

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



# AGENDA

**Joint REGULAR Meeting**  
**Wednesday, October 25, 2023 \* 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](#).

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## PUBLIC MEETING ACCESS

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

## WATCH THE MEETING

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

## AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch [Library](#) (157 Stevens Ave.), La Colonia Community Ctr., and online [www.cityofsolanabeach.org](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 agenda posting. Materials submitted for consideration should be forwarded to the [City Clerk's Department](#) 858-720-2400. The designated location for viewing of hard copies is the City Clerk's office at City Hall during normal business hours.

## PUBLIC COMMENTS

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

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

And/Or

### Verbal Comment Participation:

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

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

**SPECIAL ASSISTANCE NEEDED**

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

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

<b><u>CITY COUNCILMEMBERS</u></b>		
<b>Lesa Heebner</b> Mayor		
<b>David A. Zito</b> Deputy Mayor / Councilmember District 1		<b>Jewel Edson</b> Councilmember District 3
<b>Kristi Becker</b> Councilmember District 2		<b>Jill MacDonald</b> Councilmember District 4

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*

- Red Ribbon Week

**PRESENTATIONS:** Ceremonial items that do not contain in-depth discussion and no action/direction. None at the posting of this agenda

## **ORAL COMMUNICATIONS:**

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

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

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

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

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

*All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.*

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

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on September 27, 2023 and October 2, 2023.

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

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

Recommendation: That the City Council

1. Ratify the list of demands for September 23, 2023 – October 06, 2023.

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

#### **A.3. General Fund Adopted Budget for Fiscal Year 2023/2024 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2023-2024 General Fund Adopted Budget.

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

**A.4. Salary Schedule and Position Updates.** (File 0510-00)

Recommendation: That the City Council

1. Adopt **Resolution 2023-118** approving the updated FY 2023/2024 Salary and Compensation schedules, the addition of a full-time staff to the Engineering Department, and the creation and addition of a Recreation Programs Coordinator position to the City's Classification and Compensation Plan.
2. Authorize the City Treasurer to amend the FY 2022/2023 Adopted Budget accordingly at mid-year, if necessary.

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

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

**B. PUBLIC HEARINGS:** (B.1. – B.4.)

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

**B.1. Public Hearing: Community Development Block Grant (CDBG) Funds – Americans with Disabilities Act (ADA) Pedestrian Ramp Improvements – Fiscal Year 2024/25.** (File 0390-32)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Adopt **Resolution 2023-114:**
  - a. Finding that the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to the State CEQA Guidelines.
  - b. Approving the list of public street ADA ramp locations.
  - c. Requesting FY 2024/25 Community Development Block Grant Funds for ADA pedestrian ramp improvements at various public street intersections.
  - d. Finding that all of FY 2024/25 CDBG funds, presently estimated at a total of \$52,132, are designated to be used for ADA pedestrian ramp improvements.
  - e. Authorizing the City Manager to execute the County contract for management and implementation of the CDBG program.

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

**B.2. Public Hearing: 611 Seabright Lane, Applicant: Boat, Case: DRP22-017/SDP22-015.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2023-112** conditionally approving a DRP and SDP to construct a 119 square-foot second-floor addition with associated improvements to two-story single-family residence at 611 Seabright Lane, Solana Beach.

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

**B.3. Public Hearing: 446 Seabright Lane, Applicant: Levit, Case: DRP32-003.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2023-117** conditionally approving a DRP to demolish a single-story single-family residence, construct a replacement 3,366 square-foot single-family residence with a 716 square-foot partially subterranean two-car garage, and perform associated improvements, Solana Beach.

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

**B.4. Sidewalk Café / Outside Dining - Introduction (1<sup>st</sup> Reading) of Ordinance 533.** (File 0610-10)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Introduce **Ordinance 533** which updates the City's Sidewalk Café/Outdoor Dining Establishment regulations.

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

**C. STAFF REPORTS:** (C.1. – C.2.)

*Submit speaker slips to the City Clerk.*

*All speakers should refer to the public comment section at the beginning of the agenda for time allotments. Please be aware of the timer light on the Council Dais.*

**C.1. Status and Schedule of Work Plan Priority Items and Project Tracking.** (File 0410-08)

Recommendation: That the City Council

1. Review the Priority Items included in the Work Plan and give direction to Staff on any modifications to the Work Plan Progress Report such as timing, Staff resources, funding, priorities, etc., as needed.

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

**C.2. General Fund Update (Unaudited) for Fiscal Year (FY) 2023.** (File 0330-30)

Recommendation: That the City Council

1. Accept and file the General Fund Update for FY23.
2. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to fund the PARS Irrevocable Trust for Pensions as part of a budget appropriation to the General Fund Unreserved Fund Balance, and other funds as determined by the Finance Department, in FY23.
3. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to add funding to the Asset Replacement Fund as part of a budget appropriation to the General Fund Unreserved Fund Balance in FY23.
4. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to add funding to the Facilities Replacement Fund as part of a budget appropriation to the General Fund Unreserved Fund Balance in FY23.
5. Approve **Resolution 2023-121** revising appropriations in the FY23 budget.
6. Authorize the City Treasurer to amend the FY23 budget accordingly.

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

**WORK PLAN COMMENTS:**

*Adopted June 28, 2023*

**COMPENSATION & REIMBURSEMENT DISCLOSURE:**

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

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

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

- a. City Selection Committee (meets twice a year) Primary-Heebner, Alternate-Edson
- b. Clean Energy Alliance (CEA) JPA: Primary-Becker, Alternate-Zito
- c. County Service Area 17: Primary-MacDonald, Alternate-Edson

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

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

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

**CITIZEN COMMISSION(S)**

- a. Climate Action Commission – Zito, Becker

**ADJOURN:**

***Next Regularly Scheduled Meeting is November 08, 2023***

*Always refer to the City's website Event Calendar for an updated schedule or contact City Hall. [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) 858-720-2400*

**AFFIDAVIT OF POSTING**

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the October 25, 2023 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on October 18, 2023 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., October 25, 2023, 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 27, 2023 at 5:00 p.m.

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

### CITY COUNCILMEMBERS

**Lesa Heebner**

Mayor

**David A. Zito**

Deputy Mayor / Councilmember District 1

**Kristi Becker**

Councilmember District 2

**Jewel Edson**

Councilmember District 3

**Jill MacDonald**

Councilmember District 4

**Gregory Wade**  
City Manager

**Johanna Canlas**  
City Attorney

**Angela Ivey**  
City Clerk

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

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

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald  
Absent: None  
Also Present: Greg Wade, City Manager  
Johanna Canlas, City Attorney

### **PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):** None

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

### **CLOSED SESSION:**

- 1. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**  
Pursuant to Government Code Section 54956.9(d)(4)  
One (1) Potential case.
- 2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
Pursuant to Government Code Section 54956.9(d)(2)  
One (1) Potential case

**ACTION: No reportable action.**

### **ADJOURN:**

Mayor Heebner adjourned the meeting at 5:55 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, September 27, 2023 \* 6:00 p.m.

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

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

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

### CITY COUNCILMEMBERS

**Lesa Heebner**  
Mayor

**David A. Zito**  
Councilmember District 1  
**Kristi Becker**  
Councilmember District 2

**Jewel Edson**  
Councilmember District 3  
**Jill MacDonald**  
Councilmember District 4

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:06 p.m.

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald

Absent: None

Also: Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Rachel Jacobs, Finance Dir.

Joseph Lim, Community Development Dir.

### CLOSED SESSION REPORT:

### FLAG SALUTE:

### APPROVAL OF AGENDA:

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

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

### PROCLAMATIONS/CERTIFICATES: *Ceremonial*

## Hispanic Heritage Month

Mayor Heebner presented the proclamation.

Lisa Montes accepted the proclamation and spoke about her family living in the area for over 100 years, the many members of the Changers being from La Colonia, and her appreciation to the City for its support and recognition.

### **ORAL COMMUNICATIONS:**

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

Janidy Vergara, Changers Youth Group, Senior at San Dieguito Academy, said that Changers were made up of high school students who meet to combat the influences of alcohol, tobacco, marijuana, and other drugs, and spoke about some projects including Sticker Shock Campaign where they place reminder stickers on products discouraging adults from purchasing alcohol for the underaged, and participating in events like Dia de los Muertos and the Tree Lighting Ceremony.

Kyra Dominguez, Changers Youth Group, Senior at Torrey Pines High School, shared tobacco statistics and said that they assessed local retailers and found several in violation of the flavored tobacco ban and provided educational information reminding them that it is the responsibility of the business owner to research which products can and cannot be sold. She said this project was important to speak out about central issues to improve neighborhoods and communities.

### **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.5.)

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

*All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.*

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

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on February 7, 2023 and August 23, 2023.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for August 05, 2023 – August 25, 2023.

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

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

**A.3. General Fund Adopted Budget for Fiscal Year 2023/2024 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2023-202024 General Fund Adopted Budget.

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

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

**A.4. Alert & Warning System Agreement.** (File 0240-60)

Recommendation: That the City Council

1. Approve **Resolution 2023-110:**
  - a. Approving the Alert & Warning Memorandum of Agreement between the County of San Diego and the City of Solana Beach.
  - b. Authorizing the City Manager to execute the Memorandum of Agreement on behalf of the City of Solana Beach.

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

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

**A.5. State Homeland Security Program 2022 Grant Funds.** (File 0240-60)

Recommendation: That the City Council

1. Approve **Resolution 2023-109**:
  - a. Accepting \$11,200 in federal funds from a 2022 State Homeland Security Program (SHSP) grant awarded to the City of Solana Beach for the purchase of structural firefighting turnouts.
  - b. Authorizing the City Manager, or his designee, to sign and submit the required California Governor's Office of Emergency Services Fiscal Year (FY) 2022 Standard Assurances for Cal OES Federal Non-Disaster Grant Programs.
  - c. Approving a budget amendment of \$11,200 to the Federal Grant revenue account and the Minor Equipment expenditure account for the Fire Department both in the Public Safety Special Revenue fund.
  - d. Authorizing the City Treasurer to amend the FY 2023/24 Adopted Budget accordingly.

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

**Motion:** Moved by Councilmember Edson and second by Councilmember Becker to approve.  
**Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. 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 should refer to the public comment section at the beginning of the agenda for time allotment.* Please be aware of the timer light on the Council Dais.

**B.1. Public Hearing: 228 N. Helix, Applicant: Bowers, Case: DRP22-013, SDP22-011.**  
(File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2023-064** conditionally approving a DRP and SDP for a new two-story, single-family residence with a fully subterranean basement and an attached two-car garage and perform associated site improvements at 228 North Helix Avenue, Solana Beach.

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

[Item B.1. Supplemental Docs \(updated 9-27-23 at 10:00am\)](#)

The public hearing was continued from June 14, 2023.

Greg Wade, City Manager, introduced the item.

Tiffany Wade, Associate Planner, presented a PowerPoint (on file).

Council disclosures.

Ryan Bowers, applicant, presented a PowerPoint (on file) reviewing the project design revisions to address neighbor concerns, and said that they lowered the building by 1 ft. 10 in., the rear yard grade by 1.8 ft., completely redesigned the second story eliminating the nursery/office, reduced the project by 30%, created view lines for the southern neighbors, made accommodations to ensure privacy for the eastern and northern neighbors, and redesigned the rear end of the home for a more palatable articulation, moved the project back 16 ft. from the original design at the View Assessment Committee, and reviewed his discussions with four neighbors regarding the elimination of a water feature and erosion concerns.

Anthony Gatti, Claimant, said that it would be ideal if the project stipulated that no windows would be added to the southern façade of the second story in the future.

Connie Major, speaking for Claimant Naomi Clum who could not be present, presented a PowerPoint (on file) said that she would lose her view from the kitchen window and her sky view in the backyard where she watched the sunset, that the retaining wall and drainage ditch brought runoff water to these properties creating erosion issues, that the shed on the property protruded 5 ft. into the utility easement abutting their property, that an ADU may be in its place, that she requested that no ADU or structure be built in the corner to replace the shed, that she appreciated the windows being placed higher, and that the City insist that all requirements be followed.

Rory Bennett presented a PowerPoint (on file) and said she submitted a public comment regarding the concerns of a large spa and barbeque area a few feet from their ADU, creating an issue with noise, and request for the Podocarpus to be 12-15 ft. high to match what they have in their backyard, and that they be held harmless of any water coming from their property onto their own property.

Pete Major said that the main issue was the drainage from water runoff and that they would like to be guaranteed that they would not be liable for any damage.

Connie Major (time donated by Kale Major) presented a PowerPoint (on file) displaying the sloped easement that sends water to her properties which was 5 ft. below the current elevation, and said that she would request planting along a common boundary without overgrowth beyond the height of the fence, that no structure be allowed to be built in the northeast corner, to fix the elevations, and to provide her a hold harmless agreement.

Jill Martin said that she withdrew her claim based on the plans and asked for a stipulation going forward that the second story would not shift in a westward direction.

Ryan Bowers said that the improvements on their property would solve some of the existing erosion by reducing the grade and flattening it, that it would be changing the elevation of the entire back edge at 60 ft. with little or no slope, that they were adding pumps, battery backups, catchments, and back up measures.

Mo Sammak, Public Works Director, and Greg Wade, City Manager, explained that the erosion had been properly addressed, that the provisions would minimize the proposed development's impervious surface increase in runoff, that most runoff would be detained and pumped to a detention box on Helix, that the requirement of drainage laws were to maintain the same drainage status and not add to it, that there was no requirement to improve it but that this project had put in place some provisions to improve the current drainage conditions, that some existing drainage runoff would continue off of the back of the property.

Jennifer Bolyn, Architect, said that the land was surveyed and the patio is at 56.64 and the property line was 58.5, that the densely covered retaining wall is 30.24 to 30 in. from the property which slopes into the easement area so the heights vary from 61.5 to 56.5, and that the easement line would be flattened out.

Bryan Ardolino, Pasco, Laret, Suiter, said that Staff explained drainage law and patterns, that Staff worked with them to find ways to mitigate, retain, and release any increase in runoff due to the new impervious surface, that the measures would also minimize some of the existing runoff issues, that they would be using a French drain riprap that would collect and dispel or disperse runoff.

Johanna Canlas, City Attorney, stated that the law required that there be a nexus under which a condition to a project be relative to the impact of that project, that it was said that there are other drainage issues with other properties not caused by the project itself and that the City Engineer had stated that the conditions could improve the existing condition, that the neighbors may consider to engage in private negotiations to address the existing conditions in case there would be economies of scale for any construction improvements, that if the Council decided to condition additional requirements then the findings must be made as a result of the proposed development and not because of existing conditions.

Council discussed that the spa equipment would now be enclosed reducing noise and vibration, that this equipment enclosure would be 6 ft. from the property line, that an ADU cannot be restricted due to existing state law, that the new plans submitted have restricted the landscaping height to 12-15 ft, and they would restrict windows on 2<sup>nd</sup> story of the south side of the project.

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

**Motion:** Moved by Mayor Heebner and second by Deputy Mayor Zito to approve with an additional condition to restrict windows on the 2<sup>nd</sup> story on the south side of the structure and

battery backup for the sump pumps. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

**B.2. Public Hearing: 667 Marine View, Applicant: Dominguez, Case: DRP21-013.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15304 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2023-108** conditionally approving a DRP to conduct grading in excess of 100 cubic yards and perform associated site improvements on a lot with an existing single-story single-family residence at 667 Marine View Avenue, Solana Beach.

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

Greg Wade, City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Bryan Ardolino, Pasco, Laret, Suiter, Applicant representative, said that the goal was to create a building pad and that possibly in the future the existing cottage may be converted to an ADU.

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

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

Mayor Heebner adjourned the meeting for a break at 7:57 p.m. and reconvened at 8:04 p.m.

**C. STAFF REPORTS:** (C.1. – C.3.)

*Submit speaker slips to the City Clerk.*

*All speakers should refer to the public comment section at the beginning of the agenda for time allotments. Please be aware of the timer light on the Council Dais.*

**C.1. Miscellaneous Driving Rules Adoption (2<sup>nd</sup> Reading) of Ordinance 531 and Training and Diversion Program.** (File 0230-20)

Recommendation: That the City Council

1. Adopt **Ordinance 531** amending Chapter 10.44 (Miscellaneous Driving Rules) of Title 10 (Vehicles and Traffic) of the Solana Beach Municipal Code regarding bicycles.
2. Approve **Resolution 2023-113** allocating \$10,000 to the Community Services – Professional Services account to provide training and diversion programs for first time violators.

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

[Item C.1. Supplemental Docs \(updated 9-27-23 at 2:50pm\)](#)

Greg Wade, City Manager, said that the ordinance was meant to provide enforcement tools primarily for electric bicyclists for the Sheriff's Deputies, which were recently implemented in Encinitas and Carlsbad and would be implemented soon in Del Mar, that it provided educational classes to be taken in lieu of payment of a citation, and that the resolution allocated funds to actively engage with Bike Walk Solana and the San Diego Bicycle Coalition for more broad practical e-bike safety programs.

Council discussed returning to Council with an 8 mph speed limit on the Coastal Rail Trail (CRT), whether e-bike speeds could be regulated, and to consider allowing school aged children on the sidewalk for certain routes.

Johanna Canlas, City Attorney, read the title of the ordinance.

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

**C.2. La Colonia Tot Lot Construction Contract.** (File 0720-30)

Recommendation: That the City Council

1. Adopt **Resolution 2023-111:**
  - a. Awarding a construction contract to Western Rim Constructors, Inc. totaling \$1,124,554 for the La Colonia Tot Lot Replacement, Bid No. 2023-08.
  - b. Approving an amount of \$95,056 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.
  - e. Authorizing the City Manager to execute any and all agreements necessary to purchase the integrated components (including alternative dome/net structure) of the La Colonia Tot Lot playground equipment from GameTime, or their approved equipment supplier, at a cost not to exceed \$175,000.

- f. Authorizing the City Manager to amend the PSA with Van Dyke Landscape Architects to increase the compensation by \$12,000 for additional expenses incurred during design and construction support services associated with the La Colonia Tot Lot Replacement.

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

[Item C.2. Updated Report #1 \(added 9-27-23 at 4:00pm\)](#)

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

Denise Armijo, Van Dyke, said that the playground was designed with a fall zone with rubberized surfacing to attenuate the fall, that all of the options were designed for ages 5-12, and the preference for the Orbiter design.

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

### **C.3. Purchasing Authority - Introduce (1<sup>st</sup> Reading) of Ordinance 532.** (File 0370-10)

Recommendation: That the City Council

1. Introduce **Ordinance 532** amending Solana Beach Municipal Code (SBMC) Chapter 3.08 to increase the City Manager's purchasing authority from \$25,000 to \$50,000, and to revise the thresholds for procurement process.

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

Greg Wade, City Manager, presented a PowerPoint (on file) reviewing the increase of purchasing contract authority to \$50,000.

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

### **WORK PLAN COMMENTS:**

*Adopted June 28, 2023*

### **COMPENSATION & REIMBURSEMENT DISCLOSURE:**

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

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

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

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

**CITIZEN COMMISSION(S)**

**ADJOURN:**

Mayor Heebner adjourned the meeting at 8:52 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 2, 2023 at 3:00 p.m.**

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

**CITY COUNCILMEMBERS**

**Lesa Heebner**

Mayor

**David A. Zito**

Deputy Mayor / Councilmember District 1

**Kristi Becker**

Councilmember District 2

**Jewel Edson**

Councilmember District 3

**Jill MacDonald**

Councilmember District 4

**Gregory Wade**  
City Manager

**Johanna Canlas**  
City Attorney

**Angela Ivey**  
City Clerk

**CALL TO ORDER AND ROLL CALL:**

Mayor Heebner called the meeting to order at 3:00 p.m.

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald

Absent: None

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

**PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):** None

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

**CLOSED SESSION:**

**1. PUBLIC EMPLOYMENT**

Pursuant to Government Code Section 54957(b)  
City Manager

**ACTION:** Mayor Heebner reported that the City Council reluctantly accepted Greg Wade's resignation. Direction was provided regarding recruitment.

**ADJOURN:**

Mayor Heebner adjourned the meeting at 3:55 p.m.



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** October 25, 2023  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** Register of Demands

## **BACKGROUND:**

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

### **Register of Demands: 09/23/2023 through 10/06/2023**

Check Register - Disbursement Fund (Attachment 1)		\$	979,025.63
Net Payroll Retiree Health	September 7, 2023		3,547.00
Net Payroll Staff O07	September 29, 2023		296,116.62
<b>TOTAL</b>		<b>\$</b>	<b><u>1,278,689.25</u></b>

## **DISCUSSION:**

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

## **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

## **FISCAL IMPACT:**

The register of demands for September 23, 2023 through October 6, 2023 reflects total expenditures of \$1,278,689.25 from various City sources.

## **WORK PLAN:**

N/A

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

**OPTIONS:**

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

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



# City of Solana Beach

## Register of Demands

9/23/2023 - 10/6/2023

Department Vendor	Description	Date	Check/EFT Number	Amount
<b>100 - GENERAL FUND</b>				
MISSION SQUARE PLAN 302817	OM4 100323	10/06/2023	9001049	\$1,300.00
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant O07	09/28/2023	9001036	\$14,678.73
AFLAC	SEPTEMBER 23	09/28/2023	104427	\$789.70
SAN DIEGO COUNTY SHERIFF'S DEPT.	JUL 23-TOW CREDIT FEE	10/06/2023	104520	(\$109.42)
PRE-PAID LEGAL SERVICES, INC	SEP 23-PPD LEGAL	10/06/2023	104517	\$25.90
IAFF-MERP	FF TRUST	10/06/2023	9001060	\$4,825.00
SELF INSURED SERVICES COMPANY	OCT 23-DENTAL	09/28/2023	9001028	\$2,833.50
ROBERT BALOGH	RFND-08/26/23-FCCC	09/28/2023	104454	\$500.00
CLEARPOINT NEURO INC	RFND-09/15/23-FCCC	09/28/2023	104434	\$500.00
BENJAMIN PHILLIPS	RFND-FCCC-09/24/23	10/06/2023	104496	\$500.00
RICHARD MCHALE	RFND-SBGR-407	10/06/2023	104519	\$54,462.00
INDIA ELSDON	RFND-FCCC-09/23/23	10/06/2023	104510	\$500.00
TAMIM AMINI	RFND-SB-0645950	10/06/2023	104523	\$347.50
<b>TOTAL GENERAL FUND</b>				<b>\$81,152.91</b>
<b>1005150 - CITY CLERK</b>				
IRON MOUNTAIN	SEP 23-STORAGE/SHREDDING	10/06/2023	104511	\$671.37
PITNEY BOWES GLOBAL FINANCIAL SVC	JUL-OCT 23-LEASE-0012725773	10/06/2023	9001053	\$794.45
US BANK	COUNCIL PICTURE FRAMING	10/06/2023	104500	\$244.86
US BANK	COUNCIL PHOTO	10/06/2023	104500	\$27.17
US BANK	SELF INKING STAMP	10/06/2023	104500	\$21.74
US BANK	NOTARY STAMP	10/06/2023	104500	\$23.91
UT SAN DIEGO - NRTH COUNTY	ORD 531 ADOPT	10/06/2023	104524	\$98.36
UT SAN DIEGO - NRTH COUNTY	ORD 532 INTRO	10/06/2023	104524	\$92.07
UT SAN DIEGO - NRTH COUNTY	ORD 530-ADDITION	09/28/2023	104460	\$102.22
CORODATA RECORDS MANAGEMENT, INC	JL 23-STORAGE/SHREDDING	09/28/2023	104435	\$1,347.16
CORODATA RECORDS MANAGEMENT, INC	AUG 23-STORAGE/SHREDDING	09/28/2023	104435	\$1,033.32
CALEXPRESS ENTERPRISES INC.	CITY COUNCIL VIDEO CONVERSION	10/06/2023	9001043	\$55.00
CALEXPRESS ENTERPRISES INC.	CITY COUNCIL CONVRSN #12	10/06/2023	9001043	\$58.00
GABRIELA ZOQUIAPA	MILEAGE-09/12/23-09/15/23	10/06/2023	104509	\$78.86
STAPLES CONTRACT & COMMERCIAL	BINDER	09/28/2023	104457	\$65.57
STAPLES CONTRACT & COMMERCIAL	RFND-INV#3546787161	09/28/2023	104457	(\$51.92)
STAPLES CONTRACT & COMMERCIAL	HEAVY DUTY BINDERS	09/28/2023	104457	\$196.70
STAPLES CONTRACT & COMMERCIAL	BINDERS/TAPE/PENS	09/28/2023	104457	\$90.90
STAPLES CONTRACT & COMMERCIAL	PENS/DIVIDERS	09/28/2023	104457	\$20.28
<b>TOTAL CITY CLERK</b>				<b>\$4,970.02</b>
<b>1005200 - CITY MANAGER</b>				
KEYSER MARSTON ASSOCIATES, INC	JUN 23-PROFESSIONAL SERVICES	09/28/2023	104444	\$1,545.00
KEYSER MARSTON ASSOCIATES, INC	JUL 23-KMA CONSULTING SERVICES	09/28/2023	104444	\$1,087.50
<b>TOTAL CITY MANAGER</b>				<b>\$2,632.50</b>
<b>1005250 - LEGAL SERVICES</b>				
BURKE WILLIAMS & SORENSEN	96-0040.002-JUL 23 PROF SVC	09/28/2023	9001029	\$852.00
BURKE WILLIAMS & SORENSEN	JUL 23-RETAIN	09/28/2023	9001029	\$12,052.00

BURKE WILLIAMS & SORENSEN	96-0002-JUL 23 PROF SVC	09/28/2023	9001029	\$341.60
BURKE WILLIAMS & SORENSEN	96-0006-JUL 23 PROF SVC	09/28/2023	9001029	\$658.80
BURKE WILLIAMS & SORENSEN	96-0014-JUL 23 PROF SVC	09/28/2023	9001029	\$1,110.10
BURKE WILLIAMS & SORENSEN	96-0019-JUL 23 PROF SVC	09/28/2023	9001029	\$21.40
BURKE WILLIAMS & SORENSEN	96-0038-JUL 23 PROF SVC	09/28/2023	9001029	\$3,172.00
BURKE WILLIAMS & SORENSEN	96-0040-JUL 23 PROF SVC	09/28/2023	9001029	\$85.20

**TOTAL LEGAL SERVICES****\$18,293.10****1005300 - FINANCE**

US BANK	CSMFO TRAINING	10/06/2023	104500	\$100.00
US BANK	BUDGET BINDERS	10/06/2023	104500	\$78.10
KFORCE INC.	TEMP SERVICES-09/14/23	09/28/2023	9001037	\$1,280.00

**TOTAL FINANCE****\$1,458.10****1005400 - HUMAN RESOURCES**

SHARP REES-STEALY MEDICAL GROUP	PRE-EMPLOYMENT SCREENINGS	10/06/2023	9001054	\$182.00
US BANK	ROLLER COMPUTER MOUSE (2)	10/06/2023	104500	\$813.45
PRISM	OCT-DEC 23-PEPM-67 EMPLOYEES	10/06/2023	104518	\$737.67

**TOTAL HUMAN RESOURCES****\$1,733.12****1005450 - INFORMATION SERVICES**

US BANK	ANNOTATION SOFTWARE	10/06/2023	104500	\$165.00
US BANK	WIFI ANALYSIS SOFTWARE	10/06/2023	104500	\$149.00
US BANK	LC INTERNET SERVICE	10/06/2023	104500	\$93.44
US BANK	DESIGN SOFTWARE	10/06/2023	104500	\$119.99
US BANK	MISAC CONFERENCE	10/06/2023	104500	\$575.00
US BANK	CONSTANT CONTACT	10/06/2023	104500	\$86.00
VERIZON WIRELESS-SD	670601022-07/24/23-08/23/23	09/28/2023	104461	\$187.33
AT&T CALNET 3	9391062899-07/24/23-08/23/23	09/28/2023	104431	\$154.88
AT&T CALNET 3	9391062899-06/24/23-07/23/23	09/28/2023	104431	\$154.88
AT&T CALNET 3	9391053641-07/24/23-08/23/23	09/28/2023	104431	\$154.88
AT&T CALNET 3	9391053641-06/24/23-07/23/23	09/28/2023	104431	\$154.88
AT&T CALNET 3	9391012278-06/24/23-07/23/23	09/28/2023	104431	\$3,346.89
AT&T CALNET 3	9391012278-07/24/23-08/23/23	09/28/2023	104431	\$3,433.17
AT&T CALNET 3	9391012282-07/24/23-08/23/23	09/28/2023	104431	\$29.89
AT&T CALNET 3	9391012282-06/24/23-07/23/23	09/28/2023	104431	\$27.13
MANAGED SOLUTION	SEP 23-IT PROF SVC MANAGED SOLUTIONS	09/28/2023	9001038	\$2,185.20
MANAGED SOLUTION	SEP 23-IT PROF SVC MANAGED SOLUTIONS	09/28/2023	9001038	\$550.00
FISHER INTEGRATED, INC.	JUL 23-WEB STREAMING SVC	09/28/2023	9001034	\$800.00
FISHER INTEGRATED, INC.	AUG 23-WEB STREAMING SVC	09/28/2023	9001034	\$800.00
FISHER INTEGRATED, INC.	JUN 23-WEB STREAMING SVC	09/28/2023	9001034	\$400.00
FISHER INTEGRATED, INC.	JUN 23-CITY COUNCIL STREAMING	09/28/2023	9001034	\$400.00
TING FIBER INC.	JUL 23-DEL MAR SHORES LG TWR	09/25/2023	9001026	\$450.00
TING FIBER INC.	JUL 23-TIDE BEACH PARK LG TOWER	09/25/2023	9001026	\$450.00
TING FIBER INC.	JUL 23-SB FACILITIES	09/25/2023	9001026	\$3,249.00
TING FIBER INC.	AUG 23-SB FACILITIES	09/25/2023	9001026	\$3,249.00
TING FIBER INC.	AUG 23-TIDE BEACH PARK LG TWR	09/25/2023	9001026	\$450.00
TING FIBER INC.	SEP 23-DEL MAR SHORES LG TOWER	09/25/2023	9001026	\$450.00
TING FIBER INC.	SEP 23-SB FACILITIES	09/25/2023	9001026	\$3,249.00
TING FIBER INC.	SEP 23-TIDE BEACH PRK LG TOWER	09/25/2023	9001026	\$450.00
TING FIBER INC.	AUG 23-DEL MAR SHORES LG TOWER	09/25/2023	9001026	\$450.00
AMAZON.COM SALES, INC	INV# 1QQ3-Q3V1-KFGJ- SECURITY CAMERA SYSTM	09/25/2023	9001025	\$1,739.99
AMAZON.COM SALES, INC	INV# 1QQ3-Q3V1-KFGJ- HARD DRIVE	09/25/2023	9001025	\$228.30

**TOTAL INFORMATION SERVICES****\$28,382.85**

**1005550 - PLANNING**

UT SAN DIEGO - NRTH COUNTY	PUB NTC-DRP22-018/SDP22-016	10/06/2023	104524	\$463.13
UT SAN DIEGO - NRTH COUNTY	PUB NTC-DRP21-013	10/06/2023	104524	\$393.95
UT SAN DIEGO - NRTH COUNTY	PUB NTC-DRP22-013/SDP22-011	10/06/2023	104524	\$494.57
UT SAN DIEGO - NRTH COUNTY	PUB NTC-DRP22-017/SDP22-015	10/06/2023	104524	\$463.13
COUNTY OF SAN DIEGO ASSESSOR/RECORDR	AUG 23-MAP FEE	10/06/2023	104503	\$2.00

**TOTAL PLANNING****\$1,816.78****1005590 - CODE ENFORCEMENT**

US BANK	CAR WASH	10/06/2023	104500	\$8.00
DATATICKET INC.	AUG 23-PARKING CITATION SERVICES	10/06/2023	104505	\$1,074.50
DATATICKET INC.	AUG 23-PARKING CITATION SERVICES	10/06/2023	104505	\$205.00
BILL SMITH FOREIGN CAR SERVICE INC	SMOG-ESCAPE	10/06/2023	104498	\$43.25
DANIEL WELTE	RFND-TESTING & CERT FEE-CACEO	10/06/2023	104504	\$410.00

**TOTAL CODE ENFORCEMENT****\$1,740.75****1006110 - LAW ENFORCEMENT**

SAN DIEGO COUNTY SHERIFF'S DEPT.	JUL 23-LAW ENFORCEMENT	10/06/2023	104520	\$422,415.53
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**TOTAL LAW ENFORCEMENT****\$422,415.53****1006120 - FIRE DEPARTMENT**

SANTA FE IRRIGATION DISTRICT	005512-000 - 07/01/23-09/01/23	09/28/2023	104456	\$876.64
US BANK	FIRESTATION OFFICE SUPPLIES	10/06/2023	104500	\$48.63
US BANK	TOOL MOUNT	10/06/2023	104500	\$13.04
US BANK	BATTERY HOLDER	10/06/2023	104500	\$21.72
US BANK	T237 TOOL MOUNTING SUPPLIES	10/06/2023	104500	\$84.37
US BANK	FIRESTATION KITCHEN/CLEANING SUPPLIES	10/06/2023	104500	\$643.55
US BANK	RADIO MOUNTING BRACKET	10/06/2023	104500	\$47.22
US BANK	TRUCK SUPPLIES	10/06/2023	104500	\$48.83
US BANK	BALL CHAIN CONNECTORS	10/06/2023	104500	\$7.06
US BANK	ELECTRICAL TAPE	10/06/2023	104500	\$18.48
NORTH COUNTY EVS, INC	FIRE APPARATUS MAINT/REPAIR	09/28/2023	104450	\$6,397.28
DRIVE AUTO CARE	SMOG INSPECTION-2012 FORD F150	09/28/2023	104440	\$68.20
DRIVE AUTO CARE	SMOG INSPECTION- 2003 DAKOTA	09/28/2023	104440	\$68.20
ACE UNIFORMS LLC	SHIRT	09/28/2023	9001027	\$162.36
ACE UNIFORMS LLC	PANTS/PATCHES/SEWING	09/28/2023	9001027	\$562.41
VERIZON WIRELESS-SD	962428212-07/29/23-08/28/23	09/28/2023	104461	\$564.43
REGIONAL COMMS SYS, MS 056 - RCS	AUG 23-CAP CODE	09/28/2023	104453	\$32.50
AT&T CALNET 3	9391059865-08/01/23-08/31/23	09/28/2023	104431	\$396.04
WEX BANK	AUG 23-FUEL/CR TAX	10/06/2023	104525	\$1,826.98
L. N. CURTIS & SONS INC	HOT SHIELD	09/28/2023	104446	\$80.89
ALLSTAR FIRE EQUIPMENT, INC	GLOVES	09/28/2023	104429	\$148.68
ENTENMANN-ROVIN CO. INC	BADGES	09/28/2023	9001033	\$423.21
HOWARD HENRY WAYNE JR	RADIO SERVICE/INSTALL/MATERIALS	09/28/2023	104442	\$628.50

**TOTAL FIRE DEPARTMENT****\$13,169.22****1006130 - ANIMAL CONTROL**

HABITAT PROTECTION, INC	DEAD ANIMAL REMOVAL	10/06/2023	9001048	\$145.00
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**TOTAL ANIMAL CONTROL****\$145.00****1006150 - CIVIL DEFENSE**

COUNTY OF SAN DIEGO-EMERGENCY SVC	FY 23/24-HIRT MEMBERSHIP	09/28/2023	104437	\$30,791.00
COUNTY OF SAN DIEGO-EMERGENCY SVC	FY 24-UDC MEMBERSHIP	09/28/2023	104437	\$800.00

**TOTAL CIVIL DEFENSE****\$31,591.00****1006170 - MARINE SAFETY**

CAMEO PAPER & JANITORIAL SUPPLY INC	TOWELS/TRASH LINERS	10/06/2023	104501	\$121.72
CAMEO PAPER & JANITORIAL SUPPLY INC	TOWELS/LIQUID DETERGENT	10/06/2023	104501	\$204.12
ONE DAY SIGNS	RIP CURRENT/SWIM SIGNS	09/28/2023	104451	\$581.85
US BANK	CHECKERED FLAGS	10/06/2023	104500	\$34.60
US BANK	EPOXY	10/06/2023	104500	\$21.80
US BANK	BINOCULAR REPAIR (2 PAIR)	10/06/2023	104500	\$284.00
US BANK	SYRINGE FOR DINGY REPAIR	10/06/2023	104500	\$9.11
US BANK	PWC RESCUE SLED SUPPLIES	10/06/2023	104500	\$333.41
US BANK	TRUCK MEDICAL BOX	10/06/2023	104500	\$359.51
US BANK	PAINTERS TAPE/AIR HOSE SPRAYER	10/06/2023	104500	\$41.30
US BANK	CLIFF RESCUE EQUIPMENT	10/06/2023	104500	\$339.84
US BANK	HQ SUPPLIES	10/06/2023	104500	\$89.49
US BANK	PWC TOW ROPES	10/06/2023	104500	\$85.14
US BANK	SUPPLIES FOR SD-R-ALERT MEETING	10/06/2023	104500	\$62.81
US BANK	BUDGET/PAYROLL BINDERS	10/06/2023	104500	\$75.76
US BANK	BREAK GUARD BIKE	10/06/2023	104500	\$1,677.40
US BANK	TOSTEROVEN FOR MS HQ	10/06/2023	104500	\$86.99
US BANK	PHONE JACK	10/06/2023	104500	\$4.34
US BANK	TRIATHALON SUPPLIES	10/06/2023	104500	\$101.12
US BANK	SUPPLY STORAGE MATERIALS - PW	10/06/2023	104500	\$27.09
US BANK	DOOR KNOB REPLACEMENT	10/06/2023	104500	\$39.14
US BANK	TRUCK CLEANING SUPPLIES	10/06/2023	104500	\$38.46
US BANK	DAILY LOG BOOK	10/06/2023	104500	\$138.98
CULLIGAN OF SAN DIEGO	JUL 23-DRINKING WATER	09/28/2023	104438	\$54.32
CULLIGAN OF SAN DIEGO	AUG 23-DRINKING WATER	09/28/2023	104438	\$54.32
CULLIGAN OF SAN DIEGO	SEP 23-DRINKING WATER	09/28/2023	104438	\$54.32
VERIZON WIRELESS-SD	962428212-07/29/23-08/28/23	09/28/2023	104461	\$152.04

**TOTAL MARINE SAFETY****\$5,072.98****1006510 - ENGINEERING**

DEL MAR BLUE PRINT COMPANY, INC.	GLENMONT BLUE PRINT	10/06/2023	104506	\$18.49
US BANK	SD COUNTY RECORDS	10/06/2023	104500	\$12.00
US BANK	APWA LUNCHEON	10/06/2023	104500	\$45.00
US BANK	DEPARTMENT LUNCH	10/06/2023	104500	\$106.44
UNDERGROUND SVC ALERT OF SOCAL INC	JUL 23-DIG ALERT	09/28/2023	9001042	\$90.50
UNDERGROUND SVC ALERT OF SOCAL INC	FY 24-TICKETS	09/28/2023	9001042	\$326.94

**TOTAL ENGINEERING****\$599.37****1006520 - ENVIRONMENTAL SERVICES**

MISSION LINEN & UNIFORM INC	LAUNDRY-PW	09/28/2023	104447	\$13.13
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	10/06/2023	104514	\$13.13
DIXIELINE LUMBER CO INC	SAND BAG FILL	10/06/2023	104507	\$171.90
DOG WASTE DEPOT	DOG WASTE BAGS	10/06/2023	104508	\$2,405.52
SUMMIT EROSION CONTROL	SAND BAG/PALLETS	10/06/2023	104522	\$571.08
STEARNS, CONRAD & SCHMIDT	ANNUAL CALRECYCLE DATA CONSOLIDATION/REPORTING	09/28/2023	9001041	\$2,700.00
IDRAINS LLC	P-STORMDRAIN MAINT	09/28/2023	104426	\$3,960.00
IDRAINS LLC	O-SEWER-STORMDRAIN MAINT	09/28/2023	104426	\$1,340.00

**TOTAL ENVIRONMENTAL SERVICES****\$11,174.76****1006530 - STREET MAINTENANCE**

MISSION LINEN & UNIFORM INC	LAUNDRY-PW	09/28/2023	104447	\$21.33
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	10/06/2023	104514	\$21.33
DIXIELINE LUMBER CO INC	PROPANE EXCHANGE	10/06/2023	104507	\$26.09

SDG&E CO INC	08/08/23-09/07/23-UTILITIES	10/06/2023	104521	\$1,056.33
SDG&E CO INC	08/01/23-09/07/23-UTILITIES	10/06/2023	104521	\$660.03
NISSHO OF CALIFORNIA	AUG 23- AS NEEDED LANDSCAPING SERVICES	09/28/2023	9001039	\$2,313.10
NISSHO OF CALIFORNIA	JUL 23- AS NEEDED LANDSCAPING SERVICES	10/06/2023	9001052	\$1,504.99
JOSE GARCIA	MILEAGE-09/14/23 & 09/20/23	10/06/2023	104512	\$78.60
NORTH COUNTY DISPATCH (JPA)	FY 22 Q1-PW NORTH COUNTY DISP	09/28/2023	104449	\$548.06
NORTH COUNTY DISPATCH (JPA)	FY 22 Q2-PW NORTH COUNTY DISP	09/28/2023	104449	\$391.47

**TOTAL STREET MAINTENANCE****\$6,621.33****1006540 - TRAFFIC SAFETY**

SDG&E CO INC	08/08/23-09/07/23-UTILITIES	10/06/2023	104521	\$1,412.02
SDG&E CO INC	08/01/23-09/07/23-UTILITIES	10/06/2023	104521	\$620.78
TRAFFIC SUPPLY, INC	SIGNS	10/06/2023	9001058	\$379.40
TRAFFIC SUPPLY, INC	POSTS/HARDWARE/SIGNS	10/06/2023	9001058	\$506.64
STC TRAFFIC, INC	AUG 23- ON-CALL TRAFFIC CONSULTIN	10/06/2023	9001055	\$19,210.00

**TOTAL TRAFFIC SAFETY****\$22,128.84****1006560 - PARK MAINTENANCE**

MISSION LINEN & UNIFORM INC	LAUNDRY-PW	09/28/2023	104447	\$15.59
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	10/06/2023	104514	\$15.59
RANCHO SANTA FE SECURITY SYS INC	JUL 23-ALARM MONITORING	09/28/2023	104452	\$331.20
RANCHO SANTA FE SECURITY SYS INC	AUG 23-ALARM MONITORING	09/28/2023	104452	\$331.20
RANCHO SANTA FE SECURITY SYS INC	JUL 23- SECURITY PTRL/RESTROOM LKUP	09/28/2023	104452	\$661.10
RANCHO SANTA FE SECURITY SYS INC	AUG 23- SECURITY PTRL/RESTROOM LKUP	09/28/2023	104452	\$661.10
RANCHO SANTA FE SECURITY SYS INC	SEP 23- SECURITY PTRL/RESTROOM LKUP	09/28/2023	104452	\$661.10
DIXIELINE LUMBER CO INC	METAL COVER	10/06/2023	104507	\$7.33
DIXIELINE LUMBER CO INC	FLOOD LIGHT	09/28/2023	104439	\$76.11
DIXIELINE LUMBER CO INC	SAW/CONDUIT	09/28/2023	104439	\$57.21
DIXIELINE LUMBER CO INC	GLOVES/RAGS/STEEL WOOL/BRUSH	09/28/2023	104439	\$62.29
DIXIELINE LUMBER CO INC	PUTTY KNIVES/PULL STEEL	09/28/2023	104439	\$32.26
SANTA FE IRRIGATION DISTRICT	005979-003-07/15/23-09/15/23	09/28/2023	104456	\$909.44
SANTA FE IRRIGATION DISTRICT	005506-015-07/15/23-09/15/23	09/28/2023	104456	\$216.16
SANTA FE IRRIGATION DISTRICT	005506-016-07/15/23-09/15/23	09/28/2023	104456	\$917.60
BETSYKSCHULZ, LLC	PERMANENT ART MAINT	10/06/2023	104497	\$847.33
EMBROIDERY IMAGE	POLOS/EMBROIDERY	09/28/2023	104441	\$334.49
BOOT WORLD, INC.	BOOTS	10/06/2023	104499	\$193.92
NISSHO OF CALIFORNIA	AUG 23- AS NEEDED LANDSCAPING SERVICES	09/28/2023	9001039	\$231.00
NISSHO OF CALIFORNIA	AUG 23- AS NEEDED LANDSCAPING SERVICES	09/28/2023	9001039	\$9,393.62
NISSHO OF CALIFORNIA	JUL 23- AS NEEDED LANDSCAPING SERVICES	10/06/2023	9001052	\$231.00
NISSHO OF CALIFORNIA	JUL 23- AS NEEDED LANDSCAPING SERVICES	10/06/2023	9001052	\$9,871.49
THE HOME DEPOT PRO	LINERS	09/28/2023	104459	\$99.24

**TOTAL PARK MAINTENANCE****\$26,157.37****1006570 - PUBLIC FACILITIES**

DIXIELINE LUMBER CO INC	VELCRO STRIPS	10/06/2023	104507	\$8.40
DIXIELINE LUMBER CO INC	LED LIGHT/LIGHT BULBS	09/28/2023	104439	\$43.83
DIXIELINE LUMBER CO INC	INSECT SPRAY/GLOVES	09/28/2023	104439	\$43.46
SDG&E CO INC	08/08/23-09/07/23-UTILITIES	10/06/2023	104521	\$9,561.98
SDG&E CO INC	08/01/23-09/07/23-UTILITIES	10/06/2023	104521	\$3,416.87
NAPA AUTO PARTS INC	MOTOR TREATMENT/FUNNEL/BLK DMD/DEPOSIT	09/28/2023	104448	\$180.44
NAPA AUTO PARTS INC	DEPOSIT CREDIT	09/28/2023	104448	(\$32.33)
NAPA AUTO PARTS INC	CREDIT-RETURN	09/28/2023	104448	(\$3.23)
US BANK	FIRE ALARM	10/06/2023	104500	\$44.79
US BANK	WATER FILTER REPLACEMENTS	10/06/2023	104500	\$219.02

US BANK	HAT	10/06/2023	104500	\$27.18
US BANK	BREAKROOM REFRIDGERATOR	10/06/2023	104500	\$1,676.13
US BANK	HAT	10/06/2023	104500	\$21.75
US BANK	EXIT SIGNS	10/06/2023	104500	\$76.11
US BANK	DIGITAL MEASURING WHEEL	10/06/2023	104500	\$127.24
US BANK	FIRE EXTINGUISHER CABINETS (2)	10/06/2023	104500	\$160.64
US BANK	SURFACE MOUNTED SOAP DISPENSER	10/06/2023	104500	\$103.08
US BANK	SCREWDRIVER	10/06/2023	104500	\$18.45
US BANK	FIRE SPRINKLER ALARM BELL SIGN	10/06/2023	104500	\$11.91
US BANK	HAT	10/06/2023	104500	\$32.65
CONSOLIDATED ELECTRICAL DIST INC	LAMPS/ANCHOR KITS/SCREWS	10/06/2023	9001045	\$203.48
NISSHO OF CALIFORNIA	AUG 23- AS NEEDED LANDSCAPING SERVICES	09/28/2023	9001039	\$3,459.78
NISSHO OF CALIFORNIA	JUL 23- AS NEEDED LANDSCAPING SERVICES	10/06/2023	9001052	\$3,338.00
CINTAS CORPORATION NO. 2	MEDICAL SUPPLIES-CH	09/28/2023	104433	\$372.65
SUNBELT RENTALS, INC.	SCISSORLIFT	09/28/2023	104458	\$869.16
CALIFORNIA OFFICE CLEANING, INC	CH-CARPET INSTALL	09/28/2023	9001030	\$390.00
ELITE GLASS & WINDOW, INC.	FCC WINDOW INSTALLATION	09/28/2023	9001032	\$735.00
<b>TOTAL PUBLIC FACILITIES</b>				<b>\$25,106.44</b>
<b>1007100 - COMMUNITY SERVICES</b>				
LEE SIE PHOTOGRAPHY	UTILITY BOX VINYL WRAP	10/06/2023	104513	\$5,285.00
<b>TOTAL COMMUNITY SERVICES</b>				<b>\$5,285.00</b>
<b>1007110 - GF-RECREATION</b>				
ABLE PATROL & GUARD, INC	SEP 23-FCCC SECURITY	10/06/2023	104494	\$459.00
ALIANAS PARTY RENTALS	TENT/CHAIRS/RST ROOM/FLOORING-10/22/23	09/28/2023	104428	\$1,877.88
CALIFORNIA OFFICE CLEANING, INC	SEP 23-FCCC CLEANING	10/06/2023	9001044	\$270.00
<b>TOTAL GF-RECREATION</b>				<b>\$2,606.88</b>
<b>1205460 - SELF INSURANCE RETENTION</b>				
GEORGE HILLS COMPANY, INC.	AUG 23-2307.KELLY	09/28/2023	9001035	\$188.60
GEORGE HILLS COMPANY, INC.	AUG 23-23.08.MACDONALD	09/28/2023	9001035	\$205.00
BURKE WILLIAMS & SORENSEN	96-0040.003-JUL 23 PROF SVC	09/28/2023	9001029	\$7,517.51
YUNEX LLC	CR24.714 NORTH VILLA	10/06/2023	9001061	\$920.82
<b>TOTAL SELF INSURANCE RETENTION</b>				<b>\$8,831.93</b>
<b>1255465 - WORKERS COMPENSATION</b>				
PINNACOL ASSURANCE	FY 24-WORKERS COMP INS-CO/AUDIT PREMIUM	10/06/2023	104516	\$919.00
CORVEL ENTERPRISE COMP INC.	AUG 23-INV#1458149/1461450/1461451	10/06/2023	104502	\$3,175.00
<b>TOTAL WORKERS COMPENSATION</b>				<b>\$4,094.00</b>
<b>2026510 - GAS TAX-ENGINEERING</b>				
MICHAEL BAKER INTERNATIONAL, INC	AUG 23-LSF CORRIDOR III DESIGN	10/06/2023	9001051	\$14,291.70
<b>TOTAL GAS TAX-ENGINEERING</b>				<b>\$14,291.70</b>
<b>2037510 - HIGHWAY 101 LANDSC #33</b>				
SANTA FE IRRIGATION DISTRICT	005979-004-07/15/23-09/15/23	09/28/2023	104456	\$572.36
SANTA FE IRRIGATION DISTRICT	007732-000-07/15/23-09/15/23	09/28/2023	104456	\$204.70
SDG&E CO INC	08/08/23-09/07/23-UTILITIES	10/06/2023	104521	\$3,586.03
NISSHO OF CALIFORNIA	AUG 23- AS NEEDED LANDSCAPING SERVICES	09/28/2023	9001039	\$3,464.41
NISSHO OF CALIFORNIA	JUL 23- AS NEEDED LANDSCAPING SERVICES	10/06/2023	9001052	\$1,803.79
<b>TOTAL HIGHWAY 101 LANDSC #33</b>				<b>\$9,631.29</b>
<b>2047520 - MID 9C SANTA FE HILLS</b>				
SANTA FE HILLS HOA	AUG 23-SANTA FE HILLS HOA	09/28/2023	9001040	\$18,250.00
<b>TOTAL MID 9C SANTA FE HILLS</b>				<b>\$18,250.00</b>
<b>2057530 - MID 9E ISLA VERDE</b>				

ISLA VERDE HOA	AUG 23-ISLA VERDE HOA	09/28/2023	104443	\$433.33
<b>TOTAL MID 9E ISLA VERDE</b>				<b>\$433.33</b>
<b>2077550 - MID 9H SAN ELIJO #2</b>				
SAN ELIJO HILLS II HOA	AUG 23-SAN ELIJO HILLS HOA	09/28/2023	104455	\$10,850.00
<b>TOTAL MID 9H SAN ELIJO #2</b>				<b>\$10,850.00</b>
<b>2087580 - COASTAL RAIL TRAIL MAINT</b>				
DIXIELINE LUMBER CO INC	SAND PAPER/PAINT/SAW BLADES	10/06/2023	104507	\$85.81
BETSYKSCHULZ, LLC	CRT ENTRY ARCHES MAINT AND REPAIR	09/28/2023	104432	\$4,986.30
NISSHO OF CALIFORNIA	AUG 23- AS NEEDED LANDSCAPING SERVICES	09/28/2023	9001039	\$6,723.93
NISSHO OF CALIFORNIA	JUL 23- AS NEEDED LANDSCAPING SERVICES	10/06/2023	9001052	\$7,240.55
<b>TOTAL COASTAL RAIL TRAIL MAINT</b>				<b>\$19,036.59</b>
<b>2117600 - STREET LIGHTING DISTRICT</b>				
SDG&E CO INC	08/01/23-09/07/23-UTILITIES	10/06/2023	104521	\$9,042.33
YUNEX LLC	JUL 23- STREETLIGHT MAINTENANCE	10/06/2023	9001061	\$3,460.90
<b>TOTAL STREET LIGHTING DISTRICT</b>				<b>\$12,503.23</b>
<b>2146120 - FIRE MITIGATION FEES</b>				
LINEGEAR FIRE & RESCUE EQUIPMENT	BAG/HELMET/GOGGLE/RADIO HARNESS	09/28/2023	104445	\$686.71
<b>TOTAL FIRE MITIGATION FEES</b>				<b>\$686.71</b>
<b>2196110 - COPS PROGRAM</b>				
SAN DIEGO COUNTY SHERIFF'S DEPT.	JUL 23-LAW ENFORCEMENT	10/06/2023	104520	\$12,727.22
<b>TOTAL COPS PROGRAM</b>				<b>\$12,727.22</b>
<b>2505570 - COASTAL BUSINESS/VISITORS</b>				
US BANK	MOVIE NIGHT SUPPLIES	10/06/2023	104500	\$120.75
US BANK	MOVIE NIGHT SUPPLIES	10/06/2023	104500	\$27.15
US BANK	MOVIE NIGHT SUPPLIES	10/06/2023	104500	\$18.10
US BANK	MOVIE NIGHT SUPPLIES	10/06/2023	104500	\$388.00
<b>TOTAL COASTAL BUSINESS/VISITORS</b>				<b>\$554.00</b>
<b>2556180 - CAMP PROGRAMS</b>				
US BANK	JG CLIPBOARDS	10/06/2023	104500	\$32.28
US BANK	JG TRASH BAGS	10/06/2023	104500	\$13.04
US BANK	JG SPEAKERS	10/06/2023	104500	\$76.82
US BANK	JG TRAILER RENT - JUNE	10/06/2023	104500	\$435.41
US BANK	JG INTERN UNIFORM HATS	10/06/2023	104500	\$547.91
US BANK	APPOINTMENT SCHEDULING SW	10/06/2023	104500	\$10.00
US BANK	PRINTER INK	10/06/2023	104500	\$54.35
US BANK	JG TRAILER RENT JULY	10/06/2023	104500	\$435.41
US BANK	JG AWARD PAPER	10/06/2023	104500	\$38.40
US BANK	JG STICKERS	10/06/2023	104500	\$127.24
US BANK	JG PATCHES	10/06/2023	104500	\$73.09
US BANK	JG COMPETITION SUPPLY	10/06/2023	104500	\$6.48
US BANK	JG MEDICAL SUPPLIES	10/06/2023	104500	\$55.41
US BANK	CAMP ADMISSIONS	10/06/2023	104500	\$450.00
US BANK	CAMP SUPPLIES	10/06/2023	104500	\$17.46
US BANK	CAMP ADMISSIONS	10/06/2023	104500	\$1,259.00
US BANK	CAMP SUPPLIES	10/06/2023	104500	\$184.80
US BANK	CAMP ADMISSIONS	10/06/2023	104500	\$665.00
US BANK	JG WOMEN'S UNIFORM	10/06/2023	104500	\$169.13
US BANK	JG WOMEN'S UNIFORM	10/06/2023	104500	\$109.59
US BANK	JG WOMEN'S UNIFORM	10/06/2023	104500	\$76.10
US BANK	JG WOMEN'S UNIFORM	10/06/2023	104500	\$34.25

US BANK	JG STAFF APPRECIATION SUPPLIES	10/06/2023	104500	\$15.18
US BANK	JG UNIFORM SUPPLIES	10/06/2023	104500	\$58.19
US BANK	JG OFFICE SUPPLIES	10/06/2023	104500	\$7.81
US BANK	JG TRALIER RENTAL - AUG	10/06/2023	104500	\$435.11
US BANK	JG STAFF APPRCIATION SUPPLIES	10/06/2023	104500	\$131.54
<b>TOTAL CAMP PROGRAMS</b>				<b>\$5,519.00</b>
<b>2706120 - PUBLIC SAFETY- FIRE</b>				
VERIZON WIRELESS-SD	962428212-07/29/23-08/28/23	09/28/2023	104461	\$114.03
AMR	CSA.17-TUBERCULIN	09/28/2023	104430	\$192.70
<b>TOTAL PUBLIC SAFETY- FIRE</b>				<b>\$306.73</b>
<b>2706170 - PUBLIC SAFETY- MARINE SAFETY</b>				
US BANK	CSA.17 NASAL CANNULAS	10/06/2023	104500	\$20.55
US BANK	CSA.17 OXYGEN MASKS	10/06/2023	104500	\$34.78
GUARDIAN SAFTEY & SUPPLY, LLC	CSA.17-EYE WASH/COBAN WRAP	10/06/2023	9001047	\$167.78
GUARDIAN SAFTEY & SUPPLY, LLC	CSA.17-GLOVES	10/06/2023	9001047	\$172.97
<b>TOTAL PUBLIC SAFETY- MARINE SAFETY</b>				<b>\$396.08</b>
<b>4506190 - SAND REPLNSHMNT/RETENTION</b>				
WARWICK GROUP CONSULTANTS, LLC	JUL 23-CONSULTING SERVICES	10/06/2023	9001059	\$5,833.00
WARWICK GROUP CONSULTANTS, LLC	AUG 23-CONSULTING SERVICES	10/06/2023	9001059	\$5,833.00
WARWICK GROUP CONSULTANTS, LLC	JUL 23-CONSULTING SERVICES	10/06/2023	9001059	\$5,833.00
WARWICK GROUP CONSULTANTS, LLC	AUG 23-CONSULTING SERVICES	10/06/2023	9001059	\$5,833.00
SUMMIT ENVIROMENTAL GROUP, INC.	SEP 23-SPECIALTY COASTAL PLANNING SER	10/06/2023	9001056	\$2,534.00
<b>TOTAL SAND REPLNSHMNT/RETENTION</b>				<b>\$25,866.00</b>
<b>459 - MISC. CAPITAL PROJECTS</b>				
JT LEWIS INC.	FIRESTATION GARAGE DOOR	10/06/2023	104515	(\$5,250.00)
<b>TOTAL MISC. CAPITAL PROJECTS</b>				<b>(\$5,250.00)</b>
<b>4596510 - MISC.CAPITALPROJECTS-ENG</b>				
COUNTY OF SAN DIEGO, DEH	9438.11 LCP RECYCLED WATER PERMIT REVIEW	09/28/2023	104436	\$3,390.00
JT LEWIS INC.	FIRESTATION GARAGE DOOR REPLAC	10/06/2023	104515	\$105,000.00
<b>TOTAL MISC.CAPITALPROJECTS-ENG</b>				<b>\$108,390.00</b>
<b>5097700 - SANITATION</b>				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	09/28/2023	104447	\$8.20
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	10/06/2023	104514	\$8.20
IDRAINS LLC	FY24 SEWER-STORMDRAIN MAINT	10/06/2023	104495	\$525.00
IDRAINS LLC	URINAL MAINT	10/06/2023	104495	\$525.00
IDRAINS LLC	C- SEWER-CLEANING - 22,639	09/28/2023	104426	\$14,262.57
IDRAINS LLC	EMERGENCY CALL OUT-RESTROOM-FC	09/28/2023	104426	\$1,800.00
IDRAINS LLC	FY24 SEWER-STORMDRAIN MAINT AN	09/28/2023	104426	\$525.00
<b>TOTAL SANITATION</b>				<b>\$17,653.97</b>
<b>REPORT TOTAL:</b>				<b>\$979,025.63</b>



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** October 25, 2023  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2023-24

## **BACKGROUND:**

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget. The information provided in this Staff Report lists the changes made through October 11, 2023.

