

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



# AGENDA

**Joint SPECIAL Meeting**  
**Wednesday, November 20, 2019 \* 6:00 p.m.**

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

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

## **PUBLIC MEETING ACCESS**

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

## **AGENDA MATERIALS**

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

## **SPEAKERS**

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

## **SPECIAL ASSISTANCE NEEDED**

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

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

### **CITY COUNCILMEMBERS**

**David A. Zito, Mayor**

**Jewel Edson, Deputy Mayor**

**Judy Hegenauer, Councilmember**

**Kristi Becker, Councilmember**

**Kelly Harless, Councilmember**

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

**SPEAKERS:**

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

**READING OF ORDINANCES AND RESOLUTIONS:**

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

**CALL TO ORDER AND ROLL CALL:**

**CLOSED SESSION REPORT:**

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

None at the posting of this agenda

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

**ORAL COMMUNICATIONS:**

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

**COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

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

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

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

### **A.1. Minutes of the City Council.**

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held September 25, 2019 and October 09, 2019.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for October 26 – November 08, 2019.

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

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

### **A.3. General Fund Adopted Budget for Fiscal Year 2019-2020 Changes. (File 0330-30)**

Recommendation: That the City Council

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

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

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

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

### **B. PUBLIC HEARINGS: (B.1. – B.2.)**

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

## **B.1. Regional Transportation Improvement Program Amendment** (File 0840-30)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing; Report Council Disclosures; Receive Public Testimony; Close the Public Hearing.
2. Adopt **Resolution 2019-151** approving an amendment to the SANDAG 2018 Regional Transportation Improvement Program (RTIP) list of projects for Fiscal Years 2019 through 2023, to increase *TransNet* funding for the Pavement Resurfacing Project.

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

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## **B.2. Public Hearing: 127-129 North Granados Avenue, Applicant: Granados Avenue Partners, Case 17-17-47.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Sections 15303 of the State CEQA Guidelines;
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2019-109** conditionally approving a DRP, a SDP, and a Minor SUB for condominium purposes, to consolidate two existing legal lots into one legal lot of 14,381 square feet, demolish the existing structures onsite, construct four detached single-family condominium dwelling units, each consisting of two stories with an attached two-car garage and associated site improvements on property on the 127-129 North Granados Avenue, Solana Beach.

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

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

*Submit speaker slips to the City Clerk.*



**C.1. Marine Safety Center – Preliminary Design Options** (File 0730-30)

Recommendation: That the City Council

1. Receive the report and provide input and direction on the design options for improvements to the Marine Safety Center.

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

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

**C.2. Policy for Installation of Speed Cushions.** (File 0860-50)

Recommendation: That the City Council

1. Consider and provide feedback on the proposed Council Policy under which the Council would consider the installation of speed cushions in residential neighborhoods within the City.
2. Consider adoption of **Resolution 2019-107** approving Council Policy XX (to be determined) for installation of speed cushions in eligible residential neighborhoods within the City.

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

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

**C.3. Master Art Policy Compliance – 330 South Cedros Revised Public Art Proposal.**

(File 0600-40)

Recommendation: That the City Council

1. Adopt **Resolution 2019-148** approving the proposed art as the fulfillment of the Master Art Policy (MAP) and authorize staff to refund the \$14,250.77 Public Art Fee (PAF) for the private development project once the art has been installed and the final occupancy for the project have been granted.

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

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

**WORK PLAN COMMENTS:**

*Adopted June 12, 2019*

**COMPENSATION & REIMBURSEMENT DISCLOSURE:**

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

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

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

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

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

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

**ADJOURN:**

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***Next Regularly Scheduled Meeting is December 11, 2019***

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

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

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**AFFIDAVIT OF POSTING**

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the November 20, 2019 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on November 14, 2019 at 5:15 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., November 20, 2019, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

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

*Regularly Scheduled, or Special Meetings that have been announced, 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, & HOUSING AUTHORITY



## MINUTES

Joint Meeting - Closed Session

Wednesday, September 25, 2019 \* 5:00 p.m.

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

### CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

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

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

Absent: None

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

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

### CLOSED SESSION:

**1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

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

Two (2) Potential case(s).

**2. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**

Pursuant to Government Code Section 54956.9(d)(4)

Two (2) Potential case(s).

**3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

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

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

**4. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Pursuant to Government Code Section 54957

City Manager review.

**Action: No reportable action.**

### ADJOURN:

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

AGENDA ITEM **A.1.**

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



# MINUTES

## Joint REGULAR Meeting

Wednesday, September 25, 2019 \* 6:00 p.m.

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

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### CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

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### CALL TO ORDER AND ROLL CALL:

Mayor Zito called the meeting to order at 6:12 p.m.

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

Absent: None

Also Present: Greg Wade, City Manager  
Johanna Canlas, City Attorney  
Angela Ivey, City Clerk,  
Dan King, Assistant City Manager  
Mo Sammak, City Engineer/Public Works Dir.  
Marie Berkuti, Finance Manager  
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

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

Mira Costa College

Cynthia Rice, Associate Vice President of Institutional Advancement at Mira Costa College, introduced the Board of Trustees Vice President Rick Kasar, and spoke about campus

locations, a new pilot program providing a bachelor's degree option, Mira Costa's expanded program providing up to two years tuition free, the bond initiative passed in 2016 providing for updated classrooms, new buildings and upgraded facilities, and gratitude for the communities support and collaboration.

### **ORAL COMMUNICATIONS:**

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

Dave Rolland and reviewed updates from Senator Toni Atkins' office which included funding to address affordable housing and homelessness, protections for renters, indiscriminate evictions, exorbitant rent increase, updates of the state's use-of-force statute to end preventable deaths without jeopardizing safety of law enforcements, protections for energy ratepayers by overhauling the way the state and utilities cover the cost of wildfire damages, funding for disaster preparedness and recovery, funding for education and education construction, enhancing the new students attending community college to two years tuition free, public safety, climate change, youth homelessness, art and culture, and stabilizing the Del Mar bluffs. He spoke about available funding through the California Arts Council in which over 40 San Diego County organizations received collectively more than one million dollar for programs last year. He urged residents to call their office on any state related matters and introduced Toni Duran as the area's new liaison to the community since he would be shifting his duties at the Senator's office.

Peggy Walker, San Dieguito Alliance for Drug Free Youth, said that she was also representing a coalition of public health education and addiction treatment professionals that had serious concerns about the current teen and adult vaping health crisis of nicotine and marijuana THC products that had led to hospitalization. She said that the CDC, Center for Disease Controls had reported 530 cases of illnesses and nine deaths, that 67% of patients were between the ages of 18 and 34 and more than two-thirds of them were under 25 years old. She submitted a handout and said that it was a list of vaping products available and marketed to teens, that many companies, cities, counties, and states were enacting moratoriums or bans of such products from shelves and product advertising, and requested that Council consider banning vaping of nicotine and marijuana products which caused mysterious lung diseases impacting so many children and young adults.

Kathleen Lippitt said that she was a public health practitioner and submitted a document that was the first Surgeon General Advisory since 1992 regarding marijuana use, the opinion issued a significant warning regarding the physical and mental implications of marijuana use during pregnancy and the increased exposure to youth increased the possibility of dependence and addiction, the nexus between marijuana and opioids, and the concern about the Solana Beach initiative on the ballot next year having an accurate reflection of the upcoming measure and exactly what it would do.

Council and Staff responded that the ballot title and summary, which was written by the City Attorney, had been prepared earlier this year and was posted on the City's website.

**COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

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

**A. CONSENT CALENDAR:** (Action Items) (A.1. - A.8.)

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

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

Recommendation: That the City Council

1. Ratify the list of demands for August 10 – September 13, 2019.

Item A.1. Report (click here)

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

**A.2. General Fund Adopted Budget for Fiscal Year 2019-2020 Changes.** (File 0330-30)

Recommendation: That the City Council

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

Item A.2. Report (click here)

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

**A.3. Emergency Storm Drainpipe Repairs in the Solana Beach Towne Centre**

**Update No. 8.** (File 0850-40)

Recommendation: That the City Council

1. Receive Update No. 8 and provide further direction, if necessary.

Item A.3. Report (click here)

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

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

**A.4. Council Use Policy – Public Availability of Drinking Water.** (File 0230-55)

Recommendation: That the City Council

1. Adopt **Resolution 2019-129:**



- a. Provide comment and direction and consider formally adopting City Council Policy No. \_\_ increasing the City's commitment to provide public drinking water.

Item A.4. Report (click here)

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

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

**A.5. Sewer Pipeline Replacement Project - Notice of Completion** (File 1040-36)

Recommendation: That the City Council

1. Adopt **Resolution 2019-113:**

- a. Authorizing the City Council to accept as complete the 2019 Sewer Pipeline Replacements, Bid 2019-01, performed by DB Pipeline.
- b. Authorizing the City Clerk to file a Notice of Completion.

2. Adopt **Resolution 2019-123:**

- a. Receiving this report detailing the specifics of the emergency nature of this project.
- b. Making a finding, based on substantial evidence set forth in the Staff Report, that the emergency would not permit a delay resulting from a competitive solicitation for bids, and that the action was necessary to respond to the emergency.
- c. Ratifying the City Manager's decision for the emergency storm drain repairs located along south side of Lomas Santa Fe Drive approximately 200 yards east of Las Banderas Drive under the authority of Section 3.08.060 of the Solana Beach Municipal Code (SBMC) which states that the City Manager may make emergency purchases that exceed \$25,000 in response to conditions that endanger life, health or safety and that those emergency purchases are free from the provisions of Chapter 3.08 of the SBMC.
- d. Authorizing the City Manager to pay all invoices associated with the emergency storm drain repairs located along south side of Lomas Santa Fe Drive approximately 200 yards east of Las Banderas Drive.

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.*

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

**A.6. 2019 Street Maintenance and Repair Project.** (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2019-124:**

- a. Awarding a construction contract for the 2019 Street Maintenance & Repair Project, Bid 2019-04, in the amount of \$381,127, to PAL General Engineering, Inc.
- b. Approving an amount of \$95,000 for construction contingency.
- c. Authorizing the City Manager to execute the construction contract on behalf of the City.

- d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

Item A.6. Report (click here)

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

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

**A.7. Cardiac Monitor Equipment.** (File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2019-127:**

- a. Authorizing the City to utilize the Request for Proposals (RFP) approved by the County of Los Angeles awarding Zoll Medical Corporation the contract to provide for the purchase and warranty of cardiac monitors/defibrillators, accessories/supplies, and upgrades.
- b. Authorizing the City Manager to enter into an Agreement with Zoll Medical Corporation for the purchase of three (3) cardiac monitors, one (1) cardiopulmonary resuscitation (CPR) device, enter into a five (5) year service agreement, and approve trade-in of the three (3) existing cardiac monitors in the amount of \$117,688.
- c. Authorizing an appropriation into the County Service Area 17 (CSA-17) revenue and expenditure accounts in the Public Safety Special Revenue fund.
- d. Authorizing the City Treasurer to amend the FY 2019/20 Adopted Budget accordingly.

Item A.7. Report (click here)

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

**A.8. Solana Energy Alliance (SEA) 2018 Power Content Label and Attestation.**

(File 1010-40)

Recommendation: That the City Council

1. Attest to the accuracy of information provided in Solana Energy Alliance's 2018 Power Content Label based on Staff's review, consultant input and review and an independent auditor report.

Item A.8. Report (click here)

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

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

**B. PUBLIC HEARINGS:** (B.1. – B.2.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a speaker slip (located on the back table) to the City Clerk. After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be

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

**B.1. Public Hearing: 4250 North Lane, Applicant: Brad Fomon, Case 17-19-01.**

(File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a Development Review Permit (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 2019-128** conditionally approving a DRP to demolish a single-family residence, construct a replacement single-story, single-family residence with an attached three-car garage, and perform associated site improvements at 4250 North Lane, Solana Beach.

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

[Item B.1. Supplemental Docs \(updated 9-25 at 9:30am\)](#)

*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.*

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

Mayor Zito opened the public hearing.

Council disclosures.

Brad Foman, Applicant and owner, spoke about the design being compliant and looking good within the community, that they reached out to the neighbors to let them know what he was going to design, made changes in consideration of the heights and views, and that they tried to stay within the guidelines provided.

Council and Applicant discussed that it was a 'spec' house, that the house did not appear to capitalize on views, the site layout as well as the driveway prevented them from obtaining ocean views from the backyard, privacy concerns of neighbors' backyards, that a 2-story home was not desired in the community for this site, undergrounding the power lines to his property, that they could not add a dwelling unit in the back area due to the setback and the property required a lot of grading to level out the lot, the Applicant had heard about the request to trim a eucalyptus tree for the first time and had no problem with it, and that the house would have solar and be wired for EV chargers.

William Leigh said that he was the neighbor to the South and had asked about having the tree trimmed that hung over his fence, that limbs from this tree had fallen into his yard, and

that the tree was about 40 ft. high.

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

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

**B.2. Public Hearing: 336 South Nardo, Applicant: Evan & Afsaneh Cooper, Case 17-19-07.** (File 0600-40)

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

1. Conduct the continued Public Hearing; Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2019-125** conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement single-family residence with an attached two-car garage and a second level attached accessory dwelling unit (ADU), and perform associated site improvements at 336 South Nardo Avenue, Solana Beach.

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

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Greg Wade, City Manager, introduced the item.

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

Council disclosures. Councilmember Harless stated that she knew the Applicants from the past but had not dealt with them on this project and could remain impartial. Councilmember Becker stated that she had property within 1,000 ft. radius, but not within 500 ft., and could remain impartial on the project.

Council and Staff discussed the engineering conditions regarding grading near the neighbors, to add a condition that letters of permission to grade shall be obtained from adjoining property owners for grading that is within three feet of the property line or on adjacent properties, cut and fill slopes shall be set back from the site boundaries and build shall be set back from the cut or fill slopes in accordance with Solana beach municipal code, that the North Lane project had extensive grading detail that prompted the condition, which the applicant had agreed to.

Craig Frieauf, Frieauf Architects, Applicant's representative, said that the condition referred to for grading was typical in most cities, they had good relations with the neighbors, the

grading was fairly minor on this home, and they would not be opposed to the additional condition.

Council and Staff discussed the driveway utilizing pervious pavers to hold large trucks like fire truck, energy efficiency including solar panels, changing the fireplace from wood burning to gas only, the accessory dwelling unit and reduction in fees if it was deed restricted, and that the applicant would plan to initially use it for family members,

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

Council discussed the applicant's input from the neighbors, the scale compatibility, approving the story pole waiver, and the applicant's willingness to have a non-wood burning fireplace.

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Becker to approve with additional conditions of a non-wood burning fireplace, and obtaining letters of permission from neighbors for adjacent property grading. **Approved 5/0.** Motion carried unanimously.

**C. STAFF REPORTS:** (C.1. - C.5.)  
*Submit speaker slips to the City Clerk.*

**C.1. Solana Beach Pump Station Construction Update.** (File 1040-30)

Recommendation: That the City Council

1. Adopt **Resolution 2019-126:**

- a. Authorizing the City Manager to execute a change order with PCL Construction in the amount of \$247,556.
- b. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Valley Construction Management in the amount of \$106,235.
- c. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Dudek in the amount of \$46,756.

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

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

Greg Wade, City Manager, introduced the item.

Mo Sammak, Public Works/Engineering Dir., presented a PowerPoint (on file) reviewing the project and the requested additional funding.

Council discussed estimated completion date of around March 2020, that the project was about 60% complete, the majority of the underground work was completed, and touring the pump station with hard hat and minor safety training.

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

**C.3. Adopt (2<sup>nd</sup> Reading) Ordinance 505 – Safe Storage of Firearms.** (File 0250-70)

Recommendation: That the City Council

1. Adopt **Ordinance 505** amending Solana Beach Municipal Code Chapter 7.20 to add a new section 7.20.030, relating to the safe storage of firearms.

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

[Item C.3. Supplemental Docs \(updated 9-23-19\)](#)

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Johanna Canlas, City Attorney, read the title.

Cindi Clemons spoke about the need for safer gun storage and penalties for those that do not comply, requesting Council to pass the ordinance, and to do more to pass laws to end gun violence and hold gun owners responsible.

Council discussed that Solana Beach would be the first in North County with this ordinance, that the ordinance did not substantially burden a right or ability for owners to use firearms for self-defense in their home, that the locking requirement applied only to firearms that were not being carried on the person or are in the person's immediate control, that it would not prevent owners from carrying loaded firearms in the house, that it allowed the firearms to be loaded when stored, it did not infringe on the ability to defend oneself in their home, and that the ordinance aligned with NRA safety rule that stated "when using or storing a gun, always store guns so they are not accessible to unauthorized persons."

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

**C.2. Adopt (2<sup>nd</sup> Reading) Ordinance 504 - Regulation of Food Service Ware, Polystyrene and Plastic Bottles in Furtherance of Protecting the Environment and Reducing Single-Use Plastics and Waste.** (File 0230-55)

Recommendation: That the City Council

1. Adopt **Ordinance 504** amending Solana Beach Municipal Code Title 5 to expand the ban on polystyrene products to address single-use plastics and plastic bottles on City property.

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

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

Johanna Canlas, City Attorney, introduced the item and read the title.

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

**C.4. Citizen Commission Appointments.** (File 0120-06)

Recommendation: That the City Council

1. Consider the application(s) submitted and appoint (by Council-at-large) a member to the professional position on the Climate Action Commission with a term expiration date of January 2020.

[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.*

Greg Wade, City Manager, introduced the item.

Meredith Hanrahan spoke about her submittal for the Climate Action Commission, the importance of the topic, her interest even though she had little experience, and that she would be open to applying for the Public Arts Commission.

Councilmember Becker said that she would nominate Paul Basore.

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

**C.5. City Manager Agreement Amendment.** (File 0560-30)

Recommendation: That the City Council

1. Adopt **Resolution 2019-130** authorizing the Mayor to execute the Fourth Amendment to the Employment Agreement between the City of Solana Beach and Gregory Wade to reflect the 2.5% increase in base salary, \$2,500 increase towards Deferred Compensation, and allowing the City Manager to use City provided power to charge his vehicle.

[Item C.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.*

Johanna Canlas, City Attorney, introduced the item and stated that state law required that executive compensation be read aloud. She said that the consideration was to execute a fourth amendment of an employment agreement between the City of Solana Beach and Gregory Wade to reflect the 2.5% increase in base salary, \$2,500 increase towards deferred compensation and allowing the City Manager to use City provided power to charge his vehicle.



**COMPENSATION & REIMBURSEMENT DISCLOSURE: None**

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

**COUNCIL COMMITTEE REPORTS:** Council Committees

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

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

**ADJOURN:**

Mayor Zito adjourned the meeting at 8:16 p.m.

# CITY OF SOLANA BEACH

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



## MINUTES

Joint Meeting - Closed Session

Wednesday, October 09, 2019 \* 5:00 p.m.

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

### CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

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

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

Absent: None

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

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

### CLOSED SESSION:

#### 1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

Two (2) Potential case(s).

#### 2. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION

Pursuant to Government Code Section 54956.9(d)(4)

One (1) Potential case(s).

**Action: No reportable action.**

### ADJOURN:

Mayor Zito adjourned the meeting at 6:05 p.m.

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



# MINUTES

## Joint REGULAR Meeting

**Wednesday, October 9, 2019 \* 6:00 p.m.**

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

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

### CITY COUNCILMEMBERS

**David A. Zito, Mayor**

**Jewel Edson, Deputy Mayor**

**Judy Hegenauer, Councilmember**

**Kristi Becker, Councilmember**

**Kelly Harless, Councilmember**

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

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### **CALL TO ORDER AND ROLL CALL:**

Mayor Zito called the meeting to order at 6:05 p.m.

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

Absent: Kelly Harless

Also Present: Greg Wade, City Manager  
Johanna Canlas, City Attorney  
Angela Ivey, City Clerk,  
Dan King, Assistant City Manager  
Mo Sammak, City Engineer/Public Works Dir.  
Marie Berkuti, Finance Manager  
Joseph Lim, Community Development Dir.

### **CLOSED SESSION REPORT: None**

### **FLAG SALUTE:**

### **APPROVAL OF AGENDA:**

**Motion:** Moved by Councilmember Becker and second by Deputy Mayor Edson to approve. **Approved 4/0/1** (Absent: Harless). Motion carried.

### **ORAL COMMUNICATIONS:**

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City

Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

Terri-Ann Skelly, San Dieguito Alliance, said she is a mother of 3 sons and a public health educator. She submitted a handout and spoke about the vaping hospitalizations information from the Center for Disease Control and the Food and Drug Administration, the 1,080 lung injury cases and 18 deaths reported from e-cigarettes and vaping products, the additive of THC, 70% of patients were male and 80% were under 35 years old, and requested that Council consider adopting an ordinance banning vaping devices and flavored tobacco products.

### **COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

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

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for September 14 – September 20, 2019.

Item A.1. Report (click here)

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 4/0/1** (Absent: Harless). Motion carried.

#### **A.2. General Fund Adopted Budget for Fiscal Year 2019-2020 Changes.** (File 0330-30)

Recommendation: That the City Council

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

Item A.2. Report (click here)

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 4/0/1** (Absent: Harless). Motion carried.

#### **A.3. Emergency Storm Drainpipe Repairs in the Solana Beach Towne Centre Update No. 9.** (File 0850-40)

Recommendation: That the City Council

1. Receive Update No. 9 and provide further direction, if necessary.

Item A.3. Report (click here)

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 4/0/1** (Absent: Harless). Motion carried.

**A.4. Caltrans Grant Application for Safe Routes to School Master Plan.** (File 0390-34)

Recommendation: That the City Council

1. Adopt **Resolution 2019-131:**

- a. Authorizing the City Manager to submit an application to Caltrans for the Sustainable Communities Transportation grant funding, in the amount of \$220,000, for the preparation of Safe Routes to School Master Plan of which \$165,000 is a request for grant funds and the remaining \$55,000 would be matching funds provided by the City.
- b. Agreeing that if a grant award is made by Caltrans to fund the preparation of a Safe Routes to School Master Plan through the Sustainable Communities Transportation Grant Program, the City of Solana Beach commits to providing \$55,000 in matching funds.
- c. Authorizing the City Manager to accept the grant funds, execute any agreements required on behalf of the City and complete the Project.

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

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 4/0/1** (Absent: Harless). Motion carried.

**A.5. Minutes of the City Council.**

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meeting held June 26, 2019.

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

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 4/0/1** (Absent: Harless). Motion carried.

**A.6. Glencrest Drive Vertical Realignment – Notice of Completion.** (File 0820-75)

Recommendation: That the City Council

1. Adopt **Resolution 2019-134:**

- a. Accepting as complete the Glencrest Drive Vertical Realignment Project, Bid No. 2019-03, constructed by Portillo Concrete.
- b. Authorizing the City Clerk to file a Notice of Completion.
- c. Authorizing an appropriation of \$54,873, to be reimbursed by Santa Fe Irrigation District, into the Reimbursement Agreement Revenue Account for Capital Projects in the City CIP fund.
- d. Authorizing the City Treasurer to amend the Fiscal Year 2019/20 Adopted Budget accordingly.

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

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 4/0/1** (Absent: Harless). Motion carried.

## **A.7. Public Works Dump Truck Replacement Purchase** (File 0370-26)

Recommendation: That the City Council

1. Adopt **Resolution 2019-117**:
  - a. Approving the purchase of a 2020 Ford Super Duty F-350 for \$63,047.
  - b. Authorizing an appropriation of \$63,047 from the Asset Replacement Reserve Fund into the Asset Replacement Public Works Vehicle Expenditure account.
  - c. Authorizing the City Treasurer to amend the FY 2019/2020 Adopted Budget accordingly.

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

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 4/0/1** (Absent: Harless). Motion carried.

## **C. STAFF REPORTS:** (C.2., C.1.)

*Submit speaker slips to the City Clerk.*

## **C.2. Community Choice Aggregation (CCA) Joint Powers Authority (JPA) Formation** (File 1010-40)

Recommendation: That the City Council

1. Approve **Resolution 2019-136** approving the CEA JPA agreement authorizing Solana Beach to participate in CEA.
2. Appoint a primary and alternate JPA Board Member.:

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

[Item C.2. Staff Report Update 1 \(click here\)](#)

[Item C.2. Supplemental Docs \(updated 10-09 at 1:00pm\)](#)

*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.

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

Del Mar Councilmember Dwight Worden spoke the possibilities of exercising local control over energy, Solana Beach being a pioneer in this field, the ability to bring a greener energy to local communities at competitive costs, that he worked on the JPA agreement, and felt comfortable and looked forward to proceeding with the partnership.

Council and Councilmember Worden discussed the Del Mar City Council meeting, that some public speakers stated concerns about risk and the need for further study, that Councilmember Gaasterland voted no and said that even though she liked the idea of the CEA she did not think it prudent to move forward at this time, and the vote was 4/1.

Carlsbad Councilmember Cori Schumacher spoke about her support, that she had worked in Solana Beach for 7 years, witnessed Solana Beach leading the way on many issues including the undergrounding of the rail tracks, engaging in an innovative collaboration between cities, and appreciation for the leadership.

Lane Sharman spoke about many ideas, the risks of management, financial, and operations, diversifying the risk, increased opportunities of this collaboration, and suggested

development of a business plan, that the San Diego Energy District's business plan was called the Strategic De-carbonization Plan, his request for a letter of interest to seek funds on the cities' behalf for the startup process, and resource adequacy.

Council and Staff discussed meetings, potential exposure, startup costs, that estimates for the four north coastal cities was about 1.2 million for startup costs, that mailings were not required for Solana Beach but would be done to inform residents, that the alternate appointees would participate but could not vote, the increase of the PCIA annually, that it was estimated to take 2-4 years to recover, whether Solana Beach could begin to carry over some costs over to the JPA that were borne on behalf of the region, that SEA's startup costs had been reimbursed to the City, and some ongoing regulatory administrative costs outstanding were approximately \$300,000.

Council continued discussion regarding appointments, Mayor Zito's interest in being an alternate, Councilmember Becker's interest in serving, and Councilmember Hegenauer's interest in serving as a primary or alternate.

**Motion:** Moved by Councilmember Becker and second by Councilmember Hegenauer to approve. **Approved 4/0/1** (Absent: Harless). Motion carried.

**Motion:** Moved by Councilmember Hegenauer and second by Deputy Mayor Edson to appointed members: Primary-Kristi Becker, Alternate-Judy Hegenauer. **Approved 4/0/1** (Absent: Harless). Motion carried.

### **C.1. Quarterly Investment Report.** (File 0350-44)

Recommendation: That the City Council

1. Accepts and Files the Cash and Investment Report for the quarter ended June 30, 2019.

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

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Greg Wade, City Manager, introduced the item.

Jenny Lynkiewicz, Chandler Asset Investments, presented a PowerPoint (on file).

### **B. PUBLIC HEARINGS:** (B.1. – B.2.)

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



**B.1. Public Hearing: 431 Marview, Applicant: John Freis, Case 17-18-23.**

(File 0600-40)

The revised Conceptual Landscape Plan meets the minimum objective requirements under the SBMC Chapter 17.56 and may be found consistent with the Development Review Permit. 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. If the City Council approves the conceptual landscape plan, find that City Council Condition D.1. of Resolution 2019-106 has been satisfied for the associated DRP/SDP at 431 Marview Lane, Solana Beach.

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

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

Greg Wade, City Manager, introduced the item, and stated that the item was heard and approved on July 10<sup>th</sup> and was returning for the landscape plan approval.

Katie Benson, Associate Planner, presented a PowerPoint (on file) reviewing the submitted landscape plan.

Mayor Zito opened the public hearing.

Council disclosures.

**Motion:** Moved by Councilmember Becker and second by Councilmember Hegenauer to close the public hearing. **Approved 4/0/1** (Absent: Harless). Motion carried.

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve. **Approved 4/0/1** (Absent: Harless). Motion carried.

**B.2. Public Hearing: 424 Pacific Avenue, Applicant: Devin Piscitelli, Case 17-18-22.**

(File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2019-128** conditionally approving a DRP, SDP, and VAR to demolish a single-family residence, construct a replacement two-story, single-family residence built above partially subterranean garage and basement, and perform associated site improvements at 424 Pacific Ave, Solana Beach.

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

[Item B.2. Supplemental Docs \(Updated 10-9 at 8:30am\)](#)

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

Greg Wade, City Manager, introduced the item.

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

Mayor Zito opened the public hearing.

Council disclosures.

Council and Staff discussed that the applicant was requesting a variance to maintain the existing wall in the public right-of-way, that the current location of the wall would require an encroachment permit due the location in the right-of-way, that the variance request was for the height of the existing wall in its location since it did not conform with height regulations for walls in the right-of-way, that without the variance the engineering condition would require the removal of the wall from the right-of-way, and that the City had and could issue encroachment permits for walls in the right-of-way that met regulations.

Jennifer Bolin, Architect, presented two PowerPoints (on file). She said that they reviewed surrounding two-story homes' character and heights in the area, sent out mailings in November 2018 about plans for any concerns that neighbors might raise, they received a request and made the changes to reroute the drainage from a neighbor's site and maintain the site's drainage, and that she received a call this week from the neighbor to the east who wanted to verify the conformance with height and size as well as the east facing windows.

Ms.Bolin presented a second PowerPoint (on file) regarding the variance request, the wall's existence since 1949, and the reconstruction of a portion of the driveway.

David Schulman spoke about his support for the project and that the wall should not be required to be moved.

Council, Staff, and Applicant discussed requiring the wall on the north and west side to be in conformance with the Engineering department's recommendation, that a portion of the wall would be removed and built to conformance, that the portion of the wall that would remain if the variance was granted was around the trash enclosure and exceeded 42" solid.

Council discussed that the building structure and placement made the mass of the house appear large and out of character for the neighborhood, that the wall was compared to surrounding area fences that were light, lower, and see-through and could be easily removed for access to the right-of-way but were not the same as this thick solid wall, the beauty of the house design, the difficulty of being the first house in the area to move up to a second story impacting the scale of the neighborhood, issues regarding an encroachment permit at the wall's current location with a change in the height and type of structure, the neighborhood was changing and getting a bit large, that there were no concerns expressed by neighbors about the bulk and mass, some planting species options for the public walk area, and that the project was well articulated.

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to close the public hearing. **Approved 4/0/1** (Absent: Harless) Motion carried.

**Motion:** Moved by Mayor Zito and second by Councilmember Becker to approve without the variance. **Approved 4/1/1** (Noes: Edson, Absent: Harless) Motion carried.

**C.3. Citizen Commission Appointments.** (File 0120-06)

Recommendation: That the City Council

1. Consider the application submitted and appoint (by Council-at-large) one member to the position on the Public Arts Commission with a term expiration date of January 2020.

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

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

**Motion:** Moved by Councilmember Becker and second by Councilmember Hegenauer to appoint Linnea Riley to the Public Arts Commission. **Approved 4/0/1** (Absent: Harless) Motion carried.

**COMPENSATION & REIMBURSEMENT DISCLOSURE:** None

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

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

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

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

**ADJOURN:**

Mayor Zito adjourned the meeting at 8:20 p.m.



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** November 20, 2019  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** Register of Demands

## BACKGROUND:

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

Register of Demands- 10/26/19 through 11/08/19		
Check Register-Disbursement Fund (Attachment 1)	\$	987,525.71
Health Insurance for November	November 1, 2019	43,831.01
		<hr/>
TOTAL	\$	<u>1,031,356.72</u>

## DISCUSSION:

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

## CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

## FISCAL IMPACT:

The register of demands for October 26, 2019 through November 8, 2019 reflects total expenditures of \$1,031,356.72 from various City funding sources.

