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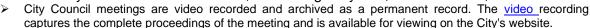
CITY OF SOLANA BEACH

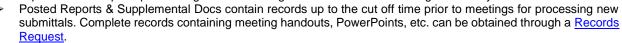
SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY, PUBLIC FINANCING AUTHORITY, & HOUSING AUTHORITY

AGENDA

Joint REGULAR Meeting Wednesday, December 11, 2024 * 6:00 p.m.

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







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

- <u>Live web-streaming:</u> Meetings web-stream live on the City's website on the City's <u>Public Meetings</u> webpage. Find the large Live Meeting button.
- <u>Live Broadcast on Local Govt. Channel:</u> Meetings are broadcast live on Cox Communications Channel 19 / Spectrum (Time Warner)-Channel 24 / AT&T U-verse Channel 99.
- <u>Archived videos online:</u> 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 <u>Public Meetings</u> webpage.

AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch <u>Library</u> (157 Stevens Ave.), La Colonia Community Ctr., and online <u>www.cityofsolanabeach.org</u>. 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, <u>received</u> 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 <u>City Clerk's department</u> 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

<u>Written correspondence</u> (supplemental items) regarding an agenda item at an open session meeting should be submitted to the City Clerk's Office at <u>clerkoffice@cosb.org</u> 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.

COUNCIL DISCLOSURE

Pursuant to the Levine Act (Gov't Code Section 84308), any party to a permit, license, contract (other than competitively bid, labor or personal employment contracts) or other entitlement before the Council is required to disclose on the record any contribution, including aggregated contributions, of more than \$250 made by the party or the party's agents within the preceding 12 months to any Council Member. Participants and agents are requested to make this disclosure as well. The disclosure must include the name of the party or participant and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made.

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 <u>City Clerk's office</u> (858) 720-2400 at least 72 hours prior to the meeting.

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

CITY COUNCILMEMBERS

Lesa Heebner Mayor

Jewel Edson

Deputy Mayor / Councilmember District 3

Jill MacDonald

Councilmember District 4

Alyssa Muto

City Manager

Johanna Canlas City Attorney Councilmember District 2

Kristi Becker

David A. Zito
Councilmember District 1

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 <u>Solana Beach Municipal Code</u> 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:

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

PROCLAMATIONS/CERTIFICATES: Ceremonial

City Engineer Mo Sammak Retirement

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 <u>not appearing on today's agenda</u> 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.

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

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

CITY MANAGER / CITY ATTORNEY REPORTS:

An opportunity for the City Manager and City Attorney to make brief announcements or report on various 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 October 23, 2024, November 13, 2024, and November 20, 2024.

Item A.1. Report (click here)

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

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

Recommendation: That the City Council

1. Ratify the list of demands for October 26, 2024 – November 15, 2024.

Item A.2. Report (click here)

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

A.3. 2025 City Council Meeting Schedule Planning. (File 0410-05)

Recommendation: That the City Council

- 1. Review, edit, and/or approve a 2025 anticipated Council meeting schedule and make changes if necessary.
- 2. Adopt **Resolution 2024-117** re-establishing Regular Council meeting dates for 2025 with proposed meetings dates.

Item A.3. Report (click here)

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

A.4. City Hall Fire Alarm System Upgrade. (File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2024-116**:

a. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Symons Fire Protection, Inc., to include fire alarm system upgrades at City Hall during Fiscal Year 2024/25, increasing the contract by \$5,000 for a total not-to-exceed amount of \$21,500 for Fiscal Year 2024/25 only.

Item A.4. Report (click here)

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

A.5. Dead Animal Disposal and Pest-Rodent Control Services. (File 0410-08)

Recommendation: That the City Council

1. Adopt Resolution 2024-118:

a. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Habitat Protection, Inc., for pest control, rodent management, and dead animal disposal services during Fiscal Year 2024/25, increasing the contract by \$5,000 for a total not-to-exceed amount of \$14,960 for Fiscal Year 2024/25 only.

Item A.5. Report (click here)

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

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)

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. Adopt (2nd Reading) Ordinance 534 – Zoning Ordinance Amendments Consistent with the City's 6th Cycle Housing Element Programs. (File 0610-10)

Recommendation: That the City Council

1. Adopt **Ordinance 534** amending various Zoning Code sections regarding housing development standards and housing types.

Item C.1. Report (click here)

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

C.2. Adopt (2nd Reading) Ordinance 536 – Density Bonus Ordinance Update. (File 0630-10)

Recommendation: That the City Council

1. Adopt **Ordinance 536** repealing and replacing Section 17.20.050 of the Solana Beach Municipal Code.

Item C.2. Report (click here)

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

C.3. Council Boards, Committees, Commissions Appointments. (File 0410-05)

Recommendation: That the City Council

- 1. Review the Regional Boards/Commissions/Committees to:
 - a. Determine the City Selection Committee 2025 alternate member.
 - b. Make new or re-appointments to all other agencies for new two-year terms.
- 2. Review Council <u>Standing</u> Committees and make appointments for new two-year terms.

Item C.3. Report (click here)

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

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 <u>submitting a speaker slip</u> (located on the back table) <u>to the City Clerk</u>. 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: 401-450 Bell Ranch Road, 8 Vacant Lots, Applicant: Shea Homes Limited Partnership, Case: DRP24-002 to 009, APNs: 298-121-69 to 298-121-76. (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; Close the Public Hearing.
- 2. Find each 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 each project, adopt each resolution: Resolution 2024-108, Resolution 2024-109, Resolution 2024-110, Resolution 2024-111, Resolution 2024-112, Resolution 2024-113, Resolution 2024-114, and Resolution 2024-115 conditionally approving the construction of new single-story, single-family residences with attached garages, and perform associated site improvements on the 8 vacant lots within the Drift Subdivision at 401-450 Bell Ranch Road, Solana Beach.

Item B.1. Report (click here)

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

B.2. Public Hearing: 111 S. Sierra Ave., Structure Development Permit and Conditional Use Permit to Construct a Replacement Marine Safety Center. (File 0600-40)

Recommendation: That the City Council

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony; Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15302 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2024-119**, conditionally approving the construction of a new 4,309 square foot Marine Safety Center and perform associated site improvements located at 111 S. Sierra Avenue, Solana Beach.
- 4. Authorize the City Manager to submit the application to the Coastal Commission and take any actions necessary to obtain all needed permits.

Item B.2. Report (click here)

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

WORK PLAN COMMENTS:

Adopted June 26, 2024

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, 1st Alternate-Zito, 2nd Alternate-Edson. Subcommittees determined by its members.
- I. 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. 22nd Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

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

- a. Business Liaison Committee Zito, Edson
- b. Fire Dept. Management Governance & Organizational Evaluation 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 January 15, 2024

Always refer to the City's website Event Calendar for an updated schedule or contact City Hall. www.cityofsolanabeach.org 858-720-2400

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF SOLANA BEACH

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the December 11, 2024 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 December 5, 2024 at 4:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., December 11, 2024, 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 <u>Citizen Commission's Agenda webpages</u> or the City's Events <u>Calendar for updates</u>.

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





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

ACTION MINUTES

Joint REGULAR Meeting Wednesday, October 23, 2024 * 6:00 p.m.



City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California Action Minutes contain the formal actions taken at a City Council meeting.

- City Council meetings are video recorded and archived as a permanent record. The <u>video</u> 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 <u>Records</u> Request.

CITY COUNCILMEMBERS

Lesa Heebner Mayor

Jewel Edson

Deputy Mayor / Councilmember District 3

Jill MacDonald

Councilmember District 4

Kristi Becker

Councilmember District 2

David A. Zito

Councilmember District 1

Alyssa Muto Johanna Canlas Angela Ivey
City Manager City Attorney City Clerk

CALL TO ORDER AND ROLL CALL:

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

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

Absent: None

Also Alyssa Muto, City Manager Present: Johanna Canlas, City Attorney

Megan Bavin, Deputy 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: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

Solana Beach City Council Regular Meeting Minutes

October 23, 2024

Page 1 of 5

PROCLAMATIONS/CERTIFICATES: Ceremonial

Red Ribbon Week

Mayor Heebner presented a proclamation to Skyline Elementary, Solana Vista Elementary, and Earl Warren Middle School.

Public Speakers:

Peggy Walker, Lisa Montes

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

• The Proposed Double Tracking Project Update by SANDAG

Angela Anderson, SANDAG, presented a PowerPoint (on file).

Council, Staff, and SANDAG Discussion.

ORAL COMMUNICATIONS: None

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 <u>not appearing on today's agenda</u> 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.

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

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

CITY MANAGER / CITY ATTORNEY REPORTS:

An opportunity for the City Manager and City Attorney to make brief announcements or report on various activities. These items are not agendized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.6.)

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 25, 2024.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. 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 September 21, 2024 – October 04, 2024.

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

A.3. Temporary Staffing Services. (File 0560-40)

Recommendation: That the City Council

1. Approve **Resolution 2024-103** authorizing the City Manager to execute a Professional Services Agreement with Kforce Staffing Inc. for Temporary Staffing Services with the option to extend the agreement for four (4) additional one (1) year periods, or parts thereof, as needed for a not-to-exceed amount of \$65,000 per year.

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

A.4. Electric Vehicle Purchase for the Parks and Recreation Department. (File 0370-26)

Recommendation: That the City Council

1. Approve **Resolution 2024-101**:

- a. Approving the purchase of a model year 2025 Ford F-150 Lightning, EV pickup truck, including accessories, for \$63,270.42.
- b. Authorizing an appropriation of \$13,270.42 from the Measure S Fund Balance into the Parks and Recreation Vehicle Asset Replacement Fund.
- c. Authorizing the City Treasurer to amend the Fiscal Year 2024/2025 Adopted Budget accordingly.

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

A.5. Quarterly Budget Update – Fiscal Year (FY) 2025. (File 0330-30)

Recommendation: That the City Council

1. Receive the quarterly report listing changes made to the FY 2025 General Fund Adopted Budget.

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

A.6. City Attorney Services. (File 0400-05)

Recommendation: That the City Council

 Adopt Resolution 2024-104 authorizing the Mayor to execute the Second Amendment to the Agreement between the City of Solana Beach and the Successor Agency to the Solana Beach Community Development Agency and Burke, Williams & Sorensen LLP.

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

Mayor Heebner recessed the meeting at 7:32 p.m. for a break and reconvened at 7:35 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. This item was pulled from the agenda.

C.2. Introduce Ordinance 537 (1st Reading) - Prohibiting the Sale and Distribution of Kratom Products to Persons Under the Age of 21. (File 0230-10)

Recommendation: That the City Council

1. Introduce **Ordinance 537** (1st Reading) adding Chapter 6.40 to the Solana Beach Municipal Code to prohibit the sale and distribution of kratom products to persons under the age of 21.

Johanna Canlas, City Attorney, read the title.

Public Speakers:

Peggy Walker, Terri-Ann Skelly

Council and Staff discussion.

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

C.3. Adopt (2nd Reading) Ordinance 535 - City Council Monthly Compensation Consideration. (File 0520-10)

Recommendation: That the City Council

1. Adopt **Ordinance 535** (2nd Reading) amending Solana Beach Municipal Code (SBMC) section 2.04.020 to reflect the compensation adjustment to take effect when a new term of office commences in December 2024.

Johanna Canlas, City Attorney, read the title.

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

WORK PLAN COMMENTS:

Adopted June 26, 2024

Councilmember Becker - Kratom products

Mayor Heebner - Spanish-English signs at La Colonia Park.

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)

Councilmembers reported Committee activities.

ADJOURN:

Mayor Heebner adjourned the meeting at 8:00 p.m.

Megan Bavin, Deputy City Clerk	Approved:
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CITY OF SOLANA BEACH

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

ACTION MINUTES

Joint Meeting - Closed Session Wednesday, November 13, 2024 5:00 p.m.

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



CITY COUNCILMEMBERS

Lesa Heebner

Mayor

Jewel Edson

Deputy Mayor / Councilmember District 3

Jill MacDonald

Councilmember District 4

Kristi Becker

Councilmember District 2

David A. Zito

Councilmember District 1

Alyssa Muto 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, Jewel Edson, Kristi Becker, Jill MacDonald, David A. Zito

Absent: None

Also Present: Alyssa Muto, 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 - ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2) Two (2) Potential cases.

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

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

One (1) Potential case.

No reportable action.

<u>ADJOURN:</u>

Mayor Heebner adjourned the meeting at 5:49 p.m.

Megan Bavin, Deputy City Clerk

Approved:

CITY OF SOLANA BEACH

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

ACTION MINUTES

Joint REGULAR Meeting Wednesday, November 13, 2024 * 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 <u>video</u> 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 <u>Records</u> Request.

CITY COUNCILMEMBERS

Lesa Heebner Mayor

Jewel Edson

Deputy Mayor / Councilmember District 3

Jill MacDonald

Councilmember District 4

Kristi Becker

Councilmember District 2

David A. Zito

Councilmember District 1

Alyssa Muto City Manager Johanna Canlas City Attorney Angela Ivey City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:21 p.m.

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

Absent: None

Also Alyssa Muto, City Manager
Present: Johanna Canlas, City Attorney

Megan Bavin, Deputy City Clerk Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir. Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

PROCLAMATIONS/CERTIFICATES: Ceremonial

Diana Kutlow, from Senator Blakespear's Office, presented a proclamation recognizing the city as a "City of Kindness".

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 <u>not appearing on today's agenda</u> 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.

Lane Sharman - energy sustainability

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

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

CITY MANAGER / CITY ATTORNEY REPORTS:

An opportunity for the City Manager and City Attorney to make brief announcements or report on various activities. These items are not agendized for official City business with no action or substantive discussion.

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

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern by submitting to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be 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 October 09, 2024.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Edson to approve. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. 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 October 05, 2024 – October 25, 2024.

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

B. PUBLIC HEARINGS: (B.1.)

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 <u>submitting a speaker slip</u> (located on the back table) <u>to the City Clerk</u>. 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 2025/26. (File 0390-32)

Recommendation: That the City Council

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony; Close the Public Hearing.
- 2. Adopt **Resolution 2024-106**:
 - 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 2025/26 Community Development Block Grant Funds for ADA pedestrian ramp improvements at various public street intersections.
 - d. Finding that all of FY 2025/26 CDBG funds, presently estimated at a total of \$52,814, are designated to be used for ADA pedestrian ramp improvements.
 - e. Authorizing the City Manager to work with the City Engineer to refine the list of ADA Ramps based on actual amounts, and execute the County contract for management and implementation of the CDBG program.

Mo Sammak, Director of Engineering & Public Works, introduced the item.

Mayor Heebner opened the public hearing.

Council disclosures.

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

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

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. Adopt (2nd Reading) Ordinance 537 - Prohibiting the Sale and Distribution of Kratom Products to Persons Under the Age of 21. (File 0230-10)

Recommendation: That the City Council

1. Adopt **Ordinance 537** adding Chapter 6.40 to the Solana Beach Municipal Code to prohibit the sale and distribution of kratom products to persons under the age of 21.

Johanna Canlas, City Attorney, introduced the item.

Public Speakers:

Kelly McCormick, Peggy Walker, and Madison Rapp.

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

C.2. Highland Drive Median Planting Project. (File 0820-40)

Recommendation: That the City Council

1. Adopt **Resolution 2024-105**:

- a. Awarding a construction contract to Palm Engineering Construction Company in the amount of \$93,782.50, for the Highland Drive Median Planting Project, Bid No. 2024-10.
- b. Approving the amount of \$9,000 for construction contingency.
- c. Authorizing the City Manager to execute the construction contract on behalf of the City.
- d. Authorizing the City Manager to approve cumulative change orders up to the amount of the construction contingency.
- e. Appropriating \$23,000 from Measure S Fund Balance to the project account for the Highland Drive Median Improvements.
- f. Authorizing the City Treasurer to amend the FY 2024/25 Adopted Budget accordingly.

Dan Goldberg, Principal Civil Engineer, presented a PowerPoint (on file).

Council and Staff discussion.

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

A.3. Unified Telecommunications Services. (File 0190-60)

Recommendation: That the City Council

1. Adopt **Resolution 2024-107**:

- a. Authorizing the City Manager to execute an agreement with Salient for 3 years with two allowable 1-year extensions for a total contract amount of \$225,839.88.
- b. Authorizing the City Treasurer to amend the FY 2024/25 Adopted Budget by increasing the Information Technology Asset Replacement expenditure account by \$24,583.98, utilizing their available fund balance.

This item was pulled from consent by Council for discussion.

Michael Manriquez, I.T. Director, presented a PowerPoint (on file).

Council and Staff discussion.

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

WORK PLAN COMMENTS: None

Adopted June 26, 2024

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS: Council Committees

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)
STANDING COMMITTEES: (All Primary Members) (Permanent Committees)

CITIZEN COMMISSION(S)

ADJOURN:

Councilmembers reported Committee activities.

Mayor Heebner adjourned the meeting at 7:19 p.m.	
Megan Bavin, Deputy City Clerk	Approved:

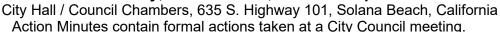
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CITY OF SOLANA BEACH

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

ACTION MINUTES

Joint SPECIAL Meeting Wednesday, November 20, 2024 * 6:00 p.m.



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CITY COUNCILMEMBERS

Lesa Heebner

Mayor

Jewel Edson

Deputy Mayor / Councilmember District 3

Kristi Becker

Councilmember District 2

David A. Zito

Councilmember District 1

Jill MacDonald

Councilmember District 4

Alyssa Muto City Manager Johanna Canlas City Attorney

Angela Ivey City Clerk

CALL TO ORDER AND ROLL CALL:

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

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

Absent: None

Also Alyssa Muto, City Manager Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Deputy City Manager

Mo Sammak, City Engineer/Public Works Dir.

Rachel Jacobs, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

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Carol Bohl and Ben Bohl – 2-hour parking on S. Cedros.

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

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CITY MANAGER / CITY ATTORNEY REPORTS:

An opportunity for the City Manager and City Attorney to make brief announcements or report on various activities. These items are not agendized for official City business with no action or substantive discussion.

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 <u>submitting a speaker slip</u> (located on the back table) <u>to the City Clerk</u>. 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: Zoning Ordinance Amendments Consistent with the City's 6th Cycle Housing Element Programs – Introduction of Ordinance 534 (1st Reading). (File 0610-10)

Recommendation: That the City Council

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony; Close the Public Hearing.
- 2. Introduce **Ordinance 534** which updates various Zoning Code sections regarding housing development standards and housing types.

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

Mayor Heebner opened the public hearing.

Council disclosures.

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

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

B.2. Public Hearing: Density Bonus Ordinance Update – Introduction of Ordinance 536 (1st Reading). (File 0610-10)

Recommendation: That the City Council

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony; Close the Public Hearing.
- Introduce Ordinance 536 replacing Section 17.20.050 of the Municipal Code and adopting the State Density Bonus Law by reference, finding the action exempt from CEQA pursuant to CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), 15061(b)(3).

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

Mayor Heebner opened the public hearing.

Council disclosures.

Council discussion.

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

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

WORK PLAN COMMENTS: None

Adopted June 26, 2024

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS: Council Committees

REGIONAL COMMITTEES: (outside agencies, appointed by this Council) STANDING COMMITTEES: (All Primary Members) (Permanent Committees)

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 6: 28 p.m.

Angela Ivey, City Clerk Ap	proved:
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STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Alyssa Muto, City Manager

MEETING DATE: December 11, 2024

ORIGINATING DEPT: Finance – Rachel Jacobs, Finance Director

SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands: 10/26/2024 through 11/15/2024

78
00
85
26
08

TOTAL \$ ___1,671,153.89

DISCUSSION:

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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for October 26, 2024 through November 15, 2024 reflects total expenditures of \$1,671,153.89 from various City sources.

WORK PLAN: N/A

OPTIONS:

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

CITY COUNCIL ACTION:			
_			

CITY STAFF RECOMMENDATION:

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

Alyssa Muto, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

10/26/2024 - 11/15/2024

epartment Vendor	Description	Date	Check/EFT Number	Amount
00 - GENERAL FUND	·			
MISSION SQUARE PLAN 302817	Payroll Run 2 - Warrant PC05	11/15/2024	9001793	\$4,435.43
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant P10	11/07/2024	9001779	\$10,660.50
ALLIANT INSURANCE SVCS INC	CY2024 QTR 3 SPECIAL EVENT INSURANCE	11/15/2024	107444	\$1,557.36
SOLANA BEACH FIREFIGHTERS ASSOC	M11 FF DUES (112621) / M12 FF DUES (121021)	10/31/2024	9001772	\$1,627.00
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant P10	11/07/2024	9001783	\$900.00
PRE-PAID LEGAL SERVICES, INC	OCT 24-PPD LEGAL	10/31/2024	107415	\$25.90
AFLAC	OCTOBER 24	10/31/2024	107399	\$914.88
DEPARTMENT OF CONSERVATION	JULY-SEP 24-SMIP FEE	10/31/2024	107406	\$1,247.33
ACTIVE NETWORK, LLC	JR GRD SESSION REFUNDED	10/31/2024	9001759	\$361.16
CALPERS	P09 PERS 10/25/24 PD (11/06/24 PERS)	11/06/2024	9110624	\$66,653.97
CALPERS	P10 PERS 11/08/24 PD (11/14/24 PERS)	11/14/2024	9111424	\$68,760.57
CALPERS	PC04 PERS 10/10/24 PD (11/07/24 PERS)	11/07/2024	9110724	\$772.92
STERLING HEALTH SERVICES, INC.	P09 FSA/DCA CONTRIBUTIONS	10/31/2024	9001773	\$2,113.98
STERLING HEALTH SERVICES, INC.	P09 FSA/DCA CONTRIBUTIONS	10/31/2024	9001773	\$1,825.04
SELF INSURED SERVICES COMPANY	NOV 24-DENTAL	11/07/2024	9001776	\$3,148.60
FIDELITY SECURITY LIFE INSURANCE COMPANY	NOV 24-VISION	11/07/2024	107430	\$528.18
CONSTRUCTION TESTING & ENGINEERING, INC.	09/16/24-10/20/24-LAS BRISAS BLUFF INSP/RVW	11/15/2024	9001801	\$740.00
IAFF-MERP	OCT 24-FF TRUST PAYMENT	10/31/2024	9001774	\$4,975.00
EFFICIENT AIR INC	RFND-ENC24-0096	10/31/2024	107420	\$833.00
EFFICIENT AIR INC	RFND-ENC24-0096	10/31/2024	107420	\$833.00
MATTHEW STROUP	RFND: FCCC-10/20/24	11/07/2024	107432	\$500.00
125 W PLAZA STREET PARTNERS LLC	RFND: ENC24-0101	11/15/2024	107442	\$244.00
REBECCA CHAMBERLAIN	RFND: FCCC-10/26/24	11/15/2024	107470	\$500.00
RYAN & MEGAN WHITE	RFND: SDP23-014	11/15/2024	107472	\$30.27
	TOTAL GENERAL FUN	ID	_	\$174,188.09
005150 - CITY CLERK				
KFORCE INC.	10/03/24-TEMP SERVICES-CLK	10/31/2024	9001764	\$1,010.00
KFORCE INC.	10/10/24-TEMP SERVICES-CLK	10/31/2024	9001764	\$990.00
REGENTS OF THE UNIVERSITY OF CALIFORNIA	CA MUNICIPAL LAW HANDBOOK	10/31/2024	107416	\$609.99
	TOTAL CITY CLEI	RK	_	\$2,609.99
005200 - CITY MANAGER				
ANDERSON & BRABANT INC	AUG 24-APPRAISAL SVC FOR NCTD	10/31/2024	107400	\$14,050.00
ANDERSON & BRABANT INC	SEP 24-APPRAISAL SVC FOR NCTD	10/31/2024	107400	\$7,250.00
	TOTAL CITY MANAG	FR	-	\$21,300.00
005250 - LEGAL SERVICES				,
BURKE WILLIAMS & SORENSEN	96-0001-OVER RETAINER HOURS-AUG 24	10/31/2024	9001760	\$7,616.00
	30 0001 OVERTREITMINERT TOOKS 7.00 24		9001788	\$285.60
	96-0001- SEP 24-PROF SVC	11/15/2024	3001700	
BURKE WILLIAMS & SORENSEN	96-0001- SEP 24-PROF SVC 96-0006-SEP 24-PROF SVC	11/15/2024	9001788	
BURKE WILLIAMS & SORENSEN BURKE WILLIAMS & SORENSEN	96-0006-SEP 24-PROF SVC			\$2,366.40
BURKE WILLIAMS & SORENSEN BURKE WILLIAMS & SORENSEN BURKE WILLIAMS & SORENSEN	96-0006-SEP 24-PROF SVC 96-0014-SEP 24-PROF SVC	11/15/2024	9001788	\$2,366.40 \$3,103.00
BURKE WILLIAMS & SORENSEN BURKE WILLIAMS & SORENSEN BURKE WILLIAMS & SORENSEN BURKE WILLIAMS & SORENSEN	96-0006-SEP 24-PROF SVC 96-0014-SEP 24-PROF SVC 96-0020-SEP 24-PROF SVC	11/15/2024 11/15/2024	9001788 9001788	\$2,366.40 \$3,103.00 \$142.80
BURKE WILLIAMS & SORENSEN BURKE WILLIAMS & SORENSEN BURKE WILLIAMS & SORENSEN	96-0006-SEP 24-PROF SVC 96-0014-SEP 24-PROF SVC	11/15/2024 11/15/2024 11/15/2024	9001788 9001788 9001788	\$2,366.40 \$3,103.00

				Page: 2 of 8
BURKE WILLIAMS & SORENSEN	96-0038-SEP 24-PROF SVC	11/15/2024	9001788	\$462.40
BURKE WILLIAMS & SORENSEN	96-0040.002-SEP 24-PROF SVC	11/15/2024	9001788	\$131.15
BURKE WILLIAMS & SORENSEN	96-0040.004-SEP 24-PROF SVC	11/15/2024	9001788	\$261.80
BURKE WILLIAMS & SORENSEN	SEP 24-RETAINER	11/15/2024	9001788	\$13,441.00
	TOTAL LEGAL SERVICES			\$29,904.55
1005300 - FINANCE				
HDL-HINDERLITER, DE LLAMAS & ASSOC	Q2-OCT-DEC 24-SALES TAX AUDIT & CONTRACT	11/15/2024	107467	\$1,986.55
CALIFORNIA MUNICIPAL STATISTICS INC	FY 24-ACFR DEBT STATEMENT	11/15/2024	107460	\$550.00
HDL COREN & CONE	OCT-DEC 24 -CONTRACT SVC PROPERTY TAX & AUDIT	10/31/2024	9001763	\$3,871.17
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-ELECTRIC STAPLER	11/07/2024	9001775	\$36.03
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-NOTE PAD	11/07/2024	9001775	\$7.60
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-PENS/HIGHLITERS/SCISSORS	11/07/2024	9001775	\$30.82
	TOTAL FINANCE			\$6,482.17
1005350 - SUPPORT SERVICES				
STAPLES CONTRACT & COMMERCIAL	PAPER	11/07/2024	107438	\$357.19
CULLIGAN OF SAN DIEGO	OCT 24-WATER/NOV 24-EQUIPMENT-CH	11/15/2024	107463	\$196.05
CULLIGAN OF SAN DIEGO	NOV 24-EQUIPMENT-PW	11/15/2024	107463	\$73.00
CULLIGAN OF SAN DIEGO	OCT 24-WATER/NOV 24-EQUIPMENT-LC	11/15/2024	107463	\$47.50
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-BATTERIES	11/07/2024	9001775	\$37.10
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-COFFEE PODS/SPONGES	11/07/2024	9001775	\$25.03
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-COFFEE PODS	11/07/2024	9001775	\$45.20
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-DRAWER ORGANIZER	11/07/2024	9001775	\$16.30
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-STAPLES	11/07/2024	9001775	\$25.74
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-COFFEE PODS	11/07/2024	9001775	\$50.80
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-PLATES	11/07/2024	9001775	\$47.26
	TOTAL SUPPORT SERVICES			\$921.17
1005450 - INFORMATION SERVICES				
1005450 - INFORMATION SERVICES VERIZON WIRELESS-SD	670601022-00001 - 09/24/24-10/23/24	11/15/2024	107477	\$128.05
	670601022-00001 - 09/24/24-10/23/24 JUL 24-AV MAINT	11/15/2024 11/07/2024	107477 107441	\$128.05 \$499.00
VERIZON WIRELESS-SD		11/07/2024 11/07/2024		·
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL	JUL 24-AV MAINT	11/07/2024 11/07/2024 11/07/2024	107441 107441 107441	\$499.00
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL WESTERN AUDIO VISUAL	JUL 24-AV MAINT AUG 24-AV MAINT	11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441	\$499.00 \$499.00
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL WESTERN AUDIO VISUAL WESTERN AUDIO VISUAL	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107441	\$499.00 \$499.00 \$499.00 \$499.00
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024	107441 107441 107441 107441 107441 107445	\$499.00 \$499.00 \$499.00
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024	107441 107441 107441 107441 107441 107445 107446	\$499.00 \$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024	107441 107441 107441 107441 107445 107446 107447	\$499.00 \$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024	107441 107441 107441 107441 107445 107446 107447	\$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024	107441 107441 107441 107441 107445 107446 107447 107448 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024	107441 107441 107441 107441 107445 107446 107447 107448 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 MANAGED SOLUTION MANAGED SOLUTION	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107445 107446 107447 107448 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55 \$2,626.90 \$79.04 \$400.00
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 MANAGED SOLUTION MANAGED SOLUTION MANAGED SOLUTION MANAGED SOLUTION	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support AUG 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107445 107446 107447 107448 9001780 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55 \$2,626.90 \$79.04 \$400.00 \$2,551.70
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 MANAGED SOLUTION MANAGED SOLUTION MANAGED SOLUTION MANAGED SOLUTION MANAGED SOLUTION MANAGED SOLUTION	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107445 107445 107446 107447 107448 9001780 9001780 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55 \$2,626.90 \$79.04 \$400.00 \$2,551.70 \$45.60
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 MANAGED SOLUTION	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support AUG 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107445 107446 107447 107448 9001780 9001780 9001780 9001780 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55 \$2,626.90 \$79.04 \$400.00 \$2,551.70 \$45.60 \$400.00
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 MANAGED SOLUTION	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support AUG 24-Office 365 and IT Support SEP 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107445 107446 107447 107448 9001780 9001780 9001780 9001780 9001780 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55 \$2,626.90 \$79.04 \$400.00 \$2,551.70 \$45.60 \$400.00
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 MANAGED SOLUTION	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support SEP 24-Office 365 and IT Support SEP 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107445 107445 107446 107447 107448 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55 \$2,626.90 \$79.04 \$400.00 \$2,551.70 \$45.60 \$400.00 \$2,551.70 \$45.60
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 MANAGED SOLUTION	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support SEP 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107445 107446 107447 107448 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55 \$2,626.90 \$79.04 \$400.00 \$2,551.70 \$45.60 \$400.00 \$2,551.70 \$45.60 \$400.00
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 MANAGED SOLUTION	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support SEP 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107445 107445 107446 107447 107448 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55 \$2,626.90 \$79.04 \$400.00 \$2,551.70 \$45.60 \$400.00 \$2,551.70 \$45.60 \$400.00 \$2,551.70
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 MANAGED SOLUTION	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support SEP 24-Office 365 and IT Support OCT 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107441 107445 107446 107447 107448 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55 \$2,626.90 \$79.04 \$400.00 \$2,551.70 \$45.60 \$400.00 \$2,551.70 \$45.60 \$400.00 \$2,524.70 \$45.60
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 MANAGED SOLUTION	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support SEP 24-Office 365 and IT Support OCT 24-Office 365 and IT Support OCT 24-Office 365 and IT Support OCT 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107445 107446 107447 107448 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55 \$2,626.90 \$79.04 \$400.00 \$2,551.70 \$45.60 \$400.00 \$2,551.70 \$45.60 \$400.00 \$2,554.70 \$45.60 \$400.00
VERIZON WIRELESS-SD WESTERN AUDIO VISUAL AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 AT&T CALNET 3 MANAGED SOLUTION	JUL 24-AV MAINT AUG 24-AV MAINT SEP 24-AV MAINT OCT 24-AV MAINT NOV 24-AV MAINT 9391012278 - 09/24/24-10/23/24 9391012282 - 09/24/24-10/23/24 9391053641 - 09/24/24-10/23/24 9391062899 - 09/24/24-10/23/24 JULY 24-Office 365 and IT Support JUL 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support AUG 24-Office 365 and IT Support SEP 24-Office 365 and IT Support OCT 24-Office 365 and IT Support	11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/15/2024 11/15/2024 11/15/2024 11/15/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024 11/07/2024	107441 107441 107441 107441 107441 107445 107446 107447 107448 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780 9001780	\$499.00 \$499.00 \$499.00 \$499.00 \$499.00 \$3,997.28 \$32.45 \$155.55 \$155.55 \$2,626.90 \$79.04 \$400.00 \$2,551.70 \$45.60 \$400.00 \$2,551.70 \$45.60 \$400.00 \$2,524.70 \$45.60

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FISHER INTEGRATED, INC.	OCT 24-COUNCIL STREAMING	11/15/2024	9001791	\$800.00
TING FIBER INC.	NOV 24-FIBER OPTIC-CITY FACILITIES	11/15/2024	9001800	\$3,249.00
OPEN TEXT INC	VOICEMAIL SYSTEM	11/07/2024	9001781	\$2,376.17
KNOWBE4,INC.	SECURITY AWARENESS SUBSCRIPTION	10/31/2024	9001765	\$140.16
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-DESK PHONE POWER SUPPLY	11/07/2024	9001775	\$79.11
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-DESK PHONES	11/07/2024	9001775	\$413.22
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-MOUNTED SERVER CABINET	11/07/2024	9001775	\$168.14
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-DESKTOP SPEAKERS	11/07/2024	9001775	\$60.88
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-WEBCAM MIC/USB HUB/HEADPHONES	11/07/2024	9001775	\$174.58
360 GLOBAL TECHNOLOGY LLC	DEC 24-WEBSITE HOSTING	11/15/2024	9001786	\$600.00
	TOTAL INFORMATION SERVICE	S		\$29,095.98
1005550 - PLANNING				
CENTRAL SQUARE	ETRAKIT CITIZEN PORTAL & API	11/07/2024	9001777	\$630.00
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-RUBBER BANDS	11/07/2024	9001775	\$8.37
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-CARD STOCK/PENS/PARADE SUPPLS	11/07/2024	9001775	\$35.29
	TOTAL PLANNIN	G		\$673.66
1005560 - BUILDING SERVICES	TOUR WASTER DOWN TO SERVE	44/45/0004	0004700	
1 STOP TONER & INKJET, LLC	TONER WASTE BOX-BLDG/ENG	11/15/2024	9001796	\$48.09
ESGIL CORPORATION	SEP 24-BLDG/SAFETY PLAN REVIEW & INSPECTIONS	10/31/2024	107409	\$38,136.36
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-BINDER CLIPS	11/07/2024	9001775	\$5.97
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-CARD STOCK/PENS/PARADE SUPPLS	11/07/2024	9001775	\$14.51
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-CARD STOCK/PENS/PARADE SUPPLS	11/07/2024	9001775	\$19.09
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-PENS/DESK ORGNAIZER	11/07/2024	9001775	\$8.62
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-BINDER CLIPS/DOOR SIGN	11/07/2024	9001775	\$37.38
	TOTAL BUILDING SERVICE	S		\$38,270.02
1005590 - CODE ENFORCEMENT	CER OA RARWING CITE ARAUN	10/31/2024	107405	¢4 5 45 00
DATATICKET INC.	SEP 24-PARKING CITE ADMIN		107405	\$1,545.92
DATATICKET INC.	SEP 24-PARKING CITE ADMIN	10/31/2024	107405	\$475.00
VERIZON WIRELESS-SD	442224168-00001 - 09/24/24-10/23/24	11/15/2024	107477	\$141.39
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-CARD STOCK/PENS/PARADE SUPPLS	11/07/2024	9001775	\$59.02
AMAZON.COM SALES, INC	INV:1L73-7DH4-MRKL-PENS/DESK ORGNAIZER	11/07/2024	9001775	\$14.89
4006420 FIRE DEDAREMENT	TOTAL CODE ENFORCEMEN	Т		\$2,236.22
1006120 - FIRE DEPARTMENT	FIRE RECOURCE OF HOURS 5/4/24	11/15/2024	107462	¢4.252.44
CITY OF DEL MAR	FIRE RESOURCE OT HOURS-5/1/24	11/15/2024	107462	\$1,252.44
CULLIGAN OF SAN DIEGO	OCT 24-EQUIPMENT	10/31/2024	107404	\$24.95
VERIZON WIRELESS-SD	962428212-00001 - 08/29/24-09/28/24	10/31/2024	107422	\$729.19
REGIONAL COMMS SYS, MS 056 - RCS	SEP 24-FIRE RADIOS	11/07/2024	107437	\$1,298.00
REGIONAL COMMS SYS, MS 056 - RCS	SEP 24-SHERIFF RADIOS	11/07/2024	107437	\$796.50
REGIONAL COMMS SYS, MS 056 - RCS	SEP 24-CAP CODE	11/07/2024	107437	\$32.50
AT&T CALNET 3	9391059865 - 09/01/24-09/30/24	11/15/2024	107453	\$453.66
AT&T CALNET 3	9391012280 - 02/24/24-09/23/24 (CREDITS)	11/15/2024	107454	\$279.26
AT&T CALNET 3	9391012280 - 09/24/24-10/23/24	11/15/2024	107455	\$325.19
WEX BANK	SEP 24-AUTO FUEL & CR TAX	11/15/2024	107479	\$1,922.03
NORTH COUNTY DISPATCH (JPA)	FY 25-Q2-NORTH COUNTY DISPATCH	10/31/2024	107414	\$26,386.75
ROADONE INC	TOWING-350-AECH 2	11/15/2024	107471	\$700.00
		401-11-1		
AFECO INC	TURN OUT CLEANING-MULTI FF	10/31/2024 10/31/2024	107419 9001769	\$1,184.50

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NORTH COUNTY EVS, INC.	FIRE APPARATUS MAINT/REPAIRS	10/31/2024	9001769	\$430.00
NORTH COUNTY EVS, INC.	FIRE APPARATUS MAINT/REPAIRS	10/31/2024	9001769	\$495.00
	TOTAL FIRE DEPARTMEN	NT		\$37,095.21
1006130 - ANIMAL CONTROL				
HABITAT PROTECTION, INC	NOV 24-ANIMAL REMOVAL	11/15/2024	9001792	\$1,420.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	NOV 24-ANIMAL SERVICES	11/15/2024	107473	\$7,603.00
	TOTAL ANIMAL CONTRO	OL		\$9,023.00
1006150 - CIVIL DEFENSE				
AT&T CALNET 3	9391012275 - 08/24/24-09/23/24	11/15/2024	107456	\$155.55
AT&T CALNET 3	9391012275 - 09/24/24-10/23/24	11/15/2024	107457	\$155.55
	TOTAL CIVIL DEFEN	SE		\$311.10
1006170 - MARINE SAFETY				
VERIZON WIRELESS-SD	962428212-00001 - 08/29/24-09/28/24	10/31/2024	107422	\$152.04
AT&T CALNET 3	9391012281 - 09/25/24-10/24/24	11/15/2024	107452	\$96.03
AT&T CALNET 3	9391019469 - 08/20/24-10/19/24 - 2 MONTHS	11/15/2024	107449	\$30.42
AT&T CALNET 3	9391053651 - 08/25/24-09/24/24	11/15/2024	107450	\$308.46
AT&T CALNET 3	9391053651 - 09/25/24-10/24/24	11/15/2024	107451	\$305.04
CA MARINE SAFTEY CHIEFS ASSOCIATION	2024-CMSCA ANNUAL MEMBERSHIP	11/15/2024	107459	\$500.00
	TOTAL MARINE SAFE	тү		\$1,391.99
1006510 - ENGINEERING				
VERIZON WIRELESS-SD	362455526-00001-09/02/24-10/01/24	10/31/2024	107422	\$53.11
1 STOP TONER & INKJET, LLC	TONER WASTE BOX-BLDG/ENG	11/15/2024	9001796	\$48.09
WEST COAST CIVIL, INC	OCT 24- WEST COAST CIVIL ENGINEERING SERVICES	11/15/2024	107478	\$3,500.00
	TOTAL ENGINEERIN	IG		\$3,601.20
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	10/31/2024	107412	\$14.80
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/07/2024	107433	\$14.80
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/15/2024	107468	\$14.80
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	10/31/2024	107412	\$14.80
MIKHAIL OGAWA ENGINEERING, INC.	SEP 24- STORMWATER PROGRAM	10/31/2024	9001767	\$12,533.91
VERIZON WIRELESS-SD	362455526-00001-09/02/24-10/01/24	10/31/2024	107422	\$53.11
CLEAN EARTH ENVIROMENTAL SOLUTIONS	SEP 24- HHW COLLECTION	11/07/2024	107427	\$1,770.34
IDRAINS LLC	H-STORMDRAIN MAINT	10/31/2024	107398	\$1,700.00
	TOTAL ENVIRONMENTAL SERVICE	ES		\$16,116.56
1006530 - STREET MAINTENANCE				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	10/31/2024	107412	\$24.07
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/07/2024	107433	\$24.07
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/15/2024	107468	\$24.07
DIXIELINE LUMBER CO INC	PIPES/TRASH CANS/FLEX COUPLING	10/31/2024	107407	\$229.04
DIXIELINE LUMBER CO INC	HEX BOLTS/TRASH CANS/ANCHORS	10/31/2024	107407	\$157.62
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	10/31/2024	107412	\$24.07
DIXIELINE LUMBER CO INC	RAZORS/GLOVES	11/07/2024	107428	\$33.55
DIXIELINE LUMBER CO INC	GLOVES/RAIN SUIT/RAIN BOOTS/VEST	11/15/2024	107464	\$110.07
SDG&E CO INC	UTILITIES-08/07/24-10/07/24	10/31/2024	107417	\$645.72
SDG&E CO INC	UTILITIES-09/01/24-10/07/24	10/31/2024	107417	\$262.00
VERIZON WIRELESS-SD	362455526-00001-09/02/24-10/01/24	10/31/2024	107422	\$53.11
NISSHO OF CALIFORNIA	SEP 24- LANDSCAPE MAINTENANCE SERVICES	10/31/2024	9001768	\$2,178.16
TRAFFIC SUPPLY, INC	PAINT	11/07/2024	9001784	\$166.09
	OCT 24 TREE MAINTENIANICE CERVICEC	11/07/2024	107440	¢750.00
WEST COAST ARBORISTS, INC.	OCT 24-TREE MAINTENANCE SERVICES	11/01/2024	107 110	\$750.00

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	TOTAL STREET MAINTENANCE			\$4,822.36
1006540 - TRAFFIC SAFETY		10/01/0001	107100	
CITY OF DEL MAR	DEC 23-TRAFFIC SIGNAL BACK UP SHARE W/ DEL MAR	10/31/2024	107403	\$4,942.66
SDG&E CO INC	UTILITIES-08/07/24-10/07/24	10/31/2024	107417	\$796.23
SDG&E CO INC	UTILITIES-09/01/24-10/07/24	10/31/2024	107417	\$25.74
REDFLEX TRAFFIC SYSTEMS, INC	SEP 24- RED LIGHT CAMERA ENFORCEMENT	10/31/2024	9001770	\$7,879.50
REDFLEX TRAFFIC SYSTEMS, INC	OCT 24- RED LIGHT CAMERA ENFORCEMENT	11/15/2024	9001797	\$7,879.50
VERIZON WIRELESS-SD	362455526-00001-09/02/24-10/01/24	10/31/2024	107422	\$37.93
AT&T CALNET 3	9391012279 - 09/24/24-10/23/24	11/07/2024	107425	\$65.63
ALL CITY MANAGEMENT SERVICES, INC	10/13/24-10/26/24-CROSSING GUARDS	11/15/2024	9001787	\$12,851.56
YUNEX LLC	SEP 24-TRAFFIC SIGNAL & SAFETY LIGHT MAINT/REPAI	11/07/2024	9001785	\$1,014.00
YUNEX LLC	SEP 24- TRAFFIC SIGNAL & SAFETY LIGHT MAINT/REPAI	11/07/2024	9001785	\$1,155.84
	TOTAL TRAFFIC SAFETY			\$36,648.59
1006550 - STREET CLEANING	HIII OA GITVANIDE CTREET CATEGORIA	10/24/2024	0004774	** °
SCA OF CA, LLC	JUL 24- CITY-WIDE STREET SWEEPING SERVICES	10/31/2024	9001771	\$8,306.75
SCA OF CA, LLC	AUG 24- CITY-WIDE STREET SWEEPING SERVICES	10/31/2024	9001771	\$8,306.75
SCA OF CA, LLC	SEP 24-CITY-WIDE STREET SWEEPING SERVICES	10/31/2024	9001771	\$8,306.75
SCA OF CA, LLC	OCT 24- CITY-WIDE STREET SWEEPING SERVICES	10/31/2024	9001771	\$8,306.75
SCA OF CA, LLC	OCT 24- CITY-WIDE STREET SWEEPING SERVICES	11/15/2024	9001798	\$488.04
	TOTAL STREET CLEANING			\$33,715.04
1006560 - PARK MAINTENANCE		40/04/0004	407440	
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	10/31/2024	107412	\$17.59
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/07/2024	107433	\$17.59
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/15/2024	107468	\$17.59
RANCHO SANTA FE SECURITY SYS INC	NOV 24- SECURITY PTRL	11/07/2024	107436	\$695.00
RANCHO SANTA FE SECURITY SYS INC	NOV 24-RESTROOM LKUP/ALARM MONITORING	11/07/2024	107436	\$331.20
DIXIELINE LUMBER CO INC	EDGE BLADE/SPARK PLUGS	10/31/2024	107407	\$27.52
DIXIELINE LUMBER CO INC	CAR WASH CLEANER	10/31/2024	107407	\$8.60
DIXIELINE LUMBER CO INC	BLADES/DRYWALL PATCH/LUMBER	11/07/2024	107428	\$85.41
DIXIELINE LUMBER CO INC	PUTTY KNIFE/PLASTIC WOOD/PLASTIC WOOD PASTE	11/07/2024	107428	\$27.18
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	10/31/2024	107412	\$17.59
DIXIELINE LUMBER CO INC	TAPE/SAW	11/15/2024	107464	\$25.72
DIXIELINE LUMBER CO INC	PLASTIC WOOD	11/07/2024	107428	\$14.47
NAPA AUTO PARTS INC	BATTERY/DEPOSIT/ENVIRO FEE	10/31/2024	107413	\$201.33
EMBROIDERY IMAGE	POLOS/SHIRTS- EMBROIDERY-PW	11/15/2024	107465	\$1,043.84
BOOT WORLD, INC.	BOOTS	10/31/2024	107401	\$164.84
BOOT WORLD, INC.	BOOTS	11/15/2024	107458	\$164.81
VERIZON WIRELESS-SD	362455526-00001-09/02/24-10/01/24	10/31/2024	107422	\$75.87
NISSHO OF CALIFORNIA	SEP 24- LANDSCAPE MAINTENANCE SERVICES	10/31/2024	9001768	\$9,933.26
NISSHO OF CALIFORNIA	OCT 24-RECLAIMED WATER INSPECTION	11/15/2024	9001795	\$225.00
NISSHO OF CALIFORNIA	OCT 24-POC IRR REPAIRS	11/15/2024	9001795	\$2,134.45
WEST COAST ARBORISTS, INC.	OCT 24-TREE MAINTENANCE SERVICES	11/07/2024	107440	\$750.00
HD SUPPLY, INC.	BLEACH/LINERS/TOWELS	10/31/2024	107410	\$1,503.31
VICTOR MAGANA GONZALEZ	MILEAGE-09/28/24	11/07/2024	107439	\$61.64
	TOTAL PARK MAINTENANCE			\$17,543.81
1006570 - PUBLIC FACILITIES				
DIXIELINE LUMBER CO INC	CANVAS DROP CLOTH/PAINT BRUSH	10/31/2024	107407	\$52.83
DIXIELINE LUMBER CO INC	DROP-IN ANCHORS/BOLTS	11/07/2024	107428	\$6.19
DIXIELINE LUMBER CO INC	RAGS/PAINT/PAINT ROLLERS/VACUUM BREAKER RPR KIT	11/07/2024	107428	\$51.99

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DIXIELINE LUMBER CO INC	EPOXY/EPOXY MIXING NOZZLE	11/07/2024	107428	\$86.09
DIXIELINE LUMBER CO INC	SCREWDRIVER/PLASTIC SHEETING/BLADE/JOINT COMPOUND	11/15/2024	107464	\$55.8
DIXIELINE LUMBER CO INC	BLADE KIT	11/15/2024	107464	\$70.6
DIXIELINE LUMBER CO INC	SINK/FAUCET	11/15/2024	107464	\$262.8
SDG&E CO INC	UTILITIES-08/07/24-10/07/24	10/31/2024	107417	\$9,349.1
SDG&E CO INC	UTILITIES-09/01/24-10/07/24	10/31/2024	107417	\$3,148.5
LEE'S LOCK & SAFE INC	MS-LIFEGUARD TOWER LOCK REPAIR	10/31/2024	107411	\$542.9
NISSHO OF CALIFORNIA	SEP 24- LANDSCAPE MAINTENANCE SERVICES	10/31/2024	9001768	\$3,094.3
24 HOUR ELEVATOR, INC	OCT 24- ELEVATOR PREVENTATIVE MAINT/REPAIR	10/31/2024	107397	\$204.2
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	10/31/2024	107402	\$157.9
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH	10/31/2024	107402	\$422.4
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	11/15/2024	107461	\$38.5
HABITAT PROTECTION, INC	OCT 24- PEST/RODENT CONTROL-CH	11/15/2024	9001792	\$57.0
HABITAT PROTECTION, INC	OCT 24- PEST/RODENT CONTROL-MS	11/15/2024	9001792	\$71.0
HABITAT PROTECTION, INC	OCT 24-PEST/RODENT CONTROL-LCCC	11/15/2024	9001792	\$71.0
HABITAT PROTECTION, INC	OCT 24- PEST/RODENT CONTROL-SEASCAPE BEACH	11/15/2024	9001792	\$43.0
HABITAT PROTECTION, INC	OCT 24-PEST/RODENT CONTROL-FCCC	11/15/2024	9001792	\$39.0
HABITAT PROTECTION, INC	OCT 24- PEST/RODENT CONTROL-FS	11/15/2024	9001792	\$42.0
HABITAT PROTECTION, INC	NOV 24-ANIMAL REMOVAL	11/15/2024	9001792	\$50.0
HABITAT PROTECTION, INC	NOV 24-ANIMAL REMOVAL	11/15/2024	9001792	\$262.1
HABITAT PROTECTION, INC	OCT 24- PEST/RODENT CONTROL-PW	11/15/2024	9001792	\$71.0
HABITAT PROTECTION, INC	OCT 24- PEST/RODENT CONTROL-TIDE PARK	11/15/2024	9001792	\$65.0
HABITAT PROTECTION, INC	OCT 24-PEST/RODENT CONTROL-FC	11/15/2024	9001792	\$43.0
HABITAT PROTECTION, INC	COT 24-PEST/RODENT CONTROL-DEL MAR SHORES BEACH	11/15/2024	9001792	\$43.0
HABITAT PROTECTION, INC	NOV 24-ANIMAL REMOVAL	11/15/2024	9001792	\$160.0
STANDARD PLUMBING SUPPLY COMPANY	PIPE/DRAIN/COUPLER/GARBAGE DISPOSAL	11/15/2024	107475	\$278.1
CALIFORNIA OFFICE CLEANING, INC	AUG 24-JANITORIAL/CUSTODIAL SVC & JUL 24 BALANCE	10/31/2024	9001761	\$350.0
CALIFORNIA OFFICE CLEANING, INC	OCT 24-JANITORIAL/CUSTODIAL SVC/EVENT CLN- 10/19/24	11/15/2024	9001789	\$9,305.0
WEST COAST ARBORISTS, INC.	OCT 24-TREE MAINTENANCE SERVICES	11/07/2024	107440	\$750.0
	TOTAL PUBLIC FACILITIES			\$29,244.8
1007110 - GF-RECREATION				
EMBROIDERY IMAGE	HAT EMBROIDERY-PARK & REC	11/15/2024	107465	\$287.0
ABLE PATROL & GUARD, INC	OCT 24-FCCC GAURD SRVC	11/15/2024	107443	\$540.0
CALIFORNIA OFFICE CLEANING, INC	OCT 24-FCCC CLEANING	11/15/2024	9001789	\$600.0
	TOTAL GF-RECREATION			\$1,427.0
110 - MEASURE S 1% TRANSACTION TAX			0004700	(\$34,913.25
QUALITY CONSTRUCTION & ENGINEERING, INC	FY24 ANNUAL PAVEMENT MANAGEMENT - RETENTION	11/07/2024	9001782	(ψυτ,υ ιυ.ε.
		11/07/2024	9001782	
QUALITY CONSTRUCTION & ENGINEERING, INC	RETENTION	11/07/2024	9001782	
QUALITY CONSTRUCTION & ENGINEERING, INC	RETENTION	11/07/2024	9001782	(\$34,913.28
QUALITY CONSTRUCTION & ENGINEERING, INC	RETENTION TOTAL MEASURE S 1% TRANSACTION TAX INV:1L73-7DH4-MRKL-STANDING DESK			(\$34,913.2
QUALITY CONSTRUCTION & ENGINEERING, INC 1205460 - SELF INSURANCE RETENTION AMAZON.COM SALES, INC	RETENTION TOTAL MEASURE S 1% TRANSACTION TAX			(\$34,913.2
QUALITY CONSTRUCTION & ENGINEERING, INC 1205460 - SELF INSURANCE RETENTION AMAZON.COM SALES, INC 1355200 - ASSET REPLACEMENT-CTY MNGR	RETENTION TOTAL MEASURE S 1% TRANSACTION TAX INV:1L73-7DH4-MRKL-STANDING DESK TOTAL SELF INSURANCE RETENTION	11/07/2024	9001775	(\$34,913.29 \$216.9
QUALITY CONSTRUCTION & ENGINEERING, INC 1205460 - SELF INSURANCE RETENTION AMAZON.COM SALES, INC	RETENTION TOTAL MEASURE S 1% TRANSACTION TAX INV:1L73-7DH4-MRKL-STANDING DESK TOTAL SELF INSURANCE RETENTION OCT 24-BUSINESS LICENSE & TYLER PAYMENTS			\$216.9 \$216.9 \$1,013.3
QUALITY CONSTRUCTION & ENGINEERING, INC. 1205460 - SELF INSURANCE RETENTION AMAZON.COM SALES, INC. 1355200 - ASSET REPLACEMENT-CTY MNGR TYLER TECHNOLOGIES, INC.	RETENTION TOTAL MEASURE S 1% TRANSACTION TAX INV:1L73-7DH4-MRKL-STANDING DESK TOTAL SELF INSURANCE RETENTION	11/07/2024	9001775	\$216.9 \$216.9 \$1,013.3
QUALITY CONSTRUCTION & ENGINEERING, INC. 1205460 - SELF INSURANCE RETENTION AMAZON.COM SALES, INC. 1355200 - ASSET REPLACEMENT-CTY MNGR	RETENTION TOTAL MEASURE S 1% TRANSACTION TAX INV:1L73-7DH4-MRKL-STANDING DESK TOTAL SELF INSURANCE RETENTION OCT 24-BUSINESS LICENSE & TYLER PAYMENTS	11/07/2024	9001775	(\$34,913.25 \$216.9 \$1,013.3 \$1,013.3

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140 - FACILITIES REPLACEMENT				
POLYCHROME CONSTRUCTION, INC.	9407.00 CITY HALL EXT RETENTION RELEASE	11/07/2024	107434	\$1,954.25
POLYCHROME CONSTRUCTION, INC.	9407.00 CITY HALL EXT RETENTION RELEASE	11/07/2024	107434	\$2,387.25
	TOTAL FACILITIES REPLACEMENT			\$4,341.50
2026510 - GAS TAX-ENGINEERING				
MICHAEL BAKER INTERNATIONAL, INC	SEP 24-LSF CORRIDOR III BID DOCS	10/31/2024	9001766	\$4,745.05
QUALITY CONSTRUCTION & ENGINEERING, INC.	FY24 ANNUAL PAVEMENT MANAGEMENT PROGRAM - CIP	11/07/2024	9001782	\$188,265.00
	TOTAL GAS TAX-ENGINEERING			\$193,010.05
2037510 - HIGHWAY 101 LANDSC #33				
SDG&E CO INC	UTILITIES-08/07/24-10/07/24	10/31/2024	107417	\$3,212.24
NISSHO OF CALIFORNIA	SEP 24- LANDSCAPE MAINTENANCE SERVICES	10/31/2024	9001768	\$1,456.03
	TOTAL HIGHWAY 101 LANDSC #33			\$4,668.27
2087580 - COASTAL RAIL TRAIL MAINT				
NISSHO OF CALIFORNIA	SEP 24- LANDSCAPE MAINTENANCE SERVICES	10/31/2024	9001768	\$6,408.85
	TOTAL COASTAL RAIL TRAIL MAINT			\$6,408.85
2117600 - STREET LIGHTING DISTRICT				
SDG&E CO INC	UTILITIES-09/01/24-10/07/24	10/31/2024	107417	\$9,130.59
VERIZON WIRELESS-SD	362455526-00001-09/02/24-10/01/24	10/31/2024	107422	\$15.17
YUNEX LLC	SEP 24- STREETLIGHT MAINTENANCE/REPAIRS	11/07/2024	9001785	\$554.75
	TOTAL STREET LIGHTING DISTRICT			\$9,700.51
213 - DEVELOPER PASSTHRU				
RYAN & MEGAN WHITE	RFND: SDP23-014	11/15/2024	107472	\$201.77
	TOTAL DEVELOPER PASSTHRU			\$201.77
2135550 - DEVELOPER PASS-THRU- PLANNING	3			
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$256.25
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$268.75
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$656.25
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$568.75
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$612.50
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$175.00
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$218.75
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$525.00
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$612.50
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$262.50
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$437.50
LAURIE LEVINE	OCT 24 LANDSCAPE PLAN REVIEW AND INSPECTIONS	11/15/2024	9001794	\$87.50
	TOTAL DEVELOPER PASS-THRU- PLANNING			\$4,681.25
2286510 - TRANSNET EXTENSION-CIP				
QUALITY CONSTRUCTION & ENGINEERING, INC.	FY24 ANNUAL PAVEMENT MANAGEMENT PROGRAM - CIP	11/07/2024	9001782	\$210,000.00
	TOTAL TRANSNET EXTENSION-CIP			\$210,000.00
2476510 - SB1 STREETS & ROADS				
QUALITY CONSTRUCTION & ENGINEERING, INC.	FY24 ANNUAL PAVEMENT MANAGEMENT PROGRAM - CIP	11/07/2024	9001782	\$300,000.00
0706400 PUBLIC CO	TOTAL SB1 STREETS & ROADS			\$300,000.00
2706120 - PUBLIC SAFETY- FIRE	000 400040 00004 000 00 00 00 00 00 00 0	10/04/0004	407400	4
VERIZON WIRELESS-SD	962428212-00001 - 08/29/24-09/28/24	10/31/2024	107422	\$114.03
AMR	CSA-17-ALBUTEROL INHALERS	11/07/2024	107424	\$347.12
WAYNE GOSSETT FORD	FIRE PREVENTION TRUCK	11/07/2024	107429	\$32,605.58
RANCHO SANTA FE FIRE PROTECTION DISTRICT	CSA-17-2ND RQI CLASS BILLING	11/07/2024	107435	\$1,593.75

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KNOX ASSOCIATES INC	CSA-17-DRUG SAFES	11/07/2024	107431	\$6,348.84		
CITIZENPRIME LLC	HOSE & CYLINDER STORAGE RACK/OXYGEN CART	11/15/2024	107466	\$1,448.77		
	TOTAL PUBLIC SAFETY- FIR	\$42,458.09				
4506190 - SAND REPLNSHMNT/RETENTION						
SIEMENS INDUSTRY, INC	BEACH CAMERA CLOUD STORAGE	10/31/2024	107418	\$5,000.00		
WARWICK GROUP CONSULTANTS, LLC	OCT 24-CONSULTING SERVICES	11/15/2024	9001802	\$5,833.00		
TING FIBER INC.	NOV 24-FIBER OPTIC-TIDE BEACH LG TOWER	11/15/2024	9001800	\$450.00		
TING FIBER INC.	NOV 24-FIBER OPTIC-DEL MAR SHORES LG TOWER	11/15/2024	9001800	\$450.00		
SUMMIT ENVIROMENTAL GROUP, INC.	OCT 24-9926 PROF SVC	11/15/2024	9001799	\$1,680.00		
	TOTAL SAND REPLNSHMNT/RETENTION					
4595450 - MISC.CAPITALPROJECTS-IS						
CDW GOVERNMENT INC	MICROPHONE	10/31/2024	9001762	\$1,497.96		
	\$1,497.96					
4596510 - MISC.CAPITALPROJECTS-ENG						
UT SAN DIEGO - NRTH COUNTY	NTC-BID-2024-10	10/31/2024	107421	\$569.55		
DOMUSSTUDIO ARCHITECTURE	SEP 24-19-144 9449.02 MS CENTR	10/31/2024	107408	\$18,080.00		
	TOTAL MISC.CAPITALPROJECTS-EN	G		\$18,649.55		
4728520 - PACIFIC UNDERGROUNDNG-CIP						
NV5, INC.	SEP 24-PROF SVC	11/15/2024	107469	\$1,000.00		
	TOTAL PACIFIC UNDERGROUNDNG-C	IP.		\$1,000.00		
5097700 - SANITATION						
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	10/31/2024	107412	\$9.26		
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	10/31/2024	107412	\$9.26		
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/07/2024	107433	\$9.26		
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/15/2024	107468	\$9.26		
VERIZON WIRELESS-SD	362455526-00001-09/02/24-10/01/24	10/31/2024	107422	\$15.17		
AT&T CALNET 3	9391012277 - 09/24/24-10/23/24	11/07/2024	107426	\$19.27		
IDRAINS LLC	J- SEWER VACUUM	10/31/2024	107398	\$675.00		
IDRAINS LLC	E- SEWER-JETTING-10213	11/07/2024	107423	\$6,434.19		
	TOTAL SANITATION			\$7,180.67		
6527820 - SUCCESSOR AGENCY						
COMPUTERSHARE CORPORATE TRUST	TAR BOND 2017 ADMIN FEE-11/21/25	11/15/2024	9001790	\$4,000.00		
COMPUTERSHARE CORPORATE TRUST	INT/PRIN 2017TA BOND - LESS BOND FUND 12/01	11/07/2024	9001778	\$31,960.32		
COMPUTERSHARE CORPORATE TRUST	INT/PRIN 2017TA BOND - LESS BOND FUND 12/01	11/07/2024	9001778	\$68,000.00		
COMPUTERSHARE CORPORATE TRUST	INT/PRIN 2017TA BOND - LESS BOND FUND 12/01	11/07/2024	9001778	(\$484.30)		
		\$103,476.02				

REPORT TOTAL:

\$1,384,013.78



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Alyssa Muto, City Manager

MEETING DATE: December 11, 2024

ORIGINATING DEPT: City Clerk's Department - Angela Ivey, City Clerk
SUBJECT: 2025 City Council Meeting Schedule Planning

BACKGROUND:

Pursuant to the Government Code of the State of California (GC), the "City Council shall hold regular meetings at least once a month at times fixed by ordinance or resolution." The Solana Beach Municipal Code Section 2.04.070 states the City Council shall hold Regular meetings in the Council Chambers of City Hall, on a day and time set by resolution. Pursuant to Resolution 2005-019 (Attachment 1), regularly scheduled meetings were established for the second (2nd) and fourth (4th) Wednesdays of each month at 6:00 p.m. Historically, certain meeting dates that may conflict with official holidays have been cancelled and a short summer break has been observed. Special Meetings may be scheduled, as needed, to address certain City business.

The purpose of this Staff Report is to forecast and review potential holidays, breaks, and the City's 9/80 office hours to anticipate the 2025 City Council Meeting schedule.

DISCUSSION:

The City Council is required to establish a Regular Meeting schedule. The City Manager has proposed a modified City Council Regular Meeting schedule for 2025 that best addresses:

- Sufficient time for public notification of meetings.
- Adequate time for Staff to prepare Staff Reports and a final agenda packet.
- Suitable preparation time for City Council to review the agenda's Staff Reports prior to the meetings.

Resolution 2024-117 is being proposed to establish Regular meeting dates per its Exhibit A. A new Resolution will need to be adopted annually unless or until Regular meetings are re-established on set days and time of each month.

Any meeting that may be established for the 2025 calendar may be cancelled, as needed.

CITY COUNCIL ACTION:		

All Council meetings must be posted on the bulletin board at City Hall and simultaneously published on the City's website.

There are specific noticing requirements for Regular and Special Meeting agendas.

Meeting TypesAgenda Noticing RequirementRegular Meetings (established by Resolution)72 hours prior to meeting time.Special Meetings (called at any time)24 hours prior to meeting time.

Specific City business, such as the adoption of Ordinances, is required to take place only at a Regular Council Meeting. Therefore, the anticipation of an established regular meeting schedule is necessary to appropriately coordinate meeting agendas, and related business, to effectively manage City functions.

Note that the proposed 2025 Council meeting schedule includes a traditional summer break, which cancels any Regular meetings in August.

CEQA COMPLIANCE STATEMENT: N/A

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Review and approve proposed 2025 Council Meeting Schedule.
- Provide alternative direction.

CITY STAFF RECOMMENDATION:

Staff recommends that City Council:

- 1. Review, edit, and/or approve a 2025 anticipated Council meeting schedule and make changes if necessary.
- 2. Adopt Resolution 2024-117 re-establishing Regular Council meeting dates for 2025 with proposed meetings dates.

Alyssa Muto, City Manager

Attachments:

- 1. Resolution 2005-019 City Council meeting dates as the second and fourth Wednesdays at 6:00 p.m.
- 2. Resolution 2024-117 Re-establishing Regular Council meeting dates for 2025.

RESOLUTION NO. 2005-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, TO RE-ESTABLISH THE CITY COUNCIL REGULAR TIME AND MEETING DATES AS SECOND AND FOURTH WEDNESDAYS AT 6:00 P.M.

WHEREAS, Ordinance No. 330 adopted by City Council on October 19, 2004, amended Section 2.04.070 of the Solana Beach Municipal Code to allow the City Council to change regular time and meeting dates by resolution;

WHEREAS, on December 7, 2004, the City Council adopted Resolution No. 2004-178 thereby establishing City Council regular meeting dates and time to the first and third Wednesdays, effective January 19, 2005; and

WHEREAS, the City Council desires to re-establish by Resolution City Council regular meeting dates and times to the second and fourth Wednesdays, effective February 23, 2005.

WHEREAS,

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

- 1. That the above recitation is true and correct.
- 2. That the City Council establishes that the City Council shall hold regular meetings in the City Council Chambers of City Hall, 635 South Highway 101, in the City or at such other place as may be determined by the Council, on the second and fourth Wednesday of each month, at 6:00 p.m.
- 3. Cancel the February 16, 2005 regularly scheduled City Council meeting and reconvene the February 2, 2005 regularly scheduled City Council meeting to Wednesday, February 23, 2005.
- 4. When the day for a regular meeting of the Council falls on a legal holiday, no meeting shall be held, but a regular meeting shall be held at 6:00 p.m. on the next succeeding business day thereafter, or at such time and place as may be previously established by the Council.
- 5. If by reason of fire, flood, earthquake or other emergency it is unsafe to meet in the place designated, the meeting may be held for the duration of the emergency at such place as is designated by the mayor, or, if the mayor should fail to act, by three members of the City Council.

Resolution No. 2005-019

Re-Establish the Second and Fourth Wednesdays as City Council Meeting Days Page 2 of 2

6. City Council meetings shall conclude at 10:30 p.m., provided that an item commenced before 10:30 p.m. may be concluded; and further that this time limit may be waived by unanimous vote of all members present.

PASSED AND ADOPTED this 23rd day of February, 2005, at an adjourned meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers - Powell, Heebner, Kellejian

NOES: Councilmembers - Campbell, Roberts

ABSENT: Councilmembers - None

ABSTAIN: Councilmembers - None

THOMAS M. CAMPBELL, Mayor

APPROVED AS TO FORM:

ES P. LOUGH, Interim City Attorney

ATTEST:



CERTIFICATION

STATE OF CALIFORNIA) COUNTY OF SAN DIEGO) CITY OF SOLANA BEACH)

SS.