## **DISCUSSION:**

The following table reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 28, 2023 (Resolution 2023-089) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of 10/11/2023						
General Fund - Operations						
Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/28/2023	Reso 2023-089	Adopted Budget	24,472,918	(23,078,124)	(980,000)	\$ 414,794
						<b>414,794</b>
General Fund - Measure S						
Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/28/2023	Reso 2023-089	Adopted Budget	4,400,000	(1,124,000)	(733,400)	\$ 2,542,600
						<b>2,542,600</b>
Combined General Fund Net Surplus						<b>\$ 2,957,394</b>

## **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA

## **COUNCIL ACTION:**

\_\_\_\_\_

\_\_\_\_\_

**FISCAL IMPACT:**

N/A

**WORK PLAN:**

N/A

**OPTIONS:**

- Receive the report.
- Do not accept the report

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council receive the report listing changes made to the FY 2023-2024 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:** October 25, 2023  
**ORIGINATING DEPT:** City Manager/Human Resources  
**SUBJECT:** **City Council Consideration of Resolution 2023-118 Amending the Current Fiscal Year (FY) 2023/2024 Management Salary Schedule (Schedule 1) and Miscellaneous Unit (SBEA-MISC) Salary Schedule (Schedule 3), Adjusting the Seasonal/Temporary Salary Schedule (Schedule 6) in Accordance with the State of California Minimum Wage Requirements, Creating a New Recreation Programs Coordinator Position, and Adding an Additional Full-Time Staff to the Engineering Department.**

**BACKGROUND:**

In accordance with the City’s Personnel Rules and Regulations, Section 8.10, the City Council authorizes and approves all salary and benefit plans for employees and establishes salary ranges pursuant to the recommendation of the City Manager. Salary and benefits for non-represented employees (confidential, management and seasonal/part-time employees) are included in the Salary and Compensation Plan approved by the City Council each fiscal year. The City Council must approve a Salary and Compensation Plan for all employees to coincide with fiscal appropriations of a new fiscal year and new budget. Subsequent revisions to the adopted Salary and Compensation Plan will be recommended by the City Manager pursuant to City Personnel Rules and approved by the City Council.

It is the responsibility of the City Manager to consistently engage in organizational analysis of various City operations to improve efficiency and effectiveness and ensure the most economical means of conducting business is achieved. Section 2.08.070, Section D, of the Solana Beach Municipal Code (SBMC), “Powers and Duties (of City Manager)” Administrative Reorganization of Offices, states:

*It shall be the duty and responsibility of the City Manager to conduct studies and effect such administrative reorganization of offices, positions or units under the City Manager’s direction as may be indicated in the interest of efficient, effective, and economical conduct of the City’s business.*

CITY COUNCIL ACTION:
_____
_____

On July 12, 2023, the City Council adopted the Fiscal Year (FY) 2023/2024 Salary and Compensation Plans for all represented and non-represented employees.

The minimum wage in the State of California is set to increase from \$15.50 per hour in 2023 to \$16.00 per hour beginning on January 1, 2024.

Additionally, after further review of the current Management Employees' Salary Schedule (Schedule 1), it was determined that after the 7% cost of living (COLA) adjustment and a recent performance merit increase, the actual salary of the current employee in the Assistant City Manager position was more than the maximum range of his position.

This item is before the City Council to consider adoption of Resolution 2023-118 (Attachment 1), which would:

1. Approve the adjustment of the maximum salary band for the Assistant City Manager position at the current M8 pay grade and move the position to pay grade M9 and incorporate these changes into the Management Employees' Salary and Classification Plan (Schedule 1).
2. Approve the updated FY 2023/2024 Miscellaneous Salary Schedule (Schedule 3), to include the Recreation Programs Coordinator classification to the schedule under Pay Grade MIS-4302.
3. Approve the updated FY 2023/2024 Seasonal/Temporary Salary Schedule (Schedule 6) to account for the increase in minimum wage requirements, and to continue to authorize the City Manager to make any future necessary changes to the City's salary schedules to remain in compliance with applicable State and/or Federal laws.
4. Create and adopt a Recreation Coordinator position in order to benefit organizational and staffing needs and to encourage succession planning and growth within the Recreation Department. This position would also assist with implementation of the recently adopted Solana Beach Age-Friendly Program initiatives.
5. Authorize the hiring of an additional full-time staff member at the Assistant Civil Engineer level within the Engineering department. This new hire will provide crucial support for managing current and upcoming Capital Improvement Program projects, priority work plan projects, unprioritized and non-work plan assignments as well as helping to clear the backlog of land development reviews while providing much needed construction inspection and project management.

**DISCUSSION:**

**Current Assistant City Manager Salary Band Adjustment**

The current Assistant City Manager position is listed on the FY 2023/2024 Management Employees' Salary and Classification Plan (Schedule 1) under pay grade M8 with an annual salary range of \$135,200 to \$216,341 (Attachment 2). As discussed above, the FY 2023/2024 Management Employees' Salary and Classification Plan was adjusted to reflect the FY 2023/2024 COLA adjustments. After further review, it was discovered that after the COLA adjustment on July 1, 2023, and a recent performance merit increase, the annual salary for the incumbent in the Assistant City Manager position increased to \$219,711.23 per year, which placed his annual salary above the maximum range of the position.

Staff is recommending that the Assistant City Manager position be moved to a new pay grade of M9 in order to bring the current incumbent within the appropriate salary band for the position. After the increase, the new salary band for the Assistant City Manager will be \$175,698 to \$233,341 (Attachment 3). This pay band is commensurate with the pay of other Assistant or Deputy City Manager positions of small cities in the County.

**Calendar Year 2024 Minimum Wage**

The minimum wage in the State of California is scheduled to increase from \$15.50 per hour in 2023 to \$16.00 per hour beginning on January 1, 2024. A history of past and future minimum wage amounts per hour is listed below:

**Minimum Wage History**

1/1/2022	\$15.00/hour
1/1/2023	\$15.50/hour
1/1/2024	\$16.00/hour

The current FY 2023/2024 Part-Time/Temporary/Seasonal Salary (Schedule 6) (Attachment 4) must be updated to comply with the State of California's minimum wage requirements for Calendar Year 2024 (Attachment 5). Each calendar year on January 1<sup>st</sup>, the City must continue to update impacted salary schedules to meet the State's minimum wage requirements.

**New Classifications**

Staff recommends the creation and adoption of a Recreation Programs Coordinator position (Attachment 6) in order to benefit organizational and staffing needs and to encourage succession planning and growth within the Recreation Department.

The Recreation Department has operated and been managed by a single full time position (Recreation Manger) for many years. As the City continues to enhance and expand its programs and special events, the addition of a Recreation Programs Coordinator position will prove invaluable. This addition will facilitate enhanced program development, deeper community engagement, and the pursuit of long-term planning objectives, including succession planning. This position will also assist with implementation of the Solana Beach Age-Friendly Program initiatives.

The Recreation Programs Coordinator will provide excellent customer service to all program patrons by demonstrating a positive attitude and exceeding the needs of park and recreation facility patrons and the expectations of the community; assist with the organization, planning, and implementation of a variety of recreation and park activities as well as special events in various seasonal programs, and related activities. The Recreation Programs Coordinator position is a FLSA non-exempt hourly position and a part of the Miscellaneous Employee Group Salary Schedule 3, pay grade MIS-4302 (Attachment 7).

#### **Additional Full-Time Engineering Staff**

Staff recommends the addition of a full-time Assistant Engineer position to the Engineering Department to address essential organizational and staffing requirements, while also enhancing our capacity to manage workload and upcoming projects.

#### **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

#### **FISCAL IMPACT:**

The Assistant City Manager merit increase will be covered utilizing the existing FY 2023/2024 budget if the new grade M9 Salary Band is approved by the City Council.

The cost associated with the newly created position, Recreation Programs Coordinator, and the cost of hiring a full-time Assistant Engineer position will be adjusted at mid-year, if necessary, based on the anticipated hire date and starting salary.

#### **WORKPLAN:** N/A

#### **OPTIONS:**

- Approve the updated FY 2023/2024 Salary, Classification and Compensation Plans as recommended by Staff.
- Do not approve the updated FY 2023/2024 Salary, Classification and Compensation Plans and provide alternative direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Adopt Resolution 2023-118 approving the updated FY 2023/2024 Salary and Compensation schedules, the addition of a full-time staff to the Engineering Department, and the creation and addition of a Recreation Programs Coordinator position to the City's Classification and Compensation Plan.
2. Authorize the City Treasurer to amend the FY 2022/2023 Adopted Budget accordingly at mid-year, if necessary.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Resolution 2023-118
2. Current FY 2023/2024 Management Salary Schedule 1
3. Updated FY 2023/2024 Management Salary Schedule 1
4. Current FY 2023/2024 Part-Time/Temporary/Seasonal Salary Schedule 6
5. Updated FY 2023/2024 Part-Time/Temporary/Seasonal Salary Schedule 6
6. Recreation Programs Coordinator Job Description
7. Updated FY 2023/2024 Miscellaneous Employees Salary Schedule 3

## RESOLUTION 2023-118

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE AMENDMENTS TO THE FY 2023/2024 MANAGEMENT, MISCELLANEOUS AND PART-TIME/TEMPORARY/SEASONAL SALARY SCHEDULES, ADOPTION OF THE RECREATION PROGRAMS COORDINATOR POSITION, AND ADDITION OF FULL-TIME STAFF TO ENGINEERING DEPARTMENT

**WHEREAS**, the City Council authorizes all salary and compensation plans (Section 8.10 of the City's Personnel Rules and Regulations); and

**WHEREAS**, the City Council approved and adopted the FY 2023/2024 salary and compensation plan for all employees on July 12, 2023; and

**WHEREAS**, the Management salary schedule has been updated to reflect the addition of pay grades M9; and

**WHEREAS**, an additional full-time Assistant Engineer position will be added to the Engineering Department to address essential organizational and staffing requirements, while also enhancing our capacity to manage workload and upcoming projects.

**WHEREAS**, a new Recreation Programs Coordinator job description has been created and added to the City's Classification Plan and the Miscellaneous Employees' Salary Schedule 3; and

**WHEREAS**, the City Manager is authorized to make any future necessary changes to the City's salary schedules to remain in compliance with applicable State and/or Federal laws; and

**WHEREAS**, the State of California minimum wage requirements for calendar year 2024 has increased to sixteen dollars per hour; and

**WHEREAS**, the part-time/temporary/seasonal salary schedule has been amended to reflect the new State of California minimum wage requirements; and

**WHEREAS**, the City Council has reviewed and considered the City Manager's recommendations for salary and compensation plans and is prepared to approve and adopt the amended mentioned FY 2023/2024 Salary Schedules as recommended.

**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. The amendments to the FY 2023/2024 Salary and Compensation Plans are as follows:

- A. Management Salary Schedule (Schedule 1):
    - i. Add pay grade M9 and move the Assistant City Manager position to pay grade M9.
  - B. Miscellaneous Employees' Salary Schedule (Schedule 3):
    - i. Add the Recreation Programs Coordinator position to pay grade MIS 4302.
  - C. Additional Staff
    - i. Addition of a full-time Assistant Engineer position will be added to the Engineering Department.
  - D. Part-Time/Seasonal/Temporary Salary Schedule (Schedule 6):
    - i. Amend the minimum wage salary range (PTS-41) to reflect the new State of California minimum wage requirements.
3. Authorize the City Manager to make future necessary changes to the City's salary schedules to remain in compliance with applicable State and/or Federal laws.
4. Except as identified above, the terms of the FY 2023/2024 Salary and Compensation Plans shall continue in full force and effect for all employees.
- A. Term:
    - I. The amended FY 2023/2024 Management Salary Schedule (Schedule 1) shall be effective as of September 23, 2023.
    - II. The amended FY 2023/2024 Miscellaneous Employees' Salary Schedule (Schedule 3) shall be effective as of October 26, 2023.
    - III. The amended FY 2023/2024 Part-Time/Seasonal/Temporary Salary Schedule (Schedule 6) shall be effective as of January 1, 2024, for all part-time/seasonal/temporary employees, and will remain in effect until December 31, 2024.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of October 2023, at a regular meeting of the City Council of the City of Solana Beach, California, by the following vote:

AYES: Councilmembers –  
NOES: Councilmembers –  
ABSENT: Councilmembers –  
ABSTAIN: Councilmembers – \_\_\_\_\_

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA CANLAS, City Attorney

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

**FY 2023/2024 EXECUTIVE MANAGEMENT AND MANAGEMENT EMPLOYEES  
SALARY SCHEDULE 1  
JULY 1, 2023**

Pay Grade	Job Classifications	Frequency	Minimum	25th Percentile	Midpoint	75th Percentile	Maximum
<b>M1</b>	Management Analyst	Annual	\$69,389	\$79,789	\$90,210	\$100,610	\$111,010
	Human Resources Analyst	Monthly	\$5,782	\$6,649	\$7,517	\$8,384	\$9,251
	Recreation Supervisor	Bi-weekly	\$2,669	\$3,069	\$3,470	\$3,870	\$4,270
	Executive Assistant to City Manager/Council	Hourly	\$33.36	\$38.36	\$43.37	\$48.37	\$53.37
	Public Works Supervisor						
<b>M2</b>	Deputy City Clerk	Annual	\$79,394	\$89,315	\$99,216	\$109,138	\$119,080
	Senior Human Resources Analyst	Monthly	\$6,616	\$7,443	\$8,268	\$9,095	\$9,923
	Senior Management Analyst	Bi-weekly	\$3,054	\$3,435	\$3,816	\$4,198	\$4,580
		Hourly	\$38.17	\$42.94	\$47.70	\$52.47	\$57.25
<b>M3</b>	Network System Engineer	Annual	\$87,318	\$98,238	\$109,138	\$120,058	\$130,978
	Senior Accountant	Monthly	\$7,277	\$8,187	\$9,095	\$10,005	\$10,915
	Senior Civil Engineer	Bi-weekly	\$3,358	\$3,778	\$4,198	\$4,618	\$5,038
	Senior Planner	Hourly	\$41.98	\$47.23	\$52.47	\$57.72	\$62.97
<b>M4</b>	Information Technology Manager	Annual	\$96,054	\$108,056	\$120,058	\$132,059	\$144,518
	Principal Human Resources Analyst	Monthly	\$8,005	\$9,005	\$10,005	\$11,005	\$12,043
	Principal Management Analyst	Bi-weekly	\$3,694	\$4,156	\$4,618	\$5,079	\$5,558
	Principal Planner	Hourly	\$46.18	\$51.95	\$57.72	\$63.49	\$69.48
	Public Works Operations Manager						
	Recreation Manager Risk Manager						
<b>M4-A</b>	Assistant to the City Manager	Annual	\$105,643	\$118,872	\$132,059	\$145,267	\$158,454
	Human Resources Manager	Monthly	\$8,804	\$9,906	\$11,005	\$12,106	\$13,205
	Principal Civil Engineer	Bi-weekly	\$4,063	\$4,572	\$5,079	\$5,587	\$6,094
		Hourly	\$50.79	\$57.15	\$63.49	\$69.84	\$76.18
<b>M5</b>	Fire Battalion Chief (2912 annual hours)	Annual	\$109,229	\$122,886	\$136,573	\$150,172	\$163,858
		Monthly	\$9,102	\$10,241	\$11,381	\$12,514	\$13,655
		Bi-weekly	\$4,201	\$4,726	\$5,253	\$5,776	\$6,302
		Hourly	\$37.51	\$42.20	\$46.90	\$51.57	\$56.27
<b>M6</b>	Marine Safety Captain	Annual	\$116,230	\$130,749	\$145,267	\$159,806	\$174,325
	Finance Manager	Monthly	\$9,686	\$10,896	\$12,106	\$13,317	\$14,527
		Bi-weekly	\$4,470	\$5,029	\$5,587	\$6,146	\$6,705
		Hourly	\$55.88	\$62.86	\$69.84	\$76.83	\$83.81
<b>M6-A</b>	Fire Battalion Chief (2080 annual hours)	Annual	\$120,162	\$135,179	\$150,197	\$165,214	\$180,253
		Monthly	\$10,013	\$11,265	\$12,516	\$13,768	\$15,021
		Bi-weekly	\$4,622	\$5,199	\$5,777	\$6,354	\$6,933
		Hourly	\$57.77	\$64.99	\$72.21	\$79.43	\$86.66
<b>M7</b>	Deputy Fire Chief	Annual	\$122,928	\$141,378	\$159,806	\$178,256	\$196,685
		Monthly	\$10,244	\$11,781	\$13,317	\$14,855	\$16,390
		Bi-weekly	\$4,728	\$5,438	\$6,146	\$6,856	\$7,565
		Hourly	\$59.10	\$67.97	\$76.83	\$85.70	\$94.56
<b>M8</b>	Assistant City Manager	Annual	\$135,200	\$155,480	\$175,781	\$196,082	\$216,341
	City Clerk	Monthly	\$11,267	\$12,957	\$14,648	\$16,340	\$18,028
	City Engineer/Public Works Director	Bi-weekly	\$5,200	\$5,980	\$6,761	\$7,542	\$8,321
	Community Development Director	Hourly	\$65.00	\$74.75	\$84.51	\$94.27	\$104.01
	Fire Chief						
	Finance Director/City Treasurer Human Resources Director Information Technology Director						

SALARY SCHEDULE 1

Effective September 23, 2023

Pay Grade	Job Classifications	Frequency	Minimum	25th Percentile	Midpoint	75th Percentile	Maximum
M1	Management Analyst	Annual	\$69,389	\$79,789	\$90,210	\$100,610	\$111,010
	Human Resources Analyst	Monthly	\$5,782	\$6,649	\$7,517	\$8,384	\$9,251
	Recreation Supervisor	Bi-weekly	\$2,669	\$3,069	\$3,470	\$3,870	\$4,270
	Executive Assistant to City Manager/Council	Hourly	\$33.36	\$38.36	\$43.37	\$48.37	\$53.37
	Public Works Supervisor						
M2	Deputy City Clerk	Annual	\$79,394	\$89,315	\$99,216	\$109,138	\$119,080
	Senior Human Resources Analyst	Monthly	\$6,616	\$7,443	\$8,268	\$9,095	\$9,923
	Senior Management Analyst	Bi-weekly	\$3,054	\$3,435	\$3,816	\$4,198	\$4,580
		Hourly	\$38.17	\$42.94	\$47.70	\$52.47	\$57.25
M3	Network System Engineer	Annual	\$87,318	\$98,238	\$109,138	\$120,058	\$130,978
	Senior Accountant	Monthly	\$7,277	\$8,187	\$9,095	\$10,005	\$10,915
	Senior Civil Engineer	Bi-weekly	\$3,358	\$3,778	\$4,198	\$4,618	\$5,038
	Senior Planner	Hourly	\$41.98	\$47.23	\$52.47	\$57.72	\$62.97
M4	Information Technology Manager	Annual	\$96,054	\$108,056	\$120,058	\$132,059	\$144,518
	Principal Human Resources Analyst	Monthly	\$8,005	\$9,005	\$10,005	\$11,005	\$12,043
	Principal Management Analyst	Bi-weekly	\$3,694	\$4,156	\$4,618	\$5,079	\$5,558
	Principal Planner	Hourly	\$46.18	\$51.95	\$57.72	\$63.49	\$69.48
	Public Works Operations Manager						
	Recreation Manager						
Risk Manager							
M4-A	Assistant to the City Manager	Annual	\$105,643	\$118,872	\$132,059	\$145,267	\$158,454
	Human Resources Manager	Monthly	\$8,804	\$9,906	\$11,005	\$12,106	\$13,205
	Principal Civil Engineer	Bi-weekly	\$4,063	\$4,572	\$5,079	\$5,587	\$6,094
		Hourly	\$50.79	\$57.15	\$63.49	\$69.84	\$76.18
M5	Fire Battalion Chief (2912 annual hours)	Annual	\$109,229	\$122,886	\$136,573	\$150,172	\$163,858
		Monthly	\$9,102	\$10,241	\$11,381	\$12,514	\$13,655
		Bi-weekly	\$4,201	\$4,726	\$5,253	\$5,776	\$6,302
		Hourly	\$37.51	\$42.20	\$46.90	\$51.57	\$56.27
M6	Marine Safety Captain Finance Manager	Annual	\$116,230	\$130,749	\$145,267	\$159,806	\$174,325
		Monthly	\$9,686	\$10,896	\$12,106	\$13,317	\$14,527
		Bi-weekly	\$4,470	\$5,029	\$5,587	\$6,146	\$6,705
		Hourly	\$55.88	\$62.86	\$69.84	\$76.83	\$83.81
M6-A	Fire Battalion Chief (2080 annual hours)	Annual	\$120,162	\$135,179	\$150,197	\$165,214	\$180,253
		Monthly	\$10,013	\$11,265	\$12,516	\$13,768	\$15,021
		Bi-weekly	\$4,622	\$5,199	\$5,777	\$6,354	\$6,933
		Hourly	\$57.77	\$64.99	\$72.21	\$79.43	\$86.66
M7	Deputy Fire Chief	Annual	\$122,928	\$141,378	\$159,806	\$178,256	\$196,685
		Monthly	\$10,244	\$11,781	\$13,317	\$14,855	\$16,390
		Bi-weekly	\$4,728	\$5,438	\$6,146	\$6,856	\$7,565
		Hourly	\$59.10	\$67.97	\$76.83	\$85.70	\$94.56
M8	City Clerk	Annual	\$135,200	\$155,480	\$175,781	\$196,082	\$216,341
	City Engineer/Public Works Director	Monthly	\$11,267	\$12,957	\$14,648	\$16,340	\$18,028
	Community Development Director	Bi-weekly	\$5,200	\$5,980	\$6,761	\$7,542	\$8,321
	Fire Chief	Hourly	\$65.00	\$74.75	\$84.51	\$94.27	\$104.01
	Finance Director/City Treasurer						
Human Resources Director Information Technology Director							
M9	Assistant City Manager	Annual	\$175,698	\$190,109	\$204,519	\$218,930	\$233,341
		Monthly	\$14,641	\$15,842	\$17,043	\$18,244	\$19,445
		Bi-weekly	\$6,758	\$7,312	\$7,866	\$8,420	\$8,975
		Hourly	\$84.47	\$91.40	\$98.33	\$105.25	\$112.18

TEMPORARY/PART-TIME/SEASONAL EMPLOYEES

SALARY SCHEDULE 6

JULY 1, 2023

Pay Grade		Job Classification	Step A				
PTS	41	Lifeguard Intern	\$15.50				
		Junior Lifeguard Intern					
		Junior Lifeguard Instructor I (non-lifeguard)					
PTS	58	Lifeguard	\$19.00	\$19.96	\$20.96	\$22.00	\$23.10
		Junior LG Instructor II					
		Management Intern					
		Temporary Administrative Assistant					
		Parking Enforcement Officer					
Recreation Leader I							
PTS	63	Lifeguard + EMT	\$19.98	\$20.97	\$22.02	\$23.12	\$24.28
		Junior LG Instructor II + EMT					
		Recreation Leader II					
PTS	75	Temporary Maintenance Worker I	\$22.51	\$23.64	\$24.82	\$26.05	\$27.36
PTS	76	Temporary Firefighter/Paramedic	\$22.74	\$23.87	\$25.07	\$26.32	\$27.64
PTS	77	Temporary Planning Technician	\$22.96	\$24.11	\$25.32	\$26.58	\$27.92
		Temporary Engineering Technician					
PTS	82	Temporary Administrative Technician	\$24.14	\$25.34	\$26.61	\$27.94	\$29.34
		Jr. Lifeguard Administrative Technician					
PTS	83	Recreation Leader III	\$24.37	\$25.59	\$26.88	\$28.22	\$29.63
		Senior Lifeguard					
PTS	86	Temporary Code Compliance Officer Assistant	\$25.11	\$26.38	\$27.69	\$29.07	\$30.53
PTS	88	Senior Lifeguard + EMT	\$25.62	\$26.90	\$28.25	\$29.66	\$31.14
PTS	102	Temporary Management Assistant	\$29.45	\$30.92	\$32.46	\$34.09	\$35.79
PTS	123	Temporary Fire Prevention Technician	\$36.29	\$38.11	\$40.02	\$42.02	\$44.12

**TEMPORARY/PART-TIME/SEASONAL EMPLOYEES**

**SALARY SCHEDULE 6**

**Effective January 1, 2024**

Pay Grade		Job Classification					
PTS	41	Lifeguard Intern	\$16.00				
		Junior Lifeguard Intern					
		Junior Lifeguard Instructor I (non-lifeguard)					
			Step A	Step B	Step C	Step D	Step E
PTS	58	Lifeguard	\$19.00	\$19.96	\$20.96	\$22.00	\$23.10
		Junior LG Instructor II					
		Management Intern					
		Temporary Administrative Assistant					
		Parking Enforcement Officer					
		Recreation Leader I					
PTS	63	Lifeguard + EMT	\$19.98	\$20.97	\$22.02	\$23.12	\$24.28
		Junior LG Instructor II + EMT					
		Recreation Leader II					
PTS	75	Temporary Maintenance Worker I	\$22.51	\$23.64	\$24.82	\$26.05	\$27.36
PTS	76	Temporary Firefighter/Paramedic	\$22.74	\$23.87	\$25.07	\$26.32	\$27.64
PTS	77	Temporary Planning Technician	\$22.96	\$24.11	\$25.32	\$26.58	\$27.92
		Temporary Engineering Technician					
PTS	82	Temporary Administrative Technician	\$24.14	\$25.34	\$26.61	\$27.94	\$29.34
		Jr. Lifeguard Administrative Technician					
PTS	83	Recreation Leader III	\$24.37	\$25.59	\$26.88	\$28.22	\$29.63
		Senior Lifeguard					
PTS	86	Temporary Code Compliance Officer Assistant	\$25.11	\$26.38	\$27.69	\$29.07	\$30.53
PTS	88	Senior Lifeguard + EMT	\$25.62	\$26.90	\$28.25	\$29.66	\$31.14
PTS	102	Temporary Management Assistant	\$29.45	\$30.92	\$32.46	\$34.09	\$35.79
PTS	123	Temporary Fire Prevention Technician	\$36.29	\$38.11	\$40.02	\$42.02	\$44.12

# **City of Solana Beach**

## **RECREATION PROGRAMS COORDINATOR**

### **Miscellaneous Employee Group**

***Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job.***

#### **DEFINITION**

Under general supervision of Assistant City Manager and/or Recreation Manager, the Recreation Programs Coordinator will provide excellent customer service to all program patrons by demonstrating a positive attitude and exceeding the needs of patrons and expectations of the community; assist with the organization, planning, and implementation of a variety of recreation and park activities as well as special events in various seasonal programs, and related activities. The Community Services/Recreation Programs Coordinator position is a FLSA non-exempt hourly position and a part of the Miscellaneous Employee Group.

#### **SUPERVISION RECEIVED AND EXERCISED**

Receives supervision from the Assistant City Manager and the Parks & Recreation Manager, and/or designee. Incumbent may supervise seasonal/part-time Recreational Staff as assigned.

#### **ESSENTIAL JOB FUNCTIONS**

*The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may be required to perform additional or different duties from those set forth below to address business needs and changing business practices.*

- Assist in planning, organizing, coordinating, promoting, implementing, and evaluating programs (e.g., summer camps and Age-Friendly programs) and special events such as community events for all age groups, Citywide special events, inter-agency, contractual, satellite and instructional programs, and grant programs, etc.
- Assist with recreation/community service programs and/or special events to meet the social, economic, and geographic needs of the citizens of the City.
- Assist in scheduling programs and uses of facilities by outside organizations.

**City of Solana Beach**  
**Recreation Programs Coordinator**

- Participate in and support the activities in the daily, weekly, and monthly schedule for the department.
- Provide information, promote, develop interest and participation for activities within the recreation/community service programs to the public.
- Open and close facilities as needed, set up and perform light maintenance of the facilities and equipment and help with preparations for special events.
- Advise patrons of regulations governing the use of recreational facilities including parks and beaches.
- Take registrations for recreation programs and field/facility rentals.
- Coordinate the specialized activities to fit the abilities and interests of the participants.
- May assist in developing public information flyers and social media ads for promotion of Citywide programs, activities, and events.
- May assist with hiring, training, assigning work, and overseeing other part-time/temporary staff for the programs and activities in the department.
- Supervise program participants.
- Ensure the safety of participants and staff.
- Develop, maintain, and issue specialized equipment and materials.
- Keep routine records, complete forms, prepare reports, and compile statistical information for assigned programs.
- Attend staff meetings, conferences, and trainings as scheduled.
- Build and maintain positive working relationships with co-workers, other City employees, and the public using principles of good customer service.

**City of Solana Beach**  
**Recreation Programs Coordinator**

- May be responsible for specific areas of the recreation/community services program.
- May act as recreation or community supervisor in absence of Recreation Manager.
- Work irregular hours including weekends and evenings.
- Performs other duties as required.

**QUALIFICATIONS GUIDELINES**

**Education:**

Equivalent to two years of college coursework in recreation or public administration, physical education or closely related field; A bachelor's degree in recreation or public administration, business administration or other related field is desirable.

**Experience:**

Two (2) years of work experience in a specialized area applicable to a municipal recreation program or closely related field. Up to two years of additional related work experience may be substituted for the college-level coursework.

One (1) year showing advancing supervisory and leadership skills in recreation and/or community services preferred.

**KNOWLEDGE, SKILLS & ABILITIES**

**Knowledge of:**

- Functions and services of municipal recreational activities.
- Operations, services, and activities of a community recreation program; recreation activities, games, sports, arts and crafts, special events, and equipment used for various activities.
- Recreation site management and oversight.
- Procedures for planning, implementing, and maintaining a variety of recreation and leisure activities for all ages and programs through community participation.

**City of Solana Beach**  
**Recreation Programs Coordinator**

- Methods and techniques of First Aid and CPR.
- Principles and practices of basic public relations and customer service.
- Principles and procedures of recordkeeping, cash handling, and report preparation.
- Techniques for effectively dealing with individuals of various ages, various socioeconomic, cultural, and ethnic groups, and effectively representing the City in contacts with the public.
- Maintain a safe work environment in accordance with programs and City policies and procedures for participants, patrons, co-workers, and self.
- Safe driving rules and practices.
- English usage, grammar, spelling, vocabulary, and punctuation.
- Program management, and basic supervisory techniques.
- Modern office practices, methods, computer equipment and computer applications.

**Ability to:**

- Plan, oversee, coordinate, review, and evaluate recreation program operations and activities, as well as staff, contractors, and volunteers.
- Plan and prepare recreation activity schedules, staffing schedules, reports, and other related program materials.
- Recommend and implement goals and objectives for providing recreation programs and services.
- Work irregular hours including weekends and evenings.
- Communicate clearly and concisely, both orally and in writing.
- Understand and carry out oral and written instructions. Establish and maintain cooperative and effective relationships with school officials, neighborhood groups, councilmembers, businesses, and community organizations.
- Prepare reports, correspondence and publicity materials concerning new or ongoing recreation programs.
- Maintain confidentiality of sensitive information and records.
- Organize own work, set priorities, and meet critical deadlines; use initiative and independent judgment within established procedural guidelines.
- Exercise independent judgment; and make sound decisions.
- Accomplish work with a minimum of supervision and with only general direction.

**City of Solana Beach**  
**Recreation Programs Coordinator**

- Assist plan, organize, assign, train, supervise, review, the activities of assigned staff in set program areas.
- Prepare clear, concise, and effective reports, correspondence, and other written materials.
- Make effective oral presentations to diverse audiences as needed.
- Communicate clearly and concisely, both orally and in writing.
- Use tact, initiative, and independent judgment.
- Work in a team atmosphere and participate on a variety of departmental and Citywide committees to enhance the provision of all City services.
- Effectively use computer systems, software applications, and modern business equipment to perform a variety of work tasks.
- Demonstrate an awareness and appreciation of the cultural diversity of the community and work with diverse populations and maintain an inclusive environment.
- Establish and maintain effective working relationships with those contacted in the course of work.

**Special Requirements:**

**Special Requirements**

- Applicants must be eighteen (18) years of age or older. The applicant selected will be subject to a criminal history investigation through the California Department of Justice (DOJ) and a thorough background check. A waiver for reference and background information must be completed.
- Possession of a valid Class "C" California driver's license with a satisfactory driving record.
- Incumbents in this classification may be required to work evenings, weekends, and holidays.
- Individuals assigned to work with students and/or children must provide proof of a tuberculosis (TB) test by date of hire.
- Possession of, or ability to obtain, valid First Aid and CPR certificate.
- Incumbents may be asked to travel on City business, using their own vehicle or a City vehicle, and are required to be in the Department of Motor Vehicles Pull Notice Program.

**ADDITIONAL REQUIREMENTS**

The above job description is intended to represent only the key areas of responsibilities; specific position assignments will vary depending on the business needs of the department.

City of Solana Beach employees are designated Disaster Service Workers through state law (California Government Code Section 3100-3109). Employment with the City requires the affirmation of a loyalty oath to this effect. Employees are required to complete all Disaster Service Worker-related training as assigned, and to return to work as ordered in the event of an emergency.

**PHYSICAL AND MENTAL DEMANDS/WORKING CONDITIONS**

*The physical and mental demands herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform these essential job functions.*

- Mental function: Includes reading, writing, mathematical computations, operating a computer, problem solving, managing multiple projects, calmly handling complaints and problems from irate citizens or contractors, and decision making under stressful conditions.
- Productivity: Incumbents must perform work in an efficient, effective, and timely manner with minimal direction.
- Mobility: Incumbents require sufficient mobility to work in an office setting and operate office equipment. Must possess the physical stamina to lift and move tables and chairs, arrange facilities for community events and/or meetings. Incumbents must be able to participate in assigned recreational activities for long periods of time, requires varying periods of walking, driving, standing, sitting, bending, stooping, running, reaching, and crouching. The ability to lift, push and/or pull objects which may weigh up to 60 pounds is required.
- Vision: Vision is sufficient to read small print, computer screens, and printed documents, and to operate assigned equipment.
- Hearing: Incumbents are required to hear in the normal audio range with or without correction.
- Environment: Incumbents may work in the field and be exposed to inclement weather conditions, may work at indoor or outdoor recreational facilities, and may travel from site to site. Incumbents may be exposed to blood and

**City of Solana Beach**  
**Recreation Programs Coordinator**

body fluids when rendering First Aid and CPR.

- Physical: Primary functions require sufficient physical ability to work both in an office setting and operate office equipment, as well as outdoor activities. Continuous fine finger dexterity to manipulate small tools and equipment; Frequent walking, standing, sitting, side-to-side turning of neck; firm grasp to lift and move equipment; Occasional bending and stooping, squatting, reaching at and above shoulder height, pushing/pulling up to 100 lbs., twisting at waist, upward and downward flexion of neck; lifting of objects weighing up to 60 lbs. Infrequent kneeling.
- Other factors: Incumbents may be required to work extended hours including mornings, evenings, and weekends. Incumbents may be required to travel outside City boundaries to attend meetings and to use a personal vehicle in the course of employment.

**SBEA - MISCELLANEOUS EMPLOYEES  
SALARY SCHEDULE 3  
Effective October 26, 2023**

Pay Grade		Job Classification	Hourly							Monthly						
			Step A	Step B	Step C	Step D	Step E	Step F	Step G	Step A	Step B	Step C	Step D	Step E	Step F	Step G
MIS	4101	Administrative Assistant I	\$ 18.36	\$ 19.27	\$ 20.23	\$ 21.25	\$ 22.32	\$ 23.43	\$ 24.60	\$ 3,182.40	\$ 3,340.13	\$ 3,506.53	\$ 3,683.33	\$ 3,868.80	\$ 4,061.20	\$ 4,264.00
MIS	4151	Maintenance Worker I	\$ 22.17	\$ 23.28	\$ 24.46	\$ 25.68	\$ 26.95	\$ 28.30	\$ 29.72	\$ 3,842.80	\$ 4,034.94	\$ 4,239.73	\$ 4,451.20	\$ 4,671.33	\$ 4,905.33	\$ 5,151.47
MIS	4201	Administrative Assistant II	\$ 22.40	\$ 23.52	\$ 24.70	\$ 25.94	\$ 27.22	\$ 28.59	\$ 30.02	\$ 3,882.67	\$ 4,076.80	\$ 4,281.33	\$ 4,496.27	\$ 4,718.13	\$ 4,955.60	\$ 5,203.47
MIS	4251	Maintenance Worker II	\$ 25.00	\$ 26.24	\$ 27.55	\$ 28.93	\$ 30.38	\$ 31.90	\$ 33.50	\$ 4,333.33	\$ 4,548.27	\$ 4,775.33	\$ 5,014.53	\$ 5,265.87	\$ 5,529.33	\$ 5,806.67
MIS	4301	Code Compliance Specialist	\$ 27.33	\$ 28.70	\$ 30.13	\$ 31.64	\$ 33.21	\$ 34.88	\$ 36.62	\$ 4,737.20	\$ 4,974.67	\$ 5,222.53	\$ 5,484.27	\$ 5,756.40	\$ 6,045.87	\$ 6,347.47
	4302	Recreation Programs Coordinator														
MIS	4351	Permit Technician	\$ 27.61	\$ 28.99	\$ 30.44	\$ 31.96	\$ 33.56	\$ 35.24	\$ 37.00	\$ 4,785.73	\$ 5,024.93	\$ 5,276.27	\$ 5,539.73	\$ 5,817.07	\$ 6,108.27	\$ 6,413.33
	4401	Junior Planner														
MIS	4451	Administrative Assistant III	\$ 27.88	\$ 29.28	\$ 30.74	\$ 32.28	\$ 33.89	\$ 35.59	\$ 37.37	\$ 4,832.53	\$ 5,075.20	\$ 5,328.27	\$ 5,595.20	\$ 5,874.27	\$ 6,168.93	\$ 6,477.47
	4501	Management Assistant														
MIS	4551	Lead Maintenance Worker	\$ 28.72	\$ 30.16	\$ 31.67	\$ 33.26	\$ 34.91	\$ 36.67	\$ 38.50	\$ 4,978.13	\$ 5,227.73	\$ 5,489.47	\$ 5,765.07	\$ 6,051.07	\$ 6,356.13	\$ 6,673.33
MIS	4601	Code Compliance Officer	\$ 30.18	\$ 31.69	\$ 33.29	\$ 34.95	\$ 36.70	\$ 38.53	\$ 40.46	\$ 5,231.20	\$ 5,492.93	\$ 5,770.27	\$ 6,058.00	\$ 6,361.33	\$ 6,678.53	\$ 7,013.07
MIS	4651	Senior Engineering Technician	\$ 33.22	\$ 34.89	\$ 36.64	\$ 38.47	\$ 40.39	\$ 42.40	\$ 44.52	\$ 5,758.13	\$ 6,047.60	\$ 6,350.93	\$ 6,668.13	\$ 7,000.93	\$ 7,349.33	\$ 7,716.80
	4701	Management Associate														
MIS	4751	Assistant Planner	\$ 33.51	\$ 35.19	\$ 36.96	\$ 38.80	\$ 40.73	\$ 42.77	\$ 44.91	\$ 5,808.40	\$ 6,099.60	\$ 6,406.40	\$ 6,725.33	\$ 7,059.87	\$ 7,413.47	\$ 7,784.40
MIS	4801	Environmental Specialist	\$ 34.03	\$ 35.72	\$ 37.50	\$ 39.38	\$ 41.36	\$ 43.42	\$ 45.59	\$ 5,898.53	\$ 6,191.47	\$ 6,500.00	\$ 6,825.87	\$ 7,169.07	\$ 7,526.13	\$ 7,902.27
MIS	4851	Senior Code Compliance Officer	\$ 34.11	\$ 35.82	\$ 37.61	\$ 39.48	\$ 41.46	\$ 43.54	\$ 45.72	\$ 5,912.40	\$ 6,208.80	\$ 6,519.07	\$ 6,843.20	\$ 7,186.40	\$ 7,546.93	\$ 7,924.80
MIS	4901	Public Works Inspector	\$ 35.04	\$ 36.80	\$ 38.64	\$ 40.57	\$ 42.61	\$ 44.74	\$ 46.98	\$ 6,073.60	\$ 6,378.67	\$ 6,697.60	\$ 7,032.13	\$ 7,385.73	\$ 7,754.93	\$ 8,143.20
	4951	Fire Prevention Specialist														
MIS	5001	Associate Planner	\$ 37.69	\$ 39.57	\$ 41.55	\$ 43.62	\$ 45.81	\$ 48.10	\$ 50.51	\$ 6,532.93	\$ 6,858.80	\$ 7,202.00	\$ 7,560.80	\$ 7,940.40	\$ 8,337.33	\$ 8,755.07
MIS	5051	Assistant Civil Engineer	\$ 38.74	\$ 40.68	\$ 42.71	\$ 44.85	\$ 47.09	\$ 49.46	\$ 51.93	\$ 6,714.93	\$ 7,051.20	\$ 7,403.07	\$ 7,774.00	\$ 8,162.27	\$ 8,573.07	\$ 9,001.20
MIS	5101	Associate Civil Engineer	\$ 46.38	\$ 48.71	\$ 51.14	\$ 53.69	\$ 56.38	\$ 59.20	\$ 62.16	\$ 8,039.20	\$ 8,443.07	\$ 8,864.27	\$ 9,306.27	\$ 9,772.53	\$ 10,261.33	\$ 10,774.40



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** October 25, 2023  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Public Hearing: City Council Consideration of Resolution 2023-114 for Fiscal Year 2024/25 Community Development Block Grant Funds – Americans with Disabilities Act (ADA) Pedestrian Ramp Improvements**

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## **BACKGROUND:**

The City of Solana Beach (City) is eligible to apply for Federal Community Development Block Grant (CDBG) funding administered locally through the County of San Diego Department of Housing and Community Development (County). The County has recommended that the City target Americans with Disabilities Act (ADA) improvements to improve the accessibility and safety for persons with disabilities, which is one of the CDBG goals. The City Council (Council) has approved previous annual CDBG applications to construct ADA compliant pedestrian ramps at public street intersections throughout the City.

For the upcoming application, Staff prepared for Council's consideration a new list of street intersections that may be improved with ADA compliant pedestrian ramps (Attachment 1, Exhibit A). This item is before the City Council for the consideration of Resolution 2023-114 (Attachment 1), which would approve the list of ramps and authorize Staff to apply for the Fiscal Year (FY) 2024/25 CDBG funding program.

## **DISCUSSION:**

The County has indicated that the City's anticipated CDBG funding will be approximately \$52,132 for this annual grant application. Staff developed a list of locations consistent with the anticipated funding. The ramps listed in Attachment 1, Exhibit A, are at locations either with no existing pedestrian ramp or with an existing ramp that does not meet current standards. The number of ramps to be constructed will be adjusted to match the available funding. As this Council action has been advertised as a public hearing, any information,

CITY COUNCIL ACTION:

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comments, and testimony received on this item will be attached to this report and sent to the County along with the City's application.

**CEQA COMPLIANCE STATEMENT:**

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

**FISCAL IMPACT:**

There is no impact to the General Fund due to the use of Federal CDBG Funds. Staff anticipates that the City will receive CDBG funding of approximately \$52,132 for FY 2024/25. Staff will program the funds for the ADA pedestrian ramps in the proposed FY 2024/25 CIP Budget.

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendations and approve the CDBG application.
- Provide alternative direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, receive public testimony, Close the public hearing.
2. Adopt Resolution 2023-114:
  - a. Finding that the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to the State CEQA Guidelines.
  - b. Approving the list of public street ADA ramp locations.
  - c. Requesting FY 2024/25 Community Development Block Grant Funds for ADA pedestrian ramp improvements at various public street intersections listed in Attachment 1, Exhibit A.

- d. Finding that all of FY 2024/25 CDBG funds, presently estimated at a total of \$52,132, are designated to be used for ADA pedestrian ramp improvements.
- e. Authorizing the City Manager to execute the County contract for management and implementation of the CDBG program.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



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Gregory Wade, City Manager

Attachments:

1. Resolution 2023-114
2. Resolution 2023-114 Exhibit A

## RESOLUTION 2023-114

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, REQUESTING FISCAL YEAR 2024/25 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR CONSTRUCTION OF ADA PEDESTRIAN RAMPS

**WHEREAS**, the City Council of the City of Solana Beach participates in the Community Development Block Grant (CDBG) Program as administered through the County of San Diego as the City is not eligible to submit as an “Entitlement City”; and

**WHEREAS**, the City desires to utilize the CDBG funds for ADA improvements to improve the accessibility and safety for persons with disabilities; and

**WHEREAS**, on October 25, 2023, the City Council held a duly noticed public hearing to consider the application of requesting CDBG funds; and

**WHEREAS**, section 15301(c) of the State CEQA Guidelines categorically exempts operation, repairs, maintenance or minor alteration to existing streets, sidewalks, gutters and similar facilities.

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

1. That the above recitations are true and correct.
2. That the City Council finds the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to Section 15301(c) the State CEQA Guidelines.
3. That the City Council approves the list of public street ADA Ramp Locations (Exhibit A).
4. That the City Council requests the Fiscal Year (FY) 2024/25 Community Development Block Grant Funds for ADA pedestrian ramp improvements at various public street intersections listed in Exhibit A.
5. That the City Council authorizes the City Manager to execute the County contract for management and implementation of the CDBG project.

**PASSED AND ADOPTED** this 25th day of October, 2023 at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

**EXHIBIT A  
Resolution 2023-114**

**City of Solana Beach  
FY 2024-25 CDBG Application**

**Proposed ADA Ramps Locations**

<b>No.</b>	<b>Cross Streets</b>		<b>Corner(s)</b>
1	Pacific Ave	Ocean St	NW
2	Pacific Ave	Solana Vista Dr	SW
3	Pacific Ave	West Cliff St	NW/NE/SE
4	Pacific Ave	Hill St	SE
5	North Acacia Ave	Estrella St	NW/NE/SE

All locations listed above have either no existing pedestrian ramp or have an existing ramp that does not meet current standards.

The scope of the implemented project will be based on the available funding and may not include all the locations listed above.



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** October 25, 2023  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Continued Public Hearing: Request for a DRP and SDP to Construct a Second-Floor Addition to an Existing Two-Story, Single-Family Residence with an Attached Garage at 611 Seabright Lane. (Applicants: Laura and John Boat; Application: DRP22-017/SDP22-015; APN: 263-062-05; Resolution No. 2023-112)**

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## **BACKGROUND:**

The Applicants, Laura and John Boat, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a 119 square-foot second-floor addition with associated improvements to a two-story single-family residence. The project proposes 10 cubic yards of excavation for footings to be exported offsite. The maximum building height of the proposed addition would be 25.0 feet above the existing and proposed grade (or 97.10 feet above Mean Sea Level (MSL)). The 10,397 square-foot lot is located within the Low Medium Residential (LMR) Zone and the Scale Residential Overlay Zone (SROZ).

A DRP is required for a proposed addition to a structure that would exceed 60 percent of the maximum allowable floor area. An SDP is required for an addition over 16 feet in height as measured from the pre-existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2023-112 (Attachment 1).

## **DISCUSSION:**

As described later in this report, the project was revised following a recommendation by the View Assessment Commission (VAC) to deny the SDP. The revised project includes

COUNCIL ACTION:

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a reduced scope and scale that is located entirely within the three-dimensional envelope of the originally certified story poles that depicted the original scope considered by the VAC and had been intended to remain through the City Council Public Hearing.

The Public Hearing for this project was originally scheduled and noticed for the October 11, 2023, Regular Meeting of the City Council. In an apparent effort to depict the revised proposed project, the Applicants in this case removed some of the story poles without authorization or certification. Though it is common for story poles to be modified during the discretionary phase of a project in an effort to accurately depict modified projects, such changes are required to be certified by a licensed land surveyor to ensure accuracy. In an interest to allow the story poles to be accurately re-installed and re-certified, the City Council opened the Public Hearing on October 11, 2023 and continued the matter, date-certain, to the October 25, 2023, Regular Meeting of the City Council.

The story poles have since been modified and the certification has been updated to reflect the revised project as depicted by the story poles in their current configuration, which accurately depicts the design of the proposed project.

The subject 10,397 square-foot lot is located on the west side of Seabright Lane. The topography slopes gently down from Seabright Lane to the rear (west) property line. The property is developed with a two-story single-family residence with an attached two-car garage. The existing residence is legal nonconforming for the following four reasons; 1) a portion of the second story roof exceeds the maximum building height by approximately 3.9 feet; 2) the roof deck railing exceeds the maximum allowable building height by approximately 1.25 feet; 3) the garage encroaches diagonally into the front yard setback by a maximum of 5.33 feet; and 4) the northern exterior wall of the residence encroaches approximately 6 inches into the side yard setback. The Residential Building Record (RBR) maintained by the County Assessor identifies the existing improvements as being permitted prior to the City's incorporation. Pursuant to Solana Beach Municipal Code (SBMC) Section 17.16.050, "where a nonconforming use exists on a lot, additional uses, structures or structural internal and external additions may be established on the lot; provided such additional uses, structures, or structural additions do not increase the size, degree, or intensity of the existing nonconformity."

The Applicants are proposing to remodel the existing second floor, reconstruct the nonconforming portion of the roof in compliance with building height, and construct a 119 square-foot addition on the second floor. The project would not expand or intensify the remaining nonconforming aspects of the residence, which would be maintained in compliance with SBMC Chapter 17.16. The project plans are provided in Attachment 2.