## WORK PLAN:

N/A

CITY COUNCIL ACTION: _____ _____
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**OPTIONS:**


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

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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

Attachments:

1. Check Register – Disbursement Fund

PENTAMATION  
 DATE: 11/13/2019  
 TIME: 08:25:27

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20191026 00:00:00.000' and '20191108 00:00:00.000'  
 ACCOUNTING PERIOD: 5/20

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	96106	10/31/19	1135	AFFORDABLE PIPELINE SERV	00165006520	H-STORM DRAIN MAINT	0.00	1,140.00
1011	96107	10/31/19	5776	ANIA HEALY	12050005460	CLM.2002 DALE	0.00	2,197.15
1011	96108	10/31/19	1122	APPLE ONE, INC	00150005150	TEMP HELP PE 09/14	0.00	902.22
1011	96109	10/31/19	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-CH	0.00	120.58
1011	96109	10/31/19	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-PW	0.00	64.97
TOTAL CHECK							0.00	185.55
1011	96110	10/31/19	127	COX COMMUNICATIONS INC	00150005450	CTYINTRNT 09/19-10/18	0.00	582.88
1011	96111	10/31/19	2127	ALLIANT INSURANCE SERVIC	001	Q1 SPEC EVENT INSUR	0.00	996.34
1011	96112	10/31/19	2593	GOLDFARB & LIPMAN	00150005250	PROF SVC-SEP 1575-1	0.00	265.50
1011	96113	10/31/19	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 11/01/19	0.00	11,468.65
1011	96114	10/31/19	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 11/01/19	0.00	2,152.52
1011	96115	10/31/19	5510	JOHN SPANN	00160006120	ROPE RSCUE-SPANN-9/27	0.00	135.00
1011	96116	10/31/19	5777	JOSEPH LIM	001	APA CONF-LIM-09/14-17	0.00	-1,954.98
1011	96116	10/31/19	5777	JOSEPH LIM	00155005550	APA CONF-LIM-09/14-17	0.00	1,965.67
TOTAL CHECK							0.00	10.69
1011	96117	10/31/19	3755	KEYSER MARSTON ASSOCIATE	00150005200	PROF SVC-SEP	0.00	2,812.50
1011	96118	10/31/19	2102	LEGAL SHIELD CORP	001	PPD LEGAL-OCT 19	0.00	64.75
1011	96119	10/31/19	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 08/31/19	0.00	17.50
1011	96119	10/31/19	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 08/31/19	0.00	70.00
1011	96119	10/31/19	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 08/31/19	0.00	122.50
1011	96119	10/31/19	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 08/31/19	0.00	350.00
1011	96119	10/31/19	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 08/31/19	0.00	770.00
1011	96119	10/31/19	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 08/31/19	0.00	1,625.10
1011	96119	10/31/19	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 08/31/19	0.00	1,837.50
1011	96119	10/31/19	1130	MCDUGAL LOVE ECKIS SMIT	55000007750	PROF SERV PE 08/31/19	0.00	3,115.00
1011	96119	10/31/19	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 08/31/19	0.00	5,339.32
1011	96119	10/31/19	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 08/31/19	0.00	5,500.00
1011	96119	10/31/19	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 08/31/19	0.00	6,247.50
TOTAL CHECK							0.00	24,994.42
1011	96120	10/31/19	5508	MERCHANTS BUILDING MAINT	00165006570	FCCC SUMMER CLNG-AUG	0.00	652.80
1011	96121	10/31/19	2106	MIKHAIL OGAWA ENGINEERIN	00165006520	JURMP-SEP	0.00	11,834.26
1011	96122	10/31/19	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	2.37
1011	96122	10/31/19	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	6.35
1011	96122	10/31/19	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	9.49
1011	96122	10/31/19	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	10.67
1011	96122	10/31/19	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	18.97

ATTACHMENT 1

PENTAMATION  
 DATE: 11/13/2019  
 TIME: 08:25:27

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20191026 00:00:00.000' and '20191108 00:00:00.000'  
 ACCOUNTING PERIOD: 5/20

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL CHECK							0.00	47.85
1011	96123	10/31/19	5252	NOSSAMAN LLP	00150005250	PROF SVC-SEP	0.00	2,117.00
1011	96124	10/31/19	4767	PARTNERSHIPS WITH INDUST	00165006550	TRASH ABTMNT PE09/30	0.00	608.75
1011	96124	10/31/19	4767	PARTNERSHIPS WITH INDUST	00165006570	TRASH ABTMNT PE09/30	0.00	608.76
TOTAL CHECK							0.00	1,217.51
1011	96125	10/31/19	257	SAN DIEGO COUNTY SHERIFF	21960006110	LAW ENFORCEMENT-JUL	0.00	8,333.33
1011	96125	10/31/19	257	SAN DIEGO COUNTY SHERIFF	21960006110	LAW ENFORCEMENT-AUG	0.00	8,333.33
1011	96125	10/31/19	257	SAN DIEGO COUNTY SHERIFF	00160006110	LAW ENFORCEMENT-AUG	0.00	359,062.74
1011	96125	10/31/19	257	SAN DIEGO COUNTY SHERIFF	00160006110	LAW ENFORCEMENT-JUL	0.00	359,062.74
1011	96125	10/31/19	257	SAN DIEGO COUNTY SHERIFF	001	CR TOW FEE-AUG	0.00	-780.00
1011	96125	10/31/19	257	SAN DIEGO COUNTY SHERIFF	001	CR TOW FEE-JULY	0.00	-711.23
TOTAL CHECK							0.00	733,300.91
1011	96126	10/31/19	909	CITY OF SAN MARCOS	00165006520	FY20 WCMA MONT&ASMNT	0.00	5,563.00
1011	96126	10/31/19	909	CITY OF SAN MARCOS	00165006520	FY20 WCMA MGNT FEE	0.00	278.00
TOTAL CHECK							0.00	5,841.00
1011	96127	10/31/19	169	SDG&E CO INC	00165006530	UTILITIES-09/05-10/04	0.00	397.20
1011	96127	10/31/19	169	SDG&E CO INC	00165006540	UTILITIES-09/05-10/04	0.00	459.61
1011	96127	10/31/19	169	SDG&E CO INC	00165006530	UTILITIES-09/05-10/06	0.00	810.59
1011	96127	10/31/19	169	SDG&E CO INC	00165006540	UTILITIES-09/05-10/06	0.00	1,052.55
1011	96127	10/31/19	169	SDG&E CO INC	20375007510	UTILITIES-09/05-10/06	0.00	2,671.80
1011	96127	10/31/19	169	SDG&E CO INC	00165006570	UTILITIES-09/05-10/04	0.00	2,914.71
1011	96127	10/31/19	169	SDG&E CO INC	00165006570	UTILITIES-09/05-10/06	0.00	6,097.59
1011	96127	10/31/19	169	SDG&E CO INC	21100007600	UTILITIES-09/05-10/04	0.00	6,606.91
TOTAL CHECK							0.00	21,010.96
1011	96128	10/31/19	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-OCT-FC	0.00	65.00
1011	96128	10/31/19	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-OCT-MS	0.00	65.00
1011	96128	10/31/19	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-OCT-FD	0.00	120.00
1011	96128	10/31/19	1073	SEASIDE HEATING & AIR CO	00165006570	RPLC MOTOR-CH	0.00	210.00
1011	96128	10/31/19	1073	SEASIDE HEATING & AIR CO	00165006570	RPLC MOTOR/MODULE-CH	0.00	1,845.00
TOTAL CHECK							0.00	2,305.00
1011	96129	10/31/19	4465	SUN LIFE FINANCIAL	001	NOV 19 SUPP LIFE IN	0.00	355.75
1011	96129	10/31/19	4465	SUN LIFE FINANCIAL	001	NOV 19 LIFE&ADD INS	0.00	1,129.06
1011	96129	10/31/19	4465	SUN LIFE FINANCIAL	001	NOV 19 LTD	0.00	1,587.51
TOTAL CHECK							0.00	3,072.32
1011	96130	10/31/19	30	VERIZON WIRELESS-SD	00160006120	FIRE CELL 06/29-07/28	0.00	209.02
1011	96130	10/31/19	30	VERIZON WIRELESS-SD	00160006120	FIRE CELL 08/29-09/28	0.00	260.23
1011	96130	10/31/19	30	VERIZON WIRELESS-SD	00160006120	FIRE CELL 07/29-08/28	0.00	305.74
1011	96130	10/31/19	30	VERIZON WIRELESS-SD	27060006120	FIRE IPAD 07/29-08/28	0.00	114.03
1011	96130	10/31/19	30	VERIZON WIRELESS-SD	27060006120	FIRE IPAD 08/29-09/28	0.00	114.03
1011	96130	10/31/19	30	VERIZON WIRELESS-SD	27060006120	FIRE IPAD 06/29-07/28	0.00	114.03
1011	96130	10/31/19	30	VERIZON WIRELESS-SD	00160006120	BC CELL 07/29-08/28	0.00	62.25
1011	96130	10/31/19	30	VERIZON WIRELESS-SD	00160006120	BC CELL 08/29-09/28	0.00	62.60
1011	96130	10/31/19	30	VERIZON WIRELESS-SD	00160006120	BC CELL 06/29-07/28	0.00	67.89
TOTAL CHECK							0.00	1,309.82



PENTAMATION  
 DATE: 11/13/2019  
 TIME: 08:25:27

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20191026 00:00:00.000' and '20191108 00:00:00.000'  
 ACCOUNTING PERIOD: 5/20

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	96131	10/31/19	3723	WAGeworks	00150005400	FSA ADMIN-OCT	0.00	128.75
1011	96132	10/31/19	5060	CHRISTOPHER WAKEHAM	459	RFND-CRSS GTTR/209 E	0.00	11,807.32
1011	96133	10/31/19	662	WEST COAST ARBORISTS, IN	00165006530	TREE SVC-9/1-9/15	0.00	9,202.50
1011	96133	10/31/19	662	WEST COAST ARBORISTS, IN	00165006560	TREE SVC-9/1-9/15	0.00	9,202.50
TOTAL CHECK								18,405.00
1011	96134	11/07/19	2379	AA FARNSWORTH'S BACKFLOW	00165006560	BACKFLOW ANNUAL TEST	0.00	160.00
1011	96135	11/07/19	4794	AMR	27060006120	CSA17.20 IV ACETMNPHN	0.00	160.56
1011	96136	11/07/19	3704	ARCO GASPRO PLUS	00165006520	AUTO FUEL-10/03-11/02	0.00	494.08
1011	96136	11/07/19	3704	ARCO GASPRO PLUS	00160006170	AUTO FUEL-10/03-11/02	0.00	868.86
1011	96136	11/07/19	3704	ARCO GASPRO PLUS	00165006560	AUTO FUEL-10/03-11/02	0.00	92.64
1011	96136	11/07/19	3704	ARCO GASPRO PLUS	00165006570	AUTO FUEL-10/03-11/02	0.00	154.40
1011	96136	11/07/19	3704	ARCO GASPRO PLUS	00165006510	AUTO FUEL-10/03-11/02	0.00	169.84
1011	96136	11/07/19	3704	ARCO GASPRO PLUS	50900007700	AUTO FUEL-10/03-11/02	0.00	185.27
1011	96136	11/07/19	3704	ARCO GASPRO PLUS	00160006140	AUTO FUEL-10/03-11/02	0.00	280.78
1011	96136	11/07/19	3704	ARCO GASPRO PLUS	00160006120	AUTO FUEL-10/03-11/02	0.00	401.57
1011	96136	11/07/19	3704	ARCO GASPRO PLUS	00165006530	AUTO FUEL-10/03-11/02	0.00	447.76
TOTAL CHECK								3,095.20
1011	96137	11/07/19	5787	GINA ARMBRUST	001	CCAC-ARMBRUST-10/24	0.00	-400.22
1011	96137	11/07/19	5787	GINA ARMBRUST	00150005150	CCAC-ARMBRUST-10/24	0.00	477.82
TOTAL CHECK								77.60
1011	96138	11/07/19	5779	BARNARD PIPELINE	001	RFND-ENC4179/826 SEAB	0.00	530.00
1011	96139	11/07/19	4990	KRISTI BECKER	001	LCC-BECKER-10/16-18	0.00	-550.00
1011	96139	11/07/19	4990	KRISTI BECKER	00150005100	LCC-BECKER-10/16-18	0.00	1,150.86
TOTAL CHECK								600.86
1011	96140	11/07/19	5780	BRYAN PATE	001	RFND-10/19/19-FCCC	0.00	500.00
1011	96141	11/07/19	3480	BUSINESS PRINTING COMPAN	00155005550	BUS CARD-DELMER	0.00	84.11
1011	96142	11/07/19	108	DEL MAR BLUE PRINT COMPA	00150005150	RR:W 1931/981 JEFFREY	0.00	18.49
1011	96143	11/07/19	213	DEPARTMENT OF TRANSPORTA	00165006540	MAINT 07/01-09/30	0.00	665.41
1011	96143	11/07/19	213	DEPARTMENT OF TRANSPORTA	00165006540	ELECT 07/01-09/30	0.00	454.83
TOTAL CHECK								1,120.24
1011	96144	11/07/19	5296	DOG WASTE DEPOT	00165006520	23 MUTT-MITT CARTONS	0.00	1,554.31
1011	96145	11/07/19	94	ESGIL CORPORATION	00155005560	BLDG PRMT 09/09-09/13	0.00	17,597.48
1011	96146	11/07/19	223	FEDEX	00150005150	SHIPPING-10/17/19	0.00	25.68
1011	96147	11/07/19	322	FIRE ETC.	00160006120	MEDICA-HELMET SHEILD	0.00	58.26

PENTAMATION  
 DATE: 11/13/2019  
 TIME: 08:25:27

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 4  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20191026 00:00:00.000' and '20191108 00:00:00.000'  
 ACCOUNTING PERIOD: 5/20

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	96148	11/07/19	5075	ROBERT FORD	00150005400	FORD-INFCTN HZRD MATR	0.00	675.00
1011	96148	11/07/19	5075	ROBERT FORD	00150005400	FORD-ENV HLTH/SFT MAN	0.00	675.00
TOTAL CHECK							0.00	1,350.00
1011	96149	11/07/19	3742	KELLY HARLESS	001	LCC-HARLESS-10/16-18	0.00	-550.00
1011	96149	11/07/19	3742	KELLY HARLESS	00150005100	LCC-HARLESS-10/16-18	0.00	1,058.64
TOTAL CHECK							0.00	508.64
1011	96150	11/07/19	1011	HDL-HINDERLITER, DE LLAM	00150005300	Q1 FY STAX-CONTRACT	0.00	1,084.65
1011	96150	11/07/19	1011	HDL-HINDERLITER, DE LLAM	00150005300	Q1 CY19 STAX AUDIT	0.00	2,019.61
TOTAL CHECK							0.00	3,104.26
1011	96151	11/07/19	5138	HDL COREN & CONE	00150005300	CAFR SERVICE 2018-19	0.00	745.00
1011	96152	11/07/19	3299	HELIX ENVIRONMENTAL	21355005550	1719.13/514 CANYON	0.00	383.75
1011	96153	11/07/19	87	ISLA VERDE HOA	20575007530	LNDSCAPE MAINT-OCT	0.00	425.00
1011	96154	11/07/19	4861	PATRICIA KLASSEN	001	RFND-10/20/19-FCCC	0.00	500.00
1011	96155	11/07/19	5784	KAI LARSON	00150005400	K. LARSON-LIVESCAN	0.00	20.00
1011	96156	11/07/19	5783	MACKENZIE LARSON	00150005400	M. LARSON-LIVESCAN	0.00	23.00
1011	96157	11/07/19	5508	MERCHANTS BUILDING MAINT	00165006570	JANITORIAL SVC-OCT	0.00	4,581.35
1011	96158	11/07/19	5549	MICHAEL BAKER INTERNATIO	22093826510	9382.03 LSF CORR-III	0.00	5,609.27
1011	96158	11/07/19	5549	MICHAEL BAKER INTERNATIO	22893826510	9382.03 LSF CORR-III	0.00	623.25
TOTAL CHECK							0.00	6,232.52
1011	96159	11/07/19	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	2.37
1011	96159	11/07/19	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	6.35
1011	96159	11/07/19	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	9.49
1011	96159	11/07/19	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	10.67
1011	96159	11/07/19	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	18.97
TOTAL CHECK							0.00	47.85
1011	96160	11/07/19	4522	NISSHO OF CALIFORNIA	00165006530	VALVE REPAIR-HWY 101	0.00	110.00
1011	96161	11/07/19	5786	PHILIP C. WILKINSON	001	RFND-SBGR-339/826 SEA	0.00	32,966.00
1011	96162	11/07/19	5785	GARY JOSEPH PERKINS	00155005550	ADMIN-BC/EDEN GRDN	0.00	594.00
1011	96163	11/07/19	2260	REDFLEX TRAFFIC SYSTEMS,	00165006540	RED LIGHT CAMERA-AUG	0.00	7,158.00
1011	96164	11/07/19	86	SAN ELIJO HILLS II HOA	20775007550	LNDSCAPE MAINT-OCT	0.00	6,550.00
1011	96165	11/07/19	88	SANTA FE HILLS HOA	20475007520	LNDSCAPE MAINT-OCT	0.00	16,250.00
1011	96166	11/07/19	3804	SCOTT MICHAEL INC	45994506510	9450.09 STRMDRN-FINAL	0.00	3,162.74
1011	96166	11/07/19	3804	SCOTT MICHAEL INC	45994506510	9450.09STMDNRTN-FINAL	0.00	166.46
1011	96166	11/07/19	3804	SCOTT MICHAEL INC	45994506510	9450.09 STRMDRN CONT	0.00	1,538.00

PENTAMATION  
 DATE: 11/13/2019  
 TIME: 08:25:27

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 5  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20191026 00:00:00.000' and '20191108 00:00:00.000'  
 ACCOUNTING PERIOD: 5/20

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	96166	11/07/19	3804	SCOTT MICHAEL INC	459	9450.09 STM DN RT RLS	0.00	7,964.24
TOTAL CHECK							0.00	12,831.44
1011	96167	11/07/19	5781	SERVANT LEADERSHIP INSTI	00160006120	LEADERSHP TRAINNG-FD	0.00	2,308.00
1011	96168	11/07/19	5725	SIEMENS MOBILITY, INC.	21100007600	ST LIGHT REPAIR-SEP	0.00	270.06
1011	96168	11/07/19	5725	SIEMENS MOBILITY, INC.	00165006540	TRAFFIC SGNL MNT-SEP	0.00	1,062.88
1011	96168	11/07/19	5725	SIEMENS MOBILITY, INC.	00165006540	TRAFFIC CALL OUT-SEP	0.00	176.29
TOTAL CHECK							0.00	1,509.23
1011	96169	11/07/19	1978	THE STATE CHEMICAL MFG C	00160006120	STA-ZORB HAZMAT CLNUP	0.00	571.56
1011	96170	11/07/19	3810	SUPERIOR PRESS	00150005300	PR VOUCHERS	0.00	145.26
1011	96171	11/07/19	5172	JULIETTE THAYER	001	EXCEL-THAYER-8/20	0.00	-99.00
1011	96171	11/07/19	5172	JULIETTE THAYER	50900007700	EXCEL-THAYER-08/20	0.00	5.57
1011	96171	11/07/19	5172	JULIETTE THAYER	12050005460	EXCEL-THAYER-08/20	0.00	22.26
1011	96171	11/07/19	5172	JULIETTE THAYER	00150005300	EXCEL-THAYER-08/20	0.00	83.48
TOTAL CHECK							0.00	12.31
1011	96172	11/07/19	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-1714.08 SUB	0.00	304.91
1011	96173	11/07/19	5778	VERDESCAPE, INC	001	RFND ENC-190021/809 S	0.00	755.00
1011	96174	11/07/19	4933	GREGORY WADE	001	LCC-WADE-10/16-18	0.00	-1,115.56
1011	96174	11/07/19	4933	GREGORY WADE	65278007810	LCC-WADE-10/16-18	0.00	22.53
1011	96174	11/07/19	4933	GREGORY WADE	21100007600	LCC-WADE-10/16-18	0.00	56.31
1011	96174	11/07/19	4933	GREGORY WADE	55000007750	LCC-WADE-10/16-18	0.00	225.25
1011	96174	11/07/19	4933	GREGORY WADE	50900007700	LCC-WADE-10/16-18	0.00	281.56
1011	96174	11/07/19	4933	GREGORY WADE	00150005200	LCC-WADE-10/16-18	0.00	540.60
TOTAL CHECK							0.00	10.69
1011	V900064	10/31/19	5129	KAYLA MOSHKI	00170007100	SUPPLYS FOR SHRLN CVR	0.00	72.98
1011	V900065	10/31/19	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 11/01/19	0.00	913.50
TOTAL CASH ACCOUNT							0.00	987,525.71
TOTAL FUND							0.00	987,525.71
TOTAL REPORT							0.00	987,525.71



# STAFF REPORT CITY OF SOLANA BEACH

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

## BACKGROUND:

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

The information provided in this Staff Report lists the changes made through November 13, 2019.

## DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES						
As of November 13, 2019						
Action	Description	Revenues	Expenditures	Transfers from GF		Net Surplus
Reso 2019-085	Adopted Budget	19,357,000	(19,141,500)	(151,100)	(1)	\$ 64,400
	(1) Transfers to:					
	Debt Service for Public Facilities		151,100			
				151,100		

## CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

## FISCAL IMPACT:

N/A

COUNCIL ACTION:

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**WORK PLAN:**

N/A

**OPTIONS:**

- Receive the report.
- Do not accept the report

**DEPARTMENT RECOMMENDATION:**

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

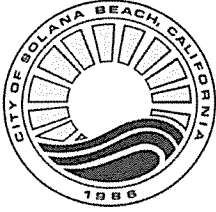
**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



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Gregory Wade, City Manager



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** November 20, 2019  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Public Hearing: Council Consideration of Resolution 2019-151 - Approving an Amendment to the *TransNet* Local Street Improvement Program Of Projects**

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## **BACKGROUND:**

The San Diego Association of Governments (SANDAG) is required by state and federal laws to develop and adopt a Regional Transportation Improvement Program (RTIP) every two years. The RTIP is a multi-year program of proposed major highway, arterial, transit, and bikeway projects including the *TransNet* Program of Projects. The current 2018 RTIP was adopted by the SANDAG Board on September 28, 2018 and covers the five-year fiscal period 2018/19 through 2022/23. The 2018 RTIP can be downloaded at the following SANDAG website:

[https://www.sandag.org/uploads/projectid/projectid\\_547\\_24597.pdf](https://www.sandag.org/uploads/projectid/projectid_547_24597.pdf)

This item is before the City Council to consider adopting Resolution 2019-151 (Attachment 1) to amend the Pavement Resurfacing project in the 2018 RTIP by programming additional *TransNet* funding.

## **DISCUSSION:**

The RTIP is a planning document that lists all major transportation improvement projects for the region. A transportation project generally has to be listed in the RTIP in order to be eligible for *TransNet*, State and Federal funding. The RTIP for San Diego County is prepared by SANDAG. SANDAG prepares a five-year program and updates this program every two years with input provided by local agencies in the county. Amendments to the RTIP can be made quarterly with specified limitations.

CITY COUNCIL ACTION:

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SANDAG requires local agencies to submit a separate project submittal form for each project that is to be included in the RTIP. The submittal of the projects to SANDAG must include evidence of formal action by the legislative body of the City, preferably by resolution. SANDAG also requires that the local agency hold a public meeting prior to adoption or amendment of the five-year RTIP project list. The current RTIP includes the pavement resurfacing and pavement maintenance projects for Solana Beach. This amendment proposes to program an additional \$66,000 for pavement resurfacing performed on completed projects. As described in the Fiscal Impact below, the previous two Fiscal Year (FY) budgets included more *TransNet* funds than were programmed in the RTIP. Programming the additional funds will clear a deficit balance in *TransNet* expenditures.

**CEQA COMPLIANCE STATEMENT:**

Amendments to the RTIP are not a project under CEQA. Environmental review is conducted prior to commencing each project as necessary.

**FISCAL IMPACT:**

The Capital Improvement Budget in the previous two FY (2017/18 and 2018/19) budgeted a combined total of \$350,000 in *TransNet* funds for annual pavement management, whereas \$250,000 was programmed in the RTIP for pavement resurfacing and maintenance. Adopting the RTIP amendment will allow the City to receive the additional \$66,000 of *TransNet* funding to clear a deficit balance. This amendment programs all forecasted *Transnet* revenue through FY 2019-20 for Solana Beach.

**WORK PLAN:**

N/A

**OPTIONS:**

- Adopt Staff recommendations.
- Provide direction to Staff.

**DEPARTMENT RECOMMENDATION:**

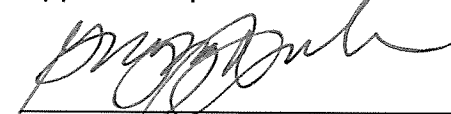
Staff recommends that the City Council:

1. Conduct the Public Hearing: open the public hearing, report Council disclosures, receive public testimony, and close the public hearing.
2. Adopt Resolution 2019-151 approving an amendment to the SANDAG 2018 Regional Transportation Improvement Program (RTIP) list of projects for Fiscal

Years 2019 through 2023, to increase *TransNet* funding for the Pavement Resurfacing Project.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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

Attachment:

1. Resolution 2019-151



## RESOLUTION 2019 - 151

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE *TRANSNET* LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2019 THROUGH 2023

**WHEREAS**, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance); and

**WHEREAS**, the *TransNet* Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve on a biennial basis a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds; and

**WHEREAS**, the City of Solana Beach was provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2019 through 2023; and

**WHEREAS**, the City of Solana Beach approved its 2018 *TransNet* Local Street Improvement Program of Projects (POP) on May 23, 2018 and the City of Solana Beach desires to make adjustments to its Program of Projects; and

**WHEREAS**, the City of Solana Beach has held a noticed public hearing with an agenda item that clearly identified the proposed amendment prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31.

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

1. That City of Solana Beach requests that SANDAG make the following changes to its 2018 POP (the "Amendment").
2. That pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that no more than 30 percent of its annual revenues shall be spent on local street and road maintenance-related projects as a result of the Amendment.
3. That pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that all new or changed projects, or major reconstruction projects included in the Amendment and funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed was clearly noticed as part of the City of Solana Beach's public hearing process for the Amendment.

4. That the City of Solana Beach does hereby certify that all other applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy 31 have been met.
5. That the City of Solana Beach agrees to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to City of Solana Beach's *TransNet* funded projects.
6. That the City Council approves an amendment to the SANDAG 2018 Regional Transportation Improvement Program (RTIP) of projects for Fiscal Years 2019 through 2023 to increase *TransNet* funding for the Pavement Resurfacing Project.

**PASSED AND ADOPTED** this 20th day of November, 2019, at a special meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** November 20, 2019  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for DRP/SDP/SUB 127-129 N. Granados Avenue (Case # 17-17-47, Applicant: Granados Avenue Partners, LLC; Resolution No. 2019-109)**

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## **BACKGROUND:**

The Applicant, Granados Avenue Partners, LLC, is requesting Council approval of a Development Review Permit (DRP), a Structure Development Permit (SDP), and a Minor Subdivision Tentative Parcel Map (SUB) in order to consolidate two existing parcels to create a new parcel that is 14,381 square feet in area and construct four detached, single-family condominium residences, a new driveway entry and associated site improvements. Each dwelling unit would be two stories and include a two-car garage. Dwelling Unit 1 is proposed at 2,234 square feet, Unit 2 is proposed at 2,231 square feet, Unit 3 is proposed at 1,847 square feet and Unit 4 is proposed at 2,072 square feet. The square footage includes all areas that contribute to the gross floor area per the Solana Beach Municipal Code (SBMC) and exclude up to the allowable 400 square foot exemption for required parking. For the purposes of calculating Floor Area Ratio (FAR), the total square footage of the proposed development is 8,557 square feet, resulting in a FAR of 0.60. The maximum height of Unit 1 is 24.99 feet, Unit 2 is 24.70 feet, Unit 3 is 22.95 feet and Unit 4 is 24.86 feet as measured from the lower of the pre-existing or proposed grade. The project would include grading in the amounts of 880 yd<sup>3</sup> of cut, 372 yd<sup>3</sup> of fill and 508 yd<sup>3</sup> of export as well as 1,252 yd<sup>3</sup> of site grading, 96 yd<sup>3</sup> of cut for footings and 565 yd<sup>3</sup> of removal and recompaction.

The Applicant is requesting a Minor Subdivision to allow for separate condominium ownership of the four residential units with common ownership of the remainder of the parcel. A DRP is being requested for a new common interest development, a residential structure or structures that exceed 60% of the maximum allowable FAR, to exceed the base density to the maximum density specified in the range for the zone, and for a project that involves an aggregate of more than 100 cubic yards of cut and/or fill. A

CITY COUNCIL ACTION:

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SDP is required for the construction of structures that exceed a height of 16 feet above existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2019-109 (Attachment 1).

**DISCUSSION:**

The existing parcels are located on the west side of N. Granados Avenue and are currently developed with one single-family residence and a detached garage. The parcels are rectangular in shape with approximately 50 feet of street frontage and a lot depth of approximately 149 feet. The parcels slope downward from the street as you travel west across the depth of the property. The parcels have an elevation of approximately 114 feet above Mean Sea Level (MSL) at the street frontage and an elevation of approximately 93 feet above MSL at the rear or west property line. This is an overall change in topography of approximately 21 feet.

The Applicant is proposing to demolish the existing structures on each lot, consolidate the two legal parcels into one legal lot of 14,381 square feet and construct four detached single-family condominium units, a new common driveway and associated site improvements including grading, common open space, landscaping, and fences and walls. The project plans are provided in Attachment 2.

The properties are not located within any of the City's Specific Plan areas or Overlay Zones, however, they are located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a building permit.

Table 1, below, provides a synopsis of the SBMC specific minimum and maximum requirements of the zoning regulations for the development of the property compared to the Applicant's proposed design. As shown, the project meets the minimum SBMC requirements for parking, building setbacks, height, and FAR.

<b>Table 1</b>		
<b>LOT INFORMATION</b>		
<b>Property Address:</b> 127-129 N. Granados Ave.	<b>Zoning Designation:</b> MHR (8-12 du/ac)	
<b>Lot Size:</b> 14,381 ft <sup>2</sup>	<b># of Units Allowed:</b> 3-4 Dwelling Units	
<b>Max. Allowable Floor Area:</b> .75 or 10,786 ft <sup>2</sup>	<b># of Units Requested:</b> 4 Dwelling Units*	
<b>Proposed Floor Area:</b> .58 or 8,557 ft <sup>2</sup>	<b>Setbacks:</b>	
<b>Below Max. Floor Area By:</b> 2,229 ft <sup>2</sup>	<b>Required</b>	<b>Proposed</b>
<b>Overlay Zone(s):</b> N/A	Front	25 ft.
<b>Proposed Parking:</b>	Side (N)	5 ft.
Attached 2-car garage for each unit	Side (S)	5 ft.
<b>Proposed Fences and Walls:</b> Yes	Rear	25 ft.

\* The Applicant is requesting to exceed the base density as part of the DRP per SBMC 17.20.030(B)(1)(c).