I, LETICIA FALLONE, Deputy City Clerk of the City of Solana Beach, California, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution 2005-019 to re-establish the City Council regular time and meeting dates as second and fourth Wednesdays at 6:00 P.M. as duly passed and adopted at a Regular Solana Beach City Council meeting held on the 23rd day of February 2005 and the original is on file in the City Clerk's Office.

ticia tallone LETICIA FALLONE, DEPUTY CITY CLERK

Date of this Certification: 05-13-2009

RESOLUTION 2024-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ESTABLISHING REGULAR MEETING DATES FOR 2025

WHEREAS, Government Code § 36805 provides regular meetings of the City Council shall be held at least once a month fixed by ordinance or resolution; and

WHEREAS, Ordinance 330 adopted by City Council on October 19, 2004, amended Section 2.04.070 of the Solana Beach Municipal Code to allow the City Council to change regular time and meeting dates by resolution; and

WHEREAS, on December 7, 2004, the City Council adopted Resolution 2004-178 thereby establishing City Council regular meeting dates and time to the first and third Wednesdays, effective January 19, 2005; and

WHEREAS, on February 23, 2005, the City Council adopted Resolution 2005-019 thereby establishing City Council regular meeting dates and time to the second and fourth Wednesdays of the month at 6:00 p.m.; and

WHEREAS, the City Council adopts a meeting schedule annually; and

WHEREAS, the City Council desires to re-establish City Council regular meeting dates and times in accordance with the 2025 City Council meeting calendar (Exhibit A).

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

- That the above recitation is true and correct.
- 2. That the City Council establishes that the City Council shall hold regular meetings in the City Council Chambers of City Hall, 635 South Highway 101, in the City or at such other place as may be determined by the City Council, in accordance with the attached 2025 schedule, Exhibit A.
- 3. When the day for a regular meeting of the Council falls on a legal holiday, no meeting shall be held, but a regular meeting shall be held at 6:00 p.m. on the next succeeding business day thereafter, or at such time and place as may be previously established by the Council.
- 4. If by reason of fire, flood, earthquake or other emergency it is unsafe to meet in the place designated, the meeting may be held for the duration of the emergency at such place as is designated by the mayor, or, if the mayor should fail to act, by three members of the City Council.

5. City Council meetings shall conclude at 10:30 p.m., provided that an item commenced before 10:30 p.m. may be concluded; and further that this time limit may be waived by unanimous vote of all members present.

PASSED AND ADOPTED this 11th day of December 2024 at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers – NOES: Councilmembers – ABSTAIN: Councilmembers – ABSENT: Councilmembers –	
	LESA HEEBNER, Mayor
APPROVED AS TO FORM:	ATTEST:
JOHANNA N. CANLAS, City Attorney	ANGELA IVEY, City Clerk

Exhibit A

2025 City Council Regularly Scheduled Meetings All regular meetings begin at 6:00 pm

January 15, 2025	3 rd Wednesday	
January 29, 2025	5 th Wednesday	
February 12, 2025	2 nd Wednesday	
February 26, 2025	4 th Wednesday	
March 12, 2025	2 nd Wednesday	
March 26, 2025	4 th Wednesday	
April 9, 2025	2 nd Wednesday	
April 23, 2025	4 th Wednesday	
May 7, 2025	1 st Wednesday	
May 21, 2025	3 rd Wednesday	
June 4, 2025	1 st Wednesday	
June 18, 2025	3 rd Wednesday	
July 2, 2025	1 st Wednesday	
July 16, 2025	3 rd Wednesday	
August 13, 2025	2 nd -Wednesday	
Cancelled	Legislative Recess	
September 10, 2025	2 nd Wednesday	
September 24, 2025	4 th Wednesday	
October 8, 2025	2 nd Wednesday	
October 22, 2025	4 th Wednesday	
November 5, 2025	1 st Wednesday	
November 19, 2025	3 rd Wednesday	
December 17, 2025	3 rd Wednesday	
*I EGISI ATIVE DECESS IS DI ANNED EOD ALIGUST 2025		

^{*}LEGISLATIVE RECESS IS PLANNED FOR AUGUST 2025

Note: The above Meeting schedule is a list of regularly scheduled meetings. Meeting cancellations may occur and additional Special meetings may be scheduled as needed. All Regular Meeting agendas are posted at least 72 hours prior to the meeting time and Special Meetings are posted at least 24 hours prior to the meeting time.

Always check the City's website www.cityofsolanabeach.org under Public Meetings.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Alyssa Muto, City Manager

MEETING DATE: December 11, 2024

ORIGINATING DEPT: Public Works/Engineering Department – Mo Sammak, City

Engineer

SUBJECT: Amending the Professional Services Agreement with

Symons Fire Protection, Inc., for Fire Alarm System

Upgrade for Fiscal Year 2024/25

BACKGROUND:

The Public Works Department oversees the maintenance, repair, and certification of fire suppression systems at key City facilities, including City Hall, La Colonia Community Center, Fletcher Cove Community Center, and the Fire Station. These essential services are delivered by professional service providers selected through a competitive selection process. The current contract with Symons Fire Protection, Inc. (Symons), the City's service provider, is set to remain in effect until June 2027 after all discretionary extensions are approved.

This item is before the City Council for consideration of Resolution 2024-116 (Attachment 1) to authorize the City Manager to execute an amendment to the Professional Services Agreement (PSA) with Symons, the City's current service provider, for the fire alarm modernization for the City Hall building, in the amount of \$5,000.

DISCUSSION:

At the regular City Council meeting on May 24, 2022, the Council adopted Resolution 2022-047, authorizing the City Manager to execute a Professional Services Agreement with Symons Fire Protection, Inc. for the maintenance and testing of fire suppression equipment, as well as as-needed repair services at various City facilities.

As part of the upcoming elevator modernization project at City Hall, scheduled for Fiscal Year 2024/2025, it was determined that updates to the fire alarm system are necessary to meet current fire and building code requirements. These updates are critical to ensuring

COUNCIL ACTION:	

the facility's safety and compliance. A summary of the required upgrades is provided below.

- Installation of an elevator recall system.
- Replacement of three smoke detectors.
- Replacement of one heat detector.
- Programming updates to the fire alarm panel.

On February 17, 2022, Staff posted a Request for Proposals (RFP) on eBidboard (now known as BidNet Direct) for fire protection equipment services. Due to a lack of response to the City's official RFP posting, City Staff contacted various contractors regarding the RFP opportunity. On March 23, 2022, the City received one proposal from Symons Fire Protection, Inc. Per Section 20166 of the California Public Contract Code, if no bids are received in response to an advertisement for construction bids, the City may proceed with the project without further complying with that section of the California Public Contract Code. This method used also complies with the City's Purchasing Ordinance.

Staff reached out to Symons for them to prepare and submit a proposal for this work and City Staff determined that the submitted proposal meets the City's specifications and requirements. Symons, having provided fire suppression services to the City since 2022, has consistently delivered high-quality work to the satisfaction of City staff. As part of their proposal, Symons stated that all tests and inspections will comply with the most current standards outlined by the National Fire Protection Association (NFPA). The previously executed contract and scope of services is included as Attachment 2 to this Staff Report.

The total cost for the required fire alarm system upgrade is \$5,000. City Staff and the contractors will coordinate closely to minimize disruptions to both City Staff and the public throughout the project. This approach ensures that the fire alarm upgrades and elevator modernization project are completed efficiently and with minimal impact on City operations.

CEQA COMPLIANCE STATEMENT:

All work covered by this agreement is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) of the State CEQA Guidelines.

FISCAL IMPACT:

This item is to authorize the City Manager to execute an amendment to the Professional Services Agreement with Symons Fire Protection, Inc., for the fire system upgrade at City Hall, in the amount of \$5,000. There is sufficient budget available for this upgrade in the Public Facilities Maintenance of Professional Services section of the Operating Budget.

The current PSA with Symons is for a total not to exceed amount of \$16,500 per fiscal year. The amendment would increase compensation by \$5,000 for FY 2024/25, bringing

the amount to a not to exceed amount of \$21,500 for FY 2024/25 only. For each subsequent year the not to exceed amount will remain at \$16,500. The additional cost will be covered by the existing professional services budget available.

WORK PLAN:

This item is not mentioned in the Work Plan.

OPTIONS:

- Adopt Staff recommendations.
- Reject Staff recommendation and provide direction.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2024-116:

1. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Symons Fire Protection, Inc., to include fire alarm system upgrades at City Hall during Fiscal Year 2024/25, increasing the contract by \$5,000 for a total not-to-exceed amount of \$21,500 for Fiscal Year 2024/25 only.

Alvssa Muto, City Manager

Attachments:

- 1. Resolution No. 2024-116
- 2. Professional Services Agreement with Symons Fire Protection, Inc.

RESOLUTION 2024-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH SYMONS FIRE PROTECTION, INC., FOR FIRE ALARM SYSTEM UPGRADE

WHEREAS, the Public Works Department oversees the maintenance, repair, and certification of fire suppression systems at key City facilities, including City Hall, La Colonia Community Center, Fletcher Cove Community Center, and the Fire Station. These essential services are delivered by professional service providers selected through a competitive selection process. The current contract with Symons Fire Protection, Inc., the City's service provider, is set to remain in effect until June 2027; and

WHEREAS, at the regular City Council meeting on May 24, 2022, the Council adopted Resolution 2022-047, authorizing the City Manager to execute a Professional Services Agreement with Symons Fire Protection, Inc. for the maintenance and testing of fire suppression equipment, as well as as-needed repair services at various City facilities; and

WHEREAS, as part of the upcoming elevator modernization project at City Hall, scheduled for Fiscal Year 2024/2025, it was determined that updates to the fire alarm system are necessary to meet current fire and building code requirements. These updates are critical to ensuring the facility's safety and compliance; and

WHEREAS, although Staff posted a Request for Proposals (RFP) on eBidboard (now known as BidNet Direct) for fire protection equipment services, no proposals were submitted. Due to a lack of response to the City's official RFP posting, Staff contacted various contractors regarding the RFP opportunity. The City received one proposal from Symons Fire Protection, Inc. Per Section 20166 of the California Public Contract Code, if no bids are received in response to an advertisement for construction bids, the City may proceed with the project without further complying with that section of the California Public Contract Code; and

WHEREAS, City Staff recommends amending the Professional Services Agreement with Symons Fire Protection, Inc., for fire alarm system upgrade in an amount \$5,000. The amendment would increase compensation by \$5,000 for FY 2024/25, bringing the contract amount to a not to exceed amount of \$21,500 for FY 2024/25 only; and

WHEREAS, there is sufficient budget available for this upgrade in the Public Facilities Maintenance of Professional Services section of the Operating Budget.

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.

Councilmembers -

AYES:

2. That the City Council authorizes the City Manager to execute an amendment to the Professional Services Agreement with Symons Fire Protection, Inc., to include fire alarm system upgrades at City Hall during Fiscal Year 2024/25, increasing the contract by \$5,000 for a total not-to-exceed amount of \$21,500 for Fiscal year 2024/25 only.

PASSED AND ADOPTED this 11th day of December 2024, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

NOES: Councilmember ABSENT: Councilmember ABSTAIN: Councilmember	s –
	LESA HEEBNER, Mayor
APPROVED AS TO FORM:	ATTEST:
JOHANNA N. CANLAS, City Attorney	ANGELA IVEY, City Clerk

City of Solana Beach

PROFESSIONAL SERVICES AGREEMENT

FOR FIRE SUPRESSION EQUIPMENT SERVICES

This Professional Services Agreement ("AGREEMENT") is made and entered into this 1st day of July, 2022 by and between the CITY OF SOLANA BEACH, a municipal corporation ("CITY"), and, SYMONS FIRE PROTECTION, INC. a California corporation,, ("CONTRACTOR") (collectively "PARTIES").

WHEREAS, the CITY desires to employ a CONTRACTOR to furnish FIRE SUPRESSION EQUIPMENT SERVICES ("PROFESSIONAL SERVICES") for MAINTENANCE AND TESTING OF FIRE SUPRESSION EQUIPMENT SERVICES AND AS-NEEDED REPAIR SERVICES ("PROJECT"); and

WHEREAS, the CITY has determined that CONTRACTOR is qualified by experience and ability to perform the services desired by CITY, and CONTRACTOR is willing to perform such services; and

WHEREAS, CONTRACTOR will conduct all the work as described and detailed in this AGREEMENT to be provided to the CITY.

NOW, THEREFORE, the PARTIES hereto mutually covenant and agree with each other as follows:

1. PROFESSIONAL SERVICES.

- 1.1. Scope of Services. The CONTRACTOR shall perform the PROFESSIONAL SERVICES as set forth in the written Scope of Services, attached as Exhibit "A" Scope of Services and Fee, at the direction of the CITY. CITY shall provide CONTRACTOR access to appropriate staff and resources for the coordination and completion of the projects under this AGREEMENT. For all work to be performed on site in the City, the CITY and CONTRACTOR agree that the Scope of Services begins when the CONTRACTOR arrives on site and terminates when the CONTRACTOR leaves the site. Travel time to and from project site shall not be considered time on the job or compensated by the CITY.
- 1.2. Project Coordinator. The PUBLIC WORKS MANAGER is hereby designated as the Project Coordinator for CITY and will monitor the progress and execution of this AGREEMENT. CONTRACTOR shall assign a single Project Director to provide supervision and have overall responsibility for the progress and execution of this AGREEMENT for CONTRACTOR. is hereby designated as the Project Director for CONTRACTOR.
- 1.3. City Modification of Scope of Services. CITY may order changes to the Scope of Services within the general scope of this AGREEMENT consisting of additions, deletions, or other revisions. If such changes cause a change in the CONTRACTOR's cost of, or time required for, completion of the Scope of Services, an equitable adjustment to CONTRACTOR's compensation and/or contract time shall be made, subject to the CITY'S approval. All such changes shall be authorized in writing, executed by CONTRACTOR and CITY.

2. DURATION OF AGREEMENT.

2.1. Term. The term of this AGREEMENT shall be for a period of one (1) years beginning from the date of execution of the AGREEMENT. Time is of the essence in the performance of work under this AGREEMENT, unless otherwise specified.

- 2.2. Extensions.
 ☐ If marked, the CITY shall have the option to extend the AGREEMENT for four (4) additional one (1) year periods or parts thereof for an amount not to exceed sixteen thousand five hundred dollars (\$16,500) per AGREEMENT year. Extensions shall be in the sole discretion of the City Manager and shall be based upon CONTRACTOR's satisfactory past performance, CITY needs, and appropriation of funds by the City Council. The CITY shall give written notice to CONTRACTOR prior to exercising the option.
- 2.3. Delay. Any delay occasioned by causes beyond the control of CONTRACTOR may merit an extension of time for the completion of the Scope of Services. When such delay occurs, CONTRACTOR shall immediately notify the Project Coordinator in writing of the cause and the extent of the delay, whereupon the Project Coordinator shall ascertain the facts and the extent of the delay and grant an extension of time for the completion of the PROFESSIONAL SERVICES when justified by the circumstances.
- 2.4. City's Right to Terminate for Default. Should CONTRACTOR be in default of any covenant or condition hereof, CITY may immediately terminate this AGREEMENT for cause if CONTRACTOR fails to cure the default within ten (10) calendar days of receiving written notice of the default.
- 2.5. City's Right to Terminate without Cause. Without limiting its rights in the event of CONTRACTOR's default, CITY may terminate this AGREEMENT, without cause, by giving written notice to CONTRACTOR. Such termination shall be effective upon receipt of the written notice. CONTRACTOR shall be compensated for all effort and material expended on behalf of CITY under the terms of this AGREEMENT, up to the effective date of termination. All personal property remaining in CITY facilities or on CITY property thirty (30) days after the expiration or termination of this AGREEMENT shall be, at CITY's election, considered the property of CITY.

3. COMPENSATION.

- **3.1. Total Amount.** The total cost for all work described in the Scope of Services and Fee (Exhibit "A") shall not exceed sixteen thousand five hundred dollars dollars (\$16,500) without prior written authorization from CITY. CONTRACTOR shall bill the CITY for work provided and shall present a written request for such payment monthly.
- **3.2.** Additional Services. CITY may, as the need arises or in the event of an emergency, request additional services of CONTRACTOR. Should such additional services be required, CITY and CONTRACTOR shall agree to the cost prior to commencement of these services.
- 3.3. Not a pledge of general funds. The city does not pledge any general funds for the payment of the services rendered. The City shall establish a separate fund to pay the fees and costs incurred that are reflected in the monthly general account invoice. The separate fund shall be funded by monies collected from the City's permit applicants or other persons requiring the City's services pursuant to the adopted USER FEE schedule which CONTRACTOR will provide according to the terms of this AGREEMENT.
- **3.4.** Costs. Any costs billed to the CITY shall be approved in writing in advance and in accordance with any terms negotiated and incorporated herein as part of Exhibit "A" Scope of Services and Fee.

4. INDEPENDENT CONTRACTOR.

- 4.1. CONTRACTOR is, for all purposes arising out of this AGREEMENT, an independent contractor. The CONTRACTOR has and shall retain the right to exercise full control and supervision of all persons assisting the CONTRACTOR in the performance of said services hereunder, the CITY only being concerned with the finished results of the work being performed. Neither CONTRACTOR nor CONTRACTOR's employees shall in any event be entitled to any benefits to which CITY employees are entitled, including, but not limited to, overtime, retirement benefits, workers' compensation benefits, injury leave or other leave benefits. CONTRACTOR is solely responsible for all such matters, as well as compliance with social security and income tax withholding and all other regulations and laws governing such matters.
- 4.2 PERS Eligibility Indemnification. In the event that CONTRACTOR's employee providing services under this AGREEMENT claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS of the CITY, CONTRACTOR shall indemnify, defend, and hold harmless CITY for the payment of any employer and employee contributions for PERS benefits on behalf of the employee as well as for payment of any penalties and interest on such contributions which would otherwise be the responsibility of the CITY. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, CONTRACTOR's employees providing service under this AGREEMENT shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation and benefit including but not limited to eligibility to enroll in PERS as an employee of CITY and entitlement to any contributions to be paid by CITY for employer contributions and/or employee contributions for PERS benefits.
- 4.3 Indemnification for Employee Payments. CONTRACTOR agrees to defend and indemnify the CITY for any obligation, claim, suit or demand for tax, retirement contribution including any contribution to the PERS, social security, salary or wages, overtime payment, or workers' compensation payment which the CITY may be required to make for work done under this AGREEMENT.
- The provisions of this section 4 are continuing obligations that shall survive expiration or termination of this AGREEMENT.

5. STANDARD OF PERFORMANCE.

While performing the PROFESSIONAL SERVICES, CONTRACTOR shall exercise the reasonable professional care and skill customarily exercised by reputable members of CONTRACTOR's profession practicing in the metropolitan Southern California Area, and will use reasonable diligence and best judgment while exercising its professional skill and expertise.

6. WARRANTY OF CONTRACTOR'S LICENSE.

CONTRACTOR warrants that CONTRACTOR is properly licensed with the applicable government agency(ies) for any PROFESSIONAL SERVICES that require a license. If the CONTRACTOR lacks such license, this AGREEMENT is void and of no effect.

7. AUDIT OF RECORDS.

- 7.1. At any time during normal business hours and as often as may be deemed necessary the CONTRACTOR shall make available to a representative of CITY for examination all of its records with respect to all matters covered by this AGREEMENT and shall permit CITY to audit, examine and/or reproduce such records. CONTRACTOR shall retain such financial and program service records for at least four (4) years after termination or final payment under this AGREEMENT.
- **7.2.** The CONTRACTOR shall include the CITY's right under this section in any and all of their subcontracts, and shall ensure that these sections are binding upon all subcontractors.

8. CONFIDENTIALITY.

- 8.1. Confidential Work Product. All professional services performed by CONTRACTOR, including but not limited to all drafts, data, correspondence, proposals, reports, research and estimates compiled or composed by CONTRACTOR, pursuant to this AGREEMENT, are for the sole use of the CITY, its agents and employees. Neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. This provision does not apply to information that (a) was publicly known, or otherwise known to CONTRACTOR, at the time that it was disclosed to CONTRACTOR by the CITY, (b) subsequently becomes publicly known through no act or omission of CONTRACTOR or (c) otherwise becomes known to CONTRACTOR other than through disclosure by the CITY. Except for any subcontractors that may be allowed upon prior agreement, neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. The sole purpose of this section is to prevent disclosure of CITY's confidential and proprietary information by CONTRACTOR or subcontractors.
- 8.2. Confidentiality. Both parties recognize that their respective employees and agents, in the course of performance of this AGREEMENT, may be exposed to confidential information and that disclosure of such information could violate the rights of private individuals and entities, including the parties and third parties. Confidential information is nonpublic information that a reasonable person would believe to be confidential and includes, without limitation, personal identifying information (e.g., social security numbers) and trade secrets, each as defined by applicable state law, and all other information protected by applicable law ("Confidential Information"). The party receiving Confidential Information ("Receiving Party") of the other ("Disclosing Party") shall not, and shall cause its employees and agents who are authorized to receive Confidential Information, not to, use Confidential Information for any purpose except as necessary to implement, perform or enforce this AGREEMENT or comply with its legal obligations. Receiving Party will use the same reasonable efforts to protect the Confidential Information of Disclosing Party as it uses to protect its own proprietary information and data. The Receiving Party will not disclose or release Confidential Information to any third person without the prior written consent of the Disclosing Party, except for where required by law or for authorized employees or agents of the Receiving Party. Prior to disclosing the Confidential Information to its authorized employees or agents, Receiving Party shall inform them of the confidential nature of the Confidential Information and require them to abide by the terms of this AGREEMENT. Receiving Party will promptly notify Disclosing Party if Receiving Party discovers any improper use or disclosure of Confidential Information and will promptly commence all reasonable efforts to investigate and correct the causes of such improper use or disclosure. If Receiving Party believes the Confidential Information must be disclosed under applicable law, Receiving Party may do so provided that, to the extent permitted by law, the other party is given a reasonable notice and opportunity to contest such disclosure or obtain a protective order. Confidential Information does not include information that: (i) is or becomes known to the public without fault or breach of the Receiving Party; (ii) the Disclosing Party regularly discloses to third parties without restriction on disclosure; or (iii) the Receiving Party obtains from a third party without restriction on disclosure and without breach of a non-disclosure obligation. Confidential Information does not include any information that is required to be provided to the public pursuant to the laws of the United States and/or California such as the California Public Records Act, due to the nature of CITY being a local governmental agency. The non-disclosure and non-use obligations of this AGREEMENT will remain in full force with respect to each item of Confidential Information for a period of ten (10) years after the Receiving Party's receipt of that item.
- **8.3.** Enforcement. Each party acknowledges that any breach of any of the provisions of Section 8 of this AGREEMENT may result in irreparable injury to the other for which money damages would not adequately compensate. If there is a breach, then the injured party shall be entitled, in addition to all other rights and remedies which it may have, to have a decree of specific performance or an injunction issued by any competent court, requiring the breach to be cured or enjoining all persons involved from continuing the breach.

9. CONFLICTS OF INTEREST.

- 9.1. CONTRACTOR shall at all times comply with all federal, state and local conflict of interest laws, regulations, and policies applicable to public contracts and procurement practices, including but not limited to California Government Code Section 81000 et seq. (Political Reform Act) and Section 1090 et seq. CONTRACTOR shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the CITY in which the CONTRACTOR has a financial interest as defined in Government Code Section 87103. CONTRACTOR represents that it has no knowledge of any financial interests which would require it to disqualify itself from any matter on which it might perform services for the CITY.
- 9.2. If, in performing the PROFESSIONAL SERVICES set forth in this AGREEMENT, the CONTRACTOR makes, or participates in, a "governmental decision" as described in Title 2, Section 18700.3(a) of the California Code of Regulations, or performs the same or substantially all the same duties for the CITY that would otherwise be performed by a CITY employee holding a position specified in the department's conflict of interest code, the CONTRACTOR shall be subject to a conflict of interest code requiring the completion of one or more statements of economic interests disclosing the CONTRACTOR's relevant financial interests.
- 9.3. If checked, the CONTRACTOR shall comply with all of the reporting requirements of the Political Reform Act. Specifically, the CONTRACTOR shall file a Fair Political Practices Commission Form 700 (Assuming Office Statement) within thirty (30) calendar days of the CITY's determination that the CONTRACTOR is subject to a conflict of interest code. The CONTRACTOR shall also file a Form 700 (Annual Statement) on or before April 1 of each year of the AGREEMENT, disclosing any financial interests held during the previous calendar year for which the CONTRACTOR was subject to a conflict of interest code.
- **9.4.** CITY represents that pursuant to California Government Code Section 1090 *et seq.*, none of its elected officials, officers, or employees has an interest in this AGREEMENT.

10. DISPOSITION AND OWNERSHIP OF DOCUMENTS.

- 10.1. All documents, data, studies, drawings, maps, models, photographs and reports prepared by CONTRACTOR under this AGREEMENT, whether paper or electronic, shall become the property of CITY for use with respect to this PROJECT, and shall be turned over to the CITY upon completion of the PROJECT or any phase thereof, as contemplated by this AGREEMENT.
- 10.2. Contemporaneously with the transfer of documents, the CONTRACTOR hereby assigns to the CITY and CONTRACTOR thereby expressly waives and disclaims, any copyright in, and the right to reproduce, all written material, drawings, plans, specifications or other work prepared under this AGREEMENT, except upon the CITY's prior authorization regarding reproduction, which authorization shall not be unreasonably withheld. The CONTRACTOR shall, upon request of the CITY, execute any further document(s) necessary to further effectuate this waiver and disclaimer.

11. INSURANCE

11.1. CONTRACTOR shall procure and maintain for the duration of the AGREEMENT insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONTRACTOR, their agents, representatives, employees or subcontractors. Insurance shall be placed with insurers with a current A.M. Best's rating of no less than "A" and "VII" unless otherwise approved in writing by the CITY's Risk Manager.

- 11.2. CONTRACTOR's liabilities, including but not limited to CONTRACTOR's indemnity obligations, under this AGREEMENT, shall not be deemed limited in any way to the insurance coverage required herein. All policies of insurance required hereunder must provide that the CITY is entitled to thirty (30) days prior written notice of cancellation or non-renewal of the policy or policies, or ten (10) days prior written notice for cancellation due to non-payment of premium. Maintenance of specified insurance coverage is a material element of this AGREEMENT.
- **11.3.** Types and Amounts Required. CONTRACTOR shall maintain, at minimum, the following insurance coverage for the duration of this AGREEMENT:
 - 11.3.1. Commercial General Liability (CGL). If checked the CONTRACTOR shall maintain CGL Insurance written on an ISO Occurrence form or equivalent providing coverage at least as broad as CG 00 01 which shall cover liability arising from any and all personal injury or property damage, including ongoing and completed operations, in the amount no less than \$2,000,000.00 per occurrence and subject to an annual aggregate of \$4,000,000,00. If limits apply separately to this project (CG 25 03 or 25 04) the general aggregate limit shall not apply. There shall be no endorsement or modification of the CGL limiting the scope of coverage for either insured vs. insured claims or contractual liability. All defense costs shall be outside the limits of the policy. If the CONTRACTOR or subcontractor maintains higher limits than the limits shown above, the CITY shall be entitled to coverage for the higher limits maintained by the CONTRACTOR and their subcontractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY. Any excess or umbrella policies being used to meet the required limits of insurance will be evaluated separately and must meet the same qualifications as the CONTRACTOR's primary policy.
 - 11.3.2. Commercial Automobile Liability. If checked the CONTRACTOR shall maintain Commercial Automobile Liability Insurance for all of the CONTRACTOR's automobiles including owned, hired and non-owned automobiles, automobile insurance written on an ISO form CA 00 01 12 90 or a later version of this form or an equivalent form providing coverage at least as broad for bodily injury and property damage for a combined single limit no less than \$1,000,000.00 per occurrence. Insurance certificate shall reflect coverage for any automobile (any auto).
 - 11.3.3.
 Workers' Compensation. If checked the CONTRACTOR shall maintain Worker's Compensation insurance for all of the CONTRACTOR's employees who are subject to this AGREEMENT and to the extent required by applicable state or federal law, a Workers' Compensation policy providing at minimum \$1,000,000.00 employers' liability coverage. The CONTRACTOR shall provide an endorsement that the insurer waives the right of subrogation against the CITY and its respective elected officials, officers, employees, agents and representatives.
 - 11.3.4. Professional Liability. If checked the CONTRACTOR shall also maintain Professional Liability (errors and omissions) coverage with a limit no less than \$1,000,000 per claim and \$2,000,000 annual aggregate. The CONTRACTOR shall ensure both that (1) the policy retroactive date is on or before the date of commencement of the Scope of Services; and (2) the policy will be maintained in force for a period of three years after substantial completion of the Scope of Services or termination of this AGREEMENT whichever occurs last. The CONTRACTOR agrees that for the time period defined above, there will be no changes or endorsements to the policy that increase the CITY's exposure to loss. All defense costs shall be outside the limits of the policy. If CONTRACTOR maintains higher limits than the limits shown above, the CITY shall be entitled to coverage for the higher limits maintained by the CONTRACTOR. Any available proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.

- 11.4. Self-Insured Retentions. Any self-insured retentions are the responsibility of the CONTRACTOR and must be declared to and approved by the CITY. At the option of the CITY, either (1) the insurer shall reduce or eliminate such self-insured retentions as respects the CITY, its officers, officials, employees and volunteers, or (2) the CONTRACTOR shall provide a financial guarantee satisfactory to the CITY guaranteeing payment of losses and related investigations, claim administration, and defense expenses.
- 11.5. Additional Required Provisions. The commercial general liability, including any excess or umbrella policies being used to meet the required limits of insurance, and automobile liability policies shall contain, or be endorsed to contain, the following provisions:
 - 11.5.1. The CITY, its officers, officials, employees, and representatives shall be named as additional insureds with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. The CITY's additional insured status must be reflected on additional insured endorsement form (20 10 1185 or 20 10 1001 and 20 37 1001) which shall be submitted to the CITY.
 - 11.5.2. The policies are primary and non-contributory to any insurance that may be carried by the CITY, as reflected in an endorsement at least as broad as CG 20 01 04 13 which shall be submitted to the CITY. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, or representatives shall be excess of the CONTRACTOR's insurance and shall not contribute with it.
- 11.6. Verification of Coverage. CONTRACTOR shall furnish the CITY with original certificates and amendatory endorsements effecting coverage required by this Section 11, as well as a complete, certified copy of any general liability policy being used to meet the required limits of insurance, which shall include the declaration pages, a schedule of forms listing all policy endorsements, and all policy forms. The endorsements should be on forms approved by the CITY or on other than the CITY's forms provided those endorsements conform to CITY requirements. All certificates and endorsements are to be received and approved by the CITY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.
- **11.7. Special Risks or Circumstances.** CITY reserves the right to modify these requirements, including limits, based on the nature of risk, prior experience, insurer, coverage, or other special circumstances.

12. INDEMNIFICATION.

CONTRACTOR agrees to indemnify, defend (with counsel acceptable to CITY), and hold harmless the CITY, and its officers, officials, agents and employees from any and all claims, demands, costs or liabilities that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONTRACTOR, its employees, agents, and subcontractors in the performance of or failure to perform services or obligations under this AGREEMENT. CONTRACTOR's duty to indemnify under this section shall not include liability for damages for death or bodily injury to persons, injury to property, or other loss, damage or expense arising from the sole negligence or willful misconduct by the CITY or its elected officials, officers, agents, and employees. The PARTIES expressly agree that any payment, attorney's fees, costs or expense CITY incurs or makes to or on behalf of an injured employee under the CITY's self-administered workers' compensation is included as a loss, expense, or cost for the purposes of this section, and that this section will survive the expiration or early termination of this AGREEMENT.

13. SUBCONTRACTORS.

13.1. The CONTRACTOR's hiring or retaining of third parties (i.e. subcontractors) to perform services related to the PROJECT is subject to prior written approval by the CITY.

- 13.2. All contracts entered into between the CONTRACTOR and its subcontractor shall also provide that each subcontractor shall obtain insurance policies which shall be kept in full force and effect during any and all work on this PROJECT and for the duration of this AGREEMENT. The CONTRACTOR shall require the subcontractor to obtain, all policies described in Section 11 in the amounts required by the CITY, which shall not be greater than the amounts required of the CONTRACTOR.
- 13.3. In any dispute between the CONTRACTOR and its subcontractor, the CITY shall not be made a party to any judicial or administrative proceeding to resolve the dispute. The CONTRACTOR agrees to defend and indemnify the CITY as described in Section 12 of this AGREEMENT should the CITY be made a party to any judicial or administrative proceeding to resolve any such dispute.

14. NON-DISCRIMINATION.

CONTRACTOR shall not discriminate against any employee or applicant for employment because of sex, race, color, age, religion, ancestry, national origin, military or veteran status, disability, medical condition, genetic information, gender expression, marital status, or sexual orientation. CONTRACTOR shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their sex, race, color, age, religion, ancestry, national origin, military or veteran status, disability, medical condition, genetic information, gender expression, marital status, or sexual orientation and shall make reasonable accommodation to qualified individuals with disabilities or medical conditions. Such action shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. CONTRACTOR agrees to post in conspicuous places available to employees and applicants for employment any notices provided by CITY setting forth the provisions of this non-discrimination clause.

15. NOTICES.

All communications to either party by the other party shall be delivered to the persons listed below. Any such written communications by mail shall be conclusively deemed to have been received by the addressee five (5) calendar days after the deposit thereof in the United States mail, postage prepaid and properly addressed as noted below.

MOHAMMAD SAMMAK, DIRECTOR OF ENGINEERING AND PUBLIC WORKS

City of Solana Beach 635 S. Highway 101 Solana Beach, CA 92075 BRAD SPARKS, SERVICE DIVISION MANAGER

Symons Fire Protection, Inc. 12155 Paine Place Poway, CA 92064

16. ASSIGNABILITY.

This AGREEMENT and any portion thereof shall not be assigned or transferred, nor shall any of the CONTRACTOR's duties be delegated or sub-contracted, without the express written consent of the CITY.

17. RESPONSIBILITY FOR EQUIPMENT.

CITY shall not be responsible nor held liable for any damage to persons or property consequent upon the use, misuse, or failure of any equipment used by CONTRACTOR or any of CONTRACTOR's employees or subcontractors, even if such equipment has been furnished, rented, or loaned to CONTRACTOR by CITY. The acceptance or use of any such equipment by CONTRACTOR, CONTRACTOR's employees, or subcontractors shall be construed to mean that CONTRACTOR accepts full responsibility for and agrees to exonerate, defend, indemnify and hold harmless CITY from and against any and all claims for any damage whatsoever resulting from the use, misuse, or failure of such equipment.

18. CALIFORNIA LAW; VENUE.

This AGREEMENT shall be construed and interpreted according to the laws of the State of California. Any action brought to enforce or interpret any portion of this AGREEMENT shall be brought in the county of San Diego, California. CONTRACTOR hereby waives any and all rights it might have pursuant to California Code of Civil Procedure Section 394.

19. COMPLIANCE WITH LAWS.

The CONTRACTOR shall comply with all laws, ordinances, regulations, and policies of the federal, state, and local governments applicable to this AGREEMENT whether now in force or subsequently enacted. This includes maintaining a City of Solana Beach Business Certificate.

20. ENTIRE AGREEMENT.

This AGREEMENT sets forth the entire understanding of the PARTIES with respect to the subject matters herein. There are no other understandings, terms or other agreements expressed or implied, oral or written, except as set forth herein. No change, alteration, or modification of the terms or conditions of this AGREEMENT, and no verbal understanding of the PARTIES, their officers, agents, or employees shall be valid unless agreed to in writing by both PARTIES.

21. NO WAIVER.

No failure of either the City or the CONTRACTOR to insist upon the strict performance by the other of any covenant, term or condition of this AGREEMENT, nor any failure to exercise any right or remedy consequent upon a breach of any covenant, term, or condition of this AGREEMENT shall constitute a waiver of any such breach of such covenant, term or condition.

22. SEVERABILITY.

The unenforceability, invalidity, or illegality of any provision of this AGREEMENT shall not render any other provision unenforceable, invalid, or illegal.

23. DRAFTING AMBIGUITIES.

The PARTIES agree that they are aware that they have the right to be advised by counsel with respect to the negotiations, terms and conditions of this AGREEMENT, and the decision of whether or not to seek advice of counsel with respect to this AGREEMENT is a decision which is the sole responsibility of each Party. This AGREEMENT shall not be construed in favor of or against either Party by reason of the extent to which each Party participated in the drafting of the AGREEMENT.

24. CONFLICTS BETWEEN TERMS.

If an apparent conflict or inconsistency exists between the main body of this AGREEMENT and the Exhibits, the main body of this AGREEMENT shall control. If a conflict exists between an applicable federal, state, or local law, rule, regulation, order, or code and this AGREEMENT, the law, rule, regulation, order, or code shall control. Varying degrees of stringency among the main body of this AGREEMENT, the Exhibits, and laws, rules, regulations, orders, or codes are not deemed conflicts, and the most stringent requirement shall control. Each Party shall notify the other immediately upon the identification of any apparent conflict or inconsistency concerning this AGREEMENT.

25. EXHIBITS INCORPORATED.

All Exhibits referenced in this AGREEMENT are incorporated into the AGREEMENT by this reference.

26. SIGNING AUTHORITY.

- 26.1. The representative for each Party signing on behalf of a corporation, partnership, joint venture, association, or governmental entity hereby declares that authority has been obtained to sign on behalf of the corporation, partnership, joint venture, association, or entity and agrees to hold the other Party or PARTIES hereto harmless if it is later determined that such authority does not exist.
- 26.2. If checked, a proper notary acknowledgement of execution by CONTRACTOR must be attached.

IN WITNESS WHEREOF, the PARTIES hereto have executed this AGREEMENT the day and year first hereinabove written.

WINDS OF STANKING

CITY OF SOLANA BEACH, a municipal corporation

SYMONS FIRE PROTECTION, INC., a California corporation

Bv:

Manager, Gregory Wade

By:

Jamil Shamoon - President

Print Name and Title

Signature

ATTEST:

Clerk. Angela Rey WILLIAM ANA TOWN

APPROVED AS TO CONTENT:

MOHAMMAD SAMMAK, DIRECTOR OF **ENGINEERING AND PUBLIC WORKS**

TO FORM:

City Attorney, Johanna N. Canlas

EXHIBIT "A"

SCOPE OF SERVICES AND FEE

FIRE PROTECTION SPRINKLER, ALARM, AND KITCHEN FIRE SUPPRESSION SYSTEM INSPECTION. TESTING AND MAINTENANCE SERVICES AT CITY FACILITIES

PROJECT SCOPE

The City of Solana Beach is seeking a service provider that will provide fire sprinkler, fire alarm and kitchen fire suppression system services at the four (4) facilities in accordance with inspection guidelines as set forth in this Request for Proposal as required by the California Code of Regulations and NFPA.

PRELIMINARY SCOPE OF SERVICE

Service provider will furnish all labor, equipment, supplies and supervision to perform fire protection sprinkler, alarm, and kitchen fire suppression system services for the following City facilities:

A. City Hall 635 S. Highway 101

B. La Colonia Community Center 715 Valley Avenue

C. Fire Station 500 Lomas Santa Fe Drive

D. Fletcher Cove Community Center 133 Pacific Avenue

This company shall provide all work and materials as described in this Scope of Services which shall include all labor, transportation, supplies, materials, parts, tools, machinery, employee safety equipment, equipment, supervision, and all other work and materials required under this Request for Proposal.

Services Description:

Service Provider shall maintain the automatic fire sprinkler systems, fixed extinguishing system (hood), and fire alarm systems and associated equipment in good operating condition in accordance with manufacturer's specifications, NFPA, CCR, and in a fashion that maximize performance, safety, and life span of the area and equipment.

Service Provider shall provide all work and materials as described in this Scope of Services, which shall include all labor, transportation, supplies, materials, parts, tools, scaffolding, machinery, hoists, employee safety equipment, equipment, lubricants, supervision, applicable taxes, and all other work and materials required under this Agreement. All work shall be done in a first class, complete and clean workmanlike manner, conforming to best industry practices, and in conformance with all applicable original manufacturer's specifications. Service Provider shall facilitate proactive preventive maintenance, maximize equipment life, and maximize beneficial usage of the fire protection equipment covered by this Agreement.

Service Provider shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with services and shall comply with all applicable safety laws, good industry standards, take all reasonable precautions for safety of the public, property tenants, and employees, City employees, and other persons on or about the property site.

Service Provider shall be responsible, at no additional cost to the City, for executing all paperwork to the State of California and any other agencies necessary.

"Monitoring and Fire Servicing" shall mean regular full service maintenance and repairs of a fire suppression system and monitoring including: inspections; adjustments and maintenance of the monitoring devices, including repair and replacement of components and equipment; maintenance of schedules and records; stocking of materials; and housekeeping, as defined below, to ensure a fire suppression system is functioning in good working order and meets all industry standards and manufacturer's specifications.

Fire System compliance:

- 1. Quarterly inspections of automatic fire sprinkler systems
- 2. Annual service of automatic fire sprinkler systems and fire alarms
- 3. 5-year Certification of automatic fire sprinkler systems at City Hall and Fire Station
- 4. Semi-annual tests are required for the La Colonia Community Center Kitchen Fire Suppression System
- 5. Hydraulic Nameplate

In compliance with NFPA 25 the requirement will hinge on the direction from the local fire department representative.

Quarterly Visual Inspections of the Automatic Fire Sprinkler System

Quarterly inspections as required by NFPA 25 to include the inspection of:

- Visual inspection of system gauges
- Hydraulic nameplates
- · Spare sprinklers and head wrench
- Fire department connections
- Pressure regulating devices
- Control valve position
- · Post indicator valves and backflow prevention assemblies
- Submit inspection report (AES 1 9) as record of inspection and compliance

Annual Test and Inspection of the Automatic Fire Sprinkler System

Annual inspection as required by NFPA 25 to include the inspection of:

- 100% visual inspection of all exposed and accessible fire sprinkler heads
- · Visual inspection of system gauges
- Hydraulic nameplates
- System pipe hangars and seismic bracing
- System pipe and fittings
- Sprinkler heads, spare sprinklers and head wrench
- Fire department connections
- Pressure regulating devices
- · Control valve position
- Alarm valves (exterior only)
- Post indicator valves and backflow prevention assemblies
- Listing all deficiencies that must be corrected to certify the system as fully operational
- Submit inspection report (AES 1 9) as record of inspection and compliance

Annual test and maintenance as required by NFPA 25 to include the test and maintenance of:

- · Testing of control valves, backflow, and PIV control valves supervisory devices
- Main drain water flow test (record of test pressures in inspection report)
- · Verification of alarm bell by activation of water flow switch
- · Verification of alarm and tamper signals to fire alarm control panel and monitoring company
- Exercise control valves through full range of motion
- Exercise and lubricate OS&Y type control valves thru full range of motion
- Submit inspection report (AES 1-9) as record of inspection and compliance

Annual Fire Alarm and Detection Inspection and Testing

Annual service as required by NFPA 72 to include the test and maintenance of:

- Pull station
- Smoke detectors
- Heat detectors
- Fire alarm control panel (FACP)
- Battery load test
- Supervisory devices
- Water flow devices
- Alarm bells
- Horns and strobes
- · FACP and off-site monitoring interface
- Testing of all phone jacks/cellular communicators

Semi-Annual Kitchen Fire Suppression System Service

Semi-annual service as required by NFPA 17A to include the test and maintenance of:

Nozzle inspections and cap replacements

- Check the extinguishing lines for blockages
- Manual pull station is pulled to ensure it activates system
- Pressure gauges check for proper PSI
- · Gas shut off valve and microswitch are tested
- Ensure fans are running and operational
- · Cut fusible links to ensure system activates
- Install new links with date stamped on them for proof of service
- Check that the gas shuts off upon activation
- Test that the electrical shuts off upon activation
- · File inspection certification with local fire authority
- Tag the system showing certification was completed according to regulations
- Commercial cooking system service and inspection report will be left on site and sent to the local fire department

APPLICABLE NFPA FIRE SYSTEM REQUIREMENTS

- Inspections constitute a visual examination of equipment, devices, and conditions, assuring acceptable set standards established by regulating agency along with added measures by the City.
- Inspections and testing mandated by the National Fire Protection Association and the CA State Fire Code, which are regulated and enforced by our local Solana Beach Fire Department are all covered within this agreement.
- Documenting both acceptable statuses through a written report and memorializing the examination through means of a written official report. The report must state the satisfactory system conditions, the examiner, qualifications and mandates met on a standardized form by a certified fire system personnel. A non-satisfactory report shall accompany recommended repairs.

All inspections, testing and ongoing monitoring will identify deficiencies and make the recommended corrective actions and formal proposal to replace or repair deficiencies. All inspections, repairs, and testing of fire system will require the proper documentation from certified agency/personnel to conduct the required operation and remain compliant with mandates.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Alyssa Muto, City Manager

MEETING DATE: December 11, 2024

ORIGINATING DEPT: Public Works/Engineering Department – Mo Sammak, City

Engineer

SUBJECT: Amending the Professional Services Agreement with

Habitat Protection, Inc., for Dead Animal Disposal and

Pest-Rodent Control Services for Fiscal Year 2024/25

BACKGROUND:

The Public Works Department oversees the management of pest control, rodent management, and dead animal disposal services for City facilities and parks, including City Hall, La Colonia Community Center, Fletcher Cove Community Center, Fletcher Cove Park, and the Fire Station. These essential services are delivered by professional service providers selected through a competitive selection process. The current contract with Habitat Protection, Inc. (Habitat), the City's service provider, is set to remain in effect until June 2027 if all discretionary extensions are approved.

This item is before the City Council for consideration of Resolution 2024-118 (Attachment 1) to authorize the City Manager to execute an amendment to the Professional Services Agreement (PSA) with Habitat, the City's current service provider, for pest control, rodent management, and dead animal disposal services, to increase the budgeted annual contract amount by \$5,000 to cover costs associated with additional services such as emergency/on-call services.

DISCUSSION:

At the regular City Council meeting on July 13, 2022, the Council adopted Resolution 2022-075, authorizing the City Manager to execute a Professional Services Agreement with Habitat for pest control, rodent management, and dead animal disposal services at various City facilities and parks.

COUNCIL ACTION:	

The PSA is structured to provide as-needed services such as dead animal disposal services and rodent control services. The PSA also includes unanticipated components such as emergency/on-call services, and as-needed services like weekend services as detailed in the original PSA and scope of work that was executed on July 1, 2022 (Attachment 2). Because of the nature of these types of services, it is impossible to determine the exact contract amount for these unanticipated items. Staff proposes to budget an extra amount of \$5,000 in the contract to cover the cost of unanticipated emergency responses based on services required and rendered under this contract to date.

The need for unanticipated emergency responses has increased this year due to the removal of two large marine animals from the beach, necessitating additional funding to ensure the City can continue providing these essential services without interruption through June 2025. This amendment would be applicable to the remaining years on this contract, for which the last amendment would run through 2027, if the two remaining extensions were executed. City Staff recommends amending the Professional Services Agreement with Habitat Protection, Inc., for pest control, rodent management, and dead animal disposal services in an amount of \$5,000. The amendment would increase compensation by \$5,000 for FY 2024/25, bringing the contract amount to a not to exceed amount of \$14,960 for FY 2024/25 only.

CEQA COMPLIANCE STATEMENT:

All work covered by this agreement is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(b) of the State CEQA Guidelines.

FISCAL IMPACT:

This item is to authorize the City Manager to execute an amendment to the Professional Services Agreement with Habitat for pest control, rodent management, and dead animal disposal services, to increase the budgeted annual contract amount by \$5,000. There is sufficient budget available for these services in the Animal Control/Professional Services section of the Operating Budget.

The current PSA with Habitat is for a total not to exceed amount of \$9,960 per fiscal year. The amendment would increase compensation by \$5,000 for FY 2024/25, bringing the amount to a not to exceed amount of \$14,960 for FY 2024/25 only. For each subsequent year the not to exceed amount will be \$9,960. The additional cost will be covered by the existing professional services budget available.

WORK PLAN:

This item is not mentioned in the Work Plan.

OPTIONS:

- Adopt Staff recommendations.
- Reject Staff recommendation and provide direction.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2024-118:

1. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Habitat Protection, Inc., for pest control, rodent management, and dead animal disposal services during Fiscal Year 2024/25, increasing the contract by \$5,000 for a total not-to-exceed amount of \$14,960 for Fiscal Year 2024/25 only.

Alyssa Muto, City Manager

Attachments:

- 1. Resolution 2024-118
- 2. Professional Services Agreement with Habitat Protection, Inc.

RESOLUTION 2024-118

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HABITAT PROTECTION, INC., FOR PEST CONTROL, RODENT MANAGEMENT, AND DEAD ANIMAL DISPOSAL SERVICES

WHEREAS, the Public Works Department oversees the management of pest control, rodent management, and dead animal disposal services for City facilities and Parks, including City Hall, La Colonia Community Center, Fletcher Cove Community Center, Fletcher Cove Park, and the Fire Station. These essential services are delivered by professional service providers selected through a competitive selection process. The current contract with Habitat Protection, Inc. (Habitat), the City's service provider, is set to remain in effect until June 2027; and

WHEREAS, at the regular City Council meeting on July 13, 2022, the Council adopted Resolution 2022-075, authorizing the City Manager to execute a Professional Services Agreement with Habitat for pest control, rodent management, and dead animal disposal services at various City facilities and parks; and

WHEREAS, the work associated with Habitat Protection, Inc., is not considered a construction project as identified by the California Public Contract Code. As such, the City is able to choose the most suitable firm based on their qualifications. On April 2022, the City posted a Request for Proposals (RFP) on eBidboard (now known as BidNet Direct) for dead animal disposal and pest-rodent control services. The City received two proposals. Proposals were evaluated by in-house Staff based on qualifications, previous experience, ability to respond to emergency service calls, and compliance with City specifications. Staff determined that Habitat is the best fit for the City's needs; and

WHEREAS, the PSA is structured to provide as-needed services such as dead animal disposal services and rodent control services. The PSA also includes unanticipated components such as emergency/on-call services and as-needed services like weekend services. Because of the nature of these types of services, it is impossible to determine the exact contract amount for these unanticipated items; and

WHEREAS, the need for unanticipated emergency responses has increased this year, necessitating additional funding to ensure the City can continue providing these essential services without interruption; and

WHEREAS, City Staff recommends amending the Professional Services Agreement with Habitat Protection, Inc., for pest control, rodent management, and dead animal disposal services to increase the budgeted annual contract amount by \$5,000 for

FY 2024/25, bringing the contract amount to a not to exceed amount of \$14,960 for FY 2024/25 only; and

WHEREAS, there is sufficient budget available for these services in the Animal Control/Professional Services section of the Operating Budget.

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.

Councilmembers –

Councilmembers -

AYES:

NOES:

2. That the City Council authorizes the City Manager to execute an amendment to the Professional Services Agreement with Habitat Protection, Inc., for pest control, rodent management, and dead animal disposal services during Fiscal Year 2024/25, increasing the contract by \$5,000 for a total not-to-exceed amount of \$14,960 for Fiscal year 2024/25 only.

PASSED AND ADOPTED this 11th day of December 2024, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

ABSENT: Councilmembers –
ABSTAIN: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

City of Solana Beach

PROFESSIONAL SERVICES AGREEMENT

FOR DEAD ANIMAL DISPOSAL AND PEST-RODENT CONTROL SERVICES

This Professional Services Agreement ("AGREEMENT") is made and entered into this 1st day of July, 2022 by and between the CITY OF SOLANA BEACH, a municipal corporation ("CITY"), and, Habitat Protection, Inc., a California corporation, ("CONTRACTOR") (collectively "PARTIES").

WHEREAS, the CITY desires to employ a CONTRACTOR to furnish Dead Animal Disposal and Pest-Rodent Control Services ("PROFESSIONAL SERVICES") for City's facilities ("PROJECT"); and

WHEREAS, the CITY has determined that CONTRACTOR is qualified by experience and ability to perform the services desired by CITY, and CONTRACTOR is willing to perform such services; and

WHEREAS, CONTRACTOR will conduct all the work as described and detailed in this AGREEMENT to be provided to the CITY.

NOW, THEREFORE, the PARTIES hereto mutually covenant and agree with each other as follows:

1. PROFESSIONAL SERVICES.

- 1.1. Scope of Services. The CONTRACTOR shall perform the PROFESSIONAL SERVICES as set forth in the written Scope of Services, attached as Exhibit "A" Scope of Services and Fee, at the direction of the CITY. CITY shall provide CONTRACTOR access to appropriate staff and resources for the coordination and completion of the projects under this AGREEMENT. For all work to be performed on site in the City, the CITY and CONTRACTOR agree that the Scope of Services begins when the CONTRACTOR arrives on site and terminates when the CONTRACTOR leaves the site. Travel time to and from project site shall not be considered time on the job or compensated by the CITY.
- 1.2. Project Coordinator. The Public Works Manager is hereby designated as the Project Coordinator for CITY and will monitor the progress and execution of this AGREEMENT. CONTRACTOR shall assign a single Project Director to provide supervision and have overall responsibility for the progress and execution of this AGREEMENT for CONTRACTOR. Insert Title is hereby designated as the Project Director for CONTRACTOR.
- 1.3. City Modification of Scope of Services. CITY may order changes to the Scope of Services within the general scope of this AGREEMENT consisting of additions, deletions, or other revisions. If such changes cause a change in the CONTRACTOR's cost of, or time required for, completion of the Scope of Services, an equitable adjustment to CONTRACTOR's compensation and/or contract time shall be made, subject to the CITY'S approval. All such changes shall be authorized in writing, executed by CONTRACTOR and CITY.

2. DURATION OF AGREEMENT.

2.1. Term. The term of this AGREEMENT shall be for a period of one (1) year beginning from the date of execution of the AGREEMENT. Time is of the essence in the performance of work under this AGREEMENT, unless otherwise specified.

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- 2.2. Extensions.
 ☐ If marked, the CITY shall have the option to extend the AGREEMENT for four (4) additional one (1) year periods or parts thereof for an amount not to exceed nine thousand nine hundred sixty dollars (\$9,960) per AGREEMENT year. Extensions shall be in the sole discretion of the City Manager and shall be based upon CONTRACTOR's satisfactory past performance, CITY needs, and appropriation of funds by the City Council. The CITY shall give written notice to CONTRACTOR prior to exercising the option.
- 2.3. Delay. Any delay occasioned by causes beyond the control of CONTRACTOR may merit an extension of time for the completion of the Scope of Services. When such delay occurs, CONTRACTOR shall immediately notify the Project Coordinator in writing of the cause and the extent of the delay, whereupon the Project Coordinator shall ascertain the facts and the extent of the delay and grant an extension of time for the completion of the PROFESSIONAL SERVICES when justified by the circumstances.
- 2.4. City's Right to Terminate for Default. Should CONTRACTOR be in default of any covenant or condition hereof, CITY may immediately terminate this AGREEMENT for cause if CONTRACTOR fails to cure the default within ten (10) calendar days of receiving written notice of the default.
- 2.5. City's Right to Terminate without Cause. Without limiting its rights in the event of CONTRACTOR's default, CITY may terminate this AGREEMENT, without cause, by giving written notice to CONTRACTOR. Such termination shall be effective upon receipt of the written notice. CONTRACTOR shall be compensated for all effort and material expended on behalf of CITY under the terms of this AGREEMENT, up to the effective date of termination. All personal property remaining in CITY facilities or on CITY property thirty (30) days after the expiration or termination of this AGREEMENT shall be, at CITY's election, considered the property of CITY.

3. COMPENSATION.

- **3.1. Total Amount.** The total cost for all work described in the Scope of Services and Fee (Exhibit "A") shall not exceed nine thousand nine hundred sixty dollars (\$9,960) without prior written authorization from CITY. CONTRACTOR shall bill the CITY for work provided and shall present a written request for such payment monthly.
- **3.2.** Additional Services. CITY may, as the need arises or in the event of an emergency, request additional services of CONTRACTOR. Should such additional services be required, CITY and CONTRACTOR shall agree to the cost prior to commencement of these services.
- 3.3. Not a pledge of general funds. The city does not pledge any general funds for the payment of the services rendered. The City shall establish a separate fund to pay the fees and costs incurred that are reflected in the monthly general account invoice. The separate fund shall be funded by monies collected from the City's permit applicants or other persons requiring the City's services pursuant to the adopted USER FEE schedule which CONTRACTOR will provide according to the terms of this AGREEMENT.
- **3.4.** Costs. Any costs billed to the CITY shall be approved in writing in advance and in accordance with any terms negotiated and incorporated herein as part of Exhibit "A" Scope of Services and Fee.

4. INDEPENDENT CONTRACTOR.

- 4.1. CONTRACTOR is, for all purposes arising out of this AGREEMENT, an independent contractor. The CONTRACTOR has and shall retain the right to exercise full control and supervision of all persons assisting the CONTRACTOR in the performance of said services hereunder, the CITY only being concerned with the finished results of the work being performed. Neither CONTRACTOR nor CONTRACTOR's employees shall in any event be entitled to any benefits to which CITY employees are entitled, including, but not limited to, overtime, retirement benefits, workers' compensation benefits, injury leave or other leave benefits. CONTRACTOR is solely responsible for all such matters, as well as compliance with social security and income tax withholding and all other regulations and laws governing such matters.
- 4.2 PERS Eligibility Indemnification. In the event that CONTRACTOR's employee providing services under this AGREEMENT claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS of the CITY, CONTRACTOR shall indemnify, defend, and hold harmless CITY for the payment of any employer and employee contributions for PERS benefits on behalf of the employee as well as for payment of any penalties and interest on such contributions which would otherwise be the responsibility of the CITY. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, CONTRACTOR's employees providing service under this AGREEMENT shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation and benefit including but not limited to eligibility to enroll in PERS as an employee of CITY and entitlement to any contributions to be paid by CITY for employer contributions and/or employee contributions for PERS benefits.
- 4.3 Indemnification for Employee Payments. CONTRACTOR agrees to defend and indemnify the CITY for any obligation, claim, suit or demand for tax, retirement contribution including any contribution to the PERS, social security, salary or wages, overtime payment, or workers' compensation payment which the CITY may be required to make for work done under this AGREEMENT.
- 4.4 The provisions of this section 4 are continuing obligations that shall survive expiration or termination of this AGREEMENT.

5. STANDARD OF PERFORMANCE.

While performing the PROFESSIONAL SERVICES, CONTRACTOR shall exercise the reasonable professional care and skill customarily exercised by reputable members of CONTRACTOR's profession practicing in the metropolitan Southern California Area, and will use reasonable diligence and best judgment while exercising its professional skill and expertise.

6. WARRANTY OF CONTRACTOR'S LICENSE.

CONTRACTOR warrants that CONTRACTOR is properly licensed with the applicable government agency(ies) for any PROFESSIONAL SERVICES that require a license. If the CONTRACTOR lacks such license, this AGREEMENT is void and of no effect.

7. AUDIT OF RECORDS.

- 7.1. At any time during normal business hours and as often as may be deemed necessary the CONTRACTOR shall make available to a representative of CITY for examination all of its records with respect to all matters covered by this AGREEMENT and shall permit CITY to audit, examine and/or reproduce such records. CONTRACTOR shall retain such financial and program service records for at least four (4) years after termination or final payment under this AGREEMENT.
- **7.2.** The CONTRACTOR shall include the CITY's right under this section in any and all of their subcontracts, and shall ensure that these sections are binding upon all subcontractors.

8. CONFIDENTIALITY.

- 8.1. Confidential Work Product. All professional services performed by CONTRACTOR, including but not limited to all drafts, data, correspondence, proposals, reports, research and estimates compiled or composed by CONTRACTOR, pursuant to this AGREEMENT, are for the sole use of the CITY, its agents and employees. Neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. This provision does not apply to information that (a) was publicly known, or otherwise known to CONTRACTOR, at the time that it was disclosed to CONTRACTOR by the CITY, (b) subsequently becomes publicly known through no act or omission of CONTRACTOR or (c) otherwise becomes known to CONTRACTOR other than through disclosure by the CITY. Except for any subcontractors that may be allowed upon prior agreement, neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. The sole purpose of this section is to prevent disclosure of CITY's confidential and proprietary information by CONTRACTOR or subcontractors.
- 8.2. Confidentiality. Both parties recognize that their respective employees and agents, in the course of performance of this AGREEMENT, may be exposed to confidential information and that disclosure of such information could violate the rights of private individuals and entities, including the parties and third parties. Confidential information is nonpublic information that a reasonable person would believe to be confidential and includes, without limitation, personal identifying information (e.g., social security numbers) and trade secrets, each as defined by applicable state law, and all other information protected by applicable law ("Confidential Information"). The party receiving Confidential Information ("Receiving Party") of the other ("Disclosing Party") shall not, and shall cause its employees and agents who are authorized to receive Confidential Information, not to, use Confidential Information for any purpose except as necessary to implement, perform or enforce this AGREEMENT or comply with its legal obligations. Receiving Party will use the same reasonable efforts to protect the Confidential Information of Disclosing Party as it uses to protect its own proprietary information and data. The Receiving Party will not disclose or release Confidential Information to any third person without the prior written consent of the Disclosing Party, except for where required by law or for authorized employees or agents of the Receiving Party. Prior to disclosing the Confidential Information to its authorized employees or agents, Receiving Party shall inform them of the confidential nature of the Confidential Information and require them to abide by the terms of this AGREEMENT. Receiving Party will promptly notify Disclosing Party if Receiving Party discovers any improper use or disclosure of Confidential Information and will promptly commence all reasonable efforts to investigate and correct the causes of such improper use or disclosure. If Receiving Party believes the Confidential Information must be disclosed under applicable law, Receiving Party may do so provided that, to the extent permitted by law, the other party is given a reasonable notice and opportunity to contest such disclosure or obtain a protective order. Confidential Information does not include information that: (i) is or becomes known to the public without fault or breach of the Receiving Party; (ii) the Disclosing Party regularly discloses to third parties without restriction on disclosure; or (iii) the Receiving Party obtains from a third party without restriction on disclosure and without breach of a non-disclosure obligation. Confidential Information does not include any information that is required to be provided to the public pursuant to the laws of the United States and/or California such as the California Public Records Act, due to the nature of CITY being a local governmental agency. The non-disclosure and non-use obligations of this AGREEMENT will remain in full force with respect to each item of Confidential Information for a period of ten (10) years after the Receiving Party's receipt of that item.
- **8.3. Enforcement.** Each party acknowledges that any breach of any of the provisions of Section 8 of this AGREEMENT may result in irreparable injury to the other for which money damages would not adequately compensate. If there is a breach, then the injured party shall be entitled, in addition to all other rights and remedies which it may have, to have a decree of specific performance or an injunction issued by any competent court, requiring the breach to be cured or enjoining all persons involved from continuing the breach.

9. CONFLICTS OF INTEREST.

- 9.1. CONTRACTOR shall at all times comply with all federal, state and local conflict of interest laws, regulations, and policies applicable to public contracts and procurement practices, including but not limited to California Government Code Section 81000 et seq. (Political Reform Act) and Section 1090 et seq. CONTRACTOR shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the CITY in which the CONTRACTOR has a financial interest as defined in Government Code Section 87103. CONTRACTOR represents that it has no knowledge of any financial interests which would require it to disqualify itself from any matter on which it might perform services for the CITY.
- 9.2. If, in performing the PROFESSIONAL SERVICES set forth in this AGREEMENT, the CONTRACTOR makes, or participates in, a "governmental decision" as described in Title 2, Section 18700.3(a) of the California Code of Regulations, or performs the same or substantially all the same duties for the CITY that would otherwise be performed by a CITY employee holding a position specified in the department's conflict of interest code, the CONTRACTOR shall be subject to a conflict of interest code requiring the completion of one or more statements of economic interests disclosing the CONTRACTOR's relevant financial interests.
- 9.3. If checked, the CONTRACTOR shall comply with all of the reporting requirements of the Political Reform Act. Specifically, the CONTRACTOR shall file a Fair Political Practices Commission Form 700 (Assuming Office Statement) within thirty (30) calendar days of the CITY's determination that the CONTRACTOR is subject to a conflict of interest code. The CONTRACTOR shall also file a Form 700 (Annual Statement) on or before April 1 of each year of the AGREEMENT, disclosing any financial interests held during the previous calendar year for which the CONTRACTOR was subject to a conflict of interest code.
- **9.4.** CITY represents that pursuant to California Government Code Section 1090 *et seq.*, none of its elected officials, officers, or employees has an interest in this AGREEMENT.

10. DISPOSITION AND OWNERSHIP OF DOCUMENTS.

- 10.1. All documents, data, studies, drawings, maps, models, photographs and reports prepared by CONTRACTOR under this AGREEMENT, whether paper or electronic, shall become the property of CITY for use with respect to this PROJECT, and shall be turned over to the CITY upon completion of the PROJECT or any phase thereof, as contemplated by this AGREEMENT.
- 10.2. Contemporaneously with the transfer of documents, the CONTRACTOR hereby assigns to the CITY and CONTRACTOR thereby expressly waives and disclaims, any copyright in, and the right to reproduce, all written material, drawings, plans, specifications or other work prepared under this AGREEMENT, except upon the CITY's prior authorization regarding reproduction, which authorization shall not be unreasonably withheld. The CONTRACTOR shall, upon request of the CITY, execute any further document(s) necessary to further effectuate this waiver and disclaimer.

11. INSURANCE

11.1. CONTRACTOR shall procure and maintain for the duration of the AGREEMENT insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONTRACTOR, their agents, representatives, employees or subcontractors. Insurance shall be placed with insurers with a current A.M. Best's rating of no less than "A" and "VII" unless otherwise approved in writing by the CITY's Risk Manager.

- 11.2. CONTRACTOR's liabilities, including but not limited to CONTRACTOR's indemnity obligations, under this AGREEMENT, shall not be deemed limited in any way to the insurance coverage required herein. All policies of insurance required hereunder must provide that the CITY is entitled to thirty (30) days prior written notice of cancellation or non-renewal of the policy or policies, or ten (10) days prior written notice for cancellation due to non-payment of premium. Maintenance of specified insurance coverage is a material element of this AGREEMENT.
- **11.3.** Types and Amounts Required. CONTRACTOR shall maintain, at minimum, the following insurance coverage for the duration of this AGREEMENT:
 - 11.3.1. ⊠Commercial General Liability (CGL). If checked the CONTRACTOR shall maintain CGL Insurance written on an ISO Occurrence form or equivalent providing coverage at least as broad as CG 00 01 which shall cover liability arising from any and all personal injury or property damage, including ongoing and completed operations, in the amount no less than \$2,000,000.00 per occurrence and subject to an annual aggregate of \$4,000,000.00. If limits apply separately to this project (CG 25 03 or 25 04) the general aggregate limit shall not apply. There shall be no endorsement or modification of the CGL limiting the scope of coverage for either insured vs. insured claims or contractual liability. All defense costs shall be outside the limits of the policy. If the CONTRACTOR or subcontractor maintains higher limits than the limits shown above, the CITY shall be entitled to coverage for the higher limits maintained by the CONTRACTOR and their subcontractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY. Any excess or umbrella policies being used to meet the required limits of insurance will be evaluated separately and must meet the same qualifications as the CONTRACTOR's primary policy.
 - 11.3.2. Commercial Automobile Liability. If checked the CONTRACTOR shall maintain Commercial Automobile Liability Insurance for all of the CONTRACTOR's automobiles including owned, hired and non-owned automobiles, automobile insurance written on an ISO form CA 00 01 12 90 or a later version of this form or an equivalent form providing coverage at least as broad for bodily injury and property damage for a combined single limit no less than \$1,000,000.00 per occurrence. Insurance certificate shall reflect coverage for any automobile (any auto).
 - 11.3.3. Workers' Compensation. If checked the CONTRACTOR shall maintain Worker's Compensation insurance for all of the CONTRACTOR's employees who are subject to this AGREEMENT and to the extent required by applicable state or federal law, a Workers' Compensation policy providing at minimum \$1,000,000.00 employers' liability coverage. The CONTRACTOR shall provide an endorsement that the insurer waives the right of subrogation against the CITY and its respective elected officials, officers, employees, agents and representatives.
 - 11.3.4. Professional Liability. If checked the CONTRACTOR shall also maintain Professional Liability (errors and omissions) coverage with a limit no less than \$1,000,000 per claim and \$2,000,000 annual aggregate. The CONTRACTOR shall ensure both that (1) the policy retroactive date is on or before the date of commencement of the Scope of Services; and (2) the policy will be maintained in force for a period of three years after substantial completion of the Scope of Services or termination of this AGREEMENT whichever occurs last. The CONTRACTOR agrees that for the time period defined above, there will be no changes or endorsements to the policy that increase the CITY's exposure to loss. All defense costs shall be outside the limits of the policy. If CONTRACTOR maintains higher limits than the limits shown above, the CITY shall be entitled to coverage for the higher limits maintained by the CONTRACTOR. Any available proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.