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

<b>Table 1</b>		
<b>LOT INFORMATION</b>		
<b>Property Address:</b>	611 Seabright Ln	<b>Zoning Designation:</b> LMR (4 du/ac)
<b>Lot Size (Gross):</b>	10,397 sf	<b># Units Allowed:</b> 1 D/U, 1 ADU, 1 JADU
<b>Max. Allowable Floor Area:</b>	3,769 sf	<b># Units Ex/Proposed:</b> 1 D/U
<b>Proposed Floor Area:</b>	2,861 sf	<b>Setbacks:</b>
<b>Below Max. Floor Area by:</b>	908 sf	<b>Required</b>
<b>Max. Allowable Height:</b>	25 ft	<b>Proposed</b>
<b>Max. Existing Height:</b>	(roof) 28.9 ft*	Front (E) 25 ft 20 ft***
	(deck rail) 26.3 ft**	Interior Side (N) 10 ft 9 ft 5 in****
<b>Max. Proposed Height:</b>	25.0 ft	Interior Side (S) 10 ft 11 ft
<b>Highest Point/Ridge:</b>	97.10 MSL	Rear (W) 25 ft 68 ft
*Legal nonconforming loft roof to be removed		***Legal nonconforming encroachment to be maintained
**Legal nonconforming roof deck railing to be maintained		**** Legal nonconforming encroachment to be maintained
<b>PROPOSED PROJECT INFORMATION</b>		
<b>Proposed Floor Area Breakdown:</b>		<b>Required Permits:</b>
Existing First Floor Living Area	2,182 sf	<b>DRP</b> for proposed total floor area to exceed 60% of maximum allowable
Existing Second Floor Living Area	560 sf	<b>SDP</b> for addition in excess of 16 feet in height
Existing Garage	390 sf	
Proposed Second Floor Addition	119 sf	
Subtotal	3,251 sf	
Off-Street Parking Exemption	- 390 sf	
<b>Total Proposed Floor Area:</b>	<b>2,861 sf</b>	
<b>Required/Proposed Parking:</b> 2 (SFR) / 2 Garage		<b>Existing Development:</b> Single-family residence with attached garage to remain that is legal nonconforming related to setbacks and height
<b>Proposed Fences and Walls:</b> Existing to remain		
<b>Proposed Accessory Structure:</b> No		
<b>Proposed Grading:</b> 10 CY of excavation for footings to be exported offsite.		

Staff has prepared draft findings for approval of the project in the attached Resolution 2023-112 for Council’s consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2023-112.

**Development Review Permit Compliance (SBMC Section 17.68.40):**

A DRP is required because the total proposed floor area would exceed 60 percent of the maximum allowable for the property. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2023-112 provides a full discussion of the findings.

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

## **DRP Finding #1**

### General Plan Consistency

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

### Specific Plans and Special Overlays

The property is located in the SROZ, which specifies development standards to preserve and enhance the existing community character and aesthetic quality of the City of Solana Beach, by providing regulations to ensure and protect the character, traditional scale, and seaside orientation of established residential neighborhoods. The project, as designed, complies with the SROZ maximum allowable floor area.

The entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

## Zoning Ordinance Consistency

SBMC Section 17.20.010(C) specifies that the LMR Zone is intended for residential development in areas characterized primarily by detached single-family homes on both older and newer subdivided lots. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

### Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LMR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The existing residence is legal nonconforming as the northeast corner of the garage encroaches approximately 5.33 feet into the required front yard setback, and the northern exterior wall of the residence encroaches approximate 6 inches into the required side yard setback. The Applicants are proposing to maintain the existing footprint of the residence and garage in compliance with the Nonconforming regulations set forth in SBMC Chapter 17.16.

### Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 10,397 square-foot lot is as follows:

0.50 for first 6,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.175 for 6,000 to 15,000 ft <sup>2</sup>	769 ft <sup>2</sup>
<hr/> Maximum Allowable Floor Area:	<hr/> 3,769 ft <sup>2</sup>

The existing residence includes a 2,182 square-foot first floor, a 560 square-foot second floor, and a 390 square-foot two-car garage. The proposed project includes a 119 square-foot addition to the second floor. The subtotal of the proposed gross floor area would be 2,861 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage and unobstructed, 200 square feet of floor area is exempted for each required space (or the total square footage of the garage if it is less than 400 square feet). The existing 390 square-foot garage provides two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 390 square-foot exemption from gross floor area calculation. With the exemption, the total gross floor area of the project would be 2,861 square feet, which is 908 square feet below the maximum allowable for the property.

### Maximum Building Height:

The maximum building height for the LMR Zone is 25 feet. The existing legal nonconforming roof deck railing exceeds the maximum allowable height by approximately 1.25 feet and would be maintained with the project in compliance with the Nonconforming regulations set forth in SBMC Chapter 17.16. A portion of the existing legal nonconforming roof also exceeds the maximum allowable building height by approximately 3.9 feet and would be removed and reconstructed with the project to

comply with the maximum height allowance. The maximum height of the proposed addition would be 25.0 feet above the pre-existing and proposed grade or 97.10 feet above MSL. The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. As a condition of approval, the Applicants would be required to submit a height certification to certify that no portion of the structure will exceed 25.0 feet from the existing grade or 97.10 feet above MSL.

#### Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). A total of two off-street parking spaces are required by the project and two unobstructed 9-foot by 19-foot parking spaces are accommodated in the existing garage.

#### Fences, Walls and Retaining Walls:

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

Currently, the plans show the existing six-foot tall wooden fence enclosing and side and rear yards to remain and in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

#### Water Efficient Landscape:

The project is not subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified landscape areas that exceed 500 square feet. The proposed project does not include any modification to landscape areas. As a condition of approval, should the Applicants decide to modify more than 500 square feet of aggregate landscape area, they would be required to prepare a conceptual landscape plan for review by the City's third-party landscape architect and approval by City Council under a Modification to the DRP. In addition, A 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.

### **DRP Finding #2**

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

1. Relationship with Adjacent Land Uses
2. Building and Structure Placement

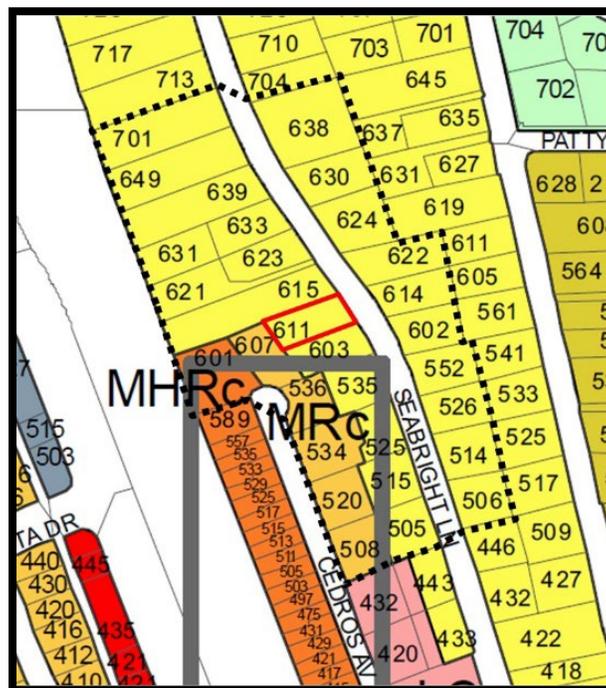
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

Relationship with Adjacent Land Uses:

The property and the surrounding neighborhood are located in the LMR Zone. These properties were constructed in a planned development prior to the City’s incorporation and are developed with a mix and one-and two-story single-family residences.

Neighborhood Comparison:

Staff compared the proposed project to 29 nearby properties located on Seabright Lane and North Cedros Avenue, as shown on the following map:



The properties evaluated in this comparison are also located in the LMR Zone as well as the Medium Residential and Medium-High Residential Zones. The surrounding properties are developed primarily with single-family homes ranging in size from 888 square feet to 4,050 square feet. The existing square footage information is obtained through the County Assessor records. It should be noted that the County Assessor does not include garages, covered patios or enclosed exterior areas, accessory buildings, or unfinished basements in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the garage:

Project Gross Building Area:	3,251 ft <sup>2</sup>
Delete Attached Garage:	- 390 ft <sup>2</sup>
<hr/> Project Area for Comparison to Assessor’s Data:	<hr/> 2,861 ft <sup>2</sup>

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

<b>Table 2</b>						
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft2	Max. Allowable ft2	Zone
1	701 Seabright Ln	22,000*	3,004		5,175	LMR
2	649 Seabright Ln	22,000*	6,810		5,175	LMR
3	639 Seabright Ln	18,000*	888		4,875	LMR
4	633 Seabright Ln	10,500*	2,660		3,788	LMR
5	631 Seabright Ln	11,200*	1,284		3,910	LMR
6	623 Seabright Ln	10,150*	2,659		3,726	LMR
7	621 Seabright Ln	13,300*	1,480		4,278	LMR
8	615 Seabright Ln	24,829	2,212		5,316	LMR
<b>9</b>	<b>611 Seabright Ln</b>	<b>10,397</b>	<b>2,746</b>	<b>2,861</b>	<b>3,769</b>	<b>LMR</b>
10	603 Seabright Ln	10,140	2,637		3,725	LMR
11	535 Seabright Ln	10,900	3,247		3,858	LMR
12	525 Seabright Ln	7,800	3,203		3,315	LMR
13	515 Seabright Ln	10,870	2,556		3,853	LMR
14	505 Seabright Ln	10,600	984		3,805	LMR
15	607 N Cedros Ave	9,115	3,320		3,545	MR
16	536 N Cedros Ave	9,392*	2,542		3,594	MR
17	534 N Cedros Ave	13,240*	2,745		4,267	MR
18	520 N Cedros Ave	10,920	1,244	3,471	3,781	MR
19	508 N Cedros Ave	10,460*	1,170		3,781	MR
20	601 N Cedros Ave	15,608	1,282	5,571	11,706	MHR
21	638 Seabright Ln	24,000	Unavailable		5,275	LMR
22	630 Seabright Ln	13,000	4,050		4,225	LMR
23	624 Seabright Ln	11,800	1,774		4,015	LMR
24	622 Seabright Ln	13,000	1,752		4,225	LMR
25	614 Seabright Ln	11,000	1,358		3,875	LMR
26	602 Seabright Ln	10,700	1,666		3,823	LMR
27	552 Seabright Ln	11,000	1,321		3,875	LMR
27	526 Seabright Ln	11,600	1,444		3,980	LMR
29	514 Seabright Ln	10,700	3,452		3,823	LMR
30	506 Seabright Ln	10,300	3,516		3,753	LMR

\*The County Assessor lot size information provided in Table 2 appears to be exclusive of the vegetated slopes in the rear yards. For clarification, Staff has provided the actual lot size and maximum allowable floor area for the subject property in bold as well as the lot size listed with the County data.

### Building and Structure Placement:

The proposed project includes a 14 square-foot living area addition and a 44 square-foot partially covered deck that would be exempt from the gross floor area calculation located on the west side of the existing second story as well as a 105 square-foot living area addition on the east side of the existing second story.

### Landscape:

The proposed project does not include any modification to existing landscape areas or proposal of new landscape areas. As a condition of approval, should the Applicants decide to modify more than 500 square feet of aggregate landscape area, they would be required to prepare a conceptual landscape plan for review by the City's third-party landscape architect and approval by City Council under a Modification to the DRP. In addition, a 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 two required off-street parking spaces would be located within the existing legal nonconforming garage, which is accessed by the existing driveway on the west side of Seabright Lane. Pedestrian access to the property would be maintained from the existing walkway as well as access around both sides of the residence to the rear yard.

### Grading:

The Applicants are proposing approximately 10 cubic yards of excavation for footings to construct the second-story addition. There would be no visible change to the existing grade with the project.

### Lighting:

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

### Usable Open Space:

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

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

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63. Story poles were installed depicting the original proposal, which included a first-floor remodel, a significantly larger second-floor addition, and expansion of the roof deck over the proposed addition. A Story Pole Height Certification was certified by a licensed land surveyor on March 8, 2023, showing a maximum building height of 25.00 feet (97.10 feet above MSL) above the existing and proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by April 23, 2023. The City received one application for View Assessment (Attachment 3) from the property owner (Nick Wildgoose; “Claimant”) of 607 North Cedros Avenue, which is located immediately west of the subject property.

The project was presented to the View Assessment Commission (VAC) on June 20, 2023. The VAC has not met since the June 20, 2023 meeting; therefore, the minutes have not been approved. Table 3 below includes a draft of the disclosures and findings from the June 20, 2023 meeting.

<b>Table 4</b>								
Nick Wildgoose 607 N Cedros		<b>Coad</b>	<b>Villasenor</b>	<b>Cohen</b>	<b>Moldenhauer</b>	<b>Stribling</b>	<b>Zajac</b>	<b>Najjar</b>
<b>Date Visited</b>	<b>Claimant</b>	6/16	6/16	6/19	6/16	6/16		6/16
	<b>Applicant</b>	6/16	6/16	6/19	6/16	6/19		6/16
<b>Primary Viewing Area</b>		Living Room / Dining (NE)	Living Room / Great Room (E)	Kitchen / Sitting / Outdoor Deck (NW)	Living Room / Kitchen (E)	Bedroom (NW)		Dining Room (N)
<b>#1. Communication Taken Place</b>		Y	Y	Y	Y	Y		Y
<b>#2. No Public View Impairment</b>		Y	Y	Y	Y	Y		Y
<b>#3. Designed to Minimize View Impairment</b>		Y	N	Y	N	Y		N
<b>#4. No Cumulative View Impairment</b>		Y	Y	Y	Y? 51:05	Y		Y
<b>#5. Neighborhood Compatibility</b>		Y	Y	N	Y	N		Y

One VAC member was absent from the meeting. The six participating VAC members did not reach consensus on the primary viewing area. They were each able to make Findings 1, 2, and 4. They were split evenly on Finding 3. Four of the six participating VAC members were able to make Finding 5. The VAC members discussed shared concerns with the size of the proposed second-story addition and the proposed expansion of the roof deck. When offered a continuance, the Applicants did not consent and instead requested that the VAC make a recommendation. Chair Cohen made a motion to recommend denial of the project, which was seconded by Commissioner Coad. The

motion passed 5/1/1 Ayes: Villasenor, Najjar, Moldenhauer, Coad, Cohen. Nos: Stribling. Absent: Zajac. The Notice of Recommendation is included in Attachment 4.

The Applicants have revised the proposed project since the June 20, 2023, VAC meeting. The changes include an overall reduction of the proposed second-story addition by 759 square feet and removal of the proposed roof deck. The revised project plans dated September 28, 2023, are included in Attachment 2.

The revised project is located entirely within the three-dimensional envelope of the original story poles; therefore, the Applicants were not required to update the poles. However, after noticing the project for the October 11, 2023 City Council meeting, the Applicants modified the story poles. The project was, therefore, continued date-certain to the October 28, 2023 City Council meeting to allow for the story poles to be re-stalled and re-certified. The updated certification is included in Attachment 6.

As of the preparation of this Staff Report, the Claimant has maintained his application for view assessment.

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

*SBMC Section 17.63.020(I): “Viewing area” shall be that area of the structure (excluding bathrooms, hallways, garages or closets) or lot (excluding the building setback areas) where the view assessment committee, or the city council on appeal, determines the best and most important view exists. The finished floor elevation of any viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to that viewing area. The determination shall be made by balancing the nature of the view to be protected and the importance of the area of the structure or lot from where the view is taken.*

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

- 1. The applicant for the structure development permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*
- 2. The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city’s general plan, local coastal program, or city designated viewing areas.*

3. *The structure is designed and situated in such a manner as to minimize impairment of views.*
4. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.*
5. *The proposed structure is compatible with the immediate neighborhood character.*

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 25.0 feet above the pre-existing and proposed grade or 97.10 feet above MSL, which is the maximum proposed structure height reflected on the project plans, should the City Council make the necessary finding to approve the project.

The Draft Resolution of Approval (Attachment 1) reflects the Applicants' request that the City Council consider the findings of the SDP and includes findings in support of the DRP. The Draft Resolution of Approval includes the applicable SBMC sections in italicized text and the recommended conditions of approval from the Community Development, Engineering, and Fire Departments. An additional condition of approval requires that the Applicants obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

### **Property Frontage and Public Right-of-Way Improvements:**

The existing property frontage is unimproved with vegetation and a nonstandard driveway. If approved, the Applicants will be required to remove the existing landscaping and construct a 10-foot wide Decomposed Granite (DG) pathway graded at a two percent maximum slope for walking and parking purposes. In addition, a mountable concrete curb for drainage will be required if the project is approved. The driveway approach will also be reconstructed as a condition of approval to meet the Americans with Disabilities Act (ADA) standards.

### **Public Hearing Notice:**

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on

September 28, 2023. The Applicants provided a letter to the City Council, which is included in Attachment 5. Staff has not received correspondence from neighbors regarding the proposed project except for the referenced View Assessment application from the adjacent neighbor.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2023-112 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

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

**CEQA COMPLIANCE STATEMENT:**

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class 1 consists of the minor alteration of existing private structures involving negligible or no expansion to the existing use including additions to existing structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation adopting the attached Resolution 2023-112.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP and SDP cannot be made.

**DEPARTMENT RECOMMENDATION:**

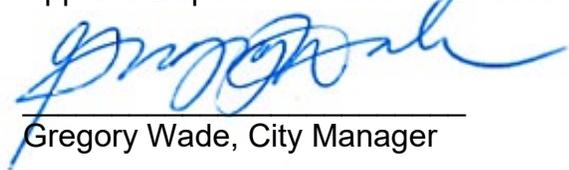
The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.

2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2023-112 conditionally approving a DRP and SDP to construct a 119 square-foot second-floor addition with associated improvements to two-story single-family residence at 611 Seabright Lane, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Resolution 2023-112
2. Project Plans
3. Wildgoose View Claim
4. VAC Notice of Recommendation
5. Boat Letter to City Council
6. Story Pole Certification

## RESOLUTION 2023-112

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A SECOND-STORY ADDITION TO AN EXISTING TWO-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE AT 611 SEABRIGHT LANE, SOLANA BEACH.**

**APPLICANTS: JOHN AND LAURA BOAT  
CASE NO.: DRP22-017/SDP22-015**

**WHEREAS**, John and Laura Boat (hereinafter referred to as “Applicants”), have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

**WHEREAS**, the View Assessment Committee recommended denial of the project on June 20, 2023 based on an application for View Assessment by Nick Wildgoose (hereinafter referred to as “Claimant”) at 607 North Cedros Avenue; and

**WHEREAS**, the Applicants submitted a revised project for consideration of the City Council and the Claimant maintained his application for View Assessment; and

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

**WHEREAS**, at the Public Hearing on October 11, 2023, the City Council opened the Public Hearing and continued the hearing date-certain to the October 25, 2023 Regular Meeting of the City Council; and

**WHEREAS**, the story poles were re-installed and re-certified on Friday, October 13, 2023, to reflect the proposed revised project; and

**WHEREAS**, at the Continued Public Hearing on October 23, 2023, the City Council received and considered evidence concerning the proposed application; and

**WHEREAS**, the City Council determined the primary viewing area(s) at 607 North Cedros Avenue to be \_\_\_\_\_; and

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to construct a 119 square-foot second-floor addition with associated improvements to a two-story single-family residence at 611 Seabright Lane, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:
  - I. *The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

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

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the LMR Zone is intended for residential development in areas characterized primarily by detached single-family homes on both older and newer subdivided lots. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LMR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is "c", which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The existing residence is legal nonconforming as the northeast corner of the garage encroaches approximately 5.33 feet into the required front yard setback, and the northern exterior wall of the residence encroaches approximate 6 inches into the required side yard setback. The Applicants are proposing to maintain the existing footprint of the residence

and garage in compliance with the Nonconforming regulations set forth in SBMC Chapter 17.16.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 10,397 square-foot lot is as follows:

0.50 for first 6,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.175 for 6,000 to 15,000 ft <sup>2</sup>	769 ft <sup>2</sup>
<hr/> Maximum Allowable Floor Area:	<hr/> 3,769 ft <sup>2</sup>

The existing residence includes a 2,182 square-foot first floor, a 560 square-foot second floor, and a 390 square-foot two-car garage. The proposed project includes a 119 square-foot addition to the second floor. The subtotal of the proposed gross floor area is 2,861 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage and unobstructed, 200 square feet of floor area is exempted for each required space (or the total square footage of the garage if it is less than 400 square feet). The existing 390 square-foot garage provides two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 390 square-foot exemption from gross floor area calculation. With the exemption, the total gross floor area of the project is 2,861 square feet, which is 908 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LMR Zone is 25 feet. The existing legal nonconforming roof deck railing exceeds the maximum allowable height by approximately 1.25 feet and would be maintained with the project in compliance with the Nonconforming regulations set forth in SBMC Chapter 17.16. A portion of the existing legal nonconforming roof also exceeds the maximum allowable building height by approximately 3.9 feet and would be removed and reconstructed with the project to comply with the maximum height allowance. The maximum height of the proposed addition would be 25.0 feet above the pre-existing and proposed grade or 97.10 feet above MSL. The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. As a condition of approval, the Applicants would be required to submit a height certification to certify that no portion of the structure will exceed 25.0 feet from the existing grade or 97.10 feet above MSL.

**Required Off-Street Parking:**

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). A total of two off-street parking spaces are required by the project and two unobstructed 9-foot by 19-foot parking spaces are accommodated in the existing garage.

**Fences, Walls and Retaining Walls:**

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

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

**Water Efficient Landscape:**

The project is not subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified landscape areas that exceed 500 square feet. The proposed project does not include any modification to landscape areas. As a condition of approval, should the Applicants decide to modify more than 500 square feet of aggregate landscape area, they would be required to prepare a conceptual landscape plan for review by the City's third-party landscape architect and approval by City Council under a Modification to the DRP. In addition, A 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.

*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 located within the LMR Zone as are the properties located in the immediate surrounding neighborhood on Seabright Lane and North Rios Avenue. Properties immediately to the west on North Cedros Avenue are located in the Medium Residential (MR) and Medium-High Residential (MHR) Zones. Properties on Seabright Lane, North Rios Avenue, and the east side of North Cedros Avenue are developed with a mix of one- and two-story single-family residences. Properties on the west side of North Cedros Avenue consist of an attached condominium “row home” development.

- 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 project includes a 14 square-foot living area addition and a 44 square-foot partially covered deck located on the west side of the existing second story and a 105 square-foot living area addition on the east side of the existing second story.

- 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 proposed project does not include any modification to existing landscape areas or proposal of new landscape areas. As a condition of approval, should the Applicants decide to modify more than 500 square feet of aggregate landscape area, they would be required to prepare a conceptual landscape plan

for review by the City's third-party landscape architect and approval by City Council under a Modification to the DRP. In addition, a 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 two required off-street parking spaces would be located within the existing legal nonconforming garage, which is accessed by the existing driveway on the east side of the property from Seabright Lane. Pedestrian access to the property would be maintained from the existing driveway as well as access around both sides of the residence to the rear yard.

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

The Applicants are proposing approximately 10 cubic yards of excavation for footings to construct the second-story addition. All excavated soil would be exported offsite. There will be no visible change to the existing grade with the project.

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

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures

shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

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

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

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

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

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

The Applicants shall obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

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

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

To be completed based on Council findings.

- II. The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails)*

*which has been identified in the city's general plan, local coastal program, or city designated viewing areas.*

To be completed based on Council findings.

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

To be completed based on Council findings.

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

To be completed based on Council findings.

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

To be completed based on Council findings.

## V. CONDITIONS:

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

### A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on October 25, 2023, and located in the project file with a submittal date of September 28, 2023.
- III. Prior to requesting a framing inspection, the Applicants shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on October 25, 2023, and that the maximum height of the proposed addition will not exceed 25.0 feet above the pre-existing and proposed grade or 97.10 feet above MSL, which is the

maximum proposed structure height reflected on the project plans.

- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. Should the Applicants propose to modify more than 500 square feet of landscape area, the project shall comply with the Water Efficient Landscape Ordinance (SBMC Chapter 17.56) and a Modification to the DRP will be required.
- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Seabright Lane and minimize impact to the surrounding neighbors.
- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- IV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Engineering Department Conditions:

- I. The Applicants shall obtain an Encroachment permit in accordance with Chapter 11.20 of the SBMC, 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 to the satisfaction of the City Engineer. For concrete work within the right-of-way, the contractor must have a valid State of California “A” or “C-8” contractor’s license.
  - a) Construction of a low profile mountable 9-inch by 9-inch by 12-inch concrete curb along the entire frontage of the property of Seabright Lane at the flow line of the street.
  - b) Installation of 10-foot wide stabilized, compacted, Decomposed Granite (DG) at 2 percent slope maximum from the property line down toward the curb.
  - c) Removal and construction of SDRSD modified G-14 driveway approach.
- II. An Encroachment Maintenance Removal Agreement (EMRA) will be recorded against this property for any non-standard improvements in the public-right-of-way.
- III. All construction demolition materials shall be recycled according to the City’s Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

C. Fire Department Conditions:

- I. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2019 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- II. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4” high with a ½” inch stroke width for residential buildings, 8” high with a ½” stroke

for commercial and multi-family residential buildings, 12” high with a 1” stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2019 California Fire Code Chapter 5 Section 505.1.

III. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.01.

a. Sprinklers will be required if the Fire Marshall determines that significant modifications are proposed to the second floor during the building permit plan check.

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

## V. ENFORCEMENT

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

## VI. EXPIRATION

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

## VII. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney’s fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may

elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney’s fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

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

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, held on the 25<sup>th</sup> day of October, 2023, by the following vote:

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

\_\_\_\_\_  
LESA HEEBNER, Mayor

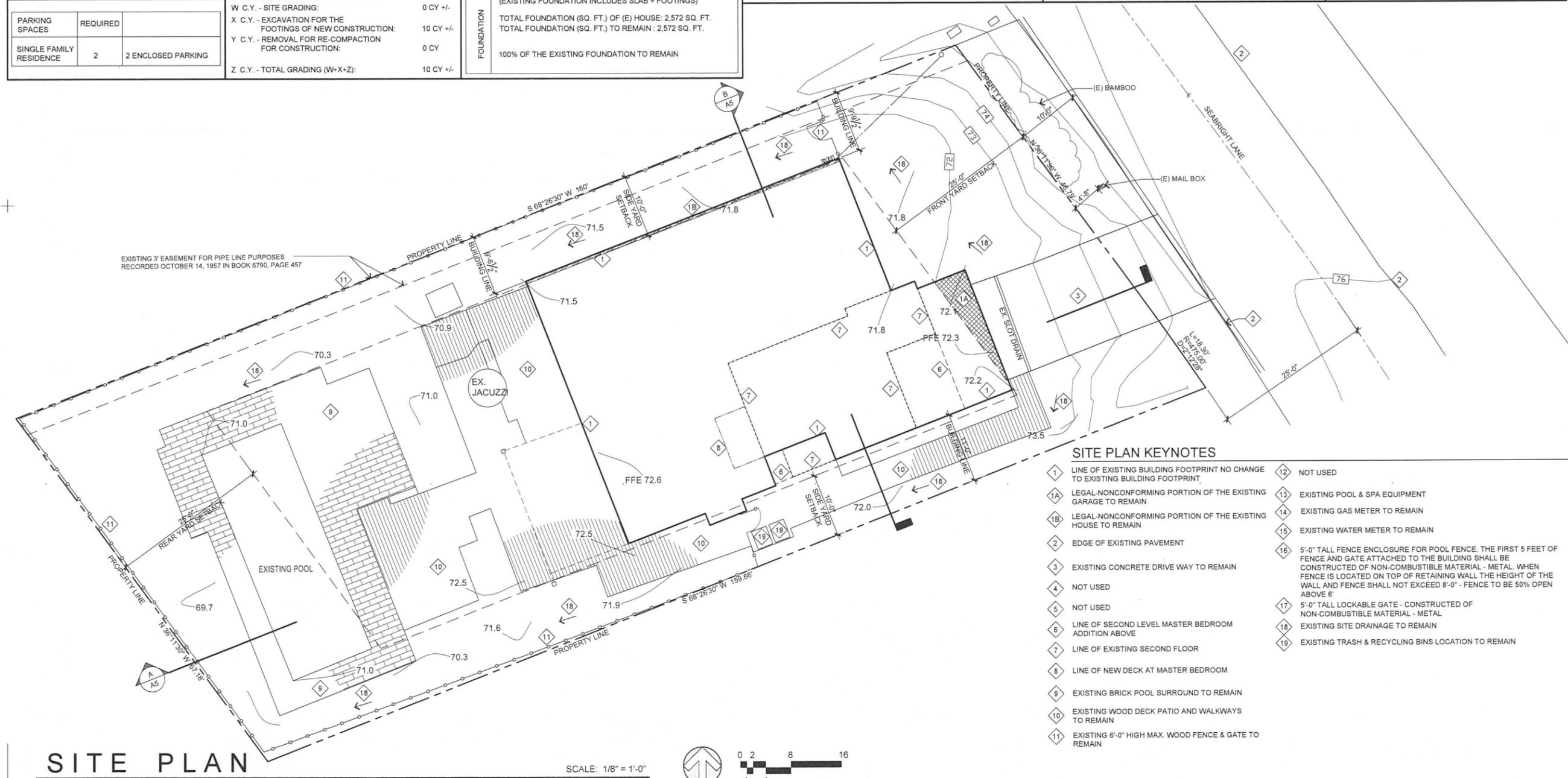
APPROVED AS TO FORM:

ATTEST:

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

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

VICINITY MAP		TABLE - LEGAL-NONCONFORMING		BREAKDOWN OF PROPERTY AREA		AREA CALCULATIONS		PROJECT DATA																																	
<p>PROJECT SITE 611 SEABRIGHT LANE</p> <p>NO SCALE</p> <p>SOLANA BEACH</p>		<p><b>EXISTING ROOF CALCULATIONS</b></p> <p>TOTAL ROOF (SQ. FT.) OF EXISTING HOUSE: 2,582 SQ. FT. TOTAL ROOF (SQ. FT.) TO BE REMOVED: 417 SQ. FT. TOTAL ROOF (SQ. FT.) TO REMAIN: 2,165 SQ. FT.</p> <p>2,165 / 2,582 = 79.63% OF EXISTING ROOF TO REMAIN</p>		<table border="1"> <thead> <tr> <th></th> <th>EXISTING S.F.</th> <th>PROPOSED TOTAL S.F.</th> </tr> </thead> <tbody> <tr> <td>NON-LANDSCAPE AREA</td> <td>5,420 S.F.</td> <td>5,420 S.F.</td> </tr> <tr> <td>NON-IRRIGATED LANDSCAPE</td> <td>0 S.F.</td> <td>0 S.F.</td> </tr> <tr> <td>IRRIGATED LANDSCAPE</td> <td>4,432 S.F.</td> <td>4,432 S.F.</td> </tr> <tr> <td>WATER FEATURES</td> <td>545 S.F.</td> <td>545 S.F.</td> </tr> <tr> <td>DECORATIVE HARDSCAPE</td> <td>0 S.F.</td> <td>0 S.F.</td> </tr> <tr> <td><b>TOTAL LOT AREA</b></td> <td><b>10,397 S.F.</b></td> <td><b>10,397 S.F.</b></td> </tr> </tbody> </table>			EXISTING S.F.	PROPOSED TOTAL S.F.	NON-LANDSCAPE AREA	5,420 S.F.	5,420 S.F.	NON-IRRIGATED LANDSCAPE	0 S.F.	0 S.F.	IRRIGATED LANDSCAPE	4,432 S.F.	4,432 S.F.	WATER FEATURES	545 S.F.	545 S.F.	DECORATIVE HARDSCAPE	0 S.F.	0 S.F.	<b>TOTAL LOT AREA</b>	<b>10,397 S.F.</b>	<b>10,397 S.F.</b>	<p><b>LIVING AREA</b></p> <p>EXISTING 1ST FLOOR LIVING AREA: 2,182 S.F. EXISTING 2ND FLOOR LIVING AREA: 560 S.F. PROPOSED 2ND FLOOR LIVING AREA ADDITION: 119 S.F. EXISTING GARAGE AREA: 390 S.F. SUBTOTAL: 3,251 S.F.</p> <p>GARAGE EXEMPTION: -390 S.F.</p> <p><b>TOTAL PROPOSED FLOOR AREA</b>: 2,861 S.F.</p> <p>EXISTING ROOF DECK: 169 S.F. NEW DECK AT SECOND FLOOR: 44 S.F. TOTAL DECK AREA: 213 S.F.</p>		<p><b>OWNER</b> JOHN AND LAURA BOAT TEL: (610) 459-6446</p> <p><b>SITE ADDRESS</b> 611 SEABRIGHT LANE SOLANA BEACH, CALIFORNIA 92075</p> <p><b>A.P.N.</b> 263-062-05-00</p> <p><b>LEGAL DESCRIPTION:</b> THAT PORTION OF LOT 22 OF SEABRIGHT ACRES IN THE CITY OF SOLANA BEACH COUNTY OF SAN DIEGO STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 2373 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 10, 1946.</p> <p><b>ZONE:</b> LMRc (LOW MEDIUM RESIDENTIAL)</p> <p><b>OVERLAY:</b> SROZ (SCALED RESIDENTIAL OVERLAY ZONE)</p> <p><b>LOT SIZE:</b> GROSS &amp; NET ARE THE SAME: 10,397 S.F. (0.238 AC)</p> <p><b>HEIGHT DATA:</b> MAXIMUM HEIGHT EXISTING STRUCTURE: 26'-3" MAXIMUM HEIGHT PROPOSED STRUCTURE: 24'-11" MAXIMUM HEIGHT IN LRd ZONE: 25'-0"</p>												
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<p><b>PARKING REQUIREMENTS</b></p> <table border="1"> <thead> <tr> <th>PARKING SPACES</th> <th>REQUIRED</th> <th></th> </tr> </thead> <tbody> <tr> <td>SINGLE FAMILY RESIDENCE</td> <td>2</td> <td>2 ENCLOSED PARKING</td> </tr> </tbody> </table>		PARKING SPACES	REQUIRED		SINGLE FAMILY RESIDENCE	2	2 ENCLOSED PARKING	<p><b>GRADING</b></p> <p>W C.Y. - SITE GRADING: 0 CY +/- X C.Y. - EXCAVATION FOR THE FOOTINGS OF NEW CONSTRUCTION: 10 CY +/- Y C.Y. - REMOVAL FOR RE-COMPACTION FOR CONSTRUCTION: 0 CY Z C.Y. - TOTAL GRADING (W+X+Z): 10 CY +/-</p>		<p><b>FOUNDATION</b></p> <p><b>EXISTING FOUNDATION CALCULATIONS</b> (EXISTING FOUNDATION INCLUDES SLAB + FOOTINGS)</p> <p>TOTAL FOUNDATION (SQ. FT.) OF (E) HOUSE: 2,572 SQ. FT. TOTAL FOUNDATION (SQ. FT.) TO REMAIN: 2,572 SQ. FT.</p> <p>100% OF THE EXISTING FOUNDATION TO REMAIN</p>																															
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**BOAT RESIDENCE**  
611 SEABRIGHT LANE  
SOLANA BEACH, CALIFORNIA

SUBMITTAL DATE	PURPOSE
8/1/22	DRP/SDP I
9/19/22	DRP/SDP II
2/1/23	DRP/SDP III
3/10/23	DRP/SDP IV
8/16/23	DRP/SDP V
9/12/23	DRP/SDP VI

DATE MODIFIED:	9/12/23
DRAWN BY:	GCWCS
JOB NUMBER:	2113
DWG FILE:	BS_SITE

SHEET  
**A1**

**LEGEND**

-  EXISTING LIVING AREA TO REMAIN
-  EXISTING GARAGE TO REMAIN
-  PROPOSED LIVING AREA ADDITION

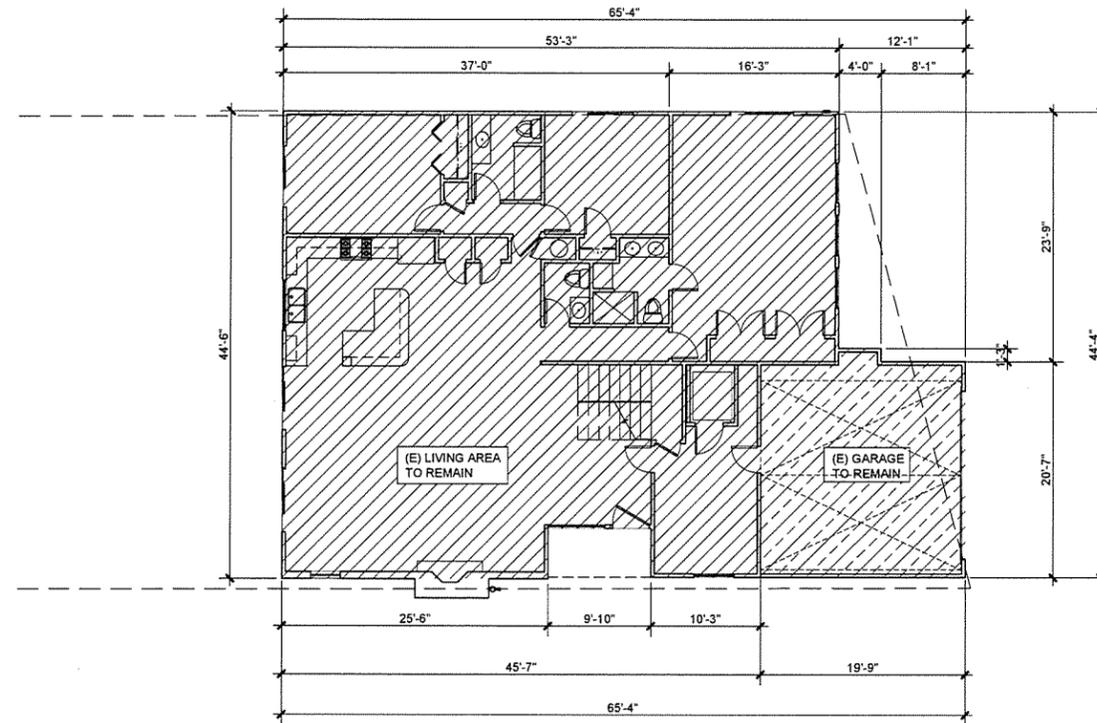
ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES

**AREA CALCULATIONS**

EXISTING 1ST FLOOR LIVING AREA:	2,182 S.F.
EXISTING 2ND FLOOR LIVING AREA:	560 S.F.
PROPOSED 2ND FLOOR LIVING AREA:	119 S.F.
EXISTING GARAGE AREA:	390 S.F.
<b>SUBTOTAL</b>	<b>3,251 S.F.</b>
GARAGE EXEMPTION	- 390 S.F.
<b>TOTAL PROPOSED FLOOR AREA</b>	<b>2,861 S.F.</b>
<b>ALLOWED F.A.R.:</b>	
0.50 (FOR THE FIRST 6,000 S.F.) = 6,000 x .50 = 3,000 S.F.	
0.175 (FOR THE NEXT 6K - 15K S.F.) = 4,397 x .175 = 769 S.F.	
<b>TOTAL ALLOWED F.A.R. =</b>	<b>3,769 S.F.</b>

**TABLE - LEGAL-NONCONFORMING**

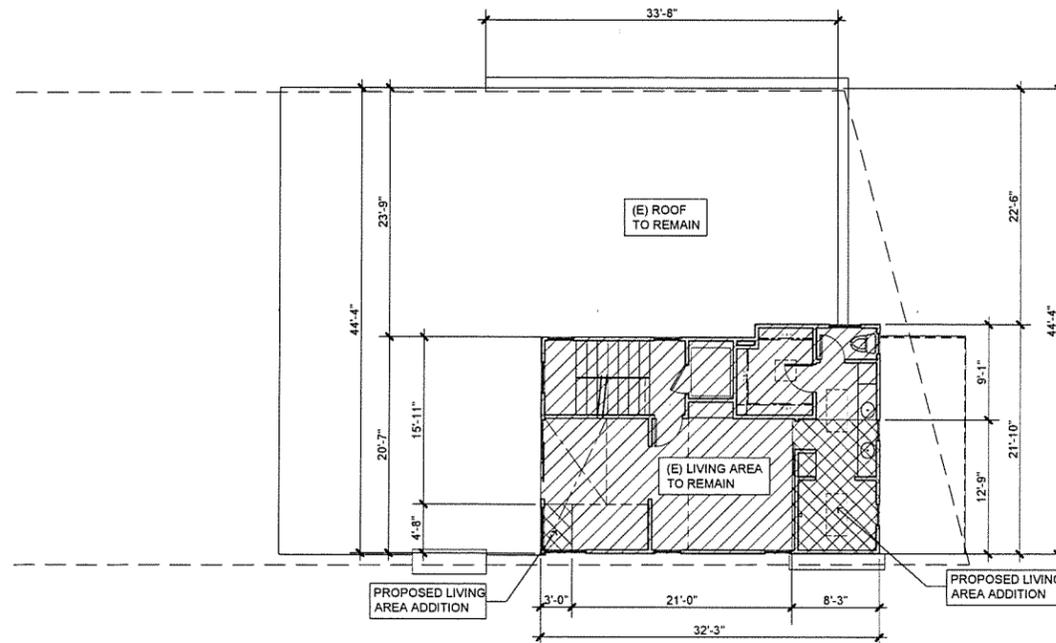
ROOF	<b>EXISTING ROOF CALCULATIONS</b> TOTAL ROOF (SQ. FT.) OF EXISTING HOUSE: 2,582 SQ. FT. TOTAL ROOF (SQ. FT.) TO BE REMOVED: 417 SQ. FT. TOTAL ROOF (SQ. FT.) TO REMAIN: 2,165 SQ. FT.  2,165 / 2,582 = 83.85% OF EXISTING ROOF TO REMAIN
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FOUNDATION	<b>EXISTING FOUNDATION CALCULATIONS</b> (EXISTING FOUNDATION INCLUDES SLAB + FOOTINGS) TOTAL FOUNDATION (SQ. FT.) OF (E) HOUSE: 2,572 SQ. FT. TOTAL FOUNDATION (SQ. FT.) TO REMAIN: 2,572 SQ. FT.  100 % OF THE (E) FOUNDATION TO REMAIN



**FIRST FLOOR PLAN**

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

AREA DIAGRAM



**SECOND FLOOR PLAN**

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

AREA DIAGRAM



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**BOAT RESIDENCE**  
611 SEABRIGHT LANE  
SOLANA BEACH, CALIFORNIA

SUBMITTAL DATE	PURPOSE
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9/12/23	DRP/SDP VI
DATE MODIFIED:	9/12/23
DRAWN BY:	GCMCS
JOB NUMBER:	2113
DWG FILE:	BS_PLAN

SHEET  
**A1.1**

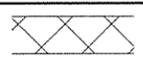
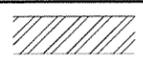
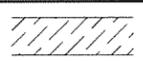
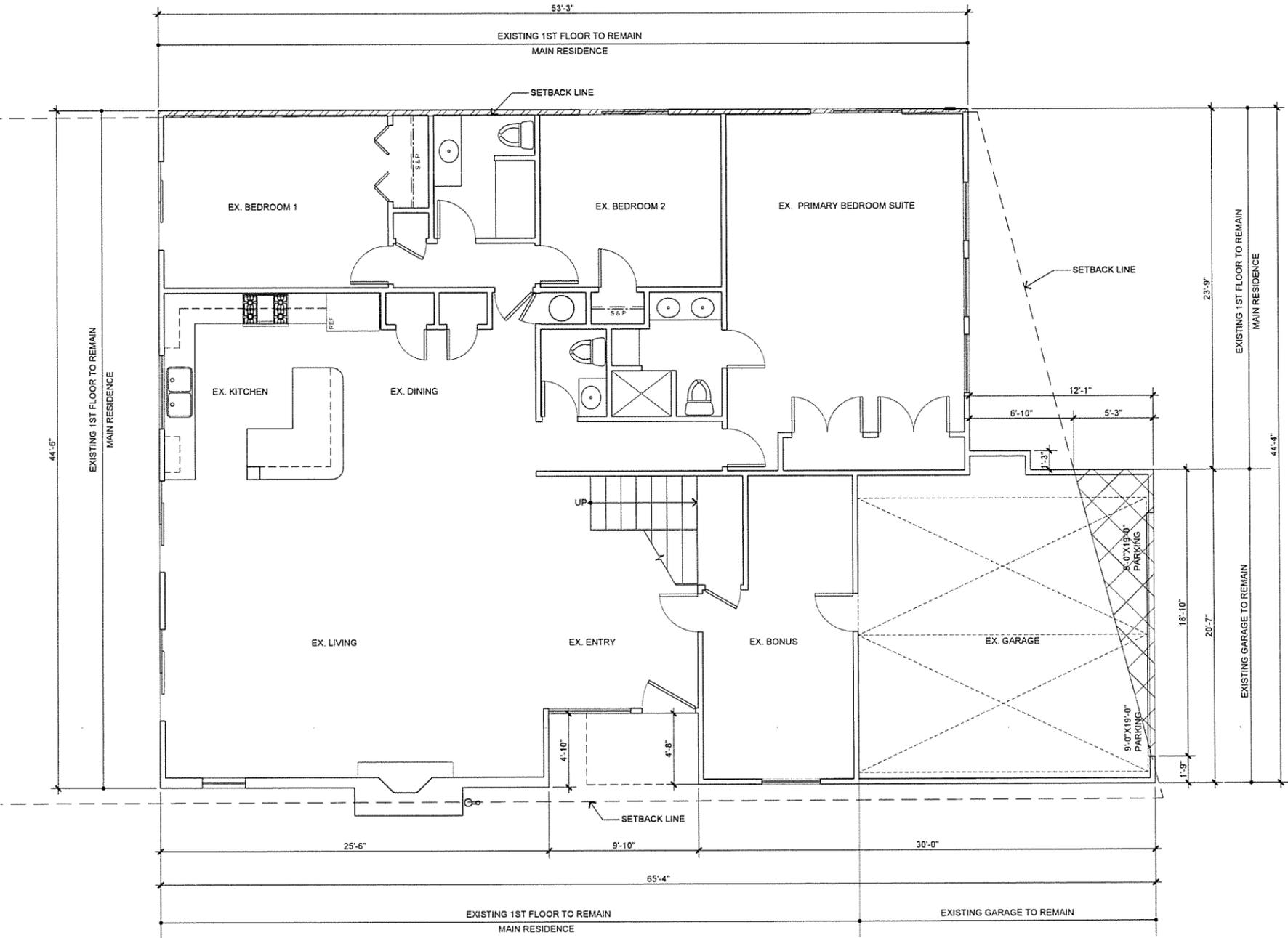
WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	PORTION OF EXISTING GARAGE LEGAL-NONCONFORMING ENCROACHMENT INTO THE 25'-0" FRONT YARD SETBACK
	PORTION OF EXISTING HOUSE LEGAL-NONCONFORMING ENCROACHMENT INTO THE 10'-0" SIDE YARD SETBACK
	EXISTING ROOF DECK LEGAL-NONCONFORMING ENCROACHMENT INTO THE 25'-0" MAX. HEIGHT LIMIT

TABLE - LEGAL-NONCONFORMING	
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FOUNDATION	<p><u>EXISTING FOUNDATION CALCULATIONS</u>            (EXISTING FOUNDATION INCLUDES SLAB + FOOTINGS)</p> <p>TOTAL FOUNDATION (SQ. FT.) OF (E) HOUSE: 2,572 SQ. FT.            TOTAL FOUNDATION (SQ. FT.) TO REMAIN: 2,572 SQ. FT.</p> <p>100% OF THE EXISTING FOUNDATION TO REMAIN</p>



**EXISTING / DEMO FIRST FLOOR PLAN**

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



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**BOAT RESIDENCE**  
 611 SEABRIGHT LANE  
 SOLANA BEACH, CALIFORNIA

SUBMITTAL DATE	PURPOSE
8/1/22	DRP/SDP I
9/19/22	DRP/SDP II
2/1/23	DRP/SDP III
3/10/23	DRP/SDP IV
8/16/23	DRP/SDP V
9/12/23	DRP/SDP VI

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DRAWN BY:	GC
JOB NUMBER:	2113
DWG FILE:	BS_PLAN



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**BOAT RESIDENCE**  
611 SEABRIGHT LANE  
SOLANA BEACH, CALIFORNIA

SUBMITAL DATE	PURPOSE
8/1/22	DRP/SDP I
9/19/22	DRP/SDP II
2/1/23	DRP/SDP III
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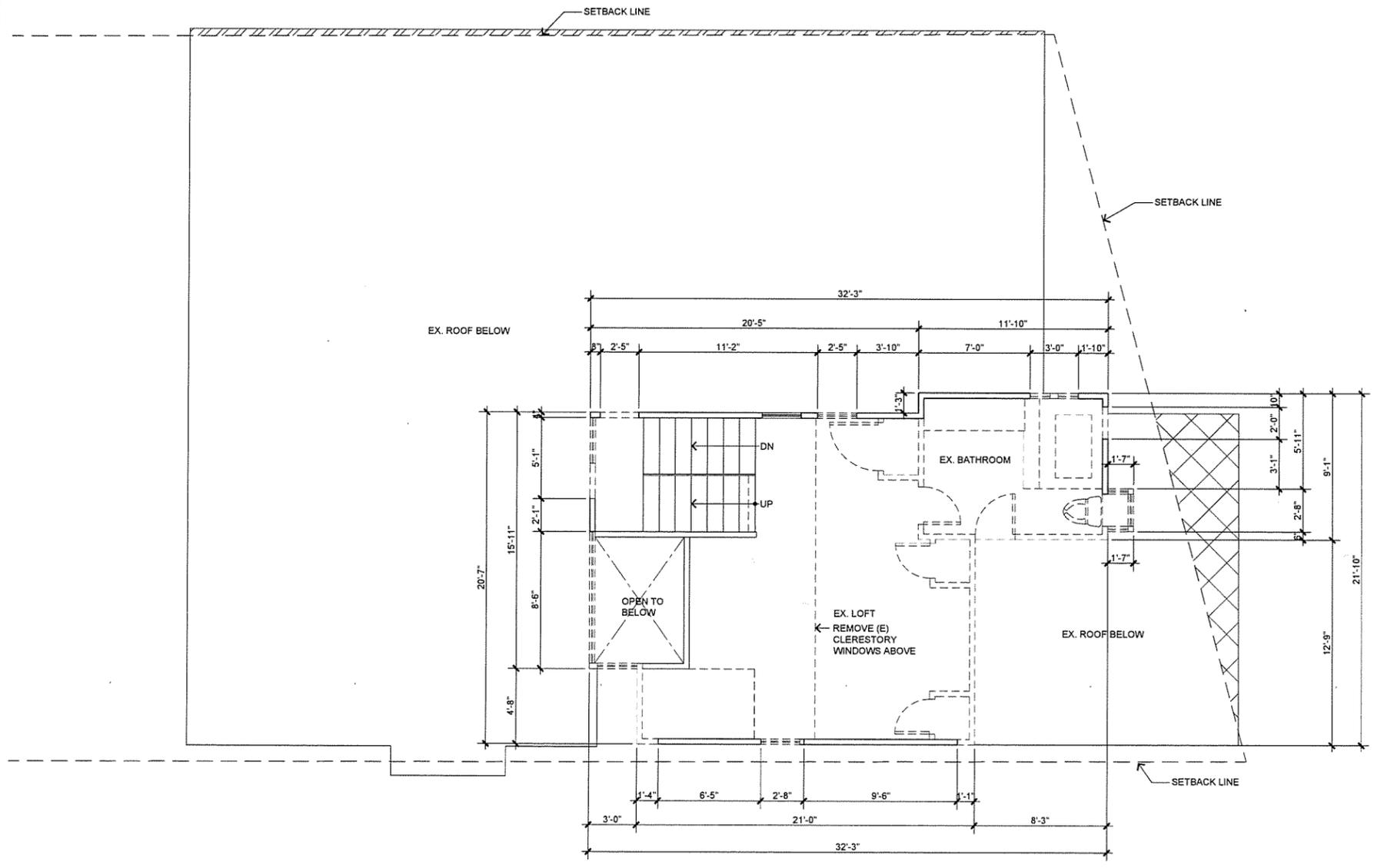
  

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JOB NUMBER:	2113
DWG FILE:	BS_PLAN

SHEET  
**EX.1**

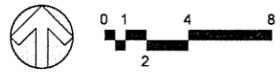
WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	PORTION OF EXISTING GARAGE LEGAL-NONCONFORMING ENCROACHMENT INTO THE 25'-0" FRONT YARD SETBACK
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TABLE - LEGAL-NONCONFORMING	
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FOUNDATION	<p><u>EXISTING FOUNDATION CALCULATIONS</u>            (EXISTING FOUNDATION INCLUDES SLAB + FOOTINGS)            TOTAL FOUNDATION (SQ. FT.) OF (E) HOUSE: 2,572 SQ. FT.            TOTAL FOUNDATION (SQ. FT.) TO REMAIN: 2,572 SQ. FT.</p> <p>100% OF THE EXISTING FOUNDATION TO REMAIN</p>



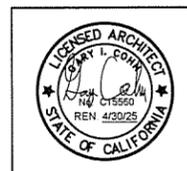
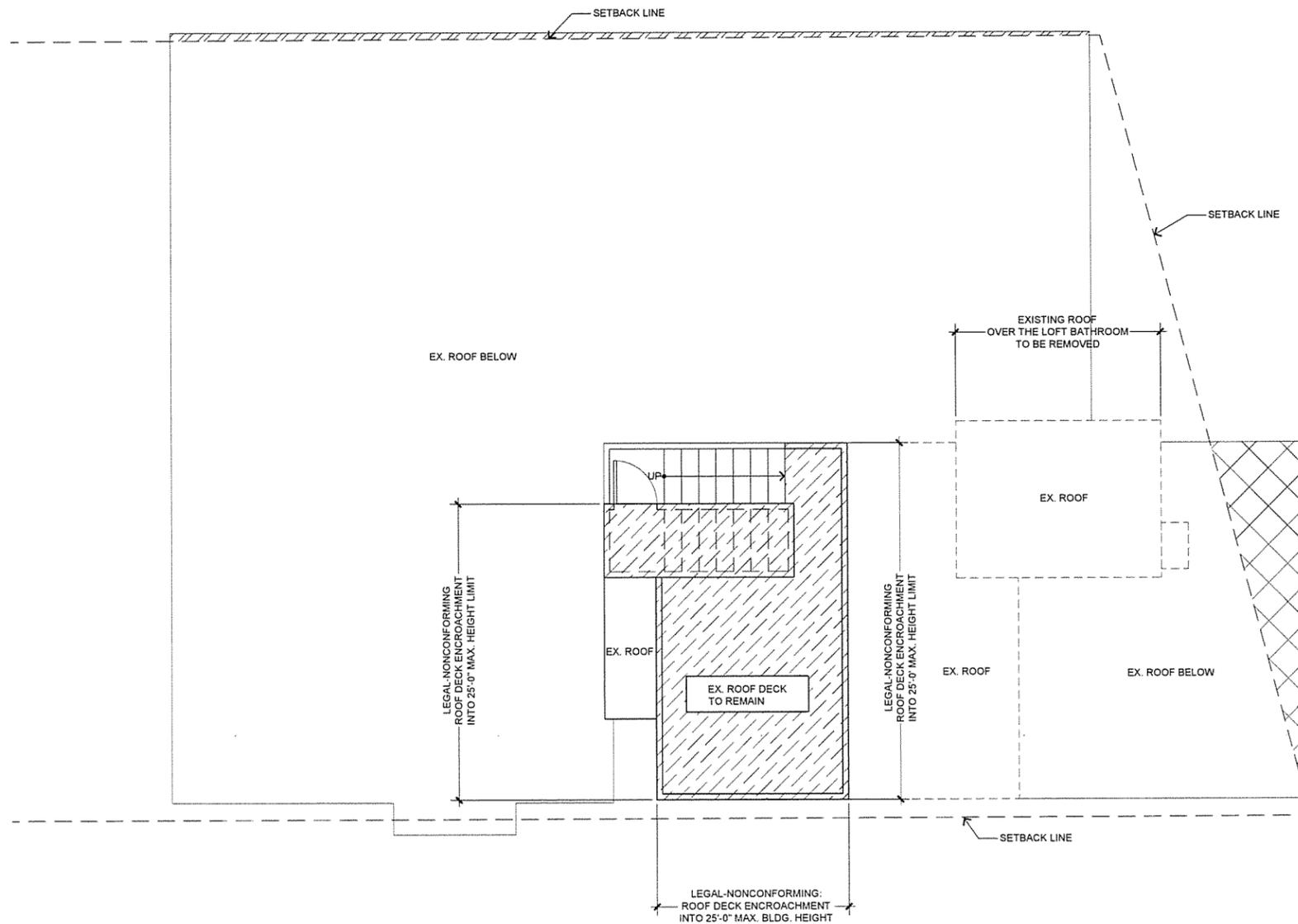
**EXISTING / DEMO SECOND FLOOR PLAN**