<b>PROPOSED PROJECT INFORMATION</b>			
<b>Square Footage / Floor Area Breakdown:</b>			
<b>Unit 1:</b> First Floor Livable: 772 ft <sup>2</sup> Second Floor Livable 1,330 ft <sup>2</sup> First Floor Garage: 532 ft <sup>2</sup> <hr/> Subtotal: 2,634 ft <sup>2</sup> Garage Exemption: - 400 ft <sup>2</sup> Total Floor Area: 2,234 ft <sup>2</sup>	<b>Unit 3:</b> First Floor Livable: 848 ft <sup>2</sup> Second Floor Livable: 999 ft <sup>2</sup> First Floor Garage: 488 ft <sup>2</sup> <hr/> Subtotal: 2,335 ft <sup>2</sup> Garage Exemption: - 400 ft <sup>2</sup> Total Floor Area: 1,935 ft <sup>2</sup>		
<b>Unit 2:</b> First Floor Livable: 772 ft <sup>2</sup> Second Floor Livable 1,327 ft <sup>2</sup> First Floor Garage: 532 ft <sup>2</sup> <hr/> Subtotal: 2,631 ft <sup>2</sup> Garage Exemption: - 400 ft <sup>2</sup> Total Floor Area: 2,231 ft <sup>2</sup>	<b>Unit 4:</b> First Floor Livable: 852 ft <sup>2</sup> Second Floor Livable 1,220 ft <sup>2</sup> First Floor Garage: 485 ft <sup>2</sup> <hr/> Subtotal: 2,557 ft <sup>2</sup> Garage Exemption: - 400 ft <sup>2</sup> Total Floor Area: 2,157 ft <sup>2</sup>		
<b>Total Proposed Floor Area: 8,557 ft<sup>2</sup></b>			
<b>Proposed Height:</b>			
<b>Maximum Allowable Height: 25 feet</b>			
<b>Unit #:</b>	<b>Tallest Point:</b>	<b>Max. Height</b>	
Unit 1	130.68 MSL	24.99 ft.	
Unit 2	128.53 MSL	24.70 ft.	
Unit 3	124.25 MSL	22.95 ft.	
Unit 4	124.25 MSL	24.86 ft.	
<b>Required Permits:</b>			
<p><b>SUB-</b> A Minor Subdivision is being requested to allow for separate condominium ownership of the three residential units with common ownership of the remainder of the parcel.</p> <p><b>DRP-</b> A DRP is being requested to allow the development to exceed the base density to the high end of the density range for the zone, to increase the maximum height limit to 30 feet, for the construction of residential structures that exceed 60% of the maximum allowable floor area, and for grading in excess of an aggregate of 100 cubic yards of cut and/or fill.</p> <p><b>SDP-</b> For the construction of structures in excess of 16 feet in height measured from pre-existing grade.</p>			
<p><b>Proposed Grading:</b> 880 yd<sup>3</sup> of cut, 372 yd<sup>3</sup> of fill and 508 yd<sup>3</sup> of export as well as 1,252 yd<sup>3</sup> of site grading, 96 yd<sup>3</sup> of cut for footings and 565 yd<sup>3</sup> of removal and recompaction.</p>			

Staff has prepared draft findings for approval of the project in Resolution 2019-109 (Attachment 1) for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Planning, Engineering and Fire Departments are incorporated in the Resolution of

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

The following is a discussion of the findings for a DRP, an administrative SDP and a SUB as each applies to the proposed project, as well as, references to recommended conditions of approval contained in Resolution 2019-109.

Development Review Permit Compliance:

In addition to the zoning requirements noted above, the project must also comply with the development review criteria contained in SBMC Section 17.68.040, Development Review Permits. The project requires approval of a DRP for a new common interest development because the total floor area of the proposed structures combined exceeds 60% of the maximum allowable floor area, the total floor area for the second stories exceed 35% of the main floor areas combined, and the project involves an aggregate of more than 100 cubic yards of cut and/or fill. In addition, the Applicant is requesting City Council's consideration to allow the project to exceed the base density to the high end of the density range for the zone in accordance with SBMC Sections 17.20.030(B)(1)(c).

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 City Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. The Resolution (Attachment 1) provides the full discussion of the 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 surrounded by properties developed with a mixture of single and multi-family units. Properties to the north, south and west are located within the MHR Zone and properties to the east are located within the Low Medium Residential Zone.

The proposed project is consistent with the permitted uses for the Medium High Residential (MHR) Zone found in SBMC Sections 17.12.010(D)(1), 17.12.020, and Chapter 17.20. The MHR Zone allows for 8-12 dwelling units (du) per net acre (ac). In order to determine the number of units allowed on the 14,381 square foot or 0.33 acre (net) parcel based on the density range, the following calculation is used:

$$\text{net lot size in acres} \times \text{number of dwelling units per acre} = \text{number of units allowed}$$

If the calculation results in a fractional number of 0.7 or greater, the number of units can be rounded up to the nearest whole number provided that the project incorporates superior design and site planning. The density range for the subject property is as follows:

MHR Density Range: 8-12 du/ac

<b>Base Density: 8 du/ac (net)</b>	<b>Maximum Density: 12 du/ac (net)</b>
0.33 x 8 du/ac = 2.67 du or 2 du	0.33 x 12 du/ac = 3.96 or 4 du

In addition, SBMC 17.20.030(b)(4) indicates that multiple dwelling unit projects located in or in proximity to sensitive lands such as steep slopes, coastal bluffs and wetlands shall adjust the allowed density as follows:

<b>Table 17.20.030-C Density Adjustments for Sensitive Lands</b>	
<b>Area Type</b>	<b>Density Adjustment Multiplier</b>
Wetland Areas	0.00
Slopes less than 25% grade	1.00
Slopes 25% to 40% grade and not also in another sensitive area	0.50
Slopes greater than 40% grade	0.00
Slopes of 25% or greater grade: 1. Along Coastal Bluffs 2. Uplands Adjoining the San Elijo Lagoon	0.00

The Applicant provided a breakdown of the lot area according to the slope percentage on sheet one of the grading plan (Attachment 2). The following table shows the density adjustment of the two lots combined using the high end of the density range according to table 17.20.030(C) as follows:

<b>Density Adjustment Multiplier</b>				
Slope Range %	Density Adjustment Factor	Adjusted Density (DU/Net Acre)	Area (Acre)	Number of Units Permitted
0-25	1.0	12	0.30	3.6
25-40	0.5	12	0.02	0.12
40-100	0	12	0.006	0
<b>Total Units:</b>				<b>3.72 or 4</b>

The Applicant is requesting to exceed the base density to construct 4 dwelling units. SBMC 17.20.030(B)(1)(c) indicates that:

*The maximum density shall not be construed to be a "guaranteed right" and shall be granted only upon demonstration that the proposed development incorporates exemplary site planning and design and complies with all applicable zoning regulations and general plan objectives. Whenever the proposed density for a site is greater than that permitted by subsection (a) of this table, the increased density shall be justified by consideration of such matters as: superior project design; public facility availability; availability of public transportation; proximity to public recreation; proximity to public facilities or community amenities provided by the developer of the site; whether the increased density will assist the city in meeting its regional housing obligations and local housing goals; whether the increased density will adversely affect the neighborhood; or whether the increased density will assist the city in meeting other general plan goals and objectives.*

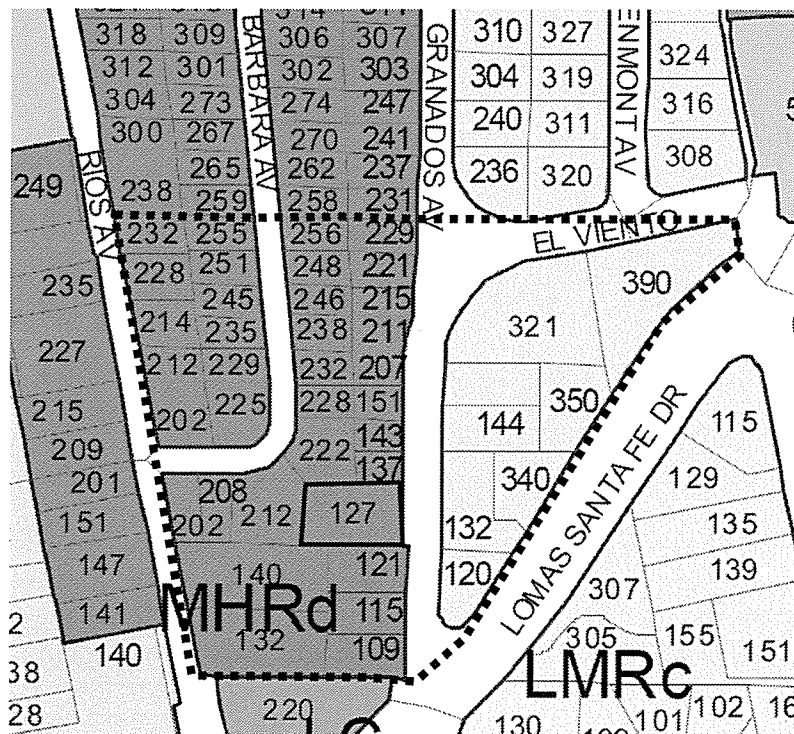


The Applicant has provided a narrative for the proposed project indicating how the project satisfies the requirements of this section of the code and is requesting that the Council approve the project at the high end of the density range (Attachment 3). If the Council is able to make the finding that the project demonstrates exemplary site planning and design in accordance with this section of the Municipal Code, the attached resolution will be modified to reflect the specific findings made by the Council.

The use is also consistent with the General Plan, which designates the property as Medium High Residential. Policy LU-2 of the Land Use Element is for the land use plan to include residential land uses comprising a range of housing types, locations, and densities. Per SBMC 17.20.010(E), the MHR Zone is intended for a wide range of residential development types, including detached single-family and attached duplexes at the lower end of the density range and multiple-family attached units at the higher end of the range. The surrounding properties are also zoned MHR and designated Medium High Residential.

**Neighborhood Comparison:**

Staff compared the proposed development to 43 properties within the surrounding area along both sides of Barbara Avenue, the east side of N. Rios Avenue and the west side of N. Granados Avenue as shown on the map below.



There is a mix of existing single-family residential and multi-family residential dwellings in the surrounding area, which range from one to three stories. Table 2 provides the data for each property, including approximate lot size, existing building area on each lot,

the maximum allowable square footage for potential new development, and the zoning designation. As the request is for multiple units on one site, the number of units per parcel is also provided for comparison purposes.

The residential structures in the surrounding area range in size from a 466 square foot, single-family residence to four single-family detached units totaling 11,984 square feet, per the County Assessor's records. Note that the County Assessor does not include the garage, basement or accessory building area in the building area calculation. Accordingly, the building area of the proposed units has been calculated for comparison purposes by deleting the area of the garages and patios that contribute to FAR per the SBMC, as follows:

Unit 1:	Gross Building Area	2,634 ft <sup>2</sup>
	Delete Garage	<u>- 532 ft<sup>2</sup></u>
	Project Area for Comparison to Assessor's Data	2,102 ft <sup>2</sup>
Unit 2:	Gross Building Area	2,631 ft <sup>2</sup>
	Delete Garage	<u>- 532 ft<sup>2</sup></u>
	Project Area for Comparison to Assessor's Data	2,099 ft <sup>2</sup>
Unit 3:	Gross Building Area	2,335 ft <sup>2</sup>
	Delete Garage	<u>- 488 ft<sup>2</sup></u>
	Project Area for Comparison to Assessor's Data	1,847 ft <sup>2</sup>
Unit 4:	Gross Building Area	2,557 ft <sup>2</sup>
	Delete Garage	<u>- 485 ft<sup>2</sup></u>
	Project Area for Comparison to Assessor's Data	2,072 ft <sup>2</sup>

This results in a total comparison Project Area of 8,120 square feet.

<b>Table 2:</b>						
#	Property Address	Lot Size in ft <sup>2</sup> (GIS)	Existing ft <sup>2</sup> Onsite	Proposed / Recently Approved ft <sup>2</sup>	Max. Allowable ft <sup>2</sup>	Zone
1.	232 N. Rios Ave.	4,888	1,382		3,666	MHR
2.	235 Barbara Ave.	4,979	2,310		3,734	MHR
3.	229 Barbara Ave. (Duplex)	5,007	1,360		3,755	MHR
4.	225 Barbara Ave.	8,849	975		6,637	MHR
5.	202-208 N. Rios Ave. (Multi-unit)	9,318	2,846		6,989	MHR
6.	212 N. Rios Ave.	4,687	466		3,515	MHR
7.	214 N. Rios Ave.	7,145	1,220		5,359	MHR

8.	228 N. Rios Ave. (Duplex)	6,806	1,542		5,105	MHR
9.	251 Barbara Ave.	5,547	1,796		4,160	MHR
10.	245 Barbara Ave.	5,256	2,383		3,942	MHR
11.	256 Barbara Ave.	5,156	1,794		3,867	MHR
12.	229 N. Granados Ave.	5,147	1,925		3,860	MHR
13.	215 N. Granados Ave. (Duplex)	4,353	1,741		3,265	MHR
14.	211-213 N. Granados Ave. (Duplex)	4,909	1,792		3,682	MHR
15.	207 N. Granados Ave. (Duplex),	4,403	2,368		3,302	MHR
16.	151-153 N. Granados Ave. (Duplex)	4,204	2,734		3,153	MHR
17.	212-218 Barbara Ave. (Multi-unit)	12,222	N/A		9,167	MHR
18.	208 Barbara Ave.	5,320	1,930		3,990	MHR
19.	202 Barbara Ave.	5,293	868		3,970	MHR
20.	222 Barbara Ave. (Multi-unit)	9,502	3,777		7,127	MHR
21.	228 Barbara Ave. (Duplex)	4,514	2,372		3,386	MHR
22.	232 Barbara Ave. (Duplex)	4,888	1,574		3,666	MHR
23.	238 Barbara Ave. (Duplex)	5,153	1,492		3,865	MHR
24.	246 Barbara Ave.	4,449	1,343	2,857	3,337	MHR
25.	248 Barbara Ave. (Duplex)	5,114	2,046		3,836	MHR
26.	121 N. Granados Ave.	8,918	1,080		6,689	MHR
27.	115 N. Granados Avenue (Multi-unit)	7,134	N/A		5,351	MHR
28.	109 N. Granados Ave. (Multi-unit)	7,742	2,406		5,807	MHR
29.	136, 138, 134, 132 N. Rios Ave.	19,045	8,073		14,284	MHR
30.	140, 142, 144, 146 N. Rios Ave.	21,897	11,984		16,423	MHR
31.	143 N. Granados Ave. (Multi-unit)	3,811	1,424		2,858	MHR
32.	137 N. Granados Ave. (Duplex)	3,926	2,400		2,945	MHR
33.	<b>129 N. Granados Ave.</b>	<b>7,420</b>	<b>1,193</b>	<b>8,120</b>	<b>5,565</b>	<b>MHR</b>
34.	<b>127 N. Granados Ave.</b>	<b>6,961</b>	<b>408</b>		<b>5,221</b>	<b>MHR</b>
	<b>Total:</b>	<b>14,381</b>	<b>1,601</b>		<b>10,786</b>	

35.	321 El Viento St.	31,838	2,546		5,667	LMR
36.	350 Lomas Santa Fe	12,083	1,645		4,065	LMR
37.	0 N. Granados Ave.	9,845	Vacant		3,673	LMR
38.	144 N. Granados Ave.	10,342	1,006		3,760	LMR
39.	120 N. Granados Ave. (Duplex)	9,098	2,692		3,542	LMR
40.	132 N. Granados Ave.	14,237	1,396		4,441	LMR
41.	340 Lomas Santa Fe	9,867	1,597		3,677	LMR
42.	390 Lomas Santa Fe	28,460	5,118		5,498	LMR

**Building Structure and Placement:**

The proposed development, as designed, meets the requirements for setbacks for the property as zoned including the required setbacks of 5 feet from the interior side property lines (north and south) and the required 25-foot setback from the front (eastern) and rear (western) property lines. The project also meets the required 10-foot minimum separation between detached single-family units in the MHR Zone.

Each dwelling unit consists of two stories and an attached two-car garage. Units 1 and 2 are similar in that the first floor consists of two bedrooms with attached bathrooms, a laundry closet and an attached two-car garage. The second floor is made up of an entry area, living room, kitchen, breakfast nook, powder room and a master suite. There is a balcony proposed off of the living room area. Unit 3 would have a first floor that would consist of the garage, living room, dining room, kitchen, powder room, laundry room and entry area. The second floor would have the master suite and an additional bedroom and bathroom with a balcony off the second bedroom which is accessible from the hallway as well as the bedroom. Unit 4 would have a first floor consisting of the attached garage, entry, dining room, living room and powder room. The second floor would consist of two bedrooms with a shared "Jack and Jill" bathroom, a laundry closet and the master suite. The dwelling units are designed with finished floors below the street elevation, and Units 1 and 2, which abut the front yard setback, will appear to be single-story structures from Granados Avenue and two stories from all other elevations.

The maximum building height for the MHR Zone is 25 feet. The proposed maximum building height of each unit is as follows: Unit 1 is 24.99 feet, Unit 2 is 24.70 feet, Unit 3 is 22.95 feet, and Unit 4 is 24.86 feet all measured from the lower of pre-existing or proposed grade for each Unit.

**Landscaping:**

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

detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. Landscaping will be required to be installed according to the final approved Landscape Documentation Package, and a Certificate of Completion signed by the professional of record will be required prior to the final inspection of the residence. The City's third-party landscape architect will perform inspections during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

#### Roads, Pedestrian Walkways, Parking, and Storage Areas:

The proposed project, as designed, provides a driveway toward the center of the consolidated site from the west side of N. Granados Avenue. The driveway will provide access to all four units at the center of the lot. Garages for Units 1 and 4 would have garage doors facing south and Units 2 and 3 would have garage doors facing north. SBMC Section 17.52.040(A) requires two off-street parking spaces per dwelling unit that are 9 feet by 19 feet and clear of obstruction. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the FAR calculation. Two spaces are required per unit, therefore, up to 400 square feet of garage area per unit can be exempted from the FAR calculation for the project. In addition, one guest parking space is required per four dwelling units for a multi-family development. The Applicant has provided one guest parking space between the living area of the first floor of Units 3 and 4. The parking space is 9 X 19 feet clear with 36 inches of walking space on either side that provides access to the common open space area within the rear yard of the lot. An additional guest parking space, although not required, has been provided within the front yard setback area in front of Unit 2. This parking space would not qualify as a required space as it is located within the front yard setback but similar to a driveway in front of a single-family residence, a car could legally park in this space.

#### Grading:

The existing property slopes downward across the site from Granados Avenue as you travel west. Grading is proposed in the following quantities 880 yd<sup>3</sup> of cut, 372 yd<sup>3</sup> of fill and 508 yd<sup>3</sup> of export as well as 1,252 yd<sup>3</sup> of site grading, 96 yd<sup>3</sup> of cut for footings and 565 yd<sup>3</sup> of removal and recompaction.

Grading is proposed in order to lower the site elevation. The finished pad height for Units 1 and 2 would be approximately 13 feet lower than the street elevation. The pad heights of Units 3 and 4 would be approximately 15 feet lower than the street elevation at the proposed garages and 18 feet lower at the finished pad of the living area. Grading is also proposed to provide vehicular access to each of the units from a central driveway, stormwater detention and flat usable yard area. Retaining walls are proposed along the north, south and west property lines to support the higher grades on adjacent properties.

#### Lighting:

Conditional approval of this project includes the requirement that all new exterior lighting fixtures be in conformance with the City-Wide Lighting Regulations of the Zoning Ordinance. All light fixtures will 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.

#### Open Space:

Per SBMC Section 17.20.040(J), a minimum of 250 square feet of common usable open space is required for each unit in a multiple-unit development. The usable open space shall consist of land not occupied by buildings, structures, streets, driveways or parking areas or any land proposed to be dedicated to the City as open space. All usable open space is required to have a minimum area of 250 square feet and shall have no dimension less than 15 feet or a slope greater than 10 percent. All usable open space not occupied by recreational facilities shall be landscaped. Drought-tolerant landscaping materials and water conserving irrigation systems shall be utilized to the maximum extent feasible. A four-unit project in the MHR Zone requires 1,000 square feet of usable open space. The proposed development, as designed, would provide a total of 1,417 square feet of common open space that meets the requirements noted above along the rear or western elevation of Units 3 and 4.

#### Fences, Walls and Retaining Walls:

Per SBMC Section 17.20.040(O), within the front yard setback, fences and walls may not be higher than 42 inches except for an additional two feet of fence that is at least 80% open to light. Within the rear or interior yards, fences and walls, or any combination thereof, shall be no higher than 6 feet in height except for an additional two feet that is at least 50% open to light and air. Retaining walls are proposed along the north, west and south property lines that will have a vinyl perimeter fence on top. Fences and walls are measured from the existing grade, therefore, if the Applicant is proposing to excavate soil the portion of the fence below the existing height would not count towards the fence height. The proposed retaining walls are proposed to be constructed to the height of the existing grade along the west side of the lot and are approximately two feet in height above the finished grade. Where the retaining walls are closer to the street, they range from 3.5 to 5.5 feet above existing grade and finished grade. The plans indicate that the combination of the retaining wall and vinyl fence will not exceed the maximum fence heights established in the SBMC. A condition of project approval has been included in the Resolution indicating that the Applicant will be required to illustrate that any proposed walls, retaining walls, fences, or any combination thereof will comply with the maximum height regulations prior to the issuance of a Building Permit.

Structure Development Permit Compliance:

The proposed structures exceed 16 feet in height above the existing grade. Therefore, the project must comply with the requirements of SBMC Chapter 17.63 View Assessment and the Applicant was required to complete the SDP process. The initial Story Pole Height Certification was issued by a licensed land surveyor on December 17, 2018 and the final amended Height Certification was issued on January 31, 2019. The story pole height certifications provided show the highest point above Mean Sea Level (MSL) for each unit as well as the tallest point of each unit as measured above the pre-existing grade which is as follows:

<b>Unit #:</b>	<b>Tallest Point:</b>	<b>Max. Height</b>
Unit 1	130.68 MSL	24.99 ft.
Unit 2	128.53 MSL	24.70 ft.
Unit 3	124.25 MSL	24.86 ft.
Unit 4	124.25 MSL	24.86 ft.

Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by March 11, 2019. One application for View Assessment was received. The Applicant redesigned Unit 3 to lower the overall height from 24.86 to 22.95 feet and provide a view corridor for the neighbor across the southwest corner of Unit 3. After reviewing the revised plan, the View Claimant withdrew their application for View Assessment. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of each of the units will not exceed the highest point above MSL or the tallest point as measured from the lower of pre-existing or proposed grade.

Minor Subdivision Compliance:

Finally, in addition to the zoning requirements noted above, the project must also comply with the subdivision criteria contained in SBMC Section 16.24.140 (Minor Subdivisions). This section specifies that the City Council may approve, or conditionally approve, a tentative parcel map only if all of the findings can be made. The nine findings are:

1. The proposed map is consistent with applicable general and specific plans and applicable provisions of SBMC Title 17;
2. That the design or improvement of the proposed subdivision is consistent with applicable provisions of SBMC Title 17;
3. The site is physically suitable for the type of development;

4. That the site is physically suitable for the proposed density of development;
5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and avoidably injure fish or wildlife or their habitat; unless an environmental impact report was prepared in respect to the project and a finding was made pursuant to Section 21081(c) of the Public Resources Code that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;
6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems;
7. The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large, for access through or use of property within the proposed subdivision;
8. In the case of the conversion of residential real property to a common interest development project, that any of the notices to tenants required by law have been sent or will be given as required by the Subdivision Map Act; and
9. Subject to the exceptions contained in Section 66474.4 of the Government Code, that the property is not subject to a contract entered into pursuant to the Land Conservation Act of 1965 (Williamson Act) and the parcels resulting from the subdivision would be too small to sustain agricultural use.

The Applicant is proposing a four-unit detached, common interest development that could be found to be consistent with the purpose and intent of the General Plan and the development standards set forth in Title 17 (Zoning) of the SBMC. The project site is located outside the boundaries of the overlay zones and specific plan areas. The site could be found to be suitable for the proposed development and it will not interfere with any habitat or wildlife, easements of record, or Williamson Act requirements, nor will it create any public health problems. Presently, the existing project site has one tenant and the tenant has been notified of the proposed project.

#### 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 more than 10 days prior to the planned public hearing date of November 20, 2019. As of the date of preparation of this Staff Report, Staff has received two letters and four emails in opposition of the project (Attachment 4). No other calls, letters, or emails were received regarding the project.

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



In conclusion, the proposed project meets the requirements for the zoning regulations, is consistent with the General Plan, and could be found to meet the findings required to approve a Minor Subdivision, DRP, and administratively approve an SDP.

**CEQA COMPLIANCE STATEMENT:**

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. Class 3 consists of the construction and location of limited numbers of new, small facilities or structures, installation of small equipment and facilities in small structures and the conversion of small structures from one use to another where only minor modification are made in the exterior of the structure. Examples of this exemption include, but are not limited to:

2. A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed not for more than six dwelling units.

The proposed project consists of four single-family detached condominium units and the common ownership of the remainder of the lot.

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve the project as designed at the high end of the density range by adopting the attached Resolution 2019-109.
- Approve the project subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP, SDP, and SUB.
- Deny the project if all required findings for the DRP, SDP, and SUB cannot be made.

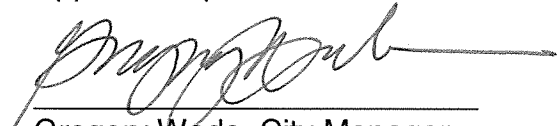
**DEPARTMENT RECOMMENDATION:**

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

1. Conduct the Public Hearing: Open the Public Hearing; Report Council disclosures; Receive Public Testimony; Close the Public Hearing;
2. Find the project exempt from the California Environmental Quality Act pursuant to Sections 15303 of the State CEQA Guidelines;
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2019-109 conditionally approving a DRP, a SDP, and a Minor SUB for condominium purposes, to consolidate two existing legal lots into one legal lot of 14,381 square feet, demolish the existing structures onsite, construct four detached single-family condominium dwelling units, each consisting of two stories with an attached two-car garage and associated site improvements on property on the 127-129 North Granados Avenue, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



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

Attachments:

1. Resolution 2019-109
2. Project Plans
3. Applicant Discussion
4. Letter in Opposition

**RESOLUTION NO. 2019-109**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT, STRUCTURE DEVELOPMENT PERMIT, AND MINOR SUBDIVISION (TENTATIVE PARCEL MAP), TO CONSOLIDATE TWO LOTS INTO ONE LEGAL LOT, DEMOLISH THE EXISTING STRUCTURES ONSITE, AND CONSTRUCT FOUR DETACHED SINGLE-FAMILY CONDOMINIUMS AND ASSOCIATED SITE IMPROVEMENTS AT 127-129 NORTH GRANADOS AVENUE.**

**APPLICANT: Granados Avenue Partners, LLC  
CASE NO.: 17-17-47 DRP/SDP/SUB**

**WHEREAS**, Granados Avenue Partners, LLC, (hereinafter referred to as “Applicant”) has submitted an application for a Development Review Permit (DRP), Structure Development Permit (SDP), and Minor Subdivision Tentative Parcel Map (SUB) pursuant to Title 16 (Subdivisions) and Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

**WHEREAS**, at the public hearing on November 20, 2019, the City Council received and considered evidence concerning the proposed application; and

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

**WHEREAS**, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act pursuant to Sections 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 Sections 15303 of the State CEQA Guidelines.
3. That the request for a Development Review Permit, an administrative Structure Development Permit, and Minor Subdivision Tentative Parcel Map for the consolidation of two legal lots into a lot of 14,381 square feet and the construction of four detached single-family condominiums with private ownership

**RESOLUTION NO. 2019-109**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT, STRUCTURE DEVELOPMENT PERMIT, AND MINOR SUBDIVISION (TENTATIVE PARCEL MAP), TO CONSOLIDATE TWO LOTS INTO ONE LEGAL LOT, DEMOLISH THE EXISTING STRUCTURES ONSITE, AND CONSTRUCT FOUR DETACHED SINGLE-FAMILY CONDOMINIUMS AND ASSOCIATED SITE IMPROVEMENTS AT 127-129 NORTH GRANADOS AVENUE.**

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of each unit and common ownership of the remaining lot, 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 use is consistent with the General Plan, which designates the property as Medium High Residential, which allows 8 to 12 dwelling units per acre. The proposed development is consistent with the objectives of the General Plan that encourage the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods. In addition, one of the policies of the land use plan is to include residential land uses comprising of a range of housing types, locations and densities. The surrounding properties are also designated Medium High Residential.

Zoning Ordinance Consistency: The property is located within the Medium High Residential (MHR) Zone, which allows 8-12 dwelling units per net acre. The density range for the 0.33 net acre parcel is two to four dwelling units. Per SBMC 17.20.010(E), the MHR Zone is intended for a wide range of residential development types, including detached single-family and attached duplexes at the lower end of the density range and multiple-family attached units at the higher end of the range. The proposed project is consistent with all applicable requirements of the Zoning Ordinance (Title 17), including Chapter 17.20, which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures for uses of the property as a Multi-Family Development.

Further, the proposed project adheres to all property development regulations established for the MHR Zone and cited by SBMC Section 17.20.030. The design of the proposed project is consistent with the provisions for minimum yard dimensions (i.e., setbacks), minimum separation between buildings, the maximum FAR, maximum building height, and parking requirements.

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

*a. Relationship with Adjacent Land Uses. The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The property is surrounded by a mixture of single and multi-family development properties to the north, south and west are located within the MHR Zone and properties to the east are located within the Low Medium Residential Zone.

The proposed project is consistent with the permitted uses for the Medium High Residential (MHR) Zone found in SBMC Sections 17.12.010(D)(1), 17.12.020, and Chapter 17.20. The MHR Zone allows for 8-12 dwelling units (du) per net acre (ac). In order to determine the number of units allowed on the 14,381 square foot or 0.33 acre (net) parcel based on the density range, the following calculation is used:

$$\frac{\text{net lot size in acres} \times \text{number of dwelling units per acre}}{\text{number of units allowed}}$$

If the calculation results in a fractional number of 0.7 or greater, the number of units can be rounded up to the nearest whole number. The density range for the subject property is as follows:

MHR Density Range: 8-12 du/ac

<b>Base Density: 8 du/ac (net)</b>	<b>Maximum Density: 12 du/ac (net)</b>
0.33 x 8 du/ac = 2.67 du or 2 du	0.33 x 12 du/ac = 3.96 or 4 du

The lot area was broken down according to the slope percentage and the density was adjusted using the high end of the density range according to table 17.20.030(C) as follows:

<b>Density Adjustment Multiplier</b>				
Slope Range %	Density Adjustment Factor	Adjusted Density (DU/Net Acre)	Area (Acre)	Number of Units Permitted
0-25	1.0	12	0.30	3.6
25-40	0.5	12	0.02	0.12
40-100	0	12	0.006	0
<b>Total Units:</b>				<b>3.72 or 4</b>

The use is also consistent with the General Plan, which designates the property as Medium High Residential. Policy LU-2 of the Land Use Element is for the land use plan to include residential land uses comprising a range of housing types, locations, and densities. Per SBMC 17.20.010(E), the MHR Zone is intended for a wide range of residential development types, including detached single-family and attached duplexes at the lower end of the density range and multiple-family attached units at the higher end of the range. The surrounding properties are also zoned MHR and designated Medium High Residential.

No adverse effects upon neighboring properties have been identified or are anticipated to occur from the project implementation. As conditioned, the proposed project gives consideration to the protection of surrounding areas from potential adverse effects and provides protection from adverse surrounding influences such as negative impacts of light, air, and noise.

- b. *Building and Structure Placement. Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

The proposed development, as designed, meets the requirements for setbacks for the property as zoned including the required setbacks of 5 feet from the interior side property lines (north and south) and the required 25-foot setback from the front (eastern) and rear (western) property lines. The project also meets the required 10-foot minimum separation between detached single-family units in the MHR Zone.

