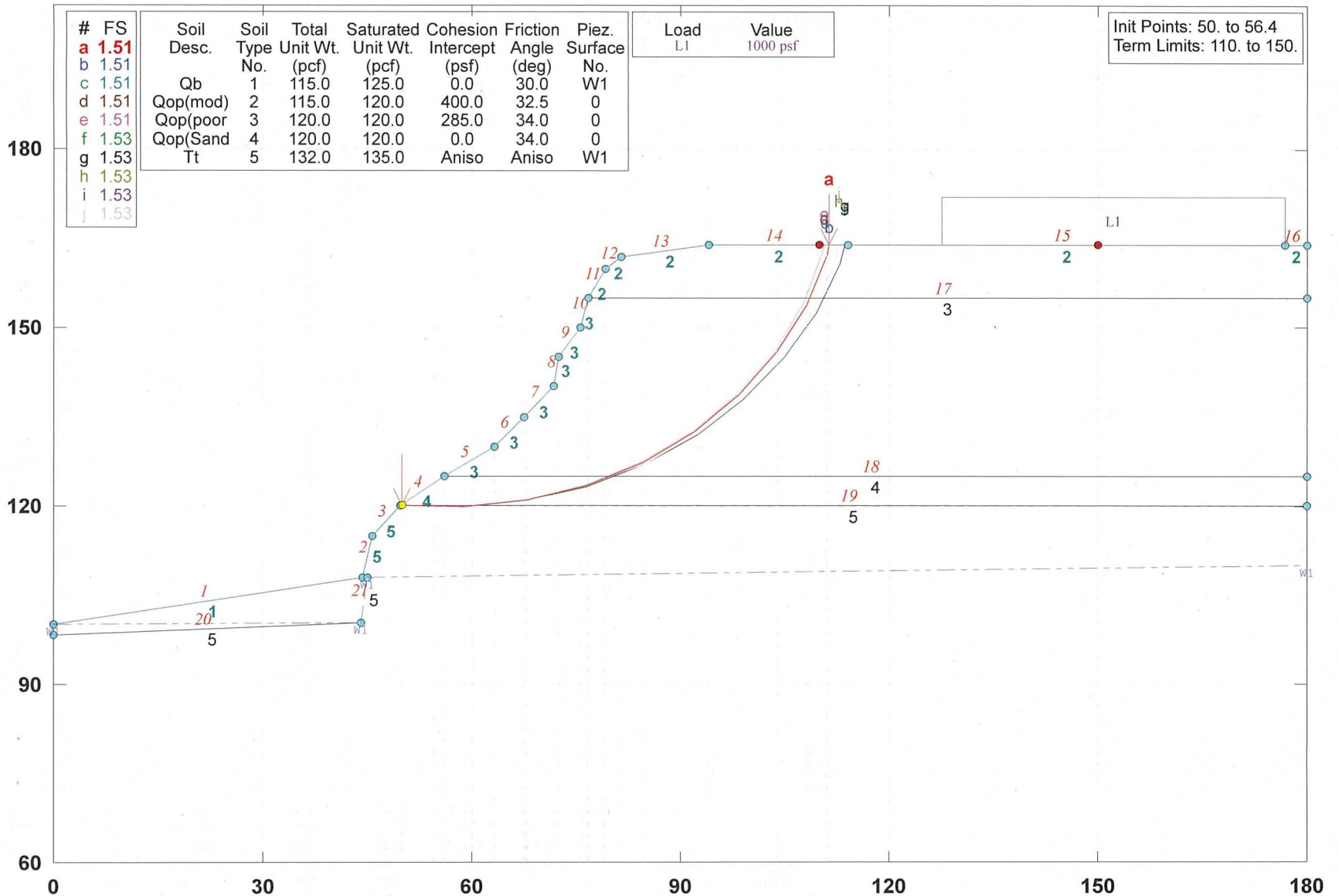


GSTABL7 v.2 FSmin=1.11

Safety Factors Are Calculated By GLE (Spencer's) Method (0-2)