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



WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
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**BOAT RESIDENCE**  
611 SEABRIGHT LANE  
SOLANA BEACH, CALIFORNIA

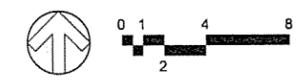
SUBMITTAL DATE	PURPOSE
8/1/22	DRP/SDP I
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DATE MODIFIED:	9/12/23
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JOB NUMBER:	2113
DWG FILE:	BS_PLAN

**EXISTING / DEMO ROOF PLAN**

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



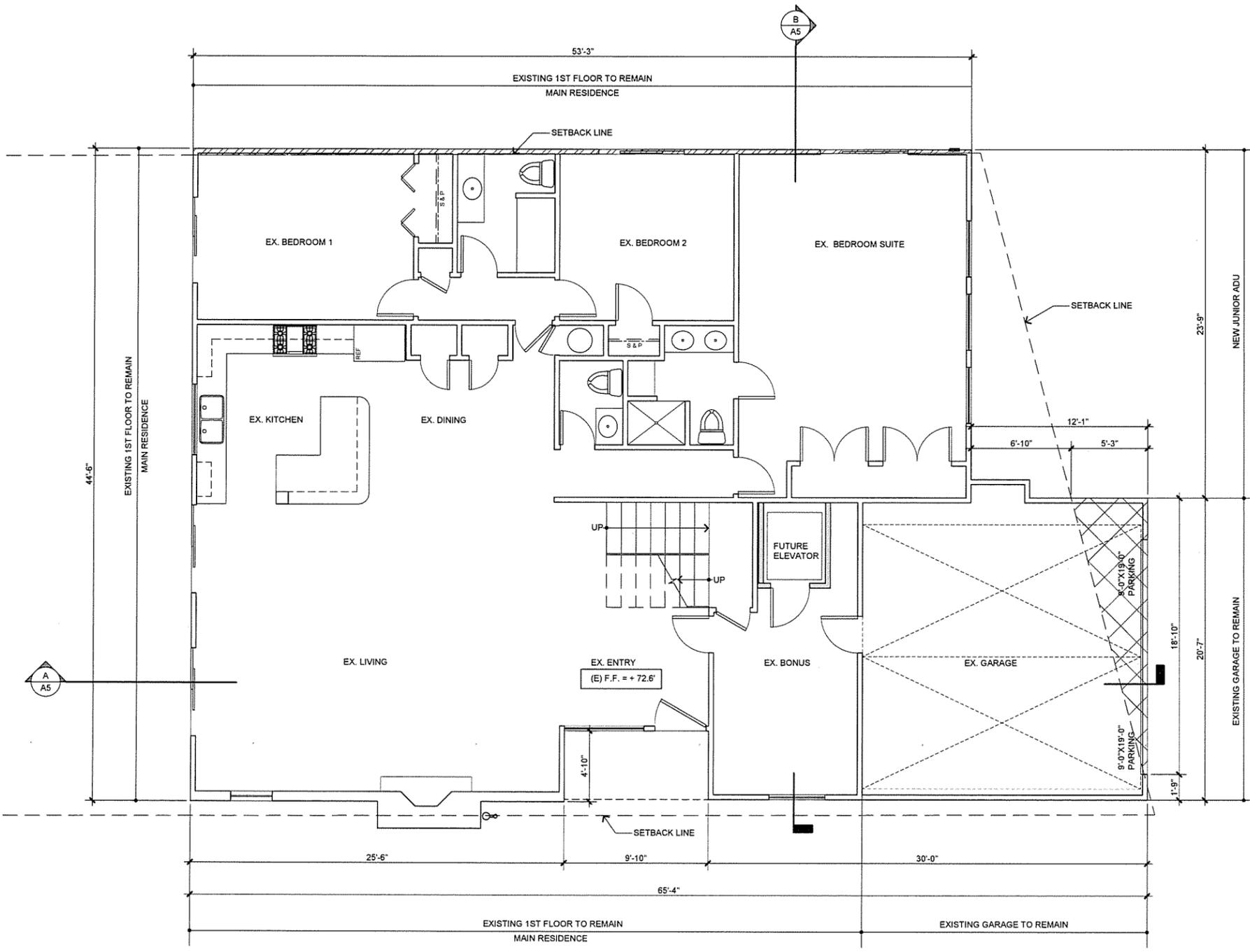
SHEET  
**EX.2**



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WALL LEGEND	
	EXISTING WALL TO REMAIN
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SUBMITTAL DATE	PURPOSE
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9/12/23	DRP/SDP VI

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JOB NUMBER:	2113
DWG FILE:	BS_PLAN

# FIRST FLOOR PLAN

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



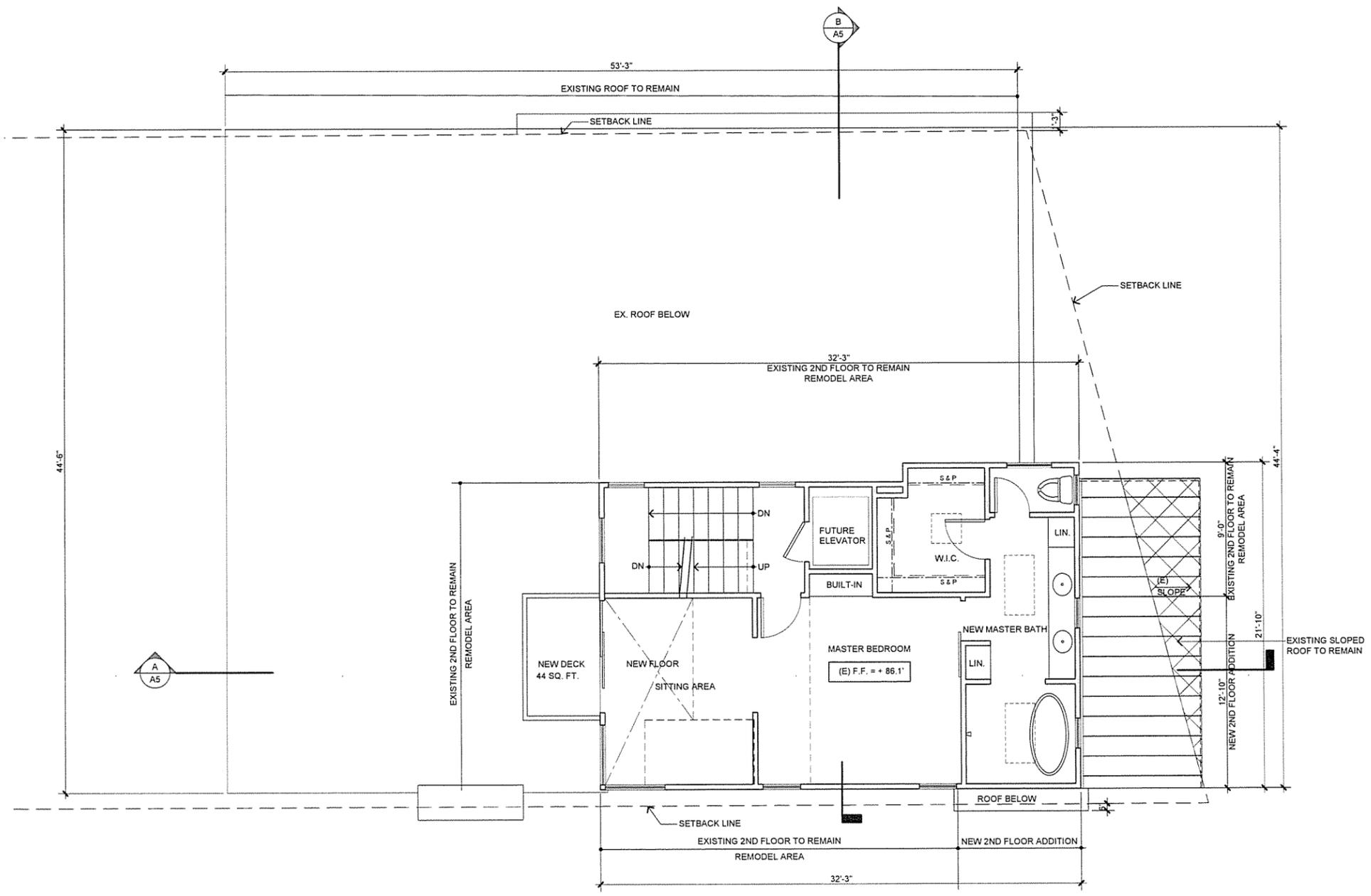
SHEET  
**A2**



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WALL LEGEND	
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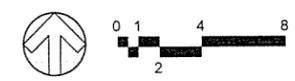
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DATE MODIFIED:	9/12/23
DRAWN BY:	GCMCS
JOB NUMBER:	2113
DWG FILE:	BS_PLAN

# SECOND FLOOR PLAN

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



SHEET  
**A2.1**

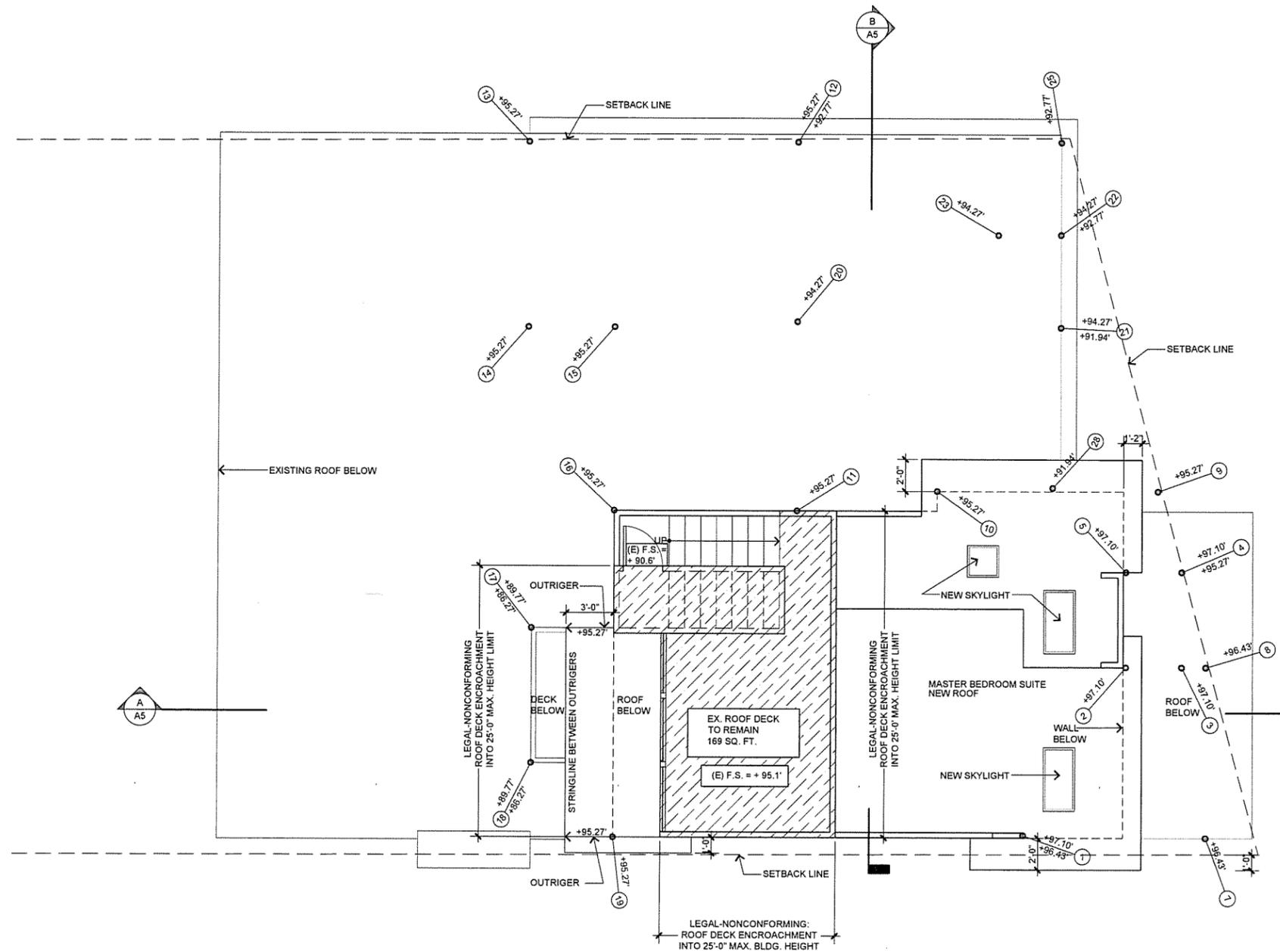
SUBMITTAL DATE	PURPOSE
8/1/22	DRP/SDP I
9/19/22	DRP/SDP II
2/1/23	DRP/SDP III
3/10/23	DRP/SDP IV
8/16/23	DRP/SDP V
9/12/23	DRP/SDP VI

DATE MODIFIED:	9/12/23
DRAWN BY:	GC/MCS
JOB NUMBER:	2113
DWG FILE:	BS_PLAN

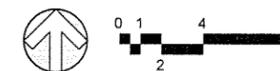
WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WOOD STUD WALL
	PORTION OF EXISTING GARAGE LEGAL-NONCONFORMING ENCROACHMENT INTO THE 25'-0" FRONT YARD SETBACK
	PORTION OF EXISTING HOUSE LEGAL-NONCONFORMING ENCROACHMENT INTO THE 10'-0" SIDE YARD SETBACK
	EXISTING ROOF DECK LEGAL-NONCONFORMING ENCROACHMENT INTO THE 25'-0" MAX. HEIGHT LIMIT

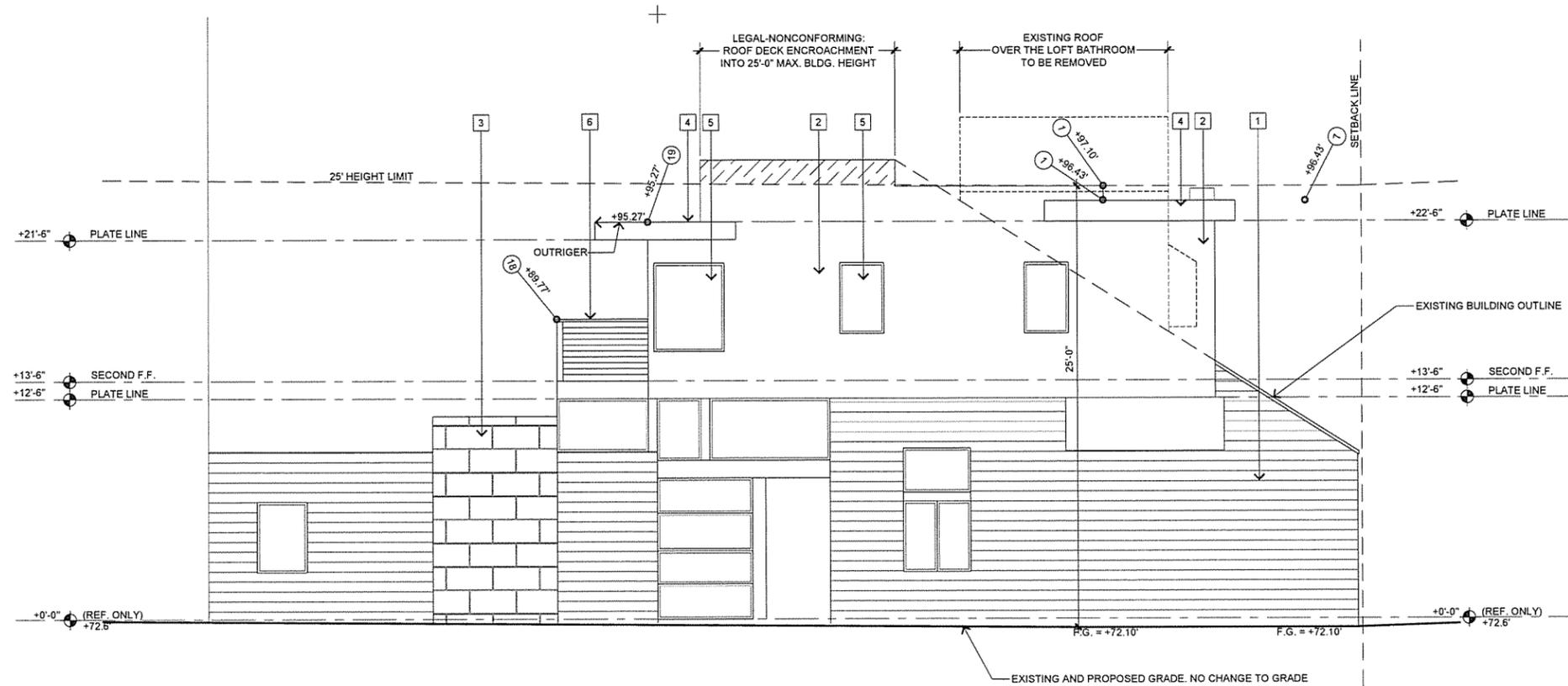
TABLE - LEGAL-NONCONFORMING	
ROOF	<p><b>EXISTING ROOF CALCULATIONS</b></p> <p>TOTAL ROOF (SQ. FT.) OF EXISTING HOUSE: 2,582 SQ. FT.            TOTAL ROOF (SQ. FT.) TO BE REMOVED: 417 SQ. FT.            TOTAL ROOF (SQ. FT.) TO REMAIN: 2,165 SQ. FT.</p> <p>2,165 / 2,582 = 83.85% OF EXISTING ROOF TO REMAIN</p>
EXTERIOR WALLS	<p><b>EXISTING EXTERIOR WALLS CALCULATIONS</b></p> <p>TOTAL WALL PERIMETER OF EXISTING 1ST FLOOR: 230'-3"            TOTAL WALL PERIMETER OF EXISTING 2ND FLOOR: 111'-4"            TOTAL WALL PERIMETER OF EXISTING HOUSE: 341'-7"</p> <p>TOTAL WALL LENGTH TO BE REMOVED @ 1ST FLOOR: 0'-0"            TOTAL WALL LENGTH TO BE REMOVED @ 2ND FLOOR: 63'-6"</p> <p>TOTAL WALL LENGTH TO REMAIN: 278'-1"</p> <p>278'-1" / 341'-7" = 81.41% OF EXISTING WALLS TO REMAIN</p>
FLOOR STRUCTURE	<p><b>EXISTING FLOOR STRUCTURE CALCULATIONS</b></p> <p>TOTAL FLOOR STRUCTURE (SQ. FT.) OF (E) HOUSE: 564 SQ. FT.            TOTAL FLOOR STRUCTURE (SQ. FT.) OF REMAIN: 564 SQ. FT.</p> <p>100% OF THE EXISTING FLOOR STRUCTURE TO REMAIN</p>
FOUNDATION	<p><b>EXISTING FOUNDATION CALCULATIONS</b>            (EXISTING FOUNDATION INCLUDES SLAB + FOOTINGS)</p> <p>TOTAL FOUNDATION (SQ. FT.) OF (E) HOUSE: 2,572 SQ. FT.            TOTAL FOUNDATION (SQ. FT.) TO REMAIN: 2,572 SQ. FT.</p> <p>100% OF THE EXISTING FOUNDATION TO REMAIN</p>



**ROOF PLAN + STORY POLE PLAN**

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





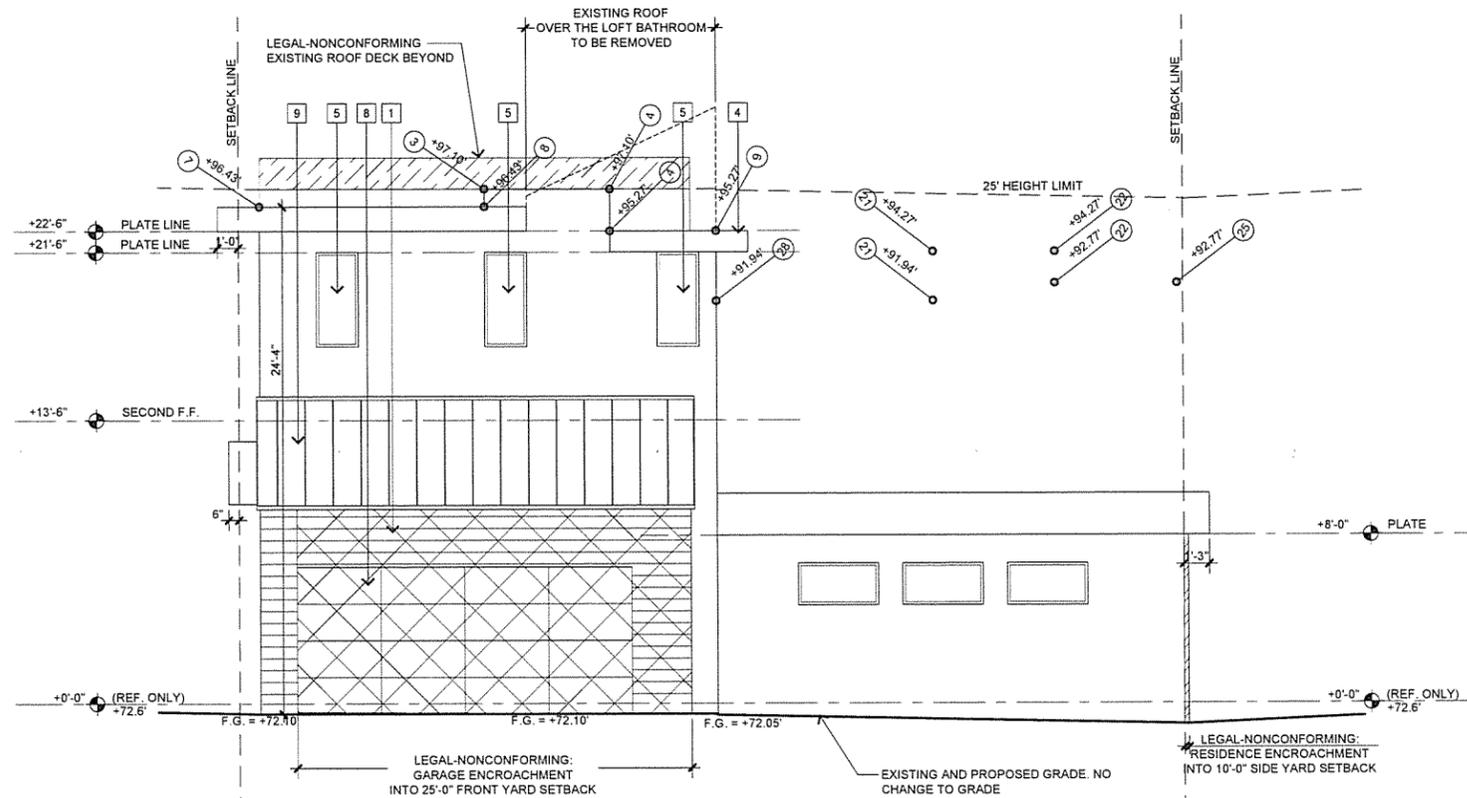
# SOUTH ELEVATION

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



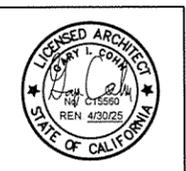
MATERIAL & COLOR SCHEDULE/KEYNOTES				
	DESCRIPTION	MANUF.	COLOR	FINISH
1	HORIZONTAL WOOD SIDING		NATURAL	
2	EXT. CEMENT PLASTER		GREY	
3	NOT USED			
4	METAL FASCIA		GREY	
5	WINDOW / DOOR FRAME		DARK BRONZE	
6	CABLE RAIL		GREY	
7	GLASS RAIL			
8	GLASS GARAGE DOOR			
9	NEW METAL ROOF		GREY	

\*NOTE:  
 PROVIDE COLOR SAMPLES ON SITE FOR OWNER'S APPROVAL FOR ALL EXTERIOR MATERIALS.  
 COLOR COAT AN AREA A MIN. 4'X4' - PAINT OR STAIN: WOOD SIDING & TRIM SAMPLES FOR APPROVAL PRIOR TO INSTALLATION



# EAST ELEVATION

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



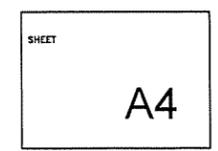
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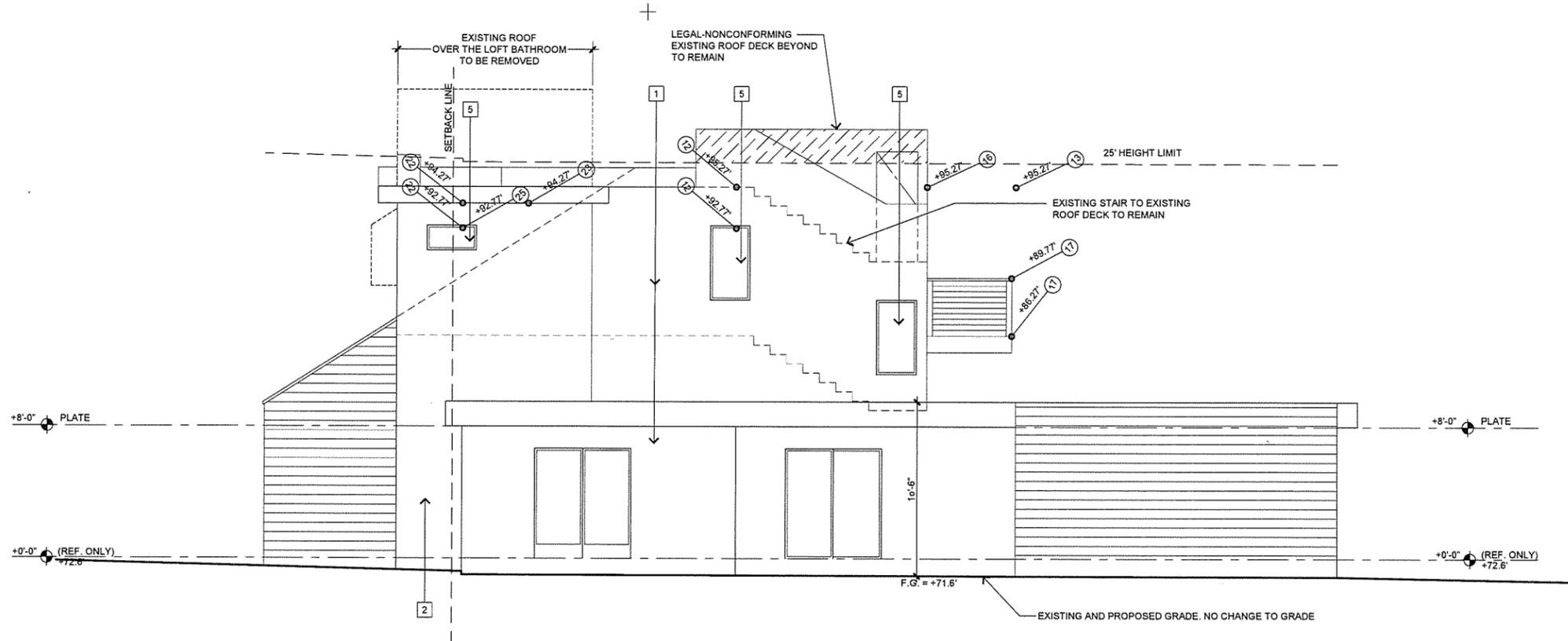
**BOAT RESIDENCE**  
 611 SEABRIGHT LANE  
 SOLANA BEACH, CALIFORNIA

SUBMITTAL DATE	PURPOSE
8/1/22	DRP/SDP I
9/19/22	DRP/SDP II
2/1/23	DRP/SDP III
3/10/23	DRP/SDP IV
8/16/23	DRP/SDP V
9/12/23	DRP/SDP VI

DATE MODIFIED:	9/12/23
DRAWN BY:	GCMCS
JOB NUMBER:	2113
DWG FILE:	BS_PLAN





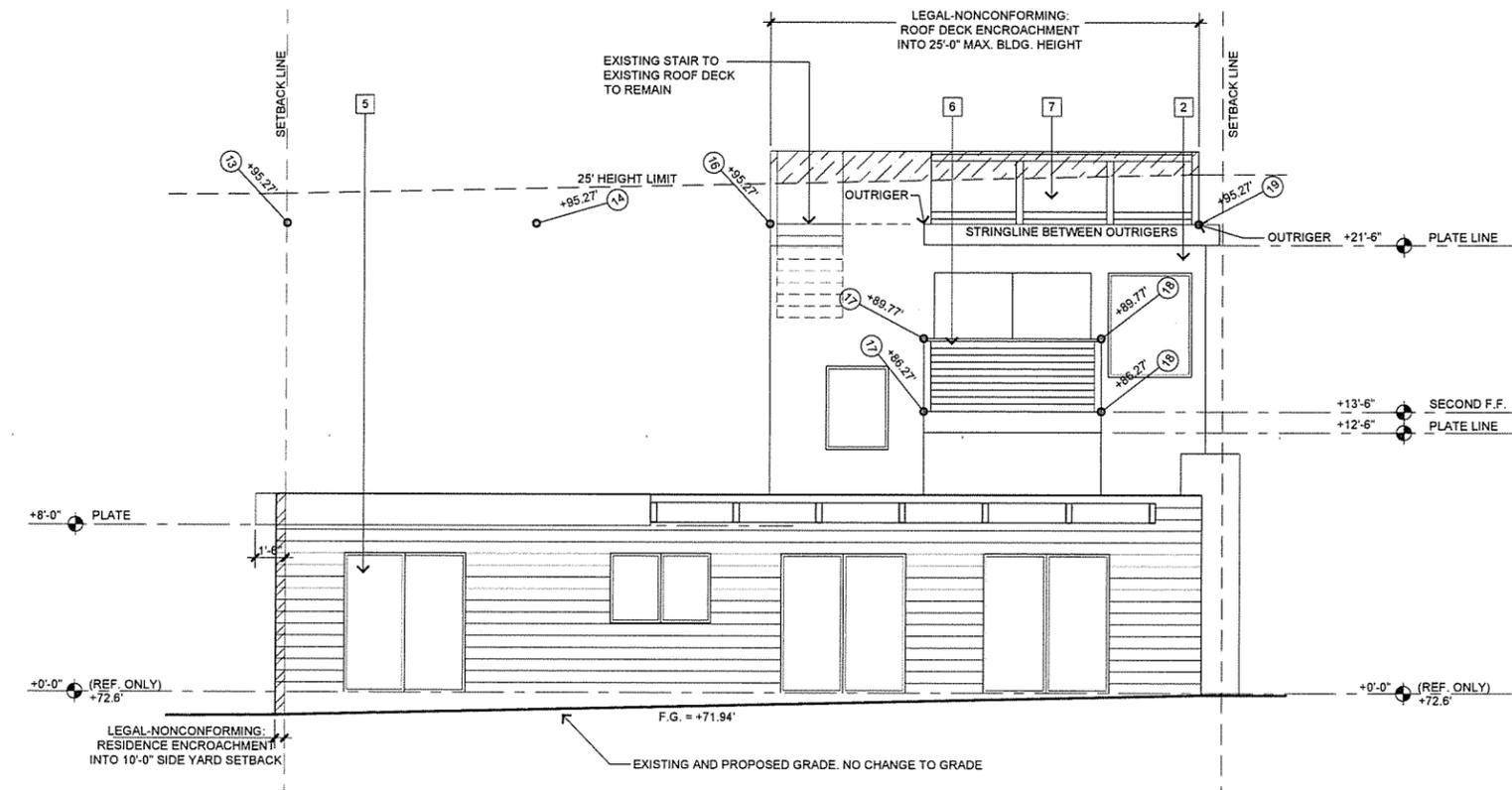
# NORTH ELEVATION

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



MATERIAL & COLOR SCHEDULE/KEYNOTES				
	DESCRIPTION	MANUF.	COLOR	FINISH
1	HORIZONTAL WOOD SIDING		NATURAL	
2	EXT. CEMENT PLASTER		GREY	
3	NOT USED			
4	METAL FASCIA		GREY	
5	WINDOW / DOOR FRAME		DARK BRONZE	
6	CABLE RAIL		GREY	
7	GLASS RAIL			
8	GLASS GARAGE DOOR			
9	NEW METAL ROOF		GREY	

**\*NOTE:**  
 PROVIDE COLOR SAMPLES ON SITE FOR OWNER'S APPROVAL FOR ALL EXTERIOR MATERIALS.  
 COLOR COAT AN AREA A MIN. 4'X4' - PAINT OR STAIN; WOOD SIDING & TRIM SAMPLES FOR APPROVAL PRIOR TO INSTALLATION



# WEST ELEVATION

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



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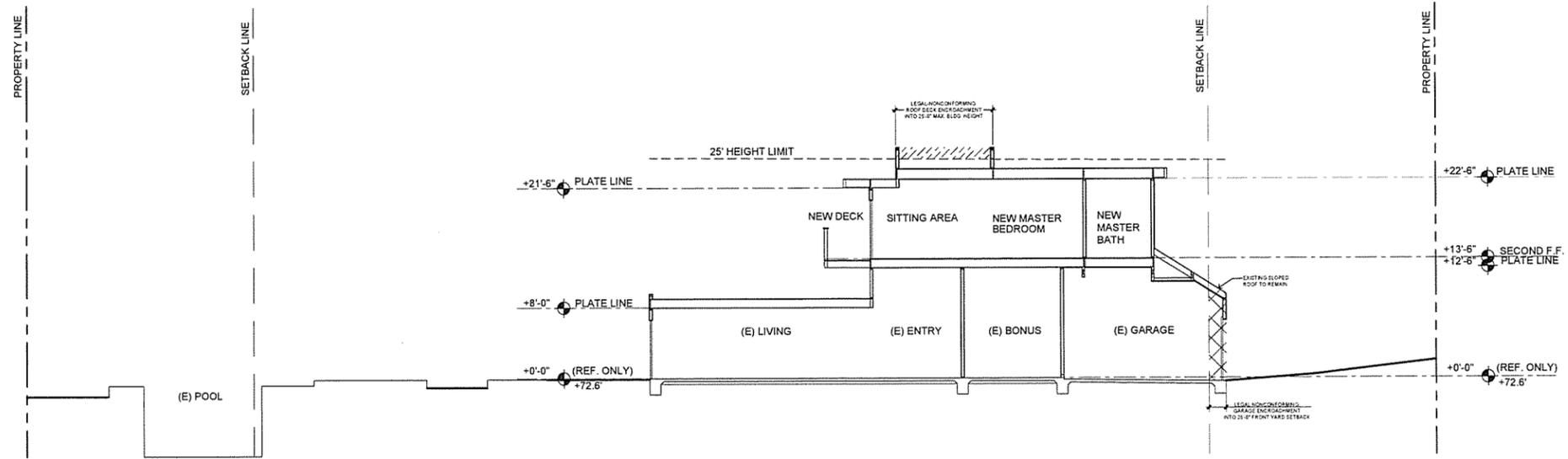
**BOAT RESIDENCE**  
 611 SEABRIGHT LANE  
 SOLANA BEACH, CALIFORNIA

SUBMITTAL DATE	PURPOSE
8/1/22	DRP/SDP I
9/19/22	DRP/SDP II
2/1/23	DRP/SDP III
3/10/23	DRP/SDP IV
8/16/23	DRP/SDP V
9/12/23	DRP/SDP VI

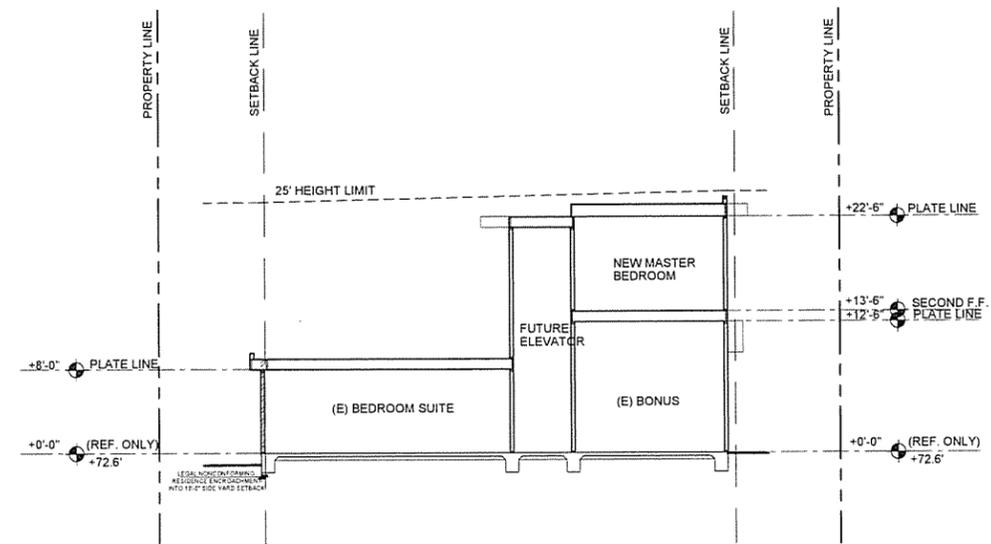
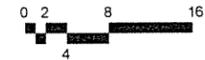
DATE MODIFIED:	9/12/23
DRAWN BY:	GCMCS
JOB NUMBER:	2113
DWG FILE:	BS_PLAN

SHEET  
**A4.1**



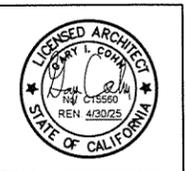
# SECTION A

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



# SECTION B

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



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**BOAT RESIDENCE**  
611 SEABRIGHT LANE  
SOLANA BEACH, CALIFORNIA

SUBMITTAL DATE	PURPOSE
8/1/22	DRP/SDP I
9/19/22	DRP/SDP II
2/1/23	DRP/SDP III
3/10/23	DRP/SDP IV
8/16/23	DRP/SDP V
9/12/23	DRP/SDP VI

DATE MODIFIED:	9/12/22
DRAWN BY:	MCS
JOB NUMBER:	2113
DWG FILE:	BS_PLAN

SHEET  
**A5**



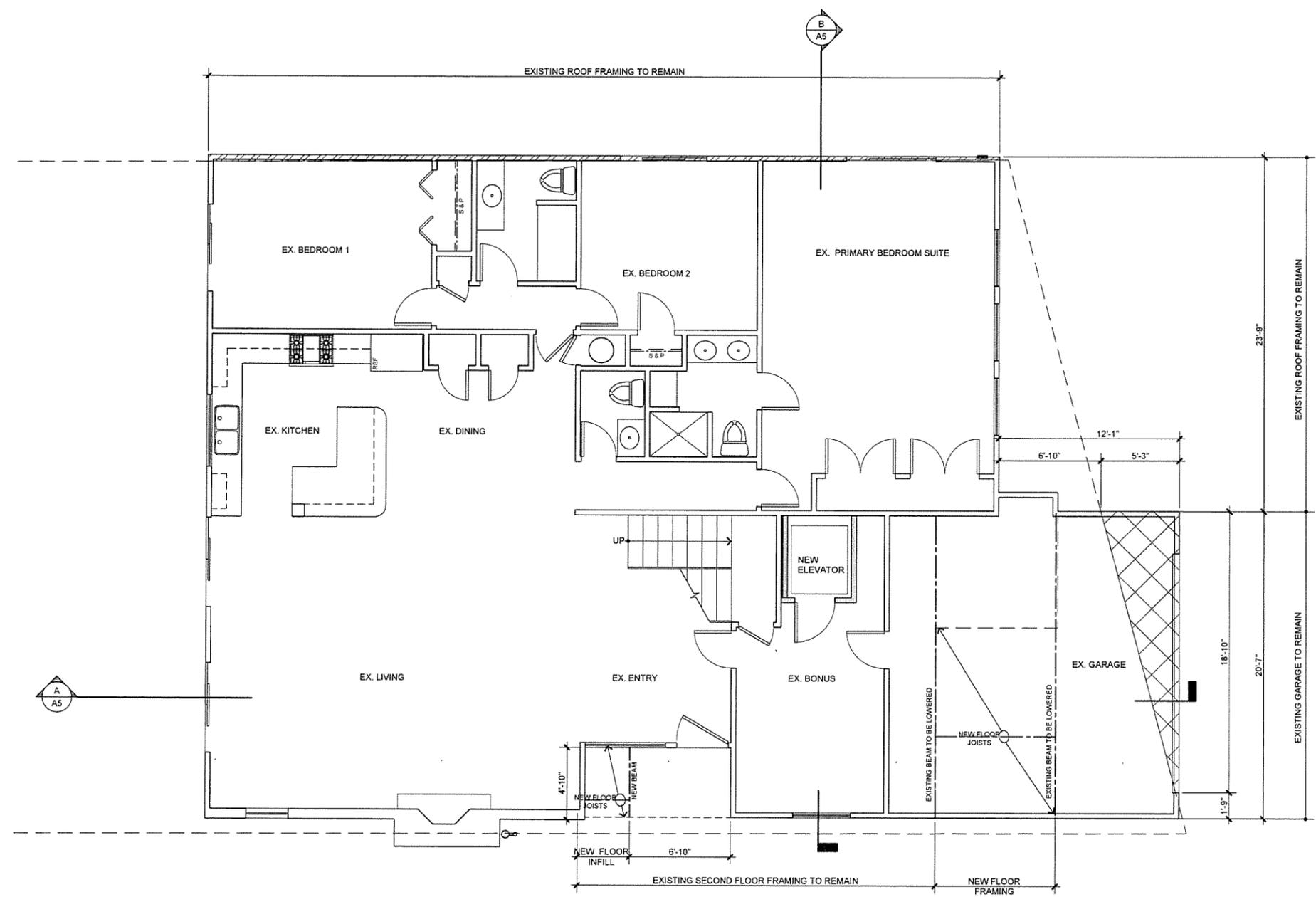
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**BOAT RESIDENCE**  
611 SEABRIGHT LANE  
SOLANA BEACH, CALIFORNIA

SUBMITTAL DATE	PURPOSE
8/1/22	DRP/SDP I
9/19/22	DRP/SDP II
2/1/23	DRP/SDP III
3/10/23	DRP/SDP IV
8/16/23	DRP/SDP V
9/12/23	DRP/SDP VI

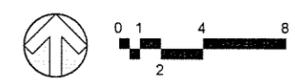
DATE MODIFIED:	8/15/23
DRAWN BY:	GC
JOB NUMBER:	2113
DWG FILE:	BS_PLAN



WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WOOD STUD WALL

# SECOND FLOOR FRAMING PLAN

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





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**CITY OF SOLANA BEACH**[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org)635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • Fax (858) 720-2455

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**CITY OF SOLANA BEACH**  
**View Assessment Commission Notice of Recommendation**  
**Tuesday, June, 2023 - 6:00 P.M. Regular Mtg.**

**PROJECT CASE NO:** DRP22-017/SDP22-015 Boat Residence

**PROJECT LOCATION:** 611 Seabright Lane, Solana Beach

**APPLICANT NAME:** John and Laura Boat

**APPLICANT CONTACT:** Gary Cohn, Cohn + Associates Architecture

**PRESENT VAC MEMBERS:** Matt Cohen, Robert Moldenhauer, Frank Stribling, Linda Najjar, Rich Villasenor and Pat Coad

**STAFF MEMBERS:** Joseph Lim, Community Development Director; Tim Campen, Assistant City Attorney; Katie Benson, Senior Planner; John Delmer, Junior Planner

**ABSENT:** Robert Zajac

**ASSESSMENT FILED BY:**

Name: Nick Wildgoose  
Address: 607 North Cedros Avenue

**PROJECT DESCRIPTION:**

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a second-story addition to a two-story single-family residence with an attached two-car garage. The following is a breakdown of the proposed floor area:

Existing First Floor Living Area	2,182 SF
Existing Second Floor Living Area	564 SF
Existing Garage	390 SF
Proposed Second Floor Living Area Addition	878 SF
<hr/> Subtotal	<hr/> 4,014 SF
JADU Conversion (1 <sup>st</sup> Floor)	- 466 SF
Required Parking Exemption	- 390 SF
<hr/> Total Floor Area Proposed	<hr/> 3,158 SF
Maximum Allowable Floor Area (SROZ)	3,769 SF

The 10,397 square-foot lot is located within the Low-Medium Residential (LMR) Zone. The project includes grading in the amount of 10 CY of excavation for footings to be exported off site. **The maximum building height of the proposed addition would be 25.0 feet above the existing and proposed grade (or 97.10 feet above MSL).** The project requires a DRP for an addition that would exceed 60% of the maximum allowable floor area for the property and a second floor that would exceed 35% of the floor area of the existing first floor.

#### **VAC RECOMMENDATION:**

The project was heard at the regularly scheduled, June 20, 2023, VAC meeting. After the Commissioners presented their findings Chair Cohen motioned to recommend denial of the project, seconded by Commissioner Coad. Motion passed 5/1/1 (No: Stribling, Absent: Zajac)

#### **FINDINGS:**

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

**Yes – The present VAC members found that written accounts and oral testimony at the public meeting showed that there had been a reasonable attempt by the Applicants to communicate.**

2. The proposed structure does not significantly impair any view from public property (parks, major thoroughfares, bikeways, walkways, equestrian trails), which has been identified in the City's General Plan or City designated viewing areas.

**Yes – The present VAC members found that the subject property is not located within designated public viewing areas; therefore, the proposed structure does not significantly impair views from public property.**

3. The proposed structure is designed and situated in such a manner as to minimize impairment of views.

**Divided – Three out of the six participating VAC members found the proposed residence was not designed or situated to minimize impairment of views.**

4. There is no significant cumulative view impairment caused by granting the application as proposed.

**Yes – The present VAC members found that there would not be significant cumulative view impairment caused by granting the application if adjacent lots were allowed to construct a development of a similar size and height.**

5. The proposed structure is compatible with the immediate neighborhood character.

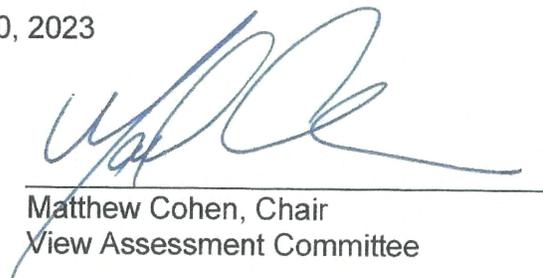
**Yes – The majority (5 of 6) of the present VAC members found that the proposed development is compatible with the immediate neighborhood character. The development would be compatible with the existing neighboring structures in terms of design, bulk, scale, height, and size.**

**VAC Vote:**

Chair Cohen motioned to recommend denial of the project, seconded by Commissioner Coad. Motion passed 5/1/1 (No: Stribling, Absent: Zajac)

**Issue Date of VAC Recommendation: June 20, 2023**

*For*   
\_\_\_\_\_  
Corey Andrews, Principal Planner  
Staff Liaison, View Assessment Committee

  
\_\_\_\_\_  
Matthew Cohen, Chair  
View Assessment Committee

APR 24 2023

Community Development Dept  
CITY OF SOLANA BEACH

APPLICATION FOR VIEW ASSESSMENT  
(Structure Development Permit)

Project No.: DRP22-017

- Address of property for which the structure development permit has been requested:  
611 Seabright Lane.  
SOLANA BEACH.
- Provide the following information for the individual filing this Application for Assessment:  
Name: NICK WILDGOOSE  
Address: 607 N CEDROS AVE S/D  
Phone Number: [REDACTED]  
Email: [REDACTED]
- Description of the viewing area as defined in Solana Beach Zoning Ordinance, Section 17.63.020(I) and extent of impairment: Easterly view from my living room obscured.
- Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment: the western part and its height. Reduce size and height of proposed addition.
- Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the property for which a Structure Development Permit has been requested: I have texted the owner my concerns.

[Signature]  
Signature of Applicant for Assessment

4/24/23.  
Date Submitted

STAFF USE ONLY:

Application for Assessment fee paid?

[Signature]

October 2, 2023

TO: City Council of Solana Beach  
FROM: John and Laura Boat, 611 Seabright Lane, Solana Beach CA  
RE: DRP22-017/SDP22-015 Boat Residence – 611 Seabright Lane, Solana Beach  
HEARING DATE: October 11, 2023

Mayor Heebner and members of the Council:

We want to emphasize that we withdrew most of the project originally proposed. The 2nd story addition that was the subject of the view claim and VAC recommendation has been completely eliminated from the project. The remaining portion of the project has been shrunk so that it only involves a 119 sq ft addition over the existing garage and a 44 sq ft coffee deck. Nobody has ever mentioned or complained about these additions, not our neighbors, not the VAC, not the view claimant.

If you visit our house, the “peak roof” over the existing bathroom facing Seabright will be lowered/leveled-off to conform with the current height limit (correcting an existing legal non-conformance). The story poles on the sloped garage facing Seabright show the prior, larger, remodel idea that nobody complained about and was not the subject of the view complaint or VAC hearing. The current 119 sq ft extension is entirely within the existing story pole outline and WILL NOT extend past the existing bathroom wall.

Our original idea, that has been completely scrapped from this application, was: convert our downstairs master bedroom to a JADU to create a ground floor unit for an aging parent. Enlarge our existing top floor to create a replacement master bedroom and add 2 children’s bedrooms and laundry adjacent to the new master so that it would be a functional family house (parents in proximity to kids). The 2 existing small bedrooms downstairs would then become our offices (we work from home). Even though this project has been abandoned, we are told by staff that since the VAC took action and the view claimant has not withdrawn his claim, we still need to address the SDP:

**A. STRUCTURE DEVELOPMENT PERMIT (SDP) / VIEW ASSESSMENT COMMISSION**

1. The second story addition with new roof deck that was the subject of the view assessment claim by Nick Wildgoose of 607 N Cedros **HAS BEEN WITHDRAWN, IS NOT BEING PURSUED AND IS NO LONGER PART OF THIS PROJECT.**
2. The VAC recommendation of denial of our project was mostly due to the fact we were proposing a roof deck on the “new” northern 2<sup>nd</sup> floor addition and one member didn’t like the bulk of the new 2<sup>nd</sup> floor addition. **THE NEW SECOND FLOOR ADDITION HAS BEEN WITHDRAWN, IS NOT BEING PURSUED AND IS NO LONGER PART OF THIS PROJECT.**
3. We understand that Katie Benson provided the view claimant, Mr. Wildgoose, our revised plans and explained to Mr. Wildgoose that the “new” northern 2nd floor addition **HAS BEEN WITHDRAWN, IS NO LONGER BEING PURSUED AND IS NOT A PART OF THIS PROJECT,** but he has not withdrawn his view claim. Wildgoose advised us that he was filing his view claim to mete-out revenge against us because, in 2017/18, we objected to our ocean view being blocked by the initial plans of spec builder, Greg Agee, to build a new house at 607 North Cedros Avenue. Mr. Wildgoose’s correspondence to us on April 4, 2023 regarding the project was as follows:

4:29 **B**

68% 

< **N** Nick Wildgoose Cedro...  

Hi John, I received your application for building permits. I'm going to be submitting an application to block it on every level.  
Nick Wildgoose  
607 n Cedros

3:48 PM

3:57 PM

Hey Nick, do you have any specifics we can address?

Karma is a fucking bitch bud.

3:59 PM

4:00 PM

Ok

You caused so many problems for my builder on my property. You should have thought ahead

4:00 PM

4:05 PM

Sorry you feel that way.

You are the reason I don't have an ocean view and am unable to burn wood in my fireplace outside. You can stick your story poles up your ass. That's all they'll be good for.

4:08 PM

4:18 PM

Wow. Ok.

At least you have the decency not to deny it.

4:25 PM

4:26 PM

Really not feeling anything productive will come from this exchange.

Oh I disagree. There's so many productive things that are about to come. Just not for you.

4:29 PM



It's bizarre that Mr. Wildgoose somehow blames us for him not having an ocean view when he purchased the property already built, with no ocean view. As background, 607 N Cedros was purchased by spec builder Greg Agee in September, 2017. Mr. Agee filed a Project Application with the City of Solana Beach on October 16, 2017 and stated that he was the sole person with any financial interest in the property. When Mr. Agee finished the house, it was listed on the open market in October, 2020 and purchased by Mr. Wildgoose in November, 2020. As an aside, Mr. Agee's architect accompanied Mr. Wildgoose to the VAC hearing. In line with his express stated purpose of dishing out revenge against us, Mr. Wildgoose did not retract his view claim.