- 11.4. Self-Insured Retentions. Any self-insured retentions are the responsibility of the CONTRACTOR and must be declared to and approved by the CITY. At the option of the CITY, either (1) the insurer shall reduce or eliminate such self-insured retentions as respects the CITY, its officers, officials, employees and volunteers, or (2) the CONTRACTOR shall provide a financial guarantee satisfactory to the CITY guaranteeing payment of losses and related investigations, claim administration, and defense expenses.
- 11.5. Additional Required Provisions. The commercial general liability, including any excess or umbrella policies being used to meet the required limits of insurance, and automobile liability policies shall contain, or be endorsed to contain, the following provisions:
 - 11.5.1. The CITY, its officers, officials, employees, and representatives shall be named as additional insureds with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. The CITY's additional insured status must be reflected on additional insured endorsement form (20 10 1185 or 20 10 1001 and 20 37 1001) which shall be submitted to the CITY.
 - 11.5.2. The policies are primary and non-contributory to any insurance that may be carried by the CITY, as reflected in an endorsement at least as broad as CG 20 01 04 13 which shall be submitted to the CITY. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, or representatives shall be excess of the CONTRACTOR's insurance and shall not contribute with it.
- 11.6. Verification of Coverage. CONTRACTOR shall furnish the CITY with original certificates and amendatory endorsements effecting coverage required by this Section 11, as well as a complete, certified copy of any general liability policy being used to meet the required limits of insurance, which shall include the declaration pages, a schedule of forms listing all policy endorsements, and all policy forms. The endorsements should be on forms approved by the CITY or on other than the CITY's forms provided those endorsements conform to CITY requirements. All certificates and endorsements are to be received and approved by the CITY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.
- **11.7. Special Risks or Circumstances.** CITY reserves the right to modify these requirements, including limits, based on the nature of risk, prior experience, insurer, coverage, or other special circumstances.

12. INDEMNIFICATION.

CONTRACTOR agrees to indemnify, defend (with counsel acceptable to CITY), and hold harmless the CITY, and its officers, officials, agents and employees from any and all claims, demands, costs or liabilities that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONTRACTOR, its employees, agents, and subcontractors in the performance of or failure to perform services or obligations under this AGREEMENT. CONTRACTOR's duty to indemnify under this section shall not include liability for damages for death or bodily injury to persons, injury to property, or other loss, damage or expense arising from the sole negligence or willful misconduct by the CITY or its elected officials, officers, agents, and employees. CONTRACTOR's indemnification obligations shall not be limited by the insurance provisions of this AGREEMENT. The PARTIES expressly agree that any payment, attorney's fees, costs or expense CITY incurs or makes to or on behalf of an injured employee under the CITY's self-administered workers' compensation is included as a loss, expense, or cost for the purposes of this section, and that this section will survive the expiration or early termination of this AGREEMENT.

13. SUBCONTRACTORS.

- **13.1.** The CONTRACTOR's hiring or retaining of third parties (i.e. subcontractors) to perform services related to the PROJECT is subject to prior written approval by the CITY.
- 13.2. All contracts entered into between the CONTRACTOR and its subcontractor shall also provide that each subcontractor shall obtain insurance policies which shall be kept in full force and effect during any and all work on this PROJECT and for the duration of this AGREEMENT. The CONTRACTOR shall require the subcontractor to obtain, all policies described in Section 11 in the amounts required by the CITY, which shall not be greater than the amounts required of the CONTRACTOR.
- 13.3. In any dispute between the CONTRACTOR and its subcontractor, the CITY shall not be made a party to any judicial or administrative proceeding to resolve the dispute. The CONTRACTOR agrees to defend and indemnify the CITY as described in Section 12 of this AGREEMENT should the CITY be made a party to any judicial or administrative proceeding to resolve any such dispute.

14. NON-DISCRIMINATION.

CONTRACTOR shall not discriminate against any employee or applicant for employment because of sex, race, color, age, religion, ancestry, national origin, military or veteran status, disability, medical condition, genetic information, gender expression, marital status, or sexual orientation. CONTRACTOR shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their sex, race, color, age, religion, ancestry, national origin, military or veteran status, disability, medical condition, genetic information, gender expression, marital status, or sexual orientation and shall make reasonable accommodation to qualified individuals with disabilities or medical conditions. Such action shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. CONTRACTOR agrees to post in conspicuous places available to employees and applicants for employment any notices provided by CITY setting forth the provisions of this non-discrimination clause.

15. NOTICES.

All communications to either party by the other party shall be delivered to the persons listed below. Any such written communications by mail shall be conclusively deemed to have been received by the addressee five (5) calendar days after the deposit thereof in the United States mail, postage prepaid and properly addressed as noted below.

MOHAMMAD SAMMAK, DIRECTOR OF ENGINEERING AND PUBLIC WORKS

City of Solana Beach 635 S. Highway 101 Solana Beach, CA 92075 Bart Van Diepen, Vice-President
Habitat Protection, Inc.
751 W. 4th Avenue
Escondido, CA 92025

16. ASSIGNABILITY.

This AGREEMENT and any portion thereof shall not be assigned or transferred, nor shall any of the CONTRACTOR's duties be delegated or sub-contracted, without the express written consent of the CITY.

17. RESPONSIBILITY FOR EQUIPMENT.

CITY shall not be responsible nor held liable for any damage to persons or property consequent upon the use, misuse, or failure of any equipment used by CONTRACTOR or any of CONTRACTOR's employees or subcontractors, even if such equipment has been furnished, rented, or loaned to CONTRACTOR by CITY. The acceptance or use of any such equipment by CONTRACTOR, CONTRACTOR's employees, or subcontractors shall be construed to mean that CONTRACTOR accepts full responsibility for and agrees to exonerate, defend, indemnify and hold harmless CITY from and against any and all claims for any damage whatsoever resulting from the use, misuse, or failure of such equipment.

18. CALIFORNIA LAW; VENUE.

This AGREEMENT shall be construed and interpreted according to the laws of the State of California. Any action brought to enforce or interpret any portion of this AGREEMENT shall be brought in the county of San Diego, California. CONTRACTOR hereby waives any and all rights it might have pursuant to California Code of Civil Procedure Section 394.

19. COMPLIANCE WITH LAWS.

The CONTRACTOR shall comply with all laws, ordinances, regulations, and policies of the federal, state, and local governments applicable to this AGREEMENT whether now in force or subsequently enacted. This includes maintaining a City of Solana Beach Business Certificate.

20. ENTIRE AGREEMENT.

This AGREEMENT sets forth the entire understanding of the PARTIES with respect to the subject matters herein. There are no other understandings, terms or other agreements expressed or implied, oral or written, except as set forth herein. No change, alteration, or modification of the terms or conditions of this AGREEMENT, and no verbal understanding of the PARTIES, their officers, agents, or employees shall be valid unless agreed to in writing by both PARTIES.

21. NO WAIVER.

No failure of either the City or the CONTRACTOR to insist upon the strict performance by the other of any covenant, term or condition of this AGREEMENT, nor any failure to exercise any right or remedy consequent upon a breach of any covenant, term, or condition of this AGREEMENT shall constitute a waiver of any such breach of such covenant, term or condition.

22. SEVERABILITY.

The unenforceability, invalidity, or illegality of any provision of this AGREEMENT shall not render any other provision unenforceable, invalid, or illegal.

23. DRAFTING AMBIGUITIES.

The PARTIES agree that they are aware that they have the right to be advised by counsel with respect to the negotiations, terms and conditions of this AGREEMENT, and the decision of whether or not to seek advice of counsel with respect to this AGREEMENT is a decision which is the sole responsibility of each Party. This AGREEMENT shall not be construed in favor of or against either Party by reason of the extent to which each Party participated in the drafting of the AGREEMENT.

24. CONFLICTS BETWEEN TERMS.

If an apparent conflict or inconsistency exists between the main body of this AGREEMENT and the Exhibits, the main body of this AGREEMENT shall control. If a conflict exists between an applicable federal, state, or local law, rule, regulation, order, or code and this AGREEMENT, the law, rule, regulation, order, or code shall control. Varying degrees of stringency among the main body of this AGREEMENT, the Exhibits, and laws, rules, regulations, orders, or codes are not deemed conflicts, and the most stringent requirement shall control. Each Party shall notify the other immediately upon the identification of any apparent conflict or inconsistency concerning this AGREEMENT.

25. EXHIBITS INCORPORATED.

All Exhibits referenced in this AGREEMENT are incorporated into the AGREEMENT by this reference.

26. SIGNING AUTHORITY.

- The representative for each Party signing on behalf of a corporation, partnership, joint venture, 26.1. association, or governmental entity hereby declares that authority has been obtained to sign on behalf of the corporation, partnership, joint venture, association, or entity and agrees to hold the other Party or PARTIES hereto harmless if it is later determined that such authority does not exist.
- 26.2. If checked, a proper notary acknowledgement of execution by CONTRACTOR must be attached.

By:

IN WITNESS WHEREOF, the PARTIES hereto have executed this AGREEMENT the day and year first hereinabove written.

CITY OF	SOLANA	BEACH,	a municipal
corporati	on		

Habitat Protection. Inc.. California corporation

By:

Manager, Gregory Wade

lepen business Administration

ignature

Clerk. Angela Ivey

APPROVED AS TO CONTENT:

ATTEST:

MOHAMMAD SAMMAK, DIRECTOR OF ENGINEERING AND PUBLIC WORKS

APPROVED AS TO FORM:

City Attorney Johanna N. Canlas

EXHIBIT A Scope of Services and Proposal (Return to City)

PEST CONTROL

Contractor shall maintain throughout the full term of the agreement, all professional certifications and licenses required in order to comply with all State and Federal laws in the performance of this contract. In addition, contractor shall maintain throughout the full term of the agreement, a City of Solana Beach Business Certificate.

The initial term of the contract will be for one (1) year. After the initial one (1) year period, the City may desire to exercise an option to renew the agreement for up to four additional one (1) year periods under the term and conditions of the agreement.

RODENT CONTROL

- Rodent bait feeding stations will be deployed throughout the outside of each complex. There shall be at least 1 station per building. All rodent-feeding stations will be "secured" in a manner acceptable in the pest control industry.
- A fresh supply of E.P.A. registered rodenticides will be maintained in the rodent feeding stations.
- All multiple catch traps will be placed according to the manufacture's recommendations.
- All devices will be serviced a minimum of 1 time per month.
- Each control device will be checked, emptied as needed, rewound and/or rebated during each service. Attached to each device will be a service date sticker which the technician will fill out at the time of each service.
 - In the event of activity in any of the devices, the technician will determine whether or not to supplement the existing controls with snap traps.
 - The technician will inspect the areas near the site of any rodent activity to determine any surrounding infestation and any possible ways of entry.

A. Indoor Trapping

As a general rule, rodent control inside buildings shall be accomplished with trapping devices only. All such devices shall be concealed out of the general view and in protected areas so as not to be affected by routine cleaning and other operations. Trapping devices shall be checked on a monthly basis or more often when activity is present. The Contractor shall be responsible for disposing of all trapped rodents and all rodents' carcasses in an appropriate manner.

B. Use of Rodenticides

All rodenticides, regardless of packaging, shall be placed in EPA-approved tamper-resistant bait boxes. As a general rule, rodenticide application outside buildings shall emphasize the direct treatment of present rodent activity. The use of monitoring blocks shall precede the use of rodenticides.

C. Use of Bait Boxes

- All bait boxes shall be maintained monthly and in accordance with EPA regulations, with an emphasis on the safety of non-target organisms. The Contractor shall adhere to the following five points:
 - a) All bait boxes shall be placed out of general view, in locations where they will not be disturbed by routine operations.
 - b) The lids of all bait boxes shall be securely locked or fastened shut.
 - c) All bait boxes shall be securely attached or anchored to the floor, ground, wall, or other immovable surface, so that the box cannot be picked up or moved.
 - d) Bait shall always be secured in the feeding chamber of the box and never placed in the runway or entryways of the box.
 - e) All bait boxes shall be labeled on the inside with the Contractor's business name and address and dated by the Contractor's technician at the time of installation and each servicing.

DEAD ANIMAL DISPOSAL SERVICES

Contractor shall provide the necessary qualified personnel to perform dead animal disposal services. Contractor shall provide all labor, materials, and equipment necessary for dead animal reporting, pick up, removal and disposal services as required by City of Solana Beach, which shall include but not limited to the following:

- 1. Calls for Service, Dispatching, and Record Keeping
 - a. Contractor shall maintain and provide a 24-hour, seven (7) day per week toll-

free telephone number to accept calls from the City.

- b. Contractor shall dispatch dead animal pick up requests on a seven (7) day per week basis, including holidays.
- c. Contractor shall maintain a log of each call received which at minimum must contain date, time, location, type of pick up, animal license number (if applicable), reporting party, confirmation that the reporting party was called back to confirm the animal was removed. The contractor shall submit these logs and reports to the City on a monthly basis.
- d. In case where the dead animal was licensed, the contractor will return the tag to the San Diego Humane Society Animal Shelter nearest to the City of Solana Beach within 48 hours.

2. Pick Up Service

- a. Contractor shall pick up and remove all dead animals and/or parts thereof from public streets, parks, right-of-way, and other public property. Animals shall include, but not limited to, all animals whether wild or tame, including but not limited to 1) All land mammals; 2) Aquatic Animals 3) All reptiles; and 4) All birds and fowl.
- b. Contractor shall remove dead animals that constitute a road hazard (road hazard shall be determined by the City) immediately upon notification by the City. "Immediately" shall mean removal within a three (3) hour period from notification of pick-up request from the City. Non-road hazard dead animals shall be picked up within twelve (12) hours of notification of pick-up request.

3. Removal, Transportation, Storage, and Disposal

- a. Contractor shall maintain, at contractors' own expense, sufficient personnel, vehicles, and equipment to provide dead animal pick up, removal, and disposal service to the City.
- b. Transportation: Contractor shall use vehicles that meet current industry standards to transport dead animals.
- c. Storage: Contractor shall provide interim storage of dead animals in conformance with all federal, state, local laws, and health and sanitation practices.
- d. Disposal: Contract shall dispose of all dead animals in conformity with applicable federal, state, and local laws. Disposal of dead animals is the total responsibility of the Contractor.

City of Solana Beach
Dead Marine Disposal and Pest/Rodent Control Services
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PREPARED FOR:

The City of Solana Beach Dead Marine Disposal and Pest/Rodent Control Services RFP

Due Date: May 26, 2022



By:

Habitat Protection, Inc. 751 W 4th Avenue Escondido, CA 92025 760-533-5792



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BACKGROUND

Company Description

Habitat Protection, Inc. was founded in April 1993 with a vision of providing the most effective pest and vegetation management services possible, while maintaining an earnest concern for our environment and safety. We are fully licensed and insured to meet all your deceased animal recovery and pest control needs. We can provide you with personalized service and prompt attention and can accommodate emergency services and service calls to fit your schedule. We at Habitat Protection are fully committed to providing our City customers with "green" sustainable pest and vegetation control services. Now more than ever, the City customer needs to be confident that the products and services they receive are environmentally sensitive. The transparency of our pest and vegetation management procedures ensures our techniques and services truly are eco-friendly. "Eco-friendly" is an active commitment to the environment and one that Habitat Protection, Inc. has made in the past and continues to make today and into the future. We call it pest control with "Habitat Environ-Mentality".

Service Description

Habitat Protection, Inc. is proposing to perform a maintenance service program every month at various City of Solana Beach locations as well as on-call dead animal recovery. For pest and rodent control, we propose a scheduled maintenance program in accordance with DoD 4150.7 pest control program and directive that applies to all federal facilities under the Department of Defense. Our monthly scheduled services will include inspection of the site for harborage areas, entry points and sanitation issues along with exterior treatments. We believe that a thorough inspection of the property as well as an effective treatment plan will reduce the number of insects for each location.

Habitat Protection offers a 30-day warranty which entails call backs in the 30 days following services. Medically important pests such as bed bugs, fleas, bees, and other biting/stinging pests are not included in this proposal but can be serviced at additional costs.

For dead animal pickups Habitat Protection uses an online computer software program to streamline our services. Detailed customer information is entered into the system at the time services begin. Service schedules, treatment plans, and other documentation is recorded and maintained on an up-to-the-minute basis. Our technicians access the software system using smartphones. They are in constant contact with our office crew who oversee the daily operations and schedules. The system includes a check-in and check-out feature for all jobs. Notations and treatments are recorded. Any issues or follow-ups are notated and dealt with on the same day. All documentation is stored on the system.

If requested by the City, the technician(s) will make contact with the City Lifeguard Division when first arriving to make sure technicians are up to date with project specifications and requirements. Upon arrival and clearance, technicians will four-wheel drive onto the beach towards the deceased animal. The technician will pull up to the deceased animal then bag it and put it on the truck for disposal. Large animals will require a lift to transport animal from the beach to the truck, then will be covered and transported to Sycamore Landfill for safe disposal. If the animal is large our four-wheel drive truck has a lift that is approved for up to 1,800 pounds. We are pleased to provide at additional cost post mortem transportation to the California Animal Health and Food Safety Laboratory (CAHFS) if further research is requested.

Our Office Administrator will communicate with the contact person to follow-up on the service to assure all needs were met. If there are any questions or concerns from the customer, the Office Administrator will discuss the items with the Technician and make contact with the customer in an effort to resolve any concerns.



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We will create an invoice from the information entered to the system and the invoice is emailed or sent US Mail determined by the customer's preference. Habitat Protection accepts credit cards with no service fees and also accepts bank checks.

Per the City's requirements, Habitat Protection will record provide the documentation and recordkeeping per the customer's requirements or contracted agreement. If required, logbooks and recordkeeping notebooks are kept at the customer's facility.

All company vehicles are insured and registered with the DMV. They are maintained in a clean manner and contain all safety equipment, necessary licenses, SDS Sheets and product warning labels. Vehicles are equipped with GPS monitoring systems.



Habitat Protection has gained a tremendous amount of experiences and confidence in the line of materials developed by EcoSMART. These materials are made from food grade materials, are either low or non-toxic and have proven to be effective weapons against target pests named in this proposal.

Some of these products, known as "Exempt", do not even have an EPA number, because they are not considered a true "pesticide". Because they work largely on nerve receptors that insects have and mammals do NOT, they have no effect on people or pets. These products are working well on many federal

facilities and schools across the nation now. Habitat Protection can provide these organic services and advanced approaches to these Solana Beach locations at additional costs than the prices provided in this proposal.

Value to the City of Solana Beach

Dealing with an experienced and professional vendor that currently performs service on multiple Cities and residential facilities locally will streamline response time and reduces security concern for the City of Solana Beach. Habitat Protection is dedicated to the development of effective pest management programs that support a healthy living and working environment.

Habitat Protection can bring additional services as well. Termite inspections and treatment, vegetation management, right of way weed control, disinfectant, and bed bug control are some examples of the added services we offer. Habitat Protection is uniquely qualified to bring multiple services to your sites, all through one supplier.

Along with these additional services, Habitat Protection is also able to bring security to your sites. Having one contractor on your sites lowers exposure and creates a safe and reliable working relationship. Habitat Protection acts as a second set of eyes while on the jobsite and our technicians are trained to immediately report any suspicious activity. Unsurpassed attention to detail makes Habitat Protection the highest quality contractor for San Diego. With all our available services and expertise, we are able to deliver premium pest control services.

Safety and Training

A key component to any service program is safety to the staff and customers of both the City of Solana Beach and Habitat Protection. We are proud to say we have not had an OSHA violation or reportable chemical spill in our 30-year history. We are serious about safety and our record proves it. Our managers and staff are fully trained in the operation of all equipment they use and in the proper application of all materials used.

Our safety program includes holding tailgate meetings at a minimum of once per month, distribution of monthly safety fliers, annual safety training and respirator safety training.



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Having the right tools to do the job is a major part of getting the job done right and done right the first time. Habitat Protection has always put training emphasis on our vehicles, tools, equipment, and technical staff so we are fully equipped to safely and efficiently perform whatever task we are faced with.

Compliance

Habitat Protections' policies and procedures are in compliance with all EPA, OSHA, federal, state and local regulatory guidance on pesticide storage, disposal, and applications. All services are conducted by licensed and trained technicians certified by the State of California. All pesticide applications will be recorded and reported in accordance with government directed procedures.

Expanded Service Description - Integrated Pest Management (IPM)

While there are different types of pests, the concepts of IPM remain the same. We manage the pest with the most effective yet safest environmental methods. Our strategy is this:

- ✓ Inspect all locations and facilities
- ✓ Record and define all pest activity
- ✓ Develop a plan/strategy for each pest
- ✓ Establish action thresholds
- ✓ Monitor populations of pests
- ✓ Control the pest
- ✓ Document the result
- ✓ Regularly evaluate and redesign the program as needed & requested

Conclusion

We hope the information presented above will provide sufficient detail on our capability to not only perform the tasks as presented in the scope of work, but also to recognize other potential areas where our pest management services will be in the best interest for the City. It is our dedication to detail that has provided our rise in the pest and vegetation control industry in the past 30 years.

We appreciate being invited to submit a proposal and feel that the diversity of our resume, complimented by our local presence, and backed by our commitment to developing a long-term partnership with the City of Solana Beach will provide a winning, productive, and cost-efficient program for not only the services under this proposal, but for future requirements identified.



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QUALIFICATIONS

Licenses and Certifications

Family Owned Business

 Operator License OPR9268 Associate Certified Entomologist A02295 Structural Pest Control Certificate 2775 · Department of Pest Regulation 31258 QAL- BCDEFK 104845 Small Business Certified 9818 Duns 782694624 CAGE Code 1PV57 CA Secretary of State C1921602 Tax ID 33-0660766 DIR 000031618

INSURANCE REQUIREMENTS

Habitat Protection currently holds the insurance coverage specified in Exhibit C- Sample Agreement, section 11. Insurance. Insurance coverage covers Commercial General Liability Coverage, Automobile Liability, and Workers' Compensation insurance. Proof of insurance can be provided to the City of Solana Beach at the time of the signed contract for services.



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PERSONNEL

Bart Van Diepen-Owner

Bart@HabitatProtection.net

Bart holds an Associate Certified Entomologist license, and a Qualified Applicator License under categories: B,C,D,E,F,and K. Bart has successfully ran this business for the past 35 years.

Malia Van Diepen- Business Administrator

Malia@HabitatProtection.net

Malia has been employed with Habitat Protection for under 3 years. She oversees all contracts and business daily operations.

Amy Chambers- Office Administrator

Office@HabitatProtection.net

Amy has been with the company for almost a year and is the main contact for customers. She oversees all scheduling and customer service.

Aaron Eakin- Field Representative, License FR 52823

Aaron has been employed with Habitat Protection for six years.

He has approximately 21 years of experience working as a licensed Field Representative and has experience in dead animal recovery.

Bill Maneval- Field Representative, License FR 43974

He has been employed with Habitat Protection for three years.

He has approximately 27 years of experience working as a licensed Field Representative and has experience in dead animal recovery.

Tony Perez-Operator, License OPR 12997

He has been employed with Habitat Protection for under one year.

He has approximately 30 years of experience working as a licensed Branch 2 Operator.

Warren Ristau- Field Representative, License FR 57337

He has been employed with Habitat Protection for under one year.

He has approximately 5 years of experience working as a licenses Field Representative and has experience in dead animal recovery.



City of Solana Beach Dead Marine Disposal and Pest/Rodent Control Services RFP Page **7** of **9**

EXPERIENCE

Company: City of Solana Beach	Phone: <u>(760)434-2943</u>								
Contact Person: Luis Carrillo	Email: lcarrillo@cosb.org								
Job/Project: <u>Dead Animal Removal and Pest and</u> Rodent Control Services at City Facilities	Date: 12/11/2017-6/30/2022								
Project Details: <u>Habitat Protection provides on call services for the City, on an as-needed basis, for dead animal pickup and safe disposal. We also service six locations on a monthly basis for pest control services and ten locations for as-needed rodent control.</u>									
Company: City of Carlsbad	Phone: <u>(760)434-2943</u>								
Contact Person: Cristina Rangel	Email: cristina.rangel@carlsbadca.gov								
Job/Project: On-Call Dead Animal Pick Up	Date: June 2020-Present								
Job/Project: Pest Control Services	Date: 01/08/2008- Present								
Project Details: <u>Habitat Protection provides on call services for the City on an as-needed basis for dead animal pickup and safe disposal.</u> Response time is within two hours for emergency calls or 24 hours pickup for non-emergency calls. We also service over 25 locations on a monthly basis using only organic products.									



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Company: City of Encinitas	Phone: <u>(760)633-276</u>							
Contact Person: <u>David Brown</u>	Email: <u>dbrown@encinitasca.gov</u>							
Job/Project: <u>Dead Marine Animal Removal & Disposal</u>								
Services as an As-Needed Basis	Date: <u>12/17/2020-Present</u>							
Project Details: <u>Habitat Protection provides dead marine animal removal and disposal for the City of Encinitas.</u> The contract is for three years on an as-needed basis. We have a certain amount of time to arrive to the deceased animal then we safely dispose of per State requirements.								
Company: City of San Diego	Phone: <u>(858)581-9976</u>							
Contact Person: Vincent Paniagua	Email: vpaniagua@sandiego.gov							
Job/Project: On-Call Bee Removal Services	Date: July 2016 to present							

Project Details: <u>Habitat Protection provides bee removal service on an as-needed basis.</u> Response time is within two hours for emergency calls or 24 hours for non-emergency calls.



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Should there be any questions regarding this proposal, please contact:

Malia Van Diepen, Business Administrator (760) 533-5792

We look forward to the opportunity to continue work and build a relationship with the City of Solana Beach.



Thank You for the Opportunity!



City of Solana Beach Request for Proposals – Pest Control Services at City Facilities Page 4

EXHIBIT B: PROPOSAL

NOW, in compliance with the Request for Proposals and specifications stipulated, the undersigned, with full cognizance thereof, hereby proposes to perform the entire work for the price set forth in this proposal.

Provide once per month exterior perimeter spraying for control of ants, roaches, spiders, silverfish, sow bugs, earwigs, crickets, flies, gnats, billbugs and springtails for the following City of Solana Beach facilities:

Locations for Pest Control	Monthly Fee 1 st year	2 nd Year	3 rd year	4 th year	5 th year
City Hall 635 South Highway 101	\$52.00	\$52.00	\$57.00	\$62.00	\$62.00
Fire Station 500 Lomas Santa Fe Dr.	\$38.00	\$38.00	\$42.00	\$46.00	\$46.00
La Colonia Community Center 715 Valley Ave.	\$35.00	\$35.00	\$39.00	\$43.00	\$43.00
Fletcher Cove Community Center 133 Pacific Ave.	\$35.00	\$35.00	\$39.00	\$43.00	\$43.00
Public Works Maintenance Facility 1764 Highland Dr.	\$35.00	\$35.00	\$39.00	\$43.00	\$43.00
Marine Safety Building 111 South Sierra Ave.	\$35.00	\$35.00	\$39.00	\$43.00	\$43.00

Rodent control shall be on an <u>AS-NEEDED BASIS</u> for all the below mentioned locations per the above specifications.

Locations for Rodent Control	Monthly Fee 1 st year	2 nd Year	3 rd year	4 th year	5 th year
City Hall 635 South Highway 101	\$29.00	\$29.00	\$32.00	\$35.00	\$35.00
Fire Station 500 Lomas Santa Fe Dr.	\$40.00	\$40.00	\$44.00	\$48.00	\$48.00
La Colonia Community Center 715 Valley Ave.	\$29.00	\$29.00	\$32.00	\$35.00	\$35.00
Fletcher Cove Community Center 133 Pacific Ave.	\$29.00	\$29.00	\$32.00	\$35.00	\$35.00
Public Works Maintenance Facility 1764 Highland Dr.	\$29.00	\$29.00	\$32.00	\$35.00	\$35.00
Marine Safety Building 111 South Sierra Ave.	\$29.00	\$29.00	\$32.00	\$35.00	\$35.00
Del Mar Shores Beach Access 180 Del Mar Shores Terrace	\$39.00	\$39.00	\$43.00	\$47.00	\$47.00
Seascape Sur Beach Access 501 South Sierra Ave.	\$39.00	\$39.00	\$43.00	\$47.00	\$47.00
Tide Park Beach Access 302 Solana Vista Dr.	\$59.00	\$59.00	\$65.00	\$71.00	\$71.00
Fletcher Cove Park 111 South Sierra Ave.	\$39.00	\$39.00	\$43.00	\$47.00	\$47.00

City of Solana Beach Request for Proposals – Pest Control Services at City Facilities Page 6

Dead Animal Disposal Services

Per Occurrence Fee	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year
Small Animal	\$145.00	\$145.00	\$160.00	\$176.00	\$176.00
Large Animal	\$300.00	\$300.00	\$330.00	\$363.00	\$363.00

^{**}Exclusion- Large animals will be picked up if they are under 350 pounds.

Signature	the Valland
Business Name/Ad	dress <u>Habitat Protection</u> , Inc.
	751 W 4th Avenue
	Escondido, CA 92025
Email Address	Malia@habitatprotection.net Phone (760)533-5792

^{*}The City reserves the right to enter into an agreement for any and all locations and to suspend service at any location during the term of the agreement.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Alyssa Muto, City Manager

MEETING DATE: December 11, 2024

ORIGINATING DEPT: Community Development Department – Joseph Lim,

Community Development Director

SUBJECT: Adopt (2nd Reading) Ordinance 534 - Zoning Ordinance

Amendments Consistent with the City's 6th Cycle Housing

Element Programs

BACKGROUND:

On November 20, 2024, the City Council introduced Ordinance 534. This item is before the City Council to consider adopting Ordinance 534 which would update the City's Zoning Code consistent with the Programs adopted in the City's 6th Cycle Certified Housing Element.

DISCUSSION:

The City of Solana Beach's (City) General Plan provides strategic planning for community sustainability and evaluates, defines, and sets goals for development preservation and rehabilitation of distinct neighborhoods and commercial areas. State Housing Element Law (Article 10.6 of the Government Code (Sections 65580-65590)) requires the City Council to adopt a Housing Element as part of the City's General Plan to accommodate the City's regional housing need allocation (RHNA). To comply with the State Housing Element Law, the City prepared the 6th Cycle Housing Element Update (Housing Element) that assesses the City's housing needs, inventories the resources and constraints relevant to meeting those needs, and provides a program of scheduled actions the City will take to implement the Housing Element's policies, goals, and objectives.

On April 7, 2023, the City received a letter from the California Housing and Community Development Department (HCD) providing its findings regarding the draft Housing

COUNCIL ACTION:	

Element as revised, which concluded that the Housing Element meets applicable statutory requirements and that the Housing Element will substantially comply with the State Housing Element Law when it is adopted, submitted to, and approved by HCD. On May 10, 2023, the City Council adopted the Housing Element, which consists of housing programs intended to encourage and foster various housing development types to meet the City's Regional Housing Need (RHNA). HCD found that the adopted Housing Element complied with state law requirements on June 8, 2023, thereby certifying the City's adopted Housing Element. The following summarizes the proposed ordinance changes and notes the specific Housing Element Programs that were certified by HCD and adopted by City Council and that give rise to the proposed changes.

SUMMARY OF PROPOSED CHANGES

HE Program 1H – Amend the Solana Beach Municipal Code to allow and permit manufactured housing in the same manner and in the same zone as conventional structures are permitted. The proposed changes update the definition and development regulations by which a manufactured home and mobile home may be permitted within the City's residential zone districts. The proposed changes further allow for a manufactured home to be used as either a primary unit and/or accessory dwelling unit consistent with State Law.

HE Program 1K – Amend Table 17.12.020-A of the Solana Beach Municipal Code regarding Transitional and Supportive Housing. The proposed change adds Supportive and Transitional Housing to the use matrix where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code 65651.

HE Program 1L – Amend the Solana Beach Municipal Code to define Employee Housing consistent with State Law. A definition has been drafted and the language is proposed to be added to the list of Residential Uses that is consistent with Section 17008 of the Health and Safety Code.

HE Program 3E – Amend Parking Requirement for Emergency Shelters. Assembly Bill 139 states that standards cannot require more parking for emergency shelters than other residential and commercial uses within the same zone. Section 17.60.180.B.5.b is proposed to be amended to clarify the vehicle parking requirements consistent with State Law.

HE Program 3F – Group Home Definition/Requirement within Municipal Code. This program committed to amending the Municipal Code to treat group homes of 6 or fewer people as a single-family residential use, and be subject to the same development standards, consistent with the City's current practice and State Law. The proposed changes to accomplish this objective is to add subsection "e" to Section 17.20.020.B.1 which would permit group residential facilities with 6 or fewer persons as a principally permitted use in the ER-1, ER-2, LR, LMR, and MR zones. The zones are intended for

residential development characterized by predominantly single-family homes. The use matrix (Table 17.20.020-A) would also be amended to reflect group residential facilities with 6 or fewer people as permitted.

HE Program 3G – Definition of Density – Currently the City defines density as the number of dwelling units per net acre, which excludes land area which will be required for public streets, easement or other areas to be dedicated or reserved for public use or open space. HCD required that the definition be amended to base the calculation on gross acreage instead of net acreage. Sections 17.08.030 Density definition, 17.20.010, and 17.20.030.B.1 through 3 would replace references of net acreage to gross acreage.

HE Program 3H – Development Standards Update – Building Height. HCD has required language be added to clarify building height within the General Commercial (C) and Special Commercial (SC) zones in order to assist with development flexibility and provide a greater range of development types. The SBMC already permits building heights of 35 feet within the C and SC zones. HCD requested that the development standards include 3 stories. Typically, 3 stories can fit within the prescribed 35 feet. In order to conform to HCD's request Table 17.24.030- D would add "3 stories" to the Maximum Building Height table for C zones and Section 17.28.030 would be amended to add "up to 3 stories" within the SC zone.

HE Program 3I – Objective Design Standards for Group Residential Facilities. The SBMC currently requires a conditional use permit for group residential facility of seven or more people. HCD has required that the City replace the requirement for a CUP with objective development standards that permit group residential facilities administratively and treat parking requirement similar to other residential uses of the same form. To accomplish this change, group residential facilities of 7 or more would be added to Table 17.12.020-A and would permit these uses based on objective development standards that are proposed as a new Section 17.60.200 Group Residential Facilities. Group Residential Facilities would be permitted in the MHR, HR, and C zone districts. As proposed the proposed objective development standards would include: 1) a minimum 300 foot separation requirement from other similar uses; 2) a maximum of one bed per 150 feet of sleeping area, not to exceed 20 beds; 3) minimum interior and exterior multipurpose areas for resident gathering areas; 4) requirement for a management plan for facility operation that includes on-site management, staff levels and qualifications, client services, behavior guidelines, facility maintenance, emergency plan, and security plan; and 5) a parking requirement consistent with State Law.

HE Program 4B – Emergency, Transitional and Supportive Housing and Lower Barrier Navigation Centers. This program is intended to add Low Barrier Navigation Center Development as a matter of right in appropriate zoning districts consistent with State Law. This type of use is similar to an emergency shelter in that it is used primarily as temporary housing with support services, therefore, to comply with State Law the Zoning Code would be updated by adding Low Barrier Navigation Center as a permitted use subject to the same objective standards as an Emergency Shelter. As drafted Table 17.12.020-A and Section 17.60.180 would be amended to include Low Barrier

Navigation Centers as permitted within the general commercial zone and conditionally permitted in the public/institutional zone.

HE Program 4C & 4F – Amend Reasonable Accommodation Criteria. HCD requested that certain existing evaluation criteria be removed from the SBMC to better accommodate approval of accessibility retrofit efforts by applicants and allow for reasonable accommodations for persons with physical and developmental disabilities. Section 17.66.050 regarding reasonable accommodation findings and decision have been revised to address HCD's concern by removing the following subjective criteria: 1) whether there are alternative reasonable accommodations available that would provide an equivalent level of benefit; and 2) whether the requested reasonable accommodation substantially affects the physical attributes of the property or has impact on surrounding properties that would fundamentally alter a city program or law.

The Housing Element contains 37 Programs. If adopted, this ordinance would represent completion and implementation of 11 of the Programs that the City Council committed to as part of the 6th Cycle Housing Element adoption. Other Housing Element Programs that have been completed and implemented to date include the following:

- HE Program 1B Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development
- HE Program 1C Create ADU Monitoring Program
- HE Program 1J Update ADU/JADU Ordinance to be consistent with State Law
- HE Program 10 Promote Affordable Housing Production on City-Owned Land
- HE Program 1P Promotion of ADU Development east of I-5
- HE Program 3A Compliance with SB 35 Provisions
- HE Program 3B Public Education
- HE Program 3C Water and Sewer Resources
- HE Program 5A Energy Conservation

CEQA COMPLIANCE STATEMENT:

The proposed City Council action is exempt under State CEQA Guidelines §15061(b)(3) common sense exemption, because the Project involves policies, programs, and actions to meet the City's RHNA allocation that would not cause a significant effect on the environment. Given their nature and scope as programmatic changes to facilitate housing production that is already permitted under the City's existing General Plan and zoning designations, the proposed Housing Element programs and policies would not result in physical environmental impacts. Additionally, the Housing Element Programs do not grant any development entitlements or authorize development beyond what is allowed under the City's current General Plan and Zoning Code (Municipal Code Title 17). It can be seen with certainty that there is no possibility that the adoption of this Zoning Code amendments that are required pursuant to the City's 6th Cycle Housing Element Programs would not have a significant effect on the environment; therefore, this ordinance is exempt from CEQA under the commonsense exemption.

FISCAL IMPACT:

There are no direct fiscal impacts related to this item.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance 534 (2nd Reading) amending various Zoning Code sections regarding housing development standards and housing types.

Alyssa Muto, City Manager

Attachment:

1. Ordinance 534

ORDINANCE 534

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADOPTING REVISIONS TO THE CITY'S ZONING ORDINANCE CONSISTENT WITH THE CITY'S 6TH CYCLE HOUSING ELEMENT PROGRAMS

WHEREAS, the City of Solana Beach's (City) General Plan provides strategic planning for community sustainability and evaluates, defines, and sets goals for development preservation and rehabilitation of distinct neighborhoods and commercial areas; and

WHEREAS, State Housing Element Law (Article 10.6 of the Government Code (Sections 65580-65590)) requires the City Council to adopt a Housing Element as part of the City's General Plan to accommodate the City's regional housing need allocation (RHNA); and

WHEREAS, to comply with the State Housing Element Law, the City prepared the 6th Cycle Housing Element Update (Housing Element) that assesses the City's housing needs, inventories the resources and constraints relevant to meeting those needs, and provides a program of scheduled actions the City will take to implement the Housing Element's policies, goals, and objectives; and

WHEREAS, on April 7, 2023, the City received a letter from HCD providing its findings regarding the draft Housing Element as revised, which concluded that the revised draft Housing Element meets applicable statutory requirements and that the Housing Element will substantially comply with the State Housing Element Law when it is adopted, submitted to, and approved by HCD; and

WHEREAS, on May 10, 2023, the City Council adopted the 6th Cycle Housing Element which included numerous housing policies and programs intended to encourage and foster various housing development types to meet the City's RHNA; and

WHEREAS, adoption of this Ordinance is exempt under State CEQA Guidelines §15061(b)(3) common sense exemption, because the Project involves policies, programs, and actions to meet the City's RHNA allocation that would not cause a significant effect on the environment. Given their nature and scope as programmatic changes to facilitate housing production that is already permitted under the City's existing General Plan and zoning designations, the proposed Housing Element programs and policies would not result in physical environmental impacts. Additionally, the Housing Element Programs do not grant any development entitlements or authorize development beyond what is allowed under the City's current General Plan and Zoning Code (Municipal Code Title 17). It can be seen with certainty that there is no possibility that the adoption of this Zoning Code amendments that are required pursuant to the City's 6th Cycle Housing Element Programs would not have a significant effect on the environment; therefore, this ordinance is exempt from CEQA under the commonsense exemption; and

WHEREAS, the City Council wishes to continue to support and encourage various types of housing development to meet the housing needs for all income levels of the community.

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. The City Council finds that the proposed amendments are consistent with Chapter 17.76 of the Solana Beach Municipal Code (Amendments) as it implements programs required by the City's General Plan Housing Element. The proposed amendment does not change the use or intensity of ay designations as it simply clarifies the procedures for review and administration of development applications to facilitate housing production and therefore further consistent with the City's Land Use Element. Therefore, it would not be detrimental to the public interest, health, safety, convenience, or welfare because it implements existing Housing Element policies to facilitate creation of housing determined to be necessary and beneficial to the community.

- <u>Section 3.</u> Section 17.12.010.D.1.i Mobile Homes and Manufactured Housing shall be amended (HE Program 1H) as follows:
- i. Mobile Homes and Manufactured Housing. A factory-built or manufactured home as permitted by the State of California Government Code Section 65852.3 and installed on a permanent foundation system.
- <u>Section 4.</u> Section 17.20.040.B Manufactured Housing and Mobile Homes shall be repealed and replaced (HE Program 1H) as follows:
- B. Manufactured Housing and Mobile Homes. One mobile home or manufactured house is permitted on a lot in the (ER-1), (ER-2), (LR), (LMR), (MR), (MHR), and (HR) zones subject to all regulations of this chapter and the following additional requirements:
 - 1. The structure has been certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) and has not been altered in violation of applicable codes.
 - 2. The structure is occupied as a single-family detached residential dwelling or detached accessory dwelling unit.
 - 3. The structure is attached to a permanent foundation system in compliance with the provisions of Section 18551 of the state of California Health and Safety Code.
 - 4. The structure is covered with an exterior material customarily used on conventional dwellings. The exterior material shall extend to the ground, except that when a skirt or solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
 - 5. The roof material shall consist of shingles or other material customarily used for conventional dwellings.
 - 6. Prior to installation of a mobile home on a permanent foundation system, the owner or a licensed contractor shall obtain a building permit from the department of community development. To obtain a permit, the owner or contractor shall comply with all requirements of Section 18551(a) of the Health and Safety Code.

<u>Section 5.</u> Section 17.12.010.D.1 Residential Uses shall be amended by adding subsection "s" defining Employee Housing (HE Program 1L) as follows:

- s. Employee Housing. Defined in Section 17008 of the Health and Safety Code, shall include any portion of any housing accommodation, or property upon which a housing accommodation is located, if all of the following factors exist:
 - i. The accommodation consists of any living quarters, dwelling, boardinghouse, tent, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation, maintained in one or more buildings or one or more sites, and the premises upon which they are situated or the area set aside and provided for parking of mobile homes or camping of five or more employees by the employer.
 - ii. The accommodations are maintained in connection with any work or place where work is being performed, whether or not rent is involved.
 - iii. Employee housing for six or fewer employees will be treated as a single-family structure and permitted in the same manner as other dwelling of the same type in the same zone.
 - iv. An employee housing accommodation consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

<u>Section 6</u>. Table 17.12.020-A Use Regulations Matrix regarding group residential facilities, transitional and supportive housing (HE Program 1K, 1L, 3F, 3I & 4B) shall be modified to revise the use matrix as follows:

Table 17.12.020-A

								<u> </u>			• •						
			ZONE														
	USE	ER-1	ER-2	LR	LMR	MR	MHR	HR	С	SC	LC	OP	PI	LI	Α	OSR	ROW
	1. R	ESIDE	ENTIAL	_ USI	ES												
9	Group Residential Facilities (6 or fewer people)	Р	Р	Р	Р	Р	E	E	Е	П	Е	Е	E	E	E	E	E
9.1	Group Residential Facilities (7+ people)	E	Е	Е	E	E	PL	PL	PL	Е	Е	Е	Е	E	E	E	E
9.2	Supportive Housing	E	E	E	Е	Р	Р	Р	Р	Р	Е	Е	Е	Е	E	E	E
9.3	Transitional Housing	Е	E	Е	E	Р	Р	Р	Р	Р	Е	E	E	E	Е	Е	E

			ZONE														
	USE	ER-1	ER-2	LR	LMR	MR	MHR	HR	С	SC	LC	OP	PI	LI	Α	OSR	ROW
9.4	Employee Housing	PL	PL	PL	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	PL	E	E
16.5	Emergency Shelter	Е	Е	E	Е	E	Е	E	PL	Е	E	E	С	E	E	Е	Е
16.6	Low Barrier Navigation Center	E	E	E	E	E	E	E	PL	Е	E	E	С	E	E	E	E

Section 7. Section 17.60.180.B.5.b shall be amended (HE Program 3E) to read to as follows:

b. Vehicle Parking. The number of off-street parking spaces shall be calculated based on the square footage of office space at the facility plus one parking space per 10 beds. Sufficient parking to accommodate all staff working in the emergency shelter shall be required, provided that the standards shall not require more parking than other residential or commercial uses within the same zone.

Section 8. Section 17.20.020.B.1 shall add subsection "e" (HE Program 3F) to read as follows:

e. Group residential facilities with 6 or fewer persons shall be a permitted as a principal use in the (ER-1), (ER-2), (LR), (LMR), and (MR) zones

Section 9. Section 17.08.030. Definitions (HE Program 3G) shall amend the definition of "DENSITY" to read as follows:

DENSITY: The number of dwelling units per gross acre (see also ACREAGE, GROSS).

<u>Section 10.</u> Section 17.20.010. Purpose and Intent (HE Program 3G) shall amended to read as follows:

17.20.010 Purpose and intent.

The residential zones are intended to implement the goals and objectives for single-family and multifamily residential development as established in the Solana Beach general plan. The individual zones which are required to implement the land use designations in the Solana Beach general plan are described as follows:

A. Estate Residential Zone (ER-1), (ER-2) – (zero to two dwelling units/ acre): These zones are intended for residential development in areas characterized by single-family homes on semirural estate lots of one-half acre or larger. The estate sized parcels help preserve the natural terrain and minimize grading requirements.

B. Low Residential Zone (LR) – (three dwelling units/ acre): This zone is intended for residential development in areas characterized by detached single-family homes on older

subdivided lots. Within the scaled residential overlay zone (SROZ), development in the LR zone shall also be subject to the SROZ superseding development regulations (SBMC 17.48.040).

- C. Low Medium Residential Zone (LMR) (four dwelling units/ acre): This zone is intended for residential development in areas characterized primarily by detached single-family homes on both older and newer subdivided lots. Within the SROZ, development in the LMR zone shall also be subject to the SROZ superseding development regulations (SBMC 17.48.040).
- D. Medium Residential Zone (MR) (five to seven dwelling units/ acre): This zone is intended to provide for residential development in areas characterized primarily by detached single-family dwellings on older subdivided lots and two-family and multiple-family dwellings within newer, large lot, planned developments. Within the SROZ, development in the MR zone shall also be subject to the SROZ superseding development regulations (SBMC 17.48.040).
- E. Medium High Residential Zone (MHR) (eight to 12 dwelling units/ acre): This zone is intended for a wide range of residential development types including detached single-family and attached duplex units at the low end of the density range and multiple-family attached units at the higher end of the density range.
- F. High Residential Zone (HR) (13 to 20 dwelling units/ acre): This zone is intended for multiple-family attached units such as apartments and condominium buildings. Such areas are located in close proximity to major community facilities, commercial centers and transportation routes. It is intended that development in this zone utilize innovative site planning and provide onsite recreational amenities.

<u>Section 11.</u> Section 17.20.030.B.1 through 3 Density Regulations (HE Program 3G) shall be amended to read as follows:

1. The maximum allowable densities for the (ER-1), (ER-2), (LR), (LMR), (MR), (MHR), and (HR) zones shall be as follows:

Table 17.20.030-B Maximum Dwelling Unit Density

Zone	As of Right ^a (base density)	With Development Review Permit		
ER-1	1 du/ acre ^b	N/A		
ER-2	2 du/ acre ^b	N/A		
LR	3 du/ acre ^b	N/A		
LMR	4 du/ acre ^b	N/A		
MR	5 du/ acre	7 du/ acre ^c		
MHR	8 du/ acre	12 du/ acre ^c		
HR	13 du/ acre	20 du/ acre ^c		

a. The permitted density in the situation where the minimum range cannot be met shall be the first whole number above the minimum of the range. In no instance, however, shall it exceed

the maximum number permitted by the general plan and these zoning regulations (See Council Policy #7).

- b. In the (ER-1), (ER-2), (LR), and (LMR) zones, no lot shall be occupied by more than one principal dwelling unit.
- c. Densities exceeding the base density in excess of those permitted by subsection (a) of this table are allowable, up to the maximum density specified; provided the development is approved pursuant to a development review permit. The maximum density shall not be construed to be a "guaranteed right" and shall be granted only upon demonstration that the proposed development incorporates exemplary site planning and design and complies with all applicable zoning regulations and general plan objectives. Whenever the proposed density for a site is greater than that permitted by subsection (a) of this table, the increased density shall be justified by consideration of such matters as: superior project design; public facility availability; availability of public transportation; proximity to public recreation; proximity to public facilities or community amenities provided by the developer of the site; whether the increased density will assist the city in meeting its regional housing obligations and local housing goals; whether the increased density will adversely affect the neighborhood; or whether the increased density will assist the city in meeting other general plan goals and objectives.
- 2. The maximum number of units per lot or site shall be equal to the product of the total area of the lot or site (expressed in acres) multiplied by the applicable density (Units = Lot Size in Acres x Dwelling Unit Density). A fractional density of 0.70 or more may be rounded up to the nearest whole number of dwelling units; provided the project incorporates superior design and site planning as set forth in subsection (B)(1) of this section. A fractional density of less than 0.70 shall be rounded down to the nearest whole number of dwelling units.
- 3. The area of the site shall consist of those portions of the site exclusive of public rights-of-way for streets, railroad rights-of-way, utility easements for high voltage electrical transmission lines and undevelopable slopes, bluffs and sensitive lands as set forth in subsection (B)(4) of this section.

<u>Section 12.</u> Table 17.24.030.D Maximum Building Height (HE Program 3H) for Zone (C) shall be amended to read as follows:

Table 17.24.030-D Maximum Building Height

Zone	Maximum Height
С	35 feet and up to 3 stories

<u>Section 13.</u> Section 17.28.030.D Maximum Building Height (HE Program 3H) shall be amended to read as follows:

D. Maximum Building Height. The maximum height of any building or structure within the (SC) zone shall be 35 feet and up to 3 stories. Pursuant to a development review permit, up to 15 percent of the roof plane may exceed a height of 35 feet to allow for architectural projections of exceptional quality and merit.

<u>Section 14.</u> Section 17.60.200 Group Residential Facilities (HE Program 3I) shall be added to read as follows:

17.60.200 Group Residential Facilities.

- A. Purpose and Intent. This section establishes standards for the development and operation of group residential facilities of 7 or more people. Group residential facilities of 7 or people shall be allowed as a permitted use without the need for a conditional use permit or other discretionary review and therefore are exempt from CEQA (California Environmental Quality Act).
- B. Group Residential Facility Regulations. Group Residential Facilities shall be subject to the following regulations:
 - 1. Eligible Locations. A new facility shall be a permitted use in the Medium-High Residential (MHR), High Residential (HR) and General Commercial (C) Zones.
 - 2. Separation Between Group Residential Facilities. A new group residential facility shall not be closer than 300 feet to another group residential facility as measured between property lines.
 - 3. Lighting. Adequate external lighting shall be provided for security purposes to ensure fully lit parking, gathering and waiting areas. Lighting shall be contained on site per SBMC 17.60.060, Exterior lighting regulations.
 - 4. Building Design Standards.
 - a. Number of Beds. A group residential facility shall contain a maximum of one bed per 150 square feet of sleeping area not to exceed 20 beds and shall serve no more than 20 persons.
 - b. Resident Gathering Areas. Group Residential Facilities shall have an interior multipurpose area separate from the sleeping area. The multipurpose area shall be provided with space equal to at least 10 square feet per bed, but not be less than 150 square feet. The exterior multipurpose area shall have a gathering area equal to at least 25 square feet per bed and shall be fenced, screened, and landscaped.
 - 5. Facility Operating Standards.
 - a. On-Site Management. The facility shall maintain a management plan. The management plan must document that management and staffing is sufficient for adequate control of the facility. The management plan shall include descriptions of:
 - i. On-site management.
 - ii. Staffing levels and qualifications.
 - iii. Client services offered and case management.

- iv. Behavior guidelines including no drug or alcohol use.
- v. Facility maintenance.
- vi. Emergency plan.
- vii. Security plan.
- b. Vehicle Parking. The number of off-street parking spaces shall be calculated based on the square footage of office space at the facility plus one parking space per 10 beds. Sufficient parking to accommodate all staff working in the emergency shelter shall be required, provided that the standards shall not require more parking than other commercial uses.
- <u>Section 15.</u> Section 17.60.180 Emergency Shelters and Low Barrier Navigation Centers (HE Program 4B) shall be amended to read as follows:
 - 17.60.180 Emergency Shelters and Low Barrier Navigation Centers.
- A. Purpose and Intent. This section establishes standards for the development and operation of emergency shelters and low barrier navigation centers in the general commercial zone. Emergency shelters and low barrier navigation centers shall be allowed as a permitted use without the need for a conditional use permit and are exempt from CEQA (California Environmental Quality Act).
- B. Emergency Shelter and Low Barrier Navigation Center Regulations. Emergency shelters and low barrier navigation centers shall be subject to the following regulations:
 - 1. Eligible Locations. A new facility shall be a permitted use in the general commercial (C) zone only, and may be located in the public/institutional zone with a director's use permit.
 - 2. Separation Between Emergency Shelters and Low Barrier Navigation Centers. A new facility shall not be closer than 300 feet to another emergency shelter or low barrier navigation center as measured between property lines.
 - 3. Lighting. Adequate external lighting shall be provided for security purposes to ensure fully lit parking, gathering and waiting areas. Lighting shall be contained on site per SBMC 17.60.060, Exterior lighting regulations.
 - 4. Building Design Standards.
 - a. Number of Beds. An emergency shelter or low barrier navigation center shall contain a maximum of one bed per 150 square feet of sleeping area not to exceed 20 beds and shall serve no more than 20 persons.
 - b. Client Waiting Areas. Facilities shall have an interior, enclosed client waiting and intake area large enough to accommodate the number of persons equal to 25 percent of the number of beds. The area shall be based on space

required for seated persons. Any exterior overflow waiting area shall be fenced, screened, gated, and covered and shall not obstruct sidewalks or driveways.

- c. Client Gathering Areas. Facilities shall have an interior multipurpose area separate from the sleeping area. The multipurpose area shall be provided with space equal to at least 10 square feet per bed, but not be less than 150 square feet. The exterior multipurpose area shall have a gathering area equal to at least 25 square feet per bed and shall be fenced, screened, and landscaped.
- 5. Facility Operating Standards.
- a. On-Site Management. The facility shall maintain a management plan. The management plan must document that management and staffing is sufficient for adequate control of the facility. The management plan shall include descriptions of:
 - i. On-site management.
 - ii. Staffing levels and qualifications.
 - iii. Client services offered and case management.
 - iv. Behavior guidelines including no drug or alcohol use.
 - v. Facility maintenance.
 - vi. Emergency plan.
 - vii. Security plan.
- b. Vehicle Parking. The number of off-street parking spaces shall be calculated based on the square footage of office space at the facility plus one parking space per 10 beds. The square footage of office space shall be used to determine the number of spaces per the standards specified in Chapter 17.52 SBMC (Parking and Loading Regulations).
- c. Length of Stay. Temporary shelter shall be available to residents for a maximum of six months.
- d. Hours of Operation. The facility shall only accept clients between the hours of 7:00 a.m. and 8:00 p.m.
- <u>Section 16.</u> Section 17.66.050 Reasonable accommodation findings and decision (HE Program 4C & 4F) shall be amended to read as follows:
 - 7.66.050 Reasonable accommodation findings and decision.
- A. The requested accommodation may be approved or granted with modifications if the following findings can be made:

- 1. The housing which is the subject of the request will be used by one or more individuals with a disability protected under the Acts;
- 2. The accommodation requested is necessary to provide one or more individuals with a disability an equal opportunity to use and enjoy a dwelling;
- 3. The requested reasonable accommodation will not impose an undue financial or administrative burden on the city; and
- 4. The requested reasonable accommodation will not require a fundamental alteration in the nature of a city program or law, including but not limited to the general plan, zoning ordinance, and building laws.
- B. The community development director may impose any conditions of approval needed to ensure that the project complies with the required findings in subsection A of this section. Conditions may include, but are not limited to, ensuring that any removable structures or physical design features that are constructed or installed in association with a reasonable accommodation are capable of being removed once those structures or physical design features are no longer necessary to provide access to the dwelling unit for the current occupants.
- C. If an application for reasonable accommodation is approved, the request shall be granted to an individual and shall not run with the land unless it is determined that: (1) the modification is physically integrated into the residential structure and cannot easily be removed or altered to comply with the code, or (2) the accommodation is to be used by another individual with a disability, and the finding in subsection (A)(1) of this section can be made.
- Section 17. The City Council finds that there is no possibility that the activity may have a significant effect on the environment and therefore, pursuant to Section 15061(b)(3) of the CEQA Guidelines, the Ordinance is exempt from the provisions of CEQA.
- Section 18. 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 special meeting of the City Council of the City of Solana Beach, California, on the 20th day of November, 2024; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, on the 11th day of December, 2024, by the following vote:

	AYES: NOES: ABSTAIN: ABSENT:	Councilmembers – Councilmembers – Councilmembers – 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: Alyssa Muto, City Manager

MEETING DATE: December 11, 2024

ORIGINATING DEPT: Community Development Department – Joseph Lim,

Community Development Director

SUBJECT: Adopt (2nd Reading) Ordinance 536 - Density Bonus

Ordinance Update Repealing and Replacing Section 17.20.050 of the Solana Beach Municipal Code and Adopting Government Code Sections 65915-65918 by

Reference

BACKGROUND:

On November 20, 2024 the City Council introduced Ordinance 536. The item is before the City Council to consider adopting Ordinance 536 which would repeal and replace Section 17.20.050 of the Solana Beach Municipal Code and adopting by reference California State Government Code Sections 65915-65918 which addresses State Density Bonus Law

DISCUSSION:

State Density Bonus Law (California Government Code Sections 65915–65918) The SDBL was adopted in 1976 to address California's affordable housing needs. The SDBL required local agencies to allow increased density, reduced development standards, and development incentives based on the number and type of affordable housing units proposed. Over time, the law has been expanded to include housing for households at a wider range of income levels and with specialized needs (e.g., seniors, students, foster youth, formerly homeless persons, or disabled veterans).

The SDBL applies to housing projects, including mixed-use developments, new subdivisions, or common-interest developments. Density bonuses and associated incentives and concessions are intended to offset the financial burden of constructing

COUNCIL ACTION:		

affordable units. Many development projects in infill areas, like the Solana Beach commercial corridor, utilize density bonus provisions to construct affordable units. The density bonus and associated concessions are based on the amount and type of affordable units provided and include the following:

- Density Bonus: An increase above the maximum allowed density permitted in the General Plan Land Use Element or Zoning Code. The amount of the bonus is set on a sliding scale based on the percentage of affordable units at each income level or the provision of specialized housing types, i.e., housing for seniors, regardless of affordability.
- Incentives/Concessions: Modifications to City regulatory or development standards that result in actual and identifiable cost reductions to provide for affordable housing costs or rents. The number of required incentives is based on the percentage of affordable units provided in the qualifying project up to a maximum of 4 incentives/concessions. For example, developers may ask for increased height above that allowed by the zoning regulations.
- Reductions/Waivers: Modification to City development standards that would physically prevent the construction of a housing development at the density permitted with a bonus and any concessions, except where the waiver would cause a public health or safety concern, harm historical property, or would be contrary to the law. There is no limit to the number of reductions/waivers that may be requested. For example, applicants may request decreased setbacks and/or increased floor area ratio and/or waiver of on-site open space requirements.
- Reduced Parking Ratios: Parking ratios are defined based on unit size. Maximum
 parking requirements for mixed-income projects are listed below, and parking limits
 may be lower for certain senior or affordable housing types:
 - o Zero to one bedroom: one onsite parking space per unit
 - o Two to three bedrooms: one and one-half onsite parking spaces per unit
 - o Four or more bedrooms: two and one-half parking spaces per unit.

To comply with the continuous changes in State Density Bonus law, Staff recommends the City's local ordinance referred to the existing State law in effect to ensure that the Solana Beach municipal regulations remain consistent with State law.

Existing Local Density Bonus Ordinance

Section 17.20.050 of the Solana Beach Municipal Code largely replicates and codifies the SDBL requirements. However, the City last updated its local ordinance in January 2009, with Ordinance No. 392. The SDBL has been updated by the Legislature several times since 2009. As it stands, Solana Beach's adopted ordinance does not comply with the current State Density Bonus Law; however, because the State law would pre-emp the local regulations when in conflict, the City would defer to any updated SDBL requirements as amended annually.

Specific examples of where the City's municipal code conflicts with SDBL, the City does not currently include student housing or housing for transitional foster youth, disabled veterans, or homeless persons as qualifying projects. It also does not allow for the larger

density bonus percentages enacted by the Legislature. In addition, cities and counties are required to grant up to five incentives or concessions for density bonus projects that include 100 percent of units to low- or very low-income households.

Assembly Bill (AB) 682, adopted in 2023, establishes "shared housing" as a new category of housing eligible for a density bonus and the other benefits of the Density Bonus Law. "Shared housing" is defined in the legislation as a residential or mixed use structure containing five or more private units that share common areas such as a kitchen or dining area. The separate units within the shared housing development are treated the same as traditional self-contained housing units for purposes of the density bonus law. The new legislation broadens the application of density bonus law to a wider range of housing options such as group homes.

AB 1551, also passed in 2023, readopts legislation that sunset at the end of 2021 requiring that cities and counties provide a "development bonus" to commercial developers who partner with affordable housing developers for the construction of affordable housing on the commercial project site, or offsite within the jurisdiction located near schools, employment, and a major transit stop. The commercial developer may participate through the donation of land or funds for affordable housing, or direct construction of the housing units. To be eligible for the development bonus, at least 30 percent of the housing units must be restricted to lower-income residents or 15 percent of the housing units must be restricted to very low-income residents. Unlike the primary Density Bonus Law, there is no fixed amount of increased density awarded to the developer. Instead, the development bonus can be any mutually agreeable incentive, including up to a 20 percent increase in development intensity, floor area ratio, or height limits; up to a 20 percent reduction in parking requirements; use of a limited use elevator; or an exception to a zoning ordinance or land use requirement.

The new regulations would adopt the SDBL by reference and identify when the regulations apply. The draft ordinance also contains requirements related to waivers and parking reductions, outlines application requirements, and specifies the approval process for projects. The proposed ordinance also acknowledges future State law amendments may occur. With the recommended change, in future years, as the legislature continues to amend and/or refine the SDBL, the Solana Beach Municipal Code would remain consistent with State law; zoning updates for density bonuses would not be necessary. In addition, by referencing State law, City Staff will find it easier to process applications and communicate relevant regulations to applicants, the public, and appointed/elected officials.

GENERAL PLAN CONFORMANCE:

Repealing and replacing the density bonus regulations to reference State law would be consistent with the General Plan, including the following policies:

- Housing Goal #1: A range of housing strategies to accommodate Solana Beach's share across all income levels.
 - Housing Policy 1.5: Encourage development of local housing opportunities to serve the needs of the local workforce and their families.
- Housing Goal #3: Reduce or eliminate constraints to the development, improvement, preservation, and maintenance of housing.
 - Housing Policy 3.3: Explore incentives, bonuses, and flexibility in standards and requirements that could benefit affordable housing development, such as flexible development standards, reduced permit fees, and streamlined permit processing.
- Housing Policy 4.2: Establish policies, programs and incentives to promote the development of housing for very low-, low-, and moderate-income persons, and especially those within Solana Beach's special needs populations.

FISCAL IMPACT:

There are no direct fiscal impacts related to this item.

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. Here, adoption of the Ordinance merely codifies existing requirements of state law, which apply to City regardless of conflicting local ordinance provisions. The Ordinance reflects administrative procedures for reviewing and acting on projects that include an application for a density bonus, but it does not increase or otherwise change any land use designations or permitted development intensity. Therefore, adoption of the Ordinance would not have physical effects triggering CEQA review. Because there is no possibility that the Ordinance may have a significant adverse effect on the environment, the action is exempt from CEQA.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance 536 (2nd Reading) repealing and replacing Section 17.20.050 of the Solana Beach Municipal Code.

Alyśsa Muto, City Manager

Attachment:

1. Ordinance 536

ORDINANCE 536

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, REPEALING SECTION 17.20.050 OF THE SOLANA BEACH MUNICIPAL CODE AND REPLACING WITH SECTION 17.20.050 REFERENCING STATE LAW TO COMPLY WITH THE STATE DENSITY BONUS LAW

WHEREAS, California's Density Bonus Law (Government Code Section 65915 et seq.) encourages developers to build affordable housing (e.g., very low-, low- and moderate-income units) by requiring cities to grant a density bonus, concessions, incentives, and waivers of developments standards for projects that commit certain percentages of their units to affordable housing; and

WHEREAS, California Government Code Section 65915(a) requires that local governments adopt an ordinance that specifies how compliance with State Density Bonus law will be implemented; and

WHEREAS, Section 17.20.050 of the Solana Beach Municipal Code contains regulations implementing the State Density Bonus Law; and

WHEREAS, Section 17.20.050 of the Solana Beach Municipal Code was last amended via Ordinance No. 392, adopted on January 14, 2009; and

WHEREAS, this ordinance ("Ordinance") repeals Solana Beach Municipal Code Section 17.20.050 and replaces the contents thereof to adopt the State Density Bonus Law by reference. As amended by this Ordinance, Section 17.20.050 will provide that density bonuses and other affordable housing incentives required by State law, Government Code Section 65915 et seq., will be available to applicants on the terms and conditions specified in State law; and

WHEREAS, on November 13, 2024, the City Council held a duly noticed public hearing to consider the proposed Ordinance related to density bonus, received the staff report and staff presentation, received comments from the public and interested parties and discussed the matter.

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. The City Council finds that adoption of this Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), 15061(b)(3) – Common Sense Exemption in that the proposed ordinance would only establish and clarify administrative processes and would not facilitate new construction or other groundbreaking activities. There is no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment. None of the circumstances described in CEQA Guidelines Section 15300.2 apply. No unusual circumstances are present. This determination reflects the City's independent judgment and analysis.

<u>Section 3</u>. The City Council finds that the proposed amendments are consistent with Chapter 17.76 of the Solana Beach Municipal Code (Amendments) as it implements programs

required by the City's General Plan Housing Element. The proposed amendment does not change the use or intensity of ay designations as it simply clarifies the procedures for review and administration of development applications to facilitate housing production and therefore further consistent with the City's Land Use Element. Therefore, it would not be detrimental to the public interest, health, safety, convenience, or welfare because it implements existing Housing Element policies to facilitate creation of housing determined to be necessary and beneficial to the community.

<u>Section 4.</u> The City Council has reviewed, considered, and evaluated all of the information prior to acting upon the Ordinance.

<u>Section 5.</u> The City of Solana Beach Municipal Code Section 17.20.050 shall be revised as follows:

17.20.050 Density Bonus.

A. Purpose and Intent. The purpose of this section is to implement the State Density Bonus Law (California Government Code Section 65915 et seq., as may be amended from time to time) and specify the regulatory framework for providing density bonuses and incentives, waivers, and reductions in development standards for qualifying residential housing developments that propose affordable housing as those costs are provided for in California Health and Safety Code Section 50052.5. The intent is to encourage and facilitate the development of affordable housing consistent with the State Density Bonus Law and to implement the goals, objectives, and policies of the City's General Plan, including the current Housing Element.

- B. Definitions. The definitions found in the State Density Bonus Law shall apply to the terms contained in this Chapter.
- C. Qualifying Developments. State Government Code Section 65915 provide a list of housing development types that are eligible for a density bonus and other regulatory incentives when the applicant seeks and agrees to provide dwelling units for very-low, low- or moderate income households, transitional foster youth, disable veterans, homeless persons, lower income students, senior housing and residential care facilities for the elderly in threshold amounts specified by State Density Bonus Law.

D. Application Procedure.

- 1. An application requesting a density bonus, concession or incentive, waiver or reduction of development standards, adjusted parking ratios, or any combination thereof, shall be filed with the City in writing, on a form approved by the Planning and Community Development Director (Director).
- 2. The application shall be submitted to the City concurrently with the filing of any other entitlements required for the proposed housing development and the required application fee(s) established by City Council Resolution to recover the City's administrative costs of processing the application.

- 3. The application shall contain information sufficient to allow the City to fully evaluate the request under the requirements of this Chapter and State Density Bonus Law, including, without limitation, the following minimum information:
 - a. Requested Density Bonus.
 - i. Summary table showing the maximum number of dwelling units permitted by the zoning and Del Mar Community Plan (excluding any density bonus units), number of proposed affordable units by income level, proposed bonus percentage, number of density bonus units proposed, total number of dwelling units proposed on the site, and resulting density in units per acre.
 - ii. A tentative map or preliminary site plan (drawn to scale) showing the number and location of all proposed units and designating the location of proposed affordable units and density bonus units.
 - iii. The zoning and General Plan designations and Assessor's Parcel Number(s) of the housing development site.
 - iv. A description of all dwelling units existing on the site in the five-year period preceding the date of submittal of the application and identification of any units rented in the five-year period and whether they were rented as affordable units.
 - a. If dwelling units on the site are currently rented, identify the income and household size of all residents of currently occupied units, if known.
 - b. If any dwelling units on the site were rented in the five-year period but are not currently rented, identify the income and household size of residents occupying the dwelling units when the site contained the maximum number of dwelling units, if known.
 - v. Description of any recorded covenant, ordinance, or law applicable to the site that restricted rents to levels affordable to very low-income or low-income households in the five-year period preceding the date of submittal of the application.
 - vi. Any other information the Director reasonably determines necessary to process and evaluate the application consistent with State Density Bonus Law.
 - b. Requested Concessions or Incentives. If concessions or incentives are requested pursuant to State Density Bonus Law, the application shall include the following minimum information for each concession or incentive requested, shown on a site plan (if appropriate):

- The applicable development standards of the base zone and overlay zones (base development standards) and the requested concession or regulatory incentive for each development standard where requested.
- Except where mixed-use zoning is proposed as a concession or incentive, reasonable documentation to show why any requested concession or incentive will reduce affordable housing costs or rents.
- iii. If approval of mixed-use zoning is proposed, reasonable documentation that nonresidential land uses will reduce the costs of the housing development, that the nonresidential land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing development will be located, and that mixed-use zoning will provide for affordable housing costs and rents.
- iv. If relief from a requirement for mixed-use zoning is proposed, reasonable documentation that residential use without a commercial component is compatible with the existing and planned development in the area where the proposed housing development will be located, and that not including a proposed commercial development will provide for affordable housing costs and rents.
- c. Requested Waivers or Reductions of Development Standards. If waivers or reductions of development standards are requested pursuant to State Density Bonus Law, the application shall include the following minimum information for each waiver requested, shown on a site plan (if appropriate):
 - The applicable development standards of the base zone and overlay zones (base development standards) and the requested waiver or reduction of standards for each base development standard where requested.
 - ii. Reasonable documentation that the development standards for which a waiver or reduction of a development standard is requested will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by California Government Code Section 65915.
- d. Requested Adjusted Parking Ratios. If adjusted parking ratios are requested pursuant to State Density Bonus Law, the application shall include a table showing parking proposed under State Density Bonus Law in compliance with Government Code Section 65915(p), and reasonable documentation that the project is eligible for the requested parking reduction.
- E. Density Bonus Calculation. Density bonus calculations shall be in conformance with Government Code Section 65915.