S7719-SC CROSS SECTION C-C' GROSS FAILURE - STATIC

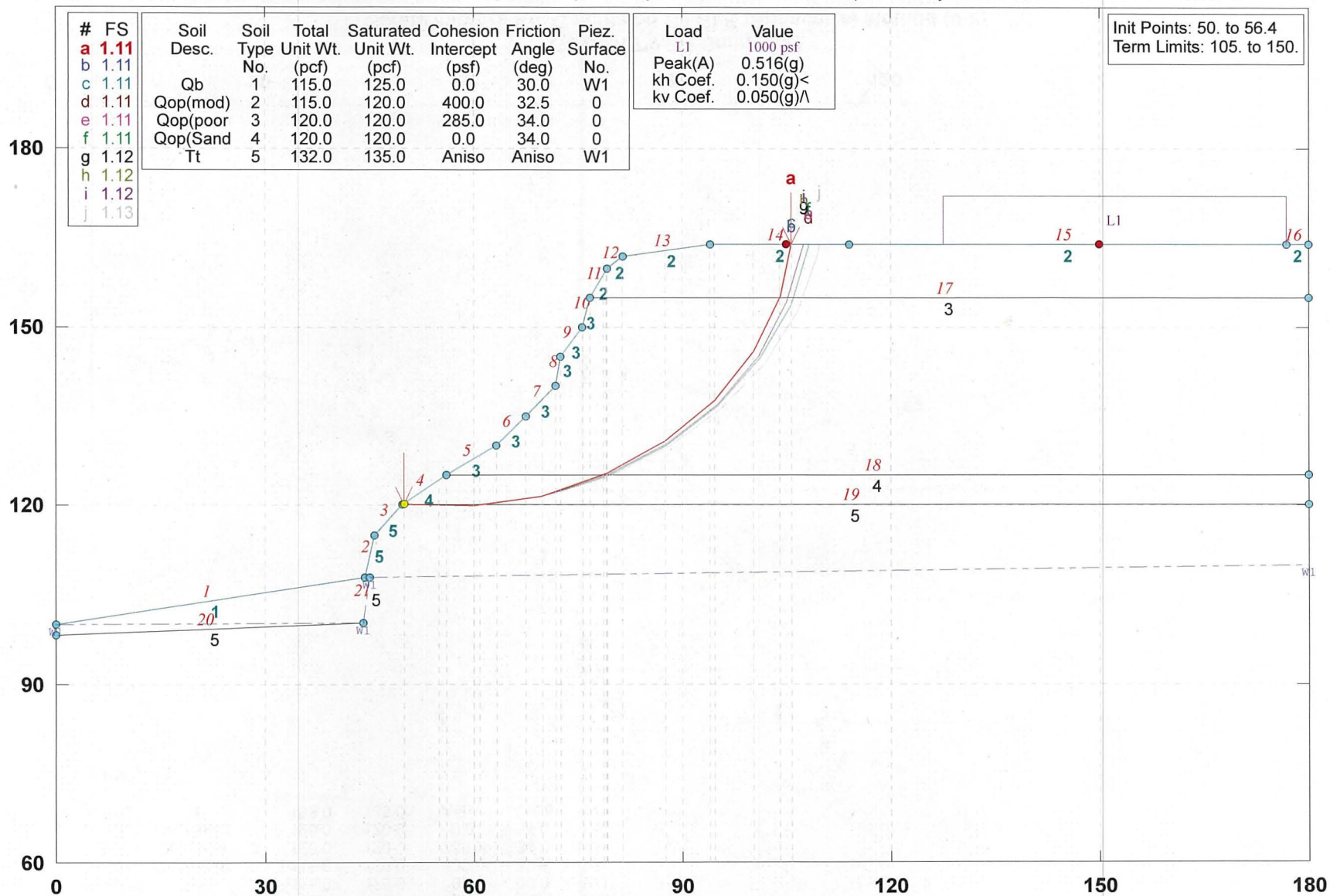
x:\shared\word perfect data\carlsbad\7700\s7719 pollack\slope stability\s7719-section 3.pl2 Run By: GeoSoils, Inc. 10/24/2019 02:57PM