Each dwelling unit consists of two stories and an attached two-car garage. Units 1 and 2 are similar in that the first floor

consists of two bedrooms with attached bathrooms, a laundry closet and an attached two-car garage. The second floor is made up of an entry area, living room, kitchen, breakfast nook, powder room and a master suite. There is a balcony proposed off of the living room area. Unit 3 would have a first floor that would consist of the garage, living room, dining room, kitchen, powder room, laundry room and entry area. The second floor would have the master suite and an additional bedroom and bathroom with a balcony off the second bedroom which is accessible from the hallway as well as the bedroom. Unit 4 would have a first floor consisting of the attached garage, entry, dining room, living room and powder room. The second floor would consist of two bedrooms with a shared "Jack and Jill" bathroom, a laundry closet and the master suite. The dwelling units are designed with finished floors below the street elevation, and Units 1 and 2, which abut the front yard setback, will appear to be single-story structures from Granados Avenue and two stories from all other elevations.

The maximum building height for the MHR Zone is 25 feet. The proposed maximum building height of each unit is as follows: Unit 1 is 24.99 feet, Unit 2 is 24.70 feet, Unit 3 is 22.95 feet, and Unit 4 is 24.86 feet all measured from the lower of pre-existing or proposed grade for each Unit.

- 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. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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



the final approved Landscape Documentation Package, and a Certificate of Completion signed by the professional of record will be required prior to the final inspection of the residence. The City's third-party landscape architect will perform inspections during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The proposed project, as designed, provides a driveway toward the center of the consolidated site from the west side of N. Granados Avenue. The driveway will provide access to all four units at the center of the lot. Garages for Units 1 and 4 would have garage doors facing south and Units 2 and 3 would have garage doors facing north. SBMC Section 17.52.040(A) requires two off-street parking spaces per dwelling unit that are 9 feet by 19 feet and clear of obstruction. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the FAR calculation. Two spaces are required per unit, therefore, up to 400 square feet of garage area per unit can be exempted from the FAR calculation for the project. In addition, one guest parking space is required per four dwelling units for a multi-family development. The Applicant has provided one guest parking space between the living area of the first floor of Units 3 and 4. The parking space is 9 X 19 feet clear with 36 inches of walking space on either side that provides access to the common open space area within the rear yard of the lot. An additional guest parking space, although not required, has been provided within the front yard setback area in front of Unit 2. This parking space would not qualify as a required space as it is located within the front yard setback but similar to a driveway in front of a single-family residence, a car could legally park in this space.

- 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 existing property slopes downward across the site from Granados Avenue as you travel west. Grading is proposed in the following quantities; 880 yd<sup>3</sup> of cut, 372 yd<sup>3</sup> of fill and 508 yd<sup>3</sup> of export as well as 1,252 yd<sup>3</sup> of site grading, 96 yd<sup>3</sup> of cut for footings and 565 yd<sup>3</sup> of removal and recompaction.

Grading is proposed in order to lower the site elevation. The finished pad height for Units 1 and 2 would be approximately 13 feet lower than the street elevation. The pad heights of Units 3 and 4 would be approximately 15 feet lower than the street elevation at the proposed garages and 18 feet lower at the finished pad of the living area. Grading is also proposed to provide vehicular access to each of the units from a central driveway, stormwater detention and flat usable yard area. Retaining walls are proposed along the north, south and west property lines to support the higher grades on adjacent properties.

- 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).*

Conditional approval of this project includes the requirement that all new exterior lighting fixtures be in conformance with the City-Wide Lighting Regulations of the Zoning Ordinance. All light fixtures will 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.*

Per SBMC Section 17.20.040(J), a minimum of 250 square feet of common usable open space is required for each unit in a multiple-unit development as follows. The usable open space shall consist of land not occupied by buildings, structures, streets, driveways or parking areas or any land proposed to be

dedicated to the City as open space. All usable open space is required to have a minimum area of 250 square feet and shall have no dimension less than 15 feet or a slope greater than 10 percent. All usable open space not occupied by recreational facilities shall be landscaped. Drought-tolerant landscaping materials and water conserving irrigation systems shall be utilized to the maximum extent feasible. A four unit project in the MHR Zone requires 1,000 square feet of usable open space. The proposed development, as designed, would provide a total of 1,417 square feet of common open space that meets the requirements noted above along the rear or western elevation of Units 3 and 4.

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

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

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

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

All required permits, including the Minor Subdivision and Structure Development Permit, are being processed concurrently with the Development Review Permit. The Applicant is required to obtain approval from the California Coastal Commission prior to issuance of Building Permits.

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

The proposed structures exceed 16 feet in height above the existing grade. Therefore, the project must comply with the requirements of SBMC Chapter 17.63 View Assessment and the Applicant was required to complete the SDP process. The initial Story Pole Height Certification was issued by a licensed land surveyor on December 17, 2018 and the final amended Height Certification was issued on January 31, 2019. The story pole height certifications provided show the highest point above Mean Sea Level (MSL) for each unit as well as

the tallest point of each unit as measured above the pre-existing grade which is as follows:

<b>Unit #:</b>	<b>Tallest Point:</b>	<b>Max. Height</b>
Unit 1	130.68 MSL	24.99 ft.
Unit 2	128.53 MSL	24.70 ft.
Unit 3	124.25 MSL	24.86 ft.
Unit 4	124.25 MSL	24.86 ft.

Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by March 11, 2019. One application for View Assessment was received. The Applicant redesigned Unit 3 to lower the overall height from 24.86 to 22.95 feet and provide a view corridor for the neighbor across the southwest corner of Unit 3. After reviewing the revised plan, the View Claimant withdrew their application for View Assessment. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of each of the units will not exceed the highest point above MSL or the tallest point as measured from the lower of pre-existing or proposed grade.

- C. In accordance with Section 16.24.140 (Subdivisions) of the City of Solana Beach Municipal Code (SBMC), the City Council finds the following:
- I. *The proposed map is consistent with applicable general and specific plans and applicable provisions of SBMC Title 17.*

The tentative Parcel Map is consistent with the General Plan and applicable provisions of SBMC Title 17. The development of a common interest development containing four individual detached single-family dwelling units is consistent with the purpose and intent of the Medium-High Residential land use designation set forth in the General Plan. The project is also consistent with the development standards set forth in Title 17 (Zoning) for building setbacks, density, building height, floor area ratio, and parking. The subject property is not located within the boundaries of any specific plan or overlay zone.

- II. *That the design or improvement of the proposed subdivision is consistent with applicable provisions of SBMC Title 17.*

The design of the subdivision, as conditioned, is consistent with all applicable provisions of Title 17 including allowable uses, design, and

location of proposed structures, density, minimum floor area, minimum yard dimensions (setbacks), maximum floor area ratio, maximum building height (with approval of a DRP), parking, and all other applicable specific requirements.

*III. The site is physically suitable for the type of development.*

The site is physically suitable to be developed with a four-unit single-family detached common interest development. The project site is located outside the boundaries of the overlay zones and specific plan areas. Therefore, those specific regulations do not apply to this project.

*IV. That the site is physically suitable for the proposed density of development.*

[Finding to be inserted after Council discussion]

*V. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and avoidably injure fish or wildlife or their habitat; unless an environmental impact report was prepared in respect to the project and a finding was made pursuant to Section 21081(c) of the Public Resources Code that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage and/or avoidably injure fish or wildlife or their habitat. No environmentally sensitive habitat area or biological resources have been identified on the property. No fish or wildlife has been identified as native or transitive to this site. The project site has no value as habitat for endangered, rare, or threatened species. This project was found exempt from the California Environmental Quality Act (CEQA) and did not warrant the preparation of an environmental impact report.

*VI. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

The design of the subdivision and the type of improvements are not likely to cause serious public health problems given that all public utilities are available to serve the development, including sewer and water. Approval of this project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The project will not interfere with existing public utilities to adjacent properties.

*VII. The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court*

*judgment acquired by the public at large, for access through or use of property within the proposed subdivision.*

The design of the subdivision and the type of improvements will not conflict with easements of record. In addition, there are no easements established by court judgment, acquired by the public at large, for access or use of the property within the proposed subdivision. All existing easements have been demarcated on the tentative map and will be maintained with the design of the subdivision and the type of improvements. Alternate or additional easements will not be required.

- VIII. *In the case of the conversion of residential real property to a common interest development project, that any of the notices to tenants required by law have been sent or will be given as required by the Subdivision Map Act.*

The tenant onsite has been notified of the proposed project and public notices for this project have been mailed to the tenant onsite pursuant to SBMC Section 17.72.030 (Public Hearing and Notice Requirements).

- IX. *Subject to the exceptions contained in Section 66474.4 of the Government Code, that the property is not subject to a contract entered into pursuant to the Land Conservation Act of 1965 (Williamson Act) and the parcels resulting from the subdivision would be too small to sustain agricultural use.*

The property is not subject to a contract pursuant to the Williamson Act. The parcel has a zoning designation within the MHR Zone and Staff is not aware of any historical uses of the property as agricultural land.

## 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, Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 17.72.020, Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolutions 1987-36 and 2018-147.
  - II. The Applicant shall pay the required Regional Transportation Congestion Program (RTCIP) Fee, per dwelling unit, prior to building permit issuance.
  - III. Building Permit plans must be in substantial conformance with the

plans presented to the City Council on November 20, 2019 and located in the project file dated October 30, 2019.

- IV. Prior to requesting a framing inspection, the Applicant will be required to submit a height certification for each building, signed by a licensed land surveyor, certifying that the building envelopes for each unit (which are represented by the story poles) are in conformance with the plans as approved by the City Council on November 20, 2019 and the certified story pole plot plan. In addition, the height certification will verify that each unit does not exceed 25 feet in height as measured from the lower of existing or proposed grade.
- V. All onsite fences, walls, retaining walls, hedges, other dense landscaping, and/or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040(O) and 17.60.070 (Fences, Walls, and Retaining Walls). The Applicant shall illustrate that any proposed walls, retaining walls, fences or any combination thereof will comply with the maximum height regulations prior to the issuance of a building permit.
- VI. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VII. The Applicant will be required to provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to building permit issuance, which will be reviewed and inspected by the City's third-party landscape professional.
- VIII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into proposed landscaping to the extent feasible.
- IX. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC Section 17.60.060.
- X. 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.
- XI. The Developer/Contractor shall conduct all grading operations in such a manner as to confine dust generated from the operation to the site of the grading. Per City of Solana Beach Municipal Code 15.40.090(I), special conditions intended to control dust palliative may be imposed as additional requirements on the grading permit. Such conditions may be imposed in the field if necessary.

- XII. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- XIII. Construction shall only occur between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. and 7:00 p.m. on Saturday. Construction activities shall not occur on Sunday or holidays.
- XIV. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.

B. Fire Department Conditions:

- I. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than **two** single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
  - a. A minimum 20' fire access is required and shall extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the buildings without obstructions.
- II. **GRADE:** The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete, with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent).
  - a. Fire access roadway shall not exceed 20% and angle of departure/approach shall comply with the above.
- III. **GATES:** All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by



the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.

- IV. **RESPONSE MAPS:** Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps.
- V. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site, all of the following conditions shall be completed to the satisfaction of the Fire Department:
  - a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency;
  - b. As a minimum, the first lift of asphalt paving shall be in place to provide a permanent all weather surface for emergency vehicles; and
  - c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.
- VI. **POSTING OR STRIPING ROADWAYS "NO PARKING FIRE LANE":** Fire Department access roadways, when required, shall be properly identified as per Solana Beach Fire Department standards. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- VII. **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.
- VIII. **FIRE HYDRANTS AND FIRE FLOWS:** The Applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4" inch and

two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets.

- IX. **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.
  
- X. **ADDRESS NUMBERS FOR STRUCTURES LOCATED OFF ROADWAY:** Where structures are located off a roadway on long easements/driveways, a monument marker shall be placed at the entrance where the easement/driveway intersects the main roadway. Permanent address numbers with height conforming to Fire Department standards shall be affixed to this marker.
  
- XI. **AUTOMATIC FIRE SPRINKLER SYSTEM:** Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department.
  
- XII. **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 prepare, process and record a consolidation parcel map prior to issuance of any building permit under this Development Review Permit.
  
- II. The Applicant shall obtain an Encroachment Permit in accordance with Chapter 11.20 of the Solana Beach Municipal Code, prior to the demolition and construction of any improvements within the public right-of-way, including the following as shown on the Preliminary Grading Plan prepared by Pasco, Laret, Suiter, and Associates dated 9/11/18:
  - a. Demolition of existing surface improvements fronting this property.

- b. Construction of 9" X 9" X 12" low profile mountable concrete curb along Granados Avenue with transitions to the existing improvements on both sides.
  - c. Construction of a 10' wide, stabilized, compacted decomposed granite.
  - d. Construction of driveway at 2% maximum cross slope connecting to the mountable concrete curb.
  - e. Relocation of existing fire hydrant, utility boxes, etc. on North Granados Avenue.
- III. All proposed improvements within the public right-of-way shall comply with City standards including, but not limited to, the Off-Street Parking Design Manual and shall be constructed under a valid encroachment permit to the satisfaction of the City Engineer.
- 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 Applicant has obtained an Encroachment Permit in accordance with Chapter 11.20 of the Solana Beach Municipal Code which allows otherwise.
- VI. The collection of Traffic Impact Fees prior to Building Permit issuance shall be required of this project.
- VII. The Applicant shall provide evidence that the drainage easement from the northwest corner of the property in a northwesterly direction to Barbara avenue as shown on the approved DRP plans is a legal private easement, and that the outlet pipe and headwall are designed, constructed, and inspected under a valid permit to the satisfaction of the City Engineer.
- VIII. The Applicant shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a Grading Permit shall include, but not be limited to, the following:
- a. The grading plan shall be prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.

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

of soil. The Applicant shall transport all excavated material to a legal disposal site.

- j. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
  - k. An Erosion Prevention and Sediment Control Plan shall be prepared. Best Management Practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
  - l. All proposed on-site private drainage facilities intended to discharge water run-off shall be shown. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
  - m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
  - n. No increased cross lot drainage shall be allowed.
- IX. The Applicant shall prepare a Parcel Map in accordance with Chapter 16.32 of SBMC.
  - X. The Applicant shall provide a Subdivision Map Guarantee within ten days before recording the Parcel Map.
  - XI. The Applicant shall comply with Section 66436 of the Government Code by furnishing to the City Engineer a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: (a) they have received from the

developer a copy of the proposed Parcel Map; (b) they object or do not object to the filing of the Parcel Map without their signature; (c) in the case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint use certificate" on the map when required by the governing body.

- XII. The Applicant shall pay Parcel Map plan check fee in accordance with the current Engineering Fee Schedule.
  - XIII. Structures currently located on proposed new lot line shall be removed prior to Parcel Map approval.
  - XIV. New lot line dimensions shall be represented to exact distances not approximate distances.
  - XV. The Applicant shall connect all dwellings to the sewer system. And pay in full the one-time sewer capacity/connection fees of \$4500.00 per Equivalent Dwelling Unit (EDU) prior to building permit issuance. The EDU assignment is determined by SBMC 14.08.060.
  - XVI. The Applicant shall pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
  - XVII. The Applicant shall record a document holding the City of Solana Beach harmless in case of storm water entering their property from city streets.
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 Development Review Permit, Structure Development Permit, and Minor Subdivision Tentative Parcel Map for the project will expire on 24 months from the date of approval unless the Applicant has recorded a final map, obtained building permits, and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council.
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, 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 the 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 Applicant.

9. 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 special meeting of the City Council of the City of Solana Beach, California, held on the 20<sup>th</sup> day of November, 2019, by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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







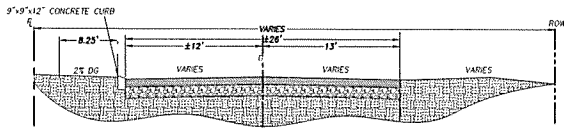
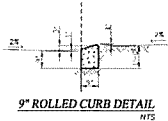


# TENTATIVE PARCEL MAP

## 17-17-47 DRP/SDP/SUB

127-129 N GRANADOS AVE  
APN: 263-372-26 & 27

SHEET 1 OF 2

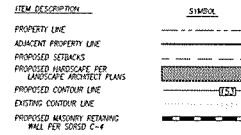


NORTH GRANADOS AVENUE TYPICAL SECTION  
NOT TO SCALE

**CONDOMINIUM NOTE:**  
THIS IS A TENTATIVE PARCEL MAP OF A CONDOMINIUM SUBDIVISION PROJECT AS DEFINED IN SECTION 12591 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THIS PROJECT IS COMPOSED OF A ONE-UNIT CONDOMINIUM SUBDIVISION. THE DEVELOPMENT OF THIS SITE SHALL CONTAIN A MAXIMUM OF 4 CONDOMINIUM RESIDENTIAL UNITS.

**GRADING NOTE:**  
GRADING SHOWN HEREIN IS CONCEPTUAL ONLY. FINAL GRADING PLANS WILL BE SUBMITTED AND APPROVED PRIOR TO FINAL MAP APPROVAL.

**LEGEND**



**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS.

OWNER: GRANADOS AVENUE PARTNERS, LLC  
127 N GRANADOS AVE  
SOLANA BEACH, CA 92075

**SUBDIVIDER & DEVELOPER**

GRANADOS AVENUE PARTNERS, LLC  
127 N GRANADOS AVE  
SOLANA BEACH, CA 92075

**SITE ADDRESS**

127 & 129 N GRANADOS AVE  
SOLANA BEACH, CA 92075

**LEGAL DESCRIPTION**

LOTS 21 AND 22 OF THE REDUPLICATION OF LOTS 20 11, INCLUDING 50' PAVEMENT TRAIL IN THE CITY OF SOLANA BEACH, STATE OF CALIFORNIA, ACCORDING TO MAP BEFORE NO. 16421 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 1, 1952.

**A.P.N.**

263-372-26 & 263-372-27

**ACREAGE**

TOTAL 14,381 SF (0.33 AC)  
GROSS 14,381 SF (0.33 AC)  
NET 14,381 SF (0.33 AC)

**AREA DEVOTED TO**

PUBLIC STREETS 0 SF  
PRIVATE ROADS 0 SF  
STREET DEDICATION 0 SF

**TOTAL LOTS**

LOT CONSOLIDATION TO 1 LOT

**TOTAL UNITS**

4 RESIDENTIAL UNITS

**UNIT AREAS**

UNIT	FLOOR	AREA (SF)	TYPE
UNIT 1	FIRST FLOOR	772 SF	(LIVABLE)
	SECOND FLOOR	1,330 SF	(LIVABLE)
UNIT 2	FIRST FLOOR	772 SF	(LIVABLE)
	SECOND FLOOR	1,327 SF	(LIVABLE)
UNIT 3	FIRST FLOOR	845 SF	(LIVABLE)
	SECOND FLOOR	999 SF	(LIVABLE)
UNIT 4	FIRST FLOOR	852 SF	(LIVABLE)
	SECOND FLOOR	1,220 SF	(LIVABLE)

**GENERAL PLAN DESIGNATION**

MEDIUM / HIGH DENSITY RESIDENTIAL

**ZONING REGULATIONS**

N/A

**FLOOR AREA RATIO**

N/A

**DENSITY**

7 ACRE, (W/ DRP = 12 DU/NET AC)  
0.329 ACRE X 12 DU/AC = 3.96 UNITS (ROUNDS TO 4)  
PER TABLE 17.20.030-C OF SOLANA BEACH MUNICIPAL CODE  
SLOPES LESS THAN 25% = 1.0  
3.96 UNITS X 1.0 = 3.96 UNITS (ROUNDS TO 4 UNITS)

**HEIGHT**

25' MAX ALLOWED, 2 STORIES

**PARCEL COVERAGE**

10.578 SF

**LANDSCAPING**

4,226 SF / 3,182 IRRIGATED

**SETBACKS**

FRONT YARD 25 FEET  
INTERIOR YARD 5 FEET  
REAR YARD 25 FEET  
SIDE YARD 5 FEET

**PRESENT USE**

RESIDENTIAL

**PROPOSED USE**

RESIDENTIAL

**ACCESS**

ACCESS IS FROM N GRANADOS AVE

**UTILITIES**

WATER SANTA FE IRRIGATION DISTRICT  
FIRE SOLANA BEACH FIRE DEPT  
SEWER SOLANA BEACH SANITATION DISTRICT  
CABLE/INTERNET SPECTRA ENERGY  
ELEMENTARY SCHOOL SOLANA BEACH SCHOOL DISTRICT  
HIGH SCHOOL SAN DIEGO UNIFIED HIGH SCHOOL DISTRICT

**SOLAR STATEMENT**

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY THE SUBDIVISION ORDINANCE. ALL PARCELS TO HAVE AT LEAST 100 SQUARE FEET OF UNOBTURATED ACCESS TO SUNLIGHT ON THE PENDULAR PORTION OF THE PARCEL.

**TOPOGRAPHY**

TOPOGRAPHY IS OBTAIN FROM A FIELD SURVEY PERFORMED BY PASCO LARST SUTER & ASSOCIATES, INC.

**MAP PREPARED BY:**

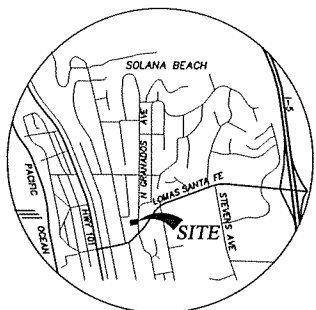
PASCO LARST SUTER & ASSOCIATES  
555 N COAST HIGHWAY 101, SUITE A  
SOLANA BEACH, CA 92075  
954-253-8212

**DATE PREPARED**

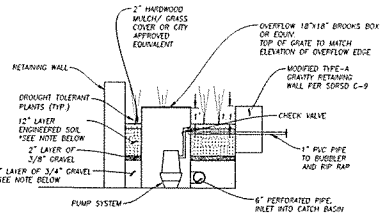
9/11/17  
RCE No. 71651 Exp. 12/31/2019  
PASCO LARST SUTER & ASSOCIATES

**EXCAVATION**

320 C.Y. FILL  
508 C.Y. EXPORT  
COASTAL COMMISSION PERMIT NO.



VICINITY MAP  
NOT TO SCALE



BIORETENTION AREA DETAIL  
NOT TO SCALE

SLOPE INFORMATION	
0-25%	13,114 SF
25-40%	993 SF
40% +	274 SF

GRADING INFORMATION	
TYPE	AMOUNT [CY]
SITE GRADING	1252
FOOTING ENCAV.	36
E & H	265
TOTAL GRADING	1513
EARTHWORK	
CUT + FOOTING	880
SPOILS	372
FILL	372
EXPORT	508



ENGINEER OF WORK	CITY APPROVED CHANGES	APFD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
G.R. Drawn By: Brian Arduino R.C.E. 71651 Exp. 12/31/19			By: _____ Review Engineer Date: _____	By: _____ City Engineer R.C.E. _____ Exp. _____	MONUMENT STATION: SOLB-1 PER SOLANA BEACH CONTROL NETWORK COORD. 25' CITY OF SOLANA BEACH BRASS DISC STAMPED SOLB-1, LS 8537, 2001 ELEV. 71.45 DATUM: MLL 88	PRELIMINARY GRADING PLAN FOR 127 & 129 N. GRANADOS AVE.	SHEET 1 OF 2 PLSA 2015

# PRELIMINARY GRADING PLAN

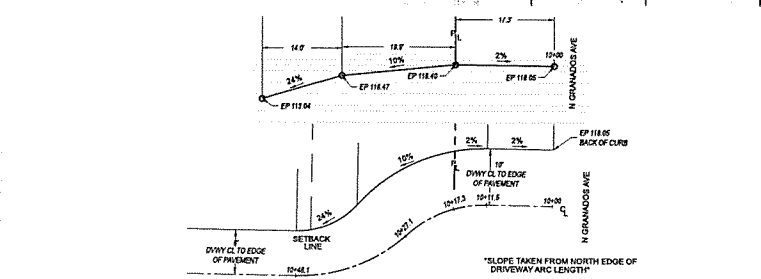
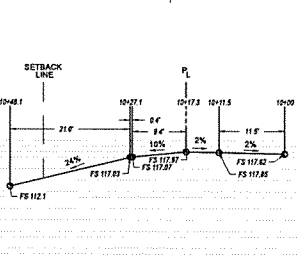
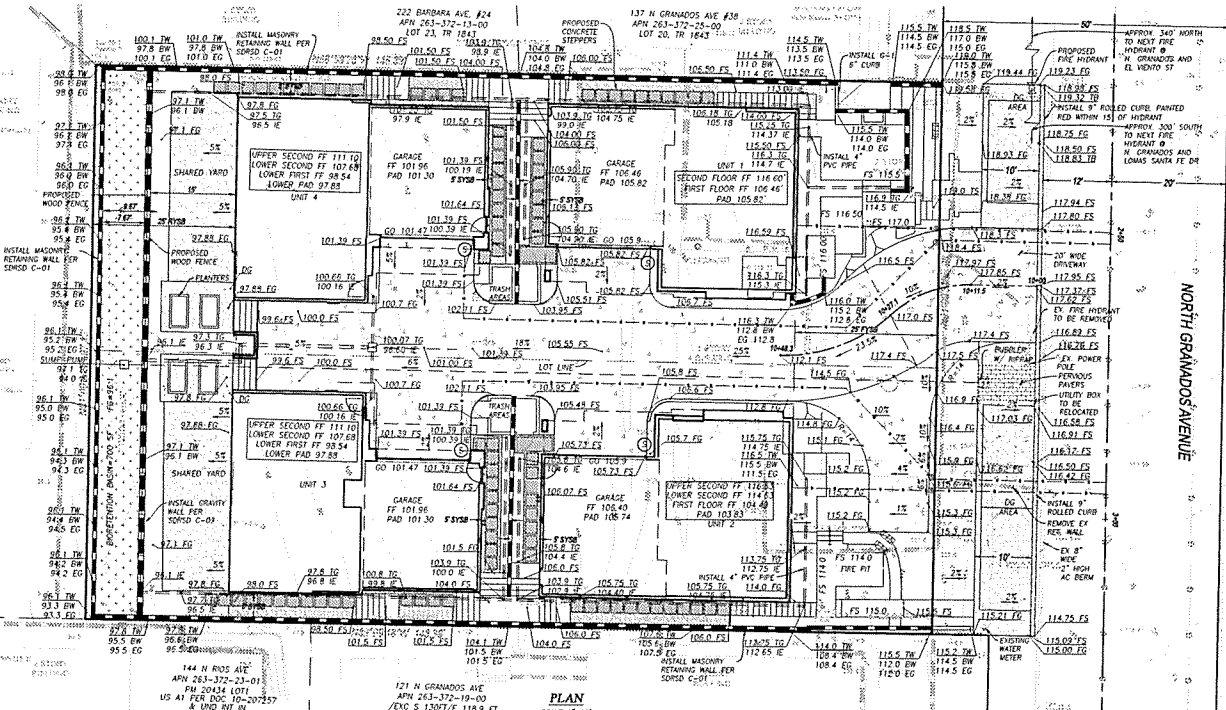
### GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LOCALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND MARGINED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCALITY OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
  - UNDERGROUND 5'S (1000)-227-2600
  - THE CITY'S STREETS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION OR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WORKER OF THE GRADING OR GRADING REQUIREMENTS MINIMUM COVER OVER EXISTING TIES IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARNING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PROVIDE A CONTIGUOUS TRANSITION FROM CUT OR FILL FACIES TO NATURAL GROUND AND ADJACENT CUT OR FILL FACIES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE OR LAND ON OR CLOSE TO THE PROPERTY LINE AS TO ENCROACH ANY ADJACENT PUBLIC OR PRIVATE ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT NOTIFYING AND OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. SLIDING SOILS OR OTHER DAMAGE WHICH RESULT FROM THE GRADING DESCRIBED ON THIS PLAN, THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-VEGETATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS CUT 2:1 FILL 2:1  
CUT 800 FT FILL 3:2:1 EXCEPT 500 FT  
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFF-SITE IMPORT OR EXPORT AREAS.)
- THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN ESTIMATES.
- SPECIAL CONDITIONS IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGLE UNIT WITH NO PROVISION FOR PARTIAL RELEASES UNLESS IT IS INDICATED THAT A PORTION OF THE PROJECT BE COMPLETED SEPARATELY. A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858 320 2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE COMPLETED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1, PRIOR TO ANY PLANTING. ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE TRAIL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. 2014-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN AND PERMIT APPLICATION AS SHOWN ON THE ATTACHED AS-GRADED PLAN." THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES INCLUDING SIGNING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

### EROSION CONTROL NOTES

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

NON-VEGETATED, UNPROTECTED, W/ WITH A FENCE, MESH, OR COVER AT LEAST 10% COVER		
LES (GRADE)	% FLUENCY/PACE	SEED SPECIES
10	5	ARIZONA GRASS
5	5	PLANTING INSULARIS
5	5	ENCIS PARADOXA
5	5	LOTUS SCOPARIUS
5	5	EXCHOSORPHEA CALIF.
5	5	SCARIFIED
5	5	SOPE PLUS
5	5	
5	5	
5	5	
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIVED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DETENTION BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- SAND BAG CHECK DAMS, SET FENCES, FINDER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE BELT TO MINIMIZE SILT BUILDUP IN THE BELTS AND PIPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SWEEP ROWWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND MAINTENANCE OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SET DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SET FROM THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.