- 1. In determining the total number of units to be granted, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.
- 2. When calculating the number of affordable units needed for a given density bonus, any fractions of affordable dwelling units shall be rounded up to the next whole number.
- 3. Each housing development is entitled to only one density bonus for the life of that development. If a housing development qualifies for a density bonus under more than one category, the applicant shall identify the single category under which the density bonus is requested to be granted or whether the applicant proposes an additional bonus pursuant to the provisions of subdivision (v) of Government Code Section 65915 or any successor provision thereto.
- 4. The density bonus units shall not be included when determining the number of affordable units required to qualify a housing development for a density bonus pursuant to State Density Bonus Law.
- 5. The applicant may elect to accept a lesser percentage of density bonus than the housing development is entitled, or no density bonus, but no reduction will be permitted in the percentages of required affordable units contained in Government Code Section 65915, subdivisions (b), (c), and (f). Regardless of the number of affordable units, no housing development shall be entitled to a density bonus higher than what is authorized under State Density Bonus Law.
- F. Waivers, Incentives and Concessions.
- 1. Incentives and concessions are those defined by State Density Bonus Law. The number of incentives concessions that may be requested shall be based upon the number the applicant is entitled to pursuant to State Density Bonus Law.
- 2. The City shall approve proposed incentives and concessions unless it makes a written finding that any of the following apply:
 - a. The concession or incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs or for rents for the targeted units to be set as specified in the State Density Bonus Law.
 - b. The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.
 - c. The concession or incentive would be contrary to state or federal law.

- 3. Waivers are those defined by State Density Bonus Law. The proposal of a waiver or reduction in development standards shall not affect the number of incentives or concessions a project is eligible to receive under the State Density Bonus Law.
- 4. The City shall approve proposed waivers unless it makes a written finding that any of the following apply:
 - a. The application of development standards proposed to be waived or reduced would not have the effect of physically precluding the construction of a development meeting the criteria of State Density Bonus Law at the densities or with the concessions or incentives permitted under this section.
 - b. The waiver or reduction of development standards would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
 - c. The waiver or reduction of development standards would have an adverse impact on any real property that is listed in the California Register of Historical Resources.
 - d. The waiver or reduction of development standards would be contrary to state or federal law.

<u>Section 6.</u> This Ordinance shall be codified thirty (30) days following passage and adoption and become effective and enforceable immediately thereafter

Section 7. 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 special meeting of the City Council of the City of Solana Beach, California, on the 20th day of November, 2024; and

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THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, on the 11th day of December, 2024, by the following vote:

	AYES: NOES: ABSTAIN: ABSENT:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –			
			LESA HEEBNER, Mayor		
APPR	OVED AS TO	FORM:	ATTEST:		
JOHA	NNA N. CANL	AS, City Attorney	ANGELA IVEY, City Clerk		



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Alyssa Muto, City Manager

MEETING DATE: December 11, 2024

ORIGINATING DEPT: City Clerk's Department - Angela Ivey, City Clerk SUBJECT: Council Boards, Committees, & Commissions

Appointments

BACKGROUND:

City Council (Council) serves on a variety of outside Boards, Committees and Commissions. City Council Policy No. 2 (Attachment 1) establishes guidelines for the Council to appoint Councilmembers to share in the Council's representation on these outside agencies. The policy states that appointments will be made for two-year terms, unless otherwise stated by the Boards/Commissions/Committee, resulting in a biennial review to address expiring terms and changes in members due to an election/appointment. However, this policy does not prevent Council from making changes, by majority vote, when necessary,

This Staff Report is before Council to review expiring terms and vacancies and establish new two-year terms for all positions, whether they are reappointments or new appointments, among the Council's Regional Boards, Committees & Commissions and Council's Standing Committees.

Regional Committee Terms

Regional committee terms may be set pursuant to their respective bylaws. Council Policy No. 2 states that any change of an appointee at mid-term shall complete the existing two-year term for which they are appointed.

Appointment Review

Council historically reviews appointments annually and makes changes as needed and for the following events:

CITY COUNCIL ACTION:		

Events Triggering Appointment Review	Annually	Bi-annually
Elected Mayor: City Selection Committee appointment	х	
Agencies requiring annual confirmation of appointees (new, re-appointed, or no changes) i.e. SANDAG	х	
Reviewing any potential conflicts, changes in Councilmember schedules, or the desire to change current appointments.	х	
Term Expirations: Regional and Council Standing Committees (2 year terms)		х
General Election: Council reorganization of leaving and/or new members.		х

DISCUSSION:

Regional Committees (Attachment 2)

Attachment 2 contains the Council's Regional Agencies' Boards/Committees/Commissions, which are appointed by Council. With the exception of the County of San Diego's City Selection Committee appointments, all Regional Boards/Committees/Commissions have a two-year term. Appointments were last made to these groups in December 2022, following the 2022 general election, and then reviewed in December 2023 with no changes, due to vacancies and appointed Councilmembers. The Regional chart has been modified with each organization's updates following an annual verification process, which was completed prior to this report.

City Selection Committee

The Government Code Section 50270 designates the Mayors of all cities within the County of San Diego to serve on the County of San Diego's City Selection Committee (CSC). The purpose of the CSC is to appoint city representatives to regional boards, commissions, and agencies as required by law. The CSC generally meets once a year, and is responsible for the appointment of the city representatives to the San Diego Air Pollution Control District Governing Board) and also is responsible for the nomination, selection and appointment of city representatives to the San Diego Local Agency Formation Commission (LAFCO).

Stipend/Compensated Appointment Positions (identified on Attachment 2)

Certain agencies' bylaws provide for a stipend paid for each meeting's attendance. Appointments made by a governing body of elected or appointed members to serve as an officer of a board for additional pay requires disclosure when the nominated member participates in the vote for their own appointment. Subsequently, pursuant to Fair Political Practices Commission (FPPC) Regulation 18705.5, appointments providing

additional compensation or a stipend of \$250 or more, within a 12-month period, must be disclosed on the Form 806 (Agency Report of Public Official Appointments). The City complies with the requirements of the Form 806, which is monitored, updated, and posted by the City Clerk, including making updates promptly when triggered. This procedure allows the governing body to operate with the entire body present, rather than members recusing their participation for each individual appointment, which could risk the presence of a quorum needed to complete the appointment process.

Standing Committees (Attachment 3)

Council Standing Committee appointments are two-year expiring terms; thus, new appointments or re-appointments are required at this time. The current appointments were made or reviewed December 2023. Therefore, all appointments should be reviewed for reappointments or new appointees.

All appointments to these Boards/Commissions/Committees must be approved by a Council majority vote. It is recommended that appointments be made for each of the 2 different groups (Regional and Standing). However, procedures for making the appointments within these groups may be made all in one vote (unless recusals are enacted) or votes may be taken on each individual Board/Commission/Committee, as well as each individual appointment position. Either way the motion, motioners and votes should be clearly communicated for the record.

CEQA COMPLIANCE STATEMENT: N/A

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation and review current appointments.
- Review and make any changes to existing positions.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

- 1. Review the Regional Boards/Commissions/Committees to:
 - a. Determine the City Selection Committee 2025 alternate member.
 - b. Make new or re-appointments to all other agencies for new two-year terms.
- 2. Review Council <u>Standing</u> Committees and make appointments for new two-year terms.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recomme	endation.
Alyssa Muto, City Manager	

Attachments:

- 1.
- Council Policy No. 2 Council Regional (*external*) Committee Chart Council Standing (*internal*) Committee Chart 2.
- 3.

CITY OF SOLANA BEACH	Policy No. 2				
COUNCIL POLICY Date Issued: January 19, 1988 Revised: January 23, 2008 by Resolution 2008-22 GENERAL SUBJECT: Boards, Commissions & Committees					
SPECIFIC SUBJECT: Appointments of Councilmembers to Boards, Commissions and Committees					

PURPOSE

The purpose of this policy is to establish guidelines for appointment of Councilmembers to various Boards, Commissions and Committees.

- Council Regional Committees not established by this Council.
- Council Standing Committees established by the City Council.
- Council Ad Hoc Committees established by the City Council.

POLICY

- I. Regional Boards, Commissions or Committees (Outside Agencies)
 - 1. The City Council shall divide appointments of the various Boards, Commissions or Committees so that all Councilmembers share in the representation on outside agencies.
 - 2. The appointment shall be made by vote of at least three members of the City Council.
 - 3. Appointments shall be made only at regularly scheduled Council Meetings.
 - 4. Appointments shall generally be for a term of two years unless the regulations of the body to which the appointment is made requires a different term.
 - 5. Appointments will be reviewed bi-annually in even numbered years to address expiring terms. This cycle is tied into the November Election cycle in consideration of Council reorganization.
 - 6. When appointments are required at a different time than the even numbered year cycle, the appointments will follow the two year term, unless it is changed by Council reorganizations.
 - 7. These guidelines do not prevent Council from annual reviews and changes at any other time, as determined by Council.
- II. Council Standing Committees

(City sponsored committees that are ongoing and permanent in nature).

1. Council shall make appointments to Standing Committees sharing

- the responsibility among the members.
- 2. The appointment shall be made by vote of a majority of the City Council.
- 3. Council shall make appointments to Standing Committees for a two year term.
- 4. Appointments will be reviewed bi-annually in even numbered years to address expiring terms. This cycle is tied into the November Election cycle in consideration of Council reorganization.
- 5. When appointments are required at a different time than the even numbered year cycle, the appointments will follow the two year term, unless it is changed by Council reorganizations.
- 6. These guidelines do not prevent Council from annual reviews and changes at any other time, as determined by Council.

III. Council Ad Hoc Committees

(City sponsored committees that are temporary and are not intended to have a permanent existence).

- 1. Council shall make appointments to Ad Hoc Committees sharing the responsibility among the members.
- 2. The appointment shall be made by vote of a majority of the City Council.
- 3. The term of an appointment shall be for the duration of the Ad Hoc Committee, unless Council majority changes the appointment prior to the expiration of the committee.
- IV. A Councilmember may serve any number of terms.
- V. If a Councilmember chooses to relinquish an appointment during a term, the alternate shall serve as the regular appointee for the remainder of the term, unless a new appointment is made by the Council majority.
- VI. The City Clerk shall maintain a list of Boards, Commissions or Committees with the meeting time and locations. The City Clerk shall periodically advise the Council of vacancies on all Boards, Commission and Committees.

Solana Beach City Council Regional Boards/Committees/Commissions/JPAs (external agencies)

Listing only includes those positions required to be appointed by the Solana Beach City Council

			Listing only i	includes those positio	iis iequ	ired to be appointed b	y the Solaha beach C	only Council			
	Committee	Primary Member / Alternate	Appointed	Current Term (per Policy No. 2, unless otherwise required)	Agency Term	General <u>Regular</u> Meeting Schedule	Meeting Location unless otherwise noticed	Committee Contact	Mailing Address	Stipend	Agency Type
		Heebner	Jan 2023	Jan 2023 - Jan 2025	₽	2nd Mon of Oct.		Grace Andoh 619-531-4870 grace.andoh@sdcounty.ca.gov	County of San Diego		External
1	City Selection Committee	Edson (alternate)	Jan 2023	Jan 2023 - Jan 2025 Jan 2023 - Jan 2025	Annual	11:00am (or called as needed)		Teresa Zurita Teresa.Zurita@sdcounty.ca.gov	1600 Pacific Hwy, Room 402 San Diego, CA 92101	N/A	agency
	Clean Energy Alliance (CEA)	Becker	Jan 2023	Jan 2023 - Jan 2025		Last Thurs. month	San Marcos	Susan Caputo - Clerk Services	5857 Owens Ave, 3rd Floor		Joint
2	Joint Powers Authority (JPA)	Zito (alternate)	Jan 2023	Jan 2023 - Jan 2025		2:00pm	City Hall	Susan@Bayshorecgi.com Greg Wade - CEO	Carlsbad, CA 92008 (833) 232-3110		Partnership
	CSA 17	MacDonald	Jan 2023	Jan 2023 - Jan 2025		1st Tues · 4:00-6:00pm	Solana Beach	Nicole del Toro	5560 Overland Avenue, Suite 400 San Diego, CA 92123		External
3	County Service Area Form 700 original signature	Edson (alternate)	Jan 2023	Jan 2023 - Jan 2025		Quarterly (Feb, May, Aug, Nov)	City Hall	619-285-6476 Nicole.deltoro@sdcounty.ca.gov	619-455-1819 www.sdcountyfire.org www.sandiegocountyems.com	N/A	agency
4	Escondido Creek Watershed Alliance (ECWA)	Becker / Staff	Jan 2023 Jan 2023	Jan 2023 - Jan 2025		No Reg. Mtg. Schedule As Needed	Varies (provided on agenda)	Teresa Chase 760-632-4641	1966 Olivenhain Road Encinitas, CA 92024	N/A	External agency
	League Ca. Cities		Jan 2023		-	7.0.1.0000	Four Points	tchase@olivenhain.com	http://escondidocreek.org/		
5	Exec. Committee	MacDonald	Jan 2023	Jan 2023 - Jan 2025		2nd Mon	Sheraton Hotel	Catherine Hill 619-733-1751	P.O. Box 82081 San Diego, CA 92138	N/A	External
	(SD County division)	Becker (alternate)	Jan 2023	Jan 2023 - Jan 2025		11:30am-1:00pm	8110 Aero Dr. San Diego, CA	chill@cacities.org	www.californiacities.org		agency
6	League Ca. Cities	MacDonald	Jan 2023	Jan 2023 - Jan 2025		when Mtg called, usually 2nd Mon · Quarterly	Four Points Sheraton Hotel	Catherine Hill 619-733-1751	P.O. Box 82081 San Diego, CA 92138	N/A	External
0	Legislative Subcommittee not currently active	Becker (alternate)	Jan 2023	Jan 2023 - Jan 2025		10:30-11:30am	8110 Aero Dr. San Diego, CA	chill@cacities.org	www.californiacities.org	IN/A	agency
	League of Ca. Cities				a a	No Reg. Mtg. Schedule		Caroline Cirrincione 916-658-8250	1400 K Street Ste. 400 Sacramento, CA 95814		External
7	Coastal Cities Group	MacDonald	Jan 2023 Jan 2023	Jan 2023 - Jan 2025 Jan 2023 - Jan 2025	egins	As Needed	By conference call	ccirrincione@cacities.org	www.californiacities.org www.cacities.org/Member-Engagement/Coastal-Cities-	N/A	agency
		Becker (alternate)	Jan 2023	Jan 2023 - Jan 2023	s follov				Group-(CCG)		
	North County Dispatch (NCDJ)	MacDonald	Jan 2023	Jan 2023 - Jan 2025	ving e	4th Thur 10:00am	Encinitas City Hall	Gina Medina gmedina@ncdjpa.org	P.O. Box 1206	450	Joint
8	Joint Powers Autority (JPA) Form 700 online filing using their e-system	Becker (alternate)	Jan 2023	Jan 2023 - Jan 2025	ach e	Quarterly (Feb, May, Aug, Nov/Dec)	505 S Vulcan Ave, Encinitas, CA 92024	Christopher Herren cherren@ncdjpa.org Sonia Jackson sjackson@ncdjpa.org	Rancho Santa Fe, CA 92067-1206 www.ncdjpa.org	\$50	Partnership
					2-			Suheil Rodriguez, Clerk of Brd &			
9	North County Transit District	Edson	Jan 2023	Jan 2023 - Jan 2025	Year	3rd Thurs · 2:00pm Dark in August	810 Mission Ave. Oceanside CA 92054	Mgr of Administration 760-966-6696	810 Mission Ave. Oceanside, CA 92054	\$150 / Mtg not to exceed	External agency
	Form 700 <u>online</u> filing using their e-system	MacDonald (alternate)	Jan 2023	Jan 2023 - Jan 2025	Term le, repl	Dark III August	Oceanside CA 92054	clerk@nctd.org	www.gonctd.com	\$750 / month	agency
	Regional Solid Waste Assoc RSWA	Zito	Jan 2023	Jan 2023 - Jan 2025	ls lacem	1st Thursday 9:00am-10:30am	Fletcher Cove	James H. Eggart 714-415-1062 jeggart@wss-law.com	James H. Eggart, General Manager c/o Woodruff, Spradlin & Smart	\$150 up to a	Joint
10	Joint Powers Authority (JPA) Form 700 online filing using their e-system	MacDonald (alternate)	Jan 2023	Jan 2023 - Jan 2025	ents fo	Quarterly (Jan, April, July, Oct)	Community Center	Susan M. Morilla 714-415-1020 smorilla@wss-law.com	555 Anton Boulevard, Ste. 1200 Costa Mesa, CA 92626 RSWA.org	max of 3 mgs per month	Partnership
	SANDAG	Heebner	Jan 2023	Jan 2023 - Jan 2025	low ex		401 B Street, Suite 800	Clerk of the Board	401 B St. Ste. 800	\$150	
11	Board of Directors	Zito (1st alternate)	Jan 2023	Jan 2023 - Jan 2025	isting	2nd Fri 10:00am-12:00pm 4th Fri 9:00am-12:00pm	(7th floor Brd Rm)	clerkoftheboard@sandag.org 619-977-9294	San Diego, CA 92101	Business \$100	External agency
	Form 700 online filing	Edson (2nd alternate)	Jan 2023	Jan 2023 - Jan 2025	j term)		San Diego, CA 92101	401 B Street, Suite 800, San Diego, CA 92101	www.sandag.org	Policy	
40	SANDAG	Becker	Jan 2023	Jan 2023 - Jan 2025		1st Thurs · 11:30am	401 B Street, Suite 800	Courney Becker	401 B St. Ste. 800		External
12	Shoreline Preservation Working Group	Zito (alternate)	Jan 2023	Jan 2023 - Jan 2025		Quarterly (Mar, June, Sept, Dec)	(7th floor Brd Rm) San Diego, CA 92101	Courtney.Becker@sandag.org 619-699-6942	San Diego, CA 92101 www.sandag.org	N/A	agency
	San Dieguito River Park	MacDonald	Jan 2023	Jan 2023 - Jan 2025		Ord Friday	County of San Diego	Dewanda Vandermost	18372 Sycamore Creek Rd.		l=in+
13	Joint Powers Authority (JPA) aka San Dieguito River Park	Becker (alternate)	Jan 2023	Jan 2023 - Jan 2025	-	3rd Friday 11:00am-12:30pm	1600 Pacific Hwy Rm 302/303 San Diego, CA 92101	858-674-2270 x10 dewanda@sdrp.org	Escondido, CA 92025 www.sdrp.org	N/A	Joint Partnership
	Form 700 <u>original</u> hard copy signature				-		can blogs, s/152161				
	San Elijo JPA (SEJPA)	Zito	Jan 2023	Jan 2023 - Jan 2025	-		2695 Manchester Ave.	Mike Thornton	P.O. Box 1077		laist
14	Joint Powers Authority (JPA) Form 700 online	Becker City Manager (alternate)	Jan 2023 Jan 2023	Jan 2023 - Jan 2025 By Laws	-	3rd Tuesday ⋅ 8:30am	Cardiff by the Sea / 760-753-6203 Encinitas thornton@sejpa.org		Cardiff by the Sea, CA 92007 www.sejpa.org	\$160	Joint Partnership
	https://www.southtechhosting.com/SanDiegoCounty/eDisclosure	Ony Manager (alternate)	Jan 2023	Dy Laws				v			
	22nd Diotriot Agricultural Acceptation					2nd Tues · 10:30pm Unless otherwise scheduled.	Del Mar Fairgrounds	Carlene Moore	22nd Agricultural Association District		
15	22nd District Agricultural Association <u>Community Relations</u>	Edson	Jan 2023 Jan 2023	Jan 2023 - Jan 2025 Jan 2023 - Jan 2025		Held on the same day as the 22nd DAA Brd Mtg. If no 22nd	Admin. Conf. Rm (2nd floor) Jimmy Durante Blvd.	858-792-4490	2260 Jimmy Durante Blvd. Del Mar, CA 92014	N/A	External agency
	Sommanity Rolations	Heebner	0011 2023	Jan 2020 - Jan 2020		DAA mtg, then no CRC meeting	Del Mar, CA	cmoore@sdfair.com	www.delmarfairgrounds.com		

COMMITTEES - 2 year terms / On-Going Committees (Brown Act Compliant)

SUBJECT TO the "Brown Act "

			<u> </u>	<u> </u>				the "Brown Act '
	Standing Committee	Primary Members	Appointed Date	Mtg Date/Time	Location	Contact	Established Date	
1	Business Liaison The purpose of the Business Liaison Committee is to coordinate and communicate with the Chamber of Commerce, Cedros Merchants Associations, and Village walk (Highway 101) Association on City/Business issues.	Zito Edson	Jan 2023 - 2025 Jan 2023 - 2025	Regular Schedule Quarterly 3rd Mon 5:00pm (Jan, Apr, July, Oct)	Solana Beach City Hall	City Mgr	Reso 2005-146 10-26-2005	ρ̈́
2	Fire Department Management Governance & Organizational Evaluation This committee explores and evaluates potential fire department governance and organizational structural opportunities, possibly with other participating entities involved in the Agreement for Cooperative (Fire) Management Services.	Edson MacDonald	Jan 2023 - 2025 Jan 2023 - 2025	As Needed	Encinitas or TBD	City Mgr	Reso 2017-012 1-25-17	o the regular meetin or to meeting)
3	Highway 101/Cedros Avenue Development Committee This committee shall coordinate and communicate with the Highway 101 Village Walk Association regarding funding mechanisms to revitalize the Highway 101 corridor, address landscape issues in these areas, and review general business development.	Heebner Edson	Jan 2023 - 2025 Jan 2023 - 2025	As Needed	Solana Beach City Hall	City Mgr	Reso 2007-059 05-23-2007	ct" g schedule. be posted 72 hrs prior to cial meetings (24 hrs. prior to the Public
4	Parks and Recreation This committee acts as a liaison to the Parks & Recreation Citizen Commission to discuss issues that will come before Council, consider work plan task, consideration of impact fees, long and short term objectives, and use of the Parks and Recreation reserve account.	Zito Edson	Jan 2023 - 2025 Jan 2023 - 2025	As Needed	Solana Beach City Hall	City Mgr	Reso 2011-023 02-09-2011	he "Brown A h a <i>regular</i> mt agendas must oticing for spec Aftgs are Open
5	Public Arts This committee acts as a liaison to the Public Arts Citizen Commission to consider work plan tasks associated with public arts such as the Public Art Master Plan, Temporary Art Installations, Art Gallery, and other public arts projects that will come before Council.	Edson Heebner	Jan 2023 - 2025 Jan 2023 - 2025	As Needed	Solana Beach City Hall	City Mgr	Reso 2005-146 10-26-2005	SUBJECT TO to the required to established, formally adopted, shall meet required not shall meet required not standing Committee Notes.
6	School Relations This committee shall handle relations with San Dieguito Union High School District, Solana Beach School District and Solana Beach and private schools located within the Solana Beach boundaries.	Becker MacDonald	Jan 2023 - 2025 Jan 2023 - 2025	Regular Schedule Quarterly 1st Thurs 7:30 am (Mar, June, Sept, Dec)	Solana Beach City Hall	City Mgr	Reso 2007-011 01-10-2007	* Nc schedule is establish se, non-regular mtgs * All S
7	Solana Beach - Del Mar Relations To discuss and address items of mutual interest of each City.	Heebner Edson	Jan 2023 - 2025 Jan 2023 - 2025	As Needed	TBD	City Mgr	Reso 2017-148 9-27-2017	lf a regular mtg sc * Otherwise
	Citizen Commission(s) Councilmember(s) Appointed To/Serving On Citizen Commissions	Members	Appointed Date	Mtg Date/Time	Location	Contact	Established Date	* *
1	Climate Action Commission This committee shall assist in developing a Climate Action Plan, including updating the City's Greenhouse Emissions Inventory, setting reduction targets, implementing mitigation measures and performing periodic monitoring, verification and evaluations.	Zito (primary) Becker (alternate)	Jan 2023 - 2025 Jan 2023 - 2025	Regular Schedule Monthly 3rd Wed. 5:30pm	Solana Beach City Hall	City Mgr	Reso 2015-127 11-04-2015	



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Alyssa Muto, City Manager

MEETING DATE: December 11, 2024

ORIGINATING DEPT: Community Development Department

SUBJECT: Public Hearing: Request for a DRP to Develop 8 Vacant Lots at 401-450 Bell Ranch Road. (Applicant: Shea Homes

Lots at 401-450 Bell Ranch Road. (Applicant: Shea Homes Limited Partnership, Applications: DRP24-002 to 009; APNs: 298-121-69 to 298-121-76; Resolution Nos. 2024)

BACKGROUND:

The Applicant, Shea Homes Limited Partnership, is requesting City Council approval of eight Development Review Permits (DRP) to construct new single-story, single-family residences with attached garages and perform associated site improvements on each vacant lot of the Drift Subdivision (previously known as the Ocean Ranch Subdivision). Lots 1,3,6, and 8 would also have a one-bedroom Accessory Dwelling Units (ADU) which are not subject to discretionary review. The subdivision is located on the east side of Nardo Avenue on either side of Bell Ranch Road, a public road which was created with the Subdivision. Each lot is located within the boundaries of the Low Residential (LR) Zone and Scaled Residential Overlay Zone (SROZ). The development specifics of each lot would be as follows:

401 Bell Ranch Road (Lot 1): A 4,061 square foot (SF) residence with an attached 746 SF garage and an attached 528 SF ADU. The residence would be 15.93 feet in height or 212.93 feet above mean sea level (MSL) and the project would require 335 cubic yards (CY) of grading.

409 Bell Ranch Road (Lot 2): A 4,151 SF residence with an attached 656 SF garage. The residence would be 15.94 feet in height or 211.94 feet above MSL. The project would require 350 CY of grading.

417 Bell Ranch Road (Lot 3): A 4,034 SF residence with an attached 739 SF garage and an attached 528 SF ADU. The residence would be 15.93 feet in height and 210.43 feet above MSL. The project would require 335 CY of grading.

CITY COUNCIL ACTION:		

425 Bell Ranch Road (Lot 4): A 4,151 SF residence with an attached 656 SF garage. The residence would be 15.95 feet in height or 207.94 feet above MSL. The project would require 365 CY of grading.

433 Bell Ranch Road (Lot 5): A 4,123 SF residence with an attached 678 SF garage. The residence would be 16.00 feet in height or 205.50 above MSL. The project would require 400 CY of grading.

441 Bell Ranch Road (Lot 6): A residence of 3,300 SF with an attached garage of 660 SF. The project would have a detached ADU of 584 SF. The height of the residence would be 16.00 feet or 202.57 feet above MSL. The project would require 365 CY of grading.

450 Bell Ranch Road (Lot 7): A residence of 4,232 SF and an attached garage of 820 SF. The height of the residence would be 15.95 or 199.95 feet above the MSL. The project would require 340 CY of grading.

442 Bell Ranch Road (Lot 8): A residence of 4,225 SF and an attached 703 SF and a detached 584 SF ADU. The height of the residence would be 16.00 feet or 200.50 feet above MSL. The project would require 340 CY of grading.

Each lot would require a DRP for the following reasons: 1) a structure that exceeds 60% of the maximum allowable floor area, and 2) for grading in excess of 100 cubic yards.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in the following separate Resolutions: Resolution 2024-108, -109, -110, -111, -112, -113, -114 and -115. (Attachments 1-8).

DISCUSSION:

Each lot is located east of Nardo Avenue and would have street frontage on Bell Ranch Road once the construction of the new public road is complete. Lots 1-5 are relatively flat with a change in topography of approximately 9 feet across the entire 450 feet of width. Lots 6 through 8 each have flat building pads and then slope down significantly as you move east. This slope is considered an Inland Bluff and requires structures to have a minimum of a 15-foot setback from the top of the bluff. The slope is protected by a deed restriction that prevents any building or grading on the sloped areas which was a condition of approval of the Ocean Ranch Subdivision.

The Applicant proposes to construct a single-story, single-family residence with an attached garage on each lot. Lots 1, 3, 6, and 8 would also have one-bedroom ADUs as part of the project that are not subject to discretionary review. The Applicant is also proposing site improvements including grading, landscaping, hardscape, and fencing. Project plans are provided in Attachment 9.

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

Table 1							
LOT INFORMATION							
Property Address: 401-450 Bell Ranch Road	Zoning Designation:	LR (3 dı	u/ac)				
Lot Size (Gross): 14,005 to 35,101 SF	# Units Allowed:	1 D/U, 1	ADU, 1				
Max. Allowable Floor Area: 4,401 to 5,830 SF	# Units Ex/Proposed:	JADU					
Proposed Floor Area: 4,373 SF to 4,628 SF		1 D/U, 1	ADU on				
Below Max. Floor Area by: 0 to 1,791 SF		Lots 1,3	, 6, and 8				
Max. Allowable Height: 25 FT	Setbacks:	Required	Proposed				
Max. Proposed Height: 16 FT	Front (S)	25 ft	25 ft				
Highest Point/Ridge: 199.68 MSL to 212.77	Interior Side (W)	10 ft	10 ft				
MSL	Interior Side (E)	10 ft	10 ft				
	Rear (N)	25 ft	25 ft				

PROPOSED PROJECT INFORMATION

	Proposed FAR:									
Lot #	Lot Size	Max. FAR	Prop. SF	Garage Exemption	Prop. FAR	Below Max. FAR				
Lot 1	14,040	4,407	4,807 SF	- 400 SF	4,407 SF	0 SF				
Lot 2	14,051	4,409	4,807 SF	- 400 SF	4,407 SF	2 SF				
Lot 3	14,056	4,410	4,773 SF	- 400 SF	4,373 SF	37 SF				
Lot 4	14,058	4,410	4,807 SF	- 400 SF	4,407 SF	3 SF				
Lot 5	14,005	4,401	4,801 SF	- 400 SF	4,401 SF	0 SF				
Lot 6	25,225	5,336	3,960 SF	- 400 SF	3,560 SF	1,776 SF				
Lot 7	25,401	5,345	5,052 SF	- 400 SF	4,652 SF	693 SF				
Lot 8	35,101	5,830	4,928 SF	- 400 SF	4,528 SF	1,302 SF				

Existing Development: Vacant

Required/Proposed Parking: 2 per SFR in garage

Proposed Fences and Walls: Yes

Proposed Accessory Structure: Attached ADUs on Lots 1 and 3 Detached ADUs on lots 6 and 8

Permit Requirements: Each lot requires a DRP for grading in excess of 100 CY and for constructing a residence that is more than 60% of the maximum FAR.

PROPOSED GRADING:

Lot#	Proposed Cut	Proposed Fill	Excavation for Footings	Removal and Recompaction	Total Grading
Lot 1	135 CY	0CY	200 CY	0 CY	335 CY
Lot 2	150 CY	0CY	200 CY	0 CY	350 CY
Lot 3	135 CY	0CY	200 CY	0 CY	335 CY
Lot 4	165 CY	0CY	200 CY	0 CY	365 CY
Lot 5	200 CY	0CY	200 CY	0 CY	400 CY
Lot 6	165 CY	0CY	200 CY	0 CY	365 CY
Lot 7	140 CY	0CY	200 CY	0 CY	340 CY
Lot 8	140 CY	0CY	200 CY	0 CY	340 CY

Staff has prepared draft findings for approval of the project in the attached Resolutions 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 Resolutions of Approval. The Council may direct Staff to modify the Resolutions 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 Resolutions 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 projects as well as references to recommended conditions of approval contained in each Resolution. (Attachments 1-8)

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 and for grading in excess of 100 cubic yards. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolutions 2024-108 through Resolution 2024-115 provide 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 Density Residential and is intended for single-family residential development at a maximum density of three dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Specific Plans and Special Overlays

The property is also 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 proposed project

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

Zoning Ordinance Consistency

SBMC Section 17.20.010(C) specifies that the LR 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 LR 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 project includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for properties within the SROZ are as follows:

0.500 for the first 6,000 SF 0.175 for 6,000-15,000 SF 0.100 for 15,000-20,000 SF 0.050 for above 20,000 SF

The maximum floor area for each lot is as follows:

Lot#	Lot Size	Max. FAR	Prop. SF	Garage Exemption	Prop. FAR	Below Max. FAR
Lot 1	14,040	4,407	4,807 SF	- 400 SF	4,407 SF	0 SF
Lot 2	14,051	4,409	4,807 SF	- 400 SF	4,407 SF	2 SF
Lot 3	14,056	4,410	4,773 SF	- 400 SF	4,373 SF	37 SF
Lot 4	14,058	4,410	4,807 SF	- 400 SF	4,407 SF	3 SF
Lot 5	14,005	4,401	4,801 SF	- 400 SF	4,401 SF	0 SF
Lot 6	25,225	5,336	3,960 SF	- 400 SF	3,560 SF	1,776 SF
Lot 7	25,401	5,345	5,052 SF	- 400 SF	4,652 SF	693 SF
Lot 8	35,101	5,830	4,928 SF	- 400 SF	4,528 SF	1,302 SF

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. Each property qualifies for the 400 square-foot exemption from gross floor area calculation. With the off-street parking exemption, the total gross floor area of the properties range in size from 3,545 to 4,628 square feet.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. Each residence would be below 16 feet in height from the grade established with the subdivision as shown on the final map. As a condition of approval, the Applicant would be required to submit a height certification for each residence to certify that the proposed residence would not exceed 16 feet in height. The proposed height for each residence is as follows:

Lot #	Grade Elevation	Proposed MSL	Proposed Height
Lot 1	197.0 MSL	212.93 MSL	15.93 FT
Lot 2	196.0 MSL	211.94 MSL	15.94 FT
Lot 3	194.5 MSL	210.43 MSL	15.93 FT
Lot 4	192.0 MSL	207.94 MSL	15.94 FT
Lot 5	189.5 MSL	205.50 MSL	16.00 FT
Lot 6	186.57 MSL	202.57 MSL	16.00 FT
Lot 7	184.0 MSL	199.95 MSL	15.95 FT
Lot 8	184.5 MSL	200.50 MSL	16.00 FT

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). Two unobstructed 9-foot by 19-foot parking spaces are provided in each of the attached garages.

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.

For Lots 1 through 5, the plans show that the Applicant is proposing to build a 6-foot-tall wooden fence along the property lines surrounding the buildable area outside of the front yard setback. On Lot 1, where the fence would be located within the exterior side yard setback, the Applicant is proposing to construct a 3-foot-tall solid masonry wall, topped with a 2.5-foot-high fence that is 50% open to light and air on top.

For Lots 6 through 8, six-foot-tall wooden fences with gates are proposed at the side property lines (outside of the front yard setback) but they end at the top of the slope. Lots 6 and 8 propose to have a 6-foot-tall tubular steel viewing fence follow the top of the slope between the wooden fences, Lot 7 does not. The fences shown on the plans are in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides 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 as it relates to height.

Water Efficient Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. A condition of approval has been added to the resolution that is discussed further later in this report that would allow for administrative changes to the landscaping plans as long as the proposed changes meet certain specifications. In addition, the City's consultant will perform an inspection during the construction phase of the project.

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:

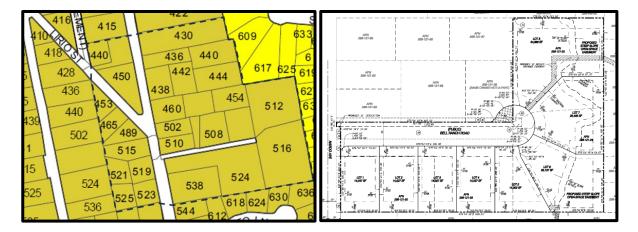
- 1. Relationship with Adjacent Land Uses
- 2. Building and Structure Placement
- 3. Landscaping
- 4. Roads, Pedestrian Walkways, Parking, and Storage Areas
- 5. Grading
- 6. Lighting
- 7. Usable Open Space

Relationship with Adjacent Land Uses:

The property and the surrounding neighborhood are located in the LR Zone. Surrounding properties are also located within the LR Zone and are developed with one- and two-story single-family residences. The subject properties are the newly created lots of what was previously called the Ocean Ranch Subdivision.

Neighborhood Comparison:

Staff compared the proposed projects to 24 nearby properties located on Nardo Avenue and Lirio Street, as shown on the following map (left). The 8 proposed lots associated with this project are shown on the original Ocean Ranch Subdivision map (right).



The properties evaluated in this comparison are also located in the LR Zone and are also developed with single-family homes ranging in size from 650 square feet to 6,201 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 and covered porch area:

Lot#	Residence	Minus Porch	Minus Patio	Minus Garage	Comparable SF
	Gross SF				
Lot 1	4,807 SF	-64 SF	-213 SF	-746 SF	3,784 SF
Lot 2	4,807 SF	-30 SF	N/A	-656 SF	4,121 SF
Lot 3	4,773 SF	-64 SF	-213 SF	-739 SF	3,757 SF
Lot 4	4,807 SF	-30 SF	N/A	-656 SF	4,121 SF
Lot 5	4,801 SF	-38 SF	N/A	-678 SF	4,085 SF
Lot 6	3,960 SF	-32 SF	N/A	-660 SF	3,268 SF
Lot 7	5,028 SF	-156 SF	N/A	-796 SF	4,076 SF
Lot 8	4,928 SF	-38 SF	N/A	-703 SF	4,187 SF

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.

Table 2						
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft²	Zone
1	430 S Nardo Ave	37,462	6,201		5,948	LR
2	436 S Nardo Ave	12,524	924		4,142	LR
3	438 S Nardo Ave	14,000	3,031		4,400	LR
4	440 S Nardo Ave	20,000	2,457		5,450	LR
5	442 S Nardo Ave	14,062	3,774		4,411	LR
6	444 S Nardo Ave	20,000	2,379		5,075	LR

Table	2					
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
7	460 S Nardo Ave	13,723	3,085		4,352	LR
8	456 S Nardo Ave	12,736	3,920		4,179	LR
9	454 S Nardo Ave	14,500	1,764		4,488	LR
10	502 S Nardo Ave	10,500	2,379		3,788	LR
11	510 S Nardo Ave	10,500	1,659		3,788	LR
12	508 S Nardo Ave	21,971	2,972	4,362 / 3,404	5,174	LR
13	0 S Nardo Ave	16,052	Vacant	3,620	4,680	LR
14	512 S Nardo Ave*	43,700	Vacant		6,260	LR
15	516 S Nardo Ave*	54,500	1,646		6,800	LR
16	524 S Nardo Ave*	52,708	650		6,710	LR
17	538 S Nardo Ave*	28,750	1,968		5,513	LR
18	440 Lirio St	10,400	1,423		3,770	LR
19	425 S Nardo Ave	12,715	Vacant		4,175	LR
20	450 Lirio St	20,513	2,635		5,101	LR
21	453 Lirio St	9,000	2,865		3,525	LR
22	465 Lirio St	10,000	3,296		3,700	LR
23	489 Lirio St	9,600	2,654		3,630	LR
24	515 S Nardo Ave	15,050	2,293		4,580	LR
25	519 S Nardo Ave	10,600	3,384		3,805	LR
26	521 S Nardo Ave	10,000	2,462		3,700	LR
27	523 S Nardo Ave	10,500	2,376		3,788	LR
28	525 S Nardo Ave	10,200	1,908		3,735	LR
29	401 Bell Ranch Rd. Lot 1	14,040	Vacant	3,784	4,407	LR
30	409 Bell Ranch Rd. Lot 2	14,051	Vacant	4,121	4,409	LR
31	417 Bell Ranch Rd. Lot 3	14,056	Vacant	3,757	4,410	LR
32	425 Bell Ranch Rd. Lot 4	14,058	Vacant	4,121	4,410	LR
33	433 Bell Ranch Rd. Lot 5	14,005	Vacant	4,085	4,401	LR
34	441 Bell Ranch Rd. Lot 6	25,225	Vacant	3,268	5,336	LR
35	450 Bell Ranch Rd. Lot 7	25,401	Vacant	4,076	5,345	LR
36	442 Bell Ranch Rd. Lot 8	35,101	Vacant	4,187	5,830	LR

*512, 516, 524, and 538 South Nardo Avenue are the existing lots where existing structures were demolished, and the land was cleared to be subdivided into the 8 lot Subdivision.

Building and Structure Placement:

The proposed project includes the construction of new single-story, single-family residences with attached garages and site improvements on each vacant lot. Each home would be constructed within the buildable area of the property and would not exceed 16 feet in height as measured from the grade established at the completion of the subdivision as called out on the final map.

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Lot 1 includes a 3,784 SF single-story, single-family residence with an attached 746 SF garage and a 528 SF one bedroom attached ADU is proposed. The residence would consist of an open concept kitchen/dining/great room with a "morning room," pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off of the other side of the great room. A 213 SF covered patio is proposed just outside of the open concept room and a 64 SF covered porch is proposed at the front entry and both would be included in the FAR.

Lot 2 includes a 4,121 SF single-story, single-family residence with an attached 656 SF garage. The proposed residence would have an open concept kitchen/dining/great room that has a den, lounge, powder room, laundry room, three bedrooms with ensuite bathrooms, and the primary suite. The 30 SF covered front porch is included in the FAR and a 446 SF outdoor room is proposed off the open concept room and it is not included in the FAR.

The plan for Lot 3 is a mirror image of Lot 1 and is 34 square feet smaller (when including the square footage for the residence and garage). A 528 square foot attached ADU is proposed.

The plan for Lot 4 is a mirror image of Lot 2 at the same square footage.

Lot 5 includes a 4,085 SF single-story, single-family residence with an attached 678 SF garage. The residence would consist of a main entry hall that provides access to a den, two bedrooms with ensuite bathrooms, laundry room and powder room. At the end of the hall is an open concept kitchen/dining/great room with access to the primary suite on one side and an additional bedroom with an ensuite bathroom and a game room on the other side. The 38 SF covered front porch would be included in FAR and an attached 610 SF covered patio is proposed outside of the open concept room would not be included in FAR.

Lot 6 includes a 3,268 SF single-story single-family residence, an attached 660 SF garage, and a detached 584 SF one-bedroom ADU is proposed. The residence would consist of a main entry that provides access to two ensuite bedrooms, a powder room, an open concept kitchen/dining/great room and the primary bedroom suite. The 32 SF covered front porch would be included in the FAR and an attached 413 SF covered outdoor room is proposed off the open concept room that is not included in the FAR.

Lot 7 includes a 4,076 SF single-story, single-family residence with an attached 820 SF garage. One side of the open concept kitchen/dining/great room provides access to three bedrooms with ensuite bathrooms, and a single car garage. The other side of the open concept room provides access to a den, primary bedroom suite, the powder room, laundry room and an additional single-car garage. A 156 SF covered front porch is included in the FAR and an attached 454 SF outdoor room is proposed that is not included in the FAR.

The plan for Lot 8 is a mirror image of Lot 5, however, it is 127 square feet larger, and the plan includes a detached 584 SF one-bedroom ADU.

Landscape:

Each of the landscape plans proposed planting two trees within the front yard area of the lots as well as ground covers in the bioretention basins leaving the landscape design to the future homeowners. The current plans have been reviewed and approved by the City's third-party landscape architect.

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. The landscape plans for the lots are very basic. A condition of approval has been added to each resolution that states the following,

If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the originally proposed anchor trees is maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required.

Additionally, any replaced plant species must be typical of 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. The City's third-party landscape architect will perform a final inspection during the construction phase of the project to ensure that the landscaping was completed per plan.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

The two required off-street parking spaces would be located within each proposed attached garage. A new pedestrian walkway would provide access the main entry to the primary residence.

Grading:

Each lot includes a unique grading quantity for the construction of the proposed home and the specific site improvements. The proposed grading would be as follows:

1 at #	Proposed	Proposed	Excavation	Removal and	Total
Lot #	Čut	Fill	for Footings	Recompaction	Grading
Lot 1	135 CY	0 CY	200 CY	0 CY	335 CY
Lot 2	150 CY	0 CY	200 CY	0 CY	350 CY
Lot 3	135 CY	0 CY	200 CY	0 CY	335 CY
Lot 4	165 CY	0 CY	200 CY	0 CY	365 CY

Lot 5	200 CY	0 CY	200 CY	0 CY	400 CY
Lot 6	165 CY	0 CY	200 CY	0 CY	365 CY
Lot 7	140 CY	0 CY	200 CY	0 CY	340 CY
Lot 8	140 CY	0 CY	200 CY	0 CY	340 CY

<u>Lighting</u>:

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.

<u>Usable Open Space</u>:

Each project consists of the construction of a single-family residence on individual vacant residential lots; 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 Applicant will be required to pay the City's Park Impact Fee for each lot.

<u>Property Frontage and Public Right-of-Way Improvements</u>:

No improvements are required as they have been completed with the construction of the road as conditions of approval for the Subdivision.

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 November 29, 2024. Staff received one letter with concerns regarding drainage while drafting the staff report and it has been attached to this report (attachment 10). Otherwise there has not been any other any correspondence in support or opposition to 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 projects in the attached Resolutions of Approval, Resolution 2024-108 through Resolution 2024-115, for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolutions of Approval.

The Council may direct Staff to modify the Resolutions 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 Resolutions of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

An Initial Study/Mitigated Negative Declaration was adopted for the Major Subdivision and Tentative Parcel Map to develop the initial subdivision. The development of each individual lot 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 including one single-family residence, or a 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 Resolutions 2024-108, Resolution 2024-109, Resolution 2024-110, Resolution 2024-111, Resolution 2024-112, Resolution 2024-113, Resolution 2024-114, Resolution 2024-115.
- 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.

CITY STAFF 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 each 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 each project, adopt each resolution: Resolution 2024-108, Resolution 2024-109, Resolution 2024-110, Resolution 2024-111, Resolution 2024-112, Resolution 2024-113, Resolution 2024-114, and Resolution 2024-115 conditionally approving the construction of new single-story, single-family residences with attached garages, and perform associated site improvements on the 8 vacant lots within the Drift Subdivision at 401-450 Bell Ranch Road, Solana Beach.

December 11, 2024 DRP24-002-DRP24-009 401-436 Bell Ranch Road – Drift Subdivision Page 14 of 14

Alyssa Muto, City Manager

Attachments:

- 1. Resolution 2024-108
- 2. Resolution 2024-109
- 3. Resolution 2024-110
- 4. Resolution 2024-111
- 5. Resolution 2024-112
- 6. Resolution 2024-113
- 7. Resolution 2024-114
- 8. Resolution 2024-1159. Project Plans Lots 1-8
- 10. Public Comment Letter

RESOLUTION 2024-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 4,061 SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 746 SQUARE FOOT ATTACHED GARAGE, A 528 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 401 BELL RANCH ROAD, SOLANA BEACH.

APPLICANT: SHEA HOMES LIMITED PARTNERSHIP

CASE NO.: DRP24-002 APN: 298-121-69

WHEREAS, Shea Homes Limited Partnership (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on December 11, 2024, 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 construct a 4,061 square-foot single family residence (including the covered porch and patio) with an attached 746 square-foot two-car garage, an attached 528 square foot ADU and perform associated site improvements at 401 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three 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 Scaled Residential Overlay Zone (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 proposed project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the LR 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 LR 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 will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 14,040 square-foot lot is as follows:

0.50 for first 6,000 ft ²	$3,000 \text{ ft}^2$
0.175 for 6,000 to 15,000 ft ²	1,407 ft ²
Maximum Allowable Floor Area:	4.407 ft ²

The existing development includes a 4,061 square-foot, single-story single-family residence and a 746 square-foot attached two-car garage. The subtotal of the gross floor area with the project would 4,807 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 746 square-foot garage provides 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 off-street parking exemption, the total gross floor area of the project would be 4,407 square feet, which is at the maximum square footage allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 212.93 feet above MSL or 15.93 feet above the existing grade or the certified pad height of the lot after the grading for the Final Map of the subdivision. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 15.93 feet or 212.93 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 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 or the grade established with the Final Map.

Currently, the plans show a proposed 3-foot solid stucco wall with a 2.5 foot tall fence that is 50% open to light and air on top of the wall starting at the west side of the attached ADU that follows the side yard property line approximately 5 feet east of the actual property line where it is located within the exterior side yard setback. Then the wall would turn into a 6 foot tall solid wooden fence as it follows the rear and interior property lines where it ends with a gate at the east side of the proposed garage. The fence/wall shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides 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 landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

- 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 and the surrounding neighborhood are located in the LR Zone. Surrounding properties are also located within the LR Zone and are developed with one- and two-story single-family residences. The property is located on the southeast corner of the intersection of S. Nardo Avenue and Bell Ranch Road and is part of what was previously called the "Ocean Ranch Subdivision," which consists of eight LR lots that are intended to be developed with single-family homes. The proposed project is comparatively within range of the existing development in the immediate surrounding neighborhood.

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 the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The residence would consist of an open concept kitchen/dining/great room with a "morning room," pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off of the other side of the open concept room. A 64 SF covered porch is proposed at the entry and a 213 SF covered patio is proposed just outside of the open concept room and both of them would be included in the FAR.

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 also includes two trees located in front of the proposed residence and ground cover in the bioretention basins.

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the originally proposed anchor trees is maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of 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 would be located within the proposed garage, which would be accessed by a new driveway located at the northeast corner of the property. A new pedestrian walkway would follow the west side of the proposed driveway and access the main entry to the primary residence.

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 Applicant is proposing 135 cubic yards of cut and 200 cubic yards of cut for footings for a total aggregate grading quantity of

335 cubic yards. The proposed grade would follow the existing topography.

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 on a vacant 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 Applicant 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 Applicant obtaining the required permit or approval from the other agency.

The Applicant 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 Applicant and any successors in interest shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicant 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 December 11, 2024 and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant 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 December 11, 2024, and that the maximum height of the proposed addition will not exceed 15.93 feet above the existing grade (or 212.93 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required 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. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the

City's third-party landscape professional.

- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees is maintained, the alternative tree or plant species have a mature height that is 16 feet or (or lower than), the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.
- IX. All new exterior lighting fixtures shall be in conformance with the Citywide 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant 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. Fire Department Conditions:

- I. RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- 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:

- 1. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.
- 2. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
- 3. 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 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. 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 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the 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).
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.
- VIII. 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 1204.

C. Engineering Department Conditions:

- I. Prior to the completion of the final building inspection, all requirements of DRP/SDP/SMAP 17-15-15 conditions as outlined in City Council Resolution No. RES 2019-046 shall be implemented to the satisfaction of the City Engineer.
- II. Prior to the final building inspection for any of lots 1 through 8, all public improvements as outlined on improvement plan No. CG-3181 shall be constructed by the applicant and accepted by the City.
- III. Per current rates, the Applicant shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 1.0 EDU. The proposed ADU unit would increase the property's EDU assignment by 0.8 EDU. The cost the Applicant is responsible for is \$8,100.00 to be paid concurrently with the Building Permit Issuance (1.8 EDU multiplied by \$4,500.00).
- IV. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance for every Lot. The current rate for a single-family dwelling unit is \$3,623.
- V. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) for each lot within the Ocean Ranch Subdivision with the County of San Diego prior to the release of the Public Improvement and Grading Bond and Security deposit/Final Inspection of the Building Permit. The EMRA shall be recorded for all private improvements in the Public Right-Of-Way of Bell Ranch Road and Nardo Ave fronting or adjacent to each of lots 1 through 8 including but not limited to:

- a. 5-10' wide DG area compacted and graded at 2% towards the flow line for walking and parking purposes; and
- b. Concrete curbs along the property frontages; and
- c. LID Roadside Swales across all property frontages including cobble rip-rap, drainage swales, landscaping, irrigation lines; and
- d. Any drainage pipes, mailboxes, private cleanouts, subdrains, sewer and storm drain force pressurized, and non-pressurized pipes, driveways, etc.
- VI. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to the Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the Accessory Dwelling Unit prior to Building Permit Issuance that is required. The fee due at building permit issuance for the proposed Residential-Accessory Dwelling Units is (\$4,732 X (528 SF / 4273 SF)) = \$584.72.
- VIII. An Easement shall be recorded for private sewer.
- IX. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- X. Prior to the issuance of any grading permits for lots 1 through 8, the Applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XI. The Applicant shall obtain a **Grading Permit** for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to

assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.

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

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

D. City Council Conditions:

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

VII. INDEMNIFICATION AGREEMENT

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

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

Resolution 2024-108 DRP24-002 401 Bell Ranch Road– Shea Homes Page 16 of 16

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 11th day of December, 2024, by the following vote:

	AYES: NOES: ABSENT: ABSTAIN:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –		
			LESA HEEBNER, Mayor	
APPROVED AS TO FORM:			ATTEST:	
JOH	ANNA N. CAN	ILAS, City Attorney	ANGELA IVEY, City Clerk	

RESOLUTION 2024-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 4,151 SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 656 SQUARE FOOT ATTACHED GARAGE, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 409 BELL RANCH ROAD, SOLANA BEACH.

APPLICANT: SHEA HOMES LIMITED PARTNERSHIP

CASE NO.: DRP24-003 APN: 298-121-70

WHEREAS, Shea Homes Limited Partnership (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on December 11, 2024, 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 construct a 4,151 square-foot single family residence (including the covered porch) with an attached 656 square-foot two-car garage and perform associated site improvements at 409 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three 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 Scaled Residential Overlay Zone (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 proposed project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the LR 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 LR 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 will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 14,051 square-foot lot is as follows:

0.50 for first 6,000 ft ²	$3,000 \text{ ft}^2$
0.175 for 6,000 to 15,000 ft ²	1,409 ft ²
Maximum Allowable Floor Area:	4.409 ft ²

The existing development includes a 4,151 square-foot, single-story single-family residence and a 656 square-foot attached two-car garage. The subtotal of the gross floor area with the project would be 4,807 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 656 square-foot garage provides 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 off-street parking exemption, the total gross floor area of the project would be 4,407 square feet, which is 2 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 15.94 feet above the existing grade or 211.94 feet above MSL. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 15.94 feet or 211.94 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 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 or the grade which was established by the Final Map.

Currently, the plans show a proposed 6-foot wood fence starting at the west side of the proposed residence outside of the front yard setback that follows the rear and side property lines and meets back up to the other side of the residence with a proposed gate. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides 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 landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

- 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 and the surrounding neighborhood are located in the LR Zone. Surrounding properties are also located within the LR Zone and are developed with one- and two-story single-family residences. The property is located on the southeast corner of the intersection of S. Nardo Avenue and Bell Ranch Road and is part of what was previously called the "Ocean Ranch Subdivision," which consists of eight LR lots that are intended to be developed with single-family homes. The

proposed project is comparatively within range of the existing development in the immediate surrounding neighborhood.

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 the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The proposed residence would have an open concept kitchen/dining/great room that has a den, lounge, powder room, laundry room, three bedrooms with ensuite bathrooms, and the primary suite. A 30 SF porch would be included in the FAR and a 446 SF outdoor room is also proposed off of the open concept room would not be included in the FAR.

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 also includes two trees located in front of the proposed residence and ground cover in the bioretention basins.

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and

plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of 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 would be located within the proposed garage, which would be accessed by a new driveway located at the northeast corner of the property. A new pedestrian walkway would follow the west side of the proposed driveway and access the main entry to the primary residence.

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 Applicant is proposing 150 cubic yards of cut and 200 cubic yards of cut for footings for a total aggregate grading quantity of 350 cubic yards. The proposed grade would follow the existing topography that was created with the Final Map of the Subdivision.

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 on a vacant 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 Applicant 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 Applicant obtaining the required permit or approval from the other agency.

The Applicant 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 Applicant shall provide for and adhere to the following conditions:

- A. Community Development Department Conditions:
 - I. The Applicant 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 December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant 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 December 11, 2024, and that the maximum height of the proposed addition will not exceed 15.94 feet above the existing grade (or 211.94 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required 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. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a mature height of 16 feet or lower than, the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape

plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.

- IX. All new exterior lighting fixtures shall be in conformance with the Citywide 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant 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. Fire Department Conditions:

- I. RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- 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 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be 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. 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 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the 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).
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.
- VIII. 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 1204.

IX. Tree cannot obstruct fire access. Driveway access is needed to meet the 150ft hose pull requirement.

C. Engineering Department Conditions:

- I. Prior to the completion of a final inspection, all requirements of DRP/SDP/SMAP 17-15-15 conditions as outlined in City Council Resolution No. RES 2019-046 shall be implemented to the satisfaction of the City Engineer.
- II. Prior to the completion of a final inspection for any of lots 1 through 8, all public improvements as outlined on improvement plan No. CG-3181 shall be constructed by the Applicant and accepted by the City.
- III. Per current rates, the Applicant shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 1.0 EDU. The cost the Applicant is responsible for \$4,500.00 to be paid concurrently with Building Permit Issuance (1.0 EDU multiplied by \$4,500.00).
- IV. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance for every Lot. The current rate for a single-family dwelling unit is \$3,623.
- V. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) for each lot within the Ocean Ranch Subdivision with the County of San Diego prior to the release of the Public Improvement and Grading Bond and Security deposit/Final Inspection of the Building Permit. The EMRA shall be recorded for all private improvements in the Public Right-Of-Way of Bell Ranch Road and Nardo Ave fronting or adjacent to each of lots 1 through 8 including but not limited to:
 - a. 5-10' wide DG area compacted and graded at 2% towards the flow line for walking and parking purposes; and
 - b. Concrete curbs along the property frontages; and
 - LID Roadside Swales across all property frontages including cobble rip-rap, drainage swales, landscaping, irrigation lines; and
 - d. Any drainage pipes, mailboxes, private cleanouts, subdrains,

sewer and storm drain force pressurized and non-pressurized pipes, driveways, etc.

- VI. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. An Easement shall be recorded for private sewer.
- VIII. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- IX. 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.
- X. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XI. The Applicant shall obtain a **Grading Permit** for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. The report shall provide a drainage discharge design which would represent the pre-existing condition to the maximum extent feasible. All

recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.

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

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

D. City Council Conditions:

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

VII. INDEMNIFICATION AGREEMENT

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 11th day of December, 2024, by the following vote:

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

LESA HEEDNED Mayor

Resolution 2024-109 DRP24-003 409 Bell Ranch Road– Shea Homes Page 16 of 16

APPROVED AS TO FORM:	ATTEST:	
JOHANNA N. CANLAS, City Attorney	ANGELA IVEY, City Clerk	

RESOLUTION 2024-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 4,034 SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 739 SQUARE FOOT ATTACHED GARAGE, A 528 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 417 BELL RANCH ROAD, SOLANA BEACH.

APPLICANT: SHEA HOMES LIMITED PARTNERSHIP

CASE NO.: DRP24-003 APN: 298-121-71

WHEREAS, Shea Homes Limited Partnership (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on December 11, 2024, 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 construct a 4,034 square-foot single-family residence (including the covered porch and patio) with an attached 739 square-foot two-car garage, an attached 528 square foot ADU and perform associated site improvements at 417 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three 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 Scaled Residential Overlay Zone (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 proposed project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the LR 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 LR 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 will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 14,056 square-foot lot is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	1,410 ft ²
Maximum Allowable Floor Area:	4 410 ft ²

The existing development includes a 4,034 square-foot, single-story single-family residence and a 739 square-foot attached two-car garage. The subtotal of the gross floor area with the project would be 4,773 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 739 square-foot garage provides 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 off-street parking exemption, the total gross floor area of the project would be 4,373 square feet, which is 37 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 15.93 feet above the existing grade or 210.43 feet above MSL. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 15.93 feet or 210.43 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 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 or the grade which was established by the Final Map.

Currently, the plans show a proposed 6-foot wood fence starting at the west side of the proposed residence outside of the front yard setback that follows the rear and side property lines and meets back up to the other side of the residence with a proposed gate. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides 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 landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

- 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 and the surrounding neighborhood are located in the LR Zone. Surrounding properties are also located within the LR Zone and are developed with one- and two-story singlefamily residences. The property is located on the southeast corner of the intersection of S. Nardo Avenue and Bell Ranch Road and is part of what was previously called the "Ocean Ranch Subdivision," which consists of eight LR lots that are intended to be developed with single-family homes. The proposed project is comparatively within range of the existing development in the immediate surrounding neighborhood.

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 the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The residence would consist of an open concept kitchen/dining/great room with a "morning room," pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off of the other side of the great room. A 64 SF covered porch and a 213 SF covered patio is proposed just outside of the open concept room both would be included in the FAR.

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 also includes two trees located in front of the proposed residence and ground cover in the bioretention basins.

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the

final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of 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 would be located within the proposed garage, which would be accessed by a new driveway located at the northwest corner of the property. A new pedestrian walkway would follow the east side of the proposed driveway and access the main entry to the primary residence.

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 Applicant is proposing 135 cubic yards of cut and 200 cubic yards of cut for footings for a total aggregate grading quantity of 335 cubic yards. The proposed grade would follow the topography approved with the Subdivision.

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 on a vacant 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 Applicant 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 Applicant obtaining the required permit or approval from the other agency.

The Applicant 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 Applicant and any successors in interest shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicant 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 December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant 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 December 11, 2024, and that the maximum height of the proposed addition will not exceed 15.94 feet above the existing grade (or 210.44 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required 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. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the

alternative tree or plant species have a mature height of 16 feet (or lower than), the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.

- IX. All new exterior lighting fixtures shall be in conformance with the Citywide 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant 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. Fire Department Conditions:

- I. RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- 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 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. 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 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the 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).
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire

Department and per the 2022 California Building Code Chapter 15 Section 1505.

VIII. 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 1204.

C. Engineering Department Conditions:

- I. Prior to the completion of a final inspection, all requirements of DRP/SDP/SMAP 17-15-15 conditions as outlined in City Council Resolution No. RES 2019-046 shall be implemented to the satisfaction of the City Engineer.
- II. Prior to the completion of a final inspection for any of lots 1 through 8, all public improvements as outlined on improvement plan No. CG-3181 shall be constructed by the Applicant and accepted by the City.
- III. Per current rates, the Applicant shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 1.0 EDU. The proposed ADU unit would increase the property's EDU assignment by 0.8 EDU. The cost the Applicant is responsible for is \$8,100.00 to be paid concurrently with Building Permit Issuance (1.8 EDU multiplied by \$4,500.00).
- IV. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance for every Lot. The current rate for a single-family dwelling unit is \$3,623.
- V. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) for each lot within the Ocean Ranch Subdivision with the County of San Diego prior to the release of the Public Improvement and Grading Bond and Security deposit/Final Inspection of the Building Permit. The EMRA shall be recorded for all private improvements in the Public Right-Of-Way of Bell Ranch Road and Nardo Ave fronting or adjacent to each of lots 1 through 8 including but not limited to:
 - a. 5-10' wide DG area compacted and graded at 2% towards the flow line for walking and parking purposes; and
 - b. Concrete curbs along the property frontages; and

- LID Roadside Swales across all property frontages including cobble rip-rap, drainage swales, landscaping, irrigation lines; and
- d. Any drainage pipes, mailboxes, private cleanouts, subdrains, sewer and storm drain force pressurized and non-pressurized pipes, driveways, etc.
- VI. Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the Accessory Dwelling Units prior to Building Permit Issuance that is required. The fee due at building permit issuance for the proposed Residential-Accessory Dwelling Units are (\$4,732 X (528 SF / 4273 SF)) = \$584.72
- VIII. An Easement shall be recorded for private sewer.
- IX. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- X. 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.
- XI. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XII. The Applicant shall obtain a Grading Permit for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer.

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All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.

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

form prescribed by the City Engineer.

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

shall obtain the demo permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

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

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

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective

Resolution 2024-110 DRP24-004 417 Bell Ranch Road– Shea Homes Page 16 of 16

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 11th day of December, 2024, by the following vote:

	AYES: NOES: ABSENT: ABSTAIN:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –		
			LESA HEEBNER, Mayor	_
APPROVED AS TO FORM:			ATTEST:	
JOHAN	NNA N. CANI	_AS, City Attorney	ANGELA IVEY, City Clerk	

RESOLUTION 2024-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 4,151 SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 656 SQUARE FOOT ATTACHED GARAGE, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 425 BELL RANCH ROAD, SOLANA BEACH.

APPLICANT: SHEA HOMES LIMITED PARTNERSHIP

CASE NO.: DRP24-005 APN: 298-121-72

WHEREAS, Shea Homes Limited Partnership (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on December 11, 2024, 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 construct a 4,151 square-foot single family residence with an attached 656 square-foot two-car garage, and perform associated site improvements at 425 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three 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 Scaled Residential Overlay Zone (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 proposed project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the LR 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 LR 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 will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 14,058 square-foot lot is as follows:

0.50 for first 6,000 ft ²	$3,000 \text{ft}^2$
0.175 for 6,000 to 15,000 ft ²	1,410 ft ²
Maximum Allowable Floor Area:	4.410 ft ²

The existing development includes a 4,151 square-foot, single-story single-family residence and a 656 square-foot attached two-car garage. The subtotal of the gross floor area with the project would be 4,807 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 656 square-foot garage provides 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 off-street parking exemption, the total gross floor area of the project would be 4,407 square feet, which is 3 SF below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 15.94 feet above the existing grade or 207.94 feet above MSL. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 15.94 feet or 207.94 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 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 or the grade which was established by the Final Map.

Currently, the plans show a proposed 6-foot wood fence starting at the west side of the proposed residence outside of the front yard setback that follows the rear and side property lines and meets back up to the other side of the residence with a proposed gate. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides 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 landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

- 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 and the surrounding neighborhood are located in the LR Zone. Surrounding properties are also located within the LR Zone and are developed with one- and two-story single-family residences. The property is located on the southeast corner of the intersection of S. Nardo Avenue and Bell Ranch Road and is part of what was previously called the "Ocean Ranch Subdivision," which consists of eight LR lots that are intended to be developed with single-family homes. The

proposed project is comparatively within range of the existing development in the immediate surrounding neighborhood.

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 the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The residence would consist of an open concept kitchen/dining/great room with a "morning room," pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off of the other side of the open concept room. A 30 SF covered porch is proposed that will be included in the FAR and a 446 SF covered patio is proposed just outside of the open concept room and it is not included in the FAR.

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 also includes two trees located in front of the proposed residence and ground cover in the bioretention basins.

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the originally

proposed anchor trees are maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of 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 would be located within the proposed garage, which would be accessed by a new driveway located at the northwest corner of the property. A new pedestrian walkway would follow the east side of the proposed driveway and access the main entry to the primary residence.

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 Applicant is proposing 165 cubic yards of cut and 200 cubic yards of cut for footings for a total aggregate grading quantity of 365 cubic yards. The proposed grade would follow the existing topography created with the approved Final Map of the Subdivision.

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 on a vacant 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 Applicant 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 Applicant obtaining the required permit or approval from the other agency.

The Applicant 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 Applicant or any successors in interest shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicant 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 December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant 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 December 11, 2024, and that the maximum height of the proposed addition will not exceed 15.94 feet above the existing grade (or 207.94 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required 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. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
 - VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a mature height of 16 feet (or

lower than), the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.

- IX. All new exterior lighting fixtures shall be in conformance with the Citywide 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant 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. Fire Department Conditions:

- I. RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- 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 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be 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. 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 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the 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).
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.