GSTABL7 v.2 FSmin=1.51
 Safety Factors Are Calculated By GLE (Spencer's) Method (0-2)

S7719-SC CROSS SECTION C-C' GROSS FAILURE - SEISMIC

x:\shared\word perfect data\carlsbad\7700\s7719 pollack\slope stability\s7719-section 3 seismic.pl2 Run By: GeoSoils, Inc. 10/24/2019 03:08PM



GSTABL7 v.2 FSmin=1.11
Safety Factors Are Calculated By GLE (Spencer's) Method (0-2)



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 13, 2021
ORIGINATING DEPT: City Manager's
SUBJECT: **Council Consideration of Resolution 2021-121 Approving a Permanent Art Acquisition & Installation: *Pinion***

BACKGROUND:

On April 25, 2013, sculptor Jon Koehler loaned his art piece, *Pinion*, to the City as part of the City's Temporary Public Art Program. The 20-foot kinetic stainless steel sculpture illustrates the flight feather of a bird's wing while it gracefully rotates with the wind. The *Pinion* was installed at the eastern terminus of the East Cliff Street Bridge, located at the corner of North Cedros Avenue and East Cliff Street, and has been on loan to the City for eight years.

Since the arrival of the *Pinion*, the community response has been overwhelmingly positive and resulted in a request for the City to consider purchasing the art piece for its permanent art collection. Staff met with the Public Arts Commission (PAC) Council Standing Committee (Mayor Heebner & Councilmember Edson) and they expressed support for the piece as well and requested that the PAC and City Staff review all aspects of the potential art acquisition and discuss with the full PAC for their recommendation.

This item is before Council to consider approving Resolution 2021-121 (Attachment 1) authorizing the purchase and location of the *Pinion* for the City's permanent public art collection pursuant to the Solana Beach Master Art Policy (MAP).

DISCUSSION:

The *Pinion* has several notable features that make it a popular art piece and a potential quality addition to the City's permanent art collection. The artist, Jon Koehler, has produced impressive public sculptures for over 13 years and has a strong reputation in the art world. The *Pinion* is a part of his "Monumental Art" series, another piece of which can currently be seen along the San Diego Harbor as part of the Port of San Diego Art Collection.

CITY COUNCIL ACTION:

There is already a successful precedent to this process as the City has previously purchased art pieces that were part of the Temporary Art Program due to overwhelming community support. In February 2013, the *Yoga Tree*, by Brennan Hubbell, was selected to be a part of the City's Temporary Public Art Program and was installed at the corner of Highland Drive and Sun Valley Road. On November 13, 2013, the City Council approved purchasing the *Yoga Tree* to be part of the City's Permanent Art Collection. In May 2018, *Fleur de Lumiere*, by artist Deanne Sabeck, was selected as be a part of the City's Temporary Public Art Program and was installed at the El Viento Pocket Park. On October 13, 2020, the City Council approved purchasing the *Fleur de Lumiere* to be part of the City's Permanent Art Collection. The community's response to both the *Yoga Tree and Fleur de Lumiere* were overwhelmingly positive, and with Council approval, the City purchased these pieces with the intention to expand the City's Permanent Art Collection and further enhance the City's identity as an artistic community.

Public investment in the arts is an effective way to promote neighborhood revitalization. The presence of public artwork stimulates pedestrian activity and community interest and even enhances adjacent property values. At 20 feet tall and 450 pounds, the price of the *Pinion* is set at \$25,000. Since the community's response to the *Pinion* has been so positive, Jon Koehler has generously offered to refurbish the piece back to its original condition and further enhance the piece with a more permanent protection at no extra cost. The *Pinion* would be a strong addition to the City's public art collection at a minimal impact to the City's Public Art Account Reserve. Significantly, the community has embraced this large kinetic sculpture as a positive addition to the neighborhood since its placement.