### WORK TO BE DONE

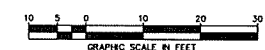
THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

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

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

#### LEGEND

ITEM DESCRIPTION	SYMBOL
PROPOSED LINE	---
ADJACENT PROPERTY LINE	---
PROPOSED SERVICES	---
PROPOSED HARDWARE FOR LANDSCAPE ARCHITECT PLANS	---
PROPOSED CONTOUR LINE	---
EXISTING CONTOUR LINE	---
PROPOSED MASONRY RETAINING WALL PER SDC02 C-4	---
SEWER UTILITY	---
SEWER LEFT STATION	---
STORMWATER UTILITY	---
ENGINEERED STORMWATER DRAINAGE	---
CITY STANDARD 8" ROLLED CURB	---



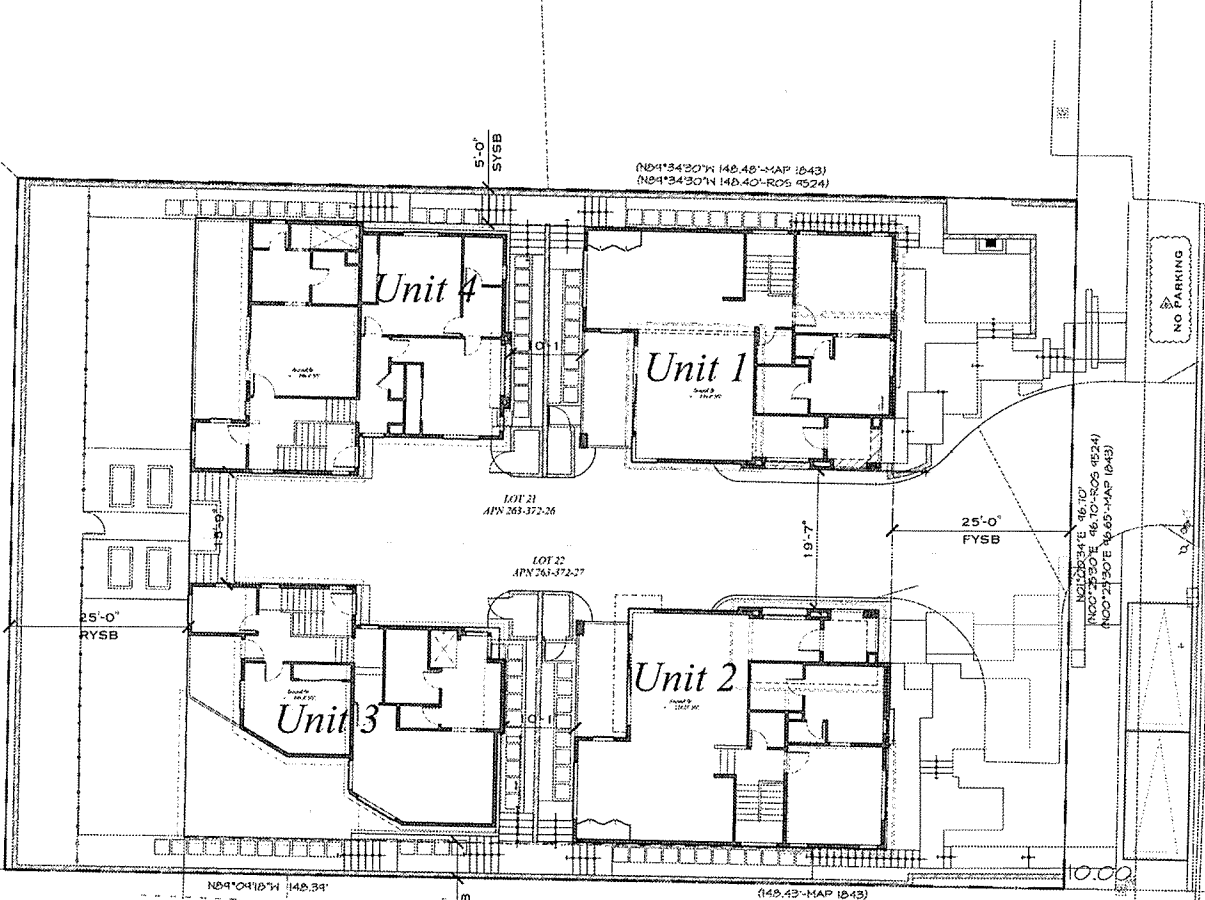
ENGINEER OF WORK		CITY APPROVED CHANGES		APPD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
By:	Name: ALAN ARGULINO	Date:				By:		MURKIN STATION 5082-11 PER SOLANA BEACH CENTER NETWORK, 2.5" CITY OF SOLANA BEACH BIAS DS, STAMPED 10/8-1, LS 8537, 2001'	PRELIMINARY GRADING PLAN FOR 127 & 129 N. GRANADOS AVE.	
Drawn By:	R.C.E.	Date:	12/31/19			By:		ELEV. 71.45	DATUM: NAVD 83	SHEET 2 OF 2

PASQUALI & SUTHER  
 1000 N. GARDEN ST., SUITE 100  
 SAN ANTONIO, TEXAS 78207  
 TEL: 214.241.1111 FAX: 214.241.1112  
 WWW.PASQUALIANDSUTHER.COM



ALL DIMENSIONS AND MATTER MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNREPRODUCED WORK AND ARE THE PROPERTY OF EDINGER ARCHITECTS. UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES.

(N00°25'30"E 471.3'-MAP 1843)  
(N00°25'30"E 467.0'-R05 4524)  
(N01°00'34"E 471.3'



SECOND FLOOR SITE PLAN

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

NORTH

PROJECT DIRECTORY

- ARCHITECT / APPLICANT: EDINGER ARCHITECTS - 444 S. CEDROS AVE, #235, SOLANA BEACH, CA 92075
- PROPERTY OWNER: GRANADOS AVENUE PARTNERS, LLC - 505 AVENUE DELCANTO #1, CARLSBAD, CA 92008
- CIVIL ENGINEER: PARGO LAMET SMITH AND ASSOCIATES - 6551 251 0210 105 111 UNIT 151, SUITE A, SOLANA BEACH, CA 92075
- LANDSCAPE ARCHITECT: JSTL, INC. - 4325 HANOVER AVE, SUITE 201, ENCINITAS, CA 92024

PROJECT DATA

- LEGAL DESC: LOT 21 AND 22 OF THE RESUBDIVISION OF LOTS 2 TO 11, EXCEPT FOR CYPRESS TRACT, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 1843, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 2, 1981
- PROJECT CODE: LOT 21 AND 22 OF THE RESUBDIVISION OF LOTS 2 TO 11, EXCEPT FOR CYPRESS TRACT, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 1843, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 2, 1981
- ADDRESS: 127-129 N. GRANADOS AVE, SOLANA BEACH, CALIFORNIA 92075
- APN: 263-372-26, 263-372-27
- ZONE: MDR (MEDIUM DENSITY RESIDENTIAL)
- DENSITY: 8 UNITS PER ACRE (8 UNITS PER LOT) 13 UNITS PER ACRE (13 UNITS PER LOT) 23 UNITS PER ACRE (23 UNITS PER LOT) 4 UNITS PER ACRE (4 UNITS PER LOT) 13 UNITS PER ACRE (13 UNITS PER LOT) 23 UNITS PER ACRE (23 UNITS PER LOT) 4 UNITS PER ACRE (4 UNITS PER LOT)
- CONTROL TYPE: V-2 (FRANCHISED)
- USE GROUP: R-2 (SINGLE-FAMILY RESIDENTIAL)
- BUILDING HEIGHT: 20' 0" MAX ALLOWED / 20' 0" PROPOSED
- NO. OF STORIES: 2
- FYF (SCHEDULE): UNIT 1: 108 SQ. FT. UNIT 2: 124 SQ. FT. UNIT 3: 108 SQ. FT. UNIT 4: 108 SQ. FT.
- GROSS LOT AREA: LOT 21: 4,742 SQ. FT. (113.0' x 41.9') LOT 22: 4,742 SQ. FT. (113.0' x 41.9')
- TOTAL LOT AREA: 9,484 SQ. FT.
- NET LOT AREA: 9,484 SQ. FT.
- REAR SETBACKS: 25'-0" (MINIMUM) 25'-0" (MINIMUM) 25'-0" (MINIMUM) 25'-0" (MINIMUM)
- MAX. PARK: 0
- GROSS PARK AREA: 14,300 SQ. FT. (3,100' x 4,600') (MINIMUM) 14,300 SQ. FT. (3,100' x 4,600') (MINIMUM) 14,300 SQ. FT. (3,100' x 4,600') (MINIMUM) 14,300 SQ. FT. (3,100' x 4,600') (MINIMUM)
- GARAGE ZONE: 1
- PARKING REQUIRED: 1300 (MINIMUM) 1300 (MINIMUM) 1300 (MINIMUM) 1300 (MINIMUM)
- REMARKS: REFER TO MAP 1843 FOR THE BOUNDARIES OF THE BUILDING, DRIVE, SIDEWALK, PARKING AND THE CORNERS OF THE LOT. THE BOUNDARIES OF THE LOT ARE SHOWN BY THE DASHED LINE. THE CORNERS OF THE LOT ARE SHOWN BY THE DASHED LINE. THE CORNERS OF THE LOT ARE SHOWN BY THE DASHED LINE. THE CORNERS OF THE LOT ARE SHOWN BY THE DASHED LINE.

AREA CALCULATIONS / F.A.R.

DESCRIPTION	AREA
LOT AREA (GROSS)	14,300.00
MAX ALLOWED GROSS AREA (25% BUILDING FOOTPRINT EXCLUDED FROM PARKING)	3,575.00
LOT COVERAGE	24.93%
TOTAL FIRST FLOOR GROSS (INCLUDING GARAGE)	3,575.00
TOTAL SECOND FLOOR GROSS (INCLUDING STAIR, WALKWAY, TERRACE, ETC.)	4,800.00
GARAGE AREA EXCLUDED (IF APPLICABLE)	-1,000.00
TOTAL GROSS AREA	7,375.00
GROSS F.A.R. (25% MAX)	0.52
UNIT 1	
FIRST FLOOR LIVABLE	712
SECOND FLOOR LIVABLE (INCLUDING PORCH)	1,030
GARAGE	302
TOTAL LIVABLE	2,044
DECK (ENCLOSED, NOT PART OF PARK)	192
UNIT 2	
FIRST FLOOR LIVABLE	712
SECOND FLOOR LIVABLE (INCLUDING PORCH)	1,232
GARAGE	552
TOTAL LIVABLE	2,496
DECK (ENCLOSED, NOT PART OF PARK)	82
UNIT 3	
FIRST FLOOR LIVABLE	640
SECOND FLOOR LIVABLE	618
GARAGE	438
TOTAL LIVABLE	1,696
DECK (ENCLOSED, NOT PART OF PARK)	60
UNIT 4	
FIRST FLOOR LIVABLE	652
SECOND FLOOR LIVABLE	1,220
GARAGE	438
TOTAL LIVABLE	2,310
DECK (ENCLOSED, NOT PART OF PARK)	201



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127-129 N. GRANADOS AVE.  
GRANADOS AVENUE PARTNERS, LLC

PLANNING SET

PLAN CHECK	DATE
PLANNING CORN	12/15/19
STORY POLE	12/15/19

SECOND FLOOR SITE PLAN

18019-SITE #A18019

A0-2.2

10/31/19 10/31/19





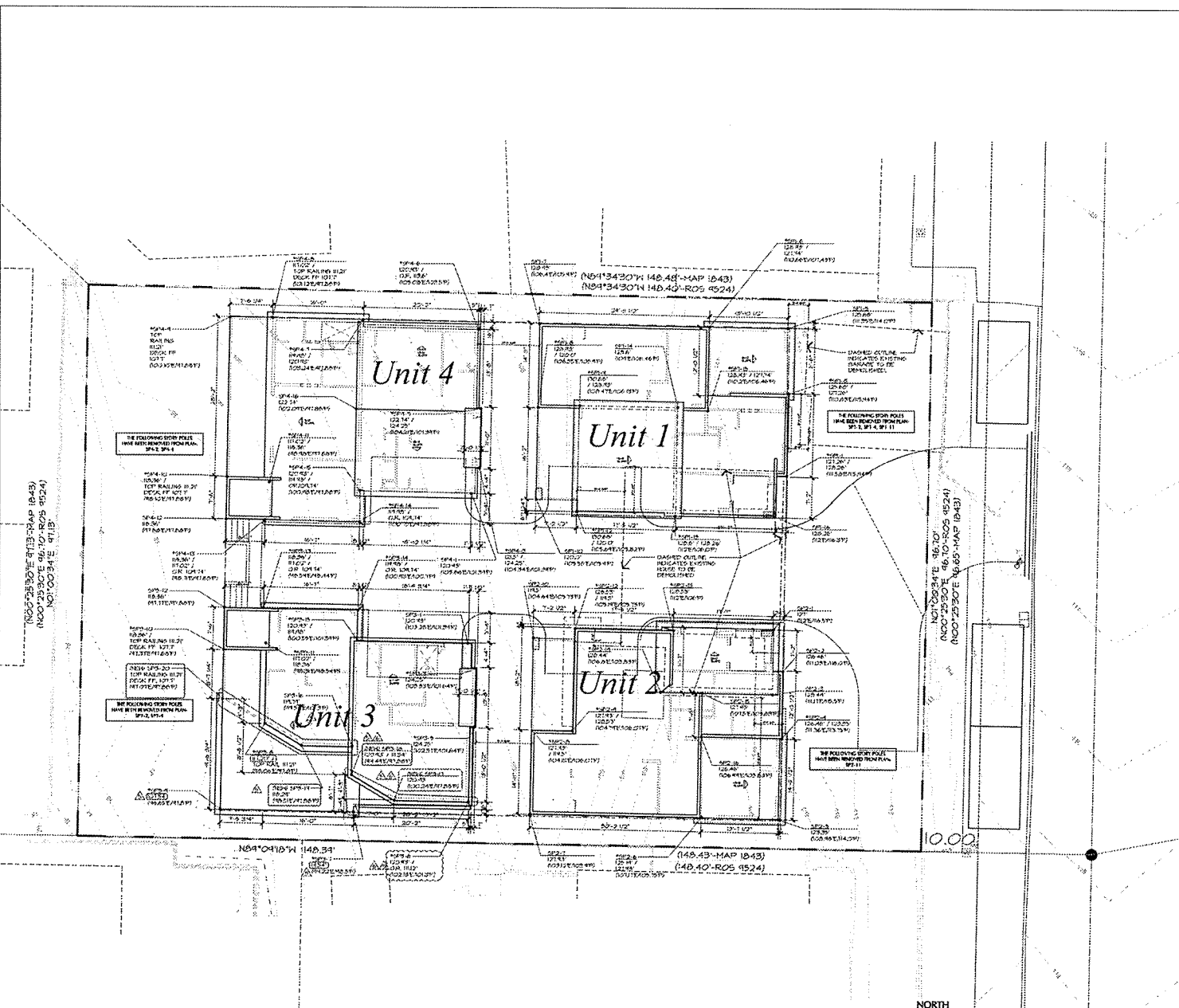




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PROPOSED STORY POLE PLAN  
 SCALE: 1/8" = 1'-0"

PLANNING SET

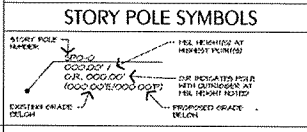
PLAN CHECK - ARCHITECT	01/15/2011
PLANNING CORN.	08/22/10
STORY POLE CERT.	03/08/10
STORY POLE CERT.	03/08/10
PLAN'S REVISIONS	04/22/11
STAMP POLE CERT.	08/08/11

PROPOSED STORY POLE PLAN

18019-SITE #A18019

A0-4

10/30/10 • 10/30/10























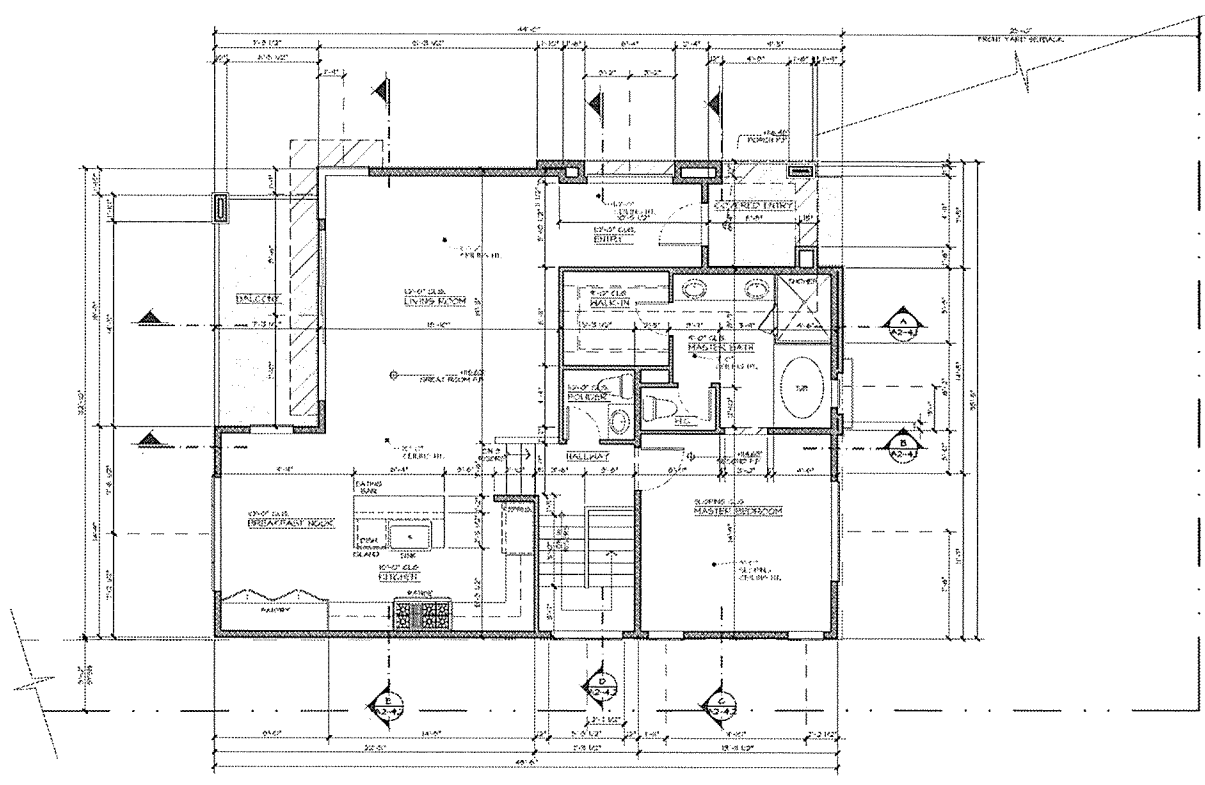








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**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

UNIT 2

**FLOOR PLAN NOTES**

- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- EXISTING SCALE DRAWINGS, ALL WRITTEN DIMENSIONS HEREON SHALL BE FIELD VERIFIED BY MEASURE. SUPERSEDED BY THE PROJECT SHALL BE NOTIFIED BY MEASURE. SUPERSEDED BY THE PROJECT SHALL BE NOTIFIED BY MEASURE. SUPERSEDED BY THE PROJECT SHALL BE NOTIFIED BY MEASURE. SUPERSEDED BY THE PROJECT SHALL BE NOTIFIED BY MEASURE.
- REFER TO DETAILS, CROSS-SECTIONS, AND FINISHES PLANS FOR CLARIFICATION AND DIMENSIONS OF ALL SUPPLIED AREAS.
- REFER TO SHEET A-1 FOR FINAL NOTES.
- ALL INTERIOR AND EXTERIOR DOORS TO HAVE ALL PARTS (CASE, MOULDING, SWELL, CLEAN LINE & DUAL BEARING). SEE EXISTING FLOOR PLAN FOR LOCATIONS OF INTERIOR AND EXTERIOR DOORS. ALL OPERABLE HARDWARE TO HAVE A WEIGHT OF 25 POUNDS. SEE FINISHES PLANS FOR FINISHES.
- THIS SYMBOL INDICATES AN INTERIOR ELEVATION VIEWED FROM THE INDICATED POINT FROM THE ELEVATION. THE SYMBOL INCLUDING THE ELEVATION NUMBER IS TO BE USED TO INDICATE THE ELEVATION NUMBER.
- PROVIDE ELEVATIONS AND FINISHES AT ALL LEVELS (FLOOR, CEILING, AND 7' ON NOVEL ROOF). SEE EXISTING FLOOR PLAN FOR ALL FINISHES AND POWERED ROOMS. VERIFY LOCATIONS AT FINISHES PLANS.
- PROVIDE A COMPLETE SCHEDULE AT ALL EXTERIOR DOORS, INCLUDING OPTIONAL SCHEDULE FROM THE OPTION TO SCHEDULE THE EXTERIOR DOORS. SHALL BE A MIN 20" MINIMUM IN THE FINISHES OF DOORS. THE SCHEDULE SHALL BE SCHEDULE FROM EACH SIDE OF THE DOOR. SHALL BE SCHEDULE FROM EACH SIDE OF THE DOOR. SHALL BE SCHEDULE FROM EACH SIDE OF THE DOOR. SHALL BE SCHEDULE FROM EACH SIDE OF THE DOOR.
- SCHEDULES SHOULD BE LOCATED A MINIMUM OF 30 FEET FROM ANY EXTERIOR WALL, FINISHES, ETC. SEE FINISHES PLANS.
- INTERIORS OF FINE RESIDENTIAL FLOOR COVERING AND SCHEDULES SHALL BE PROVIDED AS REQUIRED IN SCHEDULES.

**NUMBERED NOTES**

**SQUARE FOOTAGES**

UNIT 2	
▲ FIRST FLOOR AREA	112
○ SECOND FLOOR LEVELS (RESIDENTIAL)	1221
■ GARAGE	732
□ TOTAL LEVELS	1233
▲ TOTAL GARAGE (LAST PART OF PLAN)	112
○ TOTAL GARAGE (EXTERIOR)	432

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GRANADOS AVENUE PARTNERS, LLC

**PLANNING SET**

PLAN 1001A, 1001B, 1001C, 1001D, 1001E, 1001F, 1001G, 1001H, 1001I, 1001J, 1001K, 1001L, 1001M, 1001N, 1001O, 1001P, 1001Q, 1001R, 1001S, 1001T, 1001U, 1001V, 1001W, 1001X, 1001Y, 1001Z, 1002A, 1002B, 1002C, 1002D, 1002E, 1002F, 1002G, 1002H, 1002I, 1002J, 1002K, 1002L, 1002M, 1002N, 1002O, 1002P, 1002Q, 1002R, 1002S, 1002T, 1002U, 1002V, 1002W, 1002X, 1002Y, 1002Z, 1003A, 1003B, 1003C, 1003D, 1003E, 1003F, 1003G, 1003H, 1003I, 1003J, 1003K, 1003L, 1003M, 1003N, 1003O, 1003P, 1003Q, 1003R, 1003S, 1003T, 1003U, 1003V, 1003W, 1003X, 1003Y, 1003Z, 1004A, 1004B, 1004C, 1004D, 1004E, 1004F, 1004G, 1004H, 1004I, 1004J, 1004K, 1004L, 1004M, 1004N, 1004O, 1004P, 1004Q, 1004R, 1004S, 1004T, 1004U, 1004V, 1004W, 1004X, 1004Y, 1004Z, 1005A, 1005B, 1005C, 1005D, 1005E, 1005F, 1005G, 1005H, 1005I, 1005J, 1005K, 1005L, 1005M, 1005N, 1005O, 1005P, 1005Q, 1005R, 1005S, 1005T, 1005U, 1005V, 1005W, 1005X, 1005Y, 1005Z, 1006A, 1006B, 1006C, 1006D, 1006E, 1006F, 1006G, 1006H, 1006I, 1006J, 1006K, 1006L, 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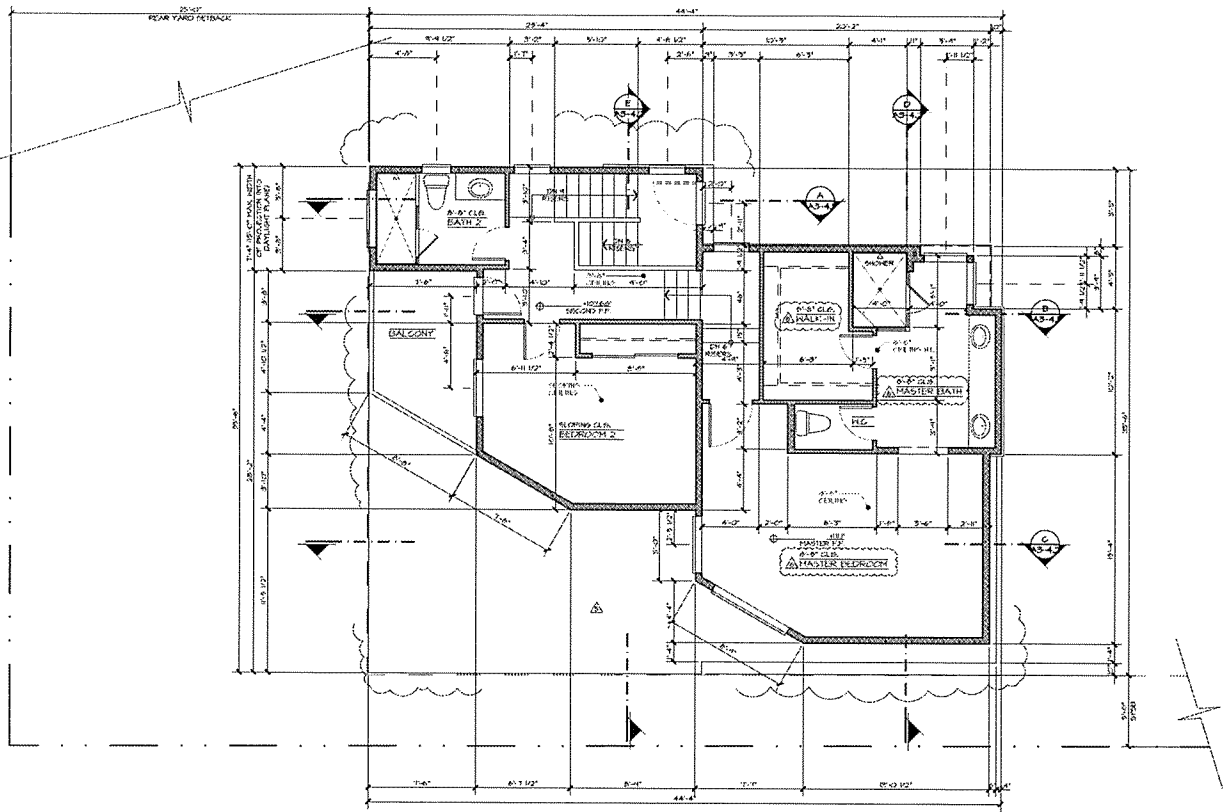








ALL CHANGES AND NOTES MUST BE MADE TO THE ORIGINAL DRAWING. ANY CHANGES TO THE ORIGINAL DRAWING SHALL BE INDICATED BY A CIRCLED 'E' OR 'R' AND MUST BE IN CONFORMANCE WITH THE WRITTEN COMMENT OF THE ARCHITECT.



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

Unit 3

FLOOR PLAN NOTES

- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS HEREIN SHALL BE FIELD VERIFIED BY PROJECT SUPERVISORS AND THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY, VARIATIONS OR DISCREPANCIES IN THE ARCHITECT'S CONSTRUCTION DOCUMENTS.
- REFER TO DETAILS / CROSS-SECTIONS / AND FINISH SCHEDULES FOR CLARIFICATION AND DIMENSIONS OF ALL SHADDED AREAS.
- REFER TO SHEET A-3.1 FOR HALL LEVINGS.
- ALL WINDOWS AND DOORS TO HAVE ALUMINUM CLAD HOIST FRAMES WITH CLEAR GLASS PANELS. USE EXTERIOR ELEVATIONS FOR LOCATIONS OF WINDOWS WITH BRUSHED BRASS, FULL OPERABLE WINDOWS TO HAVE SCREENS. (OR HANG SCREENS 7'-0" FROM UNITS OR DEEPER)
- THIS SYMBOL INDICATES AN INTERIOR ELEVATION VIEWED FROM THIS VANTAGE POINT WITH THE LETTER 'R' AND THE SYMBOL INDICATING THE REFERENCE ELEVATION NEEDS TO SPECIFY 'R' AND 'A' FOR INTERIOR ELEVATIONS.
- PROVIDE ELEVATIONS FOR FINISHES AT ALL TOWER BAYS (---), AND / ON TOWER BAYS (---) LOCATIONS AS SHOWN PER PLAN TYPICAL AT ALL EXTERIORS AND POWDER ROOMS. VERIFY LOCATIONS AT FINISHES PER PLAN.
- PROVIDE A CONCRETE FLOOR AT ALL EXTERIOR DOORS, INCLUDING OPTIONAL DOORS WHEN THE OPTION IS CHOSEN. THE CONCRETE FLOOR SHALL BE A MIN. 3" THICK MEASURED IN THE DIRECTION OF TRAVEL AND THE FINISH SHALL EXTEND A MIN. 3" ON EACH SIDE OF THE ACTIVE DOOR PANEL. FLUTE TO DRAIN ON MAX. SLOPE. REFER TO DETAIL T-10 FOR DISTANCE REQUIREMENTS BETWEEN EXTERIOR DOOR THRESHOLD AND EXTERIOR FINISHES.
- OPENABLE WINDOWS SHALL BE LOCATED A MINIMUM OF 36 FEET FROM ANY FIRE RISK WITH GARAGES, ETC. SEE SECTION S-203.
- PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN S-103 SECTION R-103.4.

NUMBERED NOTES

SQUARE FOOTAGES

UNIT 3	
FIRST FLOOR LIVABLE	342 SQ. FT.
SECOND FLOOR LIVABLE	345 SQ. FT.
GARAGE	425 SQ. FT.
TOTAL LIVABLE	235 SQ. FT.
TOTAL GARAGE EXTENSION (P. A-3)	400



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Solana Beach, CA 92075  
phone: (858) 704-4004

127-129 N. GRANADOS AVE.  
GRANADOS AVENUE PARTNERS, LLC

PLANNING SET

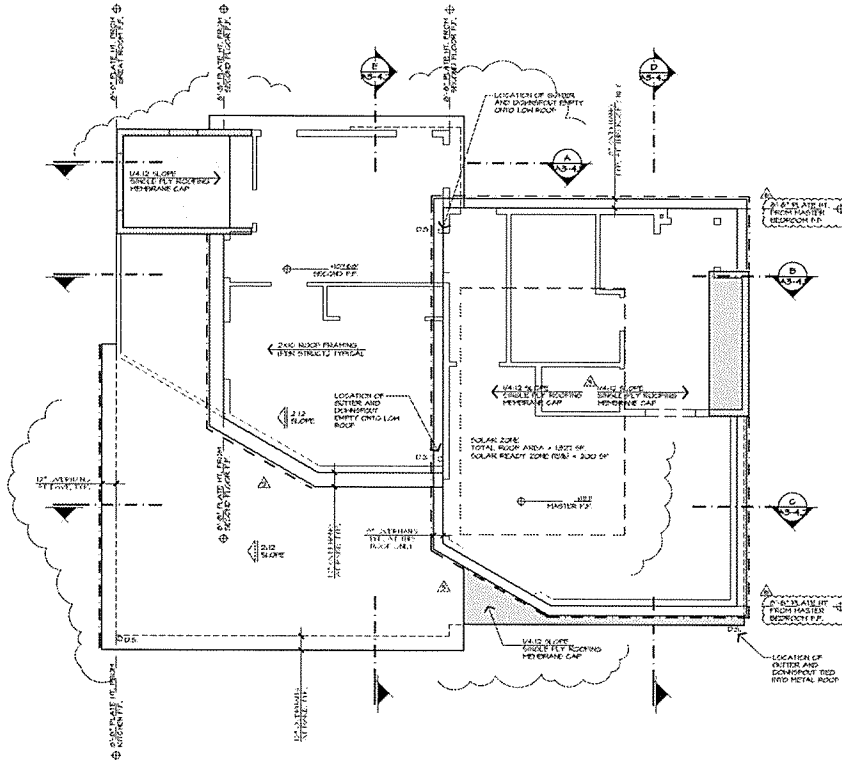
PLAN CHECK, PRELIMINARY	04/20/19
PLAN & REVISIONS	04/22/19
STORY PLAN, UNIT 3	05/03/19

SECOND FLOOR PLAN

10019-UNIT 3	AA10019
--------------	---------

UNIT 3  
A3-2.2

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF EDINGER ARCHITECTS. DEVELOPED FOR USE ON THIS PROJECT AND MAY NOT BE DUPLICATED, USED OR ENCLOSED WITHOUT THE WRITTEN CONSENT OF EDINGER ARCHITECTS.