VIII. 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 1204.

C. Engineering Department Conditions:

- I. Prior to the completion of a final inspection, all requirements of DRP/SDP/SMAP 17-15-15 conditions as outlined in City Council Resolution No. RES 2019-046 shall be implemented to the satisfaction of the City Engineer.
- II. Prior to the completion of a final inspection for any of lots 1 through 8, all public improvements as outlined on improvement plan No. CG-3181 shall be constructed by the Applicant and accepted by the City.
- III. Per current rates, the Applicant shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 1.0 EDU. The cost the Applicant is responsible for is \$4,500.00 to be paid concurrently with the Building Permit Issuance (1.0 EDU multiplied by \$4,500.00).
- IV. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance for every Lot. The current rate for a single-family dwelling unit is \$3,623.
- V. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) for each lot within the Ocean Ranch Subdivision with the County of San Diego prior to the release of the Public Improvement and Grading Bond and Security deposit/Final Inspection of the Building Permit. The EMRA shall be recorded for all private improvements in the Public Right-Of-Way of Bell Ranch Road and Nardo Ave fronting or adjacent to each of lots 1 through 8 including but not limited to:
 - a. 5-10' wide DG area compacted and graded at 2% towards the flow line for walking and parking purposes; and
 - b. Concrete curbs along the property frontages; and
 - c. LID Roadside Swales across all property frontages including cobble rip-rap, drainage swales, landscaping, irrigation lines;

and

- d. Any drainage pipes, mailboxes, private cleanouts, subdrains, sewer and storm drain force pressurized and non-pressurized pipes, driveways, etc.
- VI. Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lots 4, 5, 6, 7, and 8. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- VIII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lot 4. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- IX. An Easement shall be recorded for private sewer.
- X. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- XI. 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.
- XII. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XIII. The Applicant shall obtain a Grading Permit for lots 1 through 8 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:

- XIV. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
- XV. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
- XVI. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. The report shall provide a drainage discharge design which would represent the pre-existing condition to the maximum extent feasible. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.
- XVII. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- XVIII. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- XIX. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan

- submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- XX. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- XXI. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- XXII. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- XXIII. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- XXIV. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- XXV. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- XXVI. No increased cross lot drainage shall be allowed.
- XXVII. Prior to obtaining a building permit, the Applicant shall submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demo permit is required for removing existing

structures before grading, the applicant shall obtain the demo permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

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

VII. INDEMNIFICATION AGREEMENT

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

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the

Resolution 2024-111 DRP24-002 425 Bell Ranch Road– Shea Homes Page 16 of 16

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 11th day of December, 2024, by the following vote:

AYES: NOES: ABSENT: ABSTAIN:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –		
		LESA HEEBNER, Mayor	-
APPROVED AS 1	O FORM:	ATTEST:	
JOHANNA N. CA	NLAS. City Attorney	ANGELA IVEY. City Clerk	_

RESOLUTION 2024-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 4,123 SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 678 SQUARE FOOT ATTACHED GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 433 BELL RANCH ROAD, SOLANA BEACH.

APPLICANT: SHEA HOMES LIMITED PARTNERSHIP

CASE NO.: DRP24-007 APN: 298-121-73

WHEREAS, Shea Homes Limited Partnership (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on December 11, 2024, 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 construct a 4,123 square-foot single family residence (including the covered porch) with an attached 678 square-foot two-car garage and perform associated site improvements at 433 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three 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 Scaled Residential Overlay Zone (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 proposed project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the LR 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 LR 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 will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 14,005 square-foot lot is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	1,401 ft ²
Maximum Allowable Floor Area:	4.401 ft ²

The existing development includes a 4,123 square-foot, single-story single-family residence and a 678 square-foot attached two-car garage. The subtotal of the gross floor area with the project would be 4,801 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 678 square-foot garage provides 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 off-street parking exemption, the total gross floor area of the project would be 4,401 square feet, which is at the maximum square footage allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 16.00 feet above the existing grade or 205.50 feet above MSL. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 16.00 feet or 205.50 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 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 or the grade which was established by the Final Map.

Currently, the plans show a proposed 6-foot wood fence starting at the west side of the proposed residence outside of the front yard setback that follows the rear and side property lines and meets back up to the other side of the residence with a proposed gate. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides 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 landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

- 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 and the surrounding neighborhood are located in the LR Zone. Surrounding properties are also located within the LR Zone and are developed with one- and two-story single-family residences. The property is located on the southeast corner of the intersection of S. Nardo Avenue and Bell Ranch Road and is part of what was previously called the "Ocean Ranch Subdivision," which consists of eight LR lots that are intended to be developed with single-family homes. The

proposed project is comparatively within range of the existing development in the immediate surrounding neighborhood.

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 the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The residence would consist of an open concept kitchen/dining/great room with a "morning room," pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off of the other side of the open concept room. A 38 square foot covered porch is proposed that is included in the FAR. A 610 SF covered patio is proposed just outside of the open concept room, and it is not included in the FAR.

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 also includes two trees located in front of the proposed residence and ground cover in the bioretention basins.

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the originally

proposed anchor trees is maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of 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 would be located within the proposed garage, which would be accessed by a new driveway located at the northwest corner of the property. A new pedestrian walkway would follow the east side of the proposed driveway and access the main entry to the primary residence.

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 Applicant is proposing 200 cubic yards of cut and 200 cubic yards of cut for footings for a total aggregate grading quantity of 400 cubic yards. The proposed grade would follow the existing topography created with the final map approved by the Subdivision.

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 on a vacant 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 Applicant 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 Applicant obtaining the required permit or approval from the other agency.

The Applicant 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 Applicant and any successors in interest shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicant 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 December 11, 2024, and located in the project file with a submittal date of Month XX, 2024.
- III. Prior to requesting a framing inspection, the Applicant 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 December 11, 2024, and that the maximum height of the proposed addition will not exceed 16.00 feet above the existing grade (or 205.50 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required 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. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
 - VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a mature height of 16 feet (or

lower than), the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.

- IX. All new exterior lighting fixtures shall be in conformance with the Citywide 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant 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. Fire Department Conditions:

- I. RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- 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 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. 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 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL).
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire

Department and per2022 California Building Code Chapter 15 Section 1505.

VIII. 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 1204.

C. Engineering Department Conditions:

- I. Prior to the completion of a final inspection, all requirements of DRP/SDP/SMAP 17-15-15 conditions as outlined in City Council Resolution No. RES 2019-046 shall be implemented to the satisfaction of the City Engineer.
- II. Prior to the completion of a final inspection for any of lots 1 through 8, all public improvements as outlined on improvement plan No. CG-3181 shall be constructed by the Applicant and accepted by the City.
- III. Per current rates, the Applicant shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 1.0 EDU. The cost the Applicant is responsible for is \$4,500.00 to be paid concurrently at Building Permit Issuance (1.0 EDU multiplied by \$4,500.00).
- IV. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance for every Lot. The current rate for a single-family dwelling unit is \$3,623.
- V. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) for each lot within the Ocean Ranch Subdivision with the County of San Diego prior to the release of the Public Improvement and Grading Bond and Security deposit/Final Inspection of the Building Permit. The EMRA shall be recorded for all private improvements in the Public Right-Of-Way of Bell Ranch Road and Nardo Ave fronting or adjacent to each of lots 1 through 8 including but not limited to:
 - a. 5-10' wide DG area compacted and graded at 2% towards the flow line for walking and parking purposes; and
 - b. Concrete curbs along the property frontages; and
 - c. LID Roadside Swales across all property frontages including

cobble rip-rap, drainage swales, landscaping, irrigation lines; and

- d. Any drainage pipes, mailboxes, private cleanouts, subdrains, sewer and storm drain force pressurized and non-pressurized pipes, driveways, etc.
- VI. Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lots 4, 5, 6, 7, and 8. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- VIII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lot 5. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- IX. An Easement shall be recorded for private sewer.
- X. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- XI. 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.
- XII. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XIII. The Applicant shall obtain a Grading Permit for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but

not be limited to, the following:

- a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
- b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
- c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. The report shall provide a drainage discharge design which would represent the preexisting condition to the maximum extent feasible. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.
- d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the

grading permit.

- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and nonstorm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- I. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be

implemented in the drainage design.

- m. No increased cross lot drainage shall be allowed.
- n. Prior to obtaining a building permit, the Applicant shall submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demo permit is required for removing existing structures before grading, the applicant shall obtain the demo permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

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

VII. INDEMNIFICATION AGREEMENT

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

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However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 11th day of December, 2024, by the following vote:

NOES: Counci	Imembers – Imembers – Imembers – Imembers –	
		LESA HEEBNER, Mayor
APPROVED AS TO FORM	:	ATTEST:
JOHANNA N. CANLAS, Cit	y Attorney	ANGELA IVEY, City Clerk

RESOLUTION 2024-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 3,300 SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 660 SQUARE FOOT ATTACHED GARAGE, A 584 SQUARE FOOT DETACHED ACCESSORY DWELLING UNIT, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 441 BELL RANCH ROAD, SOLANA BEACH.

APPLICANT: SHEA HOMES LIMITED PARTNERSHIP

CASE NO.: DRP24-007 APN: 298-121-74

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

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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 construct a 3,300 square-foot single family residence with an attached 660 square-foot two-car garage, a detached 584 square foot ADU and perform associated site improvements at 441 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three 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 Scaled Residential Overlay Zone (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 proposed project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: Section 17.20.010(C) specifies that the LR 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 LR 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 will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 25,225 square-foot lot is as follows:

0.50 for first 6,000 ft ²	$3,000 \text{ ft}^2$
0.175 for 6,000 to 15,000 ft ²	1,575 ft ²
0.100 for 15,000 to 20,000 ft ²	500 ft ²
0.050 for ft ² above 20,000	261 ft ²
Maximum Allowable Floor Area:	5,336 ft ²

The existing development includes a 3,300 square-foot, single-story single-family residence and a 660 square-foot attached two-car garage. The subtotal of the gross floor area with the project would be 3,960 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 660 square-foot garage provides 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 off-street parking exemption, the total gross floor area of the project would be 3,560 square feet, which is 1,776 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 16 feet above the proposed grade or 202.57 feet above MSL. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 16 feet or 202.57 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 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 a proposed 6-foot wood fence starting at the west side of the proposed residence that follows the side yard property line to the top of the bluff on the west side of the property. On the east side of the residence the Applicant is proposing a gate outside of the front yard setback and a 6-foot-tall wooden fence that follows the side property line until the top of the bluff. A 6-foot-tall tubular steel view fence is proposed to follow the top of the slope and connect the wooden fences. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides 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 landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

- 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 and the surrounding neighborhood are located in the LR Zone. Surrounding properties are also located within the LR Zone and are developed with one- and two-story singlefamily residences. The property is located on the southeast corner of the intersection of S. Nardo Avenue and Bell Ranch Road and is part of what was previously called the "Ocean Ranch Subdivision," which consists of eight LR lots that are intended to be developed with single-family homes. The proposed project is comparatively within range of the existing development in the immediate surrounding neighborhood.

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 the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The residence would consist of an open concept kitchen/dining/great room with a "morning room," pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off of the other side of the open concept room. A 32 SF covered porch is proposed at the front entry that will be included in the front entry. A 413 SF covered patio is proposed just outside of the open concept room, and it is not included in the FAR.

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 also includes two trees located in front of the proposed residence and ground cover in the bioretention basins.

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the

final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the originally proposed anchor trees is maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of 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 would be located within the proposed garage, which would be accessed by a new driveway located at the northeast corner of the property. A new pedestrian walkway would follow the west side of the proposed driveway and access the main entry to the primary residence.

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 Applicant is proposing 165 cubic yards of cut, 200 cubic yards of cut for footings for a total aggregate grading quantity of 365 cubic yards. The proposed grade would follow the topography established by the Final Map which was approved by the Subdivision.

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 on a vacant 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 Applicant 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 Applicant obtaining the required permit or approval from the other agency.

The Applicant 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 Applicant and any successors in interest shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicant 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 December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant 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 December 11, 2024, and that the maximum height of the proposed addition will not exceed 16 feet above the existing grade (or 202.57 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required 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. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
 - VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party

landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a mature height of 16 feet (or lower than), the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.

- IX. All new exterior lighting fixtures shall be in conformance with the Citywide 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant 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. Fire Department Conditions:

- I. RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- 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: All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.

- III. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.
- IV. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter Section 503.4 and 503.2.1.
- V. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- VI. 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. 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 2022 California Fire Code Chapter 5 Section 505.1.
- VII. 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 Section15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL).
- VIII. 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 2022 California Building Code Chapter 15 Section 1505.

IX. 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 1204.

C. Engineering Department Conditions:

- I. Prior to the completion of a final inspection, all requirements of DRP/SDP/SMAP 17-15-15 conditions as outlined in City Council Resolution No. RES 2019-046 shall be implemented to the satisfaction of the City Engineer.
- II. Prior to the completion of a final inspection for any of lots 1 through 8, all public improvements as outlined on improvement plan No. CG-3181 shall be constructed by the Applicant and accepted by the City.
- III. Per current rates, the Applicant shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 1.0 EDU. The proposed ADU unit would increase the property's EDU assignment by 0.8 EDU. The cost the Applicant is responsible for is \$8,100.00 to be paid concurrently with Building Permit Issuance (1.8 EDU multiplied by \$4,500.00).
- IV. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance for every Lot. The current rate for a single-family dwelling unit is \$3,623.
- V. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) for each lot within the Ocean Ranch Subdivision with the County of San Diego prior to the release of the Public Improvement and Grading Bond and Security deposit/Final Inspection of the Building Permit. The EMRA shall be recorded for all private improvements in the Public Right-Of-Way of Bell Ranch Road and Nardo Ave fronting or adjacent to each of lots 1 through 8 including but not limited to:
 - a. 5-10' wide DG area compacted and graded at 2% towards the flow line for walking and parking purposes; and
 - b. Concrete curbs along the property frontages; and
 - LID Roadside Swales across all property frontages including cobble rip-rap, drainage swales, landscaping, irrigation lines; and
 - d. Any drainage pipes, mailboxes, private cleanouts, subdrains,

sewer and storm drain force pressurized and non-pressurized pipes, driveways, etc.

- VI. Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the Accessory Dwelling Units prior to Building Permit Issuance that is required. The fee due at building permit issuance for the proposed Residential-Accessory Dwelling Units is (\$4,732 X (572 SF / 4397 SF)) = \$615.58.
- VIII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lot 6. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- IX. An Easement shall be recorded for private sewer.
- X. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- XI. 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.
- XII. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XIII. The Applicant shall obtain a Grading Permit for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer.
 On-site grading design and construction shall be in accordance

with Chapter 15.40 of the Solana Beach Municipal Code.

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

grading permit.

- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and nonstorm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. Prior to obtaining a building permit, the Applicant shall submit a building pad certification statement from a soils engineer and

an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demo permit is required for removing existing structures before grading, the applicant shall obtain the demo permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

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

VII. INDEMNIFICATION AGREEMENT

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

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the

Resolution 2024-113 DRP24-007 441 Bell Ranch Road– Shea Homes Page 16 of 16

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 11th day of December, 2024, by the following vote:

AYES: NOES: ABSENT: ABSTAIN:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –		
		LESA HEEBNER, Mayor	_
APPROVED AS TO FORM:		ATTEST:	
JOHANNA N. CAN	ILAS, City Attorney	ANGELA IVEY, City Clerk-	

RESOLUTION 2024-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 4,232 SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 820 SQUARE FOOT ATTACHED GARAGE, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 450 BELL RANCH ROAD, SOLANA BEACH.

APPLICANT: SHEA HOMES LIMITED PARTNERSHIP

CASE NO.: DRP24-008 APN: 298-121-75

WHEREAS, Shea Homes Limited Partnership (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on December 11, 2024, 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 construct a 4,232 square-foot single family residence with an attached 820 square-foot two-car garage and perform associated site improvements at 450 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three 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 Scaled Residential Overlay Zone (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 proposed project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the LR 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 LR 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 will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 25,401 square-foot lot is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	1,575 ft ²
0.100 for 15,000 to 20,000 ft ²	500 ft ²
0.050 for ft ² above 20,000	270 ft ²
Maximum Allowable Floor Area:	5,345 ft ²

The existing development includes a 4,232 square-foot, single-story single-family residence and a 820 square-foot attached two-car garage. The subtotal of the gross floor area with the project would be 5,052 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 820 square-foot garage provides 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 off-street parking exemption, the total gross floor area of the project would be 4,652 square feet, which is 693 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 15.95 feet above the existing grade or 199.95 feet above MSL. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 15.95 feet or 199.95 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 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 a proposed 6-foot wood fence starting on either side of the proposed residence that goes out to and then follows the side yard property lines until they reach the top of the slope in the rear yard. There is no proposed fence shown at the top of the slope to connect the wooden fences. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides 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 landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

- 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 and the surrounding neighborhood are located in the LR Zone. Surrounding properties are also located within the LR Zone and are developed with one- and two-story single-family residences. The property is located on the southeast corner of the intersection of S. Nardo Avenue and Bell Ranch Road and is part of what was previously called the "Ocean Ranch Subdivision," which consists of eight LR lots that are intended to be developed with single-family homes. The

proposed project is comparatively within range of the existing development in the immediate surrounding neighborhood.

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 the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The residence would consist of an open concept kitchen/dining/great room with a "morning room," pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off the other side of the open concept room. A 156 SF covered porch at the front entry will be included in the FAR and a 454 SF covered patio is proposed just outside of the open concept room that will not be included in the FAR.

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 also includes two trees located in front of the proposed residence and ground cover in the bioretention basins.

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional, a DRP modification shall be required unless on of the originally

proposed anchor trees is maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of 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 would be located within the proposed garage, which would be accessed on either side of the new driveway located at the center of the new property frontage. The main entry is proposed in the center of the residence would be accessed between the proposed garages.

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 Applicant is proposing 140 cubic yards of cut and 200 cubic yards of cut for footings for a total aggregate grading quantity of 340 cubic yards. The proposed grade would follow the topography established by the Final Map which was approved by the Subdivision.

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 on a vacant 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 Applicant 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 Applicant obtaining the required permit or approval from the other agency.

The Applicant 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 Applicant and any successors in interest shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicant 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 December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant 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 December 11, 2024, and that the maximum height of the proposed addition will not exceed 15.95 feet above the existing grade (or 199.95 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required 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. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
 - VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the

alternative tree or plant species have a mature height of 16 feet (or lower than), the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.

- IX. All new exterior lighting fixtures shall be in conformance with the Citywide 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant 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. Fire Department Conditions:

- I. RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- 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

- 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 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. 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 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL).
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire

Department and per the 2022 California Building Code Chapter 15 Section 1505.

VIII. 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 1204.

C. Engineering Department Conditions:

- I. Prior to the completion of a final inspection, all requirements of DRP/SDP/SMAP 17-15-15 conditions as outlined in City Council Resolution No. RES 2019-046 shall be implemented to the satisfaction of the City Engineer.
- II. Prior to the completion of a final inspection for any of lots 1 through 8, all public improvements as outlined on improvement plan No. CG-3181 shall be constructed by the Applicant and accepted by the City.
- III. Per current rates, the Applicant shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 1.0 EDU. The cost the applicant is responsible for is \$4,500.00 to be paid concurrently with Building Permit Issuance (1.0 EDU multiplied by \$4,500.00).
- IV. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance for every Lot. The current rate for a single-family dwelling unit is \$3,623.
- V. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) for each lot within the Ocean Ranch Subdivision with the County of San Diego prior to the release of the Public Improvement and Grading Bond and Security deposit/Final Inspection of the Building Permit. The EMRA shall be recorded for all private improvements in the Public Right-Of-Way of Bell Ranch Road and Nardo Ave fronting or adjacent to each of lots 1 through 8 including but not limited to:
 - a. 5-10' wide DG area compacted and graded at 2% towards the flow line for walking and parking purposes; and
 - b. Concrete curbs along the property frontages; and

- LID Roadside Swales across all property frontages including cobble rip-rap, drainage swales, landscaping, irrigation lines; and
- d. Any drainage pipes, mailboxes, private cleanouts, subdrains, sewer and storm drain force pressurized and non-pressurized pipes, driveways, etc.
- VI. Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lot 7. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- VIII. An Easement shall be recorded for private sewer.
- IX. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- X. 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.
- XI. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XII. The Applicant shall obtain a Grading Permit for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer.

All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.

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

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

D. City Council Conditions:

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

VII. INDEMNIFICATION AGREEMENT

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

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

Resolution 2024-114 DRP24-008 450 Bell Ranch Road– Shea Homes Page 16 of 16

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 11th day of December, 2024, by the following vote:

AYES: Councilmon NOES: Councilmon ABSENT: Councilmon ABSTAIN: Councilmon	embers – embers –	
	LESA	A HEEBNER, Mayor
APPROVED AS TO FORM:	ATTE	EST:
JOHANNA N. CANLAS, City A	 ttorney ANG	ELA IVEY, City Clerk

RESOLUTION 2024-115

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 4,225 SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 703 SQUARE FOOT ATTACHED GARAGE, A DETACHED 584 SQUARE FOOT ACCESSORY DWELLING UNIT, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 442 BELL RANCH ROAD, SOLANA BEACH.

APPLICANT: SHEA HOMES LIMITED PARTNERSHIP

CASE NO.: DRP24-009 APN: 298-121-76

WHEREAS, Shea Homes Limited Partnership (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on December 11, 2024, 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 construct a 4,225 square-foot single family residence (including a covered porch) with an attached 703 square-foot two-car garage, a detached 584 square foot ADU and perform associated site improvements at 442 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three 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 Scaled Residential Overlay Zone (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 proposed project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency SBMC Section 17.20.010(C) specifies that the LR 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 LR 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 will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 35,101 square-foot lot is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	1,575 ft ²
0.100 for 15,000 to 20,000 ft ²	500 ft ²
0.050 for ft ² above 20,000	755 ft ²
Maximum Allowable Floor Area:	5,830 ft ²

The existing development includes a 4,225 square-foot, single-story single-family residence and a 703 square-foot attached two-car garage. The subtotal of the gross floor area with the project would be 4,928 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 703 square-foot garage provides 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 off-street parking exemption, the total gross floor area of the project would be 4,528 square feet, which is 1,302 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 16.00 feet above the existing grade or 200.50 feet above MSL. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 16.00 feet or 200.50 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 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 a proposed 6-foot wood fence starting at the west side of the garage that follows the side yard property line to the rear yard property line that then stops at the top of the slope at that point it turns into a 6 foot tall tubular steel view fence that follows the top of the slope as you move south toward the eastern side of the proposed residence. At the 10-foot side yard setback the fence turns back into the 6 foot tall wooden fence and follows the side yard property line until you reach the eastern side of the front of the proposed residence.

The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides 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 landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

- 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 and the surrounding neighborhood are located in the LR Zone. Surrounding properties are also located within the LR Zone and are developed with one- and two-story single-family residences. The property is located on the southeast corner of the intersection of S. Nardo Avenue and Bel Ranch Road and is part of what was previously called the "Ocean Ranch Subdivision," which consists of eight LR lots that are intended to be developed with single-family homes. The proposed project is comparatively within range of the existing development in the immediate surrounding neighborhood.

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 the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The residence would consist of an open concept kitchen/dining/great room with a "morning room," pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off the other side of the open concept room. A 29 SF covered front porch will be included in the FAR and a 610 SF covered patio outside of the open concept room will not be included in the FAR.

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 also includes two trees located in front of the proposed residence and ground cover in the bioretention basins.

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the original anchor trees is maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of 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 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 proposed garage, which would be accessed by a new driveway located at the southwest corner of the street frontage. A new pedestrian walkway would follow the east side of the proposed driveway and access the main entry to the primary residence.

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 Applicant is proposing 140 cubic yards of cut and 200 cubic yards of removal and recompaction for a total aggregate grading quantity of 340 cubic yards. The proposed grade would follow the topography created with the Final Map and approved by the Subdivision.

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 on a vacant 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 Applicant 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 Applicant obtaining the required permit or approval from the other agency.

The Applicant 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 Applicant and any successors in interest shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicant 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 December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant 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 December 11, 2024, and that the maximum height of the proposed addition will not exceed 16.00 feet above the existing grade (or 200.50 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required 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. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a mature height of 16 feet (or lower than), the tree and plant species are native, non-invasive, and

meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.

- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless the alternative tree or plant species have a mature height that is the same (or lower than) the height of the residence, the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.
- IX. All new exterior lighting fixtures shall be in conformance with the Citywide 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant 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. Fire Department Conditions:

I. RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.

- 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 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. 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 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation

per the 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).

- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.
- VIII. 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 1204.

C. Engineering Department Conditions:

- I. Prior to the completion of a final inspection, all requirements of DRP/SDP/SMAP 17-15-15 conditions as outlined in City Council Resolution No. RES 2019-046 shall be implemented to the satisfaction of the City Engineer.
- II. Prior to the completion of a final inspection for any of lots 1 through 8, all public improvements as outlined on improvement plan No. CG-3181 shall be constructed by the Applicant and accepted by the City.
- III. Per current rates, the Applicant shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 1.0 EDU. The proposed ADU unit would increase the property's EDU assignment by 0.8 EDU. The cost the Applicant is responsible for is \$8,100.00 to be paid concurrently with Building Permit Issuance (1.8 EDU multiplied by \$4,500.00).
- IV. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance for every Lot. The current rate for a single-family dwelling unit is \$3,623.
- V. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) for each lot within the Ocean Ranch Subdivision with the County of San Diego prior to the release of the Public Improvement and Grading Bond and Security deposit/Final Inspection of the Building Permit. The EMRA shall be recorded for all private improvements in the Public Right-Of-Way of Bell Ranch

Road and Nardo Ave fronting or adjacent to each of lots 1 through 8 including but not limited to:

- a. 5-10' wide DG area compacted and graded at 2% towards the flow line for walking and parking purposes; and
- b. Concrete curbs along the property frontages; and
- LID Roadside Swales across all property frontages including cobble rip-rap, drainage swales, landscaping, irrigation lines; and
- Any drainage pipes, mailboxes, private cleanouts, subdrains, sewer and storm drain force pressurized and non-pressurized pipes, driveways, etc.
- VI. Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the Accessory Dwelling Units prior to Building Permit Issuance that is required. The fee due at building permit issuance for the proposed Residential-Accessory Dwelling Unit is (\$4,732 X (572 SF / 4754 SF)) = \$569.35.
- VIII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lot 8. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- IX. An Easement shall be recorded for private sewer.
- X. The property owner is responsible for maintenance of the master detention basin as shown on the approved plan. A Storm Water Detention Easement shall be recorded for maintenance of the detention basin(s) by the property owners in perpetuity, prior to Final Occupancy.
- XI. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

- XII. 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.
- XIII. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XIV. The Applicant shall obtain a Grading Permit for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. The report shall provide a drainage discharge design which would represent the pre-existing condition to the maximum extent feasible. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.
 - d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code.

Contact the Community Development department for further information.

- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating asbuilt conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any

easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.

- I. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. Prior to obtaining a building permit, the Applicant shall submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demo permit is required for removing existing structures before grading, the applicant shall obtain the demo permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

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

VII. INDEMNIFICATION AGREEMENT

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

Resolution 2024-115 DRP24-009 442 Bell Ranch Road– Shea Homes Page 16 of 16

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 11th day of December, 2024, by the following vote:

NOES: ABSENT: ABSTAIN:	Councilmembers – Councilmembers – Councilmembers – Councilmembers –		
		LESA HEEBNER, Mayor	
APPROVED AS T	O FORM:	ATTEST:	
JOHANNA N. CAN	ILAS, City Attorney	ANGELA IVEY, City Clerk	





- a. THE ADU SHALL NOT HAVE INTERIOR ACCESS TO THE PRIMARY RESIDENCE
- b. THE ADU SHALL ONLY BE USED FOR RENTALS OF TERMS OF 30 CONSECUTIVE DAYS OR MORE
- C. THE ADU OF 550 SQ. FT. OR LESS SHALL HAVE A MINIMUM OF 30-INCHES OF CLEAR COUNTER SURFACE, A MIN. 18-INCH SINK W/ A 1.5-INCH DRAIN AND GARBAGE DISPOSAL, A MINIMUM 5 CUBIC FOOT REFRIGERATOR AND A MINIMUM TWO-BURNER STOVE HARD WIRED WITH GAS OR A 220-VOLT OUTLET

d. PER SBMC SECTION 17.20.040(D)(4)(0), ACCESSORY DWELLING UNITS SHALL PROVIDE A NEW OR SEPARATE UTILITY CONNECTION DIRECTLY BETWEEN THE ACCESSORY DWELLING UNIT AND THE UTILITY. THE CONNECTION MAY BE SUBJECT TO A CONNECTION FEE OR CAPACITY CHARGE THAT SHALL BE PROPORTIONATE TO THE BURDEN OF THE PROPOSED ACCESSORY DWELLING UNIT, BASED UPON EITHER ITS SIZE IN SQ. FT. OR THE NUMBER OF ITS PLUMBING FIXTURES, UPON THE WATER OR SEWER SYSTEM; PROVIDED, HOWEVER, THAT THIS FEE OR CHARGE SHALL NOT EXCEED THE REASONABLE COST OF PROVIDING THIS SERVICE. A SUB-METER MAY BE ALLOWED TO MEET THIS REQUIREMENTS.

SHEET INDEX

A.1	COVER SHEET
SP	GENERAL SITE PLAN
10F2	GENERAL GRADING NOTES
20F2	PRELIM. GRADING/SITE PLAN,
	DETAILS & SECTIONS
L.1	LANDSCAPE PLANS
A.2	FLOOR PLAN
A.3	FAR CALCULATIONS
A.4	ROOF PLAN
A.5	BUILDING SECTIONS
A.6	BUILDING ELEVATIONS
A.T	BUILDING ELEVATIONS
A.8	ADU FLR. PLAN & BLDG. ELEV
	6

ATTACHMENT 9

| - 298-121-40| 60LANA BEACH CA 32015

0 40

SCALE: 1/4" = 1'-0" DATE: 09/16/2024

OVERALL SITE PLAN VICINITY MAP OWNER/APPLICANT A.P.N. SITE ADDRESS 401-436 BELL RANCH ROAD SOLANA BEACH CA 92075 ZONING INFORMATION GENERAL PLAN DESIGNATION LPC: MUNUM PARCEL SIZE: 14,000 SF HEIGHT: PER CODE 17.20.030.6 LOT 8 442 BELL RANCH RD DRP24-009 434 BELL RANCH RD APN 298-121-26 HAS BEEN PERVIOUSLY APPROVED PER DAP22-025 AND IS SHOWN HEREON FOR REFERENCE ONLY. LOT 7 450 BELL RANCH RD DRP24-008 NO PARKING IN CUL-DE-SAC BELL RANCH RD S NARIDO AVE 23 | φ | 22 | 21 | 20 | 19 | φ per ope 198 17 15 LOT 6 441 BELL RANCH RD DRP24-007 419 BELL RANCH RD 403 BELL RANCH RD LOT 2 L _ 409 BELL RANCH RD DRP24-003 LOT 3 417 BELL RANCH RD DRP24-004 LOT 4 425 BELL RANCH RD DRP24-005 LOT 1 401 BELL RANCH RD DRP24-002 LOT 5 433 BELL RANCH RD DRP24-006 PREPARED BY: PASCO LARET SUITER BANDING | Enclutes | Orange County Phone 858.299.8212 | www.pleasinglineering.com GRAPHIC SCALE 1"=30"

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- PENELIN FOR PUBLIC ROAD PURPOSES.
 FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL
 OF THE ASSOCIATED IMPROVMENT PLANS MHERE APPLICABLE. FINAL CURB
 GRADE ELEVATIONS MAY REDUITE CHANGES IN HESE PLANS.
 IMPORT MATERIALS SMALL BE LEGALLY OBTAINED.
 A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY
 MORK IN THE PUBLIC RIGHT-OF-MAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- UNDERGROUND S.A.

 THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY MORK OF GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES. INCLUDING THE MARMING UP. REPAIR ARRIVAL DEPARTURE OR RUNNING OF TRUCKS EARTHMOVING FOURPHENT. CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETMEN 7: OD 8.m. AND 6: OD 1.m. EACH DAY, MONDAY THROUGH FRIDAY, AND OB EATHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OF HOLIDAYS NITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- AND ABUTTING CUT OR FILL SURFACES.

 2. NOTHITHSTANDING THE MINIMUM STANDINGS SET FORTH IN THE THE GRADING ORDINANCE. AND NOTHITHSTANDING THE APPROVAL OF THESE GRADING PLANS. THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINTING PUBLIC OF STREET, SIDEMAKE, ALLEY, FINITION OF ANY STAME TISPOSAL SYSTEM, OR ANY OTHER PROPERTY LINE AS TO ENDANGER ANY ADJOINTING PUBLIC OF ANY OTHER PUBLIC OF PRIVATE PROPERTY MITHOUT SUPPORTING AND PROTECTION SUCH PROPERTY FINITE PROPERTY MITHOUT SUPPORTING AND STELLING SUCH PROPERTY HAMAGE MITTER STYN MILLIOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.

 23. SLOPE RATIOS: CUT 2: 1 FILL 2:
 CUT: 135 CY FILL: 0 CY EXPORT: 135 CY REMEDIAL GRADING: 0 CY EXPORT: 135 CY REMEDIAL GRADING: 0 CY EXPORT: 155 CY FILL: 1 CY REMEDIAL GRADING: 0 CY EXPORT: 155 CY FILL: 1 CY REMEDIAL GRADING: 0 CY EXPORT: 155 CY FILL: 1 CY REMEDIAL GRADING: 0 CY EXPORT: 155 CY FILL: 1 CY REMEDIAL GRADING: 0 CY EXPORT: 155 CY FILL: 1 CY REMEDIAL GRADING: 0 CY EXPORT: 155 CY FILL: 1 CY REMEDIAL GRADING: 0 CY EXPORT: 155 CY FILL: 5 CY REMEDIAL GRADING: 0 CY EXPORT: 155 CY FILL: 5 CY REMEDIAL GRADING: 0 CY EXPORT: 155 CY FILL: 5 CY
- (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
- 1. SPECIAL CONDITIONS: IF ANY ARCHAELOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING OURING SPADING OPERATIONS, SUCH OPERATIONS NILL CEASE IMMEDIATELY, AND THE PERMITTER WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY, GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- I. ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH MO PHOVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY. A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.

EROSION CONTROL NOTES

- STORM MATER AND NON-STORM MATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM MATER AND NON-STORM MATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.

NON-TERTEATED HYDROSEED MIX WITH

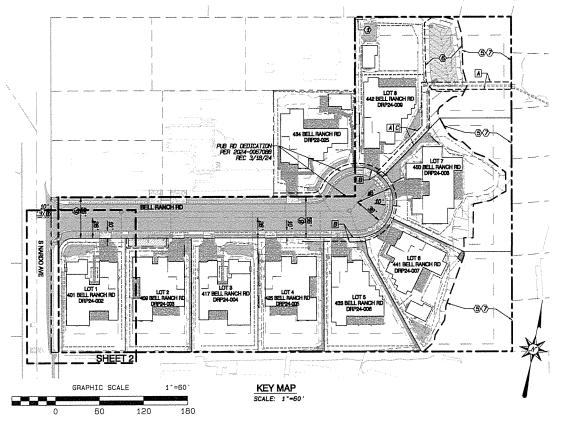
	A FIBER MATRIX AF	PLIED AT 4,000	
LBS/ACRE	*	PURITY/ACRE	SEED SPECIES
20 50		70% PLUS	ATRIPLEX GLAUCA PLANTAGE INSULARIS
8 6 7		SCARIFIED 50% PLUS	ENCELIS FARINOSA LOTUS SCOPARIUS EXCHSCHOLTZIA CALI
01			

- 4. THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- 5. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

- B. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- 9. THE CONTRACTOR SHALL SWEEP ROADMAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENSINEER.
- O. THE CONTRACTOR SHALL MATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENSINEER.
- 11. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

PASCO LARET SUITER

LOT 1 401 & 403 BELL RANCH ROAD (DRP24-002) PRELIMINARY GRADING PLAN



EXISTING EASEMENTS PER MAP 16605

- ③ COUNTY HIGHWAY EASEMENT, REC. NAY 19, 1975, F/P. 75-121690, O.R.

- (7) OPEN SPACE EASEMENT PER MAP 16605 REC. 3/18/24. (N/A THIS LOT)
- (B) 10' STREET DEDICATION OF NAPOO AVENUE TO THE CITY OF SOLANA BEACH PER MAP 16605 REC 3/18/24
- (9) STREET DEDICATION OF BELL RANCH ROAD TO THE CITY OF SOLANA BEACH PER NAP 16605 REC. 3/18/24.

EASEMENTS TO BE GRANTED



SITE ADDRESS

LOT INFORMATION LOT 1 OF OCEAN RANCH ESTATES PARKING INFORMATION

REFERENCE DRAWINGS

LEGAL DESCRIPTION

OWNER/APPLICANT

TOPOGRAPHIC SURVEY EGPENTED BY ABILA AND HAID SHOT METHODS, GATHERD IN 2016, 2017 6 2018 BY PASSO LARET SUTTER & ASSOC. 119 ABBREED LARET SUTTER & ASSOC. 119 ABBREED LARET CHOPT, CA SOCOT EGB-235-4212

ZONING INFORMATION GENERAL PLAN DESIGNATION: LAC MAP 1650 MINIMAN PARCEL SIZE: 14,000 SF HEIGHT: PER CODE 17,20,030,6

EARTHWORK QUANTITIES:

X: EXCAVATION FOR FOOTINGS: 200 CY± Y: REMOVAL/RECOMPACTION FOR SLABS: 0 CY±

X: EXCAVATION FOR FOOTINGS: 50 CY±

NET INCREASE IN IMPERVIOUS AREA:

AREA CALCULATIONS (SEE SHEET A.2)

TOTAL FINISHED AREA

3-CAR TANDEN GARAGE COVERED PORCH COVERED OUTDOOR ROOM

ADU FINISHED AREA

TOTAL GROSS AREA TOTAL GROSS AREA N/ ADU

Y: REMOVAL/RECOMPACTION FOR SLABS: 0 CY±

IMPERVIOUS AREA TABULATION TOTAL EXISTING INPERVIOUS AREA ON-SITE: 0 SF TOTAL PROPOSED INPERVIOUS AREA ON-SITE: 6,363 SF

3,745 SF

529 SF

ADU EARTHWORK QUANTITIES: N: GRADING ASSOCIATED WITH PROJECT: N/A SEE ABOVE

W: GRADDIG ASSOCIATED WITH PROJECT: 135 CY CUT (STOPHMATER BASIN EXCAVATION) & 0 CY FILL

A.P.N.

LOT 1 OF MAP NO. 16605 FILED IN THE OFFICE OF THE COUNTY PECOPDER OF SAN DIEGO COUNTY, 3/18/24.

WORK TO BE DONE

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

STANDARD SPECIFICATIONS

- (1) STANDARD SPECIFICATIONS FOR PUBLIC MORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
 (2) CALIFORNIA SEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE MORK ZONES"
 (3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS

(1) SAN DIEGO REGIONAL STANDARD DRAWINGS (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD DI AIRC

ADDD	EVIATIO	NC PA		SUBDIVISION BOUNDARY LOT LINE ADJACENT PROPERTY LINE	
				PROPOSED SETBACKS	
AC APPROX	ASPHALT (ΤE		CENTERLINE OF RIGHT-OF-WAY	
BMGFG	BOTTON OF CENTER LI	WALL AT FI	NISH GRADE	ROW	
ĎΝ	DOMESTIC	WATER		EXISTING SPOT ELEVATION	∠100.0
E6 F1	EXISTING ELEVATION			EXISTING CONTOUR	
ACPPROX BHOFFE CL DN EG EL EX FS	EXISTING			EXISTING WATER MAIN	
FG	FINISH SL FINISH GF	OUND		EXISTING SEMER HAIN	S
	FRONT YAF	D SETBACK			em 100 00
ΉP	HIGH POIN			EXISTING SPOT ELEVATION	
FL HP IE UF	INVERT EL			PROPOSED SPOT ELEVATION	FS XXX XX
MAX HIN	MAXIMUM MINIMUM				
OCEN	ON CENTER	R EACH WAY		PROPOSED CONTOUR	187
PL PROP	PROPERTY PROPOSED	LINE		PROPOSED BUILDING FOOTPRINT	
PUB PVT	PUBLIC PRIVATE			PVC DRAINAGE PIPE (SIZE PER PLAN)	
ATM	RIM ELEV			DRAINAGE DIFFECTION	
RYSB SD SDRSD	STORM DR			DRAINAGE DITCH	>
SDPS0	SAN DIEGO SOUARE FI		TANDARD DRAWING		
SF SS SYSB SYSB	SANITARY	SENER		PCC PAVING	130 H 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
18	SIDE YARI	jsetback Ern			777777777777777777777777777777777777777
TC TF	TOP OF B	IRB BUCE		BIORETENTION BASIN	900000000
TG	TOP OF G	RATE		SITE WALL PER OTHERS	
TPFT TW	TOP OF F	ALL		3" MINUS COBBLE RIP-RAP	200
TMOF6 TYP	TOP OF M	ALL AT FINIS	H GRADE	FENCER PER LANDSCAPE	-///
.,,				LIMIT OF PAD	
	г	FYISTING IS	ET PROPOSETI (SET)	B* PVC SEMER MAIN PER CG-3181	S
SCAPED	AFEA	0	F) PROPOSED (SF) 6,294	6" HATER HAIN PER CG-3181	W
GATED L D L and s	ANDSCAPE CAPE	14,040	6,706 1,040	1" PVC NATER SERVICE PER CG-3181	
ATURES VE HURO	200.00	ò	8	1° PVC FIRE SERVICE PER CG-3181	
T AREA	SCAPE	14,040	14,040		
				4" SEMER LATERAL PER CG-3181	
D LANDS	rine	APEA OF HO		ROLLED CURB PER CG-3181	Annual Company of the
ITURES		0	×	DG SIDEWALK PER CG-3181	
VE HAPO	SCAPE CAPE AREA	104	o	CONCRETE PER CG-3181	
				FREESTANDING WALL/FENCE PER LS	2 []
				A THAT OF COLUMN	~~ v

FAR CALCULATIONS (SEE SHEET A.3)

GARAGE DEDUCT (200 FT. PER SPACE) -400 SF

TOTAL GROSS BUILDING AREA ALLONABLE

ADU LIVABLE GROSS AREA (EXEMPT)

UTILITY NOTE:

UTILITIES ARE KNOWN TO EXIST IN THE AREA, THE CONTRACTOR IS REQUIRED TO TAVE DIE RECAUTIONARY MESSRES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE MORK SITE.

OWNER'S CERTIFICATE

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

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

I FURTHER AGREE TO COMMENCE MORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS MITHIN EXISTING CITY RIGHT-OF-MAY MITHIN BOXYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH MORK ACTIVELY ON EVERY NORMAL MORKING DAY UNTIL COMPLETED, IMPRESPECTIVE AND INDEPENDENT OF ANY OTHER MORK ASSOCIATED MITH THIS PROJECT OR UNDER MY CONTROL

SARAH			
SHEA	HONES	LIMITED	PARTNERSH.

DECLARATION OF RESPONSIBLE CHARGE

I HORK FOR THIS PROJECT.

IF HORK FOR THIS PROJECT.

HEREBY DECLARE THAT I AN THE ENGINEER
HEREBY DECLARE THAT I AN THE ENGINEER
CHARGE OVER THE DESIGN OF THE PROJECT.

CHARGE OVER THE DESIGN OF THE PROJECT ADDETINED IN SECTION 5703
OF THE BUSINESS AND PROFESSIONS CODE. AND THE DESIGN IS

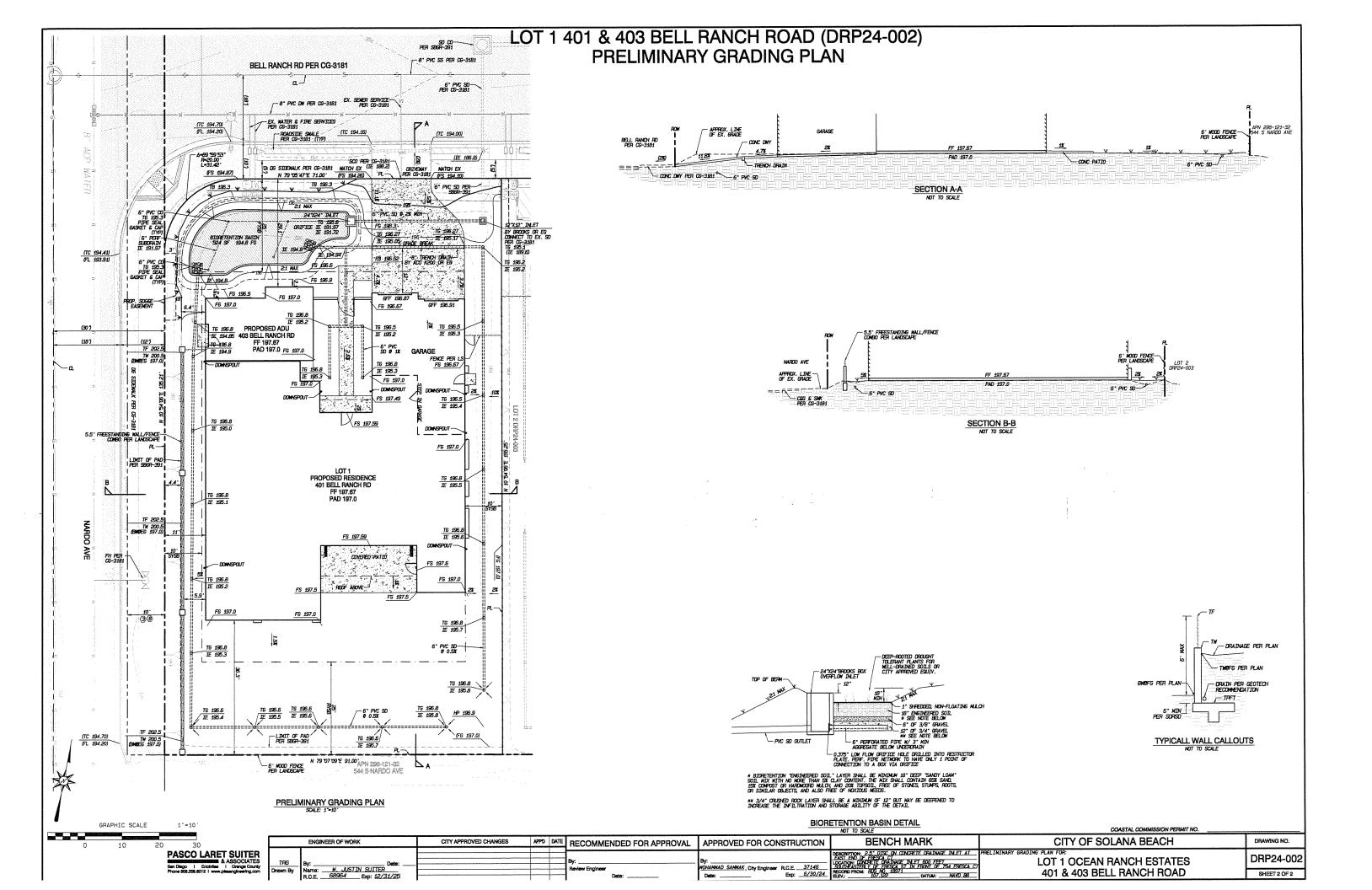
CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH
RESOLUTION No. 2016-043.

M. JUSTIN SUITER RCE No. 58964 EXP 12/31/2025 PASCO LARET SUTIER & ASSOCIATES



CITY OF SOLANA BEACH DRAWING NO. **BENCH MARK** ENGINEER OF WORK CITY APPROVED CHANGES RECOMMENDED FOR APPROVAL APPROVED FOR CONSTRUCTION DESCRIPTION 2.5° DISTO ON CONCETT DRAINAGE IN ET AT
EAST END OF FREST AND MARK IN ET 600 FEET
SOUTHER OF FREST AND THE 600 FEET
SOUTHER OF FREST AND THE 600 FEET
SOUTHER OF THE 600 FEET
BEY THE 600 FEET
SOUTHER OF THE 600 DRP24-002 **LOT 1 OCEAN RANCH ESTATES** IOHANNAD SANNAK, City Engineer R.C.E. 37146 Name: W. JUSTIN SUITER

R.C.E. 68964 Exp: 12/31/25 401 & 403 BELL RANCH ROAD SHEET 1 OF 2 Exp: 6/30/24



Water Conservation Plan

WATER CONSERVATION PLAN LEGEND

SYMBOL ZONE DESCRIPTION AREA STREET TREES / LOW WATER USE 50 S.F.

2 BIOFILTRATION BASINS / 990 S.F. 95% LOW WATER USE / DRIP IRRIGATION

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula ETWU = (ETo)(0.62)f(PF X HA) / (IE) + \$LA)]

- ETWU = Maxamum Applied Water Allowance in gallons per year

 ETO = Evapotranspiration in inches per year

 PF = Plant Factor (see requirements in chart)

 HA = Hydroxome Area (square feet) Define hydroxones by water use very low, low, moderate and high

 SLA = Special Landscapide Area (square feet) Edible plants, prigated with recycled water, & turf used for

- active play

 0.62 ~ Conversion factor to gallons per square foot
 IE = Irrigation Efficiency (see requirements in chart

CITY OF SOLANA BEAC	H ESTIMA	TED TOT	AL WAT	ER USE	(ETWU) \	WORKSH	HEET
	Line	Hydrozone to complete		-4 Below - I	use as man	y tables as	necessary
	or other designation of the state of the sta	1	2	3	4	5	SLA
Evapotranspiration Rate (Eto)* 41 0 for Solana Beach	1		····	41			
Conversion Factor - 0 62	2			0.62			
(Line 1 x Line 2)	3			25 42			
Plant Factor (PF)**	4	0.3	0.3				
Hydrozone Area (HA) - in square feet	5	50	990				
(Line 4 x Line 5)	6	15	297				
krigation Efficiency (E)***	7	0.75	0.81				
(Line 6 / Line 7)	8	20	367				
TOTAL all Line &s + SLA	9		***************************************	3	87		
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total strain for except improve	10			9,8	329		

** Plant Factor (Water Use) - from

Select based on type of plants in hydrozon 0.1 = VLW - Very Low Water Use Plants 0.3 × LW - Low Water Use Plants 66 - MW - Moderate Water Use Plants

10 - HW - High Water Use Plants by documentation subject to approval by the Cay Planner

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation

MAWA 14,540

*** IE - Irrigation Efficiency

- MATER CONSERVATION NOTES

 I. ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFECTENT MATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE
- DRIP TUBING.

 2. ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.

 3. ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS 'LOW OR MODERATE WATER USE' BY WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES).

 4. IOOS OF THE LANDSCAPED AREA IS PLANTING ZONE 3, WATER ALTING TABLETIONAL
- NATURALIZING/TRANSITIONAL
- NATURALIZING/TRANSITIONAL.
 ALL PLANTING AREAS SHALL RECEIVE REGULAR
 MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE
 HEALTHY GRONTH
 ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND
 APPROPRIATE SOIL PREPARATION.
 ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL
 BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF
 AN IMPERMEABLE SURFACE.
 BI ANTING AREAS SHALPED BY BUILDINGS SHALL BE

- PLANTING AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION CYCLES

BELL RANCH RD. Sight Lines (typ.) Any tree that is located within a Sight Line area shall be limbed and maintained at least 8' above finish grade. (typ.). Shrubs and ground covers within Concrete Driveway sight lines shall be 24" height max. at maturity Bio-Filtration (typ.) per civil engineer's Proposed ROW Line Wood Yard Fence and Gate (typ.). See elevation below LOT 1 S) D.G. Walk (typ.) Ex. Property Line -Stucco Perimeter •1) Pilasters at 40' o.c. See elevation below

Landscape Concept Plan

- LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

 I. ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-473-1965, OR CITY APPROVED EQUAL).
- I-BOO-473-1965, OR CITY APPROVED EQUAL).

 ALL LANDSCAPED AREAS, INCLUDING SLOPES (4-I OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.

 NO OVERHEAD IRRIGATION SHALL BE INSTALLED MITHIN 24" OF ANY NON-PERMEABLE SURFACE

 TREES ARE PROHIBITED MITHIN IO' OF ANY DRIVEWAY

 BE ALLY MATERIAL & OVER 30" HT OR MITHOUT AN ALMINIMUM.

- TRIANGLES.

 REAS SHALLOWER THAN 3:I SHALL RECEIVE 3 INCHES OF BARK MULCH, BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH, A MINIMUM 3' LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SUFFACES OF PLANTINS AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.

 ALL SLOPES 4:I OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS, THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS:

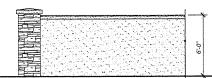
 A. ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A
- A. ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A
- A. ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED MITH A CENTRALLY CONTROLLED SYSTEM MITH NO OVER SPRAY.

 B. GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR 1 GALLONS AT 18" O.C. PROVIDE 1 ONE SALLON SHRUB FOR EACH 100 SF OF SLOPE AND 1 FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.

 D. PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE 15 GALLON TREE PER 500 SF OF SLOPE ON ALL SLOPES 5" OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 6" OR GREATER VERTICAL HEIGHT. ON THE PER 500 SF OF SLOPE PLUS ONE 5 GALLON TREE PER 500 SF OR SLOPE PLUS ONE 5 GALLON TREE PER 500 SF OR SLOPE PLUS ONE 5 GALLON TREE PER 500 SF OR SLOPE.
- PLUS ONE 5 GALLON TREE PER EACH (2005) OF SLOPE.

 REINFORCED STRAM MATS (SC ISO MANIPACTURED BY NORTH
 AMERICAN GREEN 1-800-475-1965 OR CITY APPROVED) MUST BE
 INSTALLED ON ALL SLOPES 3:1 OR GREATER.

 TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE
 PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING
 MALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS RILL NOT BE
 WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER ALL STREET TREES SHALL RECEIVE ROOT BARRIERS. FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY



Stucco Perimeter Wall with Stone Pilasters and Precast Concrete Cap



Wood Side Yard Fence & Gate

MINIMUM	TREE SEPA	ARATION
IMPROVEMENT	DISTANCE	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNAL, STO	P SIGN	20 FEET
UNDERGROUND UTILIT	Y LINES	IO FEET FROM C.L.
ABOVE GROUND UTILI (TRANSFORMERS, UTIL	8 FEET	
FIRE HYDRANTS, MAIL	5 FEET	
DRIVEWAYS	IO FEET	
STREET LIGHTS		15 FEET
INTERSECTIONS		25 FEET

COMMON NAME

SEE EXISTING TREE SURVEY. EXISTING TREES WILL BE MITIGATED I: WITH (2) STREET TREES PER LOT FOR 9 LOTS

BASIN BIO-FILTRATION GROUND COVER - (I GAL, AT 18" O.C.)

Planting Legend

SYMBOL BOTANICAL NAME

GROUND COVERS

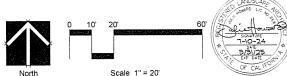
EXISTING TREES TO BE REMOVED

STREET TREE (PRIVATE) - 24" BOX SIZE

CAREX TUMULICOLA FOOTHILL SEDGE

40' MAX. L

am familiar with and agree to comply with the requirements for I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec. 17.58 SBMC and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.





SHEETS

OF 1

DRAWN BY: JH/BG JOB NUMBER: FILE:

7/10/2024

S

S q

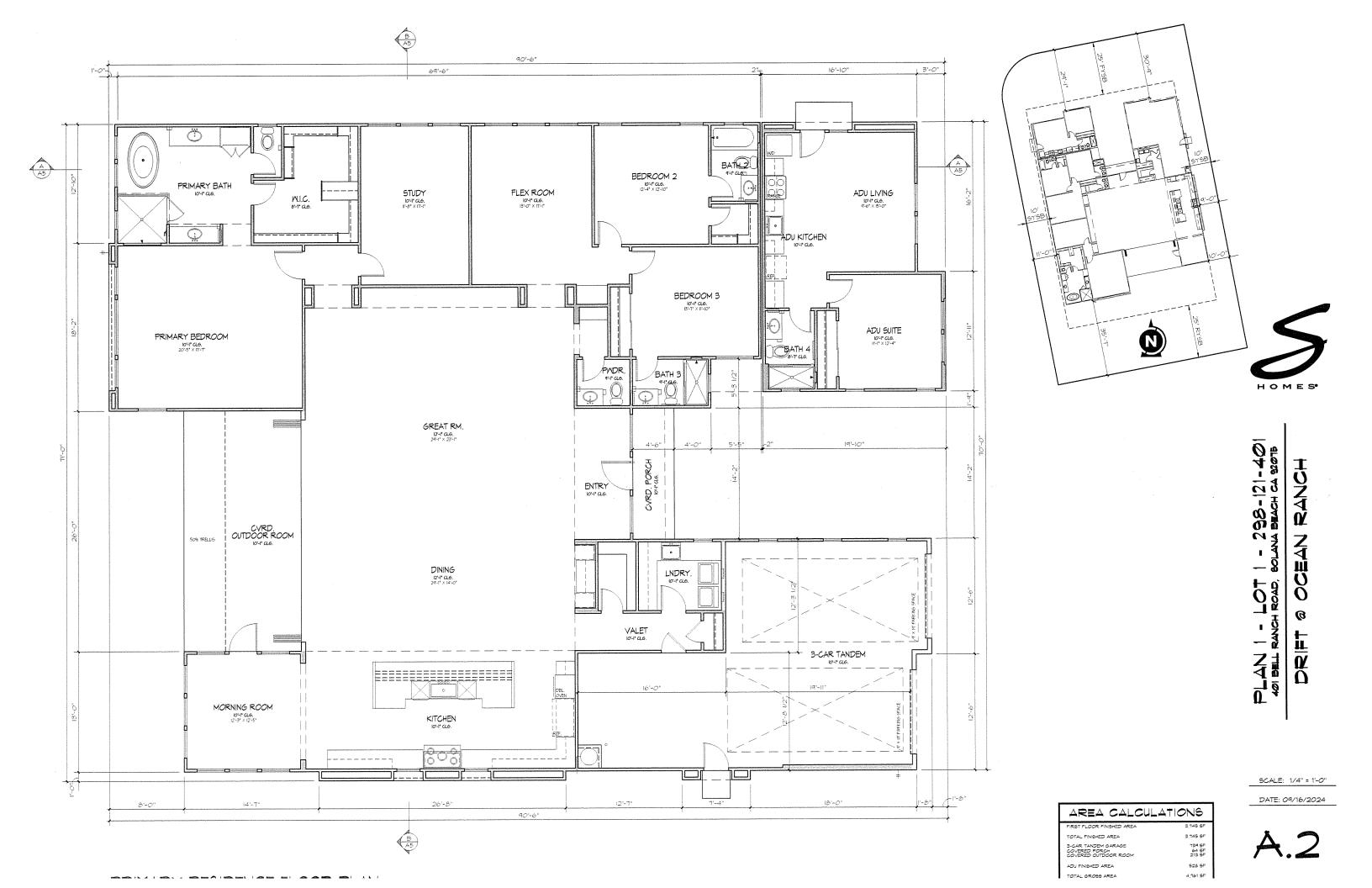
PLAN

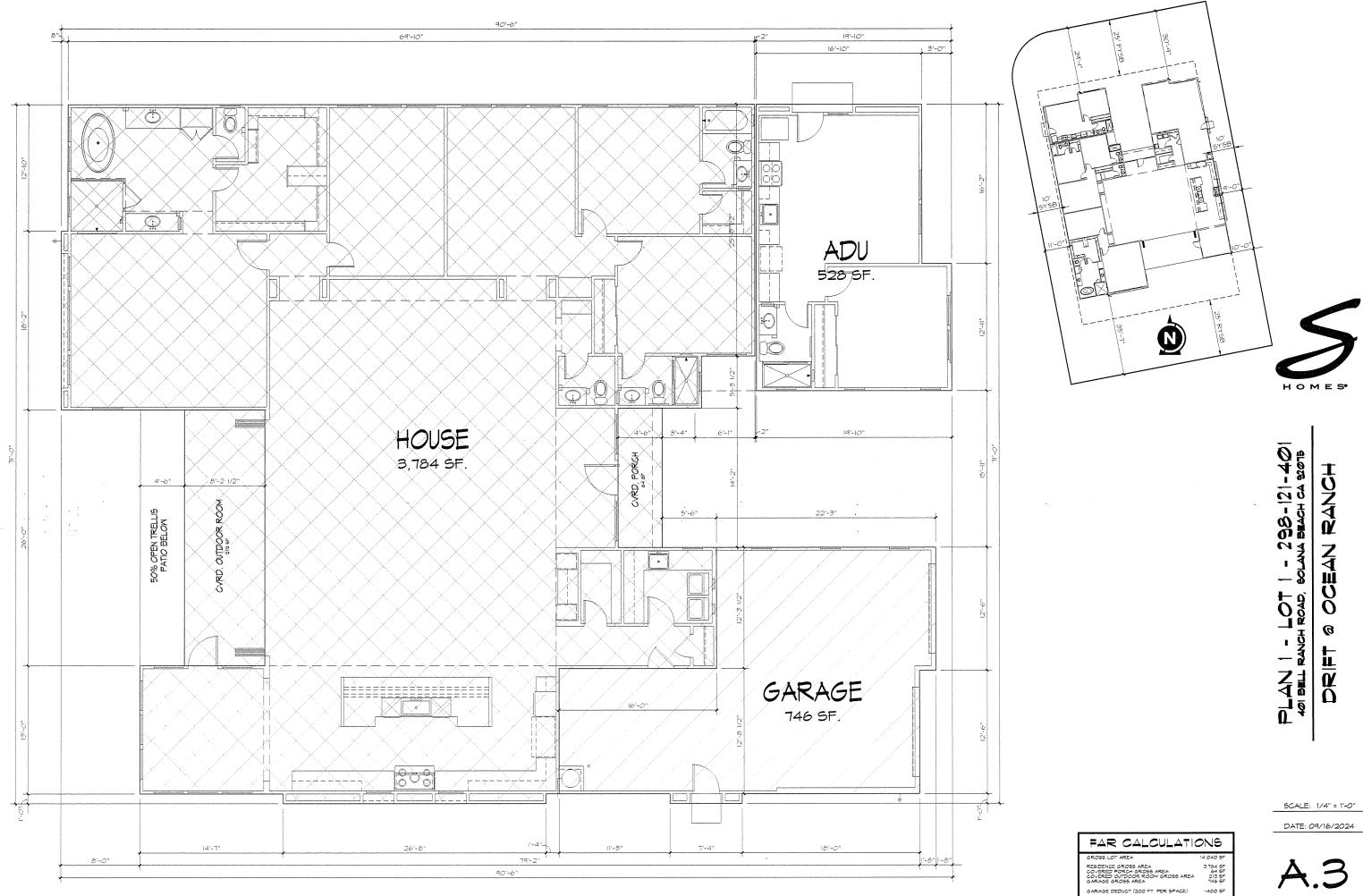
CONCEPT

LANDSCAPE

PROJECT NAME LOT 1 Ocean Ranch 8 S. Nardo Avenue na Beach, CA 92075

REVISIONS:





TOTAL GROSS BUILDING AREA

4,407 SF 4,407 SF

← CRICKET



PLAN 1 - LOT 1 - 298-121-401

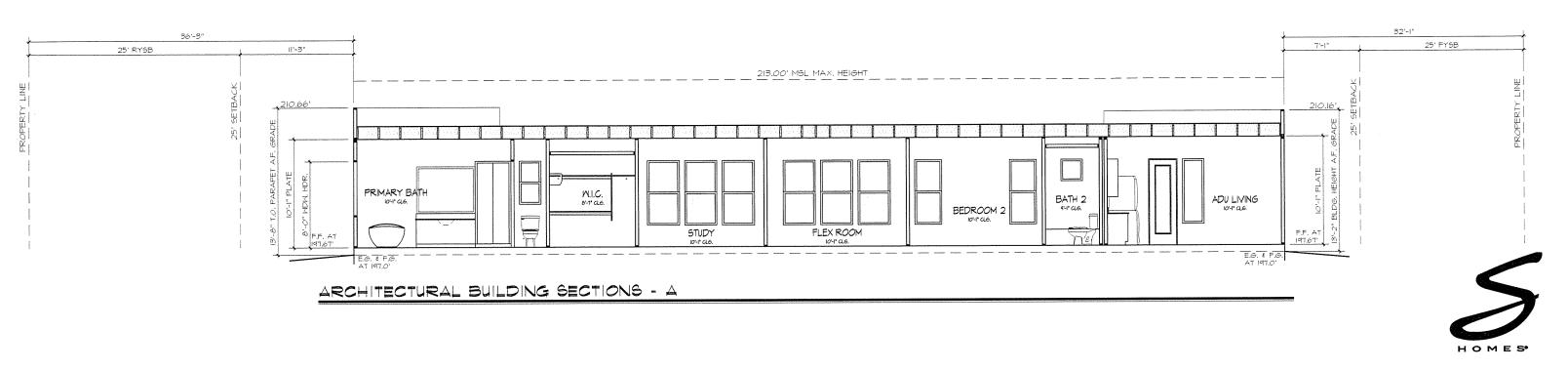
3/8:12 PITCH 2:12 PITCH 2:12 PITCH 50% OPEN TRELLIS PATIO BELOM 3/8:12 PITCH 3/8/12 PITCH **←** GRIGKET

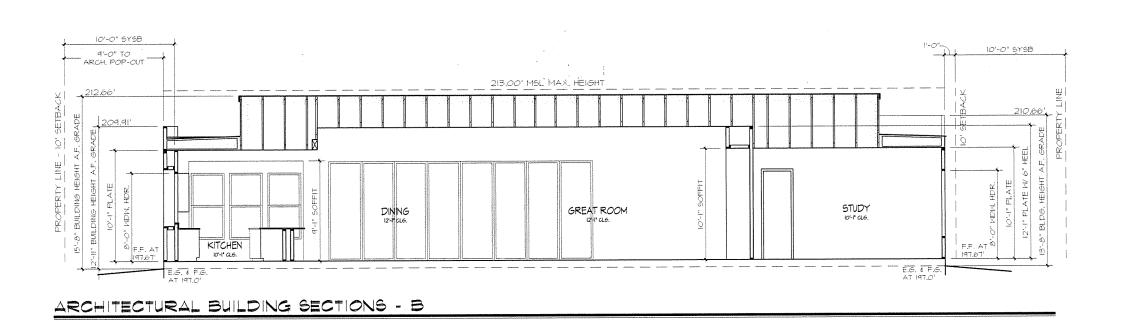
7'-4"

13'-8"

٥

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



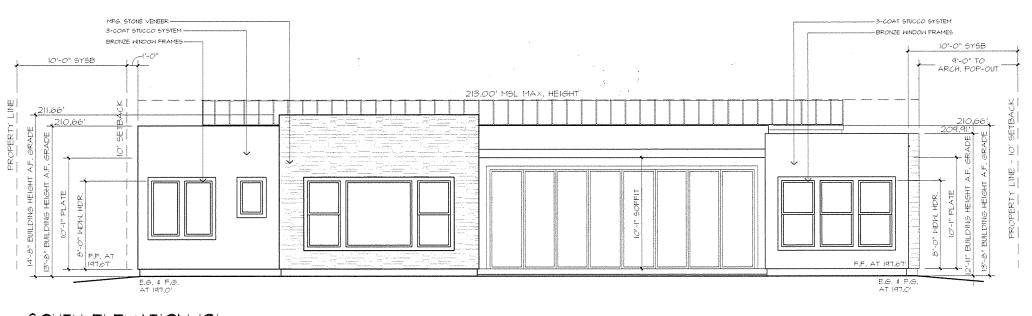


SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.5

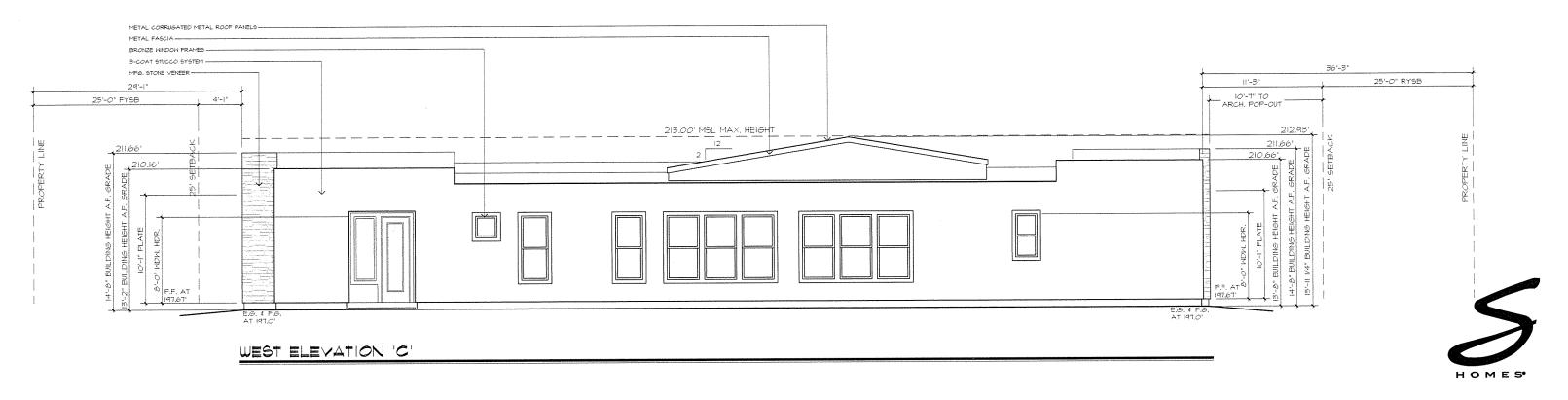


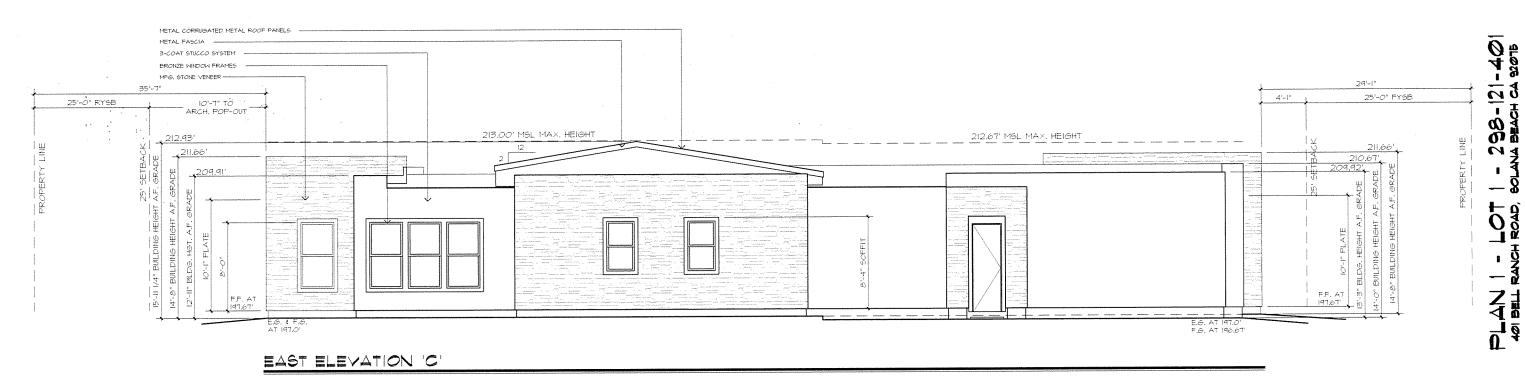


SOUTH ELEVATION 'C'

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

A.6





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

DATE: 09/16/2024

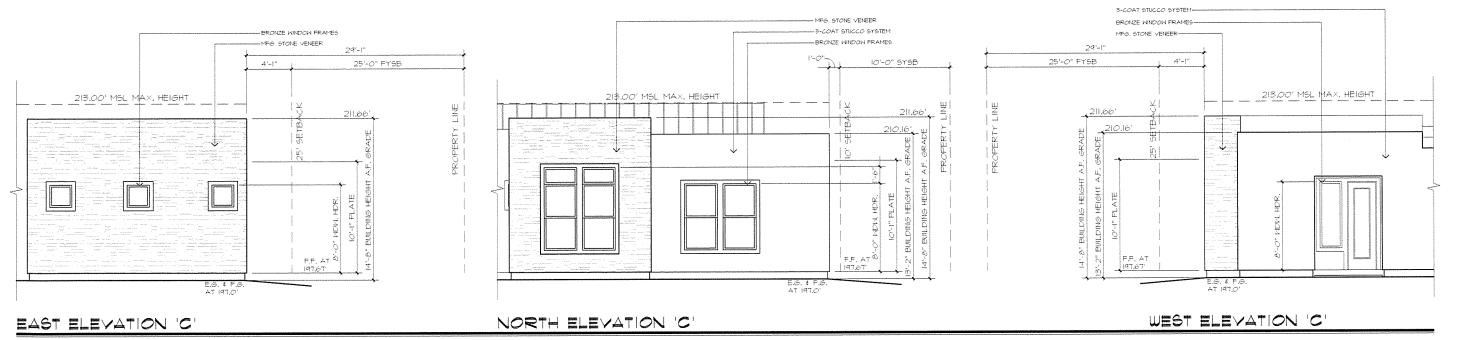
A.T

ADU | - LOT | 403 BELL RANCH ROAD,

SCALE: 1/4" = 1'-0" DATE: 09/16/2024

TO HOUSE (2" 19'-10" 3'-0" ADU LIVING 10'-1" CLG. 9'-6' × 15'-0' ADU KITCHEN 10-11 CLG. ADU SUITE 10'-1' al.6. 11'-1' x 12'-4' 19'-10" 19'-10"

ADU - FLOOR PLAN





SHEET INDEX

A.1	COVER SHEET
SP	GENERAL SITE PLAN
10F2	GENERAL GRADING NOTES
20F2	PRELIM. GRADING/SITE PLAN
	DETAILS & SECTIONS
L.1	LANDSCAPE PLANS
A.2	FLOOR PLAN
A.3	FAR CALCULATIONS
A.4	ROOF PLAN
A.5	BUILDING SECTIONS
A.6	BUILDING ELEVATIONS
A.7	BUILDING ELEVATIONS



OVERALL SITE PLAN VICINITY MAP OWNER/APPLICANT A.P.N. SITE ADDRESS 401-436 BELL RANCH ROAD SOLANA BEACH CA 92075 ZONING INFORMATION GENERAL PLAN DESIGNATION LAC HUNDHAM PARCEL SIZE: 14,000 SF HEIGHT: PER CODE 17,20,030,6 436 BELL RANCH RD LOT 8 442 BELL RANCH RD DRP24-009 434 BELL RANCH RD APN 298-121-28 PERVIOUSLY APPROVED PER DRP22-025 APN 296-121-26 HAS BEEN PERVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREON FOR REFERENCE ONLY. LOT 7 450 BELL RANCH RD DRP24-008 NO PARKING IN CUL-DE-SAC 6 7 6 9 10 11 1 | 2 | 3 | 4 | 5 12 BELL RANCH RD S NARDO AVE 0 | 22 | 21 | 20 | 19 | 17 ACC CLAR 19 17 15 15 14 13 LOT 6 441 BELL RANCH RD DRP24-007 419 BELL RANCH RD LOT 2 L 409 BELL RANCH RD DRP24-003 LOT 3 417 BELL RANCH RD DRP24-004 LOT 4 425 BELL RANCH RD DRP24-005 LOT 1 401 BELL RANCH RD DRP24-002 LOT 5 433 BELL RANCH RD DRP24-006 PREPARED BY: PASCO LARET SUITER Exercise Control English Control Phone 863.259.8212 | www.pissanglinearing.com GRAPHIC SCALE

GENERAL NOTES

- ENTERVAL NOTES
 APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALTENMENT OF ANY PRIVATE ROAD SHOWN FEREIN FOR PUBLIC ROAD PUBPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE SEGULATION FOR THE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- GRADE ELEVATIONS MAY REGULTE CHANGES IN 1455 PLANS. IMPORT MATERIALS SHALL BE LEGALLY OBTAINED. A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REGUIRED FOR ANY WORK IN THE PUBLIC AIGHT-OF-MAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- UNDERGROUND S.A.
- THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY MORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- ISSUED.

 THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE
 THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTUR
 TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO MAIVER OF T
 GRADING ORDINANCE REGULERENTS CONCERNING MINIMUM COVER OVER
 EXPANSIVE SOILS IS NAME OR IMPLIED.
- O. ALL OPERATIONS CONDUCTED ON THE PREMISES. INCLUDING THE MARMING OP. ALL OPERAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT OF THE PREMISE OF THE PR
- AND ABUTTING CUT OR FILL SUPFACES.

 12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE THESE GRADING ORDINANCE. AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING ORDINANCE. AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS. THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJOCENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINTNO PUBLIC STREET, SIDEMAIK, ALLEY, FUNCTION OF ANY SENAGE ISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY MITHOUT SUPPORTING AND PROTECTION SUCH PROPERTY FROM SETTLING. CRACKING, EROSION.

 SETTLING SCORP TIBED OF THE AND AND ANY THE MISSILL FROM THE FEMILITEE DESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.

 13. SLOPE ARTICS: CUT 2: 1 FILL 2:

 CUT: 150 CY FILL: O CY EXPORT: 150 CY REMOTAL GRADING: 0 CY REMOTAL MISSILL FOR ORDERS.
- (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)

- 3.ALL OFF-SITE HAUL ROUTES SHALL BE SUBHITIED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF NORK.
- OF NORK.

 9, UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERNIT, BUT PRIDE TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY. AS AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: THE GRADING UNDER PERNIT NO. SEGR.— HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE MITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOMED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING DEPARTION.

EROSION CONTROL NOTES

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

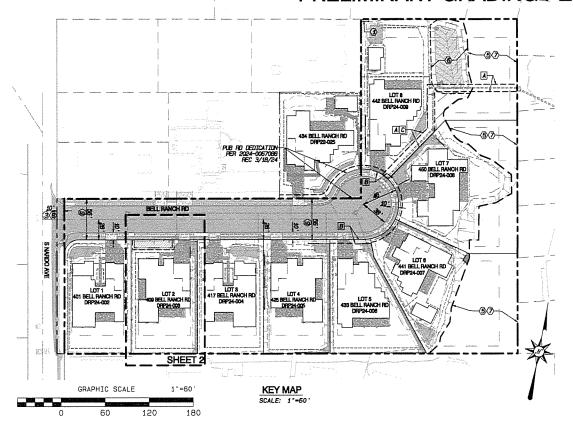
NON-TRRIGATED HYDROSEED MIX WITH

	A FIBER MATRIX APPLIED AT 4,000	
LBS/ACRE	% PURITY/ACRE	SEED SPECIES
20 50	70% PLUS	ATRIPLEX GLAUCA PLANTAGE INSULARIS
8 6 7	SCARIFIED 50% PLUS	ENCELIS FARINOSA LOTUS SCOPARIUS EXCHSCHOLTZIA CALI
01		

- 4. THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- 5. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- 6. SAND BAS CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UMPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- 9. THE CONTRACTOR SHALL SWEEP ROADMAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- O. THE CONTRACTOR SHALL MATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OF EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENSINEER.
- 11. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

PASCO LARET SUITER

LOT 2 409 BELL RANCH ROAD (DRP24-003) PRELIMINARY GRADING PLAN



EXISTING EASEMENTS PER MAP 16605

- (1) 2' MIDE SOGGE EASEMENT, REC. NOVEMBER 24, 1930, RK 1959 P. 364 OF DEFIS. N/A THIS LOT
- ③ COUNTY HIGHMAY EASEMENT, REC. MAY 19, 1975, F/P. 75-121690, O.R. NVA THIS LOT)
- (A) N/A, OFF-SITE AFFECTING NEIGHBORING LOTS
- 6 STORM MATER DETENTION EASEMENT PER MAP 16605 REC. 3/18/24. NVA THIS LOTI
- (7) OPEN SPACE EASEMENT PER NAP 16605 REC. 3/18/24. IN/A THIS LOT
- (B) 10' STREET DEDICATION OF NARDO AVENUE TO THE CITY OF SOLANA BEACH PER MAP 16505 REC 3/18/24 (N/A THIS LOT)
- (9) STREET DEDICATION OF BELL RANCH ROAD TO THE CITY OF SOLANA REACH PER MAP 16505 REC. 3/18/24.

EASEMENTS TO BE GRANTED

- AROPOSED PRIVATE DRAINAGE EASPIENT FOR THE BENEFIT OF LOTS 1 THROUGH 8 TO BE GRANTED OR RESERVED CONCUMPENTLY WITH TRANSFER OF TITLE. (SEE LOTS 2 & 8)
- C PROPOSED PRIVATE IPRIBATION EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 8 TO BE GRANTED OF RESERVED CONCURRENTLY WITH TRANSFER OF TITLE. (SEE LOTS 2 & 8)

VICINITY MAP

LEGAL DESCRIPTION

LOT 2 OF MAP NO. 16805 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIESO COUNTY, 3/18/24. A.P.N. SITE ADDRESS

409 BELL RANCH ROAD SOLANA BEACH CA 92075 OWNER/APPLICANT

TOPOGRAPHIC SURVEY

GENERATED BY AERIAL AND HAND SHOT HETHOOS GATHERD IN 2016, 2017 & 2018 BY PASCO LARET SUITER & ASSOC 119 AGENCIEN DRIVE CHOITE, CA \$2007 658-259-6212

EARTHWORK QUANTITIES:

- W: GRADING ASSOCIATED WITH PROJECT: 150 CY CUT (STOPHWATER BASIN EXCAVATION) & 0 CY FILL

- Z: TOTAL GRADING: 350 CY

TOTAL EXISTING INFERVIOUS AREA ON-SITE 0 SF



ABBREVIATIONS

WORK TO BE DONE

STANDARD DRAWINGS

STANDARD SPECIFICATIONS

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

(1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMEDIMENTS.

(2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"

(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

(1) SAN DIEGO REGIONAL STANDARD DRAWINGS (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

ITEM DESCRIPTION

SUBDIVISION BOUNDARY

ADJACENT PROPERTY LINE

SYMBOL

LOT INFORMATION LOT 2 OF OCEAN RANCH ESTATES 14051 SF (0.32 AC) GROSS/NET

PARKING INFORMATION REGUTRED: 2 PROPOSED: 3 IN ATTACHED GARAGE

REFERENCE DRAWINGS

GROSS LOT AREA

TOTAL GROSS BUILDING AREA ALLOWABLE

GARAGE DEDUCT (200 FT, PER SPACE) -400 SF

ZONING INFORMATION

- X: EXCAVATION FOR FOOTINGS: 200 CY+
- Y: REMOVAL/RECOMPACTION FOR SLABS: 0 CY±

AREA CALCULATIONS (SEE SHEET A.2)

TOTAL FINISHED AREA

3-CAR TANDEN GARAGE COVERED PORCH COVERED OUTDOOR ROOM

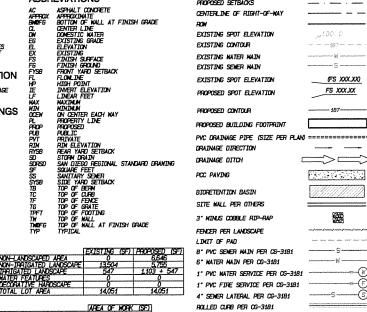
TOTAL GROSS AREA

4098 SF

5220 SF

IMPERVIOUS AREA TABULATION

NET INCREASE IN IMPERVIOUS AREA:



UTILITY NOTE:

UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DIE RECULTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE MORK SITE.

DG STDEWALK PER CG-3181

RET WALL PER STRUCTURAL

CONCRETE PER CG-3181

OWNER'S CERTIFICATE

I.
DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY
DIRECTION MITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE
TERMS AND COMDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE ON
THIS GRADING PLAN. FAR CALCULATIONS (SEE SHEET A.3)

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

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

SARAH MORRELL SHEA HOMES LIMITED PARTNERSHIP

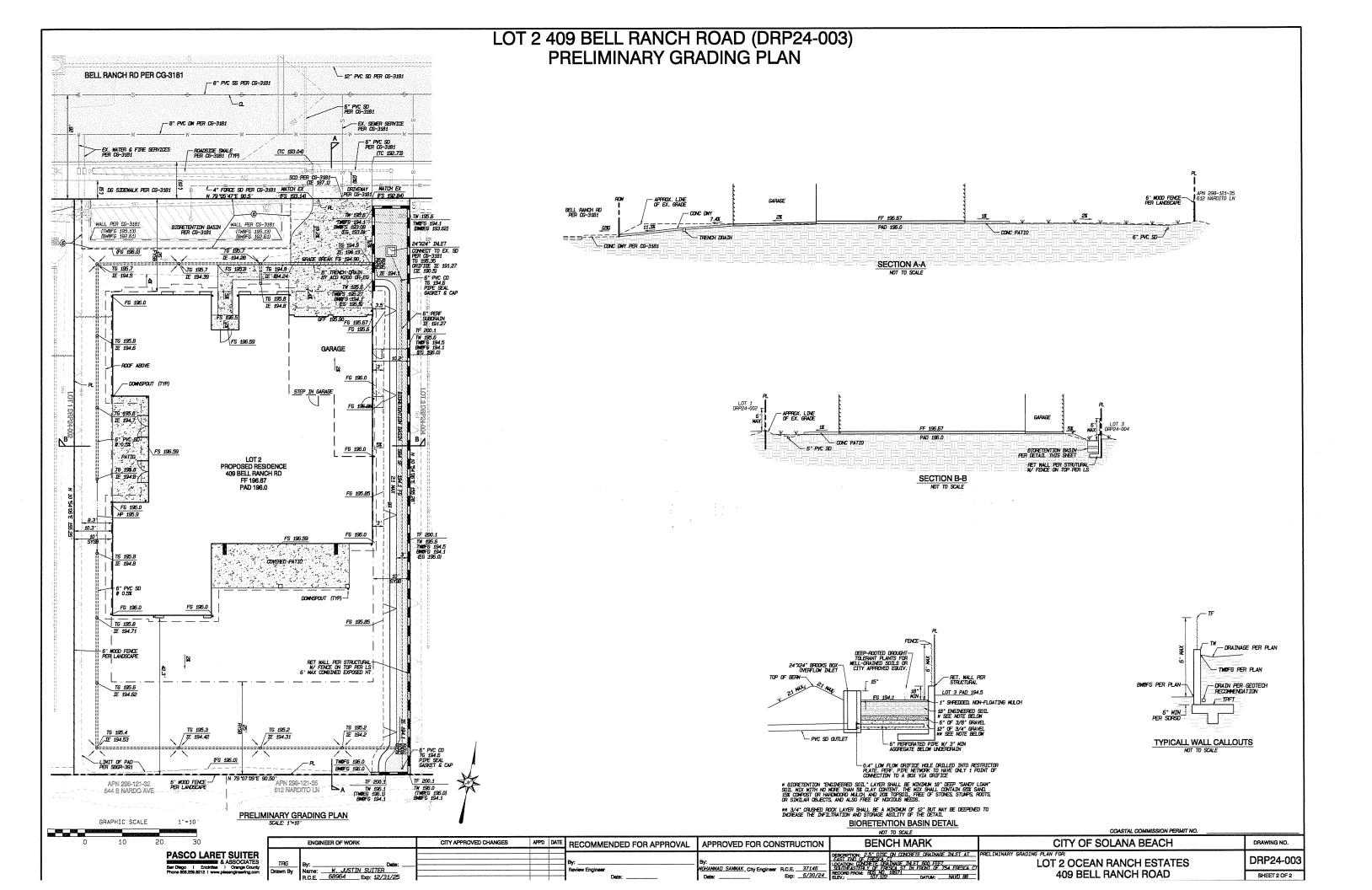
DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF THE DECLARE THAT I AM THE ENGINEER OF THE DESIGN OF THE PHOLECT. THAT I HAVE EXCERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PHOLECT AS DEFINED IN SECTION 8709 OF THE BUSINESS AND PROFESSIONS CODE. AND THE DESIGN IS CONSISTENT MITH CHARENT STANDARDS AND THE CITY OF SOLAMA BEACH RESOLUTION NO. 2016–043



COASTAL COMMISSION PERMIT NO

ENGINEER OF WORK CITY APPROVED CHANGES **BENCH MARK** CITY OF SOLANA BEACH DRAWING NO RECOMMENDED FOR APPROVAL APPROVED FOR CONSTRUCTION R.C.E. 37146
Exp.: 6/30/24
Exp.: 6/30/24 DRP24-003 **LOT 2 OCEAN RANCH ESTATES** Name: W. JUSTIN SUITER
R.C.E. 68964 Exp: 12/31/25 HAMMAD SAMMAK, City Engineer R.C.E. 37146 409 BELL RANCH ROAD SHEET 1 OF 2



Water Conservation Plan

MATER CONSERVATION PLAN LEGEND

SYMBOL ZONE DESCRIPTION ARFA BUBBLER IRRIGATION 2 BIOFILTRATION BASINS / 1.053 S.F. 45%

NO RECYCLED WATER USE PROPOSED. THE SITE SHALL HAVE A DEDICATED POTABLE WATER SUB-METER FOR HOMEOWNER LANDSCAPE

LOW WATER USE / DRIP IRRIGATION

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula ETWU = (ETo)(0.62)[(PFXHA)/(IE) = SLA)]

- ETWU "Maximum Applied Water Allowance in gallons per year
- ETo = Evapotranspiration in inches per year PF = Plant Factor (see requirements in chart)
- HA ~ Hydrozone Area (square feet). Define hydrozones by water use very low, low, moderate and high SLA - Special Landscapde Area (square feet) Edible plants, irrigated with recycled water, & turf used for
- 0.62 Conversion factor to gallons per square foot
- IE Irruation Efficiency (see requirements in chart)

	Line		Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones)				
		1	2	3	4	5	SLA
Evapotranspiration Rate (Eto)* 41.0 for Solana Beach	1			41		L	
Conversion Factor - 0.62	2			0.62			
(Line 1 x Line 2)	3			25.42			
Plant Factor (PF)**	4	0.3	0.3				
Hydrozone Area (HA) - in square feet	5	50	1,053				
(Line 4 x Line 5)	6	15	316				
Imgation Efficiency (E)***	7	0.75	0.81				
(Line 6 / Line 7)	8	20	390				1
TOTAL all Line 8's + SLA	9			4	10		
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall find exceed fravva	10			10,	422		

47 (east of 1-5)

31.682 [(EFAF x

" Plant Factor (Water Use) - from WUCOLS Select based on type of plants in hydrozone 01 = VLW - Very Low Water Use Plants 03 = LW - Low Water Use Plants 05 = MW - Moderate Water Use Plants 16 = HW - High Water Use Plants

__) / (1-ETAF) x

Total Landscape Area

Spray = 0.55 Rotor = 0.70 Bubbler = 0.75 Drip & Micro-spray = 0.81 A different IE may be used if supporte

by documentation subject to approval by the City Planner

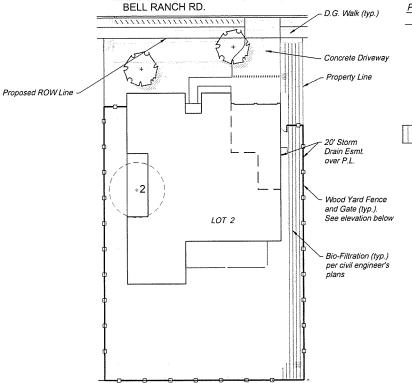
15,421

- MATER CONSERVATION NOTES

 1. ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT MATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE
- ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC
- ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.

 ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS 'LOW OR MODERATE WATER USE' BY WIJCOLLS (MATER USE CLASSIFICATION OF LANDSCAPES SPECIES).

 IOO'S OF THE LANDSCAPED AREA IS PLANTING ZONE 3, NAMEDIAL VILLE TRANSPORTATION.
- NATURALIZING/TRANSITIONAL. ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE
- HEALTHY GROWTH
 6. ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND APPROPRIATE SOIL PREPARATION.
 7. ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
 8. PLANTING AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION CYCLES.



Landscape Concept Plan

LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

I. ALL SLOPES (4.1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-473-1965, OR CITY

NORTH AMERICAN GREEN, 1-800-413-1965, OR CITY APPROVED EQUAL).

2. ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.

NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN

IRRIGATION TO MEET CITY REQUIREMENTS.

NO OVERHEAD IRRIGATION SHALL BE INSTALLED MITHIN 24" OF ANY NON-PERMEABLE SURFACE.

TREES ARE PROHIBITED MITHIN IO' OF ANY DRIVEWAY.

PLANT MATERIALS OVER 30" HT. OR MITHOUT AN 8" MINIMUM CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT TRIANGLES.

AREAS SHALLOWER THAN 3.I SHALL RECEIVE 3 INCHES OF BARK MILCH, BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MILCH. A MINIMUM 3" LAYER OF MILCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MILCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE 4 40 S.F. MIN AREA OF BARK MILCH.

ALL SCHOPES 4.I OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS. THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS.

A. ALL GRADED SLOPES MIST BE FERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM MITHE FROM ITHE STORY.

WITH NO OVER SPRAY.

B. GROUND COVERS MUST BE PLANTED FROM LINERS OR

B. GROUND COVERS MIST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR I GALLON SAT IS" O.C.

PROVIDE I ONE GALLON SHRUB FOR EACH IOO SF OF SLOPE AND I FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE AND I FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE ON ALL SLOPES BY OR GREATER VERTICAL HEIGHT. ON ALL SLOPES BY OR GREATER VERTICAL HEIGHT. ON ALL SLOPES BY OR GREATER VERTICAL HEIGHT. FROVIDE ON IS GALLON TREE FER SOO SF OR SLOPE PLUS ONE 5 GALLON TREE FER EACH (DOOSF OF SLOPE).

REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-800-413-1965 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES BI OR GREATER.

APPROVED) MUST BE INSTALLED ON ALL SLOPES SILOR SREATER.

8. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL ROOT BARRIERS SHALL BE BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.

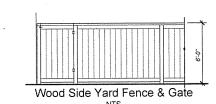
BIG-BARRIER. ALL STREET TREES SHALL RECEIVE BARRIERS. 9. FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.

Planting Legend MATURE MUCOLS SYMBOL BOTANICAL NAME COMMON NAME EXISTING TREES TO BE REMOVED SEE EXISTING TREE SURVEY. EXISTING TREES WILL BE MITIGATED I:I WITH (2) STREET TREES PER LOT FOR 9 LOTS STREET TREE (PRIVATE) - 24" BOX SIZE LAURUS NOBILIS SWEET BAY GROUND COVERS

BASIN BIO-FILTRATION GROUND COVER - (I GAL, AT 18" O.C.)

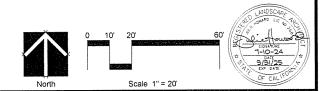
CAREX TUMULICOLA

MINIMUM	TREE SEP	ARATION
IMPROVEMENT	DISTANCE	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNAL, STOP	P SIGN	20 FEET
UNDERGROUND UTILITY	LINES	IO FEET FROM C.L.
ABOVE GROUND UTILITY (TRANSFORMERS, UTILITY	8 FEET	
FIRE HYDRANTS, MAIL	5 FEET	
DRIVEWAYS	IO FEET	
STREET LIGHTS	I5 FEET	
INTERSECTIONS	25 FEET	



am familiar with and agree to comply with the requirements fo andscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec. 17.55 SBMC and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use

1-10-2024 Date





LOT 2
Ocean Ranch
538 S. Nardo Avenu
Solana Beach, CA 077

ಹ

S D Z

PLAN

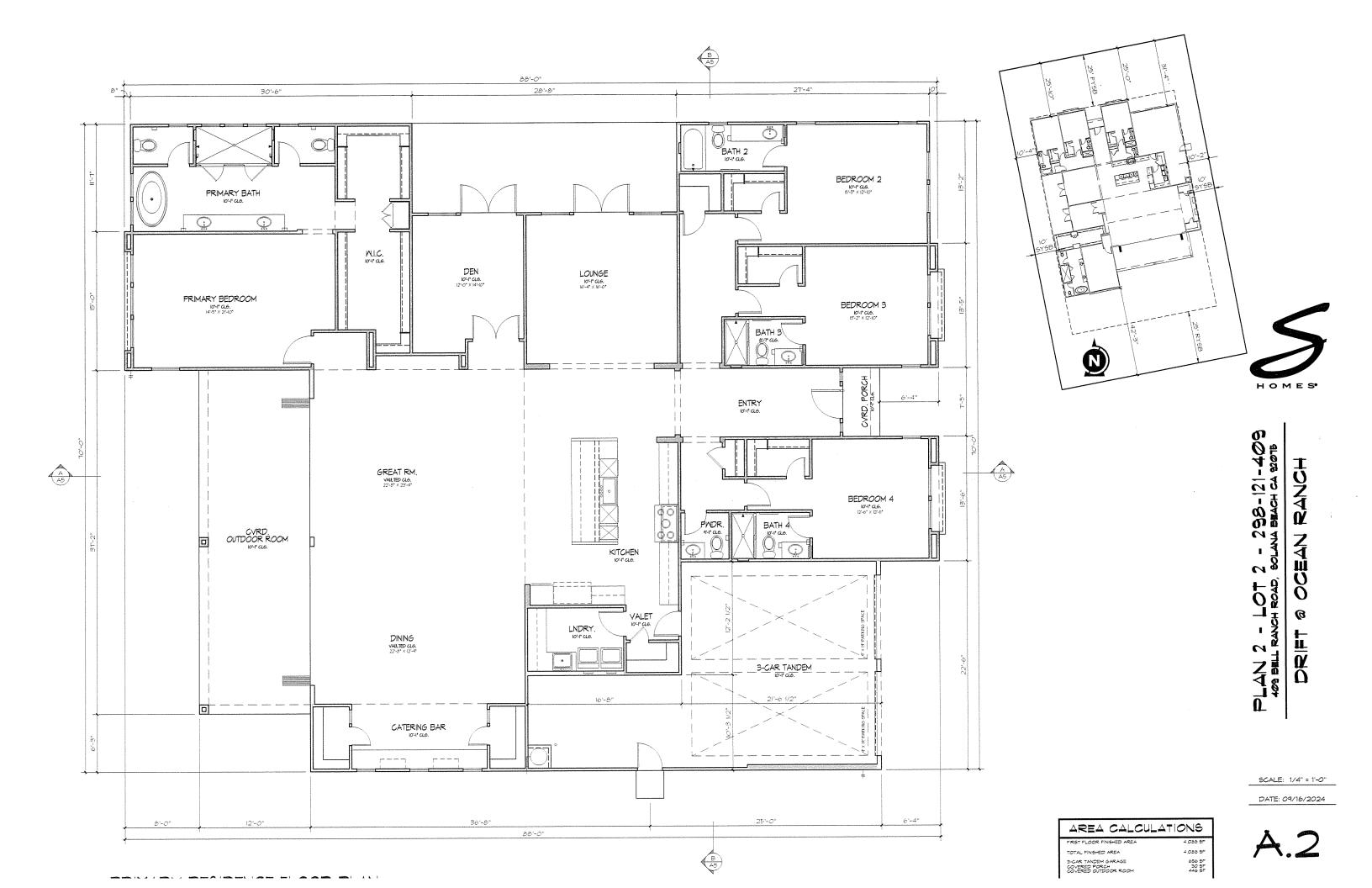
CONCEPT

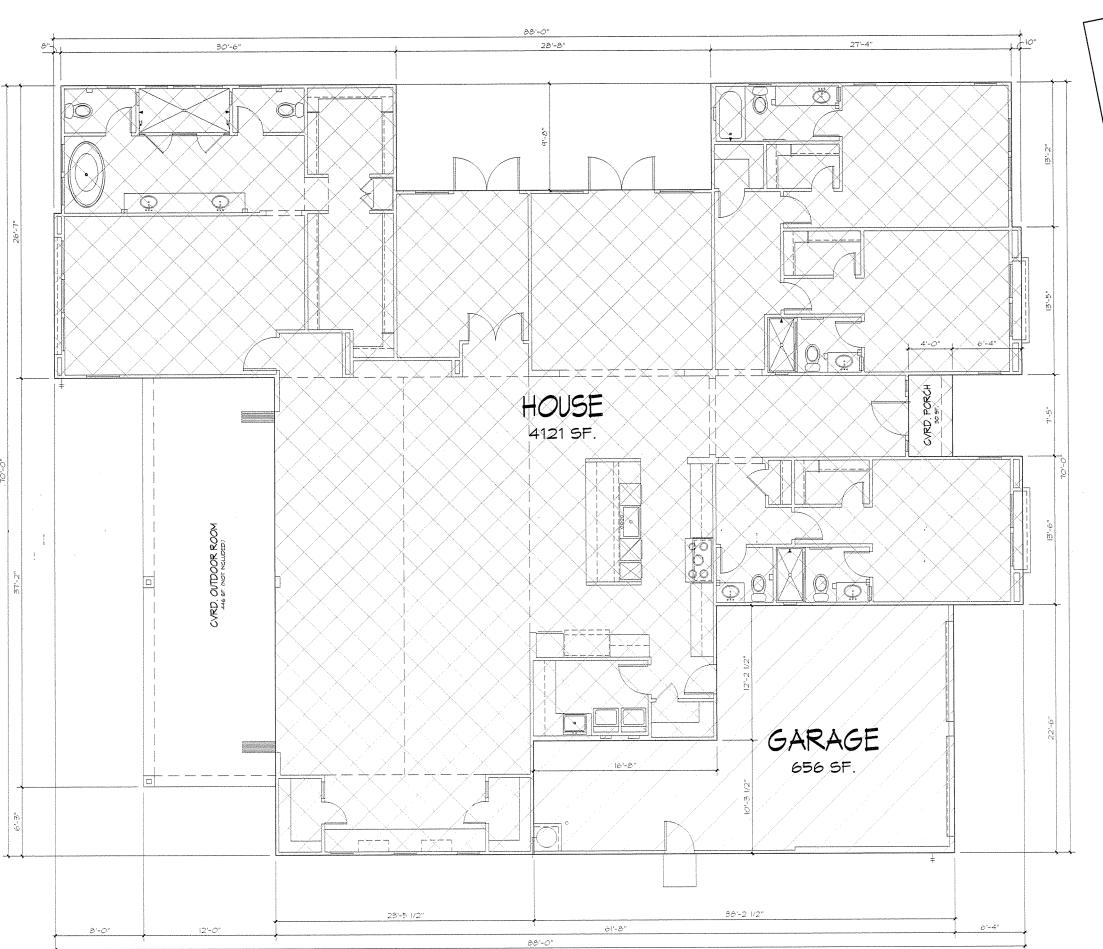
LANDSCAPE

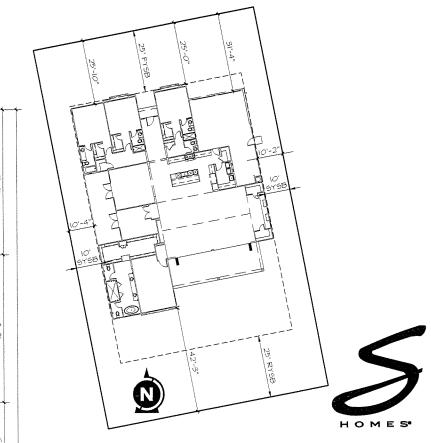
7/10/2024 DATE:

JOB NUMBER: 21098

FILE: REVISIONS:







2 - 298-121-409 BOLANA BEACH CA SEATE PLAN 2 - LOT 409 BELL RANCH ROAD,

OCHAN RANCH

以下

SCALE: 1/4" = 1'-0" DATE: 09/16/2024

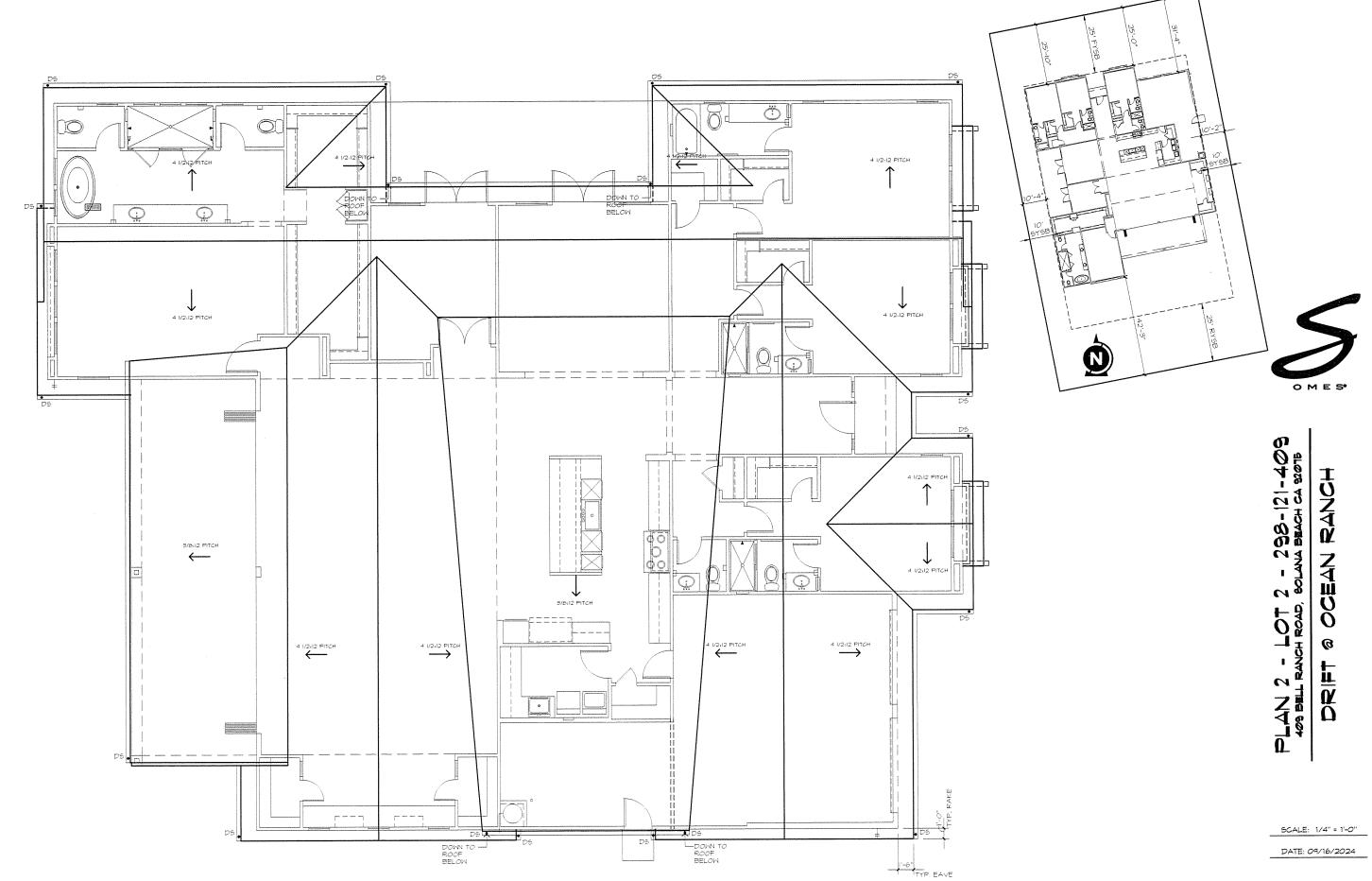
FAR CALCULATIONS 4 121 5F 30 5F 656 5F

-400 SF

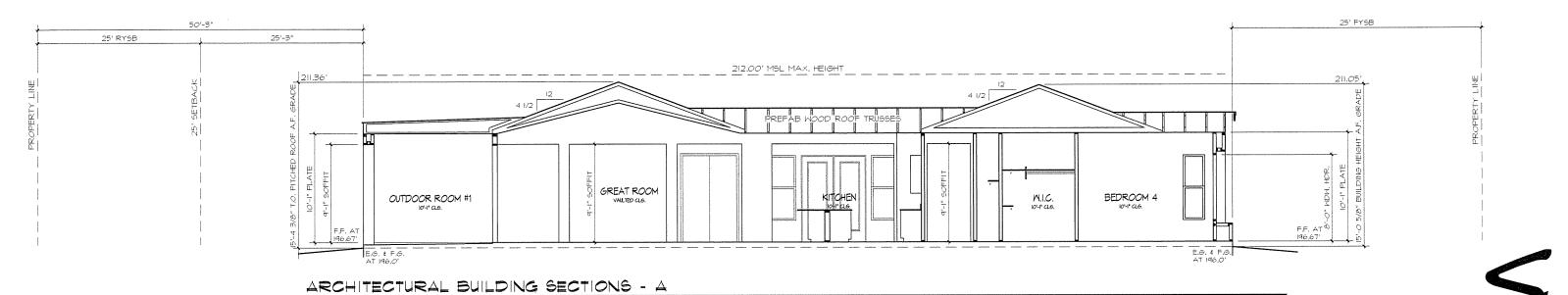
4,407 SF

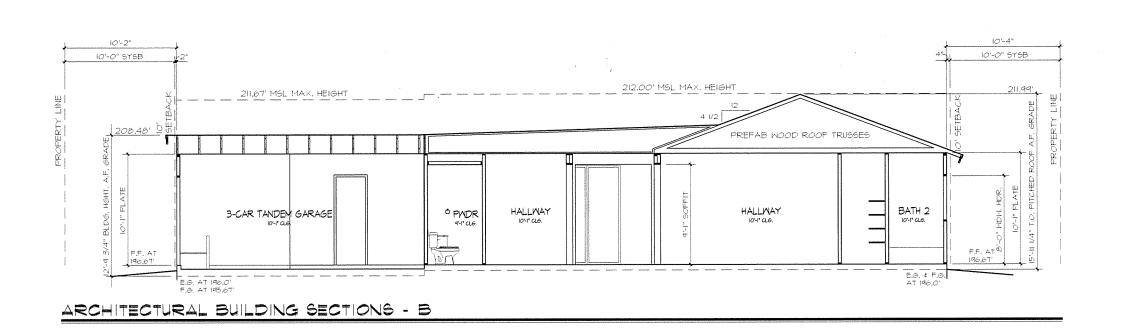
GARAGE DEDUCT (200 FT. PER SPACE)

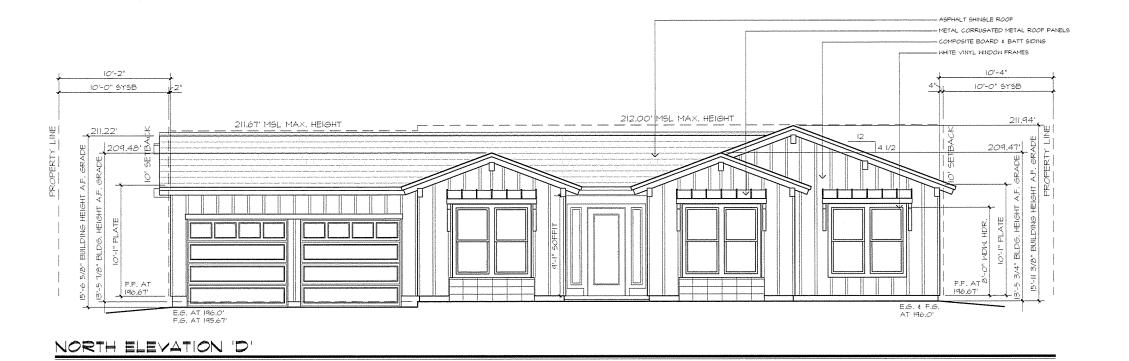
TOTAL GROSS BUILDING AREA



A.4







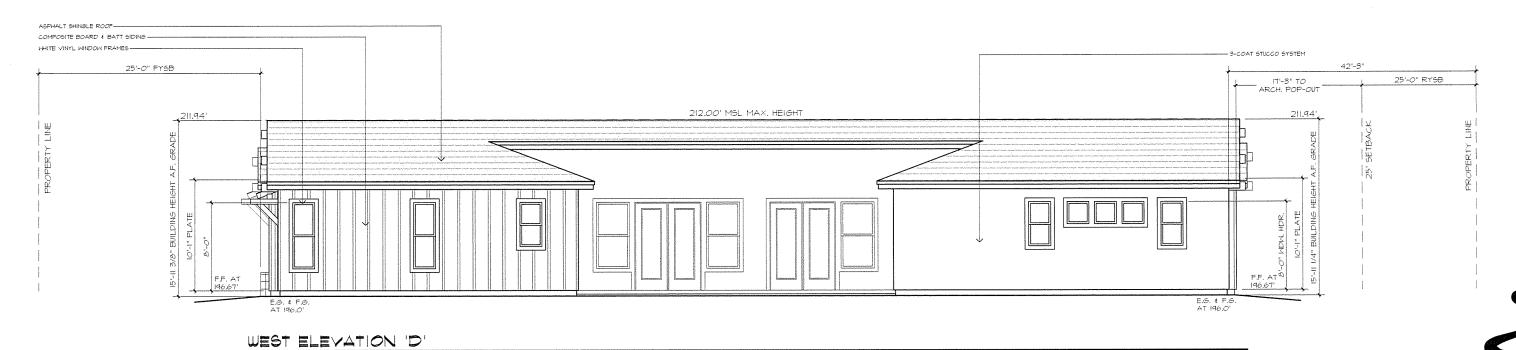
ACPUALT SHIRLE BOOF CORPOSITE BOARD 1 BATT SDING SHOOT STEED ANTE VITE, MISCHING PRACES ANTE VITE, MIS

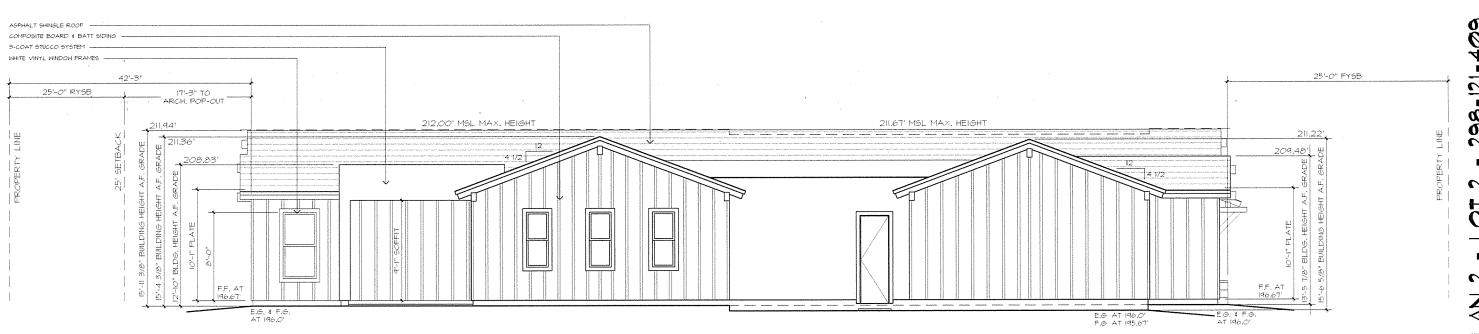
SOUTH ELEVATION 'D'

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

DATE: 09/16/2024

A.E





EAST ELEVATION 'D'

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

DATE: 09/16/2024

A.7





REQUIRED ADU NOTES:

- a. THE ADU SHALL NOT HAVE INTERIOR ACCESS TO THE PRIMARY RESIDENCE
- b. THE ADU SHALL ONLY BE USED FOR RENTALS OF TERMS OF 30 CONSECUTIVE DAYS OR MORE
- c. THE ADU OF 550 SQ. FT. OR LESS SHALL HAVE A MINIMUM OF 30-INCHES OF CLEAR COUNTER SURFACE, A MIN. 18-INCH SINK W/ A 1.5-INCH DRAIN AND GARBAGE DISPOSAL, A MINIMUM 5 CUBIC FOOT REFRIGERATOR AND A MINIMUM TWO-BURNER STOVE HARD WIRED WITH GAS OR A 220-VOLT OUTLET

d. PER SBMC SECTION 17.20.040(D)(4)(0), ACCESSORY DWELLING UNITS SHALL PROVIDE A NEW OR SEPARATE UTILITY CONNECTION DIRECTLY BETWEEN THE ACCESSORY DWELLING UNIT AND THE UTILITY. THE CONNECTION MAY BE SUBJECT TO A CONNECTION FEE OR CAPACITY CHARGE THAT SHALL BE PROPORTIONATE TO THE BURDEN OF THE PROPOSED ACCESSORY DWELLING UNIT, BASED UPON EITHER ITS SIZE IN SQ. FT. OR THE NUMBER OF ITS PLUMBING FIXTURES, UPON THE WATER OR SEWER SYSTEM; PROVIDED, HOWEVER, THAT THIS FEE OR CHARGE SHALL NOT EXCEED THE REASONABLE COST OF PROVIDING THIS SERVICE. A SUB-METER MAY BE ALLOWED TO MEET THIS REQUIREMENTS.

SHEET INDEX

A.1 SP 10F2	COVER SHEET GENERAL SITE PLAN GENERAL GRADING NOTES
20F2	PRELIM. GRADING/SITE PLAN,
	DETAILS & SECTIONS
L.1	LANDSCAPE PLANS
A.2	FLOOR PLAN
A.3	FAR CALCULATIONS
A.4	ROOF PLAN
A.5	BUILDING SECTIONS
A.6	BUILDING ELEVATIONS
A.7	BUILDING ELEVATIONS
A.8	ADU FLR. PLAN & BLDG. ELEV

298-121-417 A BEACH CA 92075 3 - 2 80LANA I

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

DATE: 09/16/2024

OVERALL SITE PLAN VICINITY MAP OWNER/APPLICANT SEA HIMES LIMITED PARTICESSUF 9900 NESS DESCRIPTION FOUR SUITE 200 SAN DIESO, CA 92121 760-715-1594 A.P.N. 780 SITE ADDRESS 401-436 BELL RANCH ROAD SOLANA BEACH CA 92075 ZONING INFORMATION SENERAL PLAN DESIGNATION LAC HUMBAN PARCEL SIZE: 14,000 SF HEIGHT: PER CODE 17.20.030.6 LOT 8 442 BELL RANCH RD DRP24-009 434 BELL RANCH RD APN 298-121-26 PERVIOUSLY APPROVED PER DRP22-025 PLBLIC ROAD AND UTILITY IMPROVEMENTS PREVIOUSLY APPROVED AND SHOW HEREON FOR REFERENCE, SEE DINGS CG-3181 AND SBGR-391. APN 298-121-26 HAS BEEN PERVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREON FOR REFERENCE ONLY. LOT 7 450 BELL RANCH RD DRP24-008 NO PARKING IN CUL-DE-SAC 12 BELL RANCH RD S NARDO AVE 18 17 15 | IS | IA | IS LOT 6 441 BELL RANCH RD DRP24-007 403 BELL RANCH RD LOT 2 L 409 BELL RANCH RD DRP24-003 LOT 3 417 BELL RANCH RD DRP24-004 LOT 4 425 BELL RANCH RD DRP24-005 LOT 1 401 BELL RANCH RD DRP24-002 LOT 5 433 BELL RANCH RD DRP24-006 PREPARED BY: PASCO LARET SUITER BASSOCIATES San Diago | Enchine | Ominge County Phone 862-29-8212 | www.pleaserginsering.com GRAPHIC SCALE

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- HEREIN FOR PUBLIC ROAD PURPOSES.
 FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL
 OF THE ASSOCIATED IMPROVEMENT PLANS MHERE APPLICABLE. FINAL CURB
 GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
 IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
 A SEPARATE PERHIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY
 MORK IN THE PUBLIC RIGHT-OF-MAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING MORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
- UNDERGROUND S.A.
 THE SDILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANS BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY MORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- CATHROLE SULLA IS MADE UN INFLIEU.
 ALL OPERATIONS CONDUCTED ON THE PREMISES. INCLUDING THE MARMING
 UP. REPAIR, ARRIVAL DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING
 EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED
 GRADING EQUIPMENT SHALL BE LIMITED TO THE PERTOD BETHEEN 7: OD 8.m.
 AND 6: OD 0.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING
 OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON
 SATURDAYS, SUNDAYS OF HOLIDAYS NITHOUT THE NRITTEN PERMISSION
 OF THE CITY ENGINEER.
- AND ABUTTING CUT OR FILL SURFACES.

 2. NOTWITHSTANDING THE MINIMM STANDARDS SET FORTH IN THE THE GRADING PORINANCE. AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING POLANS. THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGED TO THE MEET WAS RESPONSIBLE FOR THE PREVENTION OF DAMAGED TO THE MEET WAS RESPONSIBLE FOR THE PREVENTION OF CONTROL OF THE MEET WAS REPORTED AND ADMINIMAL PUBLIC STREET. SIDEMALK, ALLEY, FUNCTION OF ANY SEMAGE DISPOSAL SYSTEM, OF ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTION OF PUBLIC OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTION ON PROPERTY WITHOUT SUPPORTION OF PUBLIC OR PROPERTY FROM SETLING, CRACKING, EROSION, SILTING SCOUND OR OTHER DAMAGE MICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.

 1. SLOPE RATIOS: CUT 2: 1 FILL 2: 1
- SANGE RATIOS: CUT 2:1 FILL 2:1 CUT: 135 CY FILL: 0 CY EXPORT: 135 CY REMEDIAL GRADING: 0 CY± REMOVAL/RECOMPACTION
- (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
- HESPONSIBLE FOR THEIR UNN EARTHMORK GUANTITIES.

 A. SPECIAL CONDITIONS: IF ANY AGCHALGOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED MRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.

 S.ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT MITH NO PROVISION FOR PARTIAL BELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SETUMATED FOR APPROVAL FLAN AND PERMIT APPLICATION SHALL BE
- .THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK
- OF MUREN.

 9. LPON FINAL COMPLETION OF THE MORK UNDER THE GRADING PERMIT. BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AS AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBEAP PHASE BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN ON AS SHOWN ON THE ATTACHED AS-GRADED PLAN. THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- O. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL. STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REDULATIONS.

EROSION CONTROL NOTES

- STORM MATER AND NON-STORM MATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM MATER AND NON-STORM MATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.

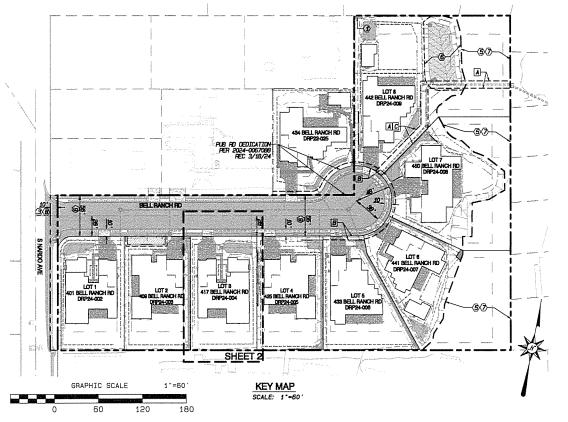
NON-IRRIGATED HYDROSEED MIX WITH

	A FIBER MATRIX APPLIED AT 4,000	LB/ACRE.
LBS/ACRE	* PURITY/ACRE	SEED SPECIES
20 50	70% PLUS	ATRIPLEX GLAUCA PLANTAGE INSULARIS
8 6 7	SCARIFIED 50% PLUS	ENCELIS FARINOSA LOTUS SCOPARIUS EXCHSCHOLTZIA CALIF

- 4. THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- 6. SAND BAG CHECK DAMS. SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SMALL BE PLACED IN UMPAVED AREAS MITH GRADIENTS IN EXCESS OF 2K. AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SILE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- B. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- 9. THE CONTRACTOR SHALL SMEEP ROADMAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER THRES DIRECTED BY THE CITY ENSINEER.
- A. THE CONTRACTOR SHALL MATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- 11. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE STORMS

PASCO LARET SUITER

LOT 3 417 & 419 BELL RANCH ROAD (DRP24-004) PRELIMINARY GRADING PLAN



EXISTING EASEMENTS PER MAP 16605

- (1) 2' MIDE SOGGE EASEMENT, REC. NOVEMBER 24, 1930, BK. 1658, P. 364 OF DEEDS. NVA THIS LOTT
- ② N/A. OFF-SITE AFFECTING NEIGHBORING LOTS
- (3) COUNTY HIGHMAY EASEMENT, REC. MAY 19, 1975, F/P. 75-121690, O.R. N/A THIS LOTI
- (4) N/A. OFF-SITE AFFECTING NEIGHBORING LOTS

- (7) OPEN SPACE EASEMENT PER HAP 16605 REC. 3/18/24. (N/A THIS LOT)
- (B) 10' STREET DEDICATION OF NARDO AVENUE TO THE CITY OF SOLANA BEACH PER NAP 16605 REC 3/18/24 (N/A THIS LOT)
- (9) STREET DEDICATION OF BELL RANCH ROAD TO THE CITY OF SOLANA

EASEMENTS TO BE GRANTED

- A PROPOSED PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 8 TO BE GRAVITED OR RESERVED CONCURRENTLY NITH TRANSFER OF TITLE. (SEE LOTS 2 & 8)
- B PROPOSED PRIVATE SENER EASEMENT TO BE GRANTED OR RESERVED CONCUPRENTLY NITH TRANSFER OF TITLE. (N/A THIS LOT)
- [C] PROPOSED PRIVATE IPRIBATION EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 8 TO BE GRANTED OR RESERVED CONCURRENTLY WITH TRANSFER OF TITLE. (SEE LOTS 2 6 8)



SITE ADDRESS 417 & 419 BELL RANCH ROAD SOLANA BEACH CA 92075

LOT INFORMATION

LOT 3 OF OCEAN RANCH ESTATES 14,055 SF (0.32 AC) GROSS/NET

PARKING INFORMATION

REFERENCE DRAWINGS

REQUIRED: 2 PROPOSED: 3 IN ATTACHED GARAGE

WORK TO BE DONE

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

STANDARD SPECIFICATIONS

- (1) STANDARD SPECIFICATIONS FOR PUBLIC MORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.

 (2) CALLEDRIA ABERTHANT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE MORK ZONES".

 (3) STATE OF CALLEDRIAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

STANDARD DRAWINGS

(1) SAN DIEGO REGIONAL STANDARD DRAWINGS (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

		SUBDIVISION BOUNDARY LOT LINE	
ABBREVIATIONS		ADJACENT PROPERTY LINE PROPOSED SETBACKS	
AC	ASPHALT CONCRETE	CENTERLINE OF RIGHT-OF-WAY	
APPROX BMOFG	APPROXIMATE BOTTON OF WALL AT FINISH GRADE	ROM	
CL DH	CENTER LINE DOMESTIC HATER	EXISTING SPOT ELEVATION	100.0 پر
EG	EXISTING GRADE	EXISTING CONTOUR	X100.0
EE EX FSF	ELEVATION EXISTING		
FS	FINISH SUFFACE FINISH GROUND	EXISTING NATER NAIN	W
FYS8	FRONT YARD SETBACK	EXISTING SEMER MAIN	-
FL HP	FLONLINE HIGH POINT	EXISTING SPOT ELEVATION	(FS_XXX_XXX)
IE LF HAX	DIVERT ELEVATION LINEAR FEET NAXIMAN	PROPOSED SPOT ELEVATION	FS XXX XX
MIN DOEW	NINIDAN ON CENTER EACH HAY	PROPOSED CONTOUR	187
PL PROP	PROPERTY LINE PROPOSED PUBLIC	PROPOSED BUILDING FOOTPRINT	
PUB PVT	PRIVATE	PVC DRAINAGE PIPE (SIZE PER PLAN)	
rim Rysb	rin elevation Rear yard setback	DRAINAGE DIRECTION	
SO SOPSO SF	STORM DRAIN SAN DIEGO REGIONAL STANDARD DRAWING SQUARE FEET	DRAINAGE DITCH	$\Rightarrow \Rightarrow $
55 5758	SANTTARY SENER SIDE YARD SETBACK TOP OF BERN	PCC PAVING	
TB TC	TOP OF CURB	BIORETENTION BASIN	
TF TG TPFT	TOP OF FENCE TOP OF GRATE TOP OF FOOTTING	SITE WALL PER OTHERS	CATA
TW	TOP OF FOOTING TOP OF WALL. TOP OF WALL AT FINISH GRADE	3" MINUS COBBLE RIP-RAP	
TMDF6 TYP	TYPICAL	FENCER PER LANDSCAPE	-//////
		LIMIT OF PAD	
	AREA 0 FROPOSED (SF)	8" PVC SENER MAIN PER CS-3181	S
DSCAPED TGATED I	ANDSCAPE 13696 6230	6" WATER MAIN PER CG-3181	
D LANOS EATURES	CAPE 369 1.176 + 369	1" PVC NATER SERVICE PER CG-3181	
IVE HAPO	SCAPE 0 0	1° PVC FIRE SERVICE PER CG-3181	
OT AREA	14,055 14,055	4" SENER LATERAL PER CG-3181	S(S
	(AREA OF HORK (SF))	ROLLED CURB PER CG-3181	
ED LANDS	CAPE 1176	DG SIDEWALK PER CG-3181	(555 FFF 5575)
ATUPES IVE HARD TE LANDS	SCAPE 0 CAPE AREA 1,176	CONCRETE PER CG-3181	4
		RET WALL PER STRUCTURAL	
		LIMIT OF GRADING	

ADU EARTHWORK QUANTITIES:

N: GRADING ASSOCIATED WITH PROJECT; 135 CY CUT (STOPMATER BASIN EXCAVATION) & 0 CY FILL

- H: GRADING ASSOCIATED WITH PROJECT: N/A SEE ABOVE Y: EXCAVATION FOR FOOTINGS: 50 CY+

Z: TOTAL GRADING: 335 CY

LEGAL DESCRIPTION

OWNER/APPLICANT

TOPOGRAPHIC SURVEY

CONTROL BY ARTHAN AND HAND SHOT HETHOODS, GATHERD IN 2016, 2017 & 2018 BY HASOL LAKET SUITER & ASSOC. 119. AREFOREN DRIVE CAPOLIT, CA. SECOT 558-258-2212

ZONING INFORMATION

EARTHWORK QUANTITIES:

X: EXCAVATION FOR FOOTINGS: 200 CY± Y: REMOVAL/RECOMPACTION FOR SLABS: 0 CY±

A.P.N.

LOT 3 OF MAP NO. 18806 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIESO COUNTY. 3/18/24.

E EARTHMORK QUANTITIES ARE ESTIDATED FOR PERMIT PUPPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALLES ARE CALLATED ON A THEORETICAL BUSIS. ACTUAL QUANTITIES MAY WARY DUE TO OBSERVED SHRIMKAGE AND/OR SHELL FACTORS.

IMPERVIOUS AREA TABULATION TOTAL EXISTING IMPERVIOUS AREA ON-SITE: 0 SF TOTAL PROPOSED IMPERVIOUS AREA ON-SITE: 6.365 SF

NET INCREASE IN IMPERVIOUS AREA:

AREA CALCULATIONS (S	EE SHEET A.2)	FAR CALCULATIONS (SEE SI	HEET A.3)
FIRST FLOOR FINISHED AREA	3,745 SF	GROSS LOT AREA	14,056 SF
TOTAL FINISHED AFEA	3,745 SF	LIVABLE GROSS AREA COVERED PORCH GROSS AREA	3.757 SF
3-CAR TANDEN GARAGE COMERED PORCH	739 SF 54 SF 213 SF	COVERED OUTDOOR ROOM GROSS AREA GARAGE GROSS AREA	64 SF 213 SF 739 SF
COVERED OUTDOOR ROOM		GARAGE DEDUCT (200 FT. PER SPACE)	-400 SF
ADU FINISHED AREA	528 SF	TOTAL GROSS BUILDING AREA	4,373 SF 4,410 SF
TOTAL GROSS AREA TOTAL GROSS AREA N/ ADU	4,761 SF 5,289 SF	ALLOMABLE	
		ADU LIVABLE GROSS AREA (EXEMPT)	526 SF

UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECULTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES ON STRUCTURES LOCATED AT THE MORK STIE.

OWNER'S CERTIFICATE

I.

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

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

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

SARAH MORRELL SHEA HOMES LIMITED PARTNERSHIP

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF MORK FOR THIS PROJECT. THAT I HAVE EXCENCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE. AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLAMA BEACH RESOLUTION NO. 2016-043.



COASTAL COMMISSION PERMIT NO

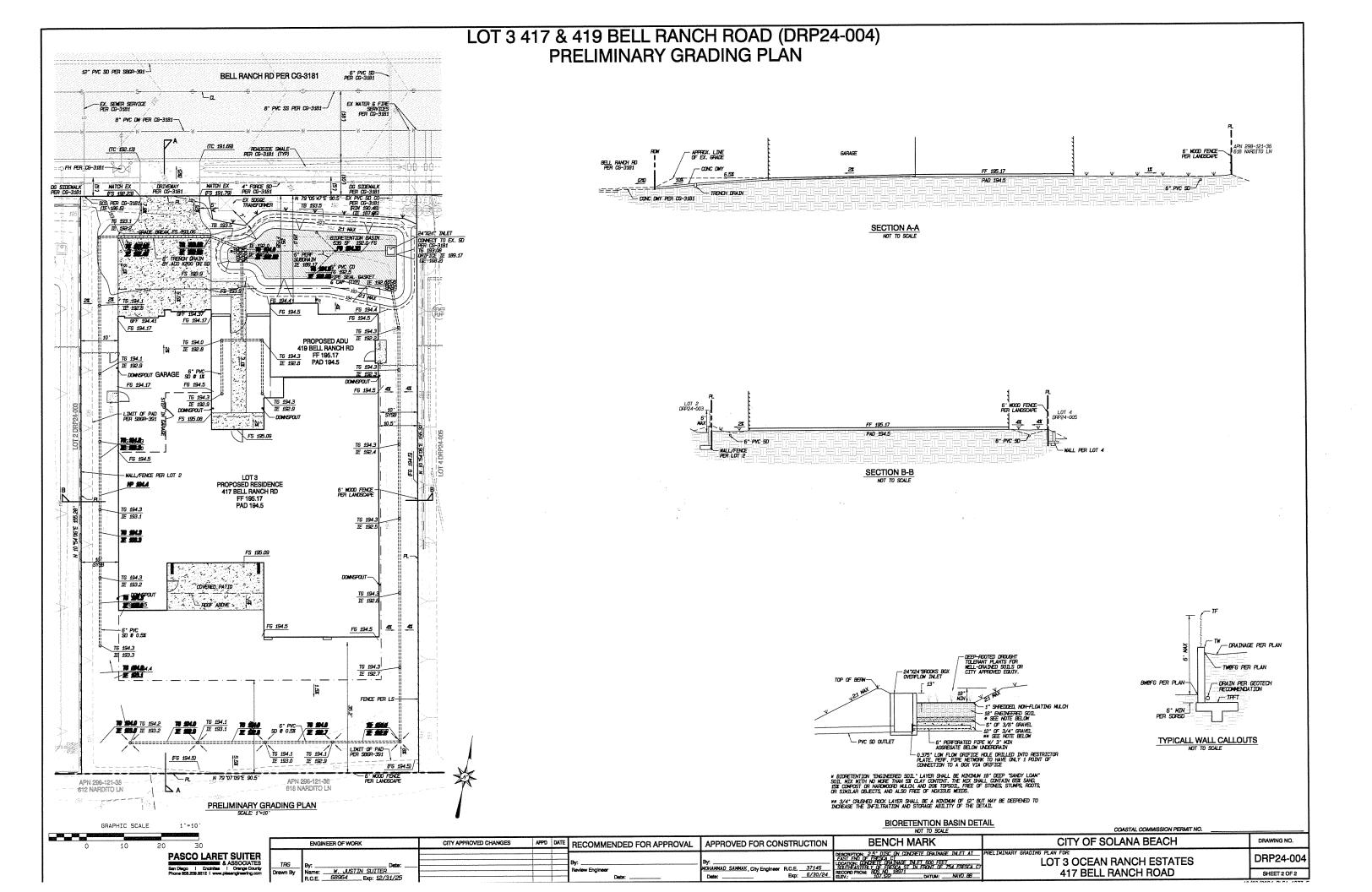
ENGINEER OF WORK CITY APPROVED CHANGES **BENCH MARK** CITY OF SOLANA BEACH DRAWING NO. APPO DATE RECOMMENDED FOR APPROVAL APPROVED FOR CONSTRUCTION DESCRIPTION: 2.5 DIST ON CONCRETE DEADNAGE IN ET AT

ALL HAMMAD SAMMAK, City Engineer R.C.E. 37146

Exp. 6/30/24

Exp. 6/30/24

Exp. 6/30/24 DRP24-004 LOT 3 OCEAN RANCH ESTATES | By: | Debe: | Name: | W. JUSTIN SUITER | R.C.E. | 58964 | Exp: 12/31/25 417 BELL RANCH ROAD SHEET 1 OF 2



Water Conservation Plan

WATER CONSERVATION PLAN LEGEND

SYMBOL ZONE DESCRIPTION AREA STREET TREES / LOW WATER USE BUBBLER IRRIGATION 50 S.F. 4%

BIOFILTRATION BASINS 1.126 S.F. 96% LOW WATER USE / DRIP IRRIGATION

NO RECYCLED WATER USE PROPOSED. THE SITE SHALL HAVE A DEDICATED POTABLE WATER SUB-METER FOR HOMEOWNER LANDSCAPE

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

ETWU = (ETo)(0.62)[(PF X HA) / (IE) + SLA)]

- ETWU = Maximum Applied Water Allowance in gallons per year

 ETO = Evapotranspiration in inches per year

 PF = Plant Factor (see requirements in chart)

 HA = Hydromoc Area (sagare feet) Define hydrozones by water use very low, low, moderate and high

 SLA = Special Landscapde Area (square feet) = Edible plants, urigated with recycled water, & turf used (c

- active play

 0.62 = Conversion factor to gallons per square foot

 1E = Irrigation Efficiency (see requirements in chart)

CITY OF SOLANA BEAG	CH ESTIM						
	Line		Number (1- e all hydrozo		use as man	y tables as	necessary
		1	2	3	4	5	SLA
Evapotranspiration Rate (Eto)* 41 0 for Solana Beach	1			41	·		
Conversion Factor - 0 62	2			0.62			
(Line 1 x Line 2)	3			25.42			
Plant Factor (PF)**	4	0.3	0.3				
Hydrozone Area (HA) - in square feet	5	50	1,126				
(Line 4 x Line 5)	6	15	338				
krigation Efficiency (E)***	7	0.75	0.81				
(Line 6 / Line 7)	8	20	417				
TOTAL all Line 8's + SLA	9		437				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shiell for exceed involve	10			11	,109		
*ETo - Evapotranspiration rate	** Plant Fe	uctor (Water Use	r) - from		••• IE - Im	gation Efficie	ney

Select based on type of plants in hydrozone 0.1 + VLW - Very Low Water Use Plants 0.3 - LW - Low Water Use Plants

0 6 - MW - Moderate Water Use Plants

10 = HW - High Water Use Plants

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation

Total Landscape Area

MAWA

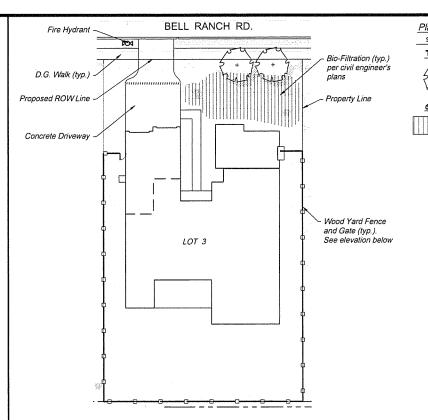
Drip & Micro-spray = 0.81

A different IE may be used if supporte

by documentation subject to approval by the City Planner

MATER CONSERVATION NOTES I. ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT WATERING METHODS UTILIZING HINTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE DRIP TUBING. 2. ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS. 3. ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS "LOW OR MODERATE WATER LISE" BY WICCIS. MATER LISE

- ALL PLANT MATER USE BY MUCOLS (WATER USE CLASSIFIED AS LOW OR MODERATE WATER USE BY MUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES). 100% OF THE LANDSCAPED AREA IS PLANTING ZONE 3, NATURALIZING/TRANSITIONAL. ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE HEAL THY GROWTH
- HEALTHY GROWTH
 ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND
 APPROPRIATE SOIL PREPARATION.
 ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL
- BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
- AN INFERMILABLE BURFACE.
 PLANTING AREAS SHADED BY BUILDINGS SHALL BE
 AMENDED TO IMPROVE DRAINAGE AND AVOID
 REMAINING WET BETWEEN IRRIGATION CYCLES.