4. No portion of our current project, as revised, was the subject of the view claim or VAC meeting, so we are unsure what exactly we are supposed to talk about. Nobody – not the VAC, not Mr. Wildgoose, not any of our other neighbors – have ever mentioned, discussed or objected to the small additions that we are currently seeking. Nevertheless, I guess we still have to go through the “required findings”:

**SDP REQUIRED FINDINGS:**

First, The Council must find “the primary viewing area(s)…” As stated, there is nothing to find since we withdrew the objected portion of the project entirely. **So, the viewing area is “none.”**

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

**WE COMPLETELY REMOVED THE ENTIRE PART OF OUR PROJECT THAT WAS THE SUBJECT OF THE VIEW CLAIM. THERE IS NOTHING LEFT TO RESOLVE. WHEN APPROCHED BY THE VIEW CLAIMANT ABOUT HIS OBJECTIONS TO OUR ORIGINAL PLANS, OUR RESPONSE WAS “DO YOU HAVE ANY SPECIFICS WE CAN ADDRESS?” NO SPECIFICS WERE EVER PRESENTED. WE HAVE NOT HAD ANY COMMUNICATION WITH MR. WILDGOOSE SUBSEQUENT TO HIS TEXTS WITH THE IMPLIED THREATS. WE DO NOT KNOW MR. WILDGOOSE, BUT BASED ON INFORMATION WE GATHERED, THE ONLY ACTION WE HAVE TAKEN IN THIS REGARD IS TO INSTALL ADDITIONAL SECURITY CAMERAS AROUND OUR PROPERTY.**

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

**WE COMPLETELY REMOVED THE ENTIRE PART OF OUR PROJECT THAT WAS THE SUBJECT OF THE VIEW CLAIM. THERE IS NOTHING LEFT. THERE IS NO IMPAIRMENT OF VIEW FROM PUBLIC PROPERTY.**

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

**WE COMPLETELY REMOVED THE ENTIRE PART OF OUR PROJECT THAT WAS THE SUBJECT OF THE VIEW CLAIM. THERE IS NOTHING LEFT. THERE ARE NO VIEWS BEING IMPAIRED.**

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

**WE COMPLETELY REMOVED THE ENTIRE PART OF OUR PROJECT THAT WAS THE SUBJECT OF THE VIEW CLAIM. THERE IS NOTHING LEFT. THERE ARE NO VIEWS BEING IMPAIRED**

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

**WE'RE TRYING TO IMPROVE OUR EXISTING HOUSE TO REMOVE THE FUNKY NON-CONFORMING SLOPED ROOF OVER THE BATHROOM AND LESSEN THE IMPACT OF THE SEVERE SLOPING GARAGE ROOF SO THAT IT NOT SUCH AN EYESORE TO THE NEIGHBORHOOD. THE ADDITION IS MINOR.**

**B. DEVELOPMENT REVIEW PERMIT (DRP) / DEVELOPMENT REVIEW CRITERIA**

We understand that there are criteria that need to be met for the DRP, which are listed below.

1. "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."

**WE ARE ADDING 119 SQUARE FEET TO THE FRONT OF THE HOUSE AND A SMALL 44 SQ FT COFFEE DECK IN THE BACK. IN THE PROCESS WE WILL BE REMOVING THE NON-CONFORMING HEIGHT OF THE PART OF THE STRUCUTRE THAT IS ABOVE THE EXISTING BATHROOM. THE SIZE AND BULK OF OUR HOUSE WILL NOT CHANGE IN ANY SIGNIFICANT MANNER AND WILL BE SIMILAR OR SMALLER THAN MANY OTHER HOUSES ON OUR STREET.**

2. 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.

**WE ARE CONSTRUCTING ENTIRELY WITHIN THE EXISTING BUILDING FOOTPRINT.**

3. 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.

**WE ARE NOT DISTURBING ANY OF OUR EXISTING LANDSCAPING**

4. 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.

**WE ARE NOT CHANGING OUR EXISTING GARAGE OR EXISTING PARKING DRIVEWAY OR OFF-STREET PARKING AREAS.**

5. 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.

**WE RE-DESIGNED AND SHRUNK OUR EXISTING REMODEL TO UTILIZE EXISTING BEAMS SO TO AVOID HAVING TO DO ANY MAJOR GRADING/EXCAVATING.**

6. 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 area. All exterior lighting, including lighting in designated "dark sky" areas, shall be in conformance with SBMC 17.60.060 (Exterior Lighting Regulations).

**WE ARE NOT PROPOSING ANY NEW EXTERNAL LIGHTING WITH THIS PROJECT. THERE IS NO GROUND-LEVEL CONSTRUCTION, ACCESS TO THE NEWLY CONSTRUCTED AREA IS FROM THE INSIDE OF OUR EXISTING HOUSE.**

7. Usable Open Space. Recreational facilities proposed within required usable open space areas shall be located and designed to maintain essential open space values. Consideration shall be given to type and quantity of such uses, including but not limited to golf courses, picnic and barbecue areas, tot lots, open playing fields, swimming pools and spas, and court facilities.

**THIS DOES NOT SEEM APPLICABLE TO OUR PROJECT.**

We respectfully request the City Council approve the project as presented. Thank you for your time and consideration.

Sincerely,

John and Laura Boat



# CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH • CALIFORNIA 92075 • (858) 720-2400 • FAX (858) 755-1782

## STORY POLE HEIGHT CERTIFICATION

Date: MARCH 7, 2023 OCT. 11, 2023 RE-CERT

RECEIVED

MAR 08 2023

Community Development Dept  
CITY OF SOLANA BEACH

Assessor's Parcel No.: 263-062-05

Site Address: 611 SEABRIGHT LN

Owner's Name: BOAT

OCT 11, 2023 RE-CERT

This is to certify that on MARCH 7, 2023 the story poles located on the above referenced site were surveyed by the undersigned, and found to be in conformance with the attached story pole plot plan. In addition, the following measurements were found:

Highest point of the story poles: 97.10' (M.S.L.)\* SP#1

Pre-existing grade: 72.10' (M.S.L.)\*

Finished grade elevation: 72.10' (M.S.L.)\*

Finished floor elevation: — (M.S.L.)\*

**TOTAL MAXIMUM HEIGHT:** 25.00'

**PLEASE NOTE:** The story poles must show and include the total height must include roofing materials. At framing inspection, a Height Certification will be required which must be in exact conformance with the maximum height shown on Story Pole Height Certification.

For additional information, please contact me at 760-224-7653 (phone number)

  
Licensed Land Surveyor



Seal of Registration:

\*Mean Sea Level (MSL) — all measurements must utilize an established benchmark that will not change over the course of the project. EXSTG FIN FLR, W/LY SIDE HSE. ELEV. = 72.6'

# C-STORY POLES, INC.

Chris Collins PLS 8591  
 POB 230972 Encinitas, CA 92023  
 (760) 224-7653 chris@cstorypoles.com

Boat Residence  
 611 Seabright Lane, Solana Beach  
 W.O. CSP23-1687  
 CC, SM, RM

2/6/2023  
 Page 1 of 2

**O INDICATES NOT INCLUDED IN 10-11-23 RE-CERT**

\* "T" T-post, "B" Bucket, "R" Roof, "FS" Finished Surface

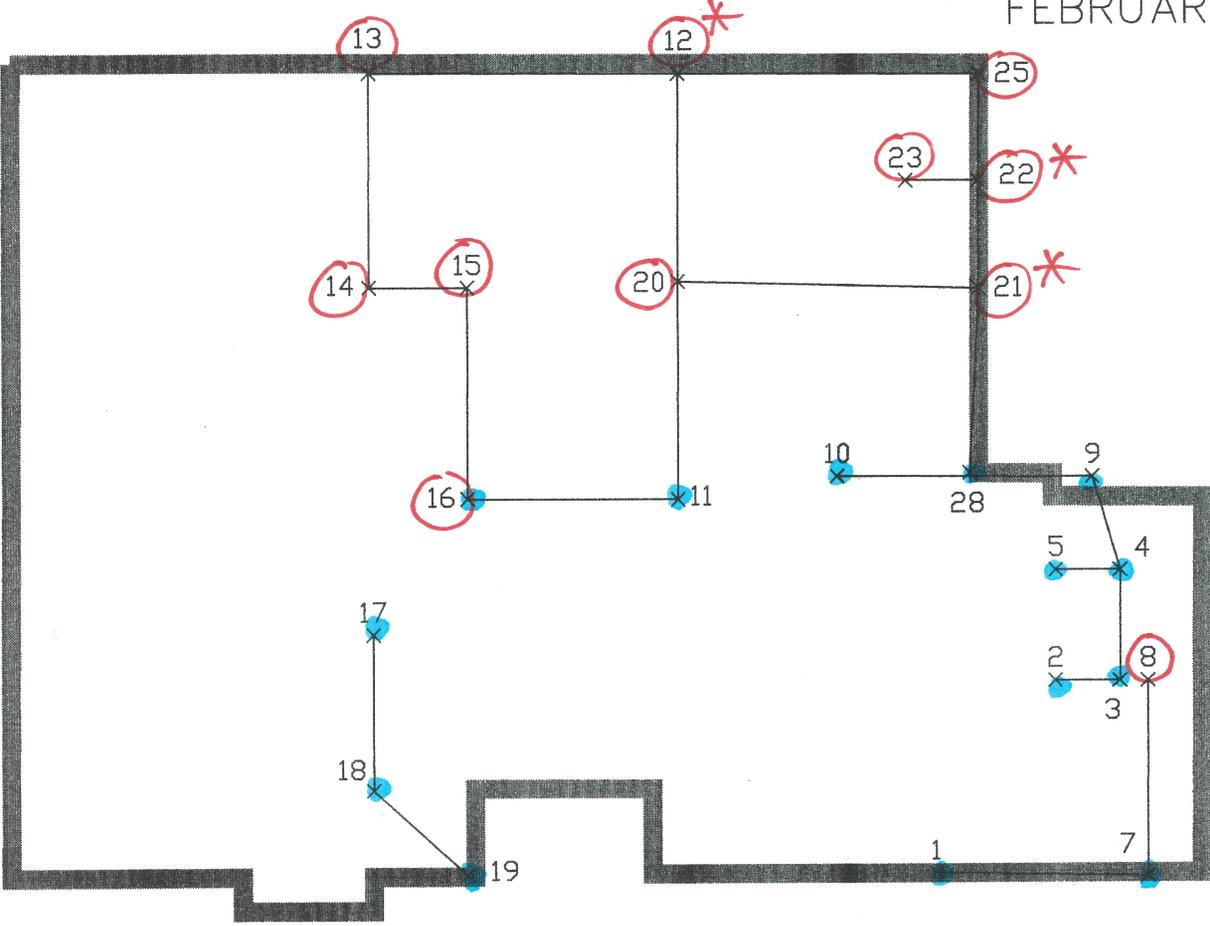
SP#	BASE ELEV	PLAN ELEV	C/F LENGTH	DESCRIPTION *
* 1	72.10	97.10	F- 25.00	UPR @ BLDG
-	72.10	96.43	F- 24.33	LWR -
2	86.81	97.10	F- 10.29	ROOF
3	84.97	97.10	F- 12.13	"
* 4	85.03	97.10	F- 12.07	UPR "
-	85.03	95.27	F- 10.24	LWR -
5	87.15	97.10	F- 9.95	ROOF
7	72.10	96.43	F- 24.33	@ BLDG
(8)	83.99	96.43	F- 12.44	ROOF
9	72.05	95.27	F- 23.22	STK @ BLDG
10	82.01	95.27	F- 13.26	ROOF attach to bldg
11	82.10	95.27	F- 13.17	ROOF attach to bldg
* (12)	82.20	95.27	F- 13.07	UPR ROOF
-	82.20	92.77	F- 10.57	LWR -
(13)	82.20	95.27	F- 13.07	ROOF
(14)	81.86	95.27	F- 13.41	ROOF
(15)	81.86	95.27	F- 13.41	ROOF
(16)	82.02	95.27	F- 13.25	ROOF
* 17	82.01	89.77	F- 7.76	UPR ROOF
-	82.01	86.27	F- 4.26	LWR ROOF
* 18	82.02	89.77	F- 7.75	UPR ROOF
-	82.02	86.27	F- 4.25	LWR -
19	82.00	95.27	F- 13.27	ROOF
(20)	81.85	94.27	F- 12.42	ROOF
* (21)	82.22	94.27	F- 12.05	UPR ROOF
-	82.22	91.94	F- 9.72	LWR -
* (22)	82.27	94.27	F- 12.00	UPR ROOF
-	82.27	92.77	F- 10.50	LWR -
(23)	81.64	94.27	F- 12.63	ROOF

CONT'D PG 2 OF 2

25	82.27	92.77	F - 10.50	Roof
28	82.08	91.94	F - 9.86	Roof attach to bldg

BOAT RESIDENCE  
611 SEABRIGHT LANE  
SOLANA BEACH  
CSP 23-1687  
FEBRUARY 3, 2023

○ INDICATES TAKEN DOWN POLES  
NOT A PART OF RECEIPT  
10-11-23



NOT TO SCALE



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** October 25, 2023  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for a DRP to Demolish a Single-Family Residence and Construct a Replacement Single-Family Residence with a Partially Subterranean Garage at 446 Seabright Lane. (Applicants: Darren and Rachel Levitt; Application: DRP23-003; APN: 263-061-14; Resolution No. 2023-117)**

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## **BACKGROUND:**

The Applicants, Darren and Rachel Levitt, are requesting City Council approval of a Development Review Permit (DRP) to demolish a single-story single-family residence, construct a replacement 3,366 square-foot single-family residence with a 716 square-foot partially subterranean two-car garage, and perform associated improvements. The project proposes 325 cubic yards of excavation, 173 cubic yards of fill, 335 cubic yards of excavation for footing and remedial grading, 152 cubic yards of export, for 833 cubic yards of aggregate (total) grading. The maximum building height of the proposed residence would be 15.98 feet above the pre-existing grade (or 97.08 feet above Mean Sea Level (MSL)). The 10,884 square-foot lot is located within the Low-Medium Residential (LMR) Zone and the Scale Residential Overlay Zone (SROZ).

A DRP is required for grading in excess of 100 cubic yards and a proposed development in excess of 60 percent of the maximum allowable floor area. The project would not exceed 16 feet in height measured from the pre-existing grade; therefore, the project is not subject to View Assessment and approval of a Structure Development Permit is not required.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2023-117 (Attachment 1).

## **DISCUSSION:**

COUNCIL ACTION:

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The subject 10,884 square-foot lot is located on the east side of Seabright Lane. The topography slopes gently up approximately six feet overall from Seabright Lane to the rear (east) property line. The property is developed with a single-story single-family residence with an attached two-car garage. The Applicants are proposing to demolish the existing residence and construct a replacement single-family residence with an attached two-car garage. The project plans are provided in Attachment 2.

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

<b>Table 1</b>			
<b>LOT INFORMATION</b>			
<b>Property Address:</b>	446 Seabright Ln	<b>Zoning Designation:</b>	LMR (4 du/ac)
<b>Lot Size (Gross):</b>	10,884 sf	<b># Units Allowed:</b>	1 D/U, 1 ADU, 1 JADU
<b>Max. Allowable Floor Area:</b>	3,855 sf	<b># Units Ex/Proposed:</b>	1 D/U, 1 ADU*
<b>Proposed Floor Area:</b>	3,682 sf	<b>Setbacks:</b>	<b>Required      Proposed</b>
<b>Below Max. Floor Area by:</b>	173 sf	Front (W)	25 ft      25 ft
<b>Max. Allowable Height:</b>	25 ft	Interior Side (N)	10 ft      10 ft
<b>Max. Proposed Height:</b>	15.98 ft	Interior Side (S)	10 ft      10.25 ft
<b>Highest Point/Ridge:</b>	97.08 MSL	Rear (E)	25 ft      25 ft
*Proposed 342 sf Detached ADU voluntarily shown and not subject to the DRP or Gross Floor Area			
<b>PROPOSED PROJECT INFORMATION</b>			
<b>Proposed Floor Area Breakdown:</b>		<b>Required Permits:</b>	
Main Level Living Area	2,904 sf	<b>DRP</b> for grading in exceed of 100 cubic yards and proposed total floor area to exceed 60% of maximum allowable floor area for the site.	
Lower Level Garage	716 sf		
Lower Level Living Area	369 sf		
Covered/Enclosed Exterior Area	93 sf		
Subtotal	4,082 sf		
Off-Street Parking Exemption	- 400 sf	<b>Existing Development:</b> Single-family residence with attached garage to demolished	
<b>Total Proposed Floor Area:</b>	<b>3,682 sf</b>		
<b>Required/Proposed Parking:</b> 2 (SFR) / 2 Garage			
<b>Proposed Fences and Walls:</b> Yes			
<b>Proposed Accessory Structure:</b> No			
<b>Proposed Grading:</b> 325 CY of excavation, 173 CY of fill, 335 CY of excavation for footings and remedial grading, 152 CY of export, and 833 CY of aggregate (total) grading			

Staff has prepared draft findings for approval of the project in the attached Resolution 2023-117 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2023-117.

**Development Review Permit Compliance (SBMC Section 17.68.40):**

A DRP is required because the aggregate grading quantity would exceed 100 cubic yards and the total proposed floor area would exceed 60 percent of the maximum allowable for the property. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2023-117 provides a full discussion of the findings.

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

**DRP Finding #1**

**General Plan Consistency**

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

**Specific Plans and Special Overlays**

The property is located in the SROZ, which specifies development standards to preserve and enhance the existing community character and aesthetic quality of the City of Solana Beach, by providing regulations to ensure and protect the character, traditional scale, and seaside orientation of established residential neighborhoods. The project, as designed, complies with the SROZ maximum allowable floor area.

The entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit,

Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.  
Zoning Ordinance Consistency

SBMC Section 17.20.010(C) specifies that the LMR Zone is intended for residential development in areas characterized primarily by detached single-family homes on both older and newer subdivided lots. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LMR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The proposed residence as well as proposed trellis patio covers would be located entirely within the buildable area.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 10,884 square-foot lot is as follows:

0.50 for first 6,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.175 for 6,000 to 15,000 ft <sup>2</sup>	855 ft <sup>2</sup>
<u>Maximum Allowable Floor Area:</u>	<u>3,855 ft<sup>2</sup></u>

The proposed project includes a 2,904 square-foot main level living area, a 716 square-foot lower level two-car garage, a 369 square-foot lower level living area, and a 93 square-foot covered and enclosed exterior area. The subtotal of the proposed gross floor area would be 4,082 square feet.

The proposed lower level garage and living area would be partially subterranean and built into the existing grade. However, the lower level would not qualify as a “basement” in the SROZ due to the vertical exposure measured from the finished floor of the main level to the lower of the existing and proposed grade. The maximum exposure of a basement in the SROZ is three feet and the proposed exposure of the lower level would be 4.75 feet. Therefore, the entire lower level garage and living area would count toward the gross floor area.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage and unobstructed, 200 square feet of floor area is exempted for each required space. The proposed garage would provide two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the exemption, the total gross floor area of the project would be 3,682 square feet, which is 173 square feet below the maximum allowable for the property.

#### Maximum Building Height:

The maximum building height for the LMR Zone is 25 feet. The maximum building height (or tallest portion) of the proposed residence would be 20.41 feet measured above the proposed grade (or 95.58 feet above MSL). The highest portion of the residence would be 97.08 feet above MSL (or 15.98 feet above the pre-existing grade).

The proposed residence would not exceed 16 feet in height from the pre-existing grade. Therefore, the project is not subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. As a condition of approval, the Applicants would be required to submit a height certification to certify that the tallest portion of the building would not exceed 20.41 feet in height as measured above the proposed grade (or 95.58 feet above MSL) and the highest portion of the building would not exceed 16 feet in height as measured above the pre-existing grade (or 97.08 feet above MSL).

#### Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). A total of two off-street parking spaces are required by the project and two unobstructed 9-foot by 19-foot parking spaces would be accommodated in the proposed garage.

#### Fences, Walls and Retaining Walls:

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

Currently, the plans show replacement perimeter fences and walls that would enclose the side and rear yards with a six-foot tall wooden fence and approximately two-foot tall retaining walls. A combination fence and wall would wrap around the southwest front yard in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

#### Water Efficient Landscape:

The project is subject to the current Water Efficient Landscape Ordinance (WELO) of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party

landscape architect, who has recommended approval. If the project is approved, the Applicants 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 approved plan and the WELO. In addition, the City's consultant will perform an inspection during the construction phase of the project to verify compliance.

## **DRP Finding #2**

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

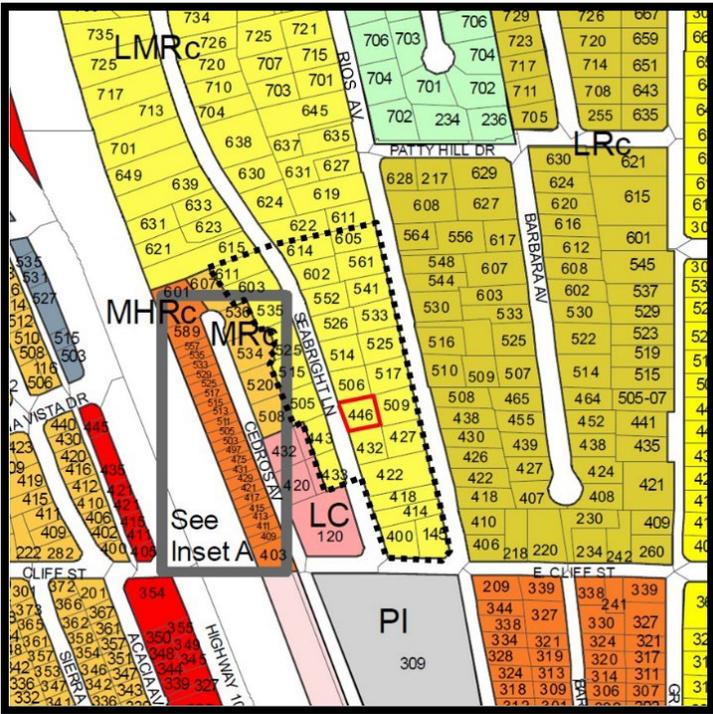
1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

### **Relationship with Adjacent Land Uses:**

The property and the surrounding neighborhood are located in the LMR Zone. These properties were constructed in a planned development prior to the City's incorporation and are developed with a mix and one-and two-story single-family residences.

### **Neighborhood Comparison:**

Staff compared the proposed project to 29 nearby properties located on Seabright Lane and North Rios Avenue, as shown on the following map:



The properties evaluated in this comparison are also located in the LMR Zone. The surrounding properties are developed primarily with single-family homes ranging in size from 759 square feet to 4,054 square feet. The existing square footage information is obtained through the County Assessor records. It should be noted that the County Assessor does not include garages, covered patios or enclosed exterior areas, accessory buildings, or unfinished basements in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the garage:

Project Gross Building Area:	4,082 ft <sup>2</sup>
Delete Attached Garage:	- 716 ft <sup>2</sup>
Delete Covered Porch:	- 93 ft <sup>2</sup>
Project Area for Comparison to Assessor's Data:	3,273 ft <sup>2</sup>

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

<b>Table 2</b>						
#	Property Address	Lot Size in ft <sup>2</sup> (GIS)	Existing ft <sup>2</sup> Onsite (Assessor's)	Proposed / Recently Approved ft <sup>2</sup>	Max. Allowable ft <sup>2</sup>	Zone
1	614 Seabright Ln	11,000	1,358		3,875	LMR
2	602 Seabright Ln	10,700	1,666		3,823	LMR
3	552 Seabright Ln	11,000	1,321		3,875	LMR
4	526 Seabright Ln	11,600	1,444		3,980	LMR
5	514 Seabright Ln	10,700	3,452		3,823	LMR

<b>Table 2</b>						
#	Property Address	Lot Size in ft <sup>2</sup> (GIS)	Existing ft <sup>2</sup> Onsite (Assessor's)	Proposed / Recently Approved ft <sup>2</sup>	Max. Allowable ft <sup>2</sup>	Zone
6	506 Seabright Ln	10,300	3,516		3,753	LMR
<b>7</b>	<b>446 Seabright Ln</b>	<b>10,884</b>	<b>1,413</b>	<b>3,273*</b>	<b>3,855</b>	<b>LMR</b>
8	432 Seabright Ln	10,900	840		3,858	LMR
9	422 Seabright Ln	21,260	828		5,671	LMR
10	418 Seabright Ln	10,170	759		3,730	LMR
11	414 Seabright Ln	9,970	1,596		3,695	LMR
12	400 Seabright Ln	10,240	1,920		3,742	LMR
13	611 Seabright Ln	10,397	2,746	2,861	3,769	LMR
14	603 Seabright Ln	10,140	2,637		3,725	LMR
15	535 Seabright Ln	10,900	3,247		3,858	LMR
16	525 Seabright Ln	7,800	3,203		3,315	LMR
17	515 Seabright Ln	10,870	2,556		3,852	LMR
18	505 Seabright Ln	10,600	984		3,805	LMR
19	443 Seabright Ln	10,880	3,544		3,854	LMR
20	433 Seabright Ln	8,500	1,788		3,438	LMR
21	605 N Rios Ave	10,160	1,740		3,728	LMR
22	561 N Rios Ave	11,660	2,174		3,991	LMR
23	541 N Rios Ave	10,560	1,958		3,798	LMR
24	533 N Rios Ave	10,540	2,808		3,795	LMR
25	525 N Rios Ave	11,000	2,161		3,875	LMR
26	517 N Rios Ave	11,900	3,157		4,033	LMR
27	509 N Rios Ave	10,700	3,418		3,823	LMR
28	427 N Rios Ave	11,900	4,054		4,033	LMR
29	145 E Cliff St	11,370	1,946		3,940	LMR

\* Does not include the 342 square foot future ADU

**Building and Structure Placement:**

The proposed project includes a replacement single-family residence that would have the appearance of a two-story home from the front of the property on Seabright Lane. The main level of the residence would have a finished floor approximately four feet above the existing grade, and the lower level garage and living area would be built into the existing grade. The residence would be located entirely within the buildable area and would include a 2,904 square-foot main level living area and a 93 square-foot covered and enclosed patio. The proposed project also includes a partially subterranean 716 square-foot two-car garage and 369 square-foot living area.

**Landscape:**

The proposed landscape plan includes a variety of shrubs and perennials as well as a turf area. The existing elm, magnolia, and eucalyptus trees located in the front yard would be maintained with the project.

Should the City Council approve the project, the Applicants would be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be consistent with the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone. A condition has also 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 two required off-street parking spaces would be located within the partially subterranean garage, which would be accessed by a new driveway located on the northern side of the property from Seabright Lane. Pedestrian access to the property would be located in the center of the property. Refuse containers would be located behind a fence on the northern side yard.

#### Grading:

The Applicants are proposing 325 cubic yards of cut to excavate the area of the driveway and the partially subterranean garage and living area. The project also includes 173 cubic yards of fill to raise the grade in the front (west) side of the property creating relatively flat areas surrounding the proposed residence. There would be 335 cubic yards of excavation for footings and remedial grading associated with the project. The project would result in 152 cubic yards of export off site and 833 cubic yards of aggregate (total) grading.

#### Lighting:

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

#### Usable Open Space:

The project consists of the construction of a single-family residence with an attached garage on a developed residential lot. Usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of approval, the Applicants will be required to pay the City's Park Impact Fee.

**Property Frontage and Public Right-of-Way Improvements:**

The existing property frontage is unimproved with vegetation and a nonstandard driveway. If approved, the Applicants will be required to remove the existing landscaping and construct a 10-foot wide Decomposed Granite (DG) pathway graded at a two percent maximum slope for walking and parking purposes. In addition, a mountable concrete curb for drainage will be required if the project is approved. The driveway approach will also be reconstructed as a condition of approval to meet the Americans with Disabilities Act (ADA) standards.

**Public Hearing Notice:**

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on October 12, 2023. Staff has not received correspondence from neighbors regarding the proposed project.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2023-117 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

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

**CEQA COMPLIANCE STATEMENT:**

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

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation adopting the attached Resolution 2023-117.

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

**DEPARTMENT RECOMMENDATION:**

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2023-117 conditionally approving a DRP to demolish a single-story single-family residence, construct a replacement 3,366 square-foot single-family residence with a 716 square-foot partially subterranean two-car garage, and perform associated improvements, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Resolution 2023-117
2. Project Plans

## RESOLUTION 2023-117

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A REPLACEMENT SINGLE-FAMILY RESIDENCE WITH A PARTIALLY SUBTERRANEAN GARAGE AT 446 SEABRIGHT LANE, SOLANA BEACH.**

**APPLICANTS: DARREN AND RACHEL LEVITT  
CASE NO.: DRP23-003  
APN: 263-061-14**

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

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

**WHEREAS**, at the Public Hearing on October 25, 2023, the City Council received and considered evidence concerning the proposed application; and

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to demolish a single-story single-family residence, construct a replacement 3,366 square-foot single-family residence with a 716 square-foot partially subterranean two-car garage, and perform associated improvements at 446 Seabright Lane, is conditionally approved based upon the following Findings and subject to the following Conditions:
- III. FINDINGS
  - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

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

General Plan Consistency: The project, as conditioned, is consistent with the City’s General Plan designation of Low Medium Density Residential in the General Plan and intended for single-family residential development with a maximum density of four dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Specific Plans and Special Overlays: The property is located in the SROZ, which specifies development standards to preserve and enhance the existing community character and aesthetic quality of the City of Solana Beach, by providing regulations to ensure and protect the character, traditional scale, and seaside orientation of established residential neighborhoods. The project, as designed, complies with the SROZ maximum allowable floor area.

The entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the LMR Zone is intended for residential development in areas characterized primarily by detached single-family homes on both older and newer subdivided lots. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

**Minimum Yards/Setbacks:**

Minimum yard dimensions (setbacks) for the LMR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The proposed residence as well as proposed trellis patio covers will be located entirely within the buildable area.

**Maximum Floor Area Ratio:**

The maximum allowable floor area calculation for 10,884 square-foot lot is as follows:

$$\frac{0.50 \text{ for first } 6,000 \text{ ft}^2}{3,000 \text{ ft}^2}$$

0.175 for 6,000 to 15,000 ft <sup>2</sup>	855 ft <sup>2</sup>
Maximum Allowable Floor Area:	3,855 ft <sup>2</sup>

The proposed project includes a 2,904 square-foot main level living area, a 716 square-foot lower level two-car garage, a 369 square-foot lower level living area, and a 93 square-foot covered and enclosed exterior area. The subtotal of the proposed gross floor area is 4,082 square feet.

The proposed lower level garage and living area will be partially subterranean and built into the existing grade. However, the lower level does not qualify as a “basement” in the SROZ due to the vertical exposure measured from the finished floor of the main level to the lower of the existing and proposed grade. The maximum exposure of a basement in the SROZ is 3 feet and the proposed exposure of the lower level would be 4.75 feet. Therefore, the entire lower level garage and living area count toward the gross floor area.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage and unobstructed, 200 square feet of floor area is exempted for each required space. The proposed garage will provide two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the exemption, the total gross floor area of the project is 3,682 square feet, which is 173 square feet below the maximum allowable for the property.

**Maximum Building Height:**

The maximum building height for the LMR Zone is 25 feet. The maximum building height (or tallest portion) of the proposed residence will be 20.41 feet measured above the proposed grade (or 95.58 feet above MSL). The highest portion of the residence will be 97.08 feet above MSL (or 15.98 feet above the pre-existing grade).

The proposed residence will not exceed 16 feet in height from the pre-existing grade. Therefore, the project is not subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. As a condition of approval, the Applicants will be required to submit a height certification to certify that the tallest portion of the building would not exceed 20.41 feet in height measured above the proposed grade (or 95.58 feet above MSL) and the highest portion of the building would not exceed 16 feet in height measured above the pre-existing grade (or 97.08 feet above MSL).

**Required Off-Street Parking:**

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). A total of two off-street parking spaces are required by the project and two unobstructed 9-foot by 19-foot parking spaces will be accommodated in the proposed garage.

#### Fences, Walls and Retaining Walls:

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

Currently, the plans show replacement perimeter fences and walls that will enclose the side and rear yards with a six-foot tall wooden fence and approximately two-foot tall retaining walls. A combination fence and wall will wrap around the southwest front yard in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

#### Water Efficient Landscape:

The project is subject to the current Water Efficient Landscape Ordinance (WELO) of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. If the project is approved, the Applicants 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 approved plan and the WELO. In addition, the City's consultant will perform an inspection during the construction phase of the project to verify compliance.

- 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 located within the LMR Zone as are the properties located in the immediate surrounding neighborhood on Seabright Lane and the west side of North Rios Avenue. The neighborhood is also adjacent to five properties in the Medium Residential (MR) Zone on the east side of North Cedros Avenue, an attached condominium “row home” development in the Medium-High Residential (MHR) Zone on the west side of North Cedros Avenue, three properties in the Light Commercial (LC) Zone on the east side of North Cedros Avenue and north of the intersection with East Cliff Street, residential properties in the Low Residential (LR) Zone located on the east side of North Rios Avenue, and the Solana Beach School District Office in the Public Institutional (PI) Zone located south of East Cliff Street between North Cedros Avenue and North Rios Avenue.

- 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 project includes a replacement single-family residence that would have the appearance of a two-story home from the front of the property on Seabright Lane. The main level of the residence would have a finished floor approximately four feet above the existing grade, and the lower level garage and living area would be built into the existing grade. The residence would be located entirely within the buildable area and would include a 2,904 square-foot main level living area and a 93 square-foot covered and enclosed patio. The proposed project also includes a partially subterranean 716 square-foot two-car garage and 369 square-foot living area.

- 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 proposed landscape plan includes a variety of shrubs and perennials as well as a turf area. The existing elm, magnolia, and eucalyptus trees located in the front yard will be maintained with the project.

The Applicants are required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be consistent with the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone. A condition has also 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 two required off-street parking spaces will be located within the partially subterranean garage, which will be accessed by a new driveway located on the northern side of the property from Seabright Lane. Pedestrian access to the property will be located in the center of the property. Refuse containers will be located behind a fence on the northern side yard.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned*

*and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

The Applicants are proposing 325 cubic yards of cut to excavate the area of the driveway and the partially subterranean garage and living area. The project also includes 173 cubic yards of fill to raise the grade in the front (west) side of the property creating relatively flat areas surrounding the proposed residence. There will be 335 cubic yards of excavation for footings and remedial grading associated with the project. The project will result in 152 cubic yards of export off site and 833 cubic yards of aggregate (total) grading.

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

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

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

The project consists of the construction of a single-family residence with an attached garage on a developed residential lot. Usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of approval, the Applicants will be required to pay the City's Park Impact Fee.

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

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

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

The Applicants shall obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

## V. CONDITIONS:

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

### A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on October 25, 2023, and located in the project file with a submittal date of October 16, 2023.
- III. Prior to requesting a framing inspection, the Applicants shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on October 25, 2023, and that the tallest portion of the structure will not exceed 20.41 feet measured above the proposed grade (or 95.58 feet above MSL) and the highest portion of the structure will not exceed 16 feet in height measured above the pre-existing grade (or 97.08 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required 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.

- VI. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on October 25, 2023, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicants shall obtain and submit landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied and the installation has passed inspection by the City's third-party landscape professional.
  - VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
  - VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
  - IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Seabright Lane and minimize impact to the surrounding neighbors.
  - X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
  - IV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.
- B. Engineering Department Conditions:
- I. Per Solana Beach Municipal Code Section 11.04, the Applicants are required to construct all public improvements along the street frontage. In this instance, this will include constructing a low profile mountable 9" x 9" x 12" concrete curb along the frontage of Seabright Lane and install a 10' wide stabilized, compacted, Decomposed Granite (D.G.) at 2

percent maximum from the property line down toward the curb to the satisfaction of the City Engineer.

- II. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for any work performed in the public right of way. This includes, but is not limited to, the concrete driveway apron, sloping curb, Decomposed Granite (D.G.) surface, and concrete swales across DG surface and mailbox.
- III. An Encroachment Maintenance Removal Agreement (EMRA) shall be recorded against this property for all improvements in the public right of way including, but not limited to, the five-foot wide Decomposed Granite (D.G.) path, bio-swale, mailbox, landscaping, and irrigation.
- IV. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- V. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- VI. The Applicants shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
  - a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
  - b. The Applicants shall obtain a soils report prepared by a registered soils/geotechnical engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
  - c. The Applicants shall provide a drainage report prepared by a registered civil engineer. This report shall address, if required, the design for a detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below the rate of runoff for the pre-existing condition. All recommendations of this drainage report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading

Bond and Security Deposit.

- d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a registered civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development Department for further information.
- e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- i. The Applicants shall submit certification from the Engineer of Record and the soils engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the soils engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicants. Construction Best Management Practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities.

Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.

- k. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post-Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. Prior to the foundation inspection, the Applicants shall submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.

C. Fire Department Conditions:

- I. **BUILDINGS AND FACILITIES:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility per the 2022 California Fire Code Chapter 5 Section 503.1.1. Hose pull exceeds 150 feet. Mitigation for not meeting hose pull will be additional fire sprinklers to include all bathrooms and closets regardless of size.
- II. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site all the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2022 California Fire Code Chapter 33:
  - 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.
- III. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2019 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2019 California Fire Code Chapter 5 Section 505.1.
- V. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL). Mitigation for not meeting hose pull will be additional fire sprinklers to include all bathrooms and closets regardless of size.
- VI. Class "A" Roof: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2019 California Building Code Chapter 15 Section 1505.
- VII. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1205.

## V. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set

forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

## VI. EXPIRATION

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

## VII. INDEMNIFICATION AGREEMENT

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

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

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, held on the 25<sup>th</sup> day of October, 2023, by the following vote:

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

ABSTAIN: Councilmembers –

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

# 446 SEABRIGHT LANE RESIDENCE

446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

## SAFDIE RABINES ARCHITECTS

925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
P (619) 297-6153  
www.safdie-rabines.com

**CLIENT**  
DARREN & RACHEL LEVITT  
446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**CIVIL ENGINEER:**  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVE, SUITE J  
SAN DIEGO, CA 92126

**LANDSCAPE ARCHITECT:**  
CONSULTANT NAME

**STRUCTURAL ENGINEER:**  
CONSULTANT NAME

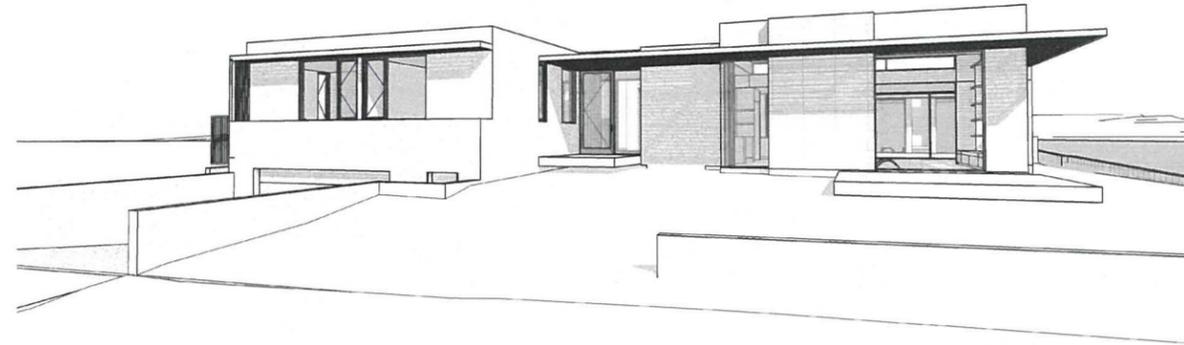
**MECHANICAL ENGINEER:**  
CONSULTANT NAME

**ELECTRICAL ENGINEER:**  
CONSULTANT NAME

**PLUMBING ENGINEER:**  
CONSULTANT NAME

**LIGHTING DESIGN:**  
CONSULTANT NAME

(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)



# 446 SEABRIGHT LANE RESIDENCE

NEW CONSTRUCTION / 446 SEABRIGHT LANE, SOLANA BEACH, CA 92075

## DEVELOPMENT REVIEW PERMIT SUBMITTAL

OWNER INFORMATION	DEVELOPMENT SUMMARY		SHEET INDEX																																							
<p>DARREN AND RACHEL LEVITT 446 SEABRIGHT LANE SOLANA BEACH, CA 92075 (858) 342-2441</p>	<p><b>PROJECT DESCRIPTION / SCOPE</b> NEW ONE (1) STORY SINGLE-FAMILY RESIDENCE, WITH PARTIALLY SUBTERRANEAN GARAGE/LOWER LEVEL AND ACCESSORY DWELLING UNIT</p>		<p><b>PROPOSED LANDSCAPE (REF. L-100 - L-200)</b></p> <table border="1"> <thead> <tr> <th></th> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>NON-LANDSCAPED AREA</td> <td></td> <td></td> </tr> <tr> <td>BUILDING AREA</td> <td>2,229 SQ. FT.</td> <td>3,246 SQ. FT.</td> </tr> <tr> <td>IMPERVIOUS HARDSCAPE</td> <td>664 SQ. FT.</td> <td>784 SQ. FT.</td> </tr> <tr> <td>PERMEABLE HARDSCAPE</td> <td>0 SQ. FT.</td> <td>2,100 SQ. FT.</td> </tr> <tr> <td>NON-IRRIGATED LANDSCAPE</td> <td>0 SQ. FT.</td> <td>0 SQ. FT.</td> </tr> <tr> <td>IRRIGATED LANDSCAPE</td> <td>7,991 SQ. FT.</td> <td>4,754 SQ. FT.</td> </tr> <tr> <td>WATER FEATURES</td> <td>0 SQ. FT.</td> <td>0 SQ. FT.</td> </tr> <tr> <td><b>TOTAL LOT AREA</b></td> <td><b>10,884 SQ. FT.</b></td> <td><b>10,884 SQ. FT.</b></td> </tr> </tbody> </table>			EXISTING	PROPOSED	NON-LANDSCAPED AREA			BUILDING AREA	2,229 SQ. FT.	3,246 SQ. FT.	IMPERVIOUS HARDSCAPE	664 SQ. FT.	784 SQ. FT.	PERMEABLE HARDSCAPE	0 SQ. FT.	2,100 SQ. FT.	NON-IRRIGATED LANDSCAPE	0 SQ. FT.	0 SQ. FT.	IRRIGATED LANDSCAPE	7,991 SQ. FT.	4,754 SQ. FT.	WATER FEATURES	0 SQ. FT.	0 SQ. FT.	<b>TOTAL LOT AREA</b>	<b>10,884 SQ. FT.</b>	<b>10,884 SQ. FT.</b>											
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<p><b>ARCHITECT:</b> SAFDIE RABINES ARCHITECTS 925 Fort Stockton Drive San Diego, CA 92103 (619) 297-6153</p>	<p><b>PROJECT ADDRESS</b> 446 SEABRIGHT LANE SOLANA BEACH, CA 92075</p>		<p>(P) GRADING IN SLOPES &gt;25% SLOPE CLASSIFICATION (NONE) AREA TO BE GRADED 10,884 S.F. VOLUME OF EXCAVATION FOR FOOTINGS 25 C.Y. VOLUME OF EXCAVATION AND RECOMPACTION (PENDING GEOTECH) VOLUME OF CUTTING 332 C.Y. CUT SLOPE RATIO N/A VOLUME OF FILL 173 C.Y. FILL SLOPE RATIO 2.1, 3'-0" H VOLUME OF SOIL IMPORTED/EXPORTED 159 C.Y.</p>																																							
<p><b>CIVIL ENGINEER:</b> CHRISTENSEN ENGINEERING &amp; SURVEYING 7888 Silvertown Ave, Suite J San Diego, CA 92126 (858) 271-9901</p>	<p><b>ASSESSOR'S PARCEL NUMBER</b> 263-061-14-00</p>		<p>RETAINING WALL LENGTH 310 FT. RETAINING WALL HEIGHT FROM EXISTING GRADE VARIES 0 - 3.5 FT. RETAINING WALL HEIGHT FROM FINAL GRADE VARIES 0 - 7.5 FT.</p>																																							
<p><b>VICINITY MAP</b></p>	<p><b>LOT SIZE</b> GROSS LOT SIZE: 10,900 SQ. FT. (0.25 ACRES) NET LOT SIZE: 10,900 SQ. FT. (0.25 ACRES)</p> <p><b>LEGAL DESCRIPTION</b> THE SOUTHERLY 95.39 FEET OF LOT 15, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SEABRIGHT ACRES, ACCORDING TO MAP THEREOF NO. 2373, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 10, 1946 EXCEPTING THEREFROM THE EASTERLY 112 FEET, THE NORTHERLY LINE OF SAID SOUTHERLY 95.39 FEET DRAWN PARALLEL WITH AND DISTANT 95.39 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 15.</p> <p><b>USE AND OCCUPANCY</b> EXISTING: SINGLE-FAMILY RESIDENCE (R-3) PROPOSED: SINGLE-FAMILY RESIDENCE (R-3)</p> <p><b>APPLICABLE BUILDING CODE</b> - 2022 CALIFORNIA BUILDING CODE (CBC) - 2022 CALIFORNIA RESIDENTIAL CODE (CRC) - 2022 CALIFORNIA MECHANICAL CODE (CMC) - 2022 CALIFORNIA ELECTRICAL CODE (CEC) - 2022 CALIFORNIA PLUMBING CODE (CPC) - 2022 CALIFORNIA ENERGY CODE (CEC) - 2022 CALIFORNIA FIRE CODE (CFC) - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)</p> <p><b>JURISDICTIONAL AUTHORITY</b> CITY OF SOLANA BEACH</p> <p><b>BASE ZONE</b> LMRc (LOW-MEDIUM RESIDENTIAL)</p> <p><b>OVERLAY ZONES</b> SCALED RESIDENTIAL OVERLAY ZONE (SROZ) COASTAL OVERLAY ZONE</p> <p><b>CONSTRUCTION TYPE</b> TYPE V-B NFPA 13D SPRINKLER SYSTEM* *AS MITIGATION FOR HOSE PULL REQUIREMENT, ADDITIONAL FIRE SPRINKLER COVERAGE WILL BE PROVIDED IN ALL BATHROOMS AND CLOSETS, REGARDLESS OF SIZE</p> <p><b>NUMBER OF STORIES</b> EXISTING: 1 LEVEL PROPOSED: 1 LEVEL, WITH PARTIALLY SUBTERRANEAN LOWER LEVEL</p> <p><b>STRUCTURE HEIGHT</b> 16'-0" MAXIMUM HEIGHT ABOVE EXISTING GRADE (PER SBMC 17.63.040)</p> <p><b>REQUIRED SETBACKS / EASEMENTS</b> (PER SBMC TABLE 17.20.030-D) FRONT: 25 FT. REAR: 25 FT. SIDES: 10 FT. EASEMENT(S): NONE</p>		<p><b>PROPOSED FLOOR AREA CALCULATION</b></p> <table border="1"> <tbody> <tr> <td>MAIN LEVEL LIVING AREA</td> <td>2,904 SQ. FT.</td> </tr> <tr> <td>LOWER LEVEL GARAGE</td> <td>716 SQ. FT.</td> </tr> <tr> <td>LOWER LEVEL LIVING AREA</td> <td>369 SQ. FT.</td> </tr> <tr> <td>COVERED / ENCLOSED EXTERIOR AREA</td> <td>93 SQ. FT.</td> </tr> <tr> <td><b>SUB TOTAL</b></td> <td><b>4,082 SQ. FT.</b></td> </tr> <tr> <td>OFF-STREET PARKING EXEMPTION</td> <td>-400 SQ. FT.***</td> </tr> <tr> <td><b>GROSS FLOOR AREA</b></td> <td><b>3,682 SQ. FT.</b></td> </tr> </tbody> </table> <p><b>ADU AREA</b> 342 SQ. FT.</p> <p>*** PER SBMC 17.48.040(C)(1)(c), "REQUIRED PARKING GARAGES (200 SF PER SPACE UP TO A MAXIMUM OF 400 SF FOR A SINGLE-FAMILY RESIDENCE) SHALL BE EXCLUDED FROM THE CALCULATION OF FLOOR AREA RATIO."</p>		MAIN LEVEL LIVING AREA	2,904 SQ. FT.	LOWER LEVEL GARAGE	716 SQ. FT.	LOWER LEVEL LIVING AREA	369 SQ. FT.	COVERED / ENCLOSED EXTERIOR AREA	93 SQ. FT.	<b>SUB TOTAL</b>	<b>4,082 SQ. FT.</b>	OFF-STREET PARKING EXEMPTION	-400 SQ. FT.***	<b>GROSS FLOOR AREA</b>	<b>3,682 SQ. FT.</b>																								
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## TITLE SHEET

# G-001

**LEGAL DESCRIPTION:**  
 THE SOUTHERLY 95.39 FEET OF LOT 15, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SEABRIGHT ACRES, ACCORDING TO MAP THEREOF NO. 2373, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 10, 1946, EXCEPTING THEREFROM THE EASTERLY 112 FEET, THE NORTHERLY LINE OF SAID SOUTHERLY 95.39 FEET DRAWN PARALLEL WITH AND DISTANT 95.39 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 15.

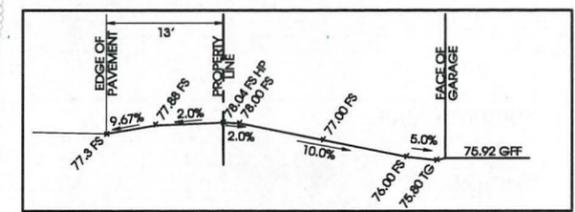
APN: 263-061-14-00

**BENCHMARK**  
 CITY OF SOLANA BEACH SURVEY CONTROL STATION 'ENC-43', ELEVATION 32.469' MEAN SEA LEVEL (N.G.V.D. 1929).

- NOTES**
- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PHOTOGRAMMETRIC SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED JULY 24, 2022, REVISED SEPTEMBER 28, 2022.
  - THE EXISTING AND PROPOSED USE OF THE PROPERTY IS SINGLE-FAMILY RESIDENTIAL.
  - THE SUBJECT PROPERTY IS SERVED BY CITY OF SOLANA BEACH SANITARY SEWER MAIN AND SANTA FE IRRIGATION WATER DISTRICT WATER MAIN.
  - THERE ARE NO EXISTING/PROPOSED EASEMENTS.
  - SITE IMPERVIOUS SURFACE RUNOFF WILL BE DIRECTED TO LANDSCAPING FOR TREATMENT BEFORE LEAVING SITE.
  - FOR LANDSCAPE AND HARDSCAPE, SEE LANDSCAPE PLAN.
  - ALL PROPOSED PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS AT THE TIME OF THEIR CONSTRUCTION.

**CONSTRUCTION NOTES**

- EXISTING WATER SERVICE TO BE RETAINED
  - PROPOSED PRIVATE DRIVEWAY APPROACH PER SDSR G-14
  - PROPOSED MASONRY SITE WALL PER SDSR C-01 (TYPICAL)
  - PROPOSED DG WALKWAY (TYPICAL) SEE LANDSCAPE PLAN
  - PROPOSED 6" AREA DRAIN
  - PROPOSED PRIVATE MAT REINFORCED VEGETATED SWALE
  - PROPOSED PRIVATE PVC DRAIN (TYPICAL)
  - PROPOSED PRIVATE ENERGY DISSIPATER AT OUTLET PVC DRAIN (TYPICAL)
  - PROPOSED PRIVATE STEPPING STONES (TYPICAL) SEE LANDSCAPE PLAN
  - PROPOSED 12' X 12' CATCH BASIN
  - PROPOSED PRIVATE 24' X 24' CATCH BASIN WITH PUMP TO DISCHARGE DRIVEWAY RUNOFF TO AREA NORTHERLY OF DRIVEWAY
  - PROPOSED PRIVATE 6" TRENCH DRAIN
  - PROPOSED LOWER LEVEL OF RESIDENCE (SHOWN SHADED)
  - PROPOSED SPLASH WALL TO DIRECT RUNOFF FROM SWALE TO CATCH BASIN
  - PROPOSED PRIVATE DRAIN THROUGH WALL (DRAIN DISCHARGES ACROSS RIP RAP)
  - PROPOSED PRIVATE HEADWALL (DRAIN DISCHARGES ACROSS RIP RAP)
  - PROPOSED 9" X 9" X 12" CONCRETE CURB PER CITY OF SOLANA BEACH STANDARD (TYPICAL)
  - EX SEWER LATERAL TO BE RETAINED (CONTRACTOR TO VERIFY LOCATION)
  - EXISTING WATER SERVICE, TO BE RETAINED
  - WOOD DECK PATIO, OPEN TO SOIL BELOW (TYPICAL)
  - PROPOSED 10' WIDE DG SURFACE BEHIND BACK OF SLOPING CURB TO SLOPE TOWARD CURB AT 2% MAX SLOPE (TYPICAL)
  - PROPOSED RAISED PERMEABLE WOOD DECK
  - PROPOSED SLOPING CURB FACE MEETS EXISTING EDGE OF PAVEMENT
  - PROPOSED OUTDOOR SHOWER.  
 NOTE:  
 OUTDOOR SHOWER TO HAVE A POSITIVE DISCHARGE SYSTEM CONNECTED TO THE PROPERTY'S SEWER LINE AND TO BE COVERED TO PREVENT STORM WATER FROM ENTERING PUBLIC SEWER.
  - PROPOSED 2' WIDE CONCRETE SWALE AT SAME GRADE OF DG SURFACE FROM RIP RAP OUTLET TO SLOPING CURB
- NOTE:  
 ALL EXISTING PRIVATE IMPROVEMENTS IN RIGHT OF WAY TO BE REMOVED.



**ADU GRADING VOLUME**

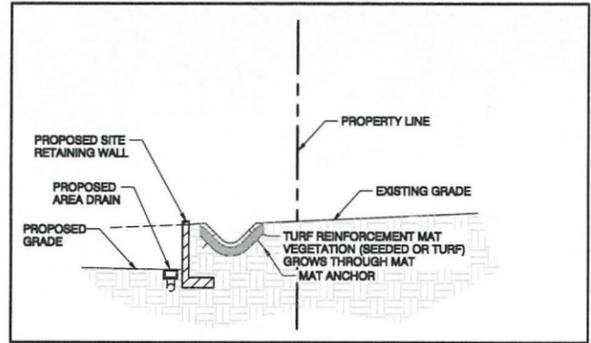
	ADU	NON ADU	PROJECT SCOPE	TOTAL GRADING
CUT	7 CY	325 CY		332 CY
FILL	0 CY	173 CY		173 CY
EXCAVATION FOR FOOTINGS	SEE R/R	SEE R/R		N/A
REMOVAL/RECOMPACTION	38 CY	335 CY		373 CY
AGGREGATE	7 CY	833 CY		840 CY
IMPORT/EXPORT	7 EXP	162 EXP		169 EXP

NOTE:  
 REMOVAL AND RECOMPACTION VOLUMES WILL BE VERIFIED WHEN GEOTECHNICAL REPORT IS PREPARED.  
 FOOTING VOLUMES ARE ALREADY INCLUDED IN R/R VOLUME. TO INCLUDE THEM SEPARATELY WOULD RESULT IN A DOUBLE COUNT

**GRADING DATA**  
 AREA OF SITE - 10,884 S.F. (0.250 AC)  
 AREA OF SITE TO BE GRADED - 10,884 SF  
 PERCENT OF SITE TO BE GRADED - 100%

VOLUME OF CUT - 332 C.Y.  
 VOLUME OF FILL - 173 C.Y.  
 VOLUME OF EXPORT - 159 C.Y.  
 VOLUME ASSUMES 0.75' SLAB & BASE WITHIN BUILDING AND 0.5' SLAB OUTSIDE AND 1' FOR DRIVEWAY

ADU: 7 CY CUT (1' DEPTH); RESIDENCE: 10 CY CUT (1' DEPTH) 15 CY FILL (1' DEPTH) BASEMENT: 239 CY CUT (7' DEPTH); DRIVEWAY RAMP: 56 CY CUT (6' DEPTH)  
 REMAINDER OF SITE: CUT 20 CY (1' DEPTH); FILL 158 CY (3' DEPTH)  
 MAXIMUM HEIGHT OF FILL SLOPE - 3' (2:1 SLOPE)  
 MAXIMUM HEIGHT OF CUT SLOPE - NONE  
 MAXIMUM HEIGHT OF VERTICAL CUT: 7 FEET WITHIN BUILDING / 1' OUTSIDE BUILDING  
 MAXIMUM HEIGHT OF VERTICAL FILL: 3 FEET  
 RETAINING WALL: 310' IN LENGTH, LESS THAN 7.5' TO GARAGE / 3.5' ALONG P/L  
 EXISTING IMPERVIOUS AREA = 2,893 SF (0.066 AC (26.6%))  
 PROPOSED CREATED AND REPLACED IMPERVIOUS AREA = 4,030 SF (0.093 AC (37.0%))



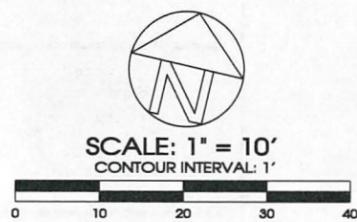
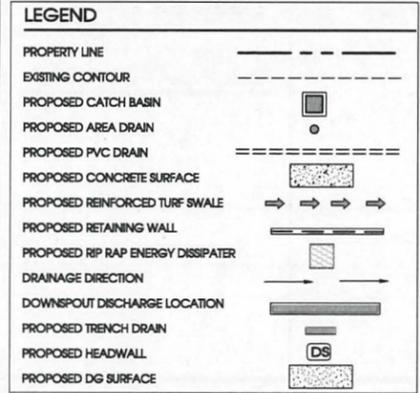
VEGETATED SWALE WITH TURF REINFORCEMENT MAT DETAIL (PVT)  
 NOT TO SCALE

**VIEW ASSESSMENT THRESHOLD CRITICAL GRADE CERTIFICATION**

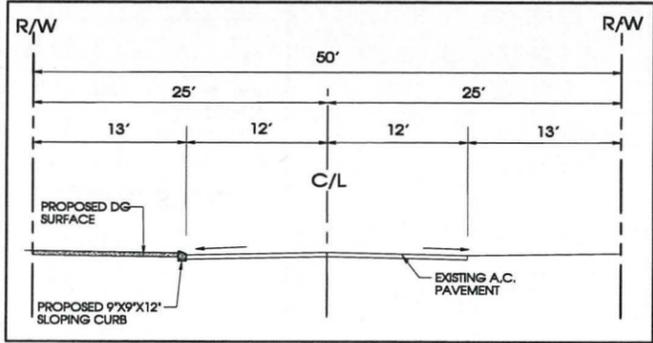
POINT	ELEVATION
A	80.1
B	80.4
C	81.3
D	81.1

NOTE: POINT 'D' IS LOCATED WHERE A BUILDING EXISTS. GROUND ELEVATION SHOWN ABOVE IS INTERPOLATED FROM ADJACENT GRADES NOT COVERED BY A STRUCTURE.  
 THESE EXISTING GRADES ARE CERTIFIED TO BE ACCURATE AND WILL BE USED AT THE TIME OF FRAMING INSPECTION FOR HEIGHT CERTIFICATION.