REFLECTED CLG. / ROOF PLAN

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

Unit 3

ROOF PLAN NOTES

- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
- DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS HEREIN SHALL BE FIELD VERIFIED BY FIELD SURVEYMENT AND ADJUSTED SHALL BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES IN THE ARCHITECTS CONSTRUCTION LOG SHEETS.
- REFER TO THE FLOOR PLANS, ACCESSORY PLANS, AND INTERIOR ELEVATIONS FOR ADDITIONAL NOTES AND INFORMATION NOT SHOWN HEREIN.
- REFER TO STRUCTURAL PLANS PREPARED BY OTHERS FOR ADDITIONAL NOTES AND CLARIFICATIONS AS WELL AS ADDITIONAL SPECIFICATIONS (E.G. NAULIN FRANCHISE ETC.). THE FOLLOWING NOTES ARE TO CLARIFY THE ROOF PLAN.
- VERIFY ALL PLATE HEIGHTS SHOWN WITH STRUCTURAL PLANS. (IE. PLATE HEIGHTS WILL DIFFER DEPENDENT ON WHAT TYPE OF ROOF FINISHING IS USED).
- ALL FINISHING PERTAINING TO THE METHODS AND MATERIALS USED TO CONSTRUCT THE ROOF AND GUTTER TO BE COPPER FLASHING.
- ROOF COVERING TO BE: ARCHITECTURAL FINISH "COOL ROOF" SCHIFFLIAN ASPHALT SHINGLE ROOFING MANUFACTURED BY "SUNALP ROOFING PRODUCTS". SEE REPORT TO BE PROVIDED. "SUNALP" SHALL BE IDENTIFIED ON ONE LAYER OF 3/8" FELT OVER ROOF BREATHING FELT. STRUCTURAL REQUIREMENTS FROM ROOFING SHALL HAVE A MIN. CLASS "A" FIRE RATING.
- OVERLAP TO BE: EDGES: 18" UNLESS OTHERWISE NOTED. RAFTERS: 12" UNLESS OTHERWISE NOTED. USE DETAILS FOR CLARIFICATION. OVERLAP LISTED ABOVE AND VERTICAL PER ELEVATION UNLESS OTHERWISE NOTED AT SPECIAL CONDITIONS.
- GUTTERS AND DRAIN FLASHING VENTS WHEREVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS. FOR FLASHING AT ROOF PENETRATIONS SEE "B" VENTILATION TO DETAIL 12-20-2 FOR TYPICAL ROOF PENETRATION FLASHING INFORMATION.
- ATTIC VENTILATION: VENTILATION PROVIDED BY CLIMATED FIELD TILE VENTS MANUFACTURED BY "DOWCORP HVT LLC" OR EQUIVALENT. SEE REPORT NO. RM-1004-2018 FOR FIELD TILE PRODUCT. TO SEE SEE THE FULL VENTILATION REPORT. REFER TO ROOF PLANS FOR VENT QUANTITIES. INSTALL PER MANUFACTURERS SPECIFICATIONS. REFER TO ROOF PLANS AND EXTERIOR ELEVATIONS FOR VENT QUANTITIES.
- ATTIC VENTILATION TO COMPLY WITH CALIF. SECTION R901.1 AND R901.2. THE MINIMUM FREE VENTILATION AREA SHALL BE 1/30<sup>th</sup> OF THE AREA OF THE SPACE. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/30<sup>th</sup> OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
  1. AT LEAST 40% ARE NOT MORE THAN 30% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER 1/3 PORTION OF THE ATTIC OR RAFTERS SPACE. OPEN VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. REQUIRED VENTILATION SHALL BE BALANCED ON THE HIGHEST VENTILATION SHALL BE LOCATED IN THE BOTTOM 1/3 OF THE ATTIC SPACE.
  2. IN CLIMATE ZONES 6, 7, AND 8, A CLASS 1 OR B WATER RESISTANT IS INSTALLED ON THE RAFTERS/GUTTER SIDE OF THE CEILING.

NUMBERED NOTES

1. FLASHING HEIGHT AT 4'-12-3/4" FROM FIRST FLOOR FINISH FLOOR. HEIGHT OF GUTTER TO PARALLEL HEIGHT OF 20" ON LEEDGE AT FRONT CORNER. ALL LINE IN 1' TOP OF LEEDGE AT THE 90 DEGREE CORNER TO THE 4" HEIGHT EQUAL TO THE HEIGHT SHALL BE AT THE CORNER WITH CLARIFICATION.
2. INTERIOR FLASHING HEIGHT AT 8'-0" FROM SECOND FLOOR FINISH FLOOR.
3. PROVIDE 1/4" x 1/4" CRACKS, COPPER FLASHING AND ROOF GAP BEETS. ROOFING FLUTE TO DRAIN GAP SWIFT TO MATCH ROOFING SHINGLE CORNER.
4. SOME STRUCTURAL OUTLET WITH FREE SPACE. OUTLET IN BOARD THE HEIGHT OF THE ROOF OVER THE COVERED PORCH INTERIOR OR OUTLET AT 4'-12-3/4" REFER TO NOTE NO. 1 ABOVE AND EXTERIOR ELEVATIONS FOR CLARIFICATION.



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127-129 N. GRANADOS AVE.  
GRANADOS AVENUE PARTNERS, LLC

PLANNING SET

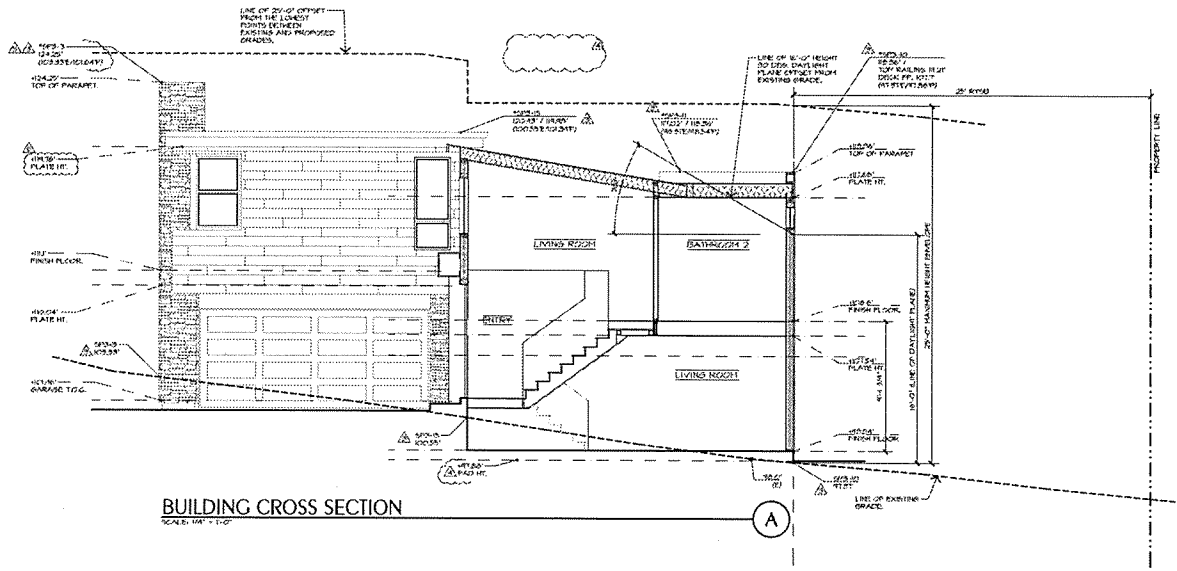
PLAN SHEET: SUBMITTAL	03/20/21
PLAN'S REVISIONS	04/22/21
STAMP FILE: GENY	10/20/24

REFLECTED CLG. / ROOF PLAN

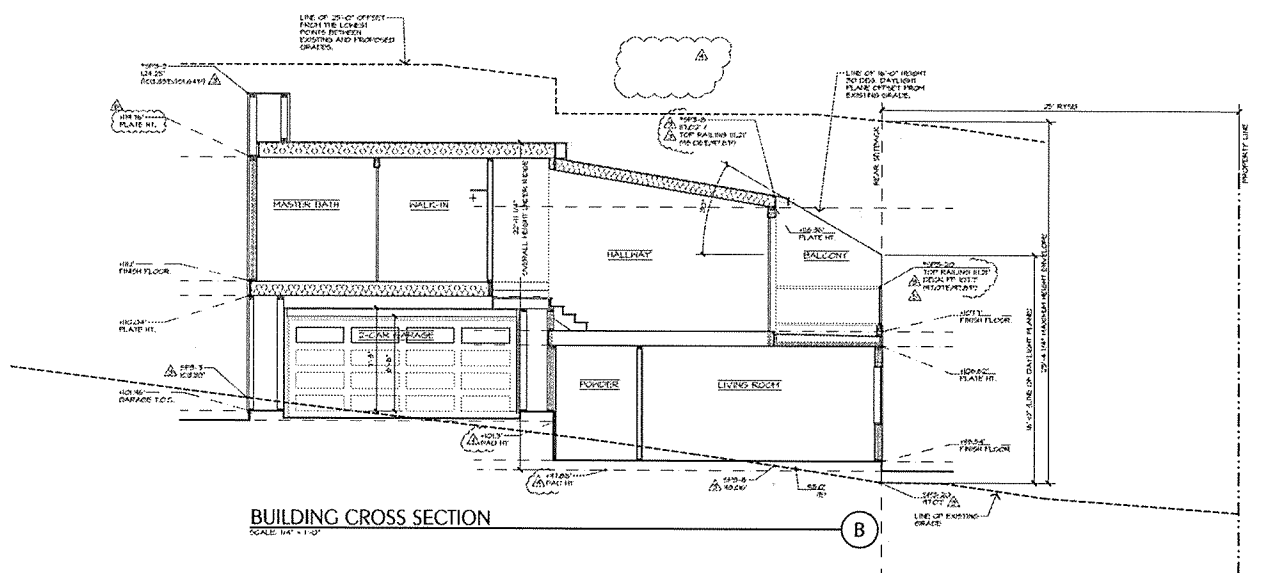
16016-UNIT 3 #A16016

UNIT 3  
A3-3

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**BUILDING CROSS SECTION**  
SCALE: 1/4" = 1'-0"



**BUILDING CROSS SECTION**  
SCALE: 1/4" = 1'-0"

eA  
 edingerArchitects  
 444 S. Cedros Ave., #235  
 Solana Beach, CA 92075  
 phone: (858) 704-4004

**127-129 N. GRANADOS AVE.**  
 GRANADOS AVENUE PARTNERS, LLC

**PLANNING SET**

PLAN CHECK SUBMITTAL	02/20/19
STORY POLE CENTER	02/20/19
STORY POLE CENTER	02/20/19
PLAN 3 REVISIONS	04/22/19
STORY POLE CENTER	02/20/19

**BUILDING CROSS SECTIONS**

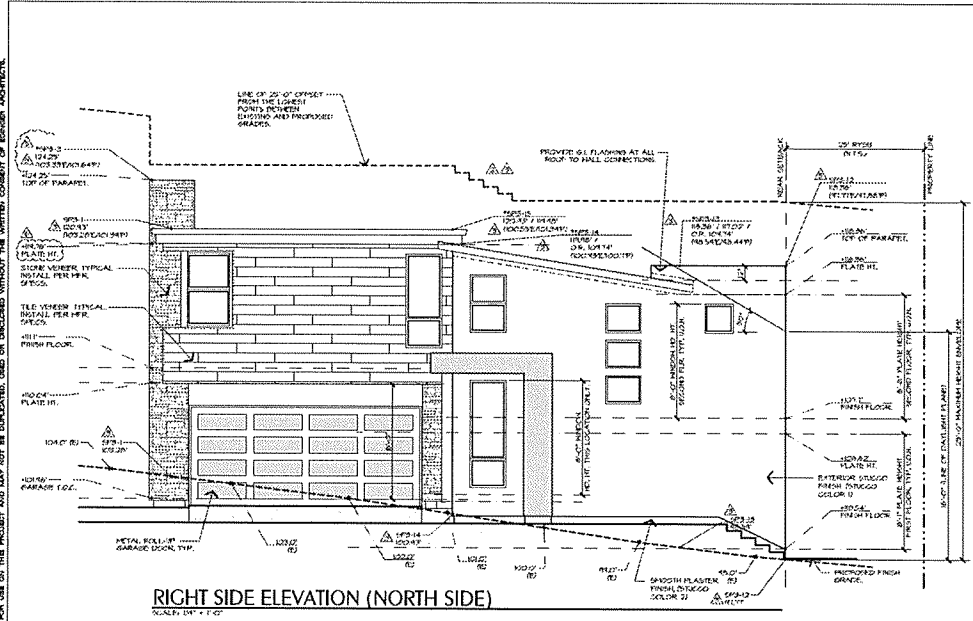
18018-UNIT 3      #A18018

UNIT 3  
**A3-4.1**

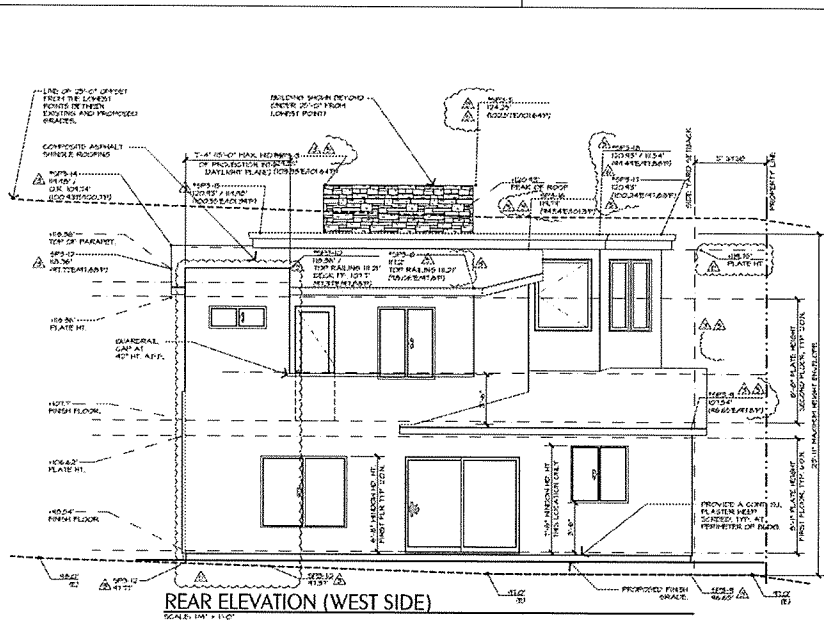




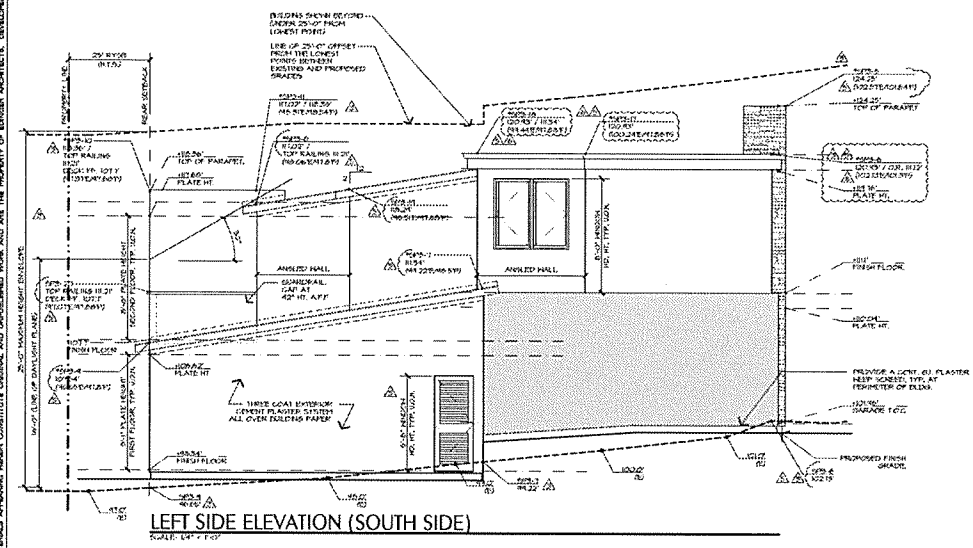
ALL DRAWINGS AND NOTES: MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF BEVING ARCHITECTS. DEVELOPER FOR USE ON THIS PROJECT AND MAY NOT BE REPRODUCED, USED OR ENCLOSED WITHOUT THE WRITTEN CONSENT OF BEVING ARCHITECTS.



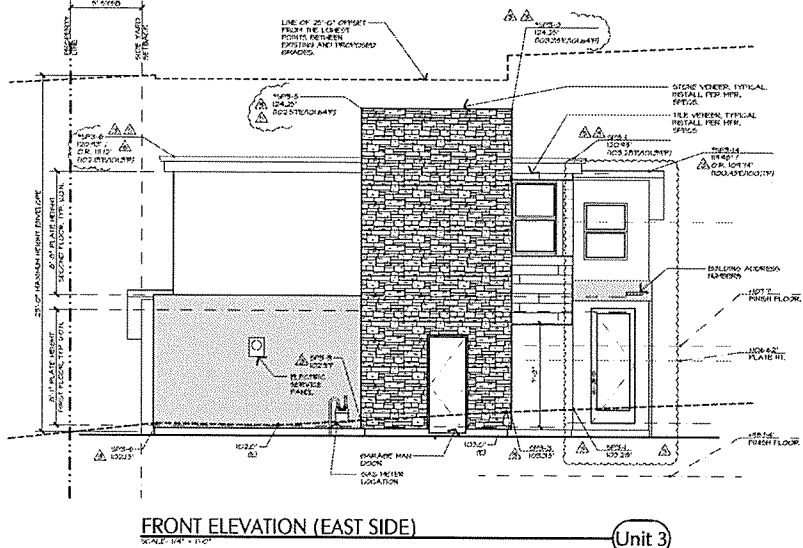
RIGHT SIDE ELEVATION (NORTH SIDE)  
SCALE: 1/4" = 1'-0"



REAR ELEVATION (WEST SIDE)  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (SOUTH SIDE)  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (EAST SIDE)  
SCALE: 1/4" = 1'-0"

Unit 3

THE FOLLOWING STORY POLES  
HAVE BEEN REMOVED FROM PLAN:  
SP3-2, SP3-4

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127-129 N. GRANADOS AVE.  
GRANADOS AVENUE PARTNERS, LLC

PLANNING SET

PLAN CHECK: SUBMITTAL	08/22/18
PLANNING COM	08/22/18
PERMITS	08/22/18
PLAN 3 REVISED	08/22/18
UTILITY POLE EASE	08/22/18

EXTERIOR ELEVATIONS  
19018-UNIT 3 4A19018  
UNIT 3  
A3-5













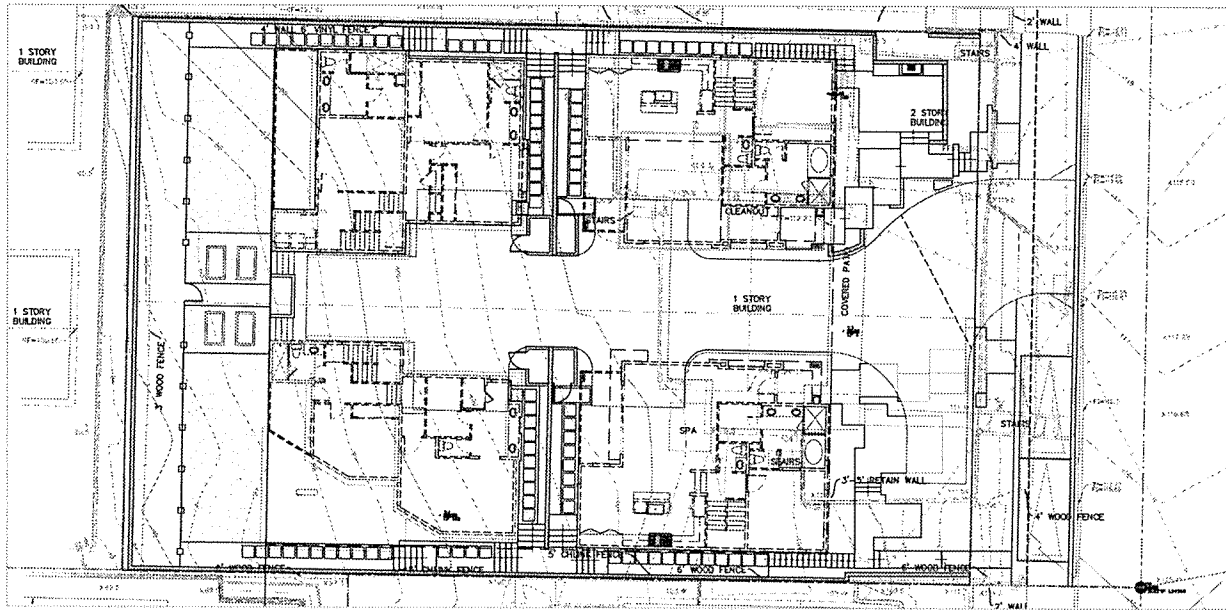




# LANDSCAPE ARCHITECTURAL PLANS FOR: 127,129 N. GRANADOS AVE.

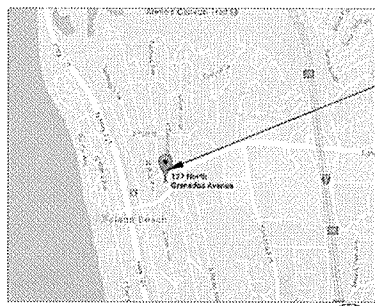
SOLANA BEACH, CA 92075

APN 263-372-2700 + 263-372-2600



SITE MAP

SCALE: 1" = 10'-0"



VICINITY MAP



SITE LOCATION

### LANDSCAPE CALCULATIONS

- A. TOTAL PROJECT SITE AREA: 14,301 SF.
- B. TOTAL LANDSCAPED AREA: 4,226 SF. IRRIGATED: 3,192 SF.
- C. NET LANDSCAPED AREA PERCENTAGE (B / A): 29.4%
- D. TOTAL AREA OF TURF: 0 SF.
- E. TURF AREA AS PERCENTAGE OF TOTAL LANDSCAPED AREA (D / B): 0%

### ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 3' OF ANY CURB, WALL, HURDLE, OR ELEMENT SHALL BE PROTECTED WITH A ROOT BARRIER. THE BARRIER SHALL BE 12" HIGH BY 18" DEEP. ROOT BARRIER SHALL NOT EXCEED THE ROOT BALL.

**Underground Service Alert**  
Call: TOLL FREE  
1-800-227-2600



### PROJECT INFO:

OWNER:  
JEFFREY STRAUSS  
GRANADOS AVE PARTNERS LLC

LANDSCAPE ARCHITECT:  
JIM BENEDETTI  
JPBLA INC  
4403 MANCHESTER AVE SUITE 201, ENCINITAS, CA 92024

APN:  
2633722700 + 2633722600

### SHEET INDEX:

TITLE SHEET	LC-1
LANDSCAPE CONCEPT PLAN	LC-2
WATER CALCULATIONS & PLANT LEGEND	LC-3

### DECLARATION OF RESPONSIBLE CHARGE

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

Jim Benedetti DATE: 3/22/18  
 Designer: Benedetti  
 Landscape Architect  
 4403 MANCHESTER AVE, STE. 201  
 ENCINITAS, CA 92024 760.478.0644

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTIONS 5615 THROUGH 5603 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF THE PROJECT PLANS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS LANDSCAPE ARCHITECT OF WORK OR MY RESPONSIBILITIES FOR PROJECT DESIGN. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THESE IMPROVEMENTS.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED IN SUBSTANTIAL CONFORMANCE WITH ALL SPECIAL CONDITIONS OF APPROVAL RELATED TO PROJECT LANDSCAPE IMPROVEMENTS, INCLUDING THE APPROVED LANDSCAPE CONCEPT PLAN.

LANDSCAPE ARCHITECT'S NAME: JIM BENEDETTI  
 ADDRESS: 4403 MANCHESTER AVE, SUITE 201  
 TELEPHONE NO.: 760-478-0644

### PROJECT NOTES:

- REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING IDENTIFICATION AND INFORMATION ONLY.
- CIVIL ENGINEER TO PROVIDE ALL SETBACKS, PROPERTY BOUNDARY, AND GRADING INFORMATION.
- IN THE EVENT OF A CONFLICT BETWEEN LANDSCAPE PLANS AND ARCHITECTURAL PLANS, LANDSCAPE PLANS SHALL TAKE PRECEDENCE FOR SITE DRAINAGE.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SOLANA BEACH LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

JAMES P. BENEDETTI  
LANDSCAPE ARCHITECT  
4403 MANCHESTER AVE, SUITE 201  
ENCINITAS, CA 92024  
760.478.0644



STATE OF CALIFORNIA  
LANDSCAPE ARCHITECT  
JAMES P. BENEDETTI  
NO. 146,308

127 & 129 N. GRANADOS AVE.  
SOLANA BEACH, CA 92075  
APN 263-372-2700 & 263-372-2600

REVISIONS

1. 3/22/18

2. 3/22/18

3. 3/22/18

4. 3/22/18

5. 3/22/18

6. 3/22/18

7. 3/22/18

8. 3/22/18

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13. 3/22/18

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25. 3/22/18

26. 3/22/18

27. 3/22/18

28. 3/22/18

29. 3/22/18

30. 3/22/18

Sheet  
**TITLE PLAN**

Sheet  
**LC-1**

Of 3 Sheets





SAN DIEGO OFFICE

444 South Cedros Avenue, Studio 125  
Solana Beach, Ca 92075  
tel 858 704 4004  
www.edingerArchitects.com



**edingerArchitects**  
ARCHITECTURE / PLANNING

June 22, 2018

**THE CITY OF SOLANA BEACH**  
COMMUNITY DEVELOPMENT DEPARTMENT  
635 S. HIGHWAY 101  
SOLANA BEACH, CA 92075

Plans Examiner: Corey Andrews

RE: **127-129 N. Granados Ave.** (eA16019)  
DRP/SDP CASE No. 17-17-47

The following letter is in response to the city of Solana Beach Development department's request to demonstrate that the proposed development on 127 and 129 North Granados Avenue (APN 263-372-26 and 263-372-27) incorporates exemplary site planning and design and complies with all applicable zoning regulations and general plan objectives. The Single residence located on the two parcels has not been maintained and the land is extremely underutilized. We are proposing a lot consolidation and to develop four (4) detached single family homes which could provide a great benefit to the city, adding to their local housing goals. The propose project's goal is to it create a sense of community within the units, as well as openness to the surrounding neighborhood. The current Zone for the parcel is Medium-High Residential (MHR) with a number of multi-family units located on all sides of the properties. The reduced Massing of each structure will benefit the adjacent neighbors and provide an appealing street scene that ties with the unique eclectic style of Solana Beach.

**One – Superior Project Design:**

When looking at the design of this project, we felt it important to first take a look at the current site and how it slopes down away from the street. We studied how this could be used to reduce the street massing and provide beneficial views for the surrounding neighbors as well as quality views for each of the proposed residence. It became



apparent that with a center driveway design we could remove the non conforming existing garage and locate the new garage doors away from the street view and attempt to hide them within the property. This also helped us keep a single story feel from the street view of North Granados Ave., achieving both of our initial goals of reduced street massing and quality views for the community.

We have incorporated 3 separate floor plans where each proposed units consist of a two story residence with the main living on the second floor to utilize the fabulous views of Solana beach with Great room, kitchen, Dining and large exterior balconies. The first floor of each unit will provide a private 2-car garage, additional bedrooms, and den areas on the lower units. With the yard space we have created a lot of community spaces for interaction with neighbors and a 1,300 sf open space for group gatherings and space for community gardening beds. We have also provided open pathways around each unit and upper courtyard seating areas to soften the Buildings from the street view and create even more interest when approaching the property from the road.

The street view elevations vary between the plans with a broad use of natural materials, roof forms and massing which carry a common theme throughout the project and tie into the fabric of the community. The use of stucco, wood cladding, and stone veneers have been incorporated into each elevation to provide a refined elegant design with a sense of purpose.

The proposed design reduces the street massing, provided a visual interest with the materials and front courtyard spaces and avoids the “Mini Mansion” feel that a single unit or 2 story street fronted unit would portray. The hiding garage door faces and break up between the buildings benefits the neighborhood and community and the addition of four single family residential units will benefit the city with its housing goals.

#### **Two – Public Facility Availability:**

Public facilities are available in the city of Solana beach. The project will contribute funds to the public facilities fee for the city’s use.



**Three – Availability of public transportation:**

The site is readily accessible by public transportation. It is served by North county transit district Breeze Bus #308 which is approximately 300 feet at the corner of Lomas Santa Fe and Granados Ave. Also the coaster and Amtrak service is provided at the Solana beach train station which is .3 miles to the west on Lomas Santa Fe. Additionally taxi, Uber and Lyft services are readily available.

**Four – Proximity to Public Recreation:**

The site is located with plenty of opportunity to access public recreational areas. The coastal rail trail is located less than .3 miles and provides biking, walking and running trails. Fletcher cove is located less than .4 miles to the west with park facilities, basketball courts and beach access. Residence will also have access to the coast to crest trail located San Dieguito River Park.

**Five – Proximity to public facilities or community amenities provide by the developer of the site:**

The project will be providing a 9” rolled curb per city standards, a single 20’ driveway curb cut and incorporating a 8.25’ dg off street parking area along the remaining frontage of both parcels per the cities standards. We will also be removing the non conforming existing garage. Due to the size and low number of units proposed no additional public facilities or community amenities are proposed.

**Six – Whether the increased density will assist the city in meeting it regional housing obligations and local housing goals:**

The project will assist the city in adding to is housing supply by removing 1 poorly maintained overgrown residence and providing 4 new updated units in a highly



desirable area of town. There is currently a low supply of housing in the area, according to SANDAG's 2050 region wide forecast, Solana beach is expected to gain 14% population between 2012 and 2050. Housing is forecasted to increase by 9%, to reach 6,583 by 2020 and 6,833 by 2035 and 14,870 by 2050. The addition of 4 new units will assist in the city reaching these forecasted goals.

**Seven – Whether the increased density will adversely affect the neighborhood:**

The increased density will not adversely affect the neighborhood in our opinion. We are requesting Four (4) units which falls within the density range for the MHR zone with an approved Development review permit showing exemplary design. The neighborhood is comprised of many multi family project and the feed back we have received from neighbors has been in support showing a substantial improvement to the views and street appeal.

**Eight – Whether the increased density will assist the city in meeting other general plan goals and objectives:**

- This project will assist the city in meeting its land use element goals in the following ways; the city is essentially built-out with very little vacant land remaining. The design of this project has converted (2) under utilized parcels which provided only (1) housing unit into (4) detached homes respecting the beachside setting, considering scenic views, respecting private views, and minimizing conflicts among adjacent residences by reducing the size and bulk viewed from neighboring properties and strategic roof styles and design. The proximity of this project to the downtown area is also beneficial to the community reducing travel distance to many shopping and dining opportunities and improving the street appearance providing for safer pedestrian travel through the neighborhood thereby assisting to promote healthy living through walking, jogging and bicycling. As part of the land use element the city





encourages compact infill development and higher density development adjacent to commercial areas to meet its projected housing needs for all income levels. We are proposing a density within our upper limits and developing modest size homes with a maximum square footage of 2,635.

- This project will assist the city in meeting its conservation and open space element goals in the following ways; The redevelopment of this overgrown property will open amazing viewsheds for the adjacent properties which haven't been appreciated in years. The street improvements will assist in separating the street parking area which has the potential of providing pollutants from the street storm drainage system. The project will also be installing a bio-retention area where the current site has none, further more reducing the potential of pollutants making there way to the lagoon. This project also incorporates drought tolerant landscape, raised residential gardening beds and no sod grass areas that consume excess amount of water.
- This project will assist the city in meeting its Housing element goals in the following ways; The increased density will assist the city in meeting its housing goals while efficiently developing two (2) underutilized parcels which only provide (1) housing unit, the proposed project will essentially be adding (3) appropriately massed and scaled housing units in a quality location within close proximity to local shops, transpiration, schools and recreation for the community. Each unit will be sold offering equal access to housing opportunities for all persons by provide modest size home perfect for first time young buyers, middle aged move up buyers or even older move down buyers looking to be closer to the Cedros active downtown area.
- This project will assist the city in meeting its Circulation element goals in the following ways; the current properties garage is located within the right of way and will be removed. The new proposed design provides a safer street by increasing view and providing safer travel for pedestrians and vehicles. The proposed project also will provide street parking and (4) 2-car garages with a single driveway for safer access for the residence pulling onto North Granados Avenue.