Landscape Concept Plan

LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

1. ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAM MATS (SC ISO MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-473-1465, OR CITY APPROVED EQUAL).

2. ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE SPACED OR DISTIBLED AS BART (5)

ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REGUIREMENTS.

NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF ANY NON-PERMEABLE SURFACE TREES ARE PROHISITED WITHIN 10" OF ANY DRIVEWAY PLANT MATERIALS OVER 30" HT. OR WITHOUT AN 0" MINIMM CLEARANCE ARE PROHISITED WITHIN STREET INTERSECTION SIGHT TRIANGLES.

AREAS SHALLOWER THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MULCH, BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMM 3" LAYER OF MULCH AREAS SHALLOWER THAN 3-1 SHALL RECEIVE 3 INCHES OF BARK MULCH, BIO-FILITRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.

ALL SLOPES 4-1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS, THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS.

ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SFRAY.

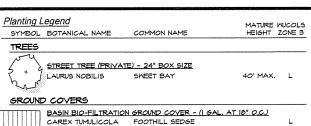
B. GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR I GALLONS AT 18" O.C.

C. PROVIDE I ONE GALLON SHRUB FOR EACH ICO SF OF SLOPE AND I FIVE GALLON SHRUB FOR EACH ICO SF OF SLOPE AND I TREE SON SE OF SLOPE ON ALL SLOPES 5" OR GREATER VERTICAL HEIGHT, PROVIDE ON 15 GALLON TREE PER 500 SF OR SLOPE PLUS ONE

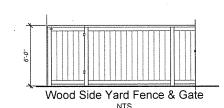
SLOPES BY OR GREATER VERTICAL HEIGHT, PROVIDE ON 15 GALLON TREE PER 500 5F OR SLOPE PLUS ONE 5 GALLON TREE PER EACH 1,000SF OF SLOPE, REINFORCED STRAW MATS (SC ISO MANUFACTURED BY NORTH AMERICAN GREEN 1-800-473-1465 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES 3,1

OR GREATER.

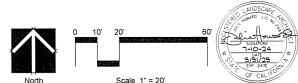
6. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREE ROOT BARRIERS SHALL BE INSTALLED WHERE
TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES
IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET
PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED
AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE
BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT
BARRIERS.
 FRONT AND REAR YARD LANDSCAPING SHALL BE
INSTALLED BY PRIVATE HOMEOWNER.



ARATION
MINIMUM DISTANCE TO STREET TREE
20 FEET
10 FEET FROM C.L.
8 FEET
5 FEET
10 FEET
I5 FEET
25 FEET



I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec. 17.56 Ordinate 40 - Water Entitle Landscape Regulations, etc. 17.30 SBMC and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.



7-\0-2024 Date

S PLAN

CONCEPT LANDSCAPE

Avenue CA 92075

DATE. 7/10/2024 DRAWN BY:

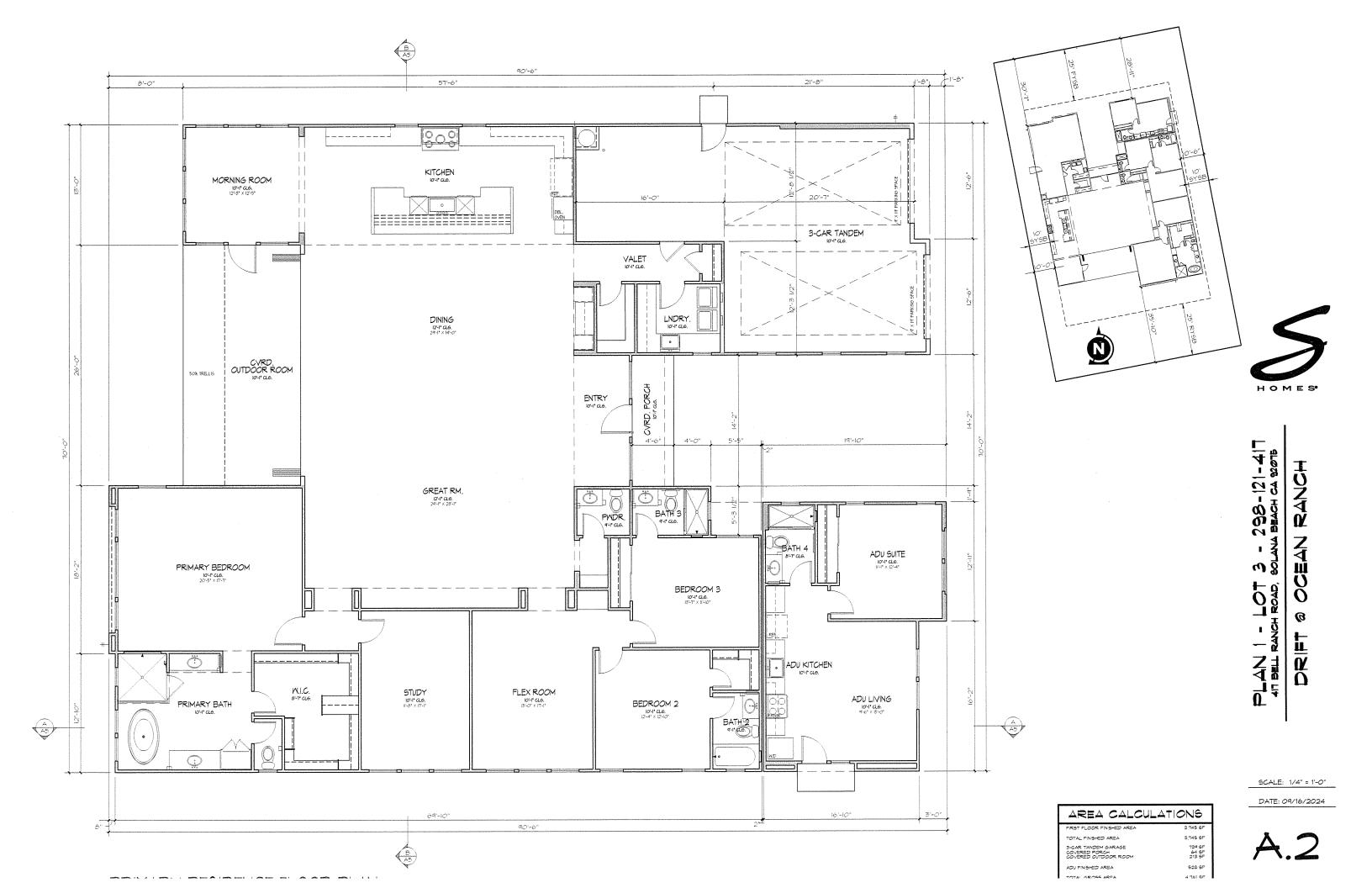
21098

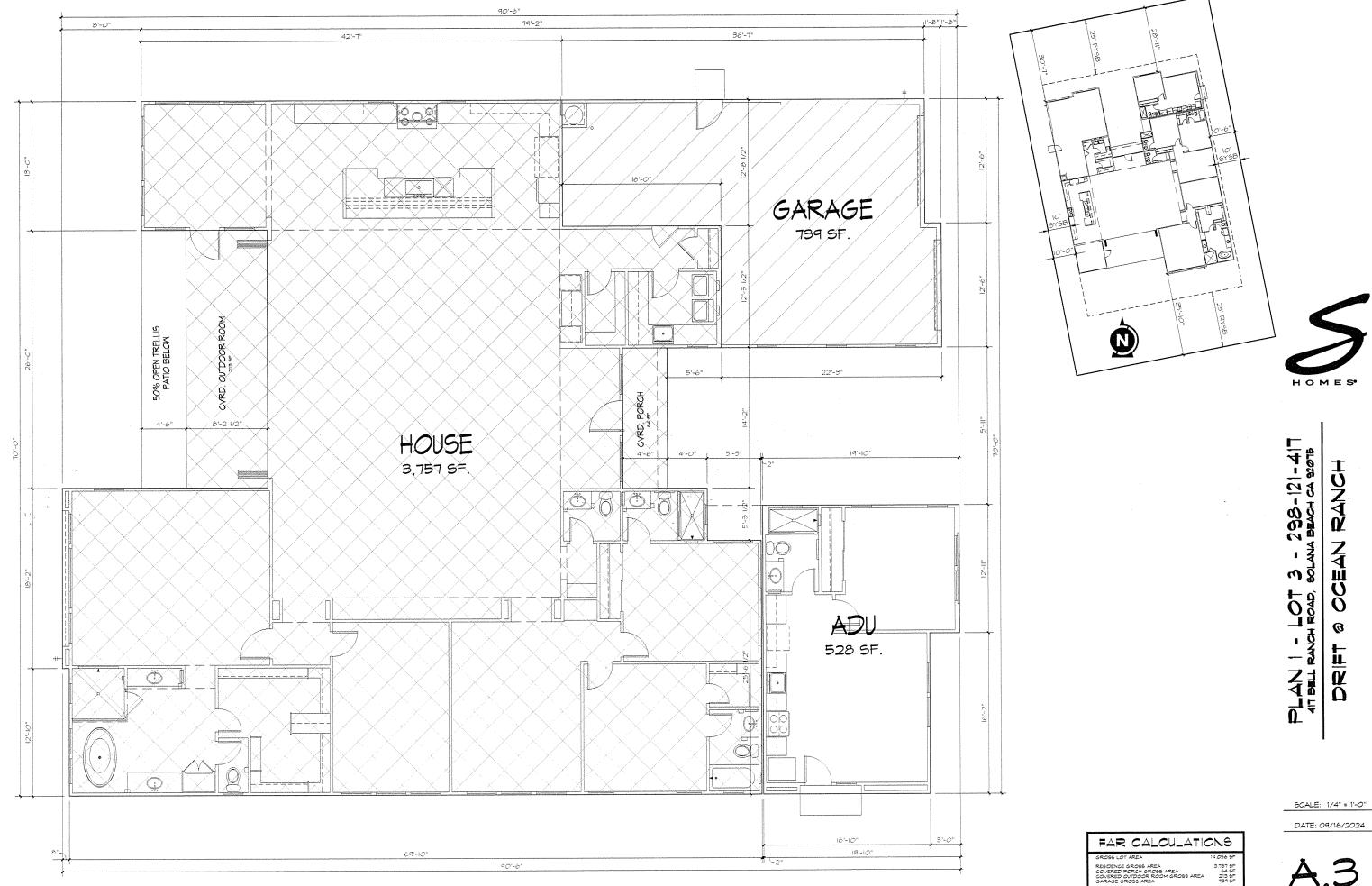
JOB NUMBER:

FILE: REVISIONS:

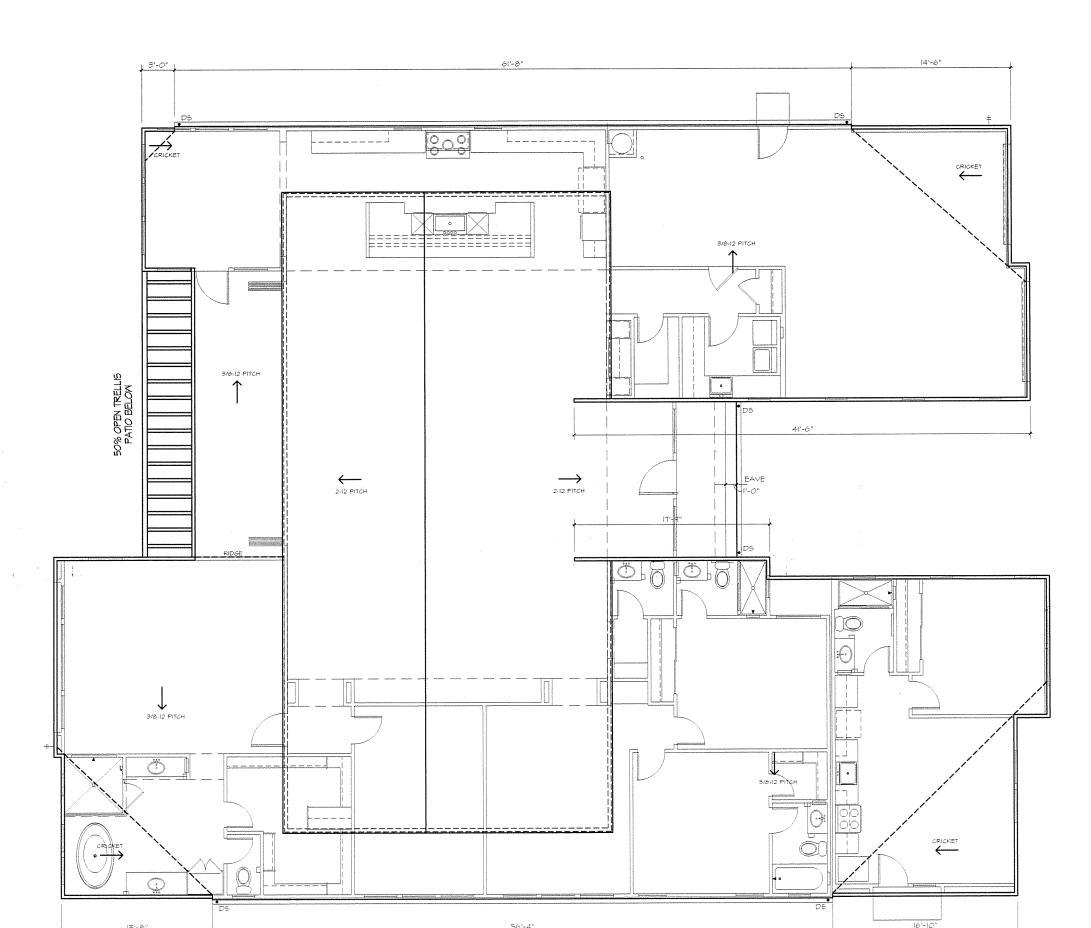


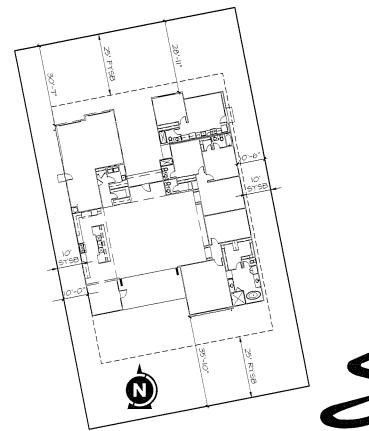
OF I SHEETS





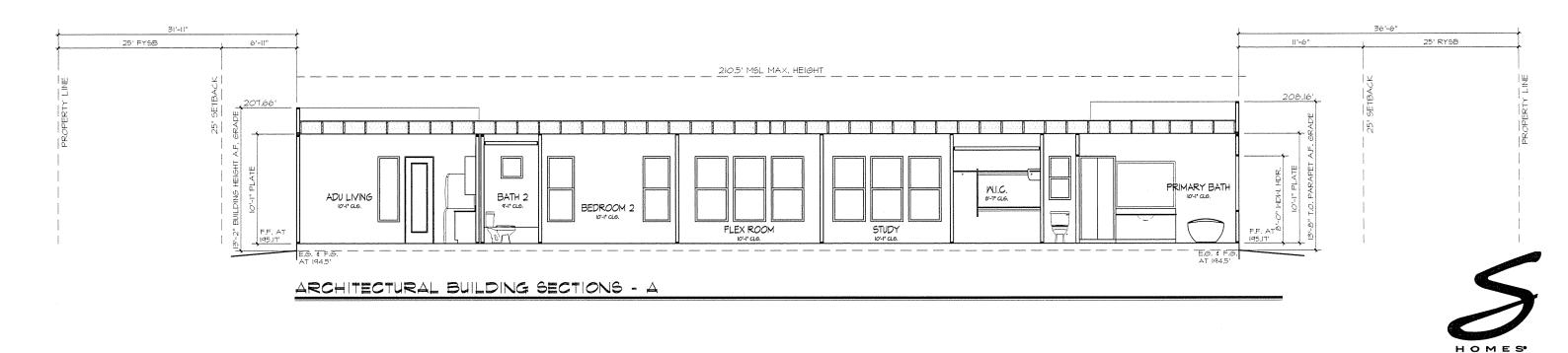
GARAGE DEDUCT (200 FT, PER SPACE) -400 SF TOTAL GROSS BUILDING AREA ALLOWABLE

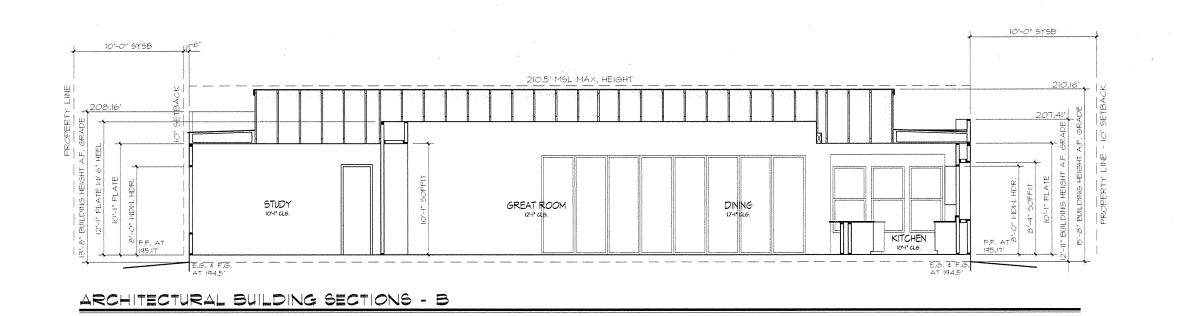




PLAN I - LOT 3 - 298-121-417 417 BELL RANCH ROAD, BOLANA BEACH CA 92075

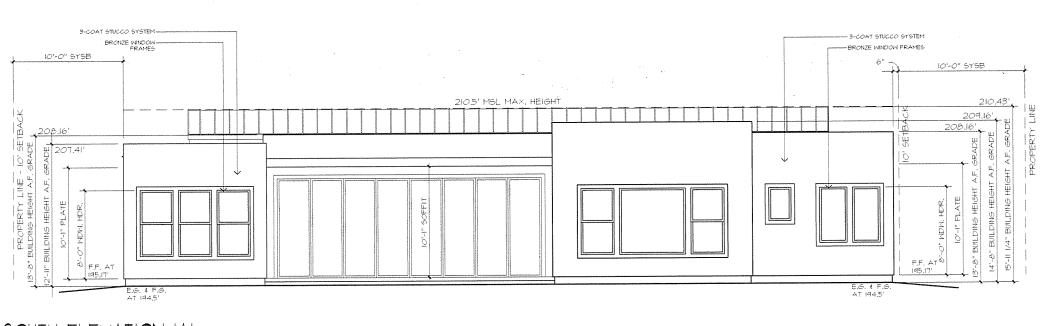
SCALE: 1/4" = 1'-0" DATE: 09/16/2024





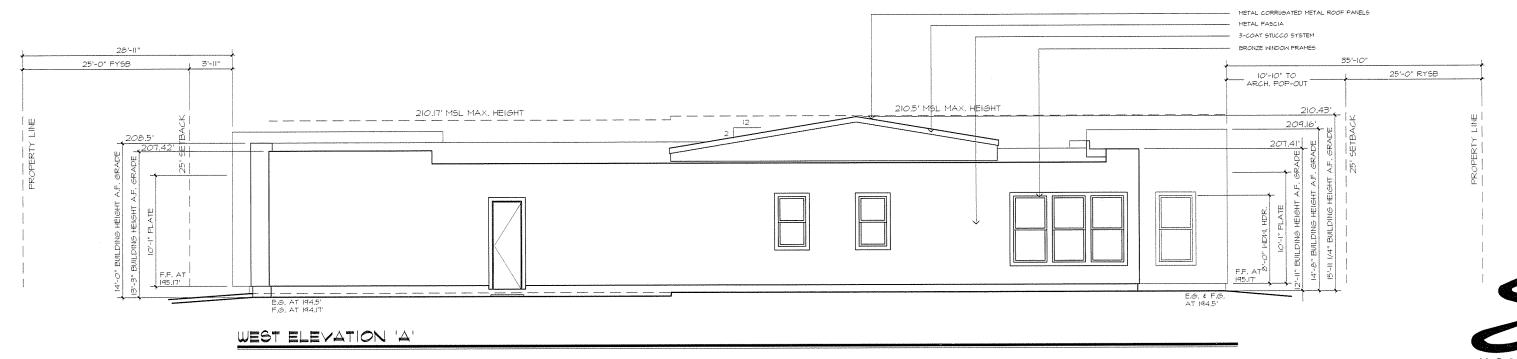
DATE: 09/16/2024

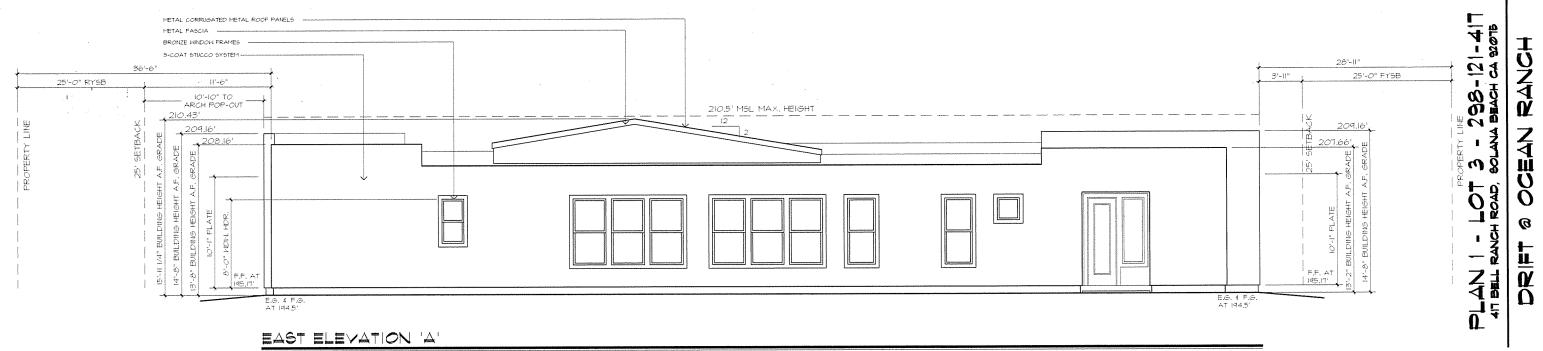
A.E



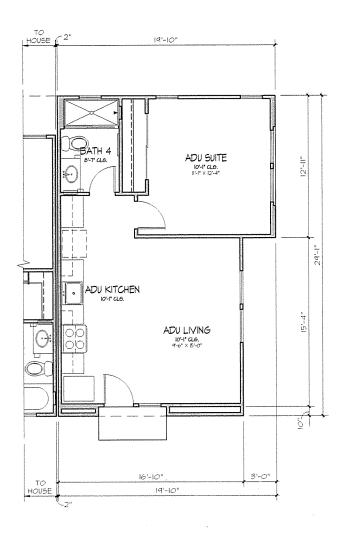
SOUTH ELEVATION 'A'

SCALE: 1/4" = 1'-0" DATE: 09/16/2024

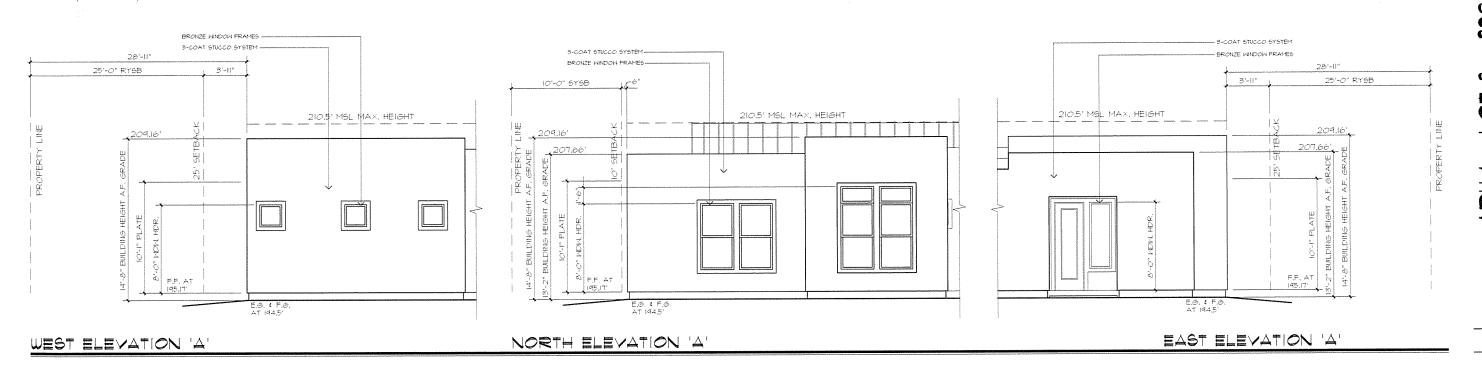




DATE: 09/16/2024



ADU - FLOOR PLAN



A.8



SHEET INDEX

A.1	COVER SHEET
SP	GENERAL SITE PLAN
10F2	GENERAL GRADING NOTES
20F2	PRELIM. GRADING/SITE PLAN,
	DETAILS & SECTIONS
L.1	LANDSCAPE PLANS
A.2	FLOOR PLAN
A.3	FAR CALCULATIONS
A.4	ROOF PLAN
A.5	BUILDING SECTIONS
A.6	BUILDING ELEVATIONS
A.7	BUILDING ELEVATIONS
	SP 10F2 20F2 L.1 A.2 A.3 A.4 A.5 A.6



PLAN 2 - LOT 4 - 298-121-425 428 DELL RANCH ROAD, GOLANA BEACH CA \$2015

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

OVERALL SITE PLAN OWNER/APPLICANT SHEA HOMES LIMITED PARTNERSHIP 9990 MESA RIM ROAD, SUITE 200 SAN DIEGO, CA 92121 760-715-1584 A.P.N. 180 SITE ADDRESS 401-436 BELL RANCH ROAD SOLANA BEACH CA 92075 ZONING INFORMATION GENERAL PLAN DESIGNATION: LITE MIDDIAN PARCEL SIZE: 1,000 SF HEIGHT: PER CODE: 17.20.030.6 LOT 8 442 BELL RANCH RD DRP24-009 NOTES: 434 BELL RANCH RD APN 298-121-26 PERVIOUSLY APPROVED PER DRP22-025 APN 258-121-26 HAS BEEN PERVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREON FOR REFERENCE ONLY. LOT 7 450 BELL RANCH RD DRP24-008 NO PARKING IN CUL-DE-SAC 6 7 8 9 10 11 12 BELL RANCH RD 18 17 15 403 BELL RANCH RD 419 BELL RANCH RD LOT 2 L __ 409 BELL RANCH RD DRP24-003 LOT 3 417 BELL RANCH RD DRP24-004 LOT 4 425 BELL RANCH RD DRP24-005 LOT 1 401 BELL RANCH RD DRP24-002 LOT 5 433 BELL RANCH RD DRP24-006 PASCO LARET SUITER & ASSOCIATES San Diego | Enclutes | Orange County Prome 884 298 8212 | www.pleasonthee.for.com

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
 FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS MHERE APPLICABLE, FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- GMADE ELEVATIONS MAY HEQUIRE CHANGES IN THESE PLANS.
 IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
 A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REGUIRED FOR ANY
 MORK IN THE PUBLIC AIGHT-OF-MAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- IRRIGATEO.

 THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENTING MORK, NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

 UNDERGROUND S.A. 811

 THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY MORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- ANAISTE SUIDES IS MADE ON THE PREMISES. INCLUDING THE MARMING UP. REPAIR. ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETMEEN 7: OD a.m. AND G. OD p.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHWOYING OR GRADING OPERATIONS SHALL BE COMOUCTED ON THE PREMISES ON SATURDAYS, SUMDAYS OR HOLIDAYS MITHOUT THE MRITTEN PERMISSION OF THE CITY ENGINEER.
- AND ABUTTING CUT OR FILL SURFACES.

 2. NOTHITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE THE BRADING DROINANCE. AND NOTHITHSTANDING THE APPROVAL OF THESE BRADING PLANS. THE PERHITTEE IS TABSONSIBLE FOR THE PREVENTION OF DAMAGE PLANS. THE PERHITTEE IS TABSONSIBLE FOR THE PREVENTION OF DAMAGE TO THE PROPERTY OF THE PROPERTY STORY SENDED THE PROPERTY OF THE PROPERTY.
- J.SLOPE RATIOS: CUT 2:1 FILL 2:1
 CUT: 165 CY FILL: 0 CY EXPORT: 165 CY
 REMEDIAL GRADING: 0 CY± REMOVAL/RECOMPACTION

- 1. SPECIAL CONDITIONS: IF ANY ARCHAELOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS MILL CEASE IMMEDIATELY, AND THE PERMITTEE MILL MOTIFY THE CITY ENGINEER OF THE DISCOVERY, GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE MAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- 1. ALL GADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH MO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY. A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- F. FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1. OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPRANTE LANDCSAPE PLAN.
- 3.ALL OFF-SITE HAUL BOUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF MORK.
- UP NUMK.

 19. UPON FINAL COMPLETION OF THE MORK UNDER THE GRADING PERMIT, BUT PRIDE TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AS AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBBR— HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE NITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE GRADING OPERATION.

EROSION CONTROL NOTES

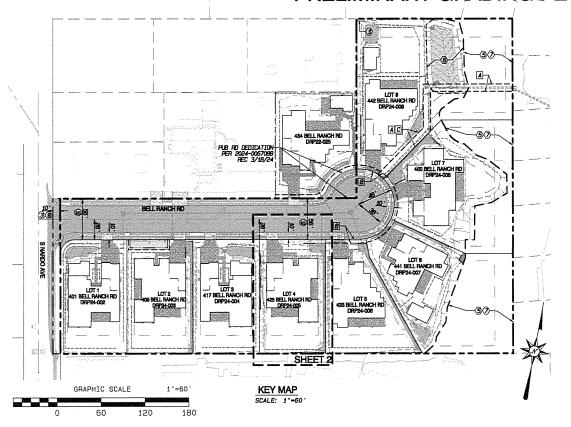
- . STORM MATER AND MON-STORM MATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM MATER AND NON-STORM MATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST LIPORTANT 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.

NON-IRRIGATED HYDROSEED MIX WITH

	A FIBER MATRIX APPLIED AT 4,000	LB/ACRE.
LBS/ACRE	% PURITY/ACRE	SEED SPECIES
20 50	70% PLUS	ATRIPLEX GLAUCA PLANTAGE INSULARIS
8 6	SCARIFIED	ENCELIS FARINOSA LOTUS SCOPARIUS
7	50% PLUS	EXCHSCHOLTZIA CALI

- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- 5. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- 6. SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UMPAYED AREAS WITH GRADIENTS IN EXCESS OF 2% AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- B. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- 9. THE CONTRACTOR SHALL SWEEP ROADMAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- 10. THE CONTRACTOR SHALL MATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- 11. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

LOT 4 425 BELL RANCH ROAD (DRP24-005) PRELIMINARY GRADING PLAN



EXISTING EASEMENTS PER MAP 16605

- (1) 2' MIDE SOGGE EASEMENT, REC. NOVEMBER 24, 1930, BK. 1658, P. 364 OF DEEDS, NVA THIS LOT!
- ② N/A. OFF-SITE AFFECTING NEIGHBORING LOTS
- (3) COUNTY HIGHWAY EASEMENT, REC. MAY 19, 1975, F/P. 75-121690, O.R. N/A THIS LOT)
- (A) N/A. OFF-SITE AFFECTING NEIGHBORING LOTS
- (6) STORM MATER DETENTION EASEMENT PER MAP 16605 REC. 3/18/24. (N/A THIS LOT)
- (7) OPEN SPACE EASEMENT PER NAP 16605 REC. 3/18/24. IN/A THIS LOTS
- (9) STREET DEDICATION OF BELL RANCH ROAD TO THE CITY OF SOLAN REACH PER MAP 16605 REC. 3/18/24.

EASEMENTS TO BE GRANTED

- PROPOSED PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 8 TO BE GRANTED OR RESERVED CONCUMENTLY WITH TRANSFER OF TITLE. (SEE LOTS 2 & 8)
- B PROPOSED PRIVATE SEMEN EASEMENT TO BE GRANTED OR RESERVED CONCLARGENTLY WITH TRANSFER OF TITLE.



SITE ADDRESS

LOT INFORMATION

LOT 4 OF OCEAN RANCH ESTATES

PARKING INFORMATION

REFERENCE DRAWINGS

REQUIRED: 2 PROPOSED: 3 IN ATTACHED GARAGE

WORK TO BE DONE THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF: STANDARD SPECIFICATIONS (1) STANDARD SPECIFICATIONS FOR PUBLIC MORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL MEMOWENTS.

(2) CLIFORNIA SEPARTHENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE MORK ZONES"

(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

ABBREVIATIONS

STANDARD DRAWINGS

(1) SAN DIEGO REGIONAL STANDARD DRAWINGS (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

SYMBOL SUBDIVISION BOUNDARY LOT LINE ADJACENT PROPERTY LINE _____ REVIATIONS ASPAULT CONFETE APPROXIMATE BOTTON OF MULL AT FINISH GRADE CONTEN LINE CONTEN LINE CONTEN LINE CONTEN LINE CUSTING PROPOSED SETBACKS _____ CENTERLINE OF RIGHT-OF-WAY EXISTING SPOT ELEVATION EXISTING CONTOUR EXISTING WATER WAIN ______W ----EXISTING SEMER MAIN EXISTING SPOT ELEVATION (FS XXX.XXX) FS XXX.XX 187----PVC DRAINAGE PIPE (SIZE PER PLAN) ========= DRAINAGE DIRECTION PCC PAVING BIORETENTION BASIN SITE WALL PER OTHERS 3" NINUS COBBLE RIP-RAP FENCER PER LANDSCAPE ----LINIT OF PAD _____ EXISTING (SF) | PROPOSED (SF) 8" PVC SENER MAIN PER CG-3181 6" WATER MAIN PER CG-3181 1° PVC WATER SERVICE PER CG-3181 1" PVC FIRE SERVICE PER CG-3181 4" SENER LATERAL PER CG-3181

IMPERVIOUS AREA TABULATION TOTAL EXISTING INPERVIOUS AREA ON-SITE: 0 SF

N: GRADING ASSOCIATED WITH PROJECT: 165 CY CUT (STOPMWATER BASIN EXCAVATION) & 0 CY FILL

LEGAL DESCRIPTION

OWNER/APPLICANT

TOPOGRAPHIC SURVEY GERNATTH SURVEY

GERNATED BY ASPIAL AND HAID SHOT

METHODS, GATHERED IN 2016, 2017 6

2018 BY PASOL LAKET SUTTEN 6 ASSOC.

119 ASSOCIATED URING

CARDITY, CA SECOT

660-251-2622

ZONING INFORMATION

EARTHWORK QUANTITIES:

X: EXCAVATION FOR FOOTINGS: 200 CY±

Y: REMOVAL/RECOMPACTION FOR SLABS: 0 CY±

GENERAL PLAN DESIGNATION LA: MAP 1650
NUMBER PARCEL SIZE: 14,000 SF
HEIGHT: PER CODE 17,20,030,6

A.P.N.

LOT 4 OF MAP NO. 19805 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. 3/18/24.

NET INCREASE IN IMPERVIOUS AREA:



SULE TAPO SETBLOX
TOP OF BESTA
TOP OF SECRET
TOP OF SEALE
TOP OF SEALE
TOP OF SEALE
TOP OF MULL
TOP OF MULL AT FINISH GRADE
TYPICAL

UTILITY NOTE: UTILITIES ARE KNOWN TO EXIST IN THE AREA, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECULTIONARY NEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE MORK SITE.

CONCRETE PER CG-3181

PVT FORCE SEMER PER OTHERS

DVT SENER PLMP PER OTHERS

RETAINING WALL

LIMIT OF GRADING

REA CALCULATIONS (SE	E SHEET A.2)	FAR CALCULATIONS (SEE SI	HEET A.3)
RST FLOOR FINISHED AREA	4,098 SF	GROSS LOT AREA	14,058 SF
TAL FINISHED APEA	4,098 SF	LIVABLE GROSS AREA COVERED PORCH GROSS AREA	4,121 SF 30 SF 656 SF
CAR TANDEN BARAGE	656 SF 30 SF 446 SF	GARAGE GROSS AREA	656 SF
Wered Porch Wered Outdoor Room	446 SF	GARAGE DEDUCT (200 FT. PER SPACE)	~400 SF
ITAL GROSS AREA	5,220 SF	TOTAL GROSS BUILDING AREA ALLOMABLE	4,407 SF 4,410 SF

OWNER'S CERTIFICATE

I.

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

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

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

SARAH MORRELL SHEA HOMES LIMITED PARTNERSHIP

w w

DECLARATION OF RESPONSIBLE CHARGE

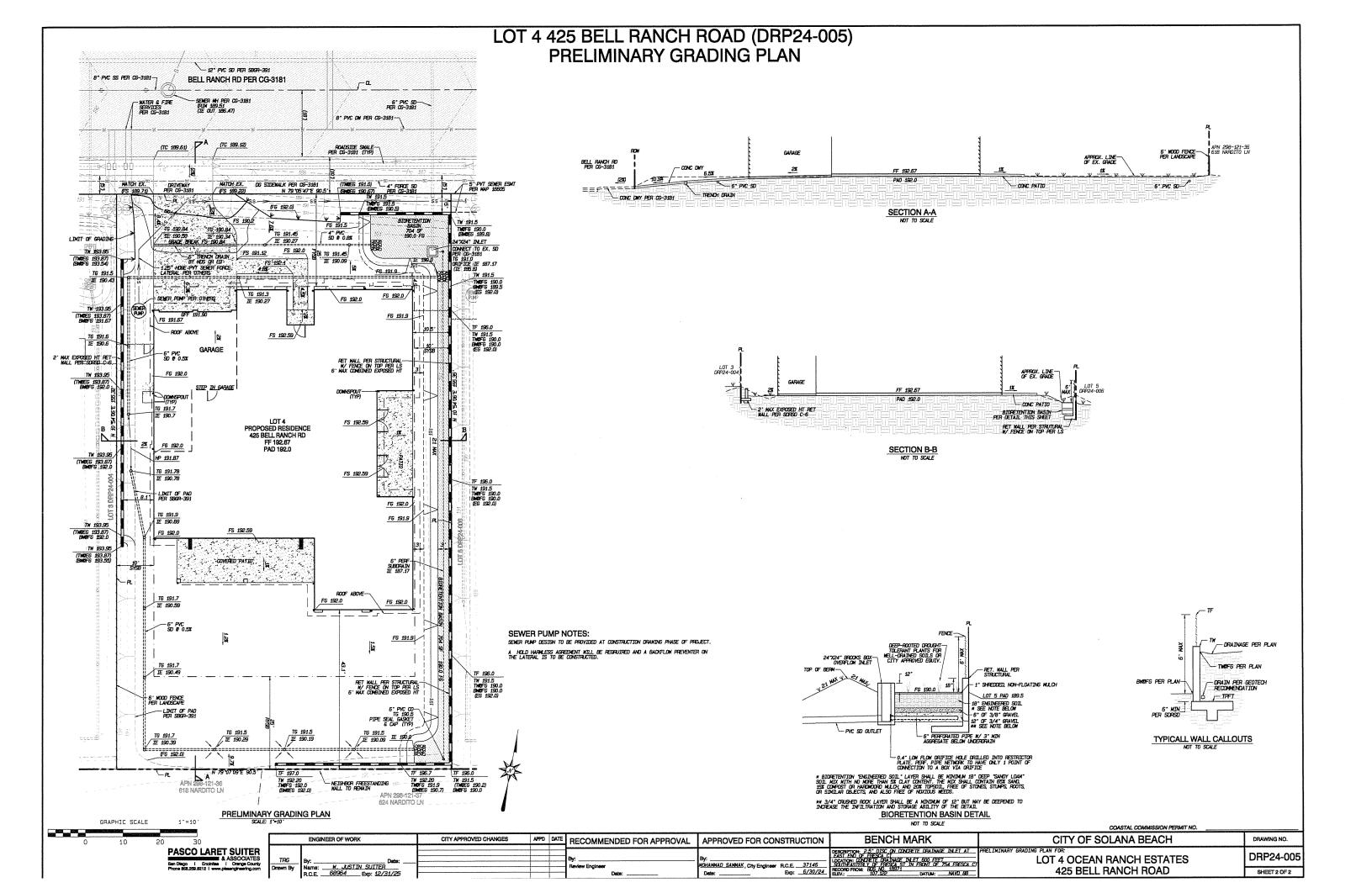
I HERBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXCERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE DEFICE AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE. AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2016-043.



COASTAL COMMISSION PERMIT NO.

PASCO LARET SUITER

	ENGINEER OF WORK	CITY APPROVED CHANGES APPO DA	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION		CITY OF SOLANA BEACH	DRAWING NO.
TER ATES County Sp.com Dr	TRG By: Date: Name: W. JUSTIN SUITER R.C.E 68964 Exp: 12/31/25		By:	By: NOHANHAD SANHAK, City Engineer R.C.E. 37145 Deta: Exp: 6/30/24	DESCRIPTION P. 2.5 DISC. ON CONCRETE DEATMAGE IN ET AT LEST END OF FRESKA ET LOCATION: CONCRETE DEATMAGE IN ET AT LOCATION: CONCRETE DEATMAGE IN ET BOD FREST SOUTH-ESTER V. G. FRESKA ET IN FROM 10F 754 FRESKA ET RECORD FROM: BIS NO. 18571 DATUM: MAYO BB LEV:	PRELIMINARY GRADING PLAN FOR: LOT 4 OCEAN RANCH ESTATES 425 BELL RANCH ROAD	DRP24-005 SHEET 1 OF 2



WATER CONSERVATION PLAN LEGEND

SYMBOL ZONE DESCRIPTION AREA 50 S.F.

ETWU - Maximum Applied Water Allowance in gallons per year

Special randoscaped read require reet; Educate active play
 Conversion factor to gallons per square foot
 E = Irrigation Efficiency (see requirements in chart)

7

8

10

HA . Hydrozone Area (square feet). Define hydrozones by water use very low, kow, moderate and high SLA = Special Landscapde Area (square feet) Edible plants, impated with recycled water, & turf used for

to complete all hydrozones)

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

0.3 0.3

20

** Plant Factor (Water Use) - from WUCOLS

Select based on type of plants in hydrozone Select based on type of plants in nyureom
01 = VLW - Very Low Water Use Plants
03 = LW - Low Water Use Plants
06 = MW - Moderate Water Use Plants
10 = HW - High Water Use Plants

15 366

0.75 0.81

452

ETo - Evapotranspiration in inches per year PF - Plant Factor (see requirements in chart)

Conversion Factor - 0 62

(Line 1 x Line 2)

Plant Factor (PF)

(Line 4 x Line 5)

(Line 6 / Line 7)

Line 3 x Line 9

47 (east of 1-5)

rrigation Efficiency (IE)**

(gallons per year)

*ETo = Evapotranspiration rate

1,220 S.F. 96%

Hydrozone Number (1-4 Below - use as many tables as necessar

0.62 25.42

11,994

*** IE - Irrigation Efficiency

by documentation subject to approval by the City Planner

Rotor = 6.70

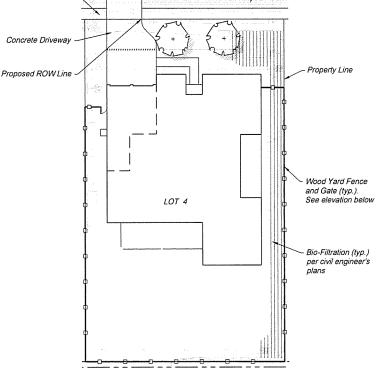
BIOFILTRATION BASINS LOW WATER USE / DRIP IRRIGATION

NO RECYCLED WATER USE PROPOSED. THE SITE SHALL HAVE A DEDICATED POTABLE WATER SUB-METER FOR HOMEOWNER

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET The project's Estimated Total Water Use is calculated using the following formula ETWU = (ETo)(0.62)[(PF X HA) / (IE) + SLA)]

MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE

Water Conservation Plan



BELL RANCH RD.

D.G. Walk (typ.)

Landscape Concept Plan

LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

1. ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAM MATS (5C. 150 MANIPACTURED BY NORTH AMERICAN GREEN, 1-600-473-1965, OR CITY

NORTH AMERICAN GREEN, I-800-4179-1965, OR CITY APPROVED EQUAL).

2. ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.

3. NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24' OF ANY NON-FERMEABLE SURFACE

4. TREES ARE PROHIBITED WITHIN 10' OF ANY DRIVEWAY P. PLANT MATERIALS OVER 30' HT. OR WITHOUT AN 8' MINIMUM CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT TRIANGLES.

6. AREAS SHALLOWER THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MILCH, BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MILCH. A MINIMUM 3' LAYER OF MILCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING AFPLICATIONS HALLED LATED. APPLICATIONS WHERE MULCH IS CONTRAINDICATED PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN

APPLICATIONS WHERE MILCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 5.F. MIN AREA OF BARK MULCH.

ALL SLOPES 4.1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS. THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS.

A ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED MITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.

B. GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR I GALLONS AT 18" O.C.

C. PROVIDE I ONE GALLON SHRUB FOR EACH 100 SF OF SLOPE AND I FIVE GALLON SHRUB FOR EACH 100 SF OF SLOPE AND I FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.

D. PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE IS GALLON TREE FER 500 SF OF SLOPE ON ALL SLOPES 5" OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 5" OR GREATER VERTICAL HEIGHT, PROVIDE ON IS GALLON TREE FER SOO SF OR SLOPE FUS ONE S GALLON TREE FER SOO SF OR SLOPE FUS ONE S GALLON TREE FER SOO SF OR SLOPE FUS ONE S GALLON TREE FER SOO SF OR SLOPE FUS ONE S GALLON TREE FER SOO SF OR SLOPE FUS ONE S GALLON TREE FER SOO SF OR SLOPE FUS ONE S GALLON TREE FER SOO SF OR SLOPE FUS ONE S GALLON TREE FER EACH 1,000SF OF SLOPE. NORTH AMERICAN GREEN 1-800-473-1965 OR CIT

NORTH AMERICAN GREEN 1-800-473-1465 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.

5. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED ARCUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.

DARKIERS. FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.

Planting Legend MATURE MUCOLS SYMBOL BOTANICAL NAME COMMON NAME TREES STREET TREE (PRIVATE) - 24" BOX SIZE LAURUS NOBILIS SMEET BAY 40' MAX. L

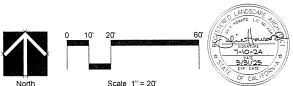
BASIN BIO-FILTRATION GROUND COVER - (I GAL. AT 18" O.C.)

MINIMUM	TREE SEP	ARATION
IMPROVEMENT	DISTANCE	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNAL, STO	9 SIGN	20 FEET
UNDERGROUND UTILITY	LINES	10 FEET FROM C.L.
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, UTILITY POLES, ETC.)		Ø FEET
FIRE HYDRANTS, MAIL BOXES		5 FEET
DRIVEWAYS		IO FEET
STREET LIGHTS		15 FEET
INTERSECTIONS	25 FEET	



DRAWN BY: .IH/BG

I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 45" - Water Efficient Landscape Regulations, Sec 17 56 SBMC and the Landscape Manual This plan has been prepared in compliance with those regulations. I certify that the plan implement the regulations to provide efficient landscape water use Applicant Landscarde Architect



Scale 1" = 20'

田 S d 02

S

PLAN CONCEPT LANDSCAPE

Avenue CA 92075 PROJECT NAME
LOT 4
Ocean Ranch
S. Nardo Avenia Beach, CA 92

FILE:



SHEETS

OF I

31.682 [(ETAF x __)/(1-ETAF)x Total Landscape Area

17,756

MATER CONSERVATION NOTES

1. ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT MATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE

DRIP TUBING,
ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC
RAIN SHUT-OFF SENSORS,
ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS LOW
OR MODERATE WATER USE BY NUCOLS (MATER USE
CLASSIFICATION OF LANDSCAPED SPECIES).
IOON OF THE LANDSCAPED AREA IS PLANTING ZONE 3,
NAMERIAL TURKCHEANSCHOLD

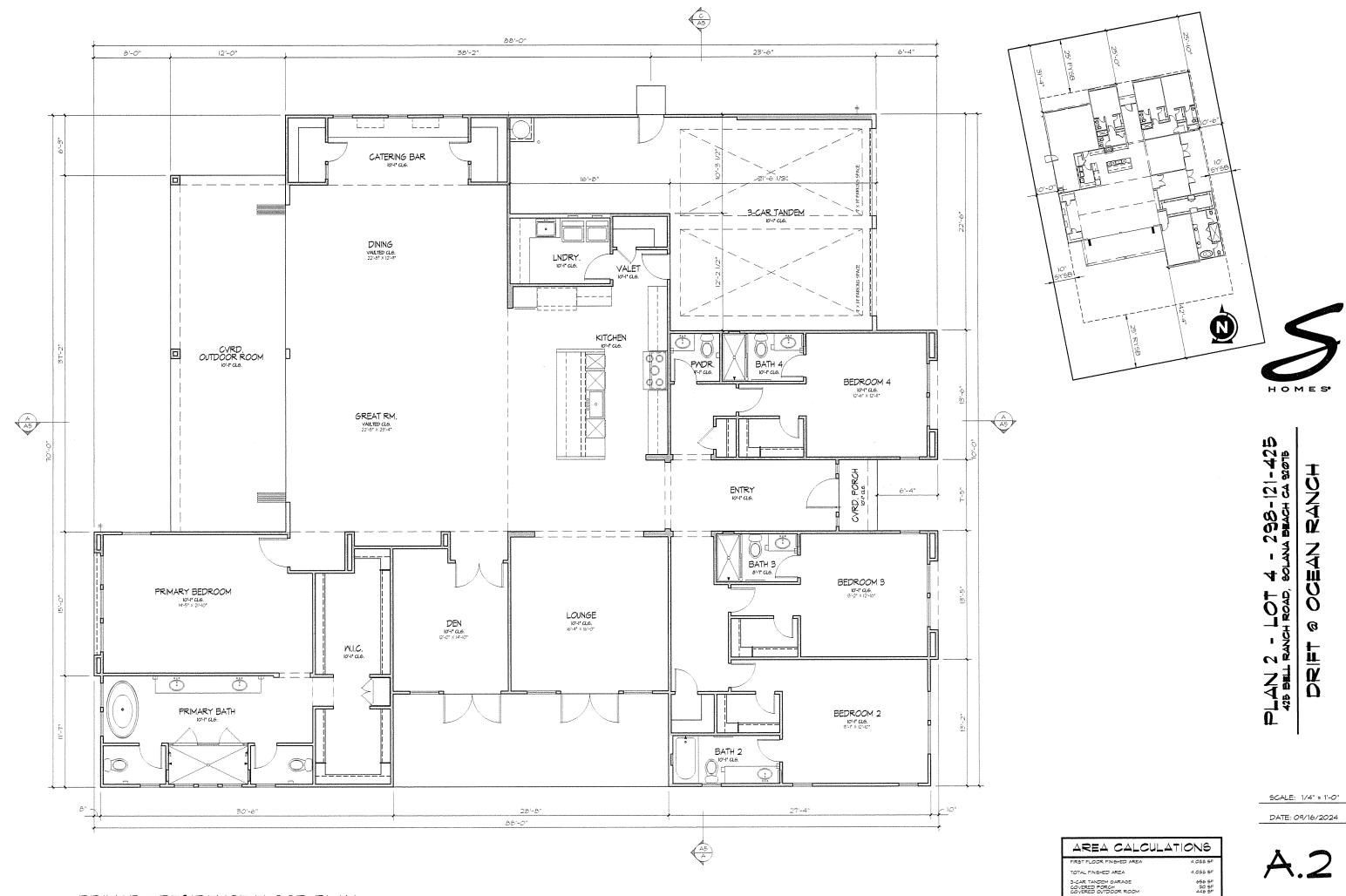
ALL PLANTING AREAS SHALL RECEIVE REGULAR

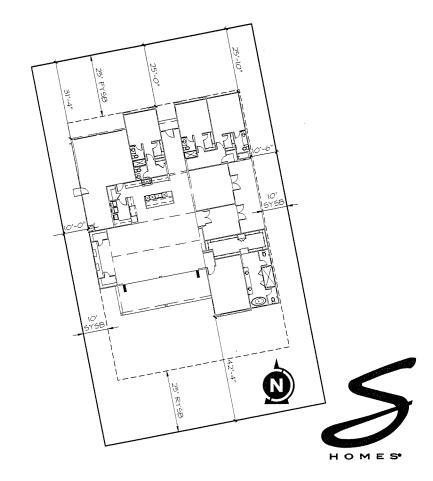
MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZI
HEALTHY GROWTH

6. ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND
APPROPRIATE SOIL PREPARATION.

7. ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL
BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF
AN IMPERMEABLE SURFACE.

6. PLANTING AREAS SHADED BY BUILDINGS SHALL BE
AMENDED TO IMPROVE DRAINAGE AND AVOID
REMAINING WET BETWEEN IRRIGATION CYCLES.





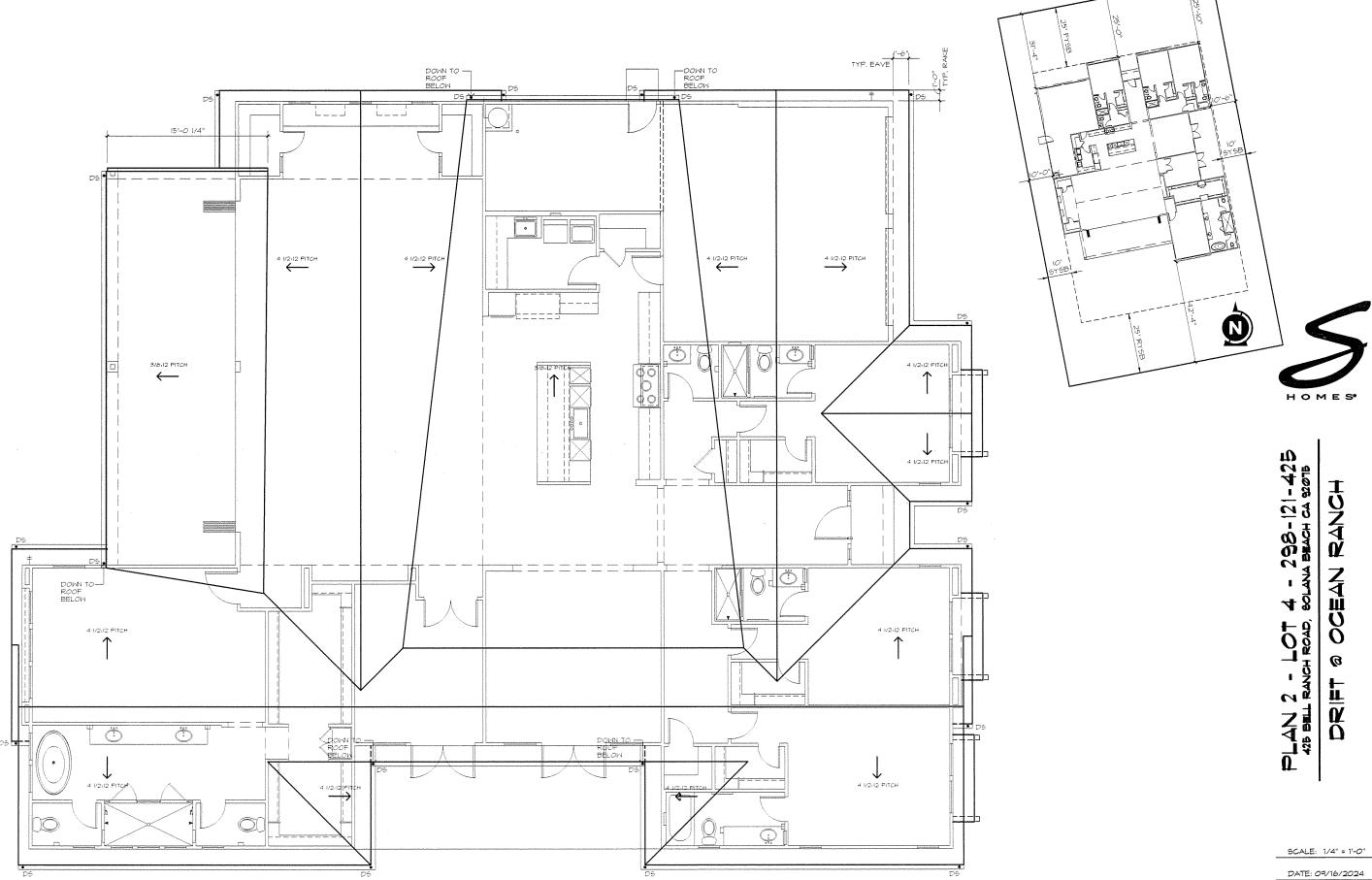
4 - 298-121-425 BOLANA BEACH CA 92015 PLAN 2 - L

OCHAN RANCH

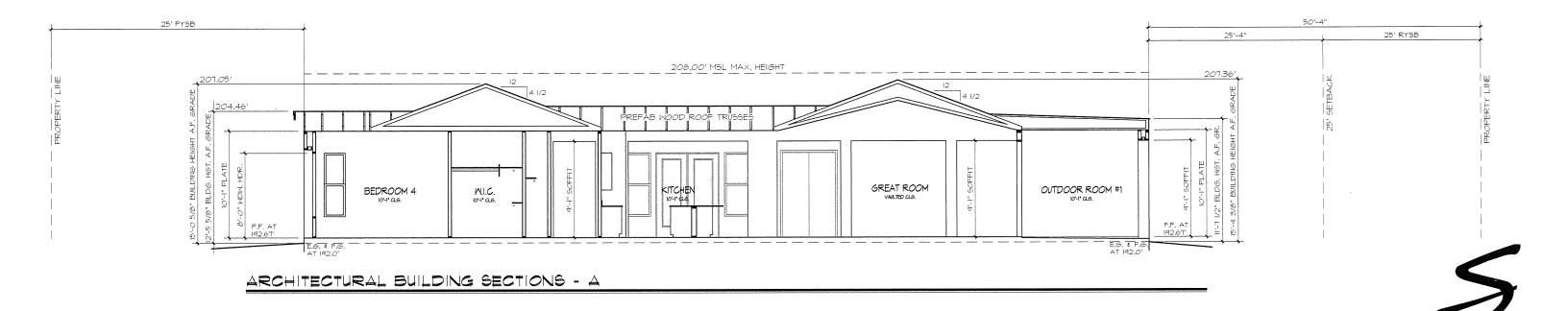
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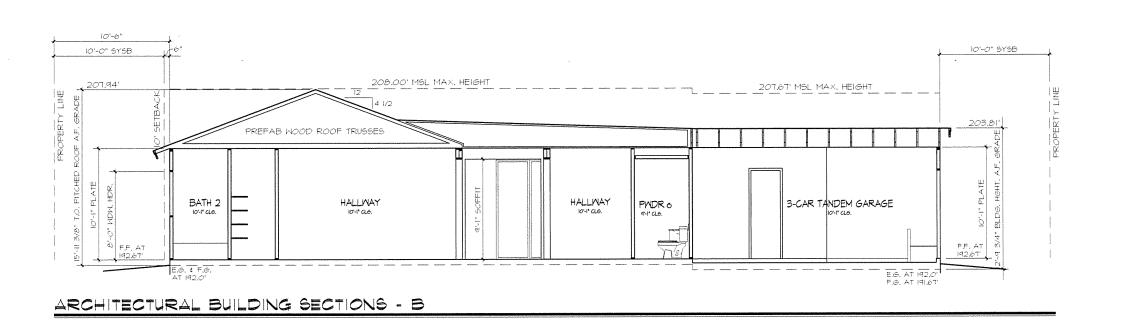
FAR CALCULATIONS GARAGE DEDUCT (200 FT. PER SPACE) -400 SF

SCALE: 1/4" = 1'-0" DATE: 09/16/2024



4 - 298-[2]-425 80Lana Beach ca 92075 OCHAN RANCH PLAN 2 - LOT 426 BELL RANCH ROAD, の一部の





DATE: 09/16/2024

A.E

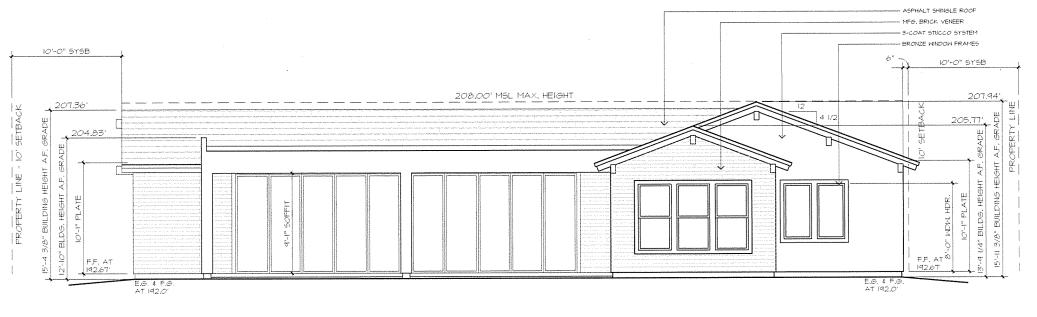
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

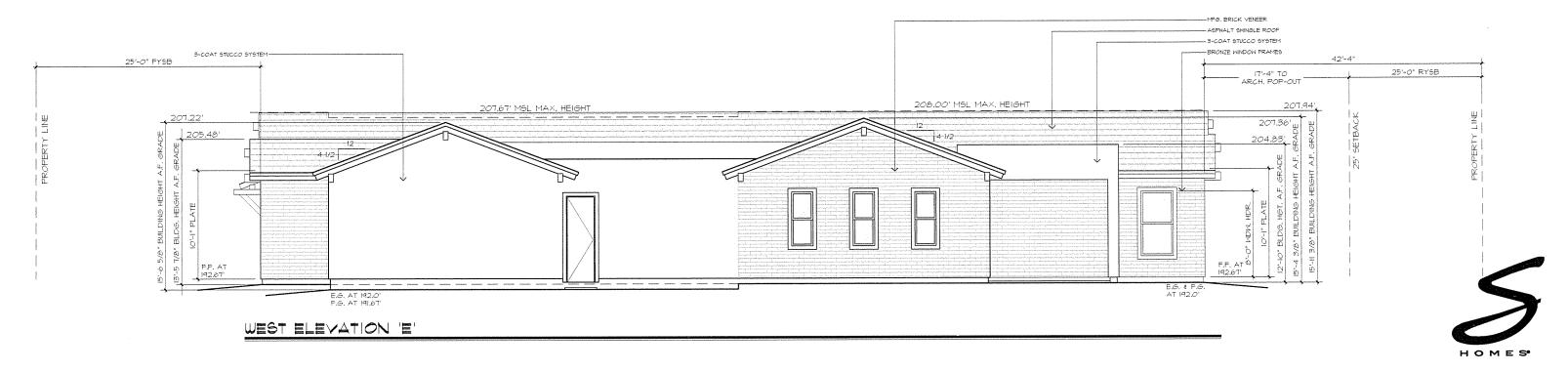
A.6

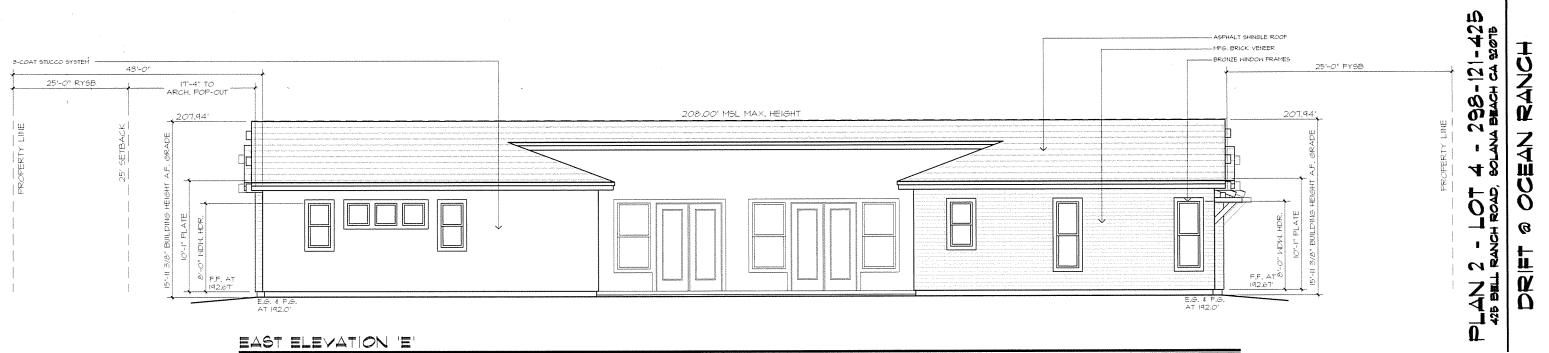


NORTH ELEVATION 'E'



SOUTH ELEVATION 'E'





DATE: 09/16/2024



SHEET INDEX

A.1	COVER SHEET
SP	GENERAL SITE PLAN
10F2	GENERAL GRADING NOTES
20F2	PRELIM. GRADING/SITE PLAN
	DETAILS & SECTIONS
L.1	LANDSCAPE PLANS
A.2	FLOOR PLAN
A.3	FAR CALCULATIONS
A.4	ROOF PLAN
A.5	BUILDING SECTIONS
A.6	BUILDING ELEVATIONS
A.7	BUILDING ELEVATIONS
	SP 10F2 20F2 L.1 A.2 A.3 A.4 A.5 A.6

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

OVERALL SITE PLAN VICINITY MAP OWNER/APPLICANT SITE ADDRESS 401-436 BELL RANCH ROAD SOLANA BEACH CA 92075 ZONING INFORMATION GNERAL PLAN DESIGNATION LIPE NUMBAN PARCEL SIZE: 14,000 SF HEIGHT: PER CODE 17.20.030.6 436 BELL RANCH RD 434 BELL RANCH RD APN 298-121-28 PERVIOUSLY APPROVED PER DRP22-025 DEMOTES STREET PARKING SPOT PROVIDED PER TM 17-15-15. NO STRIPTING PROPOSED. APN 256-121-26 HAS BEEN PERVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREON FOR REFERENCE ONLY. LOT 7 450 BELL RANCH BD DRP24-008 1 | 2 | 3 | 4 | 5 | 6 7 8 9 10 11 BELL RANCH RD S NARDO AVE 19 17 15 LOT 6 441 BELL RANCH RD DRP24-007 403 BELL RANCH RD 419 BELL RANCH RD LOT 2 L __ 409 BELL RANCH RD DRP24-003 LOT 3 417 BELL RANCH RD DRP24-004 LOT 4 425 BELL RANCH RD DRP24-005 LOT 1 401 BELL RANCH RD DRP24-002 LOT 5 433 BELL RANCH RD DRP24-006 PASCO LARET SUITER Ban Diego | Encintes | Orange County Phone 858.298.8212 | www.pissengineering.com

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PUBPOSES. TEMELIN FUR PUBLIC ROAD PURPOSES.
 FINAL APPROVAL OF THESE GRAINE PLANS IS SUBJECT TO FINAL APPROVAL
 OF THE ASSOCIATED IMPROVEMENT PLANS MIERE APPLICABLE. FINAL CURB
 GRADE ELEVATIONS MAY REGUIRE CHANGES IN THESE PLANS.
 IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
 A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REGUIRED FOR ANY
 WORK IN THE PUBLIC RIGHT-OF-MAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- UNDERGROUND S.A.
- THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY MORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSEN
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUT THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTUT OF BEPLACED OF THE AREA COVERED BY THESE PLANS. NO MAIVER OF GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES. INCLUDING THE MARMING UP. REPAIR, ARRYVAL DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7: OD 8.M., AND 6: OD 9.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON OF THE CITY ENGINEER.
- AND ABUTTING CUT OR FILL SURFACES.