The City's Temporary Public Art Program currently has five (5) active art sites located at Solana Beach Towne Center, Lomas Santa Fe Median, Seascape Sur Beach Access, Tide Park Beach Access, and at the East Cliff Street Bridge. There is one additional approved site that is located at the corner of Las Banderas Drive and San Andres Drive. A map of the current locations is provided in Attachment 3.

At the PAC meeting on September 28, 2021, Commissioners voted 6 to 1 to recommend the purchase of the *Pinion* to the City Council to be included as part of the City's permanent collection. As part of the recommendation, Commissioners voted that the *Pinion* should remain permanently at the East Cliff Street Bridge, located at the corner of North Cedros Avenue and East Cliff Street. The PAC believes that the East Cliff Street Bridge is perfectly suited for this particularly large sculpture, and the piece itself beautifies the entrance to the bridge's access way and the adjacent neighborhood. On August 10, 2021, Staff presented the requested proposal to the Council's PAC Standing Committee to review all aspects of the potential acquisition and to receive feedback and answer questions. The PAC

Council Standing Committee recommended bringing this item to the full Council for consideration.

Public Arts Reserve and Funding

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

1. **Transient Occupancy Tax** - In 2006, Solana Beach voters approved an increase in the Transient Occupancy Tax (TOT), the tax that is charged for hotel and motel room nights, which increased TOT by one percent per year to a maximum of 13% starting January 1, 2007. One third of the increase, up to a maximum one percent, is collected in a fund entitled Coastal Area Business/Visitor Assistance and Enhancement Fund (CABVAE Fund). Annually, 30% of the revenues from the CABVAE Fund is designated to support public art in Solana Beach. Another 20% of the revenues from the CABVAE Fund is allocated for communications and outreach efforts to support cultural tourism and marketing of the City.
2. **Public Art Fee - One-half Percent (0.5%)** - A Public Art Fee program for development of public art in accordance with the MAP, sets aside a small percentage, one-half percent (0.5%), of the total construction budget of covered private development projects initiated in the City of Solana Beach. This fee can be paid into the City-controlled Public Art Account Reserve or used by the developer to incorporate or purchase City-approved public art for their project.
 - a. **Covered Private Development Projects** - The Public Art Fee, equivalent to 0.5% of the total building permit valuation, shall be applied to all covered private development projects as described below. Total building valuation is computed by using the latest Council-approved Building Valuation Data as set forth by the International Conference of Building Officials (ICBO) and applied by the City's Building Services Division. This fee must be paid at the start of the project and is be placed in the Reserve Public Art Account. The following types of private development projects are required to pay the Public Art Fee:
 - i. Commercial and Industrial Development Projects with a building permit valuation of \$500,000 or more. This includes all new construction and all remodels/reconstruction projects.

- ii. Residential Projects with a building permit valuation of \$500,000 or more and five (5) or more dwelling units. Single family residential projects of four (4) dwelling units or less are exempt from the Public Art Fee regardless of building permit valuation.

As a result of these funding sources, as of July 2021, there is a total of \$205,430 in the Public Art Account Reserve, which consists of \$26,857 in the General Fund and \$178,573 in the Transient Occupancy Tax (TOT) - Coastal/Visitors Fund.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

The MAP established the Public Art Account Reserve "to be used to provide Solana Beach a rich artistic environment" and it designates that the City can use the Reserve Public Art Account funds for public art installations and maintenance. The cost of the *Pinion* is twenty-five thousand dollars (\$25,000). If authorized by Council, the purchase will be funded with the City's Public Art Account Reserve. As of July 2021, there is a total of \$205,430 in the Public Art Account Reserve, \$26,857 in the General Fund and \$178,573 in the Transient Occupancy Tax (TOT) – Coastal/Visitors Fund.