As an added bonus of the propose project the architect and developer have a vested interest in the city of Solana Beach both being local businesses. We are committed to utilize green building practices whenever possible this project is proposing to incorporate these green building practices through the used of;

- Recycling of construction waste: we will be preparing a waste management plan and proposing tier 1 at least 65% reduction with qualified 3<sup>rd</sup> party verification
- Quality insulation: we are proposing cellulose insulation.
- low (or non) VOC paints and stains
- Energy efficient windows and doors: All windows are proposed to be triple glazed Low-E.
- Exterior Lighting: Light pollution reduction will be achieved by only proposing down lighting and low lighting fixtures to avoid any dark night lighting of the community.
- Low efficacy lighting: We are proposing all general lighting to be LED.
- Energy star appliances and programmable thermostats.
- Cool Roof: We are proposing Cool roof materials for reduction of heat island effect.
- Pre-wire for Solar installation: 15% of the roof has been dedicated for future installation of solar panels.
- Standard charging stations for electric vehicles: 100% of the units will provide EV charging stations per Tier 1, located in each garage.
- Storm water bio-retention basins has been designed to accommodate the entire site.
- Low flow toilets and fixtures and drought tolerant landscape designs.

With the propose project we are promoting healthy living with quality indoor air quality products, low energy appliances, low flow fixtures, energy efficient HVAC, and beneficial project sitting in relation to community activities, commercial spaces and public transportation.

We hope this letter clearly portrays the care and thought we have used throughout the design and development of this project and that each of the exemplary design element explained above shows compliance with the zoning regulations and general plan objectives. As always, should you require further clarification on any of these issues, please feel free to contact me at your convenience.



Sincerely,  
Alex Stone  
edingerArchitects

I know this late, I was out of country.  
I'm always against any development affecting anyone's views,  
and higher density than is necessary.

THANKS,

Alan J. Kelly

505-984-1453

RECEIVED

APR 22 2019

Community Development Dept.  
City of Solana Beach

To: *TOTALLY AGAINST THIS!!*  
*Ron Coughlin 715 Rand Pl.*



**CITY OF SOLANA BEACH**

www.cityofsolanabeach.org

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • Fax (858) 720-2455

**STRUCTURE DEVELOPMENT PERMIT REQUEST  
TO BUILD IN EXCESS OF 16 FEET IN HEIGHT**

The City of Solana Beach has established a procedure encouraging neighbors to work together to resolve potential view impairment issues. Solana Beach Municipal Code, Chapter 17.63 requires applicants for building permits requesting modifications exceeding 16 feet, but not more than 25 feet above existing grade, to notify all property owners and occupants within 300 feet of the subject site. If you are concerned about possible view issues, you should immediately contact the applicant to discuss the proposal summarized below. If you are unable to resolve the issue after discussing it with the applicant, you may wish to consider filing a request for view assessment by the View Assessment Commission (VAC).

**Project File No.:**  
DRP/SDP 17-17-47  
APNs: 263-372-26 & 27

**Property Owner:**  
Granados Avenue Partners, LLC

**Architect:**  
Alex Stone  
Edinger Architects  
(858) 704-4004

<b>Project Address:</b>	127-129 N. Granados Avenue, Solana Beach, CA 92075
<b>Description of Project:</b>	The Applicant is requesting the approval of a Minor Subdivision (SUB), Development Review Permit (DRP) and Structure Development Permit (SDP) demolish the existing structures onsite, consolidate two legal lots and construct four detached single-family residences for private condominium ownership with common ownership of the remainder of the lot. The lot consolidation results in a total lot area of 14,381 square feet. The subject lots are located within the Medium High Residential (MHR) Zone. Each Unit would be two stories and have an attached two car garage. As designed Unit 1 would be 2,634 square feet, Unit 2 would be 2,635 square feet, Unit 3 would be 2,620 square feet and Unit 4 would be 2,620 square feet for a total of 10,509 square feet. The project would include grading in the amounts of 880 yd <sup>3</sup> of cut, 372 yd <sup>3</sup> of fill and 508 yd <sup>3</sup> of export. <b>The proposed maximum building height and the tallest point in feet above Mean Sea Level (MSL) for each unit is as follows: Unit 1: 24.99 ft. and 130.68 ft. MSL, Unit 2: 24.70 ft. and 128.53 MSL, Unit 3: 24.86 ft. and 124.25 MSL, and Unit 4: 24.86 ft. and 124.25 MSL.</b>
The project requires a SUB for the condominium ownership of the residential units and common ownership of the lot. A DRP for grading in excess of 100 yd <sup>3</sup> (aggregate), for a structure that exceeds 60% of the maximum allowable floor area and for a second story that exceeds 35% of the first story floor area. A SDP is required for a square footage addition in excess of 16 feet in height. You have been identified as a property owner or resident within 300 ft. of the project site and will be notified of a future Public Hearing date.	

*No! should remain houses*

Residents/Property owners who believe their views may be impaired by the proposed structure are encouraged to contact the subject property owner directly to work out a mutually acceptable solution. Applicants are required to erect story poles and have them certified for accuracy in order to better visualize the project. The Planning Director may waive the story pole requirements for projects in which the likelihood of view impairment is slight, with the understanding that the VAC may subsequently require them if an application for view assessment is filed. Consideration for view assessment will be from the primary viewing area of the structure (excluding bathrooms, hallways, garages, and closets) or lot (excluding building setback areas) where the VAC determines the best and most important view exists.

The application and plans for the structure are available for public review through the applicant and at the City of Solana Beach Planning Department. Any person who owns or has lawful possession of a residence from which a view may be impaired by the proposed structure may, within thirty (30) days of the date of notice, file an application for assessment with the City of Solana Beach. The application shall include a description of the "viewing area" as defined in Ordinance 201 and the extent of impairment. An application processing fee of \$600 shall be paid at the time of the view assessment request. If an application for view assessment is filed, all issues in dispute, including if necessary, the determination of the viewing area, shall be resolved by the VAC. The VAC shall have thirty (30) days to make a decision. Depending on the nature and extent of the proposed project, the decision of the VAC shall be:

**Referred as a nonbinding recommendation to the City Council for their consideration in a subsequent advertised Public Hearing. Please visit the City website for more information on this process.**

**NOTE:** The deadline to file for view assessment for the above property is: **5 PM Monday, March 11, 2019**

## Clerk Admin

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 03, 2019 12:34 PM  
**To:** EMAIL GRP-City Clerk's Ofc  
**Cc:** Jill Mesirov; Jeff Drawdy  
**Subject:** Public hearing on project SUB/DRP/SDP 17-17-47

Dear city council members,

My wife, Jill Mesirov, and I live on [REDACTED] N Rios Ave. I am writing to voice my objections to the current plans to build four single-family homes at the address of 127-129 N Granados Ave. We already met with the architects of the units, and explained that the homes at the back of the lot look directly into our backyard, depriving us of any privacy. As far as I can tell from the location of the poles, they made only minor changes which do not fully address the problem. The lot that they plan to develop on Granados is not large, and should only really support two single-family homes. I hope you will deny their current request, and ask for a new set of plans that do not overhang our residences on N Rios.

I have an operation scheduled on July 10, so we will be unable to attend the council meeting in person. Our neighbor, Jeff Dawdy, whose privacy is also invaded by the current plans, will attend and represent all of us.

Sincerely yours, Benedict Gross

## Corey Andrews

---

**From:** Clerk Admin  
**Sent:** Wednesday, July 03, 2019 1:00 PM  
**To:** Corey Andrews  
**Subject:** FW: 127-29 N. Granados Ave. Project Objections

**From:** Jeff Drawdy [REDACTED]  
**Sent:** Wednesday, July 03, 2019 12:59 PM  
**To:** EMAIL GRP-City Clerk's Ofc <EMAILGRP-CityClerksOfc@cosb.org>  
**Subject:** 127-29 N. Granados Ave. Project Objections

Dear Solana Beach City Council,

This email is in regard to the project at 17-29 N. Granados Ave. that will be put before the Council next Wednesday July 10th. I live at [REDACTED] N. Rios Ave. which the property at the southwest corner of the proposed development. I am writing this email to vehemently oppose this project as proposed. I have been to Planning Dept. numerous times. The applicant is trying to tear down 2 small homes at the top of the lot which downslopes severely west towards N. Rios Ave. and is trying to squeeze 4 two-story detached homes on a lot area of 14,381 square feet. My understanding is that this lot size only allows for 2 dwellings and the applicant is trying to get a Review Permit or Variance to put 4 large homes on the lot. The development is way too large for the lot size and not in line with the adjoining properties which only have two units on each lot and is not in character with the neighborhood at all. The development would literally take up every square foot of the allowable building space to the end of every single setback. The lot sits a good deal higher in elevation to my home and the 3 other homes in our development who sit on a flat lot on N. Rios Ave. The bottom southwest home would literally be 20 feet from my master bedroom window and would TOWER over our development. The applicant is asking for the bottom two homes to also have viewing decks on the rear. The home and this deck would TOWER over by backyard which currently has complete privacy and the main reason I bought this home in 2014. The deck would look right into the large window I have in my master bedroom effectively ruining all privacy I now have in my bedroom and would also look right down onto my hot tub area killing any privacy I now have while in my spa. My neighbor to north, my neighbor to the south and to the west in my development will also be impacted privacy-wise by this development and will be emailing the Council also on their objections. Jeffrey Drawdy, [REDACTED] N. Rios Ave., Solana Beach  
[REDACTED]

## Corey Andrews

---

**From:** Jeff Drawdy <jeffdrawdy@allcalifornia.com>  
**Sent:** Thursday, November 14, 2019 9:42 AM  
**To:** EMAIL GRP-City Clerk's Ofc  
**Cc:** Corey Andrews  
**Subject:** 127-129 N. Granados Ave. project

Corey,

Firstly, thank you for all the time you have spent with me at the Planning Department regarding this project, much appreciated.

This email is to object to the currently designed project at 127-129 N. Granados Ave. that will be up before the Council next Wednesday. There are currently two older homes at the top of this severely sloping lot and the developer is trying to cram 4 single family residences onto a 14,381 square foot lot, barely a third of an acre. The project is NOT designed in a manner compatible with the rest of N. Granados nor the neighborhood in general as it's just too big for that small of a lot. I have looked at the plans and there is no, other than small decks, any outside living in any of the units. The project literally goes to all the setbacks allowed. No properties on Granados are anywhere near the scope and size of this one and most all have outdoor living areas like backyards, patios, etc. Development Review Criteria states that "multi-family residential buildings shall be cited to avoid crowding and to allow for functional use of the space between buildings"—this project has no functional use between the buildings at all. The developer is just trying to cram 4 separate houses on a severely downsloping small lot that just isn't compatible with this size of a project.

In addition, Development Review Criteria states that the project shall be "designed to minimize adverse impacts on the surrounding properties". My home, as well as my neighbors on both sides of me, will be severely impacted by this project being built as is and you will be getting comments from my neighbors also regarding this project. The lower southwest unit would literally be 20 feet from master bedroom window rendering the largest window I have in my bedroom moot as I would lose all privacy in my own bedroom with my blinds drawn. Because the lot sits at a much higher elevation than the 3 of us below this same unit (built only 5 feet from my fence) would tower over my backyard and my private hot tub area. I would lose all the privacy I now enjoy in my backyard and hot tub area which is the main reason I bought this home in 2014—my backyard has completely privacy for me and my family. The unit would have a deck on the front which would literally look right down into my backyard.

In summary, my understanding is the project has to prove exemplary site conditions to go forward and this project fails in this regard. It's way too large for the lot (especially because of the elevation and severe sloping of the lot), is not consistent with the neighborhood, and severely impacts the privacy rights enjoyed by me and my neighbors presently. We are asking the Council/Planning Dept to cut the project back to two units as it is now. Allow the developer to tear down the two small older homes at the top of the lot and build two new larger homes and keep them at the top of the lot (garages can be behind the homes down the lot if necessary) and we have no issues.

Jeffrey A. Drawdy  
[REDACTED] N. Rios Ave.  
Solana Beach, CA 92075  
[REDACTED]

*This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have*



## Corey Andrews

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**From:** [REDACTED]  
**Sent:** Thursday, November 14, 2019 9:56 AM  
**To:** EMAIL GRP-City Clerk's Ofc  
**Cc:** Corey Andrews  
**Subject:** Project at 127-129 N. Granados Ave., Solana Beach

Dear Mr Andrews,

I would like to register my objections to the current design of the project at 127-129 N Granados Ave. I plan to attend the Council Meeting on Wednesday in person, but wanted to put them down in email.

The main problem is that the developer is planning to put four units on a small lot which more suitable for two. This pushes the bottom two units very close to our home at [REDACTED] N Rios -- the lowest unit looks directly into our back yard and impacts our privacy.

I would have no objection to the development of two units on the property, built closer to Granados.

Benedict Gross

On Nov 14, 2019, at 9:41 AM, Jeff Drawdy <[jeffdrawdy@allcalifornia.com](mailto:jeffdrawdy@allcalifornia.com)> wrote:

Corey,

Firstly, thank you for all the time you have spent with me at the Planning Department regarding this project, much appreciated.

This email is to object to the currently designed project at 127-129 N. Granados Ave. that will be up before the Council next Wednesday. There are currently two older homes at the top of this severely sloping lot and the developer is trying to cram 4 single family residences onto a 14,381 square foot lot, barely a third of an acre. The project is NOT designed in a manner compatible with the rest of N. Granados nor the neighborhood in general as it's just too big for that small of a lot. I have looked at the plans and there is no, other than small decks, any outside living in any of the units. The project literally goes to all the setbacks allowed. No properties on Granados are anywhere near the scope and size of this one and most all have outdoor living areas like backyards, patios, etc. Development Review Criteria states that "multi-family residential buildings shall be cited to avoid crowding and to allow for functional use of the space between buildings"—this project has no functional use between the buildings at all. The developer is just trying to cram 4 separate houses on a severely downsloping small lot that just isn't compatible with this size of a project.

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bedroom with my blinds drawn. Because the lot sits at a much higher elevation than the 3 of us below this same unit (built only 5 feet from my fence) would tower over my backyard and my private hot tub area. I would lose all the privacy I now enjoy in my backyard and hot tub area which is the main reason I bought this home in 2014—my backyard has completely privacy for me and my family. The unit would have a deck on the front which would literally look right down into my backyard.

In summary, my understanding is the project has to prove exemplary site conditions to go forward and this project fails in this regard. It's way too large for the lot (especially because of the elevation and severe sloping of the lot), is not consistent with the neighborhood, and severely impacts the privacy rights enjoyed by me and my neighbors presently. We are asking the Council/Planning Dept to cut the project back to two units as it is now. Allow the developer to tear down the two small older homes at the top of the lot and build two new larger homes and keep them at the top of the lot (garages can be behind the homes down the lot if necessary) and we have no issues.

Jeffrey A. Drawdy  
[REDACTED] N. Rios Ave.  
Solana Beach, CA 92075  
[REDACTED]

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# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** November 20, 2019  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Council Consideration of Preliminary Design Options for Improvements to the Marine Safety Center**

---

### **BACKGROUND:**

The Marine Safety Center (MSC) at Fletcher Cove was constructed in or around the 1940s and is in need of constant repairs and renovation to meet the needs of the Marine Safety Department. In May 2017, a Needs Assessment and Feasibility Study (Study) was presented to the Council. The Study was prepared to determine the best course of action for the renovation or replacement of the existing facility.

In October 2018, the City Council authorized the City Manager to enter into a Professional Services Agreement (PSA) with domusstudio architecture (domus). The PSA allows for the preparation of preliminary design plans and application packages for discretionary permits processing for the Marine Safety Center Improvement Project.

This item is before the City Council to present potential design options (Attachments 1, 2 and 3) developed for the improvements to the Marine Safety Center and obtain comments and direction.

### **DISCUSSION:**

Since the PSA with domus was approved in October 2018, a community workshop and a site visit were held to initiate the public outreach process and to solicit input from the community regarding the proposed lifeguard facility. Staff has also met with domus several times to discuss the preliminary designs for the site. Some key points obtained from the community workshop and meetings with Staff include:

- The need for observation of both the beach and Fletcher Cove Park;

CITY COUNCIL ACTION:

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- Desire by the Lifeguard Staff to replace the seasonal, portable lifeguard tower in Fletcher Cove with a permanent structure at the bottom of the beach access ramp;
- New building should be tucked into the slope to the south as much as possible;
- Direct and/or improved access from the new station to the beach without having to turn your back to the beach is highly desirable;
- Existing public views should be preserved to the greatest extent possible;
- The ideal beach observation area for the lifeguards is in the middle of the area between the beach access ramp and the bluffs to the south. However, a lifeguard observation platform at that location could disrupt existing view corridors.

After consideration of the input from the community and Staff, domus developed three preliminary design options each of which address the above-listed objectives. Each option also comes with pros and cons on. A general overview of the pros and cons are provided below for Council consideration.

**Option A** – Entire building above ground (Attachment 1).

PROS:

- Maintains general location of existing facility, pushes buildings into south slope
- Conventional construction to simplify costs
- Full view to park from observation level
- Public access to/from park

CONS:

- No added public space
- No improvement to vehicular/pedestrian conflict
- Farthest distance to the beach for lifeguard access
- Observation level sightline/view cutoff to the south
- Bisected buildings/multi-level

**Option B** - Reconstruct/repurpose the main portion of the existing building for vehicle storage, construct a new observation tower and construct the remaining parts of a new building below grade/underground (Attachment 2).

PROS:

- Above and below grade construction to simplify costs maintains/rebuilds existing building and 'heritage'
- New separate 'retro' lifeguard tower
- Full view to Park from Observation Level
- Most centered view/sightlines and highest elevation at observation level
- Some additional added public space/sunset viewing with some improvement to view corridor

CONS:

- Remote tower to facility
- Some structures impact view corridor
- No improvement to vehicular/pedestrian conflict
- Mid-length distance to the beach for lifeguard access
- Concerns regarding basement habitable space with respect to marine environment
- Bisected buildings/multi-level
- Bluff impact

**Option C** - Entire building is constructed below grade (Attachment 3).

PROS:

- Most centered view/sightlines and closest distance to the beach from observation level
- Largest addition to public space/sunset viewing with full improvement to view corridor
- Minimizes vehicular/pedestrian conflict
- Park view up to Restrooms from Observation Level
- Secured vehicular parking

CONS:

- Largest square footage of below grade construction
- Concerns regarding basement habitable space with respect to marine environment
- Bluff impact

**Consideration for Ramps/Stairs** - All three of the options would also allow for a beach access stairway for lifeguards and, if required, public access from the top of the park to the beach. This additional beach access option could also include ramps to allow for ADA access from the park to the beach.

PROS:

- Provide accessible beach access
- Provides direct lifeguard beach access with shortcut stair
- Eliminates vehicular/pedestrian conflict
- Provides bluff safety/stabilization
- Allows bluff to regenerate with native planting
- Provides protection to the new Marine Safety Center (50-year lifespan)

CONS:

- Construction on the bluff
- Costs

**CEQA COMPLIANCE STATEMENT:**

Once the preferred alternative is identified, the preliminary environmental review will be performed as part this phase of the project. The final environmental analysis will be incorporated as part of the next phase of the project.

**FISCAL IMPACT:**

The existing PSA with domus will end with the 30% design plans for the project. Once the preliminary engineering/design is completed and the discretionary permits are obtained, Staff is estimating that it would cost an additional \$450,000 to complete environmental studies, final design plans and specifications. All of these items are required before the project could be advertised for construction bids. The final design cost is a rough estimate calculated by Staff in order to give an idea of the funding needed to complete the design of the MSC. These costs would be subject to negotiations with the selected consultant once the Project reaches that phase. The \$450,000 for final design is included in the Fiscal Year 2020/21 Capital Improvement Program section of the FY 2019/20 – 2020/21 Adopted Budget. Construction funding for the project is not identified at this time.

**WORK PLAN:**

The Project is consistent with Item B.1 of the Community Character Priorities section of the FY 2019/20 Work Plan.

**OPTIONS:**

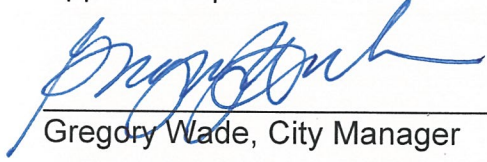
- Receive report.
- Provide direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council receive this report and provide input and direction on the design options for improvements to the Marine Safety Center.

**CITY MANAGER RECOMMENDATION:**

Approve Department Recommendation.



Gregory Wade, City Manager

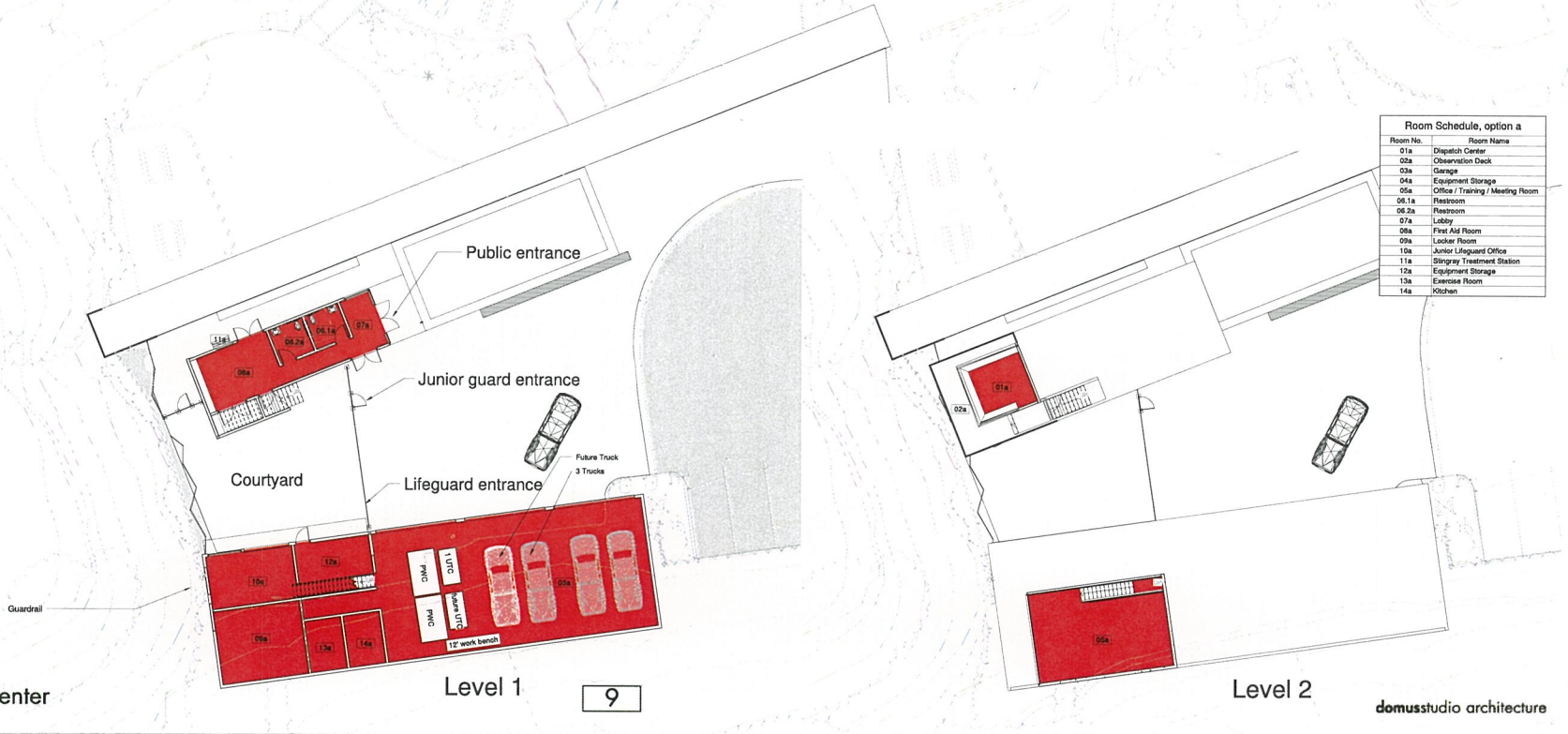
Attachments:

1. Design Option A – above ground
2. Design Option B – partial above ground/partial below ground
3. Design Option C – below ground

A

ATTACHMENT 1

08.28.2019  
Solana Beach Marine Safety Center



Level 1

9

domusstudio architecture

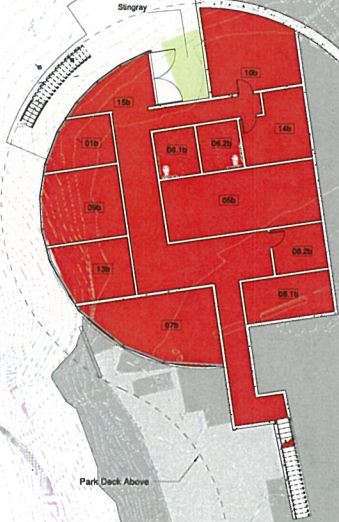


A

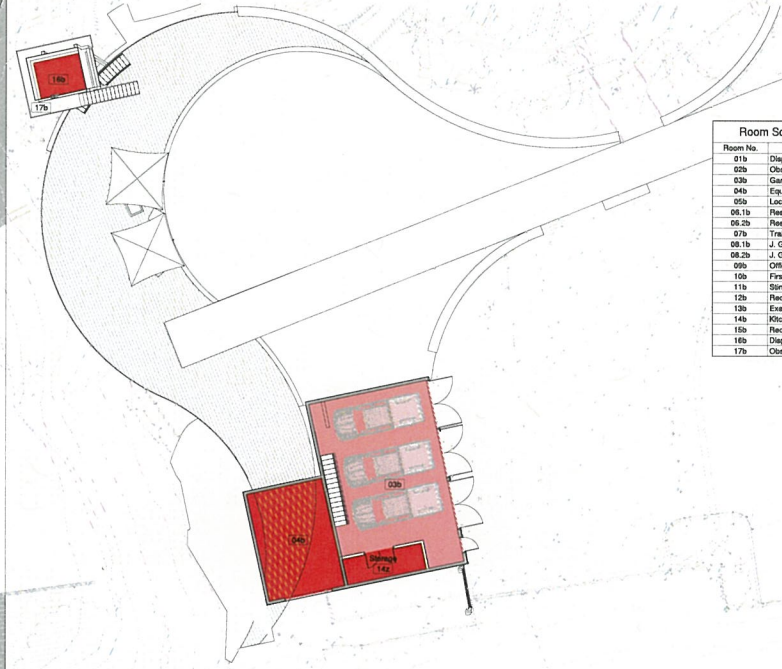




B



Lower Level Below Park



Upper Level At Park

Room Schedule, option b	
Room No.	Room Name
01b	Dispatch
02b	Observation Deck
03b	Garage
04b	Equipment Storage
05b	Locker Room
06.1b	Restroom
06.2b	Restroom
07b	Training Meeting Room
08.1b	J. Guard Stor.
08.2b	J. Guard Office
09b	Office
10b	First Aid
11b	Slingsay
12b	Reception Lobby
13b	Exercise Room
14b	Kitchen
15b	Reception Lobby
16b	Dispatch Center
17b	Observation Deck

ATTACHMENT 2

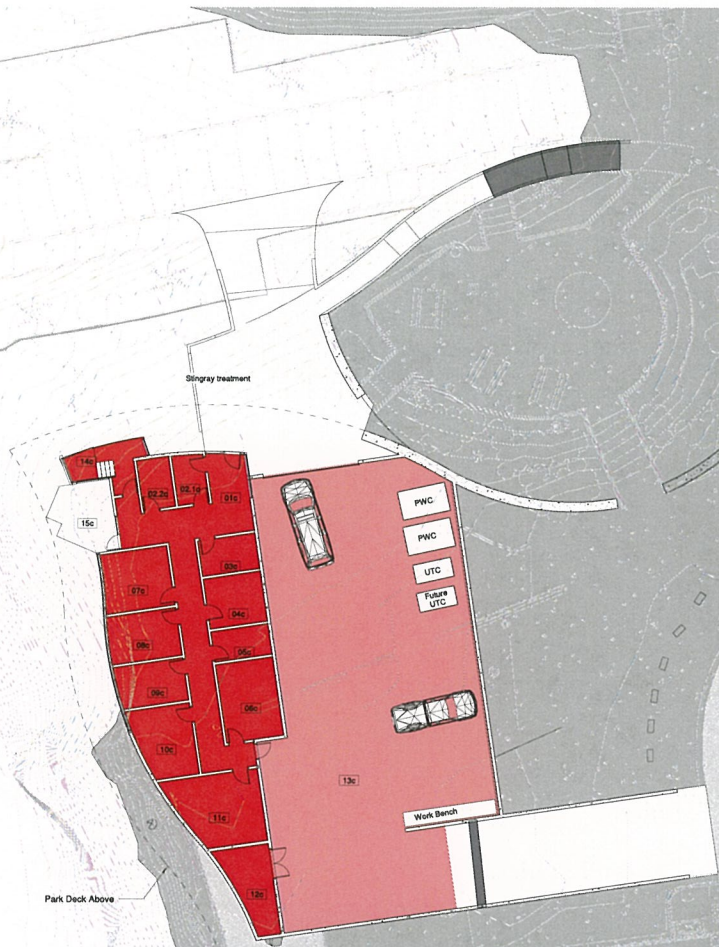


B





C



Room Schedule, option c	
Room No.	Room Name
01c	Lobby
02.1c	R/R
02.2c	R/R
03c	First aid
04c	Kitchen
05c	Jr. Guard storage
06c	Locker Room
07c	Training Meeting
08c	Office
09c	Jr. Guard Office
10c	Garage
11c	Locker Room
12c	Storage
13c	Garage
14c	Dispatch
15c	Obs. Deck

ATTACHMENT 3



C





# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** November 20, 2019  
**ORIGINATING DEPT:** Engineering  
**SUBJECT:** **Council Consideration of Resolution 2019-107 Regarding a Council Policy for Installation of Speed Cushions in Residential Neighborhoods; Continued from July 10, 2019 Meeting**

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## **BACKGROUND:**

At the July 10, 2019 City Council meeting, Staff presented a draft policy for installation of speed cushions in residential neighborhoods. City Council received the report, provided feedback, and directed Staff to return with the updated policy with changes and modifications for Council consideration.

This item is before the City Council to consider Resolution 2019-107 (Attachment 1) adopting Council Policy No. XX (policy number to be assigned once policy is adopted) for installation of speed cushions in eligible residential neighborhoods within the City.

## **DISCUSSION:**

One of the most common sources of concern for residents in Solana Beach is the speed of traffic in residential neighborhoods. Staff has traditionally employed a number of measures to slow down traffic and make residential neighborhoods more user-friendly for walking and biking. However, in some neighborhoods, the implemented measures are not always effective. It has been demonstrated that the introduction of vertical deflection (i.e. speed humps, lumps, cushions, etc.) in roadways will force drivers to slow down. However, such vertical deflections also can create roadway obstacles for drivers and, if improperly designed or placed in undesirable locations, can negatively affect the neighborhoods in which they are placed.

COUNCIL ACTION:

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At the July 10, 2019 meeting, Staff presented a policy for installation of speed cushions for Council consideration. City Council, after receiving public comments and reviewing and discussing the draft Policy (Policy), directed Staff to revise the policy and bring it back for Council's consideration. In general, the City Council's direction was to:

- Make the policy more inclusive so that more neighborhoods may be eligible to receive speed cushions;
- Make the policy more user-friendly so that local residents can easily navigate through the process;
- City Staff should be more involved during the process.

It is important to note that since the July 10, 2019 Council Meeting, Staff has attended community meetings where residents voiced the same concerns about the draft Policy as expressed by the City Council at the July 10<sup>th</sup> meeting.

The most important consideration for speed cushion installation is the safety aspect and geometric design of the roadway segment on which the speed cushion(s) would be installed. If placed improperly, speed cushions may present public safety issues.

In an effort to respond to Council's direction and the communities concerns, Staff researched similar policies in other local jurisdictions, consulted with expert traffic engineers, collaborated with Fire and Sheriff personnel, and considered several design standards for such installations. Upon completion of these efforts and based on the unique characteristics of our community, Staff revised the Policy to assist in the implementation of speed cushions on residential streets (Attachment 2). Below are the proposed revisions to the Policy.