ANTHONY K. CHRISTENSEN, RCE 54021  
 DATE: 08-012-2023



UNAUTHORIZED CHANGES & USES  
 CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized change to or use of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



TYPICAL SECTION SEABRIGHT LANE



ANTHONY K. CHRISTENSEN, RCE 54021  
 AUGUST 12, 2023  
 Date

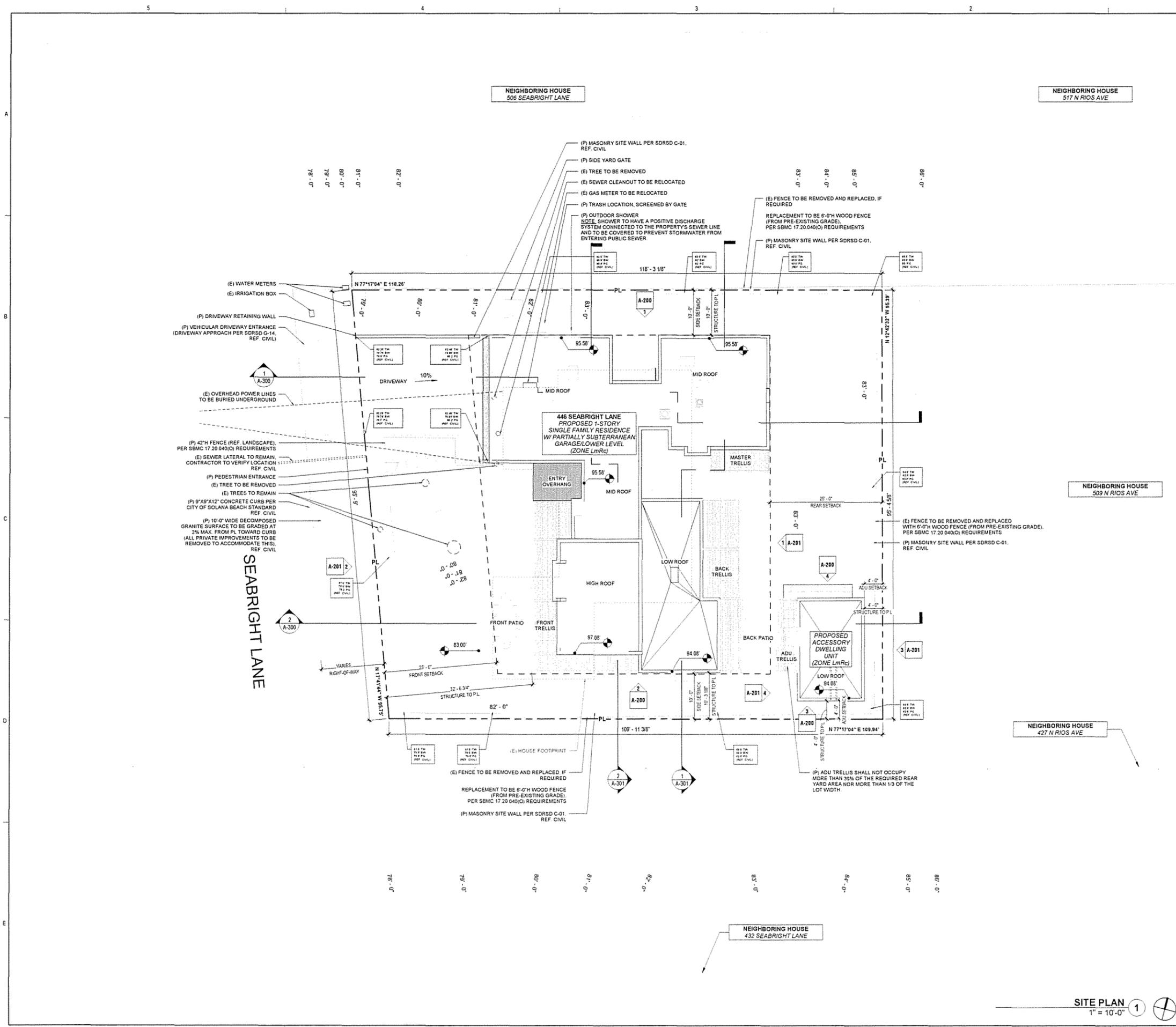
Prepared By:  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE 'J'  
 SAN DIEGO, CA 92126  
 PHONE (858)271-9901 EMAIL: ceand@aol.com

Project:  
 LEVITT RESIDENCE  
 446 SEABRIGHT LANE  
 SOLANA BEACH, CA 92075

Sheet Title:  
**PRELIMINARY GRADING PLAN**

Revision 5: 08-12-23 ADDRESS COMMENTS  
 Revision 4: 06-15-23 REVISE DESIGN  
 Revision 3: 05-09-23 ADDRESS COMMENTS  
 Revision 2: 02-10-23 REVISED DESIGN  
 Revision 1: 01-30-23 REVISED DESIGN

Original Date: NOVEMBER 09, 2022  
 Sheet of Sheets  
**C-100**



**SITE PLAN NOTES**

- FIRE SAFETY NOTES**
- AS MITIGATION FOR HOSE PULL REQUIREMENT, ADDITIONAL FIRE SPRINKLER COVERAGE WILL BE PROVIDED IN ALL BATHROOMS AND CLOSETS, REGARDLESS OF SIZE
  - ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (REF. CRC R337.5.4)
  - ROOF VENTS, DORMER VENTS, GABLE VENTS, CRAWLSPACE VENTS OR OTHER SIMILAR OPENINGS SHALL BE COVERED WITH 1/4" NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION
  - ALL ROOFING TO BE CLASS "A" FIRE RATED

- OVERLAY ZONES**
- SCALED RESIDENTIAL OVERLAY ZONE (SROZ)
  - COASTAL OVERLAY ZONE

**REQUIRED SETBACKS / EASEMENTS**  
(PER SBMC TABLE 17.20.030-D)

FRONT:	25 FT.
REAR:	25 FT.
SIDES:	10 FT.
EASEMENT(S):	NONE

**MAXIMUM FLOOR AREA CALCULATION**

LOT SIZE	10,884 SQ. FT.
6,000 x 0.50 =	3,000 SQ. FT. *
4,884 x 0.175 =	855 SQ. FT. **
<b>TOTAL ALLOWED</b>	<b>3,855 SQ. FT.</b>

\*0.50 FOR FIRST 6,000 SF OF LOT AREA, PER SBMC 17.48.040(C)(1)  
 \*\*0.175 FOR ADDITIONAL SF OF LOT AREA 6,001-15,000 SQ. FT., PER SBMC 17.48.040(C)(1)

**PROPOSED FLOOR AREA CALCULATION**

MAIN LEVEL LIVING AREA	2,904 SQ. FT.
LOWER LEVEL GARAGE	716 SQ. FT.
LOWER LEVEL LIVING AREA	369 SQ. FT.
COVERED / ENCLOSED EXTERIOR AREA	93 SQ. FT.
<b>SUBTOTAL</b>	<b>4,082 SQ. FT.</b>
OFF-STREET PARKING EXEMPTION	-400 SQ. FT. ***
<b>GROSS FLOOR AREA</b>	<b>3,682 SQ. FT.</b>
<b>ADU AREA</b>	<b>342 SQ. FT.</b>

\*\*\* PER SBMC 17.48.040(C)(1)(c), "REQUIRED PARKING GARAGES (200 SF PER SPACE UP TO A MAXIMUM OF 400 SF FOR A SINGLE-FAMILY RESIDENCE) SHALL BE EXCLUDED FROM THE CALCULATION OF FLOOR AREA RATIO"

**446 SEABRIGHT LANE RESIDENCE**

446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**SAFDIE RABINES ARCHITECTS**

925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
P (619) 297-6153  
www.safdie.com

**CLIENT**  
DARREN & RACHEL LEVITT  
446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**CIVIL ENGINEER:**  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVE, SUITE J  
SAN DIEGO, CA 92126

**LANDSCAPE ARCHITECT:**  
CONSULTANT NAME

**STRUCTURAL ENGINEER:**  
CONSULTANT NAME

**MECHANICAL ENGINEER:**  
CONSULTANT NAME

**ELECTRICAL ENGINEER:**  
CONSULTANT NAME

**PLUMBING ENGINEER:**  
CONSULTANT NAME

**LIGHTING DESIGN:**  
CONSULTANT NAME

(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)



**REVISIONS**

Number	Description	Date
01	DRP SUBMITTAL 1	03/03/23
02	DRP SUBMITTAL 2	07/03/23
03	DRP SUBMITTAL 3	08/21/23

Issue Date: 8/16/2023 4:56:46 PM  
Scale: As Indicated  
SRA Project Number: 2215

**SITE PLAN**

**A-000**

**LEGEND**

- PROPOSED NEW WALLS
- MATCHLINE
- SECTION MARK
- ROOF TAG
- BUILDING ELEVATION MARK
- MAIN CONTOUR LINE
- KEYNOTE
- SECONDARY CONTOUR LINE
- GRID LINE
- WALL TAG
- PROPERTY LINE
- FLOOR TAG
- SETBACK LINE
- LEVEL ELEVATION
- LINE ABOVE / BELOW

**SITE PLAN**  
1" = 10'-0" 1



SCALE: 1" = 16'



### LEGAL DESCRIPTION

THE SOUTHERLY 95.39 FEET OF LOT 15, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SEABRIGHT ACRES, ACCORDING TO MAP THEREOF NO. 2373, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 10, 1946, EXCEPTING THEREFROM THE EASTERLY 112 FEET, THE NORTHERLY LINE OF SAID SOUTHERLY 95.39 FEET DRAWN PARALLEL WITH AND DISTANT 95.39 FEET NORTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 15.

### NOTES

1. EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. SEE TITLE REPORT.
2. THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
3. THE ADDRESS FOR THE SUBJECT PROPERTY IS 446 SEABRIGHT LANE, SOLANA BEACH, CA 92075.
4. THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 263-061-14.
5. THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.25 ACRES.

### TITLE REFERENCE

TITLE INFORMATION FOR THIS SURVEY IS FROM FIDELITY NATIONAL TITLE AMENDED PRELIMINARY REPORT ORDER NO. 00194291-992-SD1-2MM DATED APRIL 22, 2022.

### BENCHMARK

CITY OF SOLANA BEACH SURVEY CONTROL STATION 'ENC-43', ELEVATION 32.466' MEAN SEA LEVEL (N.G.V.D. 1929).



PRELIMINARY 07-24-22  
PATRICK F. CHRISTENSEN, P.L.S. 7208 Date

**CE & S** CHRISTENSEN ENGINEERING & SURVEYING  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS  
 7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126  
 TELEPHONE: (658)271-9901 EMAIL: CEANDS@AOL.COM

Prepared By:  
 CHRISTENSEN ENGINEERING & SURVEYING  
 7888 SILVERTON AVENUE, SUITE 'J'  
 SAN DIEGO, CA 92126  
 PHONE (658)271-9901 EMAIL: CEANDS@AOL.COM

Project Address:  
 446 SEABRIGHT LANE  
 SOLANA BEACH, CA 92075

Revision 5:  
 Revision 4:  
 Revision 3: 2-20-23 ADDED ROOF SPOTS  
 Revision 2: 9-29-22 ADD TREES/UTILS  
 Revision 1: 7-25-22 CHANGED SCALE

Project Name:  
 LEVITT RESIDENCE

Original Date: JULY 24, 2022

Sheet Title:

Sheet 1 Of 1

TOPOGRAPHIC MAP

DEF# \_\_\_\_\_

# 446 SEABRIGHT LANE RESIDENCE

446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**SAFDIE RABINES ARCHITECTS**  
925 FORT STOCKTON DRIVE  
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SAN DIEGO, CA 92126

**LANDSCAPE ARCHITECT:**  
CONSULTANT NAME

**STRUCTURAL ENGINEER:**  
CONSULTANT NAME

**MECHANICAL ENGINEER:**  
CONSULTANT NAME

**ELECTRICAL ENGINEER:**  
CONSULTANT NAME

**PLUMBING ENGINEER:**  
CONSULTANT NAME

**LIGHTING DESIGN:**  
CONSULTANT NAME

(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)

## GENERAL NOTES

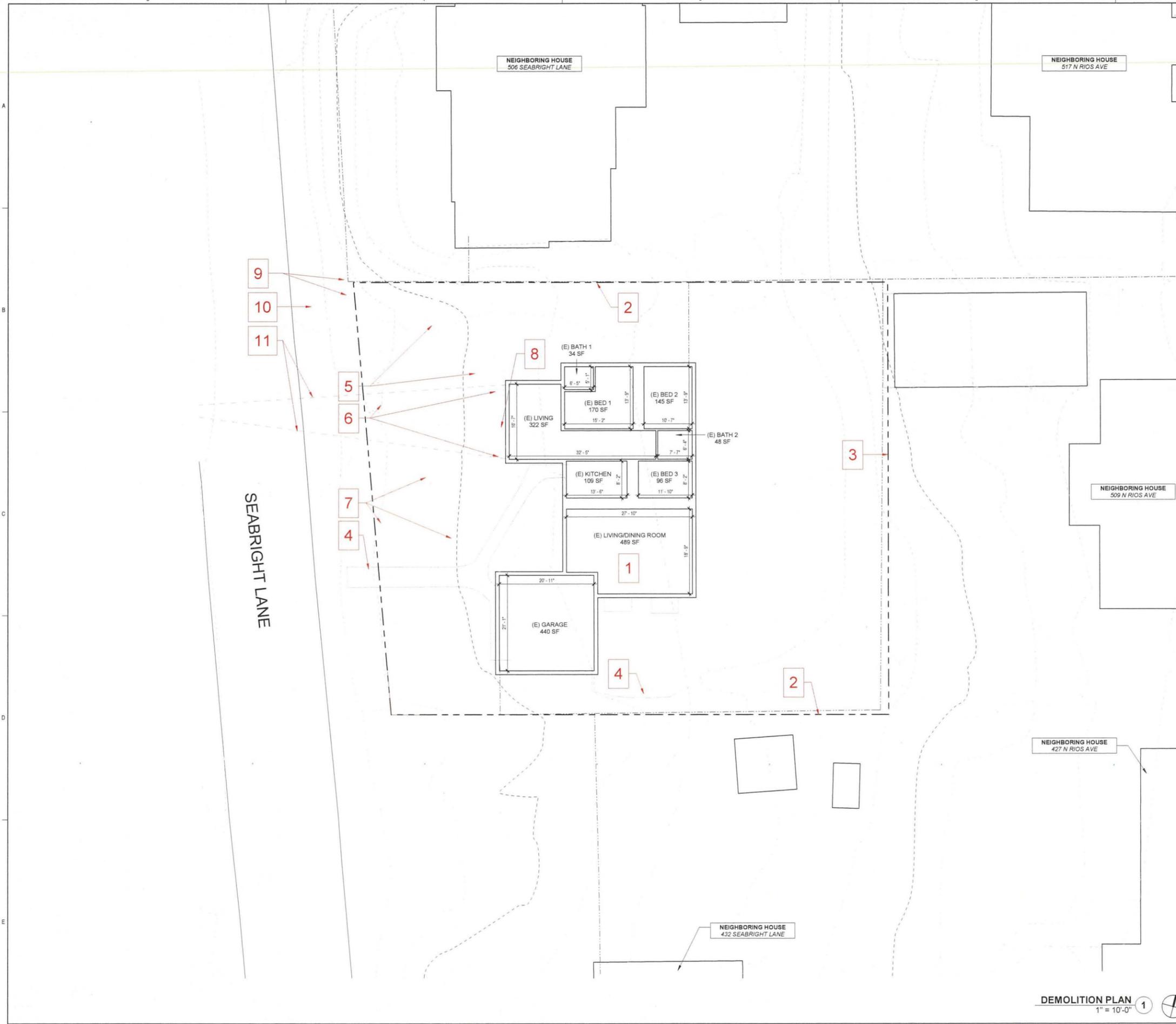
- GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STUD U.N.O.
- INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
- DIMENSIONS SHOWN ARE TYPICAL OF THIS SHEET ONLY, U.N.O.
- KEY NOTES ON THESE SHEETS ARE AN ACCUMULATION OF ITEMS FOUND ON THE PLANS, ELEVATIONS, AND SECTIONS. NOT ALL ITEMS ARE FOUND ON EACH SHEET.
- REFER TO WALL, FLOOR, AND CEILING TYPES FOR R-VALUES.
- ALL ROOFING TO BE CLASS 'A' FIRE RATED.
- THIS PROJECT SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ROOF VENTS, DORMER VENTS, GABLE VENTS, CRAWLSPACE VENTS OR OTHER SIMILAR OPENINGS SHALL BE COVERED WITH 1/4" NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION.
- ALL ROOF DRAINS, DECK DRAINS AND RAISED PLANTER DRAINS SHALL CONNECT TO DRAIN LINES CONCEALED FROM SIGHT AND DIRECTED TO FLOW @ 1% SLOPE TO ON SITE RAIN WATER CISTERN. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.
- CONTRACTOR TO VERIFY EXISTING WALL ASSEMBLIES AND THICKNESSES IN FIELD.
- 1/8" FLOOR PLANS CONTAIN: OVERALL LAYOUT & OVERALL DIMENSIONS (REF. A-100 - A-103)
- 1/4" FLOOR PLANS CONTAIN: SPATIAL LAYOUT, WALL TAGS, DOOR & WINDOW TAGS, OPENING DIMENSIONS, DIMENSIONAL CLEARANCES (REF. A-400 - A-402)

## DEMOLITION NOTES

- (E) HOUSE STRUCTURE TO BE COMPLETELY DEMOLISHED (FOUNDATIONS, FLOORS, WALLS AND ROOFS).
- (E) FENCE TO BE REMOVED AND REPLACED, IF REQUIRED.
- (E) FENCE TO BE REMOVED AND REPLACED, PER CITY STANDARDS.
- (E) PAVING TO BE REMOVED.
- (E) PLANTING TO BE REMOVED.
- (E) TREE TO BE REMOVED.
- (E) TREE TO REMAIN.
- (E) SEWER CLEANOUT TO BE RELOCATED.
- (E) WATER METERS.
- (E) IRRIGATION BOX.
- (E) OVERHEAD POWER LINES TO BE BURIED UNDERGROUND AND POWER METER TO BE REMOVED AND REPLACED, PER ELECTRICAL PLANS.

## EXISTING HOUSE AREA

LIVING/DINING ROOM	489 SQ. FT.
LIVING ROOM	322 SQ. FT.
KITCHEN	109 SQ. FT.
BEDROOM 1	170 SQ. FT.
BATHROOM 1	34 SQ. FT.
BEDROOM 2	145 SQ. FT.
BATHROOM 2	48 SQ. FT.
BEDROOM 3	96 SQ. FT.
<b>TOTAL AREA</b>	<b>1,413 SQ. FT.</b>
<b>GARAGE AREA</b>	<b>440 SQ. FT.</b>



DEMOLITION PLAN 1  
1" = 10'-0"

## REVISIONS

Number	Description	Date
01	DRP SUBMITTAL 1	03/03/23
02	DRP SUBMITTAL 2	07/03/23
03	DRP SUBMITTAL 3	08/21/23

Issue Date: 8/16/2023 4:56:47 PM  
Scale: 1" = 10'-0"  
SRA Project Number: 2215

## DEMOLITION PLAN

# A-002

**PROJECT DESCRIPTION**

**PROJECT SCOPE**  
NEW ONE (1) STORY SINGLE-FAMILY RESIDENCE, WITH SUBTERRANEAN GARAGE/BASEMENT AND ACCESSORY DWELLING UNIT

**PROJECT ADDRESS**  
446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**ASSESSOR'S PARCEL NUMBER**  
263-061-14-00

**LOT SIZE**  
GROSS LOT SIZE: 10,900 SQ. FT. (0.25 ACRES)  
NET LOT SIZE: 10,900 SQ. FT. (0.25 ACRES)

**446 SEABRIGHT LANE RESIDENCE**

446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**SAFDIE RABINES ARCHITECTS**

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**CLIENT**  
DARREN & RACHEL LEVITT  
446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**CIVIL ENGINEER:**  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVE, SUITE J  
SAN DIEGO, CA 92126

**LANDSCAPE ARCHITECT:**  
CONSULTANT NAME

**STRUCTURAL ENGINEER:**  
CONSULTANT NAME

**MECHANICAL ENGINEER:**  
CONSULTANT NAME

**ELECTRICAL ENGINEER:**  
CONSULTANT NAME

**PLUMBING ENGINEER:**  
CONSULTANT NAME

**LIGHTING DESIGN:**  
CONSULTANT NAME

**AREA CALCULATION**

MAXIMUM FLOOR AREA CALCULATION	
LOT SIZE	10,884 SQ. FT.
$6,000 \times 0.50 =$	3,000 SQ. FT.*
$4,884 \times 0.175 =$	855 SQ. FT.**
<b>TOTAL ALLOWED</b>	<b>3,855 SQ. FT.</b>

\*0.50 FOR FIRST 6,000 SF OF LOT AREA, PER SBMC 17.48.040(C)(1)

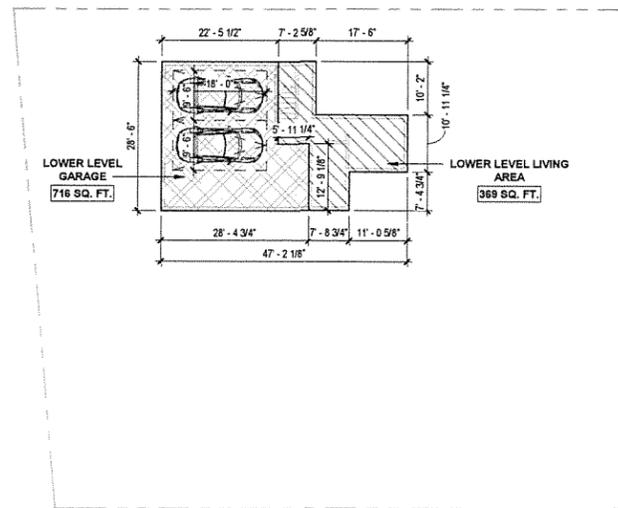
\*\*0.175 FOR ADDITIONAL SF OF LOT AREA 6,001-15,000 SQ. FT., PER SBMC 17.48.040(C)(1)

PROPOSED FLOOR AREA CALCULATION	
MAIN LEVEL LIVING AREA	2,904 SQ. FT.
LOWER LEVEL GARAGE	716 SQ. FT.
LOWER LEVEL LIVING AREA	369 SQ. FT.
COVERED / ENCLOSED EXTERIOR AREA	93 SQ. FT.
<b>SUBTOTAL</b>	<b>4,082 SQ. FT.</b>
OFF-STREET PARKING EXEMPTION	-400 SQ. FT.***
<b>GROSS FLOOR AREA</b>	<b>3,682 SQ. FT.</b>

ADU AREA 342 SQ. FT.

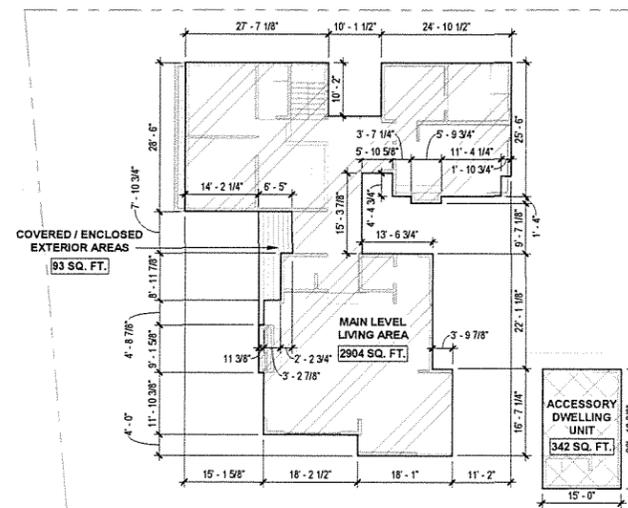
\*\*\* PER SBMC 17.48.040(C)(1)(c), "REQUIRED PARKING GARAGES (200 SF PER SPACE UP TO A MAXIMUM OF 400 SF FOR A SINGLE-FAMILY RESIDENCE) SHALL BE EXCLUDED FROM THE CALCULATION OF FLOOR AREA RATIO."

(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)



NOTE: ALL DIMENSIONS ARE MEASURED FROM EXTERIOR WALL SURFACES

**AREA PLAN - LOWER LEVEL**  
1/16" = 1'-0" 1



NOTE: ALL DIMENSIONS ARE MEASURED FROM EXTERIOR WALL SURFACES

**AREA PLAN - FIRST LEVEL**  
1/16" = 1'-0" 2

**LEGEND**

- MAIN LEVEL LIVING AREA
- LOWER LEVEL LIVING AREA
- LOWER LEVEL GARAGE
- COVERED / ENCLOSED EXTERIOR AREAS
- ACCESSORY DWELLING UNIT

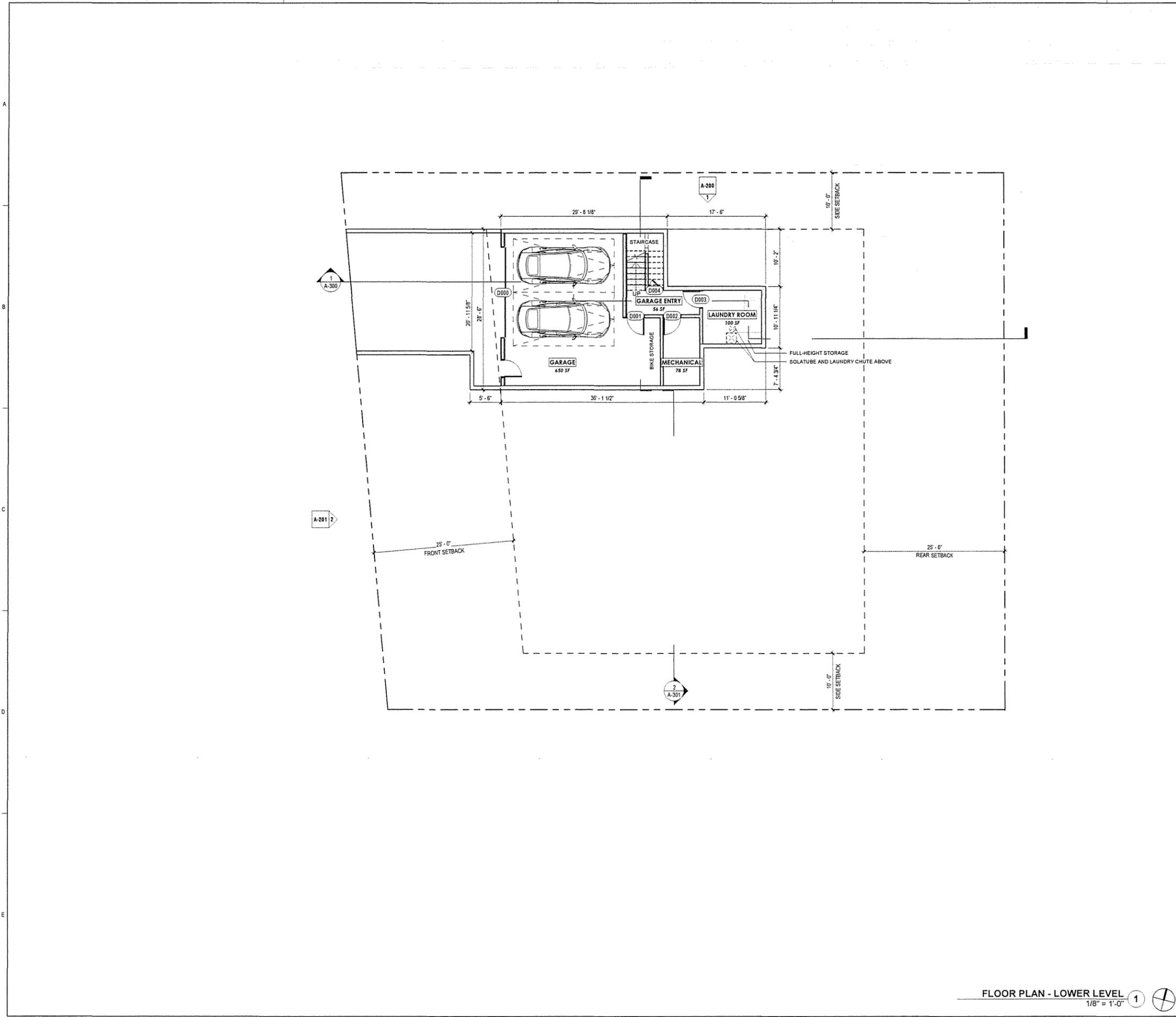
**REVISIONS**

Number	Description	Date
01	DRP SUBMITTAL 1	03/03/23
02	DRP SUBMITTAL 2	07/03/23
03	DRP SUBMITTAL 3	08/21/23

Issue Date 8/16/2023 4:56:47 PM Scale As Indicated  
SRA Project Number 2215

**AREA CALCULATIONS**

**A-003**



**GENERAL NOTES**

- GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STUD U.N.O.
- INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
- PLANS CONTENTS:**
  - 1/8" FLOOR PLANS CONTAIN:** GRID DIMENSIONS, OVERALL LAYOUT & OVERALL DIMENSIONS (REF. A-101 - A-102)
  - 1/4" FLOOR PLANS CONTAIN:** OVERALL ROOM FINISH DIMENSIONS, FLOOR, ROOF, WALL, CEILING, DOOR & WINDOW TAGS (REF. A-400 - A-402)
  - 1/4" DIMENSION PLANS CONTAIN:** GRID DIMENSIONS, FINISHED DIMENSIONS, CLEARANCES
  - 1/2" FLOOR PLANS CONTAIN:** CABINETRY AND CLEARANCE DIMENSIONS, FINISH MATERIALS, PLUMBING FIXTURES, ELECTRICAL & APPLIANCE TAGS
- KEY NOTES ON THESE SHEETS ARE AN ACCUMULATION OF ITEMS FOUND ON THE PLANS, ELEVATIONS, AND SECTIONS NOT ALL ITEMS ARE FOUND ON EACH SHEET
- REFER TO WALL, FLOOR, AND CEILING TYPES FOR R-VALUES
- ALL ROOFING TO BE CLASS 'A' FIRE RATED
- THIS PROJECT SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION

**FLOOR PLAN NOTES**

- THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 25 FEET PER SBMC 17.20.030(G)
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-05 (UFC 901.4.4)
- PER CRC R307.2, SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MIN. NO. 26 GA. SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE
- A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT
- PER CRC R805.9.1, A MIN. ROOF / DECK SLOPE OF 1/4" PER FOOT (2%) IS REQUIRED.

**FIRE SAFETY NOTES**

- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (REF. CRC R337.5.4)
- ROOF VENTS, DORMER VENTS, GABLE VENTS, CRAWLSPACE VENTS OR OTHER SIMILAR OPENINGS SHALL BE COVERED WITH 1/4" NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION
- ALL ROOFING TO BE CLASS "A" FIRE RATED

**OVERLAY ZONES**

- SCALED RESIDENTIAL OVERLAY ZONE (SROZ)
- COASTAL OVERLAY ZONE

**PARKING REQUIREMENTS**

- (2) OFF-STREET PARKING SPACES, PER SBMC 17.52.040(A)

**LEGEND**

	PROPOSED NEW WALLS		MATCHLINE
	SECTION MARK		ROOF TAG
	BUILDING ELEVATION MARK		MAIN CONTOUR LINE
	KEYNOTE		SECONDARY CONTOUR LINE
	GRID LINE		WALL TAG
	PROPERTY LINE		FLOOR TAG
	SETBACK LINE		
	LEVEL ELEVATION		
	LINE ABOVE / BELOW		

**446 SEABRIGHT LANE RESIDENCE**

446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**SAFDIE RABINES ARCHITECTS**

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**CLIENT**  
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446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**CIVIL ENGINEER:**  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVE, SUITE J  
SAN DIEGO, CA 92126

**LANDSCAPE ARCHITECT:**  
CONSULTANT NAME

**STRUCTURAL ENGINEER:**  
CONSULTANT NAME

**MECHANICAL ENGINEER:**  
CONSULTANT NAME

**ELECTRICAL ENGINEER:**  
CONSULTANT NAME

**PLUMBING ENGINEER:**  
CONSULTANT NAME

**LIGHTING DESIGN:**  
CONSULTANT NAME

(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)



**REVISIONS**

Number	Description	Date
01	DRP SUBMITTAL 1	03/03/23
02	DRP SUBMITTAL 2	07/03/23
03	DRP SUBMITTAL 3	08/21/23

Issue Date: 8/17/2023 9:52:50 AM  
Scale: As Indicated  
SRA Project Number: 2215

**FLOOR PLAN - LOWER LEVEL**

**A-100**

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

# 446 SEABRIGHT LANE RESIDENCE

446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

## SAFDIE RABINES ARCHITECTS

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CONSULTANT NAME

**PLUMBING ENGINEER:**  
CONSULTANT NAME

**LIGHTING DESIGN:**  
CONSULTANT NAME

(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)

### GENERAL NOTES

- GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STUD U.N.O.
- INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
- PLANS CONTENTS:**
  - 1/8" FLOOR PLANS CONTAIN:** GRID DIMENSIONS, OVERALL LAYOUT & OVERALL DIMENSIONS (REF. A-101 - A-102)
  - 1/4" FLOOR PLANS CONTAIN:** OVERALL ROOM FINISH DIMENSIONS, FLOOR, ROOF, WALL, CEILING, DOOR & WINDOW TAGS (REF. A-407 - A-402)
  - 1/4" DIMENSION PLANS CONTAIN:** GRID DIMENSIONS, FINISHED DIMENSIONS, CLEARANCES.
  - 1/2" FLOOR PLANS CONTAIN:** CABINETS AND CLEARANCE DIMENSIONS, FINISH MATERIALS, PLUMBING FIXTURES, ELECTRICAL & APPLIANCE TAGS.
- KEY NOTES ON THESE SHEETS ARE AN ACCUMULATION OF ITEMS FOUND ON THE PLANS, ELEVATIONS, AND SECTIONS NOT ALL ITEMS ARE FOUND ON EACH SHEET.
- REFER TO WALL, FLOOR, AND CEILING TYPES FOR R-VALUES.
- ALL ROOFING TO BE CLASS 'A' FIRE RATED.
- THIS PROJECT SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

### FLOOR PLAN NOTES

- THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 25 FEET PER SBMC 17.20.030(G).
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)
- PER CRC R307.2, SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT FO NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MIN. NO. 26 GA. SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- PER CRC R905.9.1, A MIN. ROOF / DECK SLOPE OF 1/4" PER FOOT (2%) IS REQUIRED.

### FIRE SAFETY NOTES

- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (REF. CRC R337.5.4)
- ROOF VENTS, DORMER VENTS, GABLE VENTS, CRAWLSPACE VENTS OR OTHER SIMILAR OPENINGS SHALL BE COVERED WITH 1/4" NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION
- ALL ROOFING TO BE CLASS 'A' FIRE RATED.

### OVERLAY ZONES

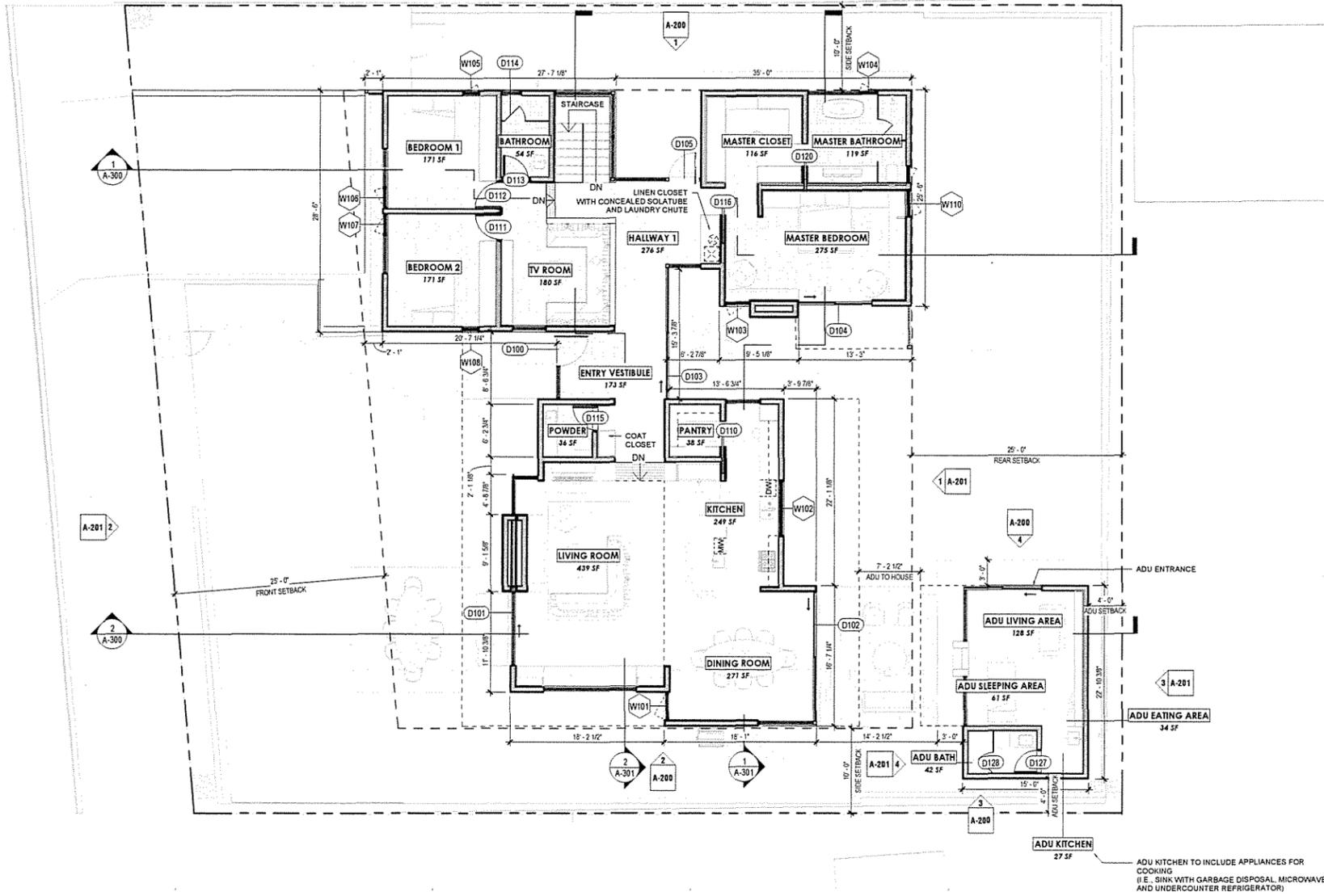
- SCALED RESIDENTIAL OVERLAY ZONE (SROZ)
- COASTAL OVERLAY ZONE

### PARKING REQUIREMENTS

- OFF-STREET PARKING SPACES, PER SBMC 17.52.040(A)

### LEGEND

	PROPOSED NEW WALLS		MATCHLINE
	SECTION MARK		ROOF TAG
	BUILDING ELEVATION MARK		MAIN CONTOUR LINE
	KEYNOTE		SECONDARY CONTOUR LINE
	GRID LINE		WALL TAG
	PROPERTY LINE		FLOOR TAG
	SETBACK LINE		
	LEVEL ELEVATION		
	LINE ABOVE / BELOW		



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

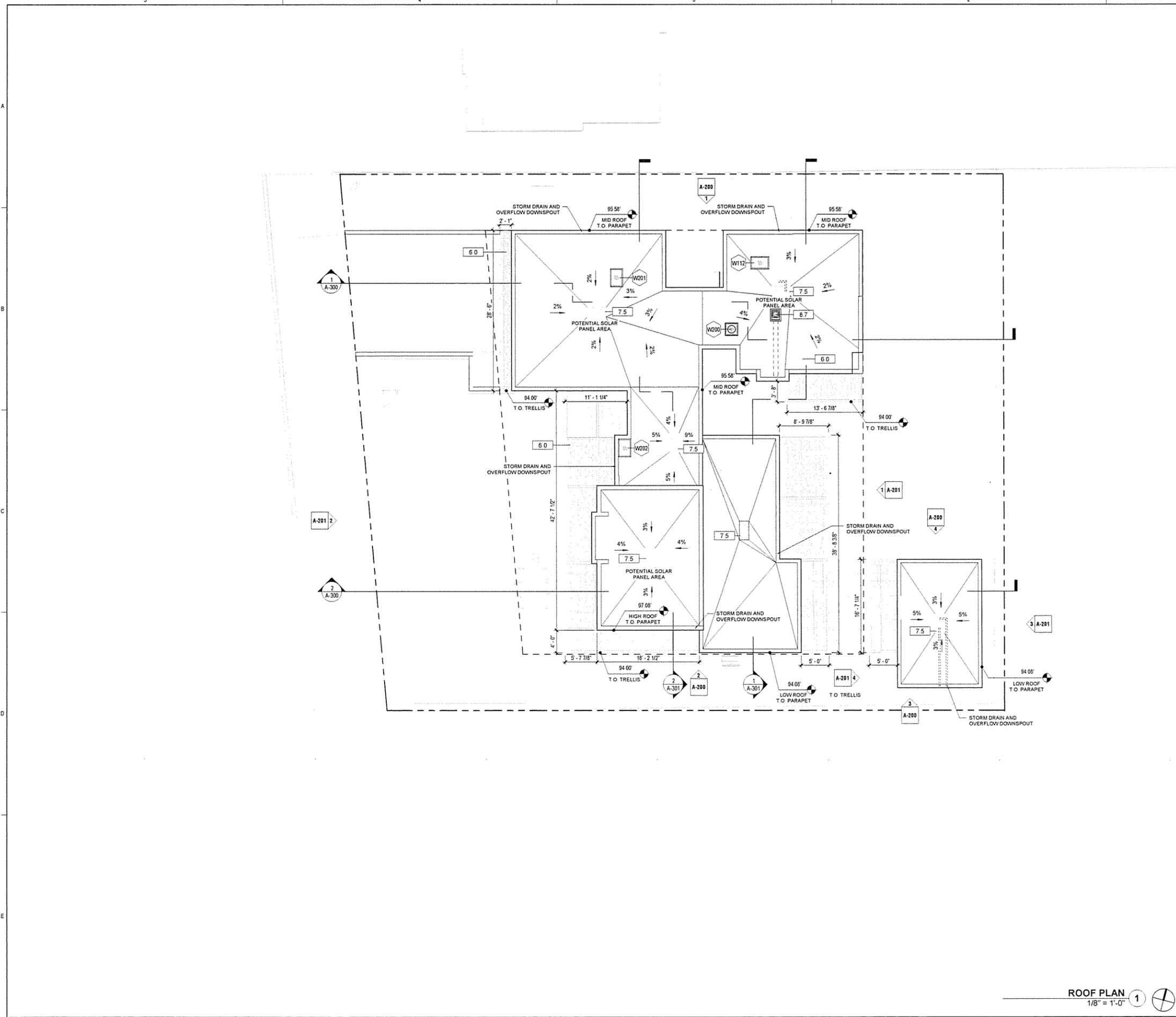
### REVISIONS

Number	Description	Date
01	DRP SUBMITTAL 1	03/03/23
02	DRP SUBMITTAL 2	07/03/23
03	DRP SUBMITTAL 3	08/21/23

Issue Date: 8/17/2023 9:52:53 AM  
Scale: As Indicated  
SRA Project Number: 2215

## FLOOR PLAN - MAIN LEVEL

# A-101



**GENERAL NOTES**

1. GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STUD U.N.O.
2. INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
3. **PLANS CONTENTS:**
  - A. 1/8" FLOOR PLANS CONTAIN: GRID DIMENSIONS, OVERALL LAYOUT & OVERALL DIMENSIONS (REF. A-101 - A-102)
  - B. 1/4" FLOOR PLANS CONTAIN: OVERALL ROOM FINISH DIMENSIONS, FLOOR, ROOF, WALL, CEILING, DOOR & WINDOW TAGS (REF. A-400 - A-402)
  - C. 1/4" DIMENSION PLANS CONTAIN: GRID DIMENSIONS, FINISHED DIMENSIONS, CLEARANCES
  - D. 1/2" FLOOR PLANS CONTAIN: CABINETS AND CLEARANCE DIMENSIONS, FINISH MATERIALS, PLUMBING FIXTURES, ELECTRICAL & APPLIANCE TAGS.
4. KEY NOTES ON THESE SHEETS ARE AN ACCUMULATION OF ITEMS FOUND ON THE PLANS, ELEVATIONS, AND SECTIONS NOT ALL ITEMS ARE FOUND ON EACH SHEET
5. REFER TO WALL, FLOOR, AND CEILING TYPES FOR R-VALUES
6. ALL ROOFING TO BE CLASS 'A' FIRE RATED.
7. THIS PROJECT SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE.
8. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

**ROOF PLAN NOTES**

1. THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 25-FEET PER SBMC 17 20 030(G), SUBJECT TO THE DAYLIGHT PLANE HEIGHT LIMITATION, PER 17 20 030(H)
  2. PER CRC R509.9.1, A MIN. ROOF / DECK SLOPE OF 1/4" PER FOOT (2%) IS REQUIRED.
- FIRE SAFETY NOTES**
1. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (REF. CRC R337.5.4)
  2. ROOF VENTS, DORMER VENTS, GABLE VENTS, CRAWLSPACE VENTS OR OTHER SIMILAR OPENINGS SHALL BE COVERED WITH 1/4" NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION
  3. ALL ROOFING TO BE CLASS "A" FIRE RATED.

**KEYNOTES**

- 6.0 TRELIS
- 7.5 ROOF OR DECK DRAIN/OVERFLOW DRAIN, A-603
- 8.7 FIRE PLACE VENT

**LEGEND**

	PROPOSED NEW WALLS		MATCHLINE
	SECTION MARK		ROOF TAG
	BUILDING ELEVATION MARK		MAIN CONTOUR LINE
	KEYNOTE		SECONDARY CONTOUR LINE
	GRID LINE		WALL TAG
	PROPERTY LINE		FLOOR TAG
	SETBACK LINE		
	LEVEL ELEVATION		
	LINE ABOVE / BELOW		

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

**446 SEABRIGHT LANE RESIDENCE**

446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**SAFDIE RABINES ARCHITECTS**

925 FORT STOCKTON DRIVE  
SAN DIEGO, CA 92103  
P (619) 297-6153  
www.safdie.com

**CLIENT**  
DARREN & RACHEL LEVITT  
446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**CIVIL ENGINEER:**  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVE, SUITE J  
SAN DIEGO, CA 92126

**LANDSCAPE ARCHITECT:**  
CONSULTANT NAME

**STRUCTURAL ENGINEER:**  
CONSULTANT NAME

**MECHANICAL ENGINEER:**  
CONSULTANT NAME

**ELECTRICAL ENGINEER:**  
CONSULTANT NAME

**PLUMBING ENGINEER:**  
CONSULTANT NAME

**LIGHTING DESIGN:**  
CONSULTANT NAME

(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)



**REVISIONS**

Number	Description	Date
01	DRP SUBMITTAL 1	03/03/23
02	DRP SUBMITTAL 2	07/03/23
03	DRP SUBMITTAL 3	08/21/23

Issue Date: 8/16/2023 4:56:53 PM  
Scale: As Indicated  
SRA Project Number: 2215

**ROOF PLAN**

**A-102**

# 446 SEABRIGHT LANE RESIDENCE

446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

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**LANDSCAPE ARCHITECT:**  
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CONSULTANT NAME

**ELECTRICAL ENGINEER:**  
CONSULTANT NAME

**PLUMBING ENGINEER:**  
CONSULTANT NAME

**LIGHTING DESIGN:**  
CONSULTANT NAME

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## GENERAL NOTES

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- REFER TO WALL, FLOOR, AND CEILING TYPES FOR R-VALUES.
- ALL ROOFING TO BE CLASS A FIRE RATED.
- THIS PROJECT SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING ORDINANCE.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ROOF VENTS, DORMER VENTS, GABLE VENTS, CRAWLSPACE VENTS OR OTHER SIMILAR OPENINGS SHALL BE COVERED WITH 1/4" NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION.
- ALL ROOF DRAINS, DECK DRAINS AND RAISED PLANTER DRAINS SHALL CONNECT TO DRAIN LINES CONCEALED FROM SIGHT AND DIRECTED TO FLOW @ 1% SLOPE TO ON SITE RAIN WATER CISTERN. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.
- 1/8" FLOOR PLANS CONTAIN: OVERALL LAYOUT & OVERALL DIMENSIONS (REF. A-100 - A-103).
- 1/4" FLOOR PLANS CONTAIN: SPATIAL LAYOUT, WALL TAGS, DOOR & WINDOW TAGS, OPENING DIMENSIONS, DIMENSIONAL CLEARANCES (REF. A-400 - A-402).

## ELEVATION NOTES

- PER SDMC 132.0505 AND PROP-D, THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4).
- ALTERNATIVE COMPLIANCE MEASURES FOR BRUSH MANAGEMENT ZONES, ALONG WITH A 10 FT PERPENDICULAR RETURN, SHALL BE UPGRADED TO DUAL-TEMPERED, DUAL-GLAZED PANES. REF. L1.2.