Due to the large size and weight of the piece, Staff will need to coordinate with the artist and a contracted crane company to safely remove the *Pinion*. Once the artist finishes refurbishing the sculpture, City Staff will coordinate with the artist and a contracted crane company for its reinstallation. The estimated costs for the installation and removal services from a crane company is approximately \$5,000.

In addition, Engineering Staff will assist in designing a new permanent base structure for the *Pinion* and potential aesthetic improvements to the area surrounding the art pad. Once a design is finalized, Engineering Staff will add this construction to the scope of work for the Street Repair and Maintenance annual project. It is estimated that this cost will not exceed \$5,000. Therefore, the total cost, if approved by Council, would not exceed \$35,000.

WORK PLAN:

N/A

OPTIONS:

- Approve PAC's recommendation to purchase the *Pinion* and place it permanently at its current location.
- Approve PAC's recommendations with alternatives/modifications.
- Deny PAC's recommendation and provide direction/feedback.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution 2021-121 authorizing the purchase of the *Pinion* as a permanent art piece in the City's art collection, including the necessary expenses required to remove the art piece for refurbishment and replace it back in the same location, as well as construct a new permanent base and aesthetic upgrades at the location for a not to exceed amount of \$35,000.
2. Appropriate \$35,000 to the Improvements expenditure account from the Public Arts Reserve in the TOT Coastal Visitors Fund.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-121
2. Photos of the *Pinion*
3. Temporary Public Art Site Map

RESOLUTION 2021-121

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE PURCHASE, RESTORATION, AND LOCATION OF THE PINION FOR THE CITY'S PERMANENT PUBLIC ART COLLECTION PURSUANT TO THE SOLANA BEACH MASTER ART POLICY (MAP).

WHEREAS, in February 2013, the City's Public Arts Commission (PAC) selected Jon Koehler to display his sculpture, *Pinion*, as part of the City's Temporary Public Arts Program; and

WHEREAS, On April 25, 2013, the *Pinion* was installed at the East Cliff Street Bridge, located at the corner of North Cedros Avenue and East Cliff Street, and was on loan to the City for eight years; and

WHEREAS, the public response has been overwhelmingly positive and requests have been made to the City to consider buying the piece and making it part of the City's permanent collection; and

WHEREAS, the Master Art Policy (MAP) established the Reserve Public Art Account "to be used to provide Solana Beach a rich artistic environment" and designates that the City can use the Reserve Public Art Account funds for public art installations and maintenance.

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

1. That the above recitations are true and correct.
2. That the City Manager is authorized to purchase the *Pinion* for \$25,000, thereby acquiring it as a permanent art piece in the City's public art program.
3. That the City Manager is authorized to direct City Staff to coordinate with the artist and contract a crane company for installation and removal services.
4. That the City Manager is authorized to direct City Staff to design and construct the new base and surrounding aesthetic improvements for the permanent installation of the art piece
5. That the City Council authorizes the City Treasurer to appropriate \$35,000 to the Improvements expenditure account from the Public Arts Reserve in the TOT Coastal Visitors Fund.

PASSED AND ADOPTED this 13th day of October, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

PINION by JOHN KOEHLER

Sculptor Jon Koehler has loaned his stainless steel "Pinion" to the City as part of the Temporary Public Art Program. The graceful sculpture, located at the corner of N Cedros & E Cliff St., is kinetic and rotates with the wind.



**CITY OF SOLANA BEACH'S
TEMPORARY PUBLIC ART PROGRAM: SITE MAP**



- | | |
|-------------------------------------|---|
| 1. Lomas Santa Fe Median | 4. Tide Park Beach Access |
| 2. Solana Beach Towne Center | 5. Seascape Sur Beach Access |
| 3. East Cliff Street Bridge | 6. Las Banderas Drive (not active yet) |