- Minimum length of the eligible roadway segment revised from 750 feet to 500 feet;
- Minimum traffic volume for eligible roadway segment revised from 500 Average Daily Traffic (ADT) to 300 ADT;
- The 85<sup>th</sup> percentile prevailing speed exceedance revised from 5 Miles Per Hour (MPH) to 3 MPH;
- Eliminated exceedance level for 50<sup>th</sup> percentile prevailing speed;
- Proximity of proposed speed cushions to intersections reduced from 200 feet to 150 feet;
- Eliminated the draft flow chart and allow City Staff to manage the process.



These revisions would make the Policy more inclusive and would allow more roadway segments to be eligible to receive speed cushions. The revised Policy would also be more user-friendly requiring more collaborative involvement of Staff with the community organizers to navigate the process. Lastly, the design of the vertical deflection will have minimal to no impact on the emergency response time.

It is Staff's belief that roadway segments that meet the design criteria and comply with the Policy as described, could incorporate speed cushions as an effective traffic calming device subject to the availability of funding. Requests that do not comply with the Policy would be assessed for other traffic calming measures or presented to the City Council for consideration.

### **CEQA COMPLIANCE STATEMENT:**

Consideration of a speed cushion policy is not a project as defined by CEQA. If the policy is approved, installation of speed cushions within existing roads is exempt under CEQA guidelines pursuant to Section 15301(c), which allows for minor alterations of existing public facilities that involve negligible or no expansion of the existing facility. Installation of speed cushions would not involve any expansion of the existing facility and would therefore be exempt from CEQA.

### **FISCAL IMPACT:**

The cost for installation of a speed cushion depends on several factors. In general, it is estimated that each speed cushion could cost approximately \$5,000 per location. Beyond the installation costs, there are no other fiscal impacts other than Staff's time associated with development and implementation of the Speed Cushion Policy.

### **WORK PLAN:**

The adoption and implementation of a speed cushion policy, if approved by the City Council, is consistent with Item B.4 – Miscellaneous Traffic Calming Projects of the Community Character Priorities/Capital Projects section of the Fiscal Year (FY) 2019/20 Work Plan.

### **OPTIONS:**

- Approve Staff recommendation.
- Do not approve Staff recommendation.
- Provide direction / feedback.




**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Consider and provide feedback on the proposed Council Policy under which the Council would consider the installation of speed cushions in residential neighborhoods within the City.
2. Consider adoption of Resolution 2019-107 approving Council Policy XX (policy number to be assigned once policy is adopted) for installation of speed cushions in eligible residential neighborhoods within the City.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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

Attachments:

1. Resolution 2019-107
2. Draft Speed Cushion Policy

## RESOLUTION 2019-107

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A COUNCIL POLICY FOR INSTALLATION OF SPEED CUSHIONS IN RESIDENTIAL NEIGHBORHOODS

**WHEREAS**, at the July 10, 2019 City Council meeting, Staff presented a draft policy for installation of speed cushions in residential neighborhoods. City Council received the report, provided feedback, and directed Staff to return with the updated policy with changes and modifications; and

**WHEREAS**, one of the most common sources of concern for residents in Solana Beach is the speed of traffic in residential neighborhoods. Staff has traditionally employed a number of measures to slow down traffic and make residential neighborhoods more user-friendly for walking and biking. However, in some neighborhoods, the implemented measures are not always effective; and

**WHEREAS**, at the July 10, 2019 meeting, Staff presented a policy for installation of speed cushions. City Council, after receiving public comments and careful examination of the draft policy, directed Staff to revise the policy and bring it back for Council's consideration; and

**WHEREAS**, since the July 10, 2019 Council Meeting, Staff attended community meetings where residents voiced the same concerns as expressed by the City Council at the July 10<sup>th</sup> meeting. The most important consideration for speed cushion installations is the safety aspect and geometric design of the roadway segment on which the speed cushion would be installed.

**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 adopts Resolution 2019-107 approving Council Policy XX (policy number to be assigned once policy is adopted) for installation of speed cushions in eligible residential neighborhoods within the City.

**PASSED AND ADOPTED** this 20th day of November, 2019 at a special scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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

<p style="text-align: center;"><b>CITY OF SOLANA BEACH</b></p> <p style="text-align: center;"><b>COUNCIL POLICY STATEMENT</b></p>	<p><b>POLICY NO. XX</b></p> <p><b>DATE ISSUED: November 20, 2019</b></p> <p><b>EFFECTIVE DATE: November 20, 2019</b></p>
<p><b>GENERAL SUBJECT:</b></p> <p><b>INSTALLATION OF SPEED CUSHIONS IN RESIDENTIAL NEIGHBORHOODS</b></p>	<p><b>CANCELLATION DATE:</b></p> <p><b>SUPERSEDES DATE:</b></p>

**SPECIFIC SUBJECT: INSTALLATION OF SPEED CUSHIONS IN RESIDENTIAL NEIGHBORHOODS**

**PURPOSE:** To establish a policy for the installation of speed cushions in residential neighborhoods.

**BACKGROUND:** One of the most common source of concern for the residents in Solana Beach is the traffic speed in residential neighborhoods. Staff has traditionally employed a number of measures to slow down traffic and make residential neighborhoods more user-friendly for walking and biking. However, in some neighborhoods the implemented measures have not been very effective. It has been demonstrated that introduction of a vertical deflection in roadways will force drivers to slow down. The main issue is that vertical deflections are essentially roadway obstacles for drivers and if improperly designed or placed in undesirable locations, will negatively affect neighborhoods.

While some residents support certain types of vertical deflections, such installations are not always favored among other community members and emergency responders. After extensive research and consultations with experts including the City's traffic engineers, it is concluded that speed cushions are considered the most effective and least controversial traffic calming measures as compared to all other vertical deflections. Speed cushions have mild and gentle profile and when properly installed, drivers can travel between 10 to 15 MPH with little to no significant disruption. They may be placed longitudinally in the roadway in the direction of traffic with a gap specifically designed to match the wheel tracks of fire vehicles. Field tests reported by the Federal Highway Administration have shown speed cushions to reduce general vehicle speeds while providing little to no delay to fire vehicles since they are able to straddle the cushions.

## **POLICY:**

The City Council establishes the following policy for the installation of speed cushions in residential neighborhoods.

### **Section 1. Steps for Implementing Speed Cushions in Residential Neighborhoods**

- a. Solana Beach residents may submit a petition on behalf of their neighborhood requesting installation of speed cushions.
- b. City Staff determines if the roadway segment is eligible for the placement of speed cushions outlined in Section 2 below. If the roadway segment is determined to be ineligible, City Staff will meet with the residents of the neighborhood to discuss alternative traffic calming measures such as education, enforcement, signing and striping.
- c. A speed survey is conducted and evaluated by City Staff and City's Traffic Engineer.
- d. City Staff verifies that the petition meets the community and stake holder support criteria outlined in Section 3 below. If not, City Staff will meet with the residents of the neighborhood to discuss alternative traffic calming measures such as education, enforcement, signing and striping.
- e. Proper type, quantity and exact location of proposed speed cushions are designed as outlined in section 5 "design criteria" by City Staff in consultation with City's Traffic Engineer, Deputy Fire Marshals, and Deputy Sheriffs.
- f. The final design, quantity and locations of the proposed speed cushions are discussed with the neighborhood to ensure community's support is consistent with section 3 below. If the community does not support the speed cushion installation, then Staff would return to Step "f" above. At this point Staff would discuss alternative traffic calming measures such as education, enforcement, signing and striping or prepare a report for City Council's consideration.
- g. City Staff implements the approved speed cushion design subject to the available budget and/or an approved Capital Improvement Program project consistent with section 4 below.
- h. After six months, the speed cushion installation is evaluated for effectiveness. If the 85<sup>th</sup> percentile speed is less than 30 mph, the speed cushion installation is considered effective and no further action is required. If the 85<sup>th</sup> percentile speed is 30 mph or above, the speed cushion installation is considered ineffective and the speed cushion installation is evaluated for possible removal. Input from the surrounding neighborhood would be considered before any speed cushions are removed.

Section 2. Roadway Segment Eligibility Criteria

- a. Roadway is only 2 lanes wide (40 feet maximum width).
- b. Roadway is not a designated truck, bus or emergency route.
- c. The speed limit is 25 miles per hour (mph).
- d. The maximum grade of the roadway segment is 5%.
- e. The minimum length of the roadway segment is 550 feet.
- f. The minimum traffic volume is 300 vehicles per day.
- g. The maximum traffic volume is 4,000 vehicles per day.
- h. The 85th percentile speed exceeds 25 mph by 3 mph.
- i. Consideration should be given for speed related accident history and proximity to schools.

Section 3. Community and stake holder support Criteria

- a. 67% of the residents on the street are in support the installation (1 vote per property).
- b. 100% of the property owners immediately adjacent to the speed cushion support the installation and location (1 voter per property).
- c. Consideration should be given for diversion of vehicles to adjacent neighboring residential streets.
- d. Location will be reviewed and coordinated with emergency responders.

Section 4. Funding Criteria

- a. Residents fund speed cushion installation.
- b. Grant funding available for a portion or all of the proposed speed cushions.
- c. Project is included in the Capital Improvement Program

Section 5. Design Criteria

- a. The design of the speed cushions is consistent with City of Solana Beach Speed Cushion Design Guide to the satisfaction of the City Engineer.
- b. If multiple speed cushions are considered, spacing should be approximately 200 feet apart (+/- 50 feet).
- c. Speed cushions are at least 100 feet from an intersection, horizontal curve or vertical curve.
- d. Proper signage and roadway legends shall be included in the installation.

Attachments:

1. Resolution of Policy Approval (Resolution 2019-107)
2. Petition for Installation of Speed Cushions





# Speed Cushion Petition



City of Solana Beach  
Engineering Department  
635 South Highway 101  
Solana Beach, CA 92075

<input type="checkbox"/> YES, I favor speed cushion on my street.	<input type="checkbox"/> NO, I do not favor speed cushion on my street.
Address: _____ APN _____	
Signature: _____	
Name: _____ (Please Print)	
<input type="checkbox"/> NO RESPONSE	1 <sup>st</sup> Contact: _____ (date) : _____ (time)
	2 <sup>nd</sup> Contact: _____ (date) : _____ (time)

<input type="checkbox"/> YES, I favor speed cushion on my street.	<input type="checkbox"/> NO, I do not favor speed cushion on my street.
Address: _____ APN _____	
Signature: _____	
Name: _____ (Please Print)	
<input type="checkbox"/> NO RESPONSE	1 <sup>st</sup> Contact: _____ (date) : _____ (time)
	2 <sup>nd</sup> Contact: _____ (date) : _____ (time)

<input type="checkbox"/> YES, I favor speed cushion on my street.	<input type="checkbox"/> NO, I do not favor speed cushion on my street.
Address: _____ APN _____	
Signature: _____	
Name: _____ (Please Print)	
<input type="checkbox"/> NO RESPONSE	1 <sup>st</sup> Contact: _____ (date) : _____ (time)
	2 <sup>nd</sup> Contact: _____ (date) : _____ (time)

<input type="checkbox"/> YES, I favor speed cushion on my street.	<input type="checkbox"/> NO, I do not favor speed cushion on my street.
Address: _____ APN _____	
Signature: _____	
Name: _____ (Please Print)	
<input type="checkbox"/> NO RESPONSE	1 <sup>st</sup> Contact: _____ (date) : _____ (time)
	2 <sup>nd</sup> Contact: _____ (date) : _____ (time)

<input type="checkbox"/> YES, I favor speed cushion on my street.	<input type="checkbox"/> NO, I do not favor speed cushion on my street.
Address: _____ APN _____	
Signature: _____	
Name: _____ (Please Print)	
<input type="checkbox"/> NO RESPONSE	1 <sup>st</sup> Contact: _____ (date) : _____ (time)
	2 <sup>nd</sup> Contact: _____ (date) : _____ (time)

CITY USE ONLY  
Date Received: \_\_\_\_\_



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** November 20, 2019  
**ORIGINATING DEPT:** City Manager's Department  
**SUBJECT:** **Master Art Policy Compliance - 330 S. Cedros Revised  
Public Art Proposal**

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## **BACKGROUND:**

The Master Art Policy ("MAP"), adopted in September 2007, requires private development projects with a building valuation of \$500,000 or more, including all remodels and construction projects, to pay Public Art Fee ("PAF"), which is 0.5% of the total building valuation or to incorporate approved artwork into a proposed project. The former applicant for the subject property and project, Cedros 330 Management, LLC ("Former Applicant"), submitted an application for a mixed-use development project on the property at 330 South Cedros Avenue. The project had a building valuation that exceeded the \$500,000 threshold and the Applicant paid the required PAF. The MAP allows developers different options as to how to satisfy the public art requirement, one of which is to incorporate artwork into the proposed project.

On December 9, 2016, the Former Applicant received City Council's approval both of their project entitlements and of their original proposed public art illustrated in Attachment 1. This satisfied the MAP's public art requirement allowing a refund of the PAF by incorporating public art into their proposed project at 330 South Cedros Avenue.

Subsequent to City Council approval of the entitlements for 330 South Cedros Avenue, the property and project entitlements were acquired by a new owner. The current applicant, Pacifica Neuhar Solana Beach, LLC ("Current Applicant"), is requesting approval of the revised public art illustrated in Attachment 2, which will be incorporated into the design of the mixed-use development project, and to receive a refund of the PAF that was paid prior to their building permit issuance.

This item is before the City Council to consider approving Resolution 2019-148 (Attachment 3) approving the revised proposed art and if the revised proposed art is

COUNCIL ACTION:

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accepted by the City Council, refund the PAF once the art has been installed and the final occupancy has been granted.

**DISCUSSION:**

The MAP indicates that a PAF is required for all development projects with a building valuation of \$500,000 or more including remodels and reconstruction projects. The MAP also allows two different methods for the Applicant to receive a refund of their PAF. The first method is for the Applicant to incorporate public art into the proposed project with City Council approval. The other method is to acquire Council approved artwork for placement by the City in a designated MAP location.

Prior to receiving their building permit, Cedros 330 Management paid the PAF with the intention of incorporating public art in their proposed project. According to the MAP "All Solana Beach public art proposals must follow the procedures outlined in this Policy regardless if those proposals are generated by the City Council, the Public Arts Commission ("PAC"), new development projects, potential donors or any other source." Any such artwork must be accepted by the City Council prior to the installation.

The Former Applicant presented their original proposal to the PAC on April 26, 2016 and received unanimous approval of the proposal for recommendation to the City Council. On December 9, 2016, during consideration and approval of their proposed project, the Former Applicant received City Council's approval of their original public art proposal.

The Current Applicant presented their revised proposal to the PAC on October 22, 2019 and received a unanimous recommendation for approval of the artwork to the City Council. It should be noted that the Current Applicant has already commissioned the new artwork and a significant portion has already been installed, prior to Council approval. The Current Applicant is aware of the process but indicated to Staff that he was concerned about potentially losing the artists if the work was not initiated. Email communication from the Current Applicant is included as Attachment 4.

The Current Applicant is requesting that the City Council accept their revised public art proposal and, once the art is completely installed, allow Staff to refund the \$14,250.77 PAF on file with the City. Staff has drafted Resolution 2019-148 approving the revised proposed art and, if approved by Council, authorizes the refund of the PAF once the art has been installed and the final occupancy has been granted.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

N/A

**WORK PLAN:**

N/A

**OPTIONS:**

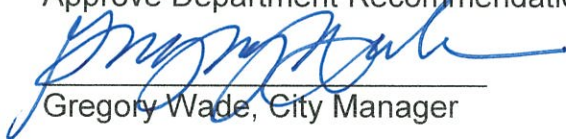
- Approve Resolution 2019-148 approving the public art and authorizing the refund of the \$14,250.77 PAF once the art is installed and the final occupancy is granted.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to approve the proposed art and authorize the refund of the PAF.
- Provide direction to Staff.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2019-148 approving the proposed art as the fulfillment of the MAP and authorize Staff to refund the \$14,250.77 PAF for the private development project once the art has been installed and the final occupancy for the project has been granted.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



Gregory Wade, City Manager

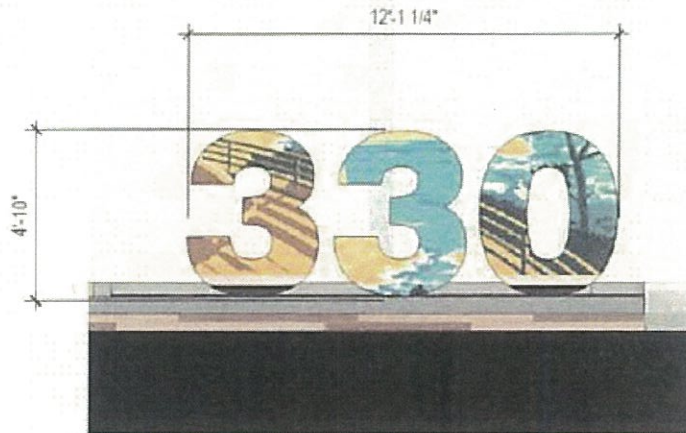
Attachments:

1. Original Proposed Public Art Plan
2. Revised Proposed Public Art Plan
3. Resolution 2019-148
4. Email Communication from the Current Applicant

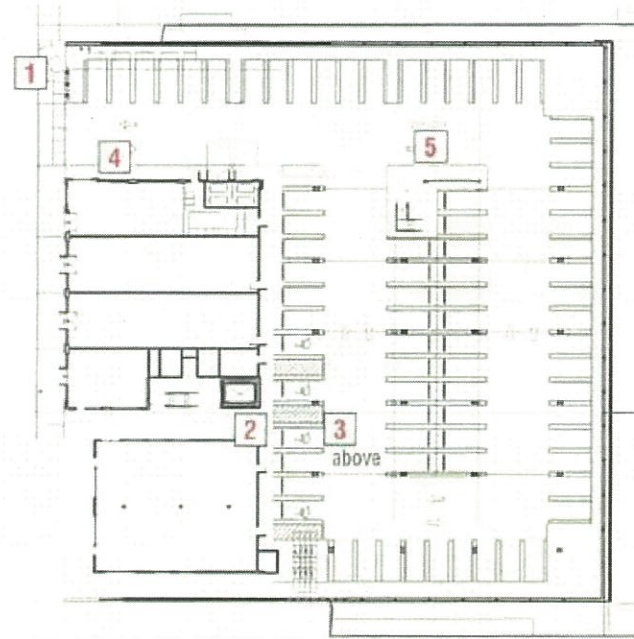
# MAP Art Proposal



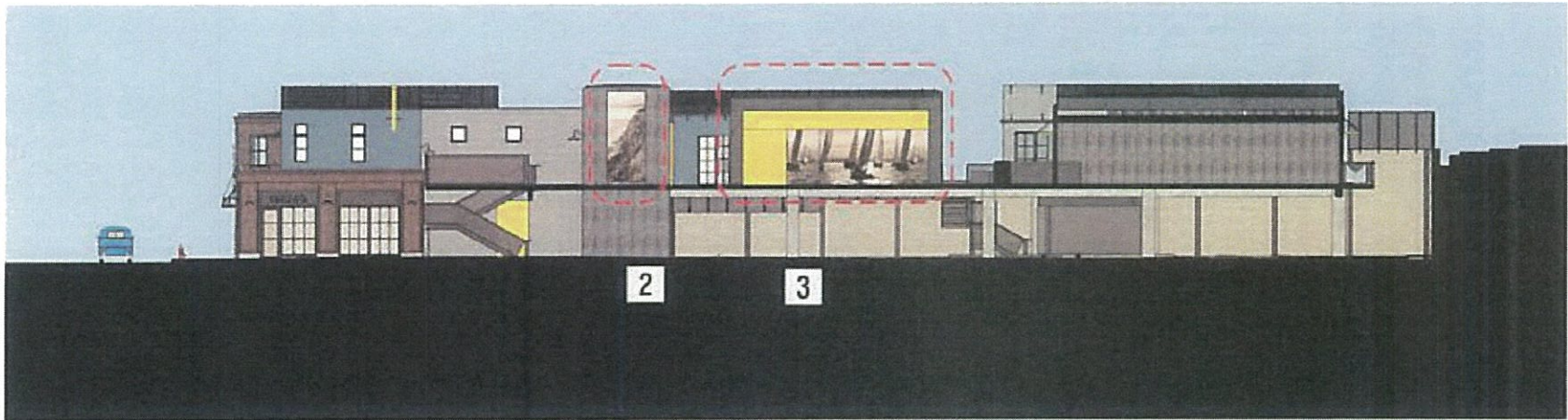
WEST ELEVATION



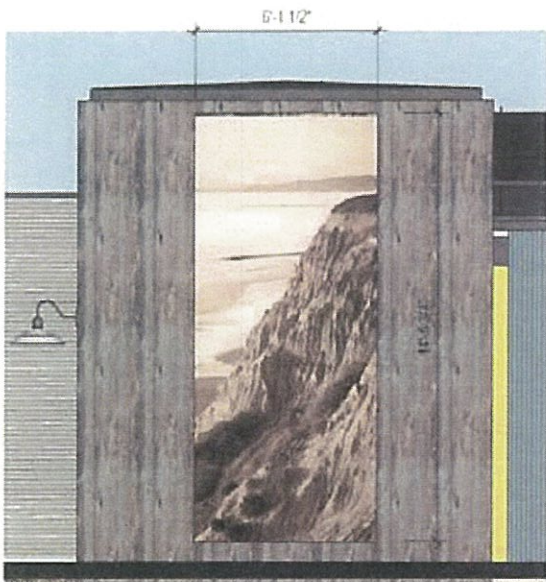
1 Stand-up 3d lettering  
Area +/- 58 sqft





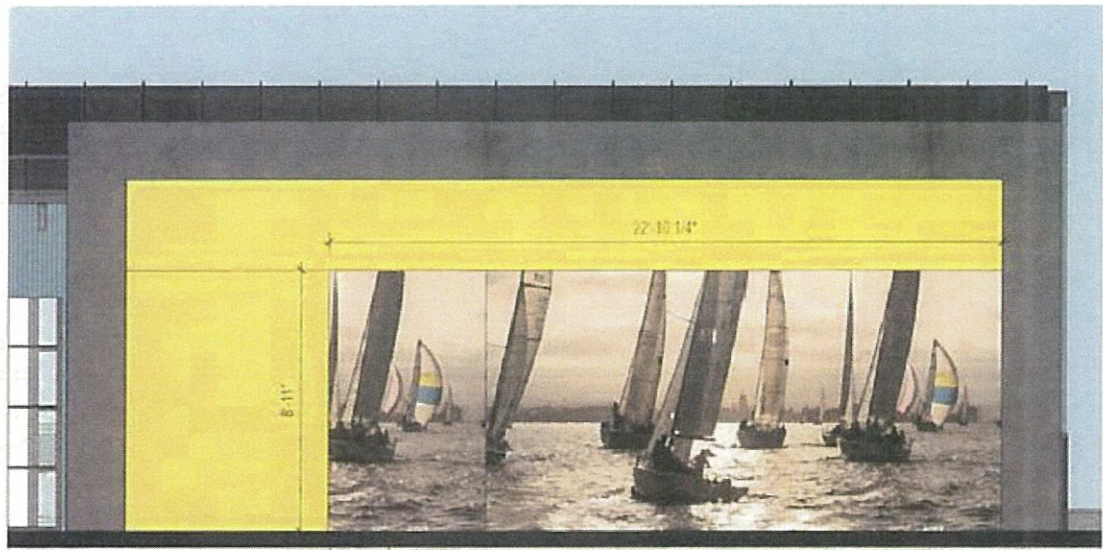


BUILDING SECTION



2

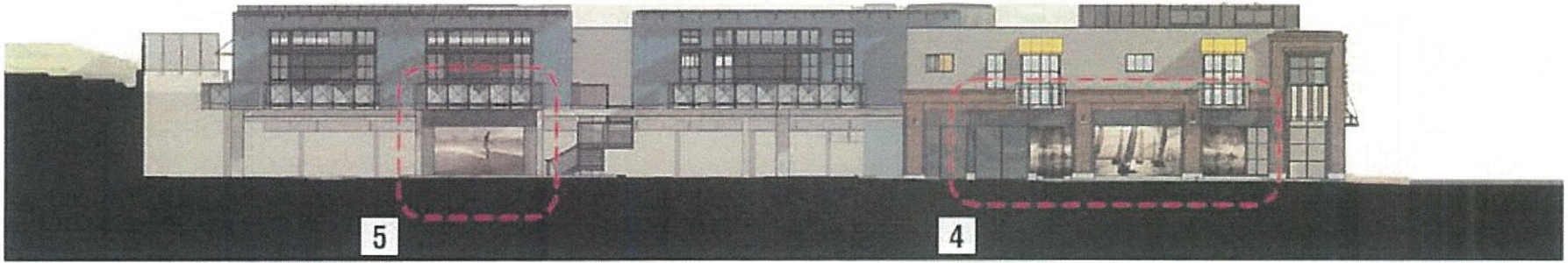
Art Area  
+/- 87.7 sqft



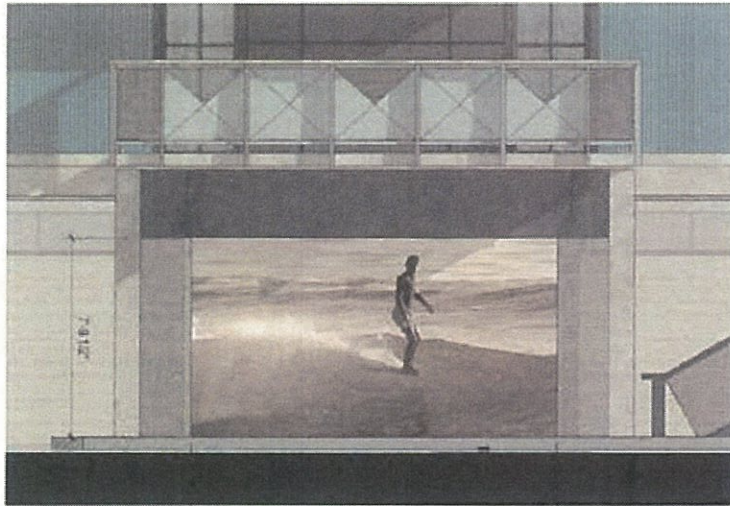
3

Art Area  
+/- 203.8 sqft





**NORTH ELEVATION**  
SCALE: NTS



**5** Art Area  
+/- 111.2 sqft



Art Area  
+/- 53.3 sqft

Art Area  
+/- 110.6 sqft

Art Area  
+/- 52 sqft

**4**



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CEDROS MURAL CONCEPTS

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**ART CONSULTANT:**

SKYE WALKER

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**MURALISTS**

MARK WARREN JACQUES

TIERNEY MOSES

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MURALS TO BE PAINTED MID - LATE OCTOBER 2019

*ALL CONCEPTS ARE IN EARLY STAGES OF DEVELOPMENT AND ARE NOT FINALIZED.*





## ARTIST'S STATEMENT

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“As the art consultant for this project and as a North County San Diego local, I wanted these murals to not only connect to the natural surroundings but also make that connection to the people that live here.

I brought local artists Tierney Moses and Mark Warren Jaques on for this project as their styles emulate these ideals. Mark’s stylistic mural connects with the ocean and landscapes we see and love here in Southern California. Tierney’s plant and succulent murals mixed with patterned pottery will make the connection with the human in her piece which will also resonate with the stylish community of Solana Beach.

Public art is integral to our town, especially when it taps into our natural environments and elements in a visual way such as murals and art. Tierney and Mark’s murals will achieve this and be a wonderful addition to the art scene in Cedros.”

*~ Skye Walker - Muralist / Art Consultant*



RPG - CEDROS PROJECT - MURAL PROPOSAL





TIERNEY MOSES

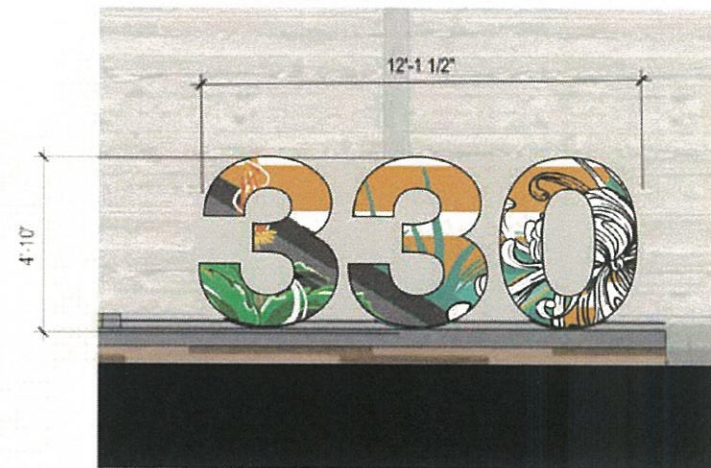
**ENTRY PARKING LOT WALL & GARAGE ENTRY**

INSPIRATION: PLANTED SUCCULENTS & PLANTS, TEXTURES, ABSTRACT PATTERNS AND FIGURATIVE ELEMENTS.



### 330 ADDRESS NUMBERS

INSPIRATION: ALOE, ALOE BLOOMS, GEOMETRY, CRYSANTHEMUM FLOWER



- 1 Stand-up 3d lettering  
Area +/- 58 sqft

## RESOLUTION 2019-148

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ACCEPTING THE PUBLIC ART PROPOSAL TO BE INCORPORATED INTO THE PROJECT AT 330 S. CEDROS AVENUE AND AUTHORIZE STAFF TO REFUND THE PUBLIC ART FEE

**WHEREAS**, the City Council approved the City's Master Art Policy (MAP) on September 19, 2007; and

**WHEREAS**, the MAP allows for a refund of the Public Art Fee (PAF) if Public Art is incorporated into the proposed development project and accepted by the City Council; and

**WHEREAS**, the Applicant paid the PAF prior to receiving their building permit with the intention of incorporating public art in their development project; and

**WHEREAS**, City Council approved the public art to be incorporated in the proposed project on December 9, 2016; and

**WHEREAS**, subsequent to City Council approval, the property and entitlements of 330 South Cedros Avenue were obtained by a new owner; and

**WHEREAS**, the new owner proposed modifying the Council approved public art and is requesting Council consideration of approval of the revisions; and

**WHEREAS**, the Public Arts Commission reviewed the revised public art proposed to be incorporated in the project and offered a unanimous recommendation of approval to the City Council on October 22, 2019.

**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 revised proposed public art to be incorporated into the 330 S. Cedros mixed use development project to satisfy the public art requirement of the Master Art Policy.
3. That once the approved public art has been installed on-site and the Applicant has received final occupancy, Staff shall refund the Public Art Fee.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of November, 2019, at a special meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
DAVID ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

## Dan King

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**From:** Adam Robinson <adam@rafpacificagroup.com>  
**Sent:** Wednesday, November 13, 2019 12:33 PM  
**To:** Dan King  
**Cc:** Kayla Moshki  
**Subject:** 330 South Cedros Art

Dan/Kayla – I won't be able to make it to the meeting tonight. I wanted to share the reason why I had to start the mural before the final city council approval. We went with three local artist and one of them left yesterday for a trip where she won't get back until next year. I felt that we needed the art to successfully lease the project, she wasn't back until January. I hope you understand I meant no disrespect starting it early.

Best,

AR

Adam S. Robinson  
RPG | President  
315 S. Coast Hwy 101, Ste U-12  
Encinitas, CA 92024

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Cell: (760) 473-8838  
Fax: (760) 496-2847  
Email: [adam@rafpg.com](mailto:adam@rafpg.com)  
Web: [www.rafpg.com](http://www.rafpg.com)  
License: # 01332472

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