## KEYNOTES

- 6.0 TRELLIS
- 8.3 CURTAIN PANEL SYSTEM
- 8.5 WINDOW SYSTEM
- 9.9 ADHERED STONE VENEER
- 9.11 CEMENT PLASTER STUCCO

## LEGEND

- SECTION MARK
- KEYNOTE
- GRID LINE
- LEVEL ELEVATION
- LINE ABOVE / BELOW
- MATCHLINE
- CURTAIN PANEL TAG
- DOOR TAG
- WINDOW TAG

## KEY PLAN

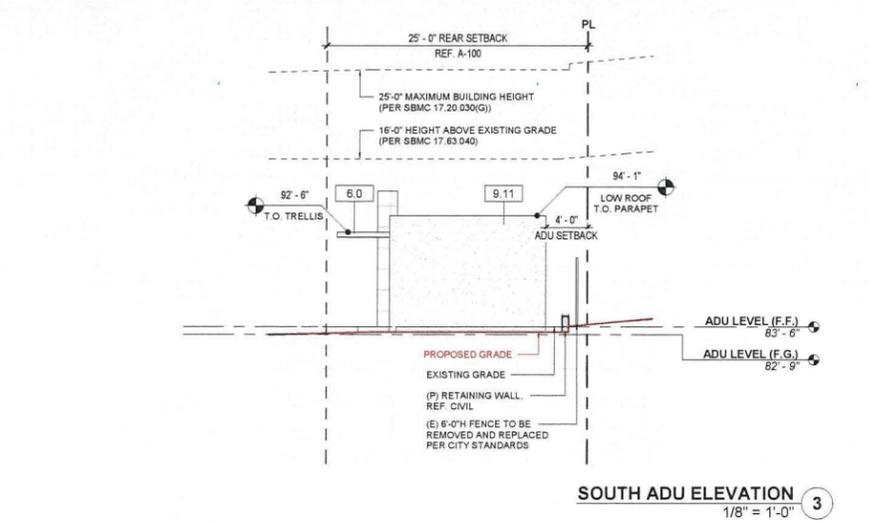
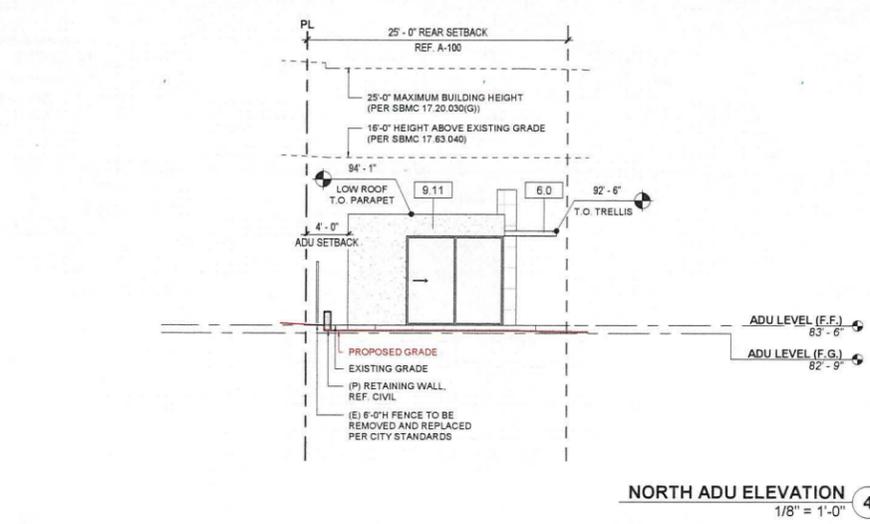
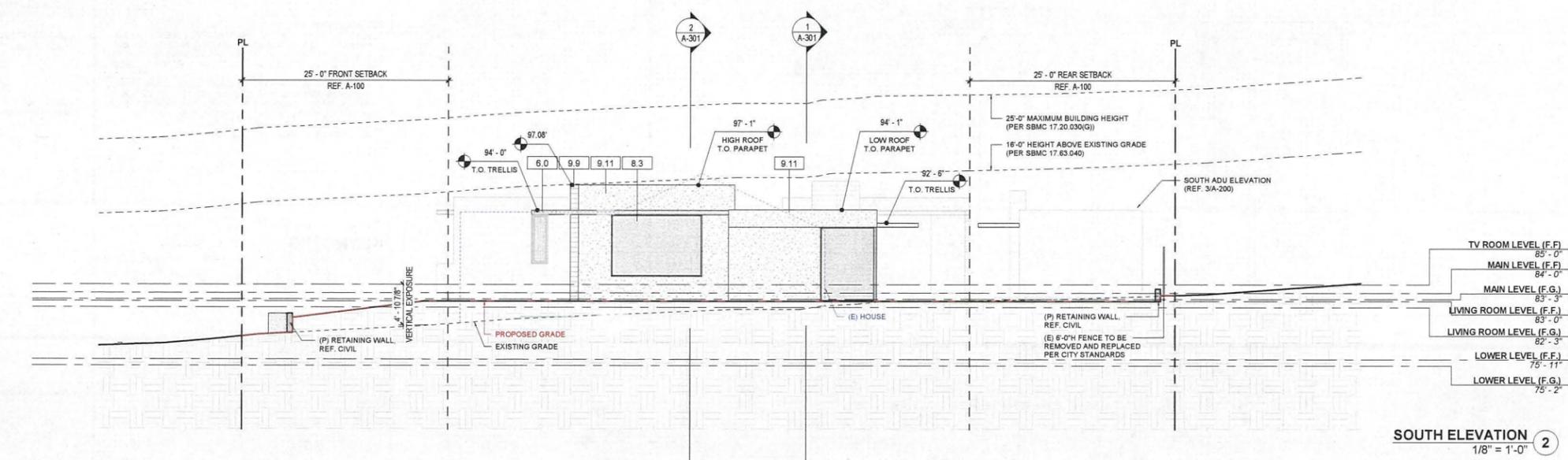
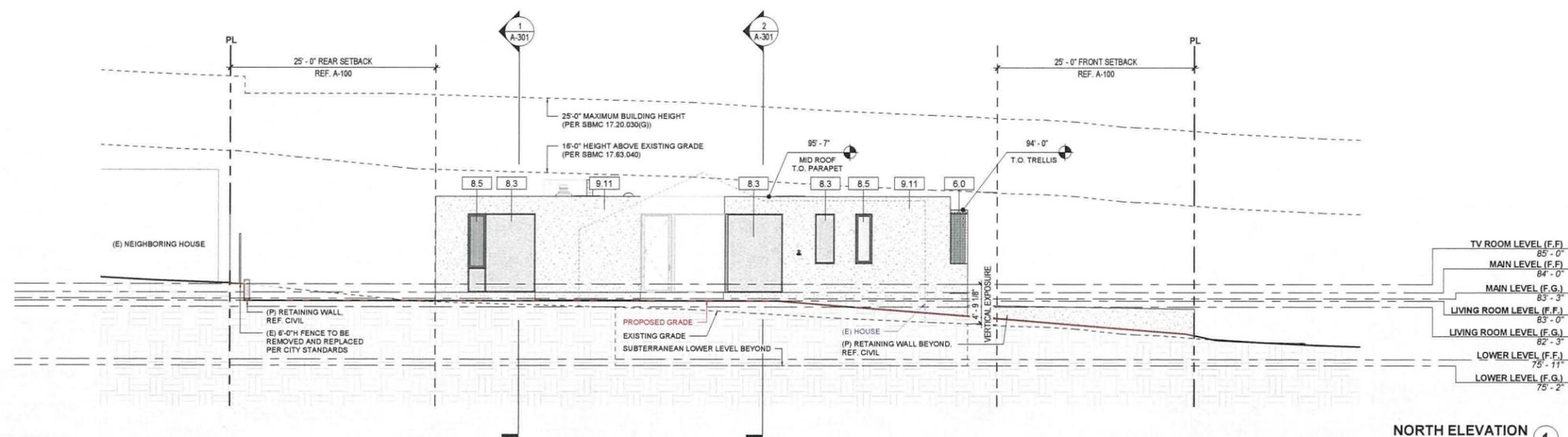


## REVISIONS

Number	Description	Date
01	DRP SUBMITTAL 1	03/03/23
02	DRP SUBMITTAL 2	07/03/23
03	DRP SUBMITTAL 3	08/21/23

Issue Date: 8/16/2023 5:15:39 PM  
Scale: As indicated  
SRA Project Number: 2215

# BUILDING ELEVATIONS - NORTH / SOUTH A-200



# 446 SEABRIGHT LANE RESIDENCE

446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

**SAFDIE RABINES ARCHITECTS**

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**CLIENT**

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SOLANA BEACH, CA 92075

**CIVIL ENGINEER:**  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVE, SUITE J  
SAN DIEGO, CA 92126

**LANDSCAPE ARCHITECT:**  
CONSULTANT NAME

**STRUCTURAL ENGINEER:**  
CONSULTANT NAME

**MECHANICAL ENGINEER:**  
CONSULTANT NAME

**ELECTRICAL ENGINEER:**  
CONSULTANT NAME

**PLUMBING ENGINEER:**  
CONSULTANT NAME

**LIGHTING DESIGN:**  
CONSULTANT NAME

(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)

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- GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STUD U.N.O.
- INTERIOR DIMENSIONS ARE MEASURED TO FACE OF FINISH U.N.O.
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- REFER TO WALL, FLOOR, AND CEILING TYPES FOR R-VALUES.
- ALL ROOFING TO BE CLASS 'A' FIRE RATED.
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- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ROOF VENTS, DORMER VENTS, GABLE VENTS, CRAWLSPACE VENTS OR OTHER SIMILAR OPENINGS SHALL BE COVERED WITH 1/4" NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION.
- ALL ROOF DRAINS, DECK DRAINS AND RAISED PLANTER DRAINS SHALL CONNECT TO DRAIN LINES CONCEALED FROM SIGHT AND DIRECTED TO FLOW @ 1% SLOPE TO ON SITE RAIN WATER CISTERN. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION.
- 1/8" FLOOR PLANS CONTAIN: OVERALL LAYOUT & OVERALL DIMENSIONS (REF: 100 - A-103)
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## ELEVATION NOTES

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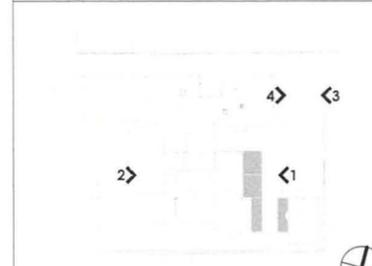
## KEYNOTES

- |      |                       |
|------|-----------------------|
| 8.0  | TRELLIS               |
| 8.2  | DOOR SYSTEM           |
| 8.3  | CURTAIN PANEL SYSTEM  |
| 8.5  | WINDOW SYSTEM         |
| 8.6  | FLUSH GARAGE DOOR     |
| 8.7  | FIRE PLACE VENT       |
| 9.9  | ADHERED STONE VENEER  |
| 9.11 | CEMENT PLASTER STUCCO |

## LEGEND

- |  |                    |  |                   |
|--|--------------------|--|-------------------|
|  | SECTION MARK       |  | CURTAIN PANEL TAG |
|  | KEYNOTE            |  | DOOR TAG          |
|  | GRID LINE          |  | WINDOW TAG        |
|  | LEVEL ELEVATION    |  |                   |
|  | LINE ABOVE / BELOW |  |                   |
|  | MATCHLINE          |  |                   |

## KEY PLAN



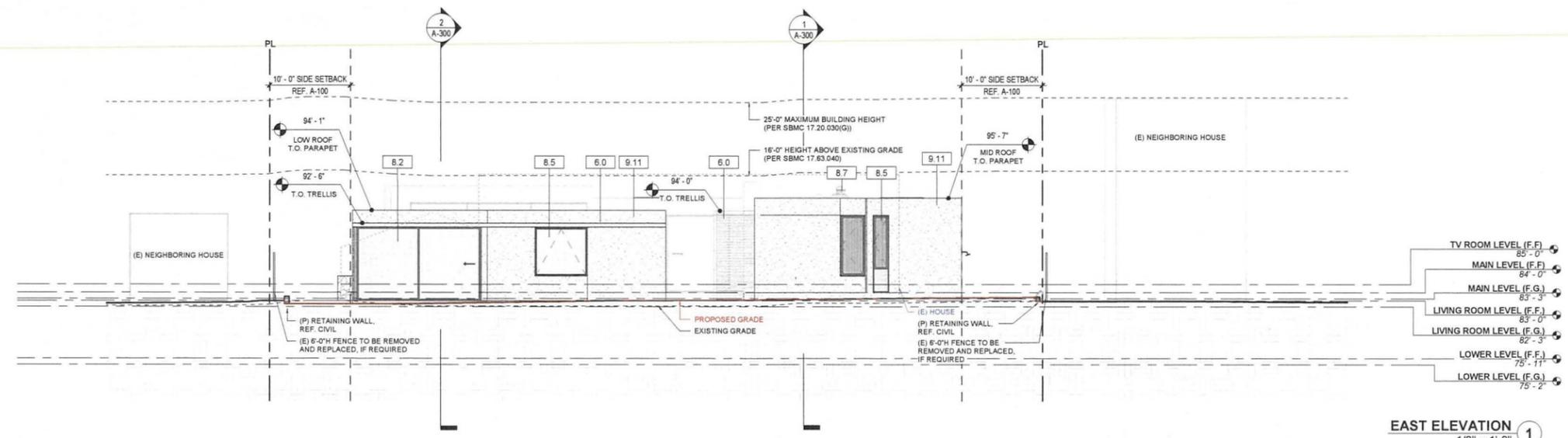
## REVISIONS

Number	Description	Date
01	DRP SUBMITTAL 1	03/03/23
02	DRP SUBMITTAL 2	07/03/23
03	DRP SUBMITTAL 3	08/21/23

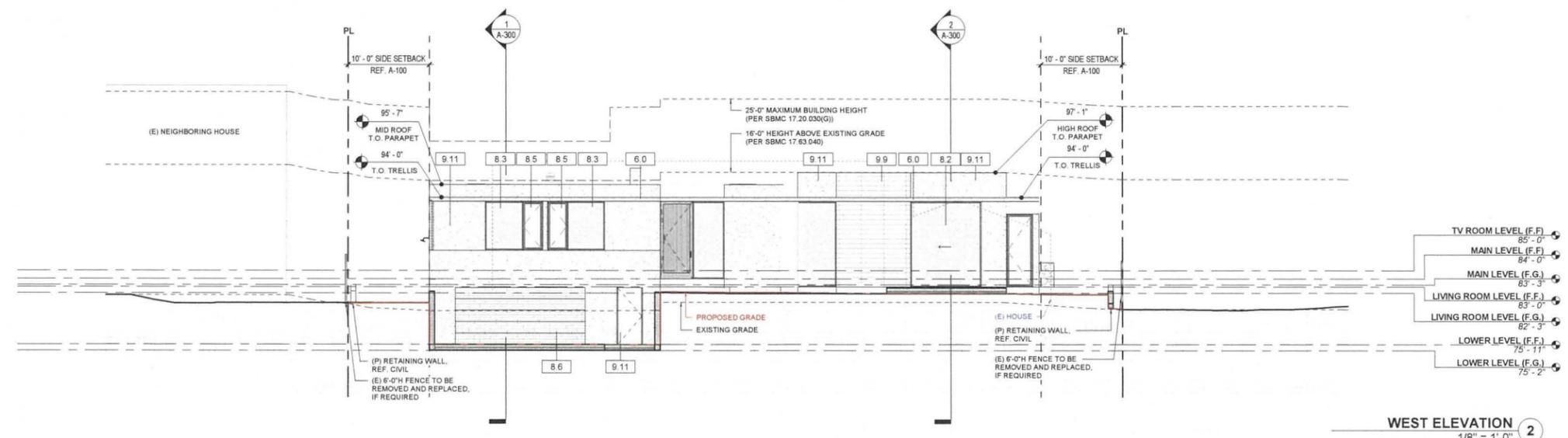
Issue Date: 8/16/2023 5:15:40 PM  
Scale: As Indicated  
SRA Project Number: 2215

## BUILDING ELEVATIONS - EAST / WEST

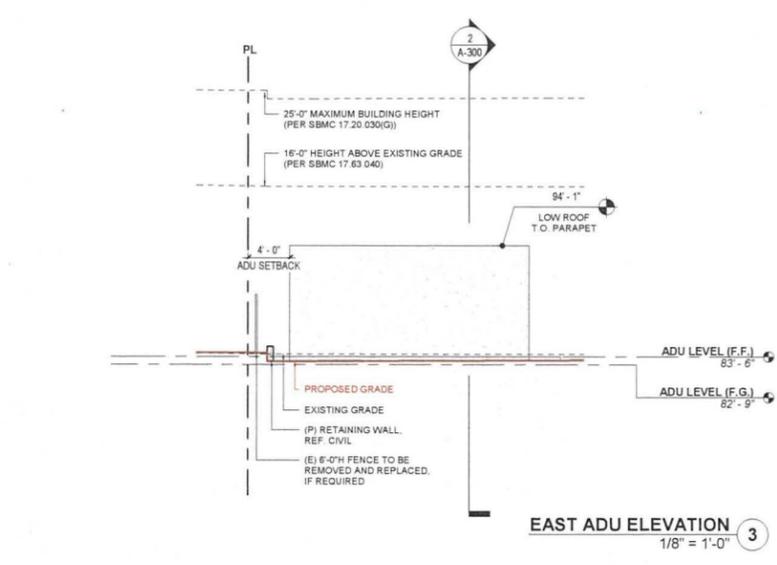
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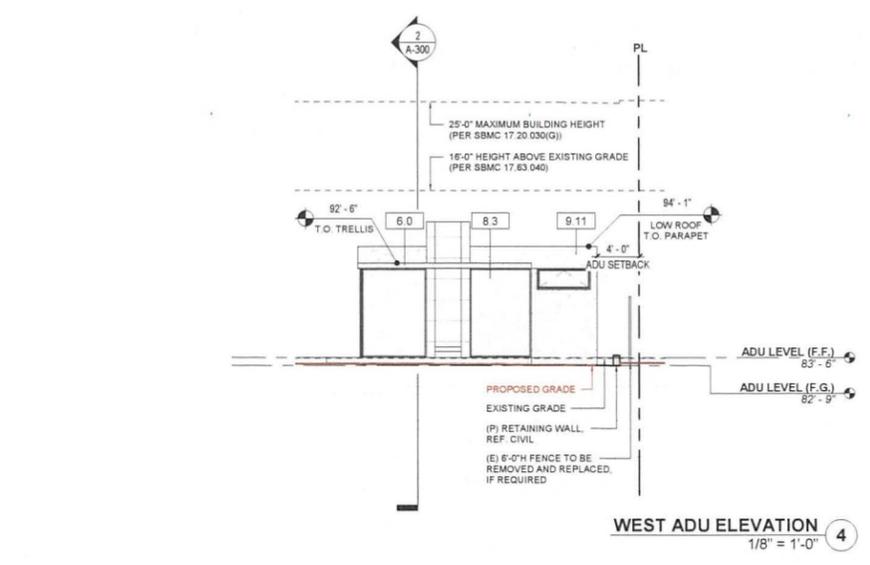
**EAST ELEVATION 1**  
1/8" = 1'-0"



**WEST ELEVATION 2**  
1/8" = 1'-0"



**EAST ADU ELEVATION 3**  
1/8" = 1'-0"



**WEST ADU ELEVATION 4**  
1/8" = 1'-0"

# 446 SEABRIGHT LANE RESIDENCE

446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

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**CIVIL ENGINEER:**  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVE. SUITE J  
SAN DIEGO, CA 92126

**LANDSCAPE ARCHITECT:**  
CONSULTANT NAME

**STRUCTURAL ENGINEER:**  
CONSULTANT NAME

**MECHANICAL ENGINEER:**  
CONSULTANT NAME

**ELECTRICAL ENGINEER:**  
CONSULTANT NAME

**PLUMBING ENGINEER:**  
CONSULTANT NAME

**LIGHTING DESIGN:**  
CONSULTANT NAME

(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)

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## SECTION NOTES

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- PROVIDED INSULATION SHOULD HAVE THE FOLLOWING VALUES PER T-24 (REF. WALL, FLOOR AND ROOF TYPES FOR MORE INFORMATION):  
A. EXTERIOR WALLS R-21  
B. FLOOR R-19  
C. ATTIC / ROOF R-38

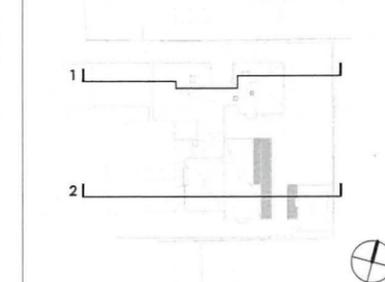
## KEYNOTES

- 6.0 TRELLIS
- 8.1 SKYLIGHT
- 8.2 DOOR SYSTEM
- 8.3 CURTAIN PANEL SYSTEM
- 8.6 FLUSH GARAGE DOOR
- 9.9 ADHERED STONE VENEER

## LEGEND

- PROPOSED WALLS
- SECTION MARK
- BUILDING ELEVATION
- KEYNOTE
- GRID LINE
- PROPERTY LINE
- SETBACK LINE
- LEVEL ELEVATION
- LINE ABOVE / BELOW
- MATCHLINE
- MAIN CONTOUR LINE
- SECONDARY CONTOUR LINE

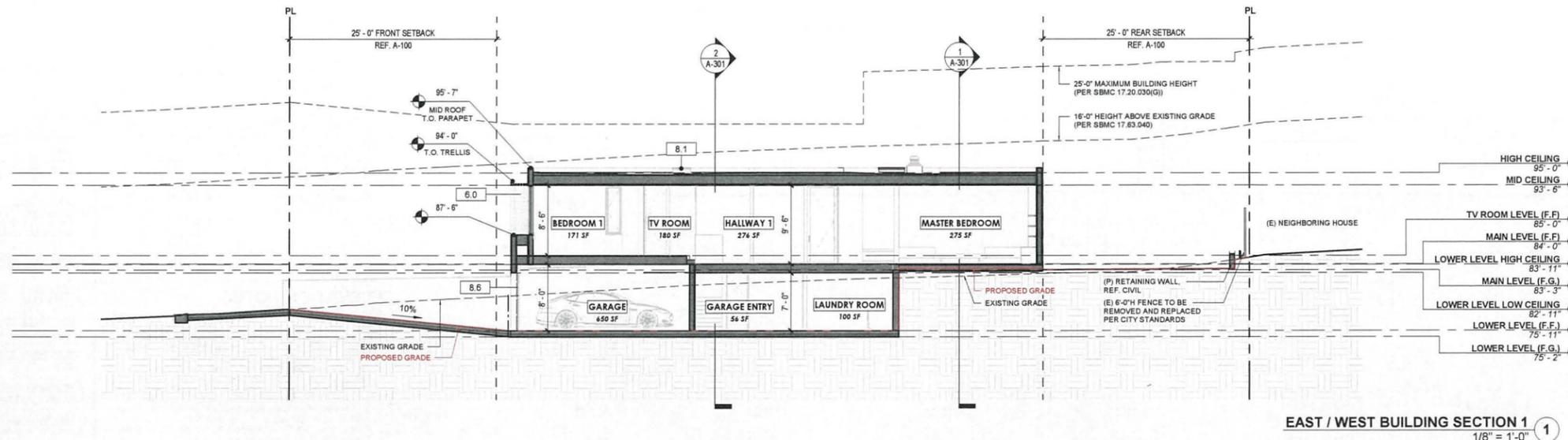
## KEY PLAN



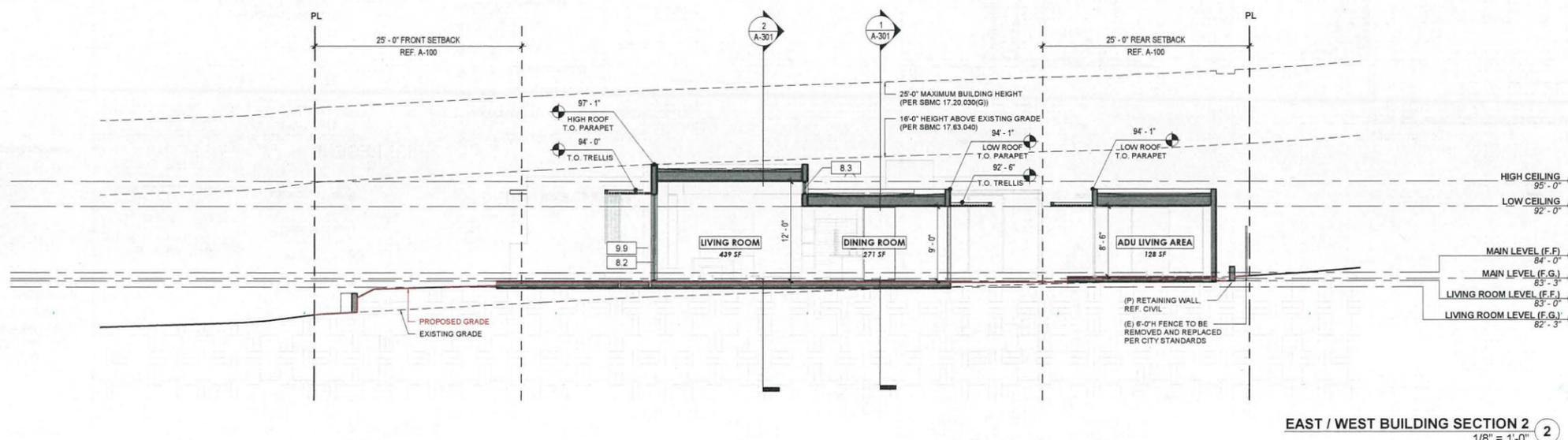
## BUILDING SECTIONS - EAST / WEST

# A-300

© SAFDIE RABINES ARCHITECTS



**EAST / WEST BUILDING SECTION 1**  
1/8" = 1'-0"



**EAST / WEST BUILDING SECTION 2**  
1/8" = 1'-0"

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**LANDSCAPE ARCHITECT:**  
CONSULTANT NAME

**STRUCTURAL ENGINEER:**  
CONSULTANT NAME

**MECHANICAL ENGINEER:**  
CONSULTANT NAME

**ELECTRICAL ENGINEER:**  
CONSULTANT NAME

**PLUMBING ENGINEER:**  
CONSULTANT NAME

**LIGHTING DESIGN:**  
CONSULTANT NAME

(REFER TO COVER SHEET FOR MORE CONTACT INFORMATION)

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C. ATTIC / ROOF R-38

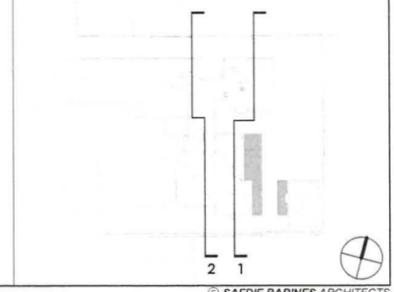
## KEYNOTES

- 8.3 CURTAIN PANEL SYSTEM  
8.7 FIRE PLACE VENT

## LEGEND

	PROPOSED WALLS		LEVEL ELEVATION
	SECTION MARK		LINE ABOVE / BELOW
	BUILDING ELEVATION		MATCHLINE
	KEYNOTE		MAIN CONTOUR LINE
	GRID LINE		SECONDARY CONTOUR LINE
	PROPERTY LINE		SETBACK LINE

## KEY PLAN

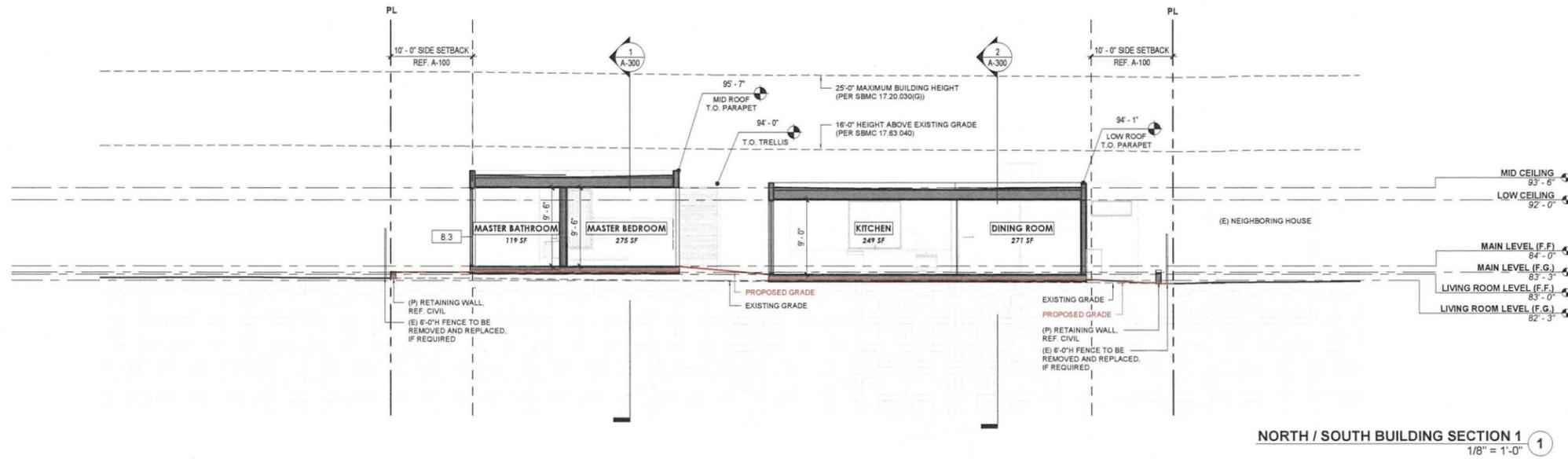


## REVISIONS

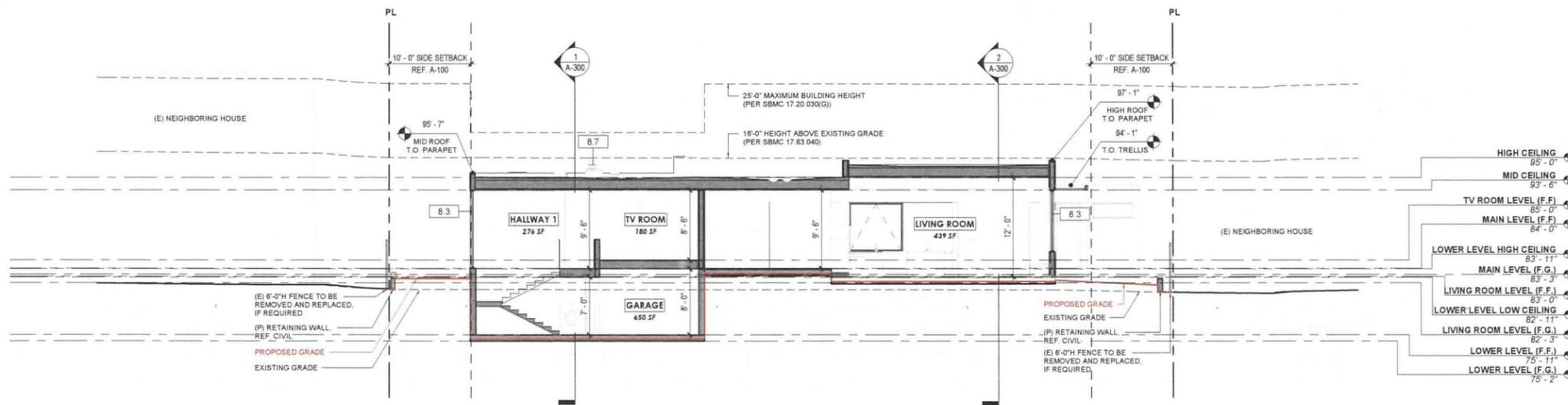
Number	Description	Date
01	DRP SUBMITTAL 1	03/03/23
02	DRP SUBMITTAL 2	07/03/23
03	DRP SUBMITTAL 3	08/21/23

Issue Date: 8/16/2023 5:15:42 PM  
Scale: As indicated  
SRA Project Number: 2215

**BUILDING SECTIONS - NORTH / SOUTH**  
**A-301**

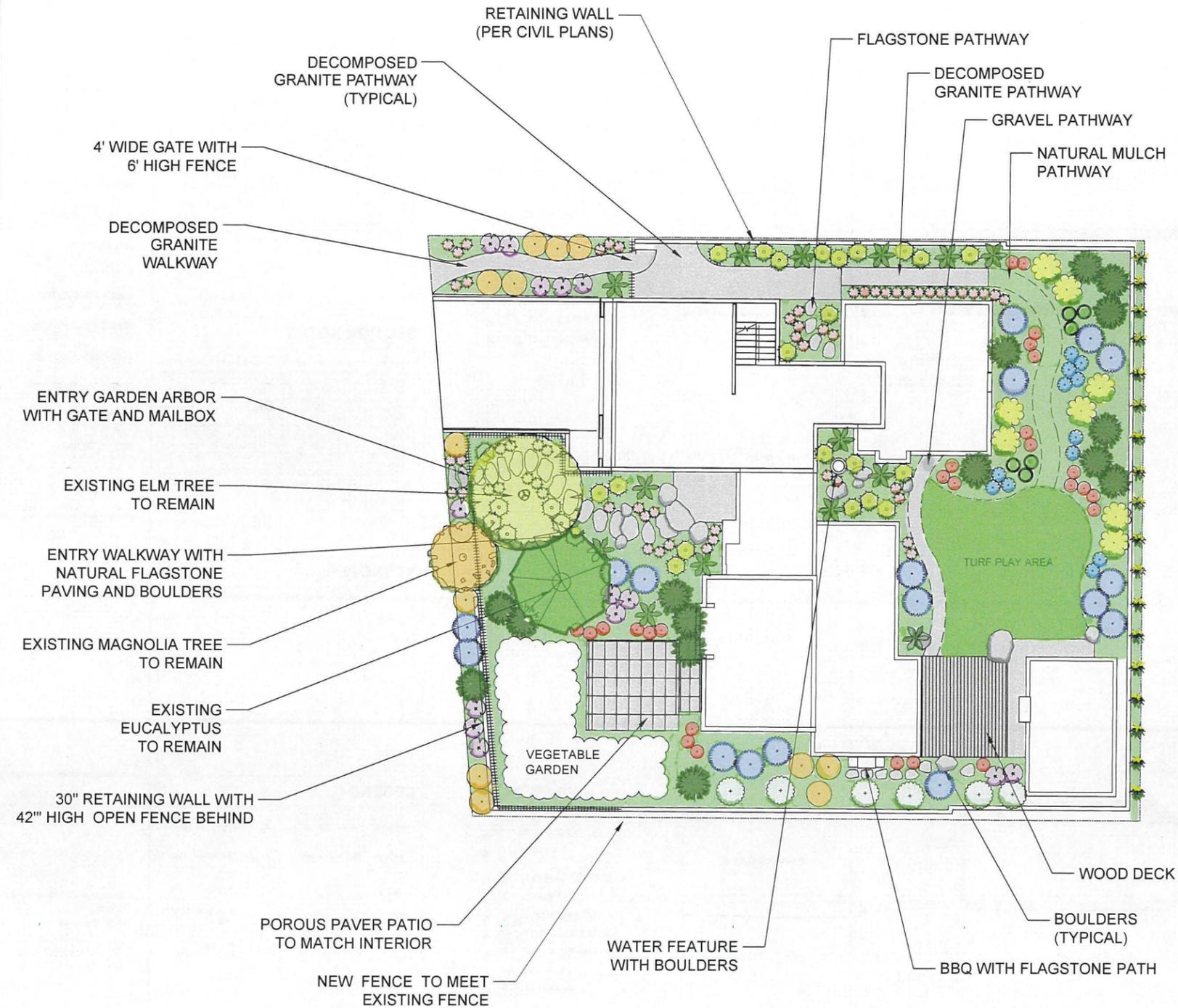


**NORTH / SOUTH BUILDING SECTION 1**  
1/8" = 1'-0" 1



**NORTH / SOUTH BUILDING SECTION 2**  
1/8" = 1'-0" 2

ALL IDEAS, DESIGNS, AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF VIRIDIAN LANDSCAPE AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT OTHERWISE BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF VIRIDIAN LANDSCAPE. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR THE ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF VIRIDIAN LANDSCAPE.



**PLANT LEGEND**

BOTANICAL NAME	COMMON NAME	SIZE	QTY	HEIGHT AT MATURITY	WIDTH AT MATURITY	WUCOLS VALUE (Eto)	
<b>SHRUBS</b>							
	CAPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	14	6 FT	3 FT	0.3
	CEANOTHUS GRIEUS	CALIFORNIA LILAC	5 GAL	11	4 - 5 FT	4 - 5 FT	0.10 - 0.30
	ENCELIA CALIFORNICA	BUSH SUNFLOWER	5 GAL	5	4 - 5 FT	4 - 5 FT	<0.10
	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	41	3.9 - 5 FT	5 FT	<0.10
	POLYPODIUM CALIFORNICUM	CA POLYPODY FERN	5 GAL	27	2 FT	4 FT	0.1
	SALVIA CLEVELANDII	SAGE	1 GAL	19	4 FT	4 FT	0.40 - 0.60
	WESTRINGIA FRUITCOSA	WESTRINGIA	5 GAL	7	4 FT	6 - 10 FT	0.3
<b>PERENNIALS</b>							
	ACHILLEAS MILLEFOLIUM	YARROW	1 GAL	8	1 - 3 FT	2 - 3 FT	<0.10
	EPILOBIUM CANUM	CALIFORNIA FUSCHIA	1 GAL	41	24 IN	2 - 3 FT	0.10 - 0.30
	SALVIA SPATHACEAEA	HUMMINGBIRD SAGE	1 GAL	54	1 FT	1 FT - 3 FT	0.10 - 0.30
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	10	1 - 3 FT	2 - 4 FT	0.10 - 0.30
	MUHLENBERGIA DUBIA	PINK MUHLY	1 GAL	18	4 FT	3 FT	0.10 - 0.30
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	1 GAL	25	2.5 - 3.5 FT	3 FT	0.10 - 0.30
<b>TURF AREA</b>							
	HYBRID BERMUDA	BANDERA BERMUDA	SOD	538 SF	1" TO 3"	12'	.60

LANDSCAPE CONCEPT PLAN

1" = 10' - 0"



PROJECT NAME

446 SEABRIGHT LANE  
RESIDENCE

446 Seabright Lane  
Solana Beach, CA 92075

LANDSCAPE ARCHITECT



**VIRIDIAN LANDSCAPE**

6520 NANCY RIDGE DRIVE  
SAN DIEGO, CA 92121  
TEL: 760.736.0296  
FAX: 760.736.0215

KEVIN M. KRENEK  
LICENSE: 4179

**NOT FOR  
CONSTRUCTION**

DATE REASON

02/24/23 DRP SUBMITTAL 1  
06/26/23 DRP SUBMITTAL 2  
08/15/23 DRP SUBMITTAL 3

CLIENT

DARREN & RACHEL LEVITT  
446 SEABRIGHT LANE  
SOLANA BEACH, CA 92075

PROJECT NO: 23987

DRAWN BY: ME

SHEET TITLE

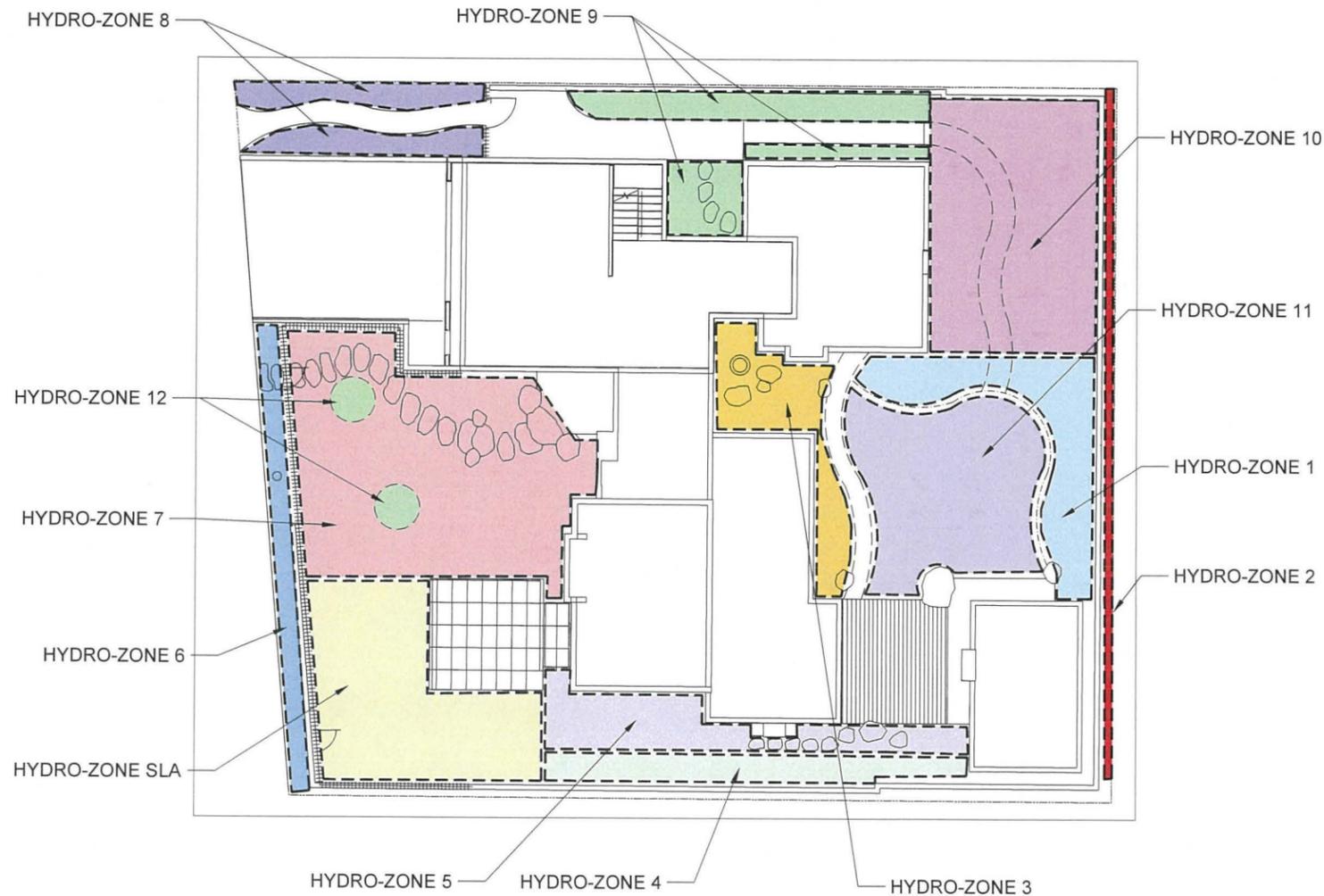
**LANDSCAPE  
CONCEPT PLAN**

SCALE:

SHEET NUMBER

**L-100**

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HYDRO-ZONE PLAN

1" = 10' - 0"



**ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET**

LEVITT  
 Applicant Last Name  
 446 SEABRIGHT LANE  
 Project Plot Check Number  
 Project Address

The project's Estimated Total Water Use is calculated using the following formula:  $ETWU = (ETo) \times (0.62) \left( \frac{PF \times HA}{IE} + SLA \right)$

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

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

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	1	2	3	4	SLA
Evapotranspiration Rate (ETo) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	.3	.3	.3	.3	
Hydrozone Area (HA) - in square feet	321	101	232	196	
(Line 4 x Line 5)	96.3	30.3	69.6	58.8	
Irrigation Efficiency (IE) See "C" below	.81	.81	.81	.81	
(Line 6 + Line 7)	118.89	37.41	85.93	72.59	
TOTAL of all Line 8 boxes + SLA	SEE LAST TABLE				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	SEE LAST TABLE				

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	5	6	7	8	SLA
Evapotranspiration Rate (ETo) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	.3	.3	.3	.3	
Hydrozone Area (HA) - in square feet	284	167	1,004	198	
(Line 4 x Line 5)	85.2	50.1	301.2	59.4	
Irrigation Efficiency (IE) See "C" below	.81	.81	.81	.81	
(Line 6 + Line 7)	105.19	61.85	371.85	73.33	
TOTAL of all Line 8 boxes + SLA	SEE LAST TABLE				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	SEE LAST TABLE				

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	9	10	11	12	SLA
Evapotranspiration Rate (ETo) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	.3	.3	.6	.6	
Hydrozone Area (HA) - in square feet	327	752	538	56	578
(Line 4 x Line 5)	98.1	225.6	322.8	33.6	
Irrigation Efficiency (IE) See "C" below	.81	.81	.81	.81	
(Line 6 + Line 7)	121.11	278.52	398.52	41.48	
TOTAL of all Line 8 boxes + SLA	2,344.67				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	59,601.43				

**A** - Evapotranspiration rate = 41 (west of I-5) / 47 (east of I-5)  
**B** - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone.  
 0.3 - LW - Low Water Use Plants  
 0.6 - MW - Moderate Water Use Plants  
 1.0 - HW - High Water Use Plants  
**C** - Irrigation Efficiency  
 Sprinkler = .55  
 Rotator = .70  
 Drip = .75  
 Micro-sprinkler = .81  
 A different IE may be used if supported by documentation subject to approval by the City Planner.

**MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:**  
 Evapotranspiration adjustment factor (ETAF) use .55 residential 45 non-residential

25.42 [(ETAF x 4,176) + (1-ETAF x 578)] = **MAWA 64,996.40**

December 2019 Page 3 of 9

PROJECT NAME  
 446 SEABRIGHT LANE  
 RESIDENCE

446 Seabright Lane  
 Solana Beach, CA 92075

LANDSCAPE ARCHITECT



KEVIN M. KRENEK  
 LICENSE: 4179

**NOT FOR  
 CONSTRUCTION**

DATE	REASON
02/24/23	DRP SUBMITTAL 1
06/26/23	DRP SUBMITTAL 2
08/15/23	DRP SUBMITTAL 3

CLIENT

DARREN & RACHEL LEVITT  
 446 SEABRIGHT LANE  
 SOLANA BEACH, CA 92075

PROJECT NO: 23987

DRAWN BY: ME

SHEET TITLE

**WATER  
 CONSERVATION  
 PLAN**

SCALE:

SHEET NUMBER

**L-200**



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** October 25, 2023  
**ORIGINATING DEPT:** Community Development Department/City Attorney's Office  
**SUBJECT:** **Sidewalk Café/Outdoor Dining – Introduction of Ordinance 533**

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## **BACKGROUND:**

On December 9, 2022, the City Council extended the Temporary Use Permit Policy for outdoor dining uses through December 31, 2023, and appointed a City Council subcommittee to work with Staff to develop and draft revised outdoor dining regulations under which these dining areas may be conditionally permitted to remain on a permanent basis.

This item is before the City Council to consider introduction of Ordinance 533 which would update the City's Sidewalk Café/Outdoor Dining regulations to encourage outdoor eating areas as an amenity to the community while also promoting pedestrian activity within commercial areas.

## **DISCUSSION:**

Following the City Council's approval of the COVID-19 TUP Policy, the City of Solana Beach (City) conditionally approved 33 COVID-19 TUP applications, 24 of which were for businesses with outdoor dining services. Of the 24 businesses with outdoor dining, 19 of those were utilizing parking areas, two of which (Pillbox Tavern & Saddle Bar) were utilizing public parking spaces. The other five businesses with outdoor dining were utilizing public and/or private sidewalk areas for the outdoor dining. No new TUP applications have been filed since the April 2021 extension by City Council.

Temporary outdoor dining activities continue to be utilized by most of the originally permitted businesses. Other uses that were permitted to conduct outdoor activities due

COUNCIL ACTION:

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to COVID-19 requirements such as nail salons and hair salons have since eliminated their outdoor activities.

There continues to be a desire by the businesses, business districts, Chambers of Commerce and the public to continue temporary outdoor dining activities following the officially declared end of the COVID-19 pandemic restrictions. Consequently, Council included in the Fiscal Year (FY) 2023-24 Work Plan the evaluation of maintaining this outdoor dining City-wide in a manner that minimizes conflicts with parking.

It should also be noted that Assembly Bill (AB) 61, approved by Governor Newsom on October 8, 2021, impacts certain outdoor dining from January 1, 2022 until January 1, 2024. Per AB 61, under Government Code section 65907(a), to the extent that outdoor expansion mitigates COVID-19 pandemic restrictions on indoor dining, required parking spaces must be reduced by the number of spaces that the local jurisdiction determines are needed to accommodate an expanded outdoor dining area. The current COVID-19 TUP Policy meets the requirements as imposed under Government Code section 65907(a) in allowing outdoor expansion and parking reduction to mitigate COVID-19 pandemic restrictions.

On December 9, 2022, City Council expressed a desire to consider updating the City's sidewalk café/outdoor dining regulations that would allow expanded outdoor dining regulations on a permanent basis. A City Council subcommittee was also appointed to work with Staff to develop and draft revised outdoor dining regulations under which these dining areas may be conditionally permitted to remain on a permanent basis.

## ANALYSIS

Since City Council's direction in December 2022, Staff met with the Business Liaison Committee and with the appointed City Council subcommittee on several occasions to consider challenges of the business community and ultimately to draft language that would encourage outdoor dining areas and sidewalk cafes in an effort to intensify pedestrian activity and make street life more attractive in commercial areas while promoting and protecting the public health, safety and general welfare of the community. Since the implementation of the COVID-19 Temporary Use Permits that allowed expansion of these outdoor dining areas on a temporary basis, the City has seen that these expanded outdoor dining areas have contributed to the economic vibrancy of many restaurant businesses as well as created more pedestrian activity in the commercial areas where these outdoor dining activities have been installed.

While the expansion of these outdoor activities has been especially beneficial to the businesses themselves, it has not gone without challenges. The permitting of these temporary outdoor dining activities has provided insight to City Council and Staff as to how some permanent regulations may be adopted that would encourage business growth while still preserving the community character, attractiveness and pedestrian movement around these businesses.

The draft language before City Council includes expanded definitions of dining establishments, outdoor eating areas and sidewalk cafés. Per Ordinance 533, these types of activities would require that a business apply for a Conditional Use Permit (CUP). The CUP application would require detailed information and plans of the area within which the business wished to expand. The proposed regulations include language that would limit the outdoor dining area to not exceed 50% of the indoor area provided for public use. The draft language would allow these outdoor dining areas and sidewalk cafes to be located on public sidewalks, on adjacent off-street public parking areas (as discussed further below), as well as on private off-street parking spaces. The proposed ordinance also prohibits properties that have less than ten (10) parking spaces from using any parking spaces for outdoor dining. Properties with greater than ten (10) parking spaces may use three (3) parking spaces or 20% of the existing number of on-site parking spaces, whichever is fewer.

Many of the existing General Design Considerations that were in the previous ordinance language are proposed to remain with little to no change (i.e. signage, refuse and storage, and safety). Updated language has been included as it relates to canopies, umbrellas and other shade structures. While these fixtures would be allowed, some of the items that were placed as part of the COVID-19 TUP permits has been determined to be less desirable and inconsistent with the materials, colors and design features of the business, building and/or façade. Therefore, more detailed information and design detail for each application will be required as part of the CUP review. Temporary “pop-up” canopies/tent structures shall also be prohibited.

The language before City Council states that additional parking shall not be required for the outdoor eating areas/sidewalk cafés. After discussion with the subcommittee, while the Council Subcommittee generally supported this provision, they recommended that all permits approved under Ordinance 533 be reviewed after a specified period of time to determine if there have been any adverse parking or other impacts to the surrounding businesses or neighbors. Staff recommends that any approvals include a condition that each permit will be reviewed four (4) years from the date of approval.

Other lessons were learned following approval of the COVID-19 TUPs. Some of the outdoor dining activities have resulted in aesthetic, unsightly and potentially unhealthy conditions. To address these issues, Ordinance 533 provides for a maintenance and cleaning plan will be required for these outdoor dining areas, which shall include regular trash and debris removal and cleanup of the areas at the conclusion of operations on a daily basis. Additionally, the outdoor eating areas shall be cleaned/washed on weekly basis. These businesses may be subject to City inspection and, if needed, more frequent cleaning may be required.

It is Staff's understanding that the California Coastal Commission (CCC) would consider these outdoor dining activities as an intensification of use that would require some level of review by the CCC (CDP, waiver, or exemption). While COVID-19 TUPs did not require such approval, the permanent use of outdoor dining areas would require such approval. Therefore, a condition of the City's approval would be that CCC approve the outdoor dining activity prior to development/implementation of these outdoor dining activities.

Staff is also aware that the City's Conditional Use Permit process and CCC authorization will likely take time beyond the December 31, 2023 deadline. Therefore, any businesses that have been approved for a TUP for outdoor dining would be put in a difficult position to potentially have to remove the outdoor dining area until such time the CUP and CCC approvals are issued. Staff believes that this may create undue hardship. As presently drafted and subject to Council approval, Ordinance 533 includes language that would allow the existing outdoor dining area to remain as long as these businesses apply for the Conditional Use Permit prior to December 31, 2023, and diligently pursue both City and CCC authorization. Staff has included language in Ordinance 533 that would allow businesses that have currently approved COVID-19 TUPs to continue outdoor dining activities provided that an application is submitted by December 31, 2023, and the diligent pursuit for the required permits does not lapse for a period longer than 90 days. If the business discontinues or a lapse of processing exceeds 90 days, this would render the COVID-19 TUP expired, any such use shall be terminated and improvements removed within 14 calendar days of expiration.

Staff has underlined the substantive changes/additions within attached draft Ordinance 533. Should the City Council wish to modify, delete, or add language, the City Council may introduce the Ordinance with those specific changes which would be brought back to the City Council for adoption at a future City Council meeting.

#### CITY COUNCIL SUBCOMMITTEE DISCUSSION SUMMARY

During the early discussions with City Council, concerns were raised about use of public parking for outdoor dining. Other jurisdictions have discussed similar concerns related to the use of public parking areas for outdoor dining. These comments, concerns and discussions primarily revolve around safety and loss of visitor serving parking. The City Council Subcommittee similarly discussed these concerns but felt that prohibiting the use of on-street public parking created the greatest concern, particularly for protection of public safety. Therefore, the Subcommittee supported the prohibition of outdoor dining in on-street public parking areas (i.e. along curbside areas of Highway 101 and Cedros Avenue). However, the Subcommittee felt there may be instances where the use of off-street public parking would be acceptable under certain circumstances and conditions.

**OPTIONS:**

- Approve and Introduce Ordinance 533 as drafted.
- Approve and Introduce Ordinance 5330with modifications.
- Provide other direction to Staff related to Outdoor Dining regulations.

**CEQA COMPLIANCE STATEMENT:**

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

**FISCAL IMPACT:**

There are no direct fiscal impacts related to this item.

**WORK PLAN:**

Taking action on this item would complete Land Use and Planning Priority Item 8 – Outdoor Dining Regulations which would modify and encourage outdoor dining and sidewalk cafes.

**DEPARTMENT RECOMMENDATION:**

Open and conduct the public hearing and introduce Ordinance 533 which updates the City's Sidewalk Café/Outdoor Dining Establishment regulations.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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

Attachment:

1. Ordinance 533

## ORDINANCE 533

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, REPEALING SECTION 17.60.130 AND ADOPTING A REVISED SECTION 17.60.130 OF THE SOLANA BEACH MUNICIPAL CODE THAT WOULD ALLOW OUTDOOR DINING AND SIDEWALK CAFES

**WHEREAS**, on June 10, 2020, the City Council adopted Resolution 2020-087 approving, among other actions, a COVID-19 Temporary Use Permit Policy to allow specified uses to operate outdoors; and

**WHEREAS**, on November 18, 2020, the City Council adopted Resolution 2020-148 extending the COVID-19 Temporary Use Permit Policy to allow specified uses to operate outdoors; and

**WHEREAS**, on April 28, 2021, the City Council adopted Resolution 2021-049 extending the COVID-19 Temporary Use Permit Policy to allow specified uses to operate outdoors through January 1, 2022; and

**WHEREAS**, on December 8, 2021, the City Council adopted Resolution 2021-135 extending the COVID-19 Temporary Use Permit Policy to allow outdoor dining through September 6, 2022; and

**WHEREAS**, on July 13, 2022, the City Council adopted Resolution 2022-085 extending the COVID-19 Temporary Use Permit Policy to allow outdoor dining through January 1, 2023; and

**WHEREAS**, on December 9, 2023, the City Council adopted Resolution 2022-132 extending the COVID-19 Temporary Use Permit Policy to allow outdoor dining through December 31, 2023; and

**WHEREAS**, Assembly Bil (AB) 61, approved by Governor Newsom on October 8, 2021, impacts certain outdoor dining from January 1, 2022 until January 1, 2024; and

**WHEREAS**, AB 61, under Government Code section 65907(a), to the extent that outdoor expansion mitigates COVID-19 pandemic restrictions on indoor dining, required parking spaces must be reduced by the number of spaces that the local jurisdiction determines are needed to accommodate an expanded outdoor dining area; and

**WHEREAS**, on December 9, 2023, the City Council expressed a desire to consider updating the City's sidewalk café/outdoor dining regulations that would allow expanded outdoor dining on a permanent basis.

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

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

Section 2. Section 17.60.130 Sidewalk cafes and outdoor dining areas. Shall be amended to read to as follows:

**17.60.130 Sidewalk cafes and outdoor dining areas.**

A. Purpose and Intent. The purpose and intent of these regulations is to encourage outdoor dining areas and sidewalk cafes as both visual and publicly available amenities which intensify pedestrian activity and make street life more attractive in commercial areas, to promote and protect public health, safety, and general welfare, to preserve and enhance the character of neighborhoods, and to ensure adequate space for pedestrians.

B. Definitions.

1. A “dining establishment” means a structure whose principal use is the serving of food to the general public, including, without limitation, a restaurant, café, ice cream shop, bakery, sandwich shop, coffee house, delicatessen, pizza parlor and the like and where the sale of alcoholic beverages is an accessory use.

2. An “outdoor dining area” is a portion of a dining establishment, located either between the front setback of a building and the street or immediately adjacent to the restaurant, which is used exclusively for dining, drinking and circulation therein. Outdoor dining areas include sidewalk cafes.

3. A “sidewalk cafe” is a portion of a dining establishment, located within the sidewalk area of the public right-of-way, which is used exclusively for dining, drinking and circulation therein. A sidewalk cafe may provide waiter or waitress service or self-service.

C. Conditional Use Permit Required. A sidewalk cafe shall only be permitted by conditional use permit issued by the Director of Community Development or City Council in accordance with SBMC [17.68.010](#). Specific conditions providing for the development, operation, and design of such a use shall be imposed by the Director of Community Development or the City Council.

D. Regulations. All outdoor dining areas, including sidewalk cafes, shall comply with the following regulations as applicable:

1. Area Allowed

- a. The outdoor dining area shall not exceed 50% of the indoor area for public use.
- b. The use of on-street public parking spaces for outdoor dining shall be prohibited.
  - i. Outdoor dining in off-street public parking lots may be allowed subject to an encroachment permit and encroachment maintenance and removal agreement.
- c. Use of private parking spaces within the adjacent commercial property where the business is requesting outdoor dining may be allowed as follows:
  - i. Properties with less than ten (10) parking spaces on site may not use on-site parking.
  - ii. Properties with greater than ten (10) parking spaces may use three (3) parking spaces or 20% of the existing number of on-site parking spaces, whichever is less. Use of private on-site parking spaces shall not exceed allowable outdoor dining area as defined in Section 17.60.130.D.1.a.

## 2. Clear Path.

a. For sidewalk cafes, there shall be a minimum clear distance, which is free of all obstructions, of 50 percent of the sidewalk width or four feet, whichever is greater. The minimum distance may be measured from any point within the sidewalk width; provided the clear path is maintained in a continuous line conforming to the curvature of the sidewalk. Portions of the sidewalk cafe may be located on either side of the clear path thereby creating two distinct perimeters. In no event may recesses in the sidewalk cafe frontage be used to satisfy this unobstructed width requirement except that corners of the sidewalk cafe may be rounded or mitered. For the purposes of the minimum clear path, parking meters, traffic signs, and trees which have gratings flush to grade, without fence or guards, shall not count as obstructions. Within a sidewalk cafe perimeter located on the street side of a clear path, tables and chairs may be located between sidewalk obstructions such as trees, light standards, planters, news racks, mail boxes, benches and similar fixtures; provided such public facilities remain accessible.

b. At the intersection of streets a minimum clearance, free of all obstructions, measured from the outer edge of the sidewalk cafe to the curb side or nearest obstruction, shall be required as determined by the city engineer. The corner of the sidewalk cafe wall may be rounded or mitered.

3. Cafe Boundary. No portion of a sidewalk cafe, such as gates or any objects placed within a sidewalk cafe, shall swing or project beyond the designated exterior perimeter of the sidewalk cafe. However, fire exit doors, which are used exclusively as emergency exit doors, shall be exempt from this provision.

4. Location. No portion of an outdoor dining area shall be located within eight feet of the entrance to a ground floor commercial use other than an entrance to an outdoor dining area. An exception to the minimum distance between outdoor dining areas and adjacent business entrances may be granted up to zero feet after review of existing conditions in that commercial area on that particular street by the director of community development and all other appropriate departments, and upon the affected adjacent property and first floor tenant(s) having given notarized written permission for an encroachment. The review will take into consideration the effect that the exception may have on adjoining businesses in terms of visibility and access.

5. Access For Persons with Physical Disabilities. An outdoor dining area and its restaurant shall be directly accessible to persons with physical disabilities. In the event the main restaurant has provided such access, the outdoor dining area shall be accessible to persons with disabilities from the interior of the restaurant. In order to ensure access for persons with physical disabilities:

a. At least one door leading into the outdoor dining area or restaurant from the adjoining sidewalk shall be not less than three feet wide.

b. A ramp with nonskid surface, if there is change of grade, having a minimum width of three feet and a slope of not greater than one inch in height for every 12 inches of horizontal distance shall be provided. Such ramp may be of portable type for cafes which are six feet wide or less, except if the cafe is 180 square feet in area or greater.

6. General Design Considerations.

a. Fixtures.

i. Sidewalk cafes may contain readily removable railings or fencing or any combination of removable railings, fencing, and landscaping in planter boxes to separate the encroachment area from the remainder of the sidewalk. Such features shall be designed to be compatible with the adjacent building or other prominent design features within the public right-of-way.

ii. No solid walls shall be permitted in the public right-of-way. Solid walls and wind screens are permitted in outdoor dining areas outside of the right-of-way.

iii. The furnishings of the interior of a sidewalk cafe shall consist of readily movable tables, movable chairs, and movable umbrellas. For the purposes of this section “readily movable” shall mean that no object such as a table, chair, planter, or any other fixture, shall be leaded, cemented, nailed, bolted, power riveted, screwed, or affixed, even in a temporary manner, to either the sidewalk or to any other structure which it abuts.

iv. Landscaping may be placed either in movable planters or planted in the ground inside the defined cafe area adjacent to any barrier, railing fence, or combination thereof.

v. Lighting and heating fixtures may be permanently affixed onto the exterior front of the main building. Portable heating units may be used in all outdoor cafes.

vi. Canopies, umbrellas and other shade structures may be permitted provided they are compatible with the materials, colors and design features of the adjoining building or façade in which the associated dining establishment is located. Temporary “pop-up” tent structures shall be prohibited.

b. Signage. Only the following signs are permitted within an outdoor dining area or sidewalk cafe:

i. The name and type of establishment may appear on the umbrellas or the valance of an awning.

ii. A movable menu board, not to exceed eight square feet, shall be allowed within the boundaries of the outdoor dining area or sidewalk cafe.

c. Refuse Storage Area. No structure or enclosure to accommodate the storage of trash or garbage shall be erected or placed on, adjacent to, or separate from a sidewalk cafe on the public right-of-way.

d. Safety.

i. All barriers, railings, or fences placed around a sidewalk cafe shall be contiguous to the sidewalk. The barriers shall be adequately designed so that unsafe conditions are not created for the physically disabled, blind and partially sighted. In order to maximize visual access and pedestrian safety, the height of

the railing, barrier, fence, or planter within the right-of-way shall not exceed three feet in elevation.

ii. Adequate lighting of barriers and railings for stairways and sidewalks shall be provided.

iii. No cantilevered projections over a public right-of-way or other pedestrian walkway shall be permitted. A change in paving pattern and texture may be required to alert pedestrians of a change in sidewalk use.

iv. Awnings or umbrellas may be used in conjunction with all outdoor dining areas. For sidewalk cafes within the public right-of-way, awnings shall be adequately secured, retractable and shall be constructed and installed to the satisfaction of the building official. At no point shall the height of the awning including the valance be less than seven feet from the floor of a sidewalk cafe.

v. Sidewalk cafes should be at the same elevation as the adjoining sidewalk. However, in the event of a grade change, consideration may be given to permit the floor level of the sidewalk cafe to be elevated or depressed.

7. Additional parking shall not be required for the outdoor dining area/sidewalk café.

8. Maintenance and Cleaning. A maintenance and cleaning plan for the sidewalk café and outdoor dining area shall submitted as part of the application. At minimum, the following shall be conditions of approval for the maintenance of the outdoor dining area:

a. Trash and Debris Removal. Outdoor dining areas, including any adjacent landscaped areas, sidewalks, and parking areas, shall be kept free of trash and debris at all times. The cleanup and removal of any trash and debris at the conclusion of its operation daily.

b. The outdoor dining areas in the public right-of-way shall be cleaned/washed weekly to the satisfaction of the City Engineer. More frequent cleaning may be required after inspection by the City Engineer or his/her designee.

E. Encroachment Permit Required. An encroachment permit shall be required for a sidewalk cafe in accordance with the provisions of SBMC 11.20.200 and shall be applied for and processed concurrently with the application for a conditional use permit.

F. Liability Insurance. The permittee shall agree to hold the city of Solana Beach harmless and indemnify the city of Solana Beach from and against all claims, demands, costs, losses, damages, injuries, litigation, and liability arising out of or related to the use of the public property by the permittee or permittee's agents, employees, contractors, or guests. The permittee shall also give evidence of liability insurance in an amount determined by the issuing authority to be sufficient to deal with the maximum amount of potential liability related to permittee's use of the public property, and such additional terms as the issuing authority deems appropriate. The issuing authority may require an additional bond to be posted as security for the performance of permittee's obligation to repair all public property damaged as a result of permittee's use of the public property. (Ord. 185 § 2, 1993)

Section 3. Existing businesses with approved COVID Temporary Use Permits (TUP) may continue operations while processing the Conditional Use Permit, provided application for the Conditional Use Permit is applied for prior to December 31, 2023 and is diligently pursued toward approval by both the City and the California Coastal Commission. Any lapse of processing greater than 90 days shall render the TUP expired and any use shall be terminated and improvements removed within 14 calendar days of expiration.

Section 4. The City Council finds that this Ordinance is exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Section 15305 of the California Environmental Quality Act (CEQA) Guidelines, which exempts minor alterations in land use limitations which will not result in any changes in land use or density. The City Council further finds that there is no possibility that the activity may have a significant effect on the environment and that therefore, pursuant to Section 15061(b)(3) of the CEQA Guidelines, the Ordinance is exempt from the provisions of CEQA.

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

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

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the \_\_\_ day of \_\_\_\_\_, 202\_\_\_, by the following vote:

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

\_\_\_\_\_  
Lesa Heebner, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** October 25, 2023  
**ORIGINATING DEPT:** City Manager's Department  
**SUBJECT:** **City Council Discussion on the Status and Schedule of Work Plan Priority Items and Project Tracking**

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### **BACKGROUND:**

On June 28, 2023, the City Council (Council) adopted the Fiscal Year (FY) 2023/2024 Work Plan. The Work Plan focuses on four strategic priorities as the Council directs Staff on projects and programs: Community Character, Organizational Effectiveness, Environmental Sustainability and Fiscal Sustainability with the knowledge that all four areas of priority are important to the overall sustainability of the City.

The Work Plan is developed and approved on an annual basis with the goal to prioritize projects and programs for implementation in that fiscal year. The original intent was to give direction to Staff on what items to prioritize for the coming year, and to identify what funding and resources would be needed to accomplish the tasks. However, over the years, the Work Plan has morphed into a collection of Priority Items that may not necessarily be accomplished in the upcoming fiscal year. Although this may not have been the original intent, it does have some advantages in having a document house the collection of Priority Items and project that have been directed by Council for Staff to pursue. However, the annual Council Work Plan may not be the best document for this collection of projects and programs. It is Staff's desire to have the Work Plan be a document of Priority Items directed by Council with funding and Staff resources allocated for that fiscal year.

There is value in tracking the Priority Items in their various stages of implementation to give Council, the community and Staff the complete picture on where these projects and programs are in their respective stages of implementation. It also can demonstrate the breadth of Priority Items included and the amount of funding and Staff resources needed to take on each of these items. To that end, City Council has requested that Staff provide an update and status report on Work Plan Priority Items for their review.

CITY COUNCIL ACTION:

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This item is before the City Council to review a Priority Items included in the FY 2023/204 Work Plan and give direction and feedback to Staff on any modifications such as timing, Staff resources, funding, priorities, etc. as needed.

**DISCUSSION:**

As requested by Council, this is Staff's initial effort to present a status report and update on the Council Work Plan, which Staff is calling a "Work Plan Progress Report" (Attachment 1). This Report shows the various stages of implementation for each project or program. Due to the variety of Priority Items included in the Work Plan, which range from policy and long-range planning projects to capital improvement projects, it was challenging to track all the Work Plan items in similar ways. For this reason, the Work Plan Progress Report was broken down into "Project Management" and "Program Management" categories, each with different milestone designations. The "projects" table largely consists of Capital Improvement Program items that have set stages of planning, pre-design, design, bidding/award, construction and completion. Within this category, there are some projects that are "to be determined" or have no funding associated at this time. The "programs" are largely planning items that may have longer-term horizons that include research, community engagement, Council Meetings, in progress/on-going, completion and implementation. Similarly, this category also includes a "to be determined" designation.

The Work Plan Progress Report spreadsheet includes a two-year horizon to properly capture the complete timelines. The items are taken directly in order from the Work Plan, which shows that there may be some adjustments necessary in the next Work Plan to move items around into their appropriate sections. In addition, the General Plan Update Priority Item was further broken down in the table to include necessary sub-items that must be completed on a mandated timeline.

As noted, this is Staff's initial effort to provide this Work Plan Progress Report for the Council Work Plan Priority Items. Staff is seeking Council discussion, feedback and direction on these tables with the intent to provide these updates on a regular basis to Council.

**CEQA COMPLIANCE:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

There is no fiscal impact as a result of this item. Each Priority Item in the Council Work Plan has funding identified for implementation. Most of these projects will also be coming to Council individually as they progress through the implementation stages where their respective fiscal impacts will be identified.

**WORK PLAN:**

This item is directed related to the Work Plan.

**OPTIONS:**

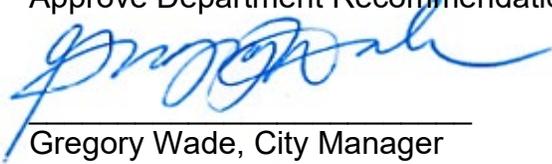
- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Provide direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that City Council review the Priority Items included in the Work Plan and give direction to Staff on any modifications to the Work Plan Progress Report such as timing, Staff resources, funding, priorities, etc., as needed.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



\_\_\_\_\_

Gregory Wade, City Manager

Attachments:

1. Project Management Spreadsheets

# Council Work Plan - Project Management Schedule

Project Name	Fiscal Year 2023/2024				Fiscal Year 2024/2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4

## Capital Projects

Marine Safety Center			Pre-Design	Pre-Design	Pre-Design	Pre-Design		
La Colonia Park Masterplan Update			Design	Design	Design	In Progress	Completed	
La Colonia Tot Lot		No Funding	Construction	Construction	Completed			
South Sierra Mixed Use Affordable Housing (Moved to Housing Element)								
Miscellaneous Traffic Calming Projects	In Progress							
CATS Implementation	In Progress							
Lomas Santa Fe Corridor Project East			No Funding	Construction	Construction	Construction	Construction	Completed
Lomas Santa Fe Corridor Project West								
City Hall Deferred Maintenance (Exterior Paint, HVAC, Roof Repair)			In Progress	In Progress	In Progress	Construction	Completed	
Fletcher Cove Park and Community Center Maintenance (Roof Repair & Siding)			In Progress	Construction	Completed			
Highway 101 Pedestrian Crossing at North End of City	Pre-Design	Pre-Design						
Santa Helena Neighborhood Trail	Construction							
Replacement of Emergency Generator at Fire Station			Pre-Design	No Funding	In Progress	In Progress	Completed	
Replacement of Dissipater Grate at Fletcher Cove			Pre-Design	Pre-Design				
Glenmont Pocket Park			Pre-Design	Pre-Design	Pre-Design	Pre-Design		
South Acacia Avenue Reconstruction Project	No Funding	Construction	Completed					
Traffic Signal Upgrades Phase 1			In Progress	In Progress	In Progress	In Progress	Completed	
Research Areas for an Enclosed Dog Park								
Cliff Street and Rosa Street Pedestrian Bridges Improvements			In Progress	In Progress	In Progress	Construction	Completed	
Fletcher Cove Community Park and El Viento Pocket Park Trail Upgrade			Design	Design	Design	No Funding	Construction	Completed
Major Storm Drain System Improvement Projects	Design	Construction	Completed		Design	Construction	Completed	
Increase Recycled Water Infrastructure and Promote Transition to Potable Reuse Program								

**Legend:**

Planning	Bidding/Award	In Progress
Pre-Design	TBD	Completed
Design	No Funding	Construction

# Council Work Plan - Program Management Schedule

Program Name	Fiscal Year 2023/2024				Fiscal Year 2024/2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4

## Land Use and Planning

General Plan Update (Housing Element Implementation)	Completed							
Safety and Environmental Justice Element Adoption (Program 3D)	In Progress	In Progress	Community Engagement	Council Meeting				
Workshop - ADU Education (1P)	Research	Implementation						
ID Federal and State Housing programs for affordable housing (Program 1G & 1N)	Research	Research			Research	Research		
RFP for City Housing Site #1 (1O) - The Pearl	In Progress	In Progress	In Progress	In Progress	In Progress	Implementation		
ADU Ordinance Update (Program 1B & 1P)	In Progress	Council Meeting						
ADU Permit Ready Program (Program 1B)	In Progress	In Progress	In Progress	In Progress	In Progress	Council Meeting		
Update City's Density Bonus Ordinance (Program 1I)	In Progress	In Progress	In Progress	In Progress	In Progress	Council Meeting		
Mixed Use Development Stakeholder meeting (Program 1A)			Research	Research	Research	Community Engagement		
ADU Monitoring Program (Program 1C)	In Progress	In Progress	In Progress	In Progress	In Progress	Implementation		
SBMC Ordinance Clean Up (Program 1H, 1K, 1L, 3E, 3F, 3G, 3H, 3I & 4F)	In Progress	In Progress	In Progress	Council Meeting				
Annual Community Wide Meetings with Developers for Special Needs Housing (Program 4G)				Community Engagement				Community Engagement
Local Coastal Program / Land Use Plan - LIP								
Community Coastal Resiliency Programs	In Progress	In Progress	Implementation	Completed				
View Assessment Ordinance Update								
Development Review Permit Guidelines and Toolkit								
Highway 101 Specific Plan								
Eden Gardens Specific Plan/Overlay								
Legislative Monitoring/Priorities	In Progress	In Progress	In Progress	In Progress	In Progress	In Progress	In Progress	In Progress
Outdoor Dining Regulations	In Progress	Council Meeting	Completed	Implementation	Implementation	Implementation	Implementation	Implementation
North Rios/Solana Hills Annie's Canyon Traffic and Parking Management	In Progress	In Progress	In Progress	In Progress	In Progress	In Progress	In Progress	In Progress
Ocean Street and Circle Drive Traffic and Parking Management								
Short-Term Vacation Rental Permit Ordinance Update	In Progress	In Progress	Council Meeting	Completed	Implementation	Implementation	Implementation	Implementation
Develop an Applicant Assistance Program			Research	Council Meeting	Implementation	Implementation	Implementation	Implementation
Electric Bicycle (E-Bike) Safety and Education Program	Council Meeting	Completed	Implementation	Implementation	Implementation	Implementation	Implementation	Implementation

## Human Resource Management/Staff Engagement & Effectiveness

Human Resource Management/Staff Engagement & Effectiveness	In Progress							
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## Administration and Service

Implement Performance Measurement Program	In Progress	In Progress	Council Meeting	Implementation	Implementation	Implementation	Implementation	Implementation
Online Software Permit Tracking System	Implementation	Implementation	Implementation	Implementation	Implementation	Implementation	Implementation	Implementation

Legend:	Research	TBD
	Implementation	No Funding
	Community Engagement	In Progress
	Council Meeting	Completed

# Council Work Plan - Program Management Schedule

Program Name	Fiscal Year 2023/2024				Fiscal Year 2024/2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4

## Communications & Technology

Social Media	Green	Green	Green	Green	Green	Green	Green	Green
Cyber Security Expansion - Awareness Training, Business Continuity & Disaster Recovery	Green	Green	Green	Green	Green	Green	Green	Green
Unified Communications	Yellow	Yellow	Red	Green	Green	Green	Green	Green
BlueBeam Implementation	Green	Green	Green	Green	Green	Green	Green	Green

## City Initiatives

City of Kindness	Green							
Promote an Unbiased and Inclusive Environment	Green							
Age-Friendly Communities Action Plan	Red	Green						
Mayors' Monarch Pledge	Green							
Blue City Certification	Grey							

## Environmental Sustainability

Climate Action Plan Update	Yellow	Blue	Light Blue	Red	Green	Green	Green	Green
Continue Compliance with SEA and Continue Growth of CEA	Green	Green	Green	Green	Green	Green	Green	Green
Plastic Use Restrictions	Green	Green	Green	Green	Green	Green	Green	Green
Electric Vehicle Infrastructure and Incentives	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
City Facility Energy Efficiency and Decarbonization Upgrades	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
Green Infrastructure Considerations for Climate Resiliency and Adaptation	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
Senate Bill 1383 Implementation	Green	Green	Green	Green	Green	Green	Green	Green

## Fiscal Sustainability

NCTD Property Planning & Related Issues	Purple	Purple	Purple	Purple	White	White	White	White
Facilities/Asset Replacement Master Plan	Purple	Purple	Purple	Purple	White	White	White	White
Proactively Pursue Measures to Reduce CalPERS Future Liabilities	White	Light Blue	White	White	White	Light Blue	White	White
Proactively Pursue Measures to Reduce OPEB Future Liability	White	Light Blue	White	White	White	Light Blue	White	White

Legend:	Research	TBD
	Implementation	No Funding
	Community Engagement	In Progress
	Council Meeting	Completed



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** October 25, 2023  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** **General Fund Update (Unaudited) for Fiscal Year 2023**

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## **BACKGROUND:**

The City of Solana Beach (City) expects to have its Annual Comprehensive Financial Report (ACFR) completed by mid-January. In the interim, Staff is presenting financial information for the General Fund for Fiscal Year (FY) 2023.

This item is before the City Council (Council) to accept and file the General Fund Update (Unaudited) for Fiscal Year 2023 (FY23) and to consider adoption of Resolution 2023-119 (Attachment 1) revising appropriations in the FY23 Budget.

## **DISCUSSION:**

Staff is presenting unaudited General Fund revenue and expenditure financial information for FY23. The following discussion is intended to highlight the areas of the budget – both revenues and expenditures – where the largest impacts were realized. If there are specific questions regarding any areas of the budget that Council may have, Staff will be prepared to address them.

The information presented is unaudited and certain assumptions were made as to revenues and expenditures that may still be adjusted. Staff will return to Council at a later Council meeting to present the audited ACFR.

## **Revenues**

Revenues (unaudited) for the General Fund are summarized in Table 1 on the next page and are provided in detail in Attachment 2.

CITY COUNCIL ACTION:

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TABLE 1  
 GENERAL FUND REVENUES

GENERAL FUND REVENUE	2023 Original Budget	XFERS/ADJ	2023 Revised Budget	2023 Actual	Variance to Revised Budget	
					\$	%
TAXES	\$ 16,464,000	\$ 1,483,400	\$ 17,947,400	\$ 18,894,487	\$ 947,087	5.3%
LICENSES & PERMITS	\$ 458,000	\$ 395,000	\$ 853,000	\$ 1,002,304	\$ 149,304	17.5%
FINES & PENALTIES	\$ 436,500	\$ (155,000)	\$ 281,500	\$ 408,220	\$ 126,720	45.0%
USE OF MONEY & PROPERTY	\$ 252,000	\$ 60,000	\$ 312,000	\$ 302,928	\$ (9,072)	-2.9%
INTERGOVERNMENTAL REVENUES	\$ 2,254,300	\$ 84,200	\$ 2,338,500	\$ 2,131,046	\$ (207,454)	-8.9%
SERVICE CHARGES	\$ 799,000	\$ 57,500	\$ 856,500	\$ 890,967	\$ 34,467	4.0%
OTHER REVENUES	\$ 543,300	\$ 10,000	\$ 553,300	\$ 760,632	\$ 207,332	37.5%
TRANSFERS	\$ 941,285	\$ 650,000	\$ 1,591,285	\$ 1,591,285	\$ -	0.0%
TOTAL GENERAL FUND REVENUES	\$ 22,148,385	\$ 2,585,100	\$ 24,733,485	\$ 25,981,869	\$ 1,248,384	5.0%
MEASURE S REVENUES	\$ -	\$ 750,000	\$ 750,000	\$ 1,196,851	\$ 446,851	59.6%
TOTAL GENERAL FUND REVENUES W MEASURE S	\$ 22,148,385	\$ 3,335,100	\$ 25,483,485	\$ 27,178,720	\$ 1,695,235	6.7%

The revised General Fund revenue budget for FY23 was \$25,483,485. Actual revenues collected equal \$27,178,720, an increase over the revised budget of \$1,695,235 or 6.7%.

The following section contains the highlights of the FY23 General Fund Budget:

### Revenues

- **Sales Tax:** Actual Sales Tax revenue was \$152,922 higher than the revised budget projections. The increase is primarily attributed to a continued recovery in previous year lows in restaurant, general consumer goods, and fuel sectors. Some of this increase was also due to inflationary pressure on the cost of taxable goods.
- **Short-Term Vacation Rentals TOT:** Short-Term Vacation Rental (STVR) TOT revenue was \$301,077 higher than the revised budget. The variance reflects an increase in the number of vacation rental units in the city, as well as an increase in the demand for short term vacation rentals.
- **Development Related:** Planning and Zoning, Engineering Fees, and Public Facilities Fees revenue categories totaled \$149,304 higher than the revised budget. The variance was due to an overall higher than expected increase in permit activity.
- **Measure S Tax:** Actual Measure S Tax revenue was \$446,851 higher than the revised budget projections. The increase is primarily attributed to a continued recovery in previous year lows in restaurant, general consumer goods, and fuel sectors. Some of this increase was also due to inflationary pressure on the cost of taxable goods.

**Expenditures**

Expenditures (unaudited) for the General Fund are summarized in Table 2, below, and are provided in detail in Attachment 3 by function and Attachment 4 by object classification.

TABLE 2  
 GENERAL FUND EXPENDITURES

	2023 Original Budget	XFERS/ADJ	2023 Revised Budget	2023 Actual	Variance to Revised Budget	
					\$	%
GENERAL FUND EXPENDITURES						
GENERAL GOVERNMENT	\$ 4,208,390	\$ 1,244,975	\$ 5,453,365	\$ 5,130,343	\$ 323,022	5.9%
COMMUNITY DEVELOPMENT	\$ 1,527,410	\$ 279,345	\$ 1,806,755	\$ 1,777,017	\$ 29,738	1.6%
PUBLIC SAFETY	\$ 11,656,085	\$ (36,536)	\$ 11,619,549	\$ 11,431,356	\$ 188,193	1.6%
PUBLIC WORKS	\$ 2,706,840	\$ 674,544	\$ 3,381,384	\$ 3,079,508	\$ 301,876	8.9%
COMMUNITY SERVICES	\$ 768,535	\$ 74,575	\$ 843,110	\$ 793,323	\$ 49,787	5.9%
TRANSFERS OUT	\$ 482,500	\$ 2,149,916	\$ 2,632,416	\$ 2,632,416	\$ -	0.0%
<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>\$ 21,349,760</b>	<b>\$ 4,386,819</b>	<b>\$ 25,736,579</b>	<b>\$ 24,843,964</b>	<b>\$ 892,615</b>	<b>3.5%</b>

The revised General Fund Expenditure budget for FY23 was \$25,736,579. Actual expenditures were \$24,843,964, which was \$892,615, or 3.5%, less than the revised expenditure budget amount.

The following section contains the expenditure highlights of the FY23 Budget:

- **Salaries and Fringe Benefit Costs:**
  - Actual salaries and benefit costs totaled \$9,994,328, which was \$503,587 less than the revised budget, primarily due to position vacancies in the City Manager and Engineering departments.
    - These savings were partially offset by increased expenses in the Overtime cost categories.
- **Professional Services:**
  - The professional services category realized savings in nearly all departments throughout City Hall. Overall professional services totaled \$8,007,059, which was \$241,061 less than the revised budget.
- **Materials, Supplies and Services:** All other Materials, Supplies and Services expenditure categories realized cumulative savings of \$135,659 for the fiscal year.

**Schedule of Revenues, Expenditures, and Projected Surplus**

With the unaudited revenue and expenditures reported for the FY23, the projected unaudited surplus is detailed in Table 3.

<b>TABLE 3</b>	
<b>GENERAL FUND - PROJECTED SURPLUS</b>	
ACTUAL REVENUES	27,178,720
ACTUAL EXPENDITURES	24,843,964
<b>NET SURPLUS/(DEFICIT)</b>	<b>2,334,757</b>
MEASURE S SURPLUS	446,851
GENERAL FUND SURPLUS	1,887,905
<b>TOTAL SURPLUS</b>	<b>2,334,757</b>

It is important to note that much of the projected General Fund surplus in FY23 is the result of one-time savings. Salary and Benefit savings of \$503,587 is due to vacancies in several departments that have since been, or are in the process of being, filled.

**Payment to PARS Trust Funds**

In FY 2015, the City Council approved and established a combined PARS Pension and OPEB Trust. Through FY23, Council has allocated a total of \$3,723,024 to the Trust by using a portion of each of the FY's General Fund surpluses as detailed in Table 4.

<b>TABLE 4</b>				
<b>PARS CONTRIBUTIONS</b>				
<b>FISCAL YEAR</b>	<b>PROJECTED SURPLUS</b>	<b>PENSION</b>	<b>OPEB</b>	<b>TOTAL</b>
2015	907,284	500,000	-	500,000
2016	613,462	316,209	135,000	451,209
2017	1,123,432	347,094	85,376	432,470
2018	1,121,884	357,098	87,689	444,787
2019	1,768,986	623,724	253,516	877,240
2020	1,046,697	283,926	198,000	481,926
2021	1,378,485	485,075	204,000	689,075
2022	2,161,522		138,000	138,000
2023		809,898	137,000	946,898
<b>TOTAL</b>	<b>10,121,752</b>	<b>3,723,024</b>	<b>1,238,581</b>	<b>4,961,605</b>

As part of the adoption of the FY22 and FY23 Budget, the City continued its funding policy for the OPEB PARS Trust (\$138,000 in FY22 and \$137,000 in FY23) to match the Actuarial Determined Contribution (ADC).

To continue funding the Pension portion of the PARS Trust, Staff is recommending that Council again consider setting aside a portion of the FY23 projected surplus to fund the Pension Trust. Staff has prepared a resolution that will be updated if Council concurs and determines the General Fund amounts that will be used to fund the PARS Pension Trust. Since the Pension Trust provides funds for employee benefits and employee benefits are paid by both General Fund and non-General Fund funds, an allocation method will be used to ensure all funds which pay employee benefits contribute to the Trust payments. The General Fund portion of the contribution will be budgeted and paid from the FY23 Unreserved General Fund balance.

### **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

### **FISCAL IMPACT:**

Staff is recommending the following budget appropriations be made to the FY23 Budget. These appropriations are for audit purposes only, no additional payments or charges to the City will be made as a result of these adjustments.

### **General Fund**

- Increase of \$14,000 in Professional Services in the City Attorney Department budget unit to reflect a prior year adjustment and additional charges for legal fees related to the Firefighter Trust.
- Increase of \$55,000 in Professional Services in the Code Enforcement Department budget unit to account for a prior year adjustment for parking citation fees paid to San Diego County.
- Increase of \$6,000 in Professional Services in the Street Cleaning Department budget unit to account for a prior year adjustment for Street Sweeping contract.
- Increase of \$51,000 in Damage to City Property in the Self Insurance internal service fund to account for additional claims.

### **Other Funds**

- Increase of \$2,500 in the OPEB Obligation internal service fund for a prior year adjustment for prepaid expenditures.
- Increase of \$2,400 in the Pension Stabilization internal service fund professional services for an increase in the allocation of banking fees.

- Increase of \$20 in the MID 9E ISLA Verde fund for an increase in the allocation of banking fees.
- Increase of \$1,100 in the San Elijo #2 MID fund for an increase in the allocation of banking fees.
- Increase of \$42,800 in benefits, equipment, services, and supplies in the Public Safety Special Revenue fund to account for costs that are reimbursable by other agencies.

If authorized by Council, Staff is recommending the following budget adjustments and appropriation be made in the FY 23 Budget utilizing projected surplus as follows:

### **PARS Trust Funds**

- Budget appropriations, as determined by the Finance Department, if Council authorizes funds be used from the projected FY23 General Fund surplus to fund the PARS Pension and OPEB Trust.

### **Asset Replacement Fund**

- Budget appropriations, as determined by the Finance Department, if Council authorizes funds be used from the projected FY23 General Fund surplus to fund asset replacement fund.

### **Facilities Replacement Fund**

- Budget appropriations, as determined by the Finance Department, if Council authorizes funds be used from the projected FY23 General Fund surplus to fund facilities replacement fund.

**WORK PLAN:** N/A

### **OPTIONS:**

- Approve Staff recommendation.
- Provide alternative direction.

### **DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Accept and file the General Fund Update for FY23.
2. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to fund the PARS Irrevocable Trust for Pensions as part of a budget appropriation to the General Fund Unreserved Fund Balance, and other funds as determined by the Finance Department, in FY23.

3. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to add funding to the Asset Replacement Fund as part of a budget appropriation to the General Fund Unreserved Fund Balance in FY23.
4. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to add funding to the Facilities Replacement Fund as part of a budget appropriation to the General Fund Unreserved Fund Balance in FY23.
5. Approve Resolution 2023-121 revising appropriations in the FY23 budget.
6. Authorize the City Treasurer to amend the FY23 budget accordingly.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



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Gregory Wade, City Manager

Attachments:

1. Resolution 2023-121
2. General Fund Revenues for FY23
3. General Fund Expenditures by Function for FY23
4. General Fund Expenditures by Object Code for FY23

## RESOLUTION 2023-121

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, REVISING APPROPRIATIONS IN THE FISCAL YEAR 2023 BUDGETS AND AUTHORIZING THE CITY TREASURER TO AMEND THE BUDGETS ACCORDINGLY

**WHEREAS**, during the course of the fiscal year, new information becomes available to Staff which require adjustments to the adopted budget; and

**WHEREAS**, Section 3.08.040 of the Solana Beach Municipal Code limits the purchases by departments within the total departmental budget appropriations; and

**WHEREAS**, the City's Operating Budget Policies state that total expenditures of a particular fund may not exceed that which is appropriated by the City Council, without a budget amendment; and

**WHEREAS**, the City Manager, in coordination with the Finance Director, reviewed and analyzed the expenditures of the Fiscal Year 2023 Adopted Budget, and recommend certain amendments be made to the General Fund as well as other funds.

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

1. That the above recitations are true and correct.
2. That the City Treasurer is authorized to amend appropriations in the FY23 budget as follows:
  - a. General Fund
    - i. Increase of \$14,000 in Professional Services in the City Attorney Department budget unit to reflect a prior year adjustment and additional charges for legal fees related to Firefighter Trust.
    - ii. Increase of \$55,000 in Professional Services in the Code Enforcement Department budget unit to account for a prior year adjustment for parking citation fees paid to San Diego County.
    - iii. Increase of \$6,000 in Professional Services in the Street Cleaning Department budget unit to account for a prior year adjustment for Street Sweeping contract.
    - iv. Increase of \$51,000 in Damage to City Property in the Self Insurance internal service fund to account for additional claims.

- v. Increase of \$2,500 in the OPEB Obligation internal service fund for a prior year adjustment for prepaid expenditures.
  - vi. Increase of \$2,400 in the Pension Stabilization internal service fund professional services for an increase in the allocation of banking fees.
  - vii. Increase of \$20 in the MID 9E ISLA Verde fund for an increase in the allocation of banking fees.
  - viii. Increase of \$1,100 in the San Elijo #2 MID fund for an increase in the allocation of banking fees.
  - ix. Increase of \$42,800 in benefits, equipment, services, and supplies in the Public Safety Special Revenue fund to account for costs that are reimbursable by other agencies.
3. That the City Treasurer is authorized to amend budget and appropriations in the FY23 budget utilizing projected surplus as follows:
- x. Appropriations from the General Fund of \$\_\_\_\_\_ from the General Fund Fiscal Year 2022/2023 projected surplus and proportionally to other funds to fund the PARS Pension Stabilization Trust
  - xi. Appropriations from the General Fund of \$\_\_\_\_\_ from the Fiscal Year 2022/2023 projected General Fund surplus to increase funding to the Asset Replacement Fund
  - xii. Appropriations from the General Fund of \$\_\_\_\_\_ from the Fiscal Year 2022/2023 projected General Fund surplus to increase funding to the Facilities Replacement Fund

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Solana Beach, California, this 25<sup>th</sup> day of October 2023, by the following vote:

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

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LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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JOHANNA N. CANLAS, City Attorney

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ANGELA IVEY, City Clerk

**GENERAL FUND REVENUES  
FY 2023**

	2023 Original Budget	XFERS/ADJ	2023 Revised Budget	2023 Actual	Variance Actual to Revised Budget	
					\$	%
<b>TAXES</b>						
PROPERTY TAXES - CURRENT	9,205,000	415,000	9,620,000	9,949,243	329,243	3.4%
PROPERTY TAXES-DELINQUENT	30,000	-	30,000	13,737	(16,263)	-54.2%
<b>TOTAL PROPERTY TAXES</b>	<b>9,235,000</b>	<b>415,000</b>	<b>9,650,000</b>	<b>9,962,980</b>	<b>312,980</b>	<b>3.2%</b>
SALES & USE TAX	3,707,600	788,400	4,496,000	4,648,922	152,922	3.4%
TRANSIENT OCCUPANCY TAX	1,050,000	-	1,050,000	1,182,951	132,951	12.7%
SHORT TERM VAC RENTAL TOT	485,000	265,000	750,000	1,051,077	301,077	40.1%
FRANCHISE FEES	780,000	-	780,000	897,472	117,472	15.1%
REAL PROPERTY TRANSFR TAX	210,000	15,000	225,000	192,560	(32,440)	-14.4%
BENEFIT FEES	450,000	-	450,000	451,874	1,874	0.4%
STREET SWEEPING	51,100	-	51,100	50,766	(334)	-0.7%
HOUSEHOLD HAZARDOUS WASTE	30,300	-	30,300	33,844	3,544	11.7%
NPDES FEES	260,000	-	260,000	192,634	(67,366)	-25.9%
RDA PASS THRU PAYMENTS	205,000	-	205,000	229,407	24,407	11.9%
<b>TOTAL OTHER TAXES</b>	<b>7,229,000</b>	<b>1,068,400</b>	<b>8,297,400</b>	<b>8,931,508</b>	<b>634,108</b>	<b>7.6%</b>
<b>TOTAL TAXES</b>	<b>16,464,000</b>	<b>1,483,400</b>	<b>17,947,400</b>	<b>18,894,487</b>	<b>947,087</b>	<b>5.3%</b>
<b>LICENSES &amp; PERMITS</b>						
BUSINESS REGISTRATION	125,000	100,000	225,000	282,782	57,782	25.7%
BUILDING PERMITS	310,000	295,000	605,000	683,342	78,342	12.9%
OTHER PERMITS	23,000	-	23,000	36,180	13,180	57.3%
<b>TOTAL LICENSES &amp; PERMITS</b>	<b>458,000</b>	<b>395,000</b>	<b>853,000</b>	<b>1,002,304</b>	<b>149,304</b>	<b>17.5%</b>
<b>FINES &amp; PENALTIES</b>						
CVC FINES	125,000	(50,000)	75,000	74,142	(858)	-1.1%
ADMIN CITATIONS	3,500	-	3,500	48,411	44,911	1283.2%
PARKING CITATIONS	105,000	(30,000)	75,000	144,955	69,955	93.3%
REDFLEX CITATIONS	200,000	(75,000)	125,000	140,712	15,712	12.6%
FALSE ALARM FINES	3,000	-	3,000	-	(3,000)	-100.0%
<b>TOTAL FINES &amp; PENALTIES</b>	<b>436,500</b>	<b>(155,000)</b>	<b>281,500</b>	<b>408,220</b>	<b>126,720</b>	<b>45.0%</b>
<b>USE OF MONEY &amp; PROPERTY</b>						
INTEREST EARNINGS	178,000	60,000	238,000	281,189	43,189	18.1%
GAIN/LOSS ON FAIR MARKET VALUE	-	-	-	(171,645)	(171,645)	0.0%
PROPERTY RENTAL	74,000	-	74,000	77,039	3,039	4.1%
SALE OF PROPERTY	-	-	-	116,345	116,345	0.0%
<b>TOTAL USE OF MONEY &amp; PROPERTY</b>	<b>252,000</b>	<b>60,000</b>	<b>312,000</b>	<b>302,928</b>	<b>(9,072)</b>	<b>-2.9%</b>
<b>INTERGOVERNMENTAL REVENUES</b>						
MOTOR VEHICLE IN LIEU	1,945,800	84,200	2,030,000	2,053,640	23,640	1.2%
STATE HOE	52,000	-	52,000	49,275	(2,725)	-5.2%
OFF TRACK BETTING	25,000	-	25,000	10,262	(14,738)	-59.0%
PALOMAR COLLGE REIMB	7,500	-	7,500	9,072	1,572	21.0%
FIRE REV FM OTHER AGENCES	200,000	-	200,000	5,788	(194,212)	-97.1%
MISCELLANEOUS - INTERGOV	24,000	-	24,000	3,009	(20,991)	-87.5%
<b>TOTAL INTERGOVERNMENTAL REVENUE</b>	<b>2,254,300</b>	<b>84,200</b>	<b>2,338,500</b>	<b>2,131,046</b>	<b>(207,454)</b>	<b>-8.9%</b>
<b>SERVICE CHARGES</b>						
PLANNING & ZONING	157,500	57,500	215,000	261,775	46,775	21.8%
BUILDING PLAN CHECK FEES	320,000	-	320,000	330,309	10,309	3.2%
PUBLIC FACILITIES FEES	65,000	-	65,000	42,491	(22,509)	-34.6%
ENGINEERING FEES	217,000	-	217,000	210,162	(6,838)	-3.2%
FIRE FEES	36,500	-	36,500	39,560	3,060	8.4%
MISC. SERVICE CHARGES	3,000	-	3,000	6,671	3,671	122.4%
<b>TOTAL SERVICE CHARGES</b>	<b>799,000</b>	<b>57,500</b>	<b>856,500</b>	<b>890,967</b>	<b>34,467</b>	<b>4.0%</b>
<b>OTHER REVENUES</b>						
COMMUNITY GRANTS	30,000	10,000	40,000	15,000	(25,000)	-62.5%
ADMIN REVENUE	493,300	-	493,300	493,300	-	0.0%
REIMBURSED COSTS	-	-	-	229,003	229,003	0.0%
MISC. REVENUES	20,000	-	20,000	23,329	3,329	16.6%
<b>TOTAL OTHER REVENUES</b>	<b>543,300</b>	<b>10,000</b>	<b>553,300</b>	<b>760,632</b>	<b>207,332</b>	<b>37.5%</b>
<b>TRANSFERS</b>						
TRANSFERS IN	941,285	650,000	1,591,285	1,591,285	-	0.0%
<b>TOTAL TRANSFERS</b>	<b>941,285</b>	<b>650,000</b>	<b>1,591,285</b>	<b>1,591,285</b>	<b>-</b>	<b>0.0%</b>
<b>MEASURE S REVENUES</b>						
SALES & USE TAX	-	750,000	750,000	1,197,045	447,045	59.6%
INTEREST	-	-	-	377	377	0.0%
GAIN/LOSS ON FMV OF ASSET	-	-	-	(571)	(571)	0.0%
<b>TOTAL MEASURE S REVENUES</b>	<b>-</b>	<b>750,000</b>	<b>750,000</b>	<b>1,196,851</b>	<b>446,851</b>	<b>59.6%</b>
<b>TOTAL GENERAL FUND REVENUES</b>	<b>22,148,385</b>	<b>3,335,100</b>	<b>25,483,485</b>	<b>27,178,720</b>	<b>1,695,235</b>	<b>6.7%</b>

**GENERAL FUND  
EXPENDITURES BY FUNCTION  
FY 2022/2023**

GENERAL FUND EXPENDITURES	2023 Original Budget	XFERS/ADJ	2023 Revised Budget	2023 Actual	Variance to Revised Budget	
					\$	%
<b>GENERAL GOVERNMENT</b>						
CITY COUNCIL	351,455	20,000	371,455	368,168	3,287	0.9%
CITY CLERK	574,030	47,595	621,625	542,684	78,941	12.7%
CITY MANAGER	540,945	55,285	596,230	490,843	105,387	17.7%
CITY ATTORNEY	479,310	36,005	515,315	529,229	(13,914)	-2.7%
FINANCE	1,388,105	868,085	2,256,190	2,224,667	31,523	1.4%
NON-DEPARTMENTAL	44,380	-	44,380	35,516	8,864	20.0%
HUMAN RESOURCES	413,055	11,815	424,870	358,008	66,862	15.7%
INFORMATION SYSTEMS	417,110	206,190	623,300	581,229	42,071	6.7%
<b>TOTAL GENERAL GOVERNMENT</b>	<b>4,208,390</b>	<b>1,244,975</b>	<b>5,453,365</b>	<b>5,130,343</b>	<b>323,022</b>	<b>5.9%</b>
<b>COMMUNITY DEVELOPMENT</b>						
PLANNING	804,115	55,970	860,085	800,374	59,711	6.9%
BUILDING SERVICES	449,715	241,150	690,865	666,432	24,433	3.5%
CODE/PARKING COMPLIANCE	273,580	(17,775)	255,805	310,211	(54,406)	-21.3%
<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b>1,527,410</b>	<b>279,345</b>	<b>1,806,755</b>	<b>1,777,017</b>	<b>29,738</b>	<b>1.6%</b>
<b>PUBLIC SAFETY</b>						
LAW ENFORCEMENT	4,881,005	(48,936)	4,832,069	4,822,403	9,666	0.2%
FIRE DEPARTMENT	5,641,775	(214,595)	5,427,180	5,322,889	104,291	1.9%
ANIMAL CONTROL	95,000	-	95,000	94,761	239	0.3%
CIVIL DEFENSE	32,800	-	32,800	30,052	2,748	8.4%
MARINE SAFETY	1,004,305	226,995	1,231,300	1,161,251	70,049	5.7%
SHORELINE PROTECTION	1,200	-	1,200	-	1,200	100.0%
<b>TOTAL PUBLIC SAFETY</b>	<b>11,656,085</b>	<b>(36,536)</b>	<b>11,619,549</b>	<b>11,431,356</b>	<b>188,193</b>	<b>1.6%</b>
<b>PUBLIC WORKS</b>						
ENGINEERING	460,910	322,226	783,136	779,210	3,926	0.5%
ENVIRONMENTAL SERVICES	452,370	28,540	480,910	390,060	90,850	18.9%
STREET MAINTENANCE	586,600	24,158	610,758	589,879	20,879	3.4%
TRAFFIC SAFETY	327,700	135,000	462,700	366,185	96,515	20.9%
STREET CLEANING	63,800	-	63,800	69,725	(5,925)	-9.3%
PARK MAINTENANCE	446,860	59,760	506,620	490,605	16,015	3.2%
PUBLIC FACILITIES	368,600	104,860	473,460	393,844	79,616	16.8%
<b>TOTAL PUBLIC WORKS</b>	<b>2,706,840</b>	<b>674,544</b>	<b>3,381,384</b>	<b>3,079,508</b>	<b>301,876</b>	<b>8.9%</b>
<b>COMMUNITY SERVICES</b>						
COMMUNITY SERVICES	126,965	62,020	188,985	167,589	21,396	11.3%
RECREATION	641,570	12,555	654,125	625,734	28,391	4.3%
<b>TOTAL COMMUNITY SERVICES</b>	<b>768,535</b>	<b>74,575</b>	<b>843,110</b>	<b>793,323</b>	<b>49,787</b>	<b>5.9%</b>
<b>TRANSFERS OUT</b>	<b>482,500</b>	<b>2,149,916</b>	<b>2,632,416</b>	<b>2,632,416</b>	<b>-</b>	<b>0.0%</b>
<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>21,349,760</b>	<b>4,386,819</b>	<b>25,736,579</b>	<b>24,843,964</b>	<b>892,615</b>	<b>3.5%</b>

**GENERAL FUND SUMMARY**

NET GENERAL FUND	2023 Original Budget	XFERS/ADJ	2023 Revised Budget	2023 Actual	Variance to Revised Budget	
					\$	%
REVENUE TOTALS	22,148,385	3,335,100	25,483,485	27,178,720	1,695,235	6.7%
EXPENDITURE TOTALS	21,349,760	4,386,819	25,736,579	24,843,964	892,615	3.5%
<b>NET GENERAL FUND SURPLUS/(DEFICIT)</b>	<b>798,625</b>	<b>(1,051,719)</b>	<b>(253,094)</b>	<b>2,334,757</b>	<b>2,587,851</b>	

**GENERAL FUND  
EXPENDITURES BY OBJECT  
FY 2022/2023**

EXPENSE CLASSIFICATION	2023 Original Budget	XFERS/ADJ	2023 Revised Budget	2023 Actual	Variance to Revised Budget		
					\$	%	
<b>SALARIES &amp; WAGES</b>							
REGULAR SALARIES	5,495,210	116,833	5,612,043	5,440,358	171,685	3.1%	
PART-TIME & TEMPS	411,900	181,697	593,597	490,830	102,767	17.3%	
OVERTIME	664,725	45,000	709,725	733,054	(23,329)	-3.3%	
SPECIAL PAY	129,950	26,880	156,830	154,150	2,680	1.7%	
<b>TOTAL SALARIES &amp; WAGES</b>	<b>6,701,785</b>	<b>370,410</b>	<b>7,072,195</b>	<b>6,818,391</b>	<b>253,804</b>	<b>3.6%</b>	
<b>BENEFITS</b>							
RETIREMENT	724,010	8,435	732,445	692,564	39,881	5.4%	
RETIREMENT-UAL PAYMENT	1,230,100	35,170	1,265,270	1,265,272	(2)	0.0%	
MEDICARE	108,085	2,590	110,675	95,338	15,337	13.9%	
SOCIAL SECURITY	23,745	2,120	25,865	24,316	1,549	6.0%	
HEALTH INSURANCE	1,085,565	(14,075)	1,071,490	920,939	150,551	14.1%	
LT DISABILITY INSURANCE	16,780	1,840	18,620	17,383	1,237	6.6%	
LIFE INSURANCE	18,000	1,045	19,045	14,761	4,284	22.5%	
RHSA % BENEFIT	45,185	(4,600)	40,585	32,999	7,586	18.7%	
2% CITY CONTRB FF TRUST	-	-	-	2,967	(2,967)	-	
2% DEFERRED COMP 457	70,630	4,665	75,295	59,065	16,230	21.6%	
UNEMPLOYMENT INSURANCE	20,000	(4,200)	15,800	2,021	13,779	87.2%	
AUTO ALLOWANCE	37,570	6,060	43,630	42,961	669	1.5%	
UNIFORM ALLOWANCE	3,000	-	3,000	2,227	773	25.8%	
RIDESHARE	4,000	-	4,000	3,124	876	21.9%	
<b>TOTAL BENEFITS</b>	<b>3,386,670</b>	<b>39,050</b>	<b>3,425,720</b>	<b>3,175,937</b>	<b>249,783</b>	<b>7.3%</b>	
<b>MATERIALS, SUPPLIES &amp; SERVICES</b>							
TRAVEL-MEETINGS	31,060	1,140	32,200	23,627	8,573	26.6%	
TRAINING	34,200	-	34,200	28,010	6,190	18.1%	
MEMBERSHIPS/DUE	114,000	-	114,000	109,892	4,108	3.6%	
CLOTHING	49,300	-	49,300	56,792	(7,492)	-15.2%	
TUITION REIMBURSEMENT	10,000	-	10,000	6,435	3,565	35.6%	
PRE-EMPLOYMENT	12,500	-	12,500	13,377	(877)	-7.0%	
RECRUITMENT	19,500	-	19,500	19,706	(206)	-1.1%	
FIRE PREVENTION PROGRAM	5,900	-	5,900	6,125	(225)	-3.8%	
ELECTIONS	65,000	-	65,000	16,657	48,343	74.4%	
OFFICE SUPPLIES	7,600	-	7,600	9,792	(2,192)	-28.8%	
POSTAGE	7,900	-	7,900	5,705	2,195	27.8%	
BOOKS/SUB/PRINT	34,350	-	34,350	23,167	11,183	32.6%	
MINOR EQUIPMENT(UNDER \$5	48,700	19,102	67,802	47,000	20,802	30.7%	
SPECIAL DEPT SUPPLIES	118,170	29,503	147,673	165,007	(17,334)	-11.7%	
SMALL TOOLS	1,700	-	1,700	998	702	41.3%	
VEHICLE OPERATING SUPPLI	48,900	-	48,900	60,482	(11,582)	-23.7%	
VEHICLE MAINTENANCE	94,400	-	94,400	106,867	(12,467)	-13.2%	
ADVERTISING	13,900	-	13,900	23,733	(9,833)	-70.7%	
COMMUNICATIONS	102,800	30,000	132,800	132,213	587	0.4%	
UTILITIES - ELECTRIC	139,800	-	139,800	144,508	(4,708)	-3.4%	
RENTS/LEASES	30,160	-	30,160	28,064	2,096	6.9%	
MAINT OF BUILDING/GROUND	375,700	64,000	439,700	384,638	55,062	12.5%	
UTILITIES - WATER	65,300	-	65,300	59,622	5,678	8.7%	
MILEAGE	3,160	-	3,160	1,017	2,143	67.8%	
PROFESSIONAL SERVICES	7,344,605	903,515	8,248,120	8,007,059	241,061	2.9%	
MAINTENANCE OF EQUIPMENT	193,000	19,328	212,328	169,032	43,296	20.4%	
CONTRIBUTION TO AGENCIES	85,700	20,000	105,700	108,244	(2,544)	-2.4%	
COMMUNITY TV PRODUCTION	57,700	-	57,700	56,192	1,508	2.6%	
SPECIAL EVENTS	23,400	-	23,400	25,628	(2,228)	-9.5%	
CONTINGENCY	37,500	-	37,500	3,527	33,973	90.6%	
OTHER CHARGES	166,750	-	166,750	213,906	(47,156)	-28.3%	
PUBLIC ART EXPENDITURES	4,500	-	4,500	-	4,500	100.0%	
<b>TOTAL MATERIALS, SUPPLIES &amp; SERVICES</b>	<b>9,347,155</b>	<b>1,086,588</b>	<b>10,433,743</b>	<b>10,057,023</b>	<b>376,720</b>	<b>3.6%</b>	
<b>CAPITAL, DEBT &amp; INTERNAL SVS CHARGES</b>							
CONSTRUCTION	-	20,855	20,855	19,188	1,667	8.0%	
TRANSFERS OUT	482,500	2,149,916	2,632,416	2,632,416	-	-	
INTRNL CHRGS - CLAIMS	270,900	-	270,900	270,900	-	-	
INTRNL CHRGS - WRKRS COM	373,200	-	373,200	373,200	-	-	
ASSET REPLACEMENT CHRGS	65,000	-	65,000	65,000	-	-	
700 STEVENS	445,700	-	445,700	435,059	10,641	2.4%	
PARS OPEB CHARGES	276,850	-	276,850	276,850	-	-	
PARS PENSION CHARGES	-	720,000	720,000	720,000	-	-	
<b>TOTAL CAPITAL, DEBT &amp; INTERNAL SVS CHARGES</b>	<b>1,914,150</b>	<b>2,890,771</b>	<b>4,804,921</b>	<b>4,792,613</b>	<b>12,308</b>	<b>0.3%</b>	
<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>21,349,760</b>	<b>4,386,819</b>	<b>25,736,579</b>	<b>24,843,964</b>	<b>892,615</b>	<b>3.5%</b>	