 2. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE THESE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING POLANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE APPROVED THE APPROVAL OF THE PROPERTY OF THE APPROVAL OF THE PROPERTY OF THE APPROVED OF THE APPROVAL OF THE APPRO
- CARAGE AUGUERT FRUPERTY.

 ISLOPE RATIOS: CUT 2:1 FILL 2:1

 CUT: 200 CY FILL: 0 CY EXPORT: 200 CY

 REMEDIAL GRADING: 0 CY± REMOVAL/RECOMPACTION
- (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)

- ALL GADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY. A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.

- OF NORK.

 IS UPON FINAL COMPLETION OF THE MORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AS AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBGA- HAS BEEN PERFORMED IN SUBSTANTIAL COMPORMANCE MITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE GRADING DECRIFIES SUCH A GRADING DECRATING DECRATING DECRATING STATEMENT SHALL BE FOLLOWED BY THE GRADING DECRATION.
- O THE CONTRACTOR SHALL DESIGN, CONSTRUCT. AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REDULATIONS.

EROSION CONTROL NOTES

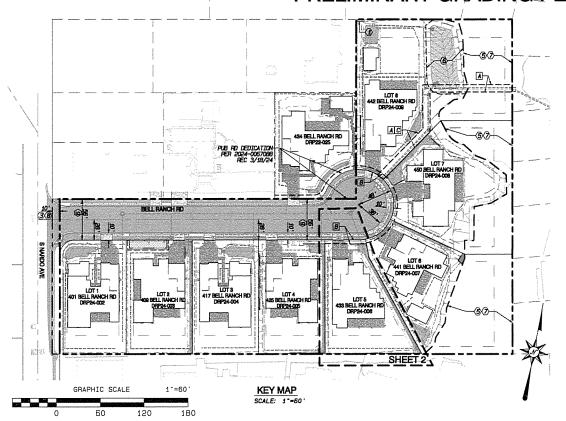
- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM MATER AND NON-STORM MATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED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

NON-IRRIGATED HYDROSEED MIX WITH

	A FIBER MATRIX APPLIED AT 4,000	LB/ACRE.
LBS/ACRE	# PURITY/ACRE	SEED SPECIES
20 50	70% PLUS	ATRIPLEX GLAUCA PLANTAGE INSULARIS
8 6 7	SCARIFIED 50% PLUS	ENCELIS FARINOSA LOTUS SCOPARIUS EXCHSCHOLTZIA CALIF

- 4. THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- 5. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- 8. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- 9. THE CONTRACTOR SHALL SWEEP ROADMAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER THES DIRECTED BY THE CITY ENGINEER.
- 11. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

LOT 5 433 BELL RANCH ROAD (DRP24-006) PRELIMINARY GRADING PLAN



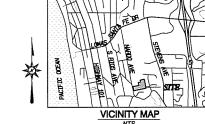
EXISTING EASEMENTS PER MAP 16605

- (1) 2' MIDE SOGGE EASEMENT, REC. NOVEMBER 24, 1930, BY 1659 D. 364 OF DEEDS NVA THIS LITT
- (2) N/A. OFF-SITE AFFECTING NEIGHBORING LOTS
- (3) COUNTY HIGHMAY EASEMENT, REC. MAY 19, 1975, F/P. 75-121690. O.R. IN/A THIS LOT)
- (4) N/A. OFF-SITE AFFECTING NEIGHBORING LOTS

- (7) OPEN SPACE EASEMENT PER WAP 16605 REC. 3/18/24. (N/A THIS LOT)
- (B) 10' STREET DEDICATION OF NARDO AVENUE TO THE CITY OF SOLANA BEACH PER NAP 16505 REC 3/18/24 (N/A THIS LOT)
- (9) STREET DEDICATION OF BELL RANCH ROAD TO THE CITY OF SOLANA

EASEMENTS TO BE GRANTED

- PROPOSED PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS
 1 THROUGH B TO BE GRAVITED OR RESERVED CONCURRENTLY WITH
 TRANSFER OF TITLE. (SEE LOTS 2 & 8)



SITE ADDRESS

LOT INFORMATION

LOT 5 OF OCEAN RANCH ESTATES 14,005 SF (0.32 AC) GROSS/NET

PARKING INFORMATION

REFERENCE DRAWINGS

REQUIRED: 2 PROPOSED: 3 IN ATTACHED GARAGE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF: STANDARD SPECIFICATIONS (1) STANDARD SPECIFICATIONS FOR PUBLIC NORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMEDIMENTS.

(2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE MORK ZONES"

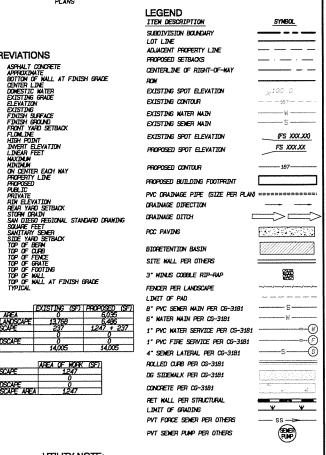
(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

ABBREVIATIONS

STANDARD DRAWINGS

WORK TO BE DONE

(1) SAN DIEGO REGIONAL STANDARD DRAWINGS (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD



EARTHWORK QUANTITIES:

- N: GRADING ASSOCIATED WITH PROJECT; 200 CY CUT (STOPHMATER BASIN EXCAVATION) & 0 CY FILL
- X: EXCAVATION FOR FOOTINGS: 200 CY± Y: REMOVAL/RECOMPACTION FOR SLABS: 0 CY±
- Z: TOTAL GRADING: 400 CY

FIRST FLOOR FINISHED AREA

TOTAL FINISHED AREA

3-CAR TANDEN GARAGE COVERED PORCH COVERED OUTDOOR ROOM

TOTAL GROSS AREA

LEGAL DESCRIPTION

OWNER/APPLICANT

TOPOGRAPHIC SURVEY

ENERATED BY ABRILL AND HAND SHOT METHODS, GATHERED IN 2016 2017 & 2018 BY PASOD LAPET SUTTER & ASSOC. 119 ABERLEEN LIGHT CHOIFF, CA \$2007 658-259-2212

ZONING INFORMATION

A.P.N.

LOT 5 OF MAP NO. 16605 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIESO COUNTY. 3/18/24.

4090 SF

4090 SF

678 SF 31 SF 610 SF

5,399 SF

IMPERVIOUS AREA TABULATION

TOTAL EXISTING INPERVIOUS AREA ON-SITE: 0 SF TOTAL PROPOSED INPERVIOUS AREA ON-SITE: 6,027 SF NET INCREASE IN IMPERVIOUS AREA:

FAR CALCULATIONS (SEE SHEET A.3) AREA CALCULATIONS (SEE SHEET A.2) GARAGE DEDUCT (200 FT. PER SPACE) -400 SF TOTAL GROSS BUILDING AREA ALLOWARLE

UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECULTURARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WAY STREET

OWNER'S CERTIFICATE

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

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

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

SARAH MORRELL SHEA HOMES LIMITED PARTNERSHIP

DECLARATION OF RESPONSIBLE CHARGE

I MARK FOR THIS PROJECT, THAT I HAVE EXCENCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT MITH CHARENT STANDARDS AND THE CITY OF SOLAMA BEACH RESOLUTION NO. 2016-043.

M. JUSTIN SUITER RCE No. 68964 EXP 12/31/2025 PASCO LARET SUTIER & ASSOCIATES

No. 68964

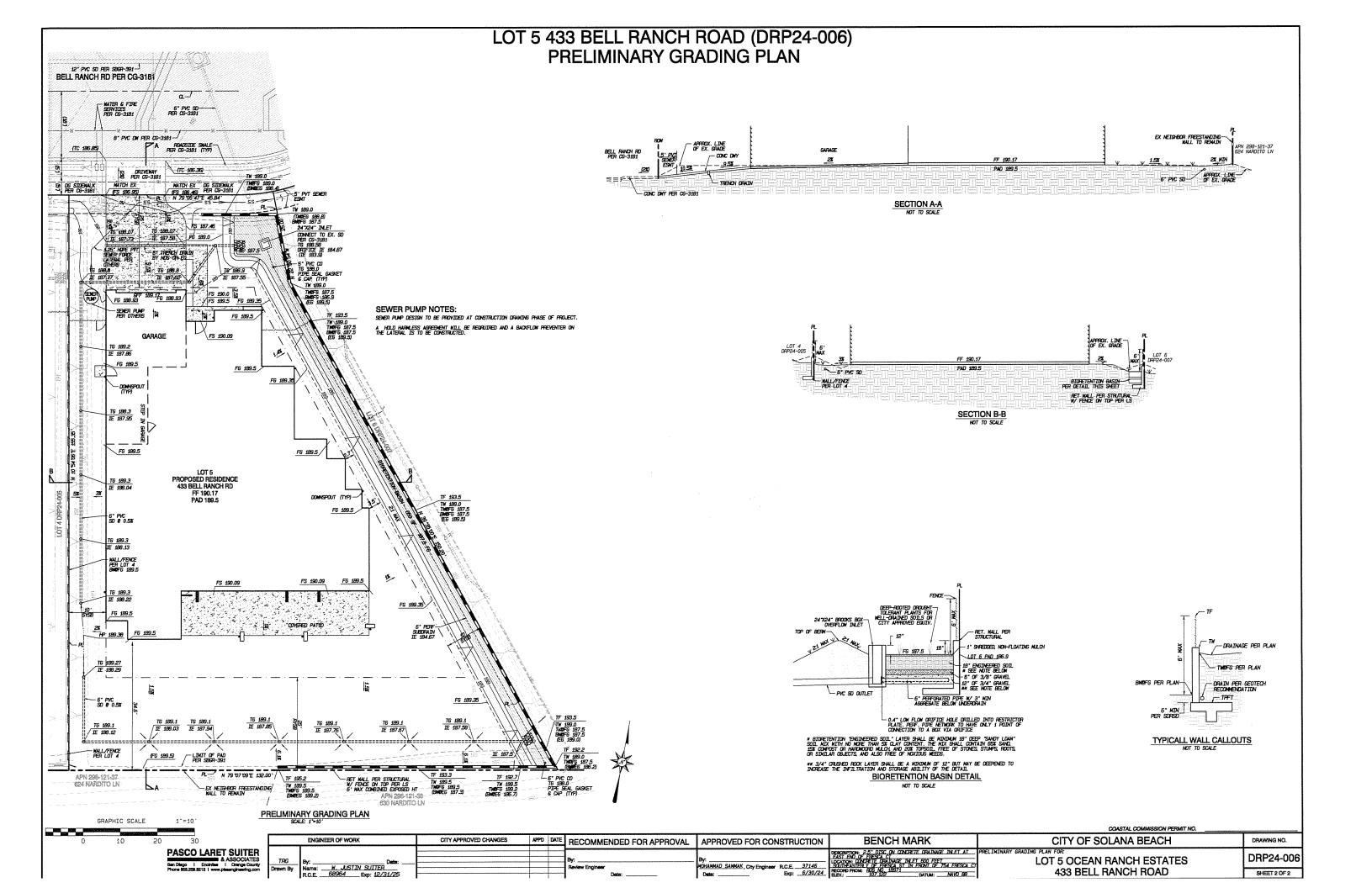
COASTAL COMMISSION PERMIT NO

PASCO LARET SUITER

ENGINEER OF WORK CITY APPROVED CHANGES **BENCH MARK** CITY OF SOLANA BEACH DRAWING NO. RECOMMENDED FOR APPROVAL APPROVED FOR CONSTRUCTION C. C. SAMMAK, City Engineer R.C.E. 37146

Exp: 6/30/24

Exp: 6/30/24 DRP24-006 **LOT 5 OCEAN RANCH ESTATES** | By: | Dette: | Name: | W. JUSTIN SUITER | R.C.E. | 68964 | Exp: 12/31/25 433 BELL RANCH ROAD



Water Conservation Plan

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

ETWU = (ETo)(0.62)[(PFXHA)/(IE) + SLA)]

ETWU - Maximum Applied Water Allowance in gallons per year ETo = Evapotranspiration in inches per year

ETO — Evaporramperation in inches per year

FF — Plant Factor (see expunentis in claim)

HA ~ Hydronone Area (square feet). Define hydronones by water use very low, low, moderate and high.

SLA ~ Special Landscrapde Area (square feet). Edible plants, irrigated with recycled water. & ner used for active play.

6.62 — Conversion factor to gallons per square foot.

If:—Irrigation Efficiency (see requirements in chart)

CITY OF SOLANA BEAC	H ESTIM	ATED TOT	AL WATE	ER USE	(ETWU)	WORKSH	IEET
	Line	Hydrozone Number (1-4 Below - use as many tables a to complete all hydrozones)			y tables as	s necessary	
		1	2	3	4	5	SLA
Evapotranspiration Rate (Eto)* 41 0 for Solana Beach	1	41					
Conversion Factor - 0.62	2	0.62					
(Line 1 x Line 2)	3	25.42				1	
Plant Factor (PF)**	4	0.3	0,3				
Hydrozone Area (HA) - in square feet	5	50	1,197				
(Line 4 x Line 5)	6	15	359				
krigation Efficiency (IE)***	7	0.75	0.81				1
(Line 6 / Line 7)	8	20	443				1
TOTAL all Line 8's + SLA	9	463					
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallions per year) Total Shale Hot Golden Wayya	10	11,778					

*ETo - Evapotranspiration ra

31.682 (ETAF x

** Plant Factor (Water Use) - from

Select based on type of plants in hydrocone
6.1 = VLW - Very Low Water Use Plants
0.3 = LW - Low Water Use Plants
0.6 = MW - Moderate Water Use Plants
1.0 = HW - High Water Use Plants

*** IE - Irrigation Efficienc Rotor = 0.70 by documentation subject to approval by the City Planner

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation

Total Landscape Area

)/(1-ETAF)x

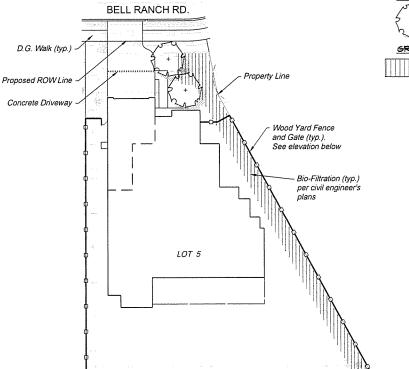
MAWA 17,434

- MATER CONSERVATION NOTES

 I. ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT MATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE 2. ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC
- ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.

 ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS "LOW OR MODERATE WATER USE" BY WILCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES).

 IOON OF THE LANDSCAPED AREA IS PLANTING ZONE 3,
- NATURALIZING/TRANSITIONAL
- ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE
- MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZ
 HEALTHY GROWTH
 6. ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND
 APPROFRIATE SOIL PREPARATION.
 7. ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL
 BE USED TO IRRIGATE ANY VEGETATION MITHIN 24' OF
 AN IMPERMEABLE SURFACE.
 6. PLANTING AREAS SHADED BY BUILDINGS SHALL BE
 AMENDED TO IMPROVE DRAINAGE AND AVOID
 REMAINING MET BETWEEN IRRIGATION CYCLES.



	-lanung L	.egenu		MATURE	MUCOL
_	SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	ZONE :
	TREES				
	154	STREET TREE (PRIVA	TE) - 24" BOX SIZE		
	Ky rad	LAURUS NOBILIS	SMEET BAY	40' MAX.	L
	GROUND	COVERS			

BASIN BIO-FILTRATION GROUND COVER - (I GAL, AT 18" O.C.)

FOOTHILL SEDGE

Diantina Logand

CAREX TUMULICOLA

STREET LIGHTS

INTERSECTIONS

MINIMUM TREE SEPARATION DISTANCE MINIMUM DISTANCE TO STREET TREE IMPROVEMENT TRAFFIC SIGNAL, STOP SIGN UNDERGROUND UTILITY LINES ABOVE GROUND UTILITY STRUCTURES 8 FEET (TRANSFORMERS, UTILITY POLES, ETC.) FIRE HYDRANTS, MAIL BOXES 5 FEET DRIVEWAYS IO FEET

Landscape Concept Plan

- LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

 1. ALL SLOPES (4:1 OR STEEPER) MILL BE PROVIDED WITH REINFORCED STRAM MATS (5C. 150 MANIFACTURED BY NORTH AMERICAN GREEN, 1-600-413-1965, OR CITY APPROVED EQUAL)
- APPROVED EGUAL).

 2. ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT HILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.

 3. NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
- TREES ARE PROHIBITED WITHIN IO' OF ANY DRIVEWAY
- 24" OF ANY NON-PERMEABLE SURFACE
 124" OF ANY NON-PERMEABLE SURFACE
 15. PLANT MATERIALS OVER 30" HT. OR NITHOUT AN 6"
 16. MINIMUM CLEARANCE ARE PROHIBITED MITHIN STREET
 16. AREAS SHALLOWER THAN 31. SHALL RECEIVE 3 INCHES
 17. OF BARK MULCH, BIO-FILITRATION BASINS SHALL NOT
 17. RECEIVE BARK MULCH, A MINIMUM 3" LAYER OF MULCH
 18. SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF
 18. PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR
 18. PALICH ON ALL EXPOSED SOIL SURFACES OF
 18. PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR
 18. PAPLICATIONS WHERE MULCH IS CONTRAINDICATED.
 18. PROVING GROUND COVERS, OR DIRECT SEEDING
 18. APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
 18. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN
 18. AREA OF BARK MULCH.
 18. ALL SLOPES HIS APPLIES TO ALL SLOPES EVEN
 18. ALL GRADED SLOPES MUST BE PERMANENTLY
 18. READED SLOPES MUST BE PERMANENTLY
 18. GROUND COVERS MUST BE PLANTED FROM LINERS OR
 18. FLATS AT 12" OC. OR I GALLON SHRUB FOR EACH 100 SF OF
 18. SLOPE
 19. PROVIDE I ONE GALLON SHRUB FOR EACH 100 SF OF
 18. SLOPE
 20. PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE
 18. GALLON TREE PER 500 SF OF SLOPE ON ALL
 18. SLOPES 5" OR GREATER VERTICAL HEIGHT, ON ALL
 18. SLOPES 5" OR GREATER VERTICAL HEIGHT, PROVIDE
 18. GALLON TREE PER 500 SF OR SLOPE PLUS ONE
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 18. GALLON TREE PER 500 SF OR SLOPE PLUS ONE
 18. GALLON TREE PER 500 SF OR SLOPE PLUS ONE
 18

- E. REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-800-413-1965 OR CITY
- NORTH AMERICAN GREEN 1-800-473-1465 OR CITY APPROVED) MJST BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.

 TREE ROOT BARRIERS SHALL BE INSTALLED MHERE TREES ARE PLACED MITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.
- BARRIERS.
 FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.



15 FEET

25 FEET

I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec. 17.56 SBMC and the Landscape Manual This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.



Scale 1" = 20'

OF I SHEETS

7/10/2024

.IH/BG

S

PLAN

CONCEPT

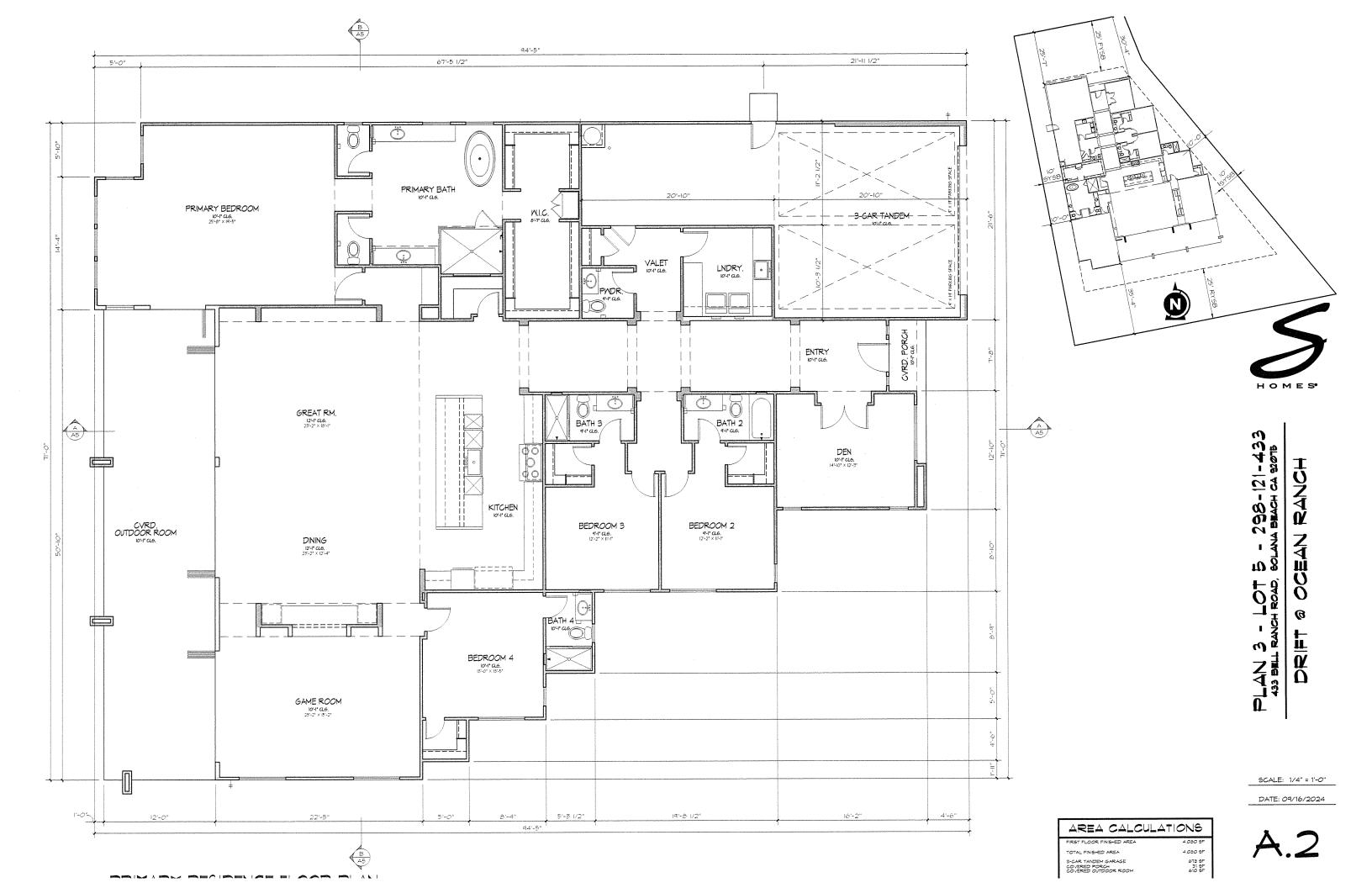
LANDSCAPE

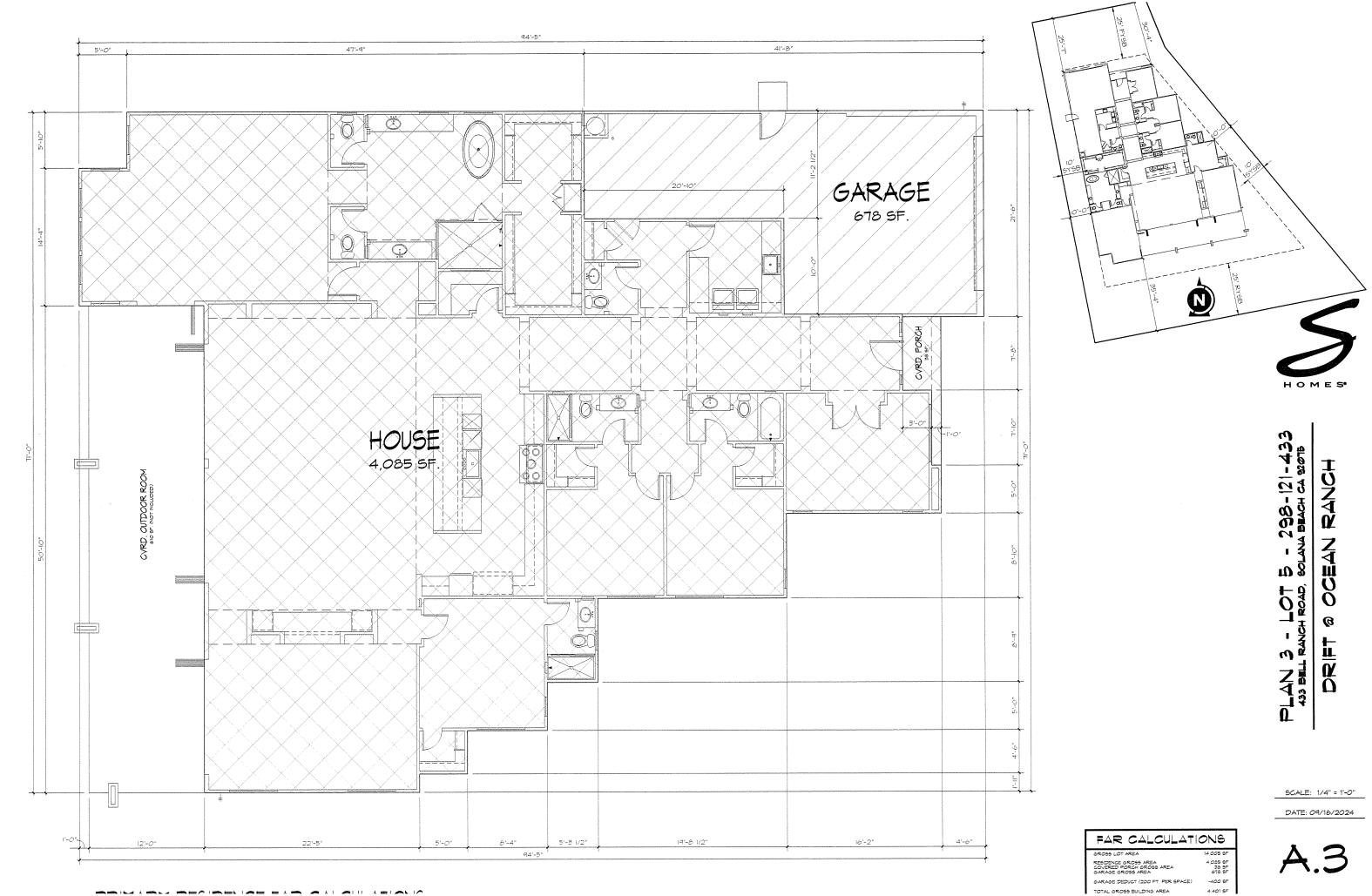
PROJECT NAME
LOT 5
Ocean Ranch
8 S. Nardo Avenue
na Beach, CA 92075

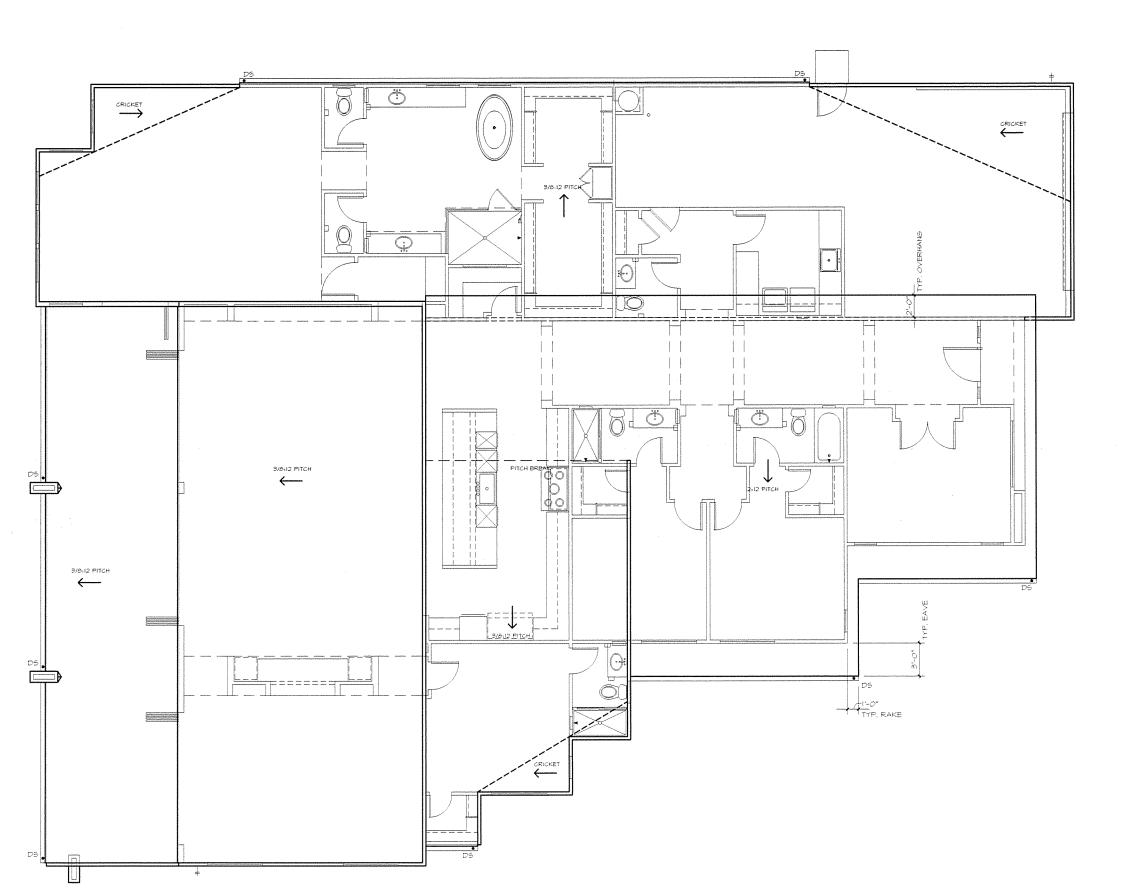
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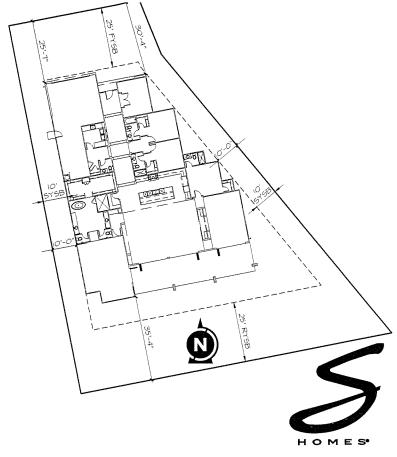
JOB NUMBER: FILE: REVISIONS:

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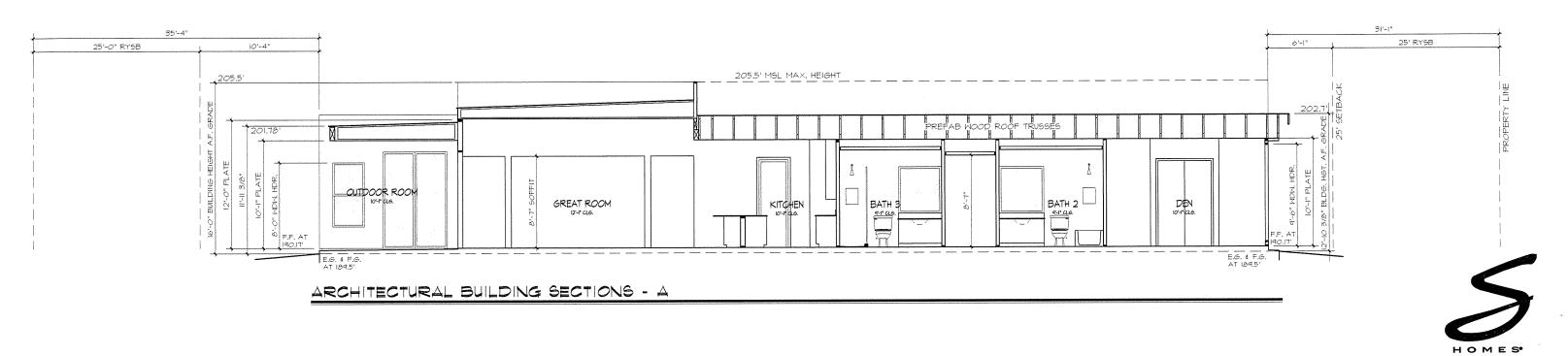


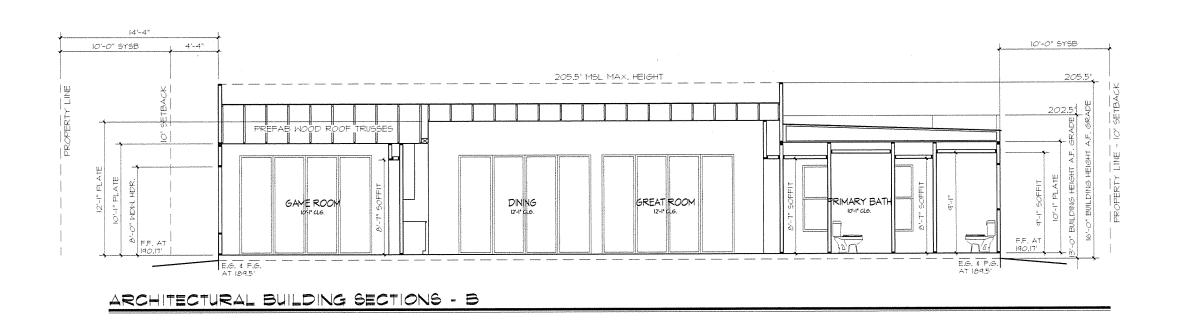
PLAN 3 - LOT 5 - 298-121-433 433 BELL RANCH ROAD, SOLANA BEACH CA S2075 DRIFT 9 OCEAN RANCH

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

DATE: 09/16/2024

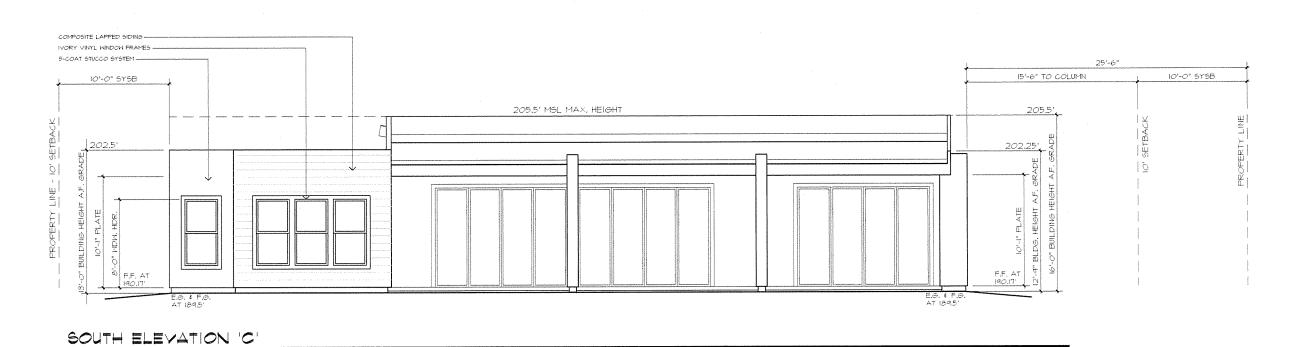
A.4





DATE: 09/16/2024

BREEZE BLOCK LOW-WALL



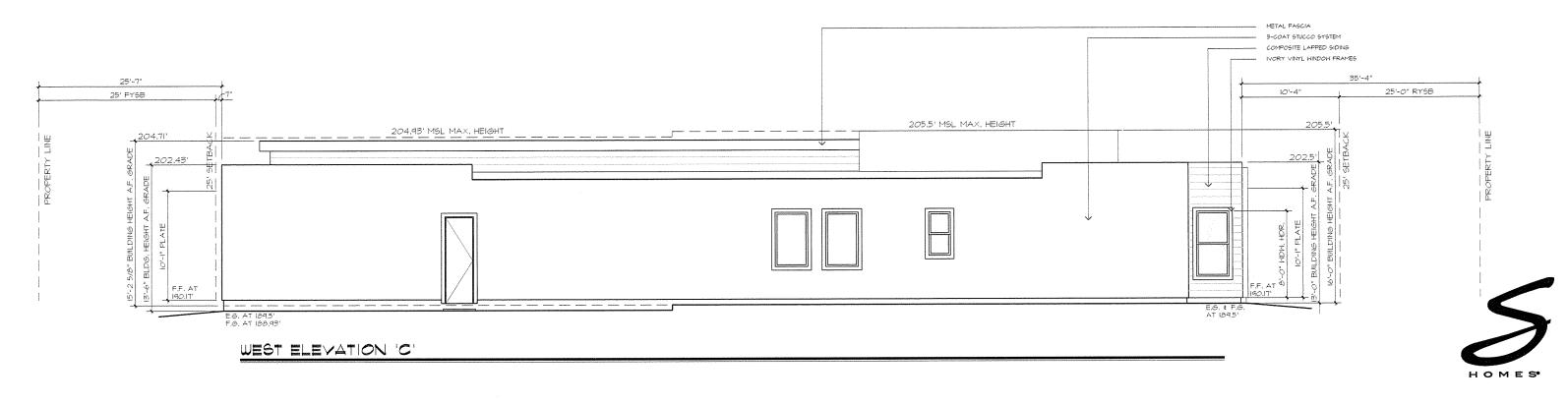
SCALE: 1/4" = 1'-0"

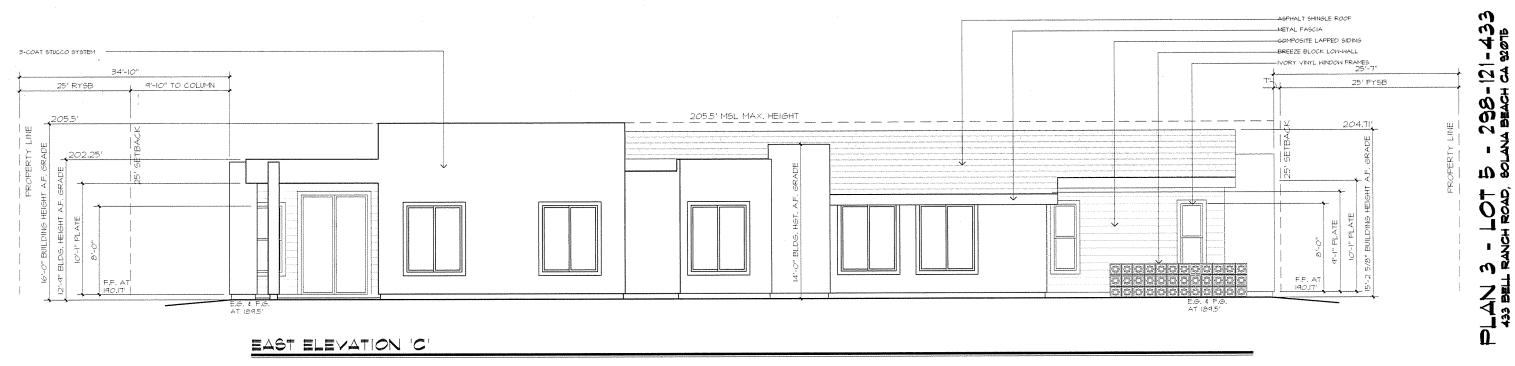
PLAN 3 - L

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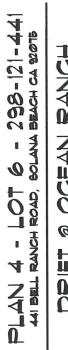
DATE: 09/16/2024





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

DATE: 09/16/2024





REQUIRED ADU NOTES:

- a. THE ADU SHALL NOT HAVE INTERIOR ACCESS TO THE PRIMARY RESIDENCE
- b. THE ADU SHALL ONLY BE USED FOR RENTALS OF TERMS OF 30 CONSECUTIVE DAYS OR MORE
- c. THE ADU OF 550 SQ. FT. OR LESS SHALL HAVE A MINIMUM OF 30-INCHES OF CLEAR COUNTER SURFACE, A MIN. 18-INCH SINK W/ A 1.5-INCH DRAIN AND GARBAGE DISPOSAL, A MINIMUM 5 CUBIC FOOT REFRIGERATOR AND A MINIMUM TWO-BURNER STOVE HARD WIRED WITH GAS OR A 220-VOLT OUTLET

d. PER SBMC SECTION 17.20.040(D)(4)(o), ACCESSORY DWELLING UNITS SHALL PROVIDE A NEW OR SEPARATE UTILITY CONNECTION DIRECTLY BETWEEN THE ACCESSORY DWELLING UNIT AND THE UTILITY. THE CONNECTION MAY BE SUBJECT TO A CONNECTION FEE OR CAPACITY CHARGE THAT SHALL BE PROPORTIONATE TO THE BURDEN OF THE PROPOSED ACCESSORY DWELLING UNIT, BASED UPON EITHER ITS SIZE IN SQ. FT. OR THE NUMBER OF ITS PLUMBING FIXTURES, UPON THE WATER OR SEWER SYSTEM; PROVIDED, HOMEVER, THAT THIS FEE OR CHARGE SHALL NOT EXCEED THE REASONABLE COST OF PROVIDING THIS SERVICE. A SUB-METER MAY BE ALLOWED TO MEET THIS REQUIREMENTS.

SHEET INDEX

A.1	COVER SHEET
SP	GENERAL SITE PLAN
10F2	GENERAL GRADING NOTES
20F2	PRELIM. GRADING/SITE PLAN,
	DETAILS & SECTIONS
L.1	LANDSCAPE PLANS
A.2	FLOOR PLAN
A.3	FAR CALCULATIONS
A.4	ROOF PLAN
A.5	BUILDING SECTIONS
A.6	BUILDING ELEVATIONS
A.7	BUILDING ELEVATIONS
A.8	ADU FLR. PLAN & BLDG. ELEV.

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

DATE: 09/16/2024

OVERALL SITE PLAN VICINITY MAP OWNER/APPLICANT A.P.N. SITE ADDRESS 401-436 BELL RANCH ROAD SOLANA BEACH CA 92075 ZONING INFORMATION SOSTAL PLAN DESIGNATION LIP: MITHEM PARCEL SIZE: 16000 SF HEISH: FEB CODE 17.20.030.5 436 BELL RANCH RD LOT 8 442 BELL RANCH RD DRP24-009 434 BELL RANCH RD APN 298-121-28 PERVIOUSLY APPROVED PER DRP22-025 X DENOTES STREET PARKING SPOT PROVIDED PER TN 17-15-15. APN 298-121-26 HAS BEEN PERVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREON FOR REFERENCE ONLY. LOT 7 450 BELL RANCH RD. DRP24-008 6 7 8 9 10 91 12 BELL RANCH RD 0 | 22 | 21 | 20 | 19 | 0 AED CURB 18 17 15 LOT 6 441 BELL RANCH RD DRP24-007 LOT 2 L __ 409 BELL RANCH RD DRP24-003 LOT 3 417 BELL RANCH RD DRP24-004 LOT 4 425 BELL RANCH RD DRP24-005 LOT 1 401 BELL RANCH RD DRP24-002 LOT 5 433 BELL RANCH RD DRP24-006 PASCO LARET SUITER Ban Diego | Encinhas | Orange County Phone 858.259.8212 | www.pleaengineering.com GRAPHIC SCALE

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
 FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED LIMPROVEMENT PLANS MHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- BRADE ELEVATIONS MAY MEDITHE CHARLES IN THESE FLORG. IMPORT MATERIALS SHALL BE LEGALLY OBTAINED. A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REGUIRED FOR ANY WORK IN THE PUBLIC AIGHT-OF-MAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- IMMIDATEL: THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING MORK. NOTICE OF PROPOSED MORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
- BE GIVEN 10 INE FULLWARM AMERICAN.
 UNDERGROUND S.A.
 B11
 THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT
- APPROVAL OF THESE PLANS BY THE CITY ENSINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- ISSUED.

 THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO MATVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- O. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE MARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7: OD a.m. AND 6: 00 p.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- I.ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL SURFACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
- AND ABUTTING CUT OR FILL SURFACES.

 NOTHITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE THE GRADING ORDINANCE. AND NOTHITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEMALK, ALLEY, FUNCTION OF ANY SEMAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY HITHOUT SUPPORTING AND PROPECTING SUCH PROPERTY FROM SETILING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE MICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN, THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SANAGE RATIOS: CUT 2:1 FILL 2:1
 CUT: 165 CY FILL: 0 CY EXPORT: 165 CY
 REMEDIAL GRADING: 0 CY± REMOVAL/RECOMPACTION
- (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
- A. SPECIAL CONDITIONS: IF ANY ARCHAELOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATION SILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL MOTIFY THE CITY ENGINEER OF THE DISCOVERY, GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- I.ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH MO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY. A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- 7. FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETMEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANGSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSAPE PLAN.
- 9. ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UF THEM. 9.

 S. UPON FINAL COMPLETION OF THE MORK UNDER THE GRADING PERMIT. BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY. AS AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING. THE GRADING UNDER PERMIT NO. SHE PROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN. THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.

EROSION CONTROL NOTES

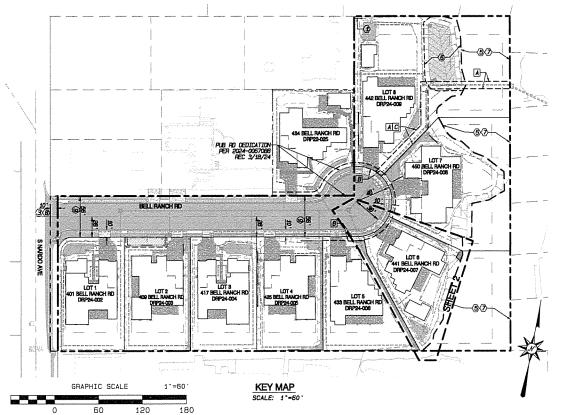
- STORM MATER AND NON-STORM MATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND INFLEMENTED TO MANAGE STORM MATER AND NON-STORM MATER DISCHARGES FROM THE SITE AT ALL TIMES OURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.

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



- 4. THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- 5. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- 5. SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2X. AS HELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- 8. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- 9. THE CONTRACTOR SHALL SMEEP ROADMAYS AND ENTRANCES TO AND FROM THE SITE ON A REBULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENSINEER.
- 10. THE CONTRACTOR SHALL MATER SITE ON A CONTINUOUS BASIS TO MINIMIZE ATR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- 11. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM MILL BE DONE AT THE DEVELOPE'S EXPENSE.

LOT 6 441 & 443 BELL RANCH ROAD (DRP24-007) PRELIMINARY GRADING PLAN



EXISTING EASEMENTS PER MAP 16605

- (1) 2' NIDE SOGGE EASEMENT, REC. NOVEMBER 24, 1930, BK, 1668, P. 364 OF DEEDS. (N/A THIS LOT)
- (2) N/A. OFF-SITE AFFECTING NEIGHBORING LOTS
- (3) COUNTY HIGHMAY EASEMENT, FEC. MAY 19, 1975, F/P. 75-121690, O.R. (N/A THIS LOT)
- (4) N/A. OFF-SITE AFFECTING NEIGHBORING LOTS
- (6) STORM NATER DETENTION EASEMENT PER MAP 16605
- 7 OPEN SPACE EASEMENT PER NAP 16605 REC. 3/18/24.
- (B) 10' STREET DEDICATION OF NARDO AVENUE TO THE CITY OF SOLANA BEACH PER MAP 16805 REC 3/18/24 N/A THIS LOT)
- (9) STREET DEDICATION OF BELL RANCH ROAD TO THE CITY OF SOLANA BEACH PET NAP 16505 REC. 3/18/24.

EASEMENTS TO BE GRANTED

- A PROPOSED PRIVATE DRAINAGE EASIMENT FOR THE BENEFIT OF LOTS 1 THROUGH 8 TO BE GRANTED OR RESERVED CONCURRENTLY WITH TRANSFER OF TITLE. (SEE LOTS 2 & 8)
- C PROPOSED PRIVATE IMPLIBATION EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 8 TO BE GRANTED OR RESERVED CONCURRENTLY WITH TRANSFER OF TITLE. (SEE LOTS 2 & 8)



LEGAL DESCRIPTION

LOT 6 OF MAP NO. 19806 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, 3/18/24.

A.P.N.

SITE ADDRESS LOT INFORMATION

OWNER/APPLICANT SHEA HOMES LIMITED PARTNERSHI 9990 MESA RIIN ROAD, SUITE 200 SAN DIEGO, CA 92121 760-715-1584

LOT 6 OF OCEAN RANCH ESTATES 25,225 SF (0.58 AC) GROSS/NET TOPOGRAPHIC SURVEY PARKING INFORMATION

GENERATED BY ARTILL AND HAND SHOT HETHOOS, GATHEFED TH 2016, 2017 6 2018 BY PASO LAPET SUITER & ASSOC 119 ABENCEN DRIVE CAPIDIT: CA 2007 650-259-4212

REFERENCE DRAWINGS

ZONING INFORMATION GENERAL PLAN DESIGNATION LR: WAP 1660 MINIMAN PARCEL SIZE: 14,000 SF HEIGHT: PER CODE 17,20,030,6

EARTHWORK QUANTITIES:

- N: GRADING ASSOCIATED WITH PROJECT: 165 CY CUT (STOPHMATER BASIN EXCAVATION G O CY FILL
- X: EXCAVATION FOR FOOTINGS: 200 CY±
- Y: REMOVAL /RECOMPACTION FOR SLARS: 0 CY+

ADU EARTHWORK QUANTITIES:

- H: GRADING ASSOCIATED WITH PROJECT: N/A SEE ABOVE
- Y: REMOVAL /RECOMPACTION FOR SLARS: 0 CY+ Z: TOTAL GRADING: 50 CY
- * EASTMOCK QUANTITIES ARE ESTIMATED FOR PERMIT PAPPOSES OF YOUR AND PERMISSIP COMPACTED (IN PLACE) VALUES ONLY. THESE VALUES ARE CACALATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO DESERVED SPRINKAGE AND/

IMPERVIOUS AREA TABULATION TOTAL EXISTING INFERVIOUS AREA ON-SITE: 0 SF TOTAL PROPOSED INFERVIOUS AREA ON-SITE: 5,778 SF

NET INCREASE IN IMPERVIOUS AREA:

AREA CALCULATIONS (SEE SHEET A.2) FIRST FLOOR FINISHED AREA TOTAL FINISHED AREA 3,253 SF 3-CAR TANDEN GARAGE COVERED PORCH COVERED OUTDOOR ROOF 650 SF 32 SF 413 SF TOTAL GROSS AREA 4.358 SF ADU FINISHED AREA

FAR CALCULATIONS (SEE SHEET A.3) GROSS LOT AREA

GARAGE DEDUCT (200 FT. PER SPACE) -400 SF TOTAL GROSS BUILDING AREA 584 SF 584 SF ADU LIVABLE GROSS AREA (EXEMPT)

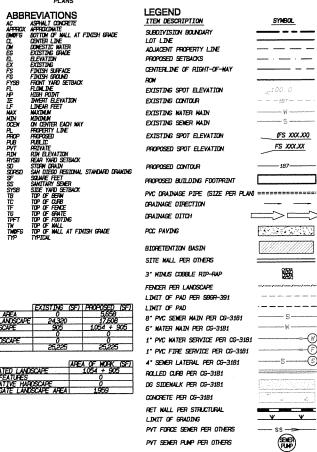
WORK TO BE DONE THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

STANDARD SPECIFICATIONS

- (1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
 INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
 (2) CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL ONES'
 (3) SATURE CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD
 SPECIFICATIONS

STANDARD DRAWINGS

(1) SAN DIEGO REGIONAL STANDARD DRAWINGS (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD



UTILITY NOTE:

UTILITIES ARE NOOM TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECULTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE MORK STIFF.

OWNER'S CERTIFICATE

I.

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

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS IT IS FURTHER AGREED THAT THE OMNER (DEVELOPER) SHALL HAVE A REGISTERE CIVIL ENGINEER MAKE SUCH CHANGES. ALTERATIONS OR ADDITIONS TO THESE PLANS MITOLT THE CONTROL PROFILE PROPER COMPLETION OF THE IMPROVEMENTS.

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

SARAH MORRELL SHEA HOMES LIMITED PARTNERSHIP

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF MORK FOR THIS PROJECT. THAT I HAVE EXCENCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6709 OF THE BUSINESS AND PROFESSIONS CODE. AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLAMA BEACH RESOLUTION NO. 2016-043.



COASTAL COMMISSION PERMIT NO

ENGINEER OF WORK PASCO LARET SUITER

Name: W. JUSTIN SUITER R.C.E. 68964 Exp: 12/3

eview Engineer

CITY APPROVED CHANGES

RECOMMENDED FOR APPROVAL

IOHAMMAD SAMMAK, City Engineer R.C.E. 37145 Exp: 6/30/24

APPROVED FOR CONSTRUCTION

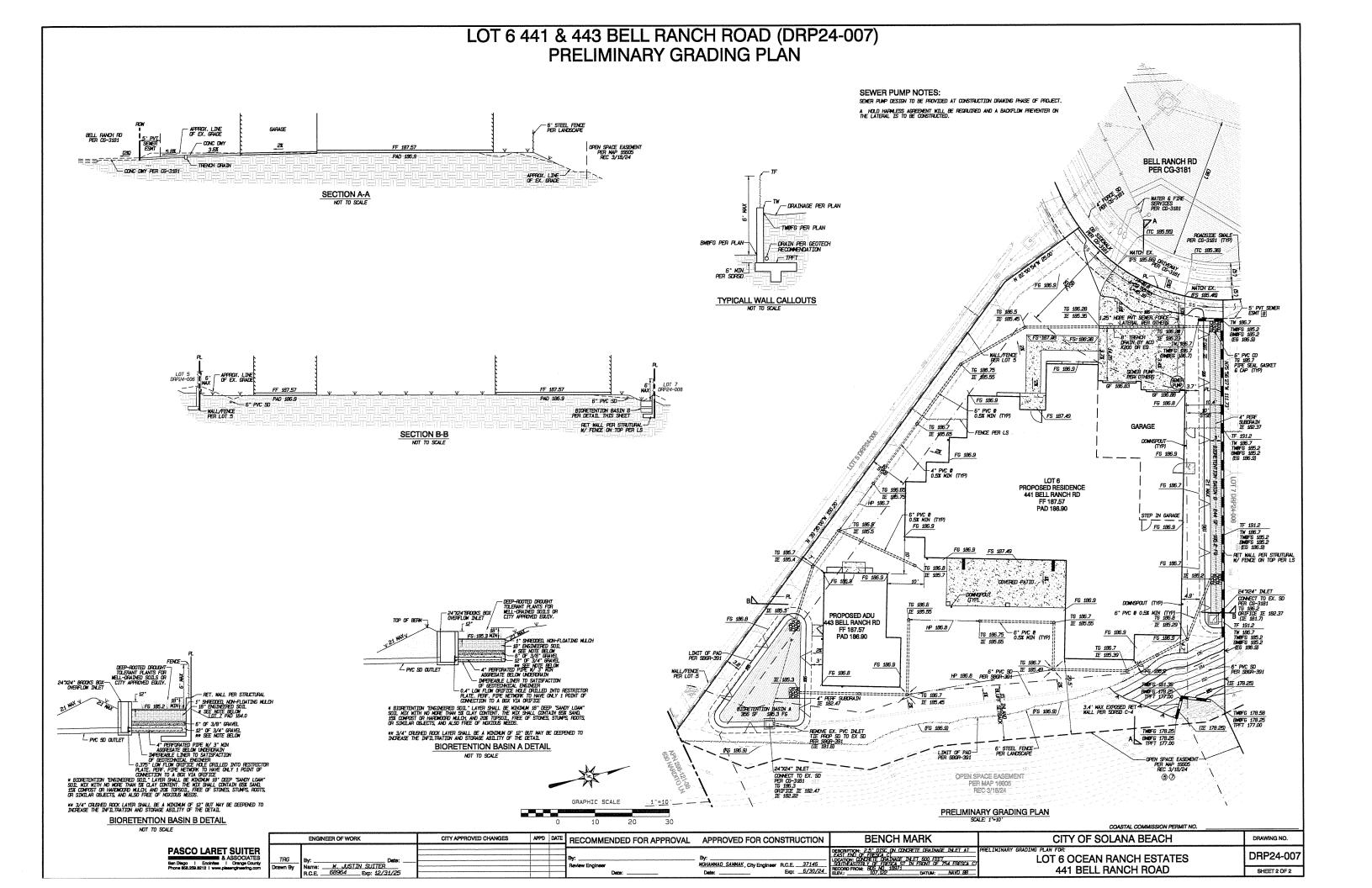
BENCH MARK DESCRIPTION 2.5° DISC ON CONCRETE CHAINAGE IN ET AT FAST FOR CONTRETE DA INAGE IN ET AT LOCATION CONTRETE DE CONTR

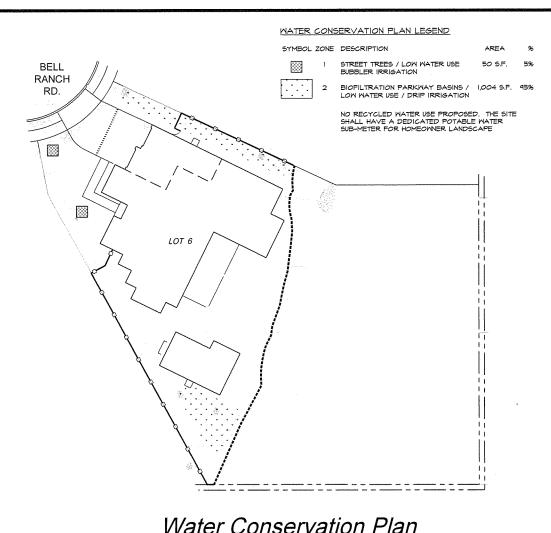
LOT 6 OCEAN RANCH ESTATES 441 BELL RANCH ROAD

CITY OF SOLANA BEACH

DRP24-007 SHEET 1 OF 2

DRAWING NO.





ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula ETWU = (ETo)(0.62)[(PF X HA) / (IE) = SLA)]

ETWU - Maximum Applied Water Allowance in gallons per year

ETO - Exaportinoperation in inches per year

PT - Plant Factor (see requirements in chart)

HA - Hydrocore Area (square feet) Define hydrocories by water use very low, low, moderate and high

SLA - Special Landscapde Area (square feet) Edible plants, irrigated with recycled water, & turf used fo active play 6 62 = Conversion factor to gallons per square foot

IE ~ Irrigation	Efficiency (see r	equirements in	chart)				
CITY OF SOLANA BEAG	H ESTIMA	ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
	Line		Hydrozone Number (1-4 Below - use as many tables as i to complete all hydrozones)				
		1 2 3 4					SLA
Evapotranspiration Rate (Eto)* 41 0 for Solana Beach	1			41	4		
Conversion Factor - 0 62	2			0.62			
(Line 1 x Line 2)	3			25.42			
Plant Factor (PF)**	4	4 0.3 0.3					
Hydrozone Area (HA) - in square feet	5	50	1,004]
(Line 4 x Line 5)	6	15	301				
Irrigation Efficiency (E)***	7	0.75	0.81		6		
(Line 6 / Line 7)	8	20	372]
TOTAL all Line 8's + SLA	9	392 9,961					
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallions per year) Total Shall not exceed INMAYM	10						
*ETo = Evaporranspiration rate 41 (west of 1-5) 47 (cast of 1-5)	** Plant Fac WUCOLS	Plant Fuctor (Water Use) - from "IE - Irrigation Efficiency COLS Spray + 0.55 Rotor - 0.70				nes	
A President Co. C. o. S.	0 1 = VLW - 0 3 = LW - L	on type of plan Very Low War ow Water Use	ter Use Plants Plants	Bubbler = 0 MP Rotato	Rotor + 0.70 Bubbler = 0.75 MP Rotators = 0.75 Dnp & Micro-spray = 0.81		

1.0 = HW - High Water Use Plant

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation

Total Landscape Area

MAWA 14,736

A different IE may be used if supporte

the City Planner

MATER CONSERVATION NOTES

I. ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT MATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE DRIP TUBING.

2. ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.

3. ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS LOW OR MODERATE WATER USE! BY WICOLS AND THE LANDER CASE.

(WATER USE CLASSIFICATION OF LANDSCAPE

(MAIER USE CLASSIFICATION OF LANDSCAPE SPECIES).

100% OF THE LANDSCAPED AREA IS PLANTING ZONE

3, NATURALIZING/TRANSITIONAL.

ALL PLANTING AREAS SHALL RECEIVE REGULAR

MAINTENANCE AND MANAGEMENT DESIGNED TO

MAXIMIZE HEALTHY GROWN.

BEFELVE COMPLETE. 6. ALL PLANTING AREAS SHALL RECEIVE COMPLETE

ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND APPROPRIATE SOIL PREPARATION.
 ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
 PLANTING AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION CYCLES.

- D.G. Walk (typ.) RANCH RD. Wood Yard Fence and Gate (typ.). See elevation below Tubular Steel View Fence (typ.). See elevation below LOT 6 Limits of -Open Space Bio-Filtration (tvp.) per civil engineer's plans

Landscape Concept Plan

LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

I. ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN,

STRAM MATS (SC ISO MANUFACTURED BY NORTH AMERICAN GREEN, I-500-473-1465, OR CITY APPROVED EQUAL).

ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRAPED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REGUIRENENTS, NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.

TREES ARE PROHIBITED WITHIN IO' OF ANY DRIVEWAY.

PLANT MATERIALS OVER 30" HT. OR WITHOUT AN 8" MINIMUM CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT TRIANGLES.

AREAS SHALLOWER THAN 3:I SHALL RECEIVE 3 INCHES OF BARK MIJ.CH, BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MIJ.CH, A MINIMUM 3" LAYER OF MIJ.CH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MIJ.CH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RALL RECEIVE A 40 S.F. MIN AREA OF BARK MIJ.CH.

WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.

J. ALL SLOPES 4.1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS, THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS;

A. ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.

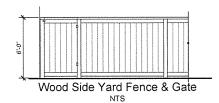
B. GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR I GALLONS AT 18" O.C.

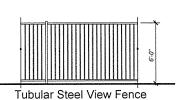
C. PROVIDE I ONE GALLON SHRIB FOR EACH 100 SF OF SLOPE AND I FIVE GALLON SHRIBD FOR EVERY 200 SF OF SLOPE.

D. PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE IS GALLON TREE FER 500 SF OF SLOPE ON THE FRESON ST OR SECATER VERTICAL HEIGHT. ON ALL SLOPES 8" OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 8" OR GREATER VERTICAL HEIGHT. FROVIDE ON 15 GALLON TREE PER 500 SF OR SLOPE PLUS ONE 5 GALLON TREE PER EACH 1,000SF OF SLOPE.

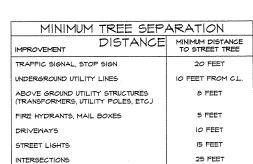
E. REINFORCED STRAM MATS (SC. ISO MANUFACTURED BY NORTH AMERICAN GREEN 1-200-473-1965 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES 3:1 OR GREATER

PLACED WITHIN 5 PEET PAVEMENT ROOT BARRIERS MILL NOT BE WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS MILL BOT BE WASPED AROUND THE ROOT BALL. ROOT BARRIERS MILL BE SIG-BARRIERS ALL BE SIG-BARRIERS. ALL STREET ROOT BARRIERS MILL BE SIG-BARRIERS ALL BEFET TREES SHALL BE SIG-BARRIERS OF BARRIERS.





NTS



COMMON NAME

SMEET BAY

BASIN BIO-FILTRATION GROUND COVER - (I GAL, AT 18" O.C.)

SEE EXISTING TREE SURVEY. EXISTING TREES WILL BE MITIGATED I: WITH (2) STREET TREES PER LOT FOR 9 LOTS

Planting Legend

SYMBOL BOTANICAL NAME

GROUND COVERS

LExisting Natural Landscape

in Open Space to remain

LAURUS NOBILIS

EXISTING TREES TO BE REMOVED

STREET TREE (PRIVATE) - 24" BOX SIZE

MATURE WUCOLS

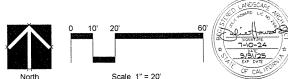
田

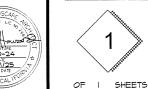
0 Q

PLAN

LANDSCAPE CONCEPT

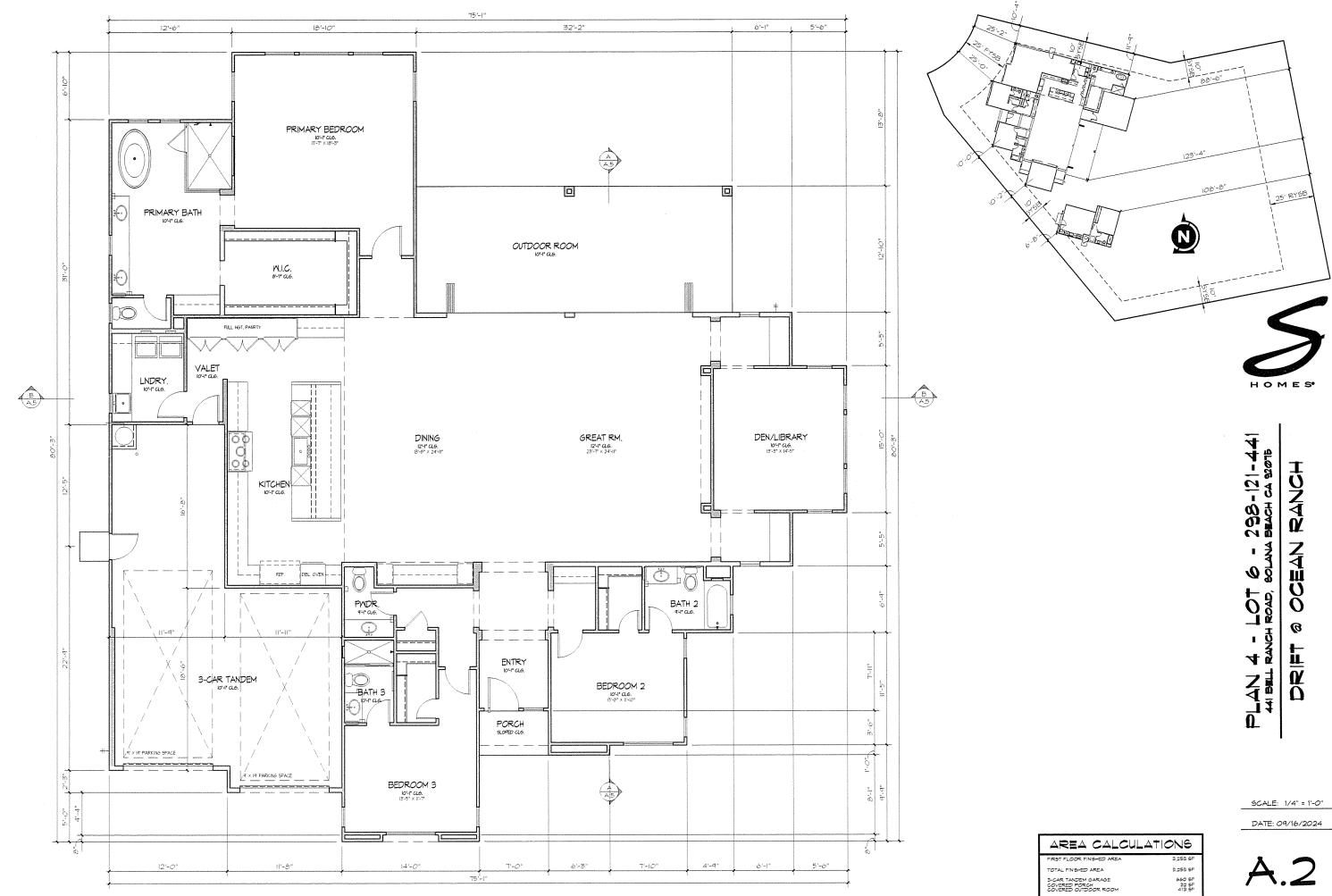
I am familiar with and agree to comply with the requirements fo ndscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec. 17.56 SBMC and the Landscape Manual. This plan has been prepared in





7/10/2024 JOB NUMBER: 21098 FILE: REVISIONS:

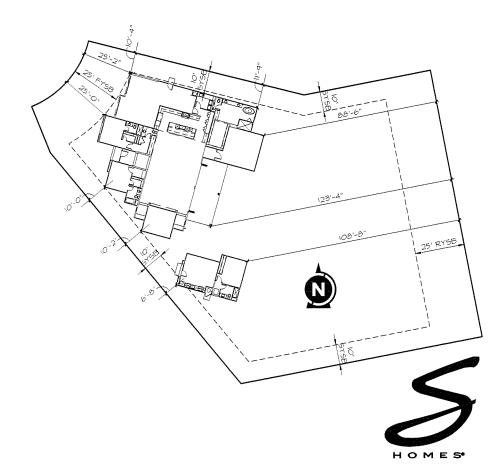
PROJECT NAME LOT 6 Ocean Ranch 8 S. Nardo Avenue na Beach, CA 92075



MANUTE CIMELIAN EL AAR MI ALI

4,358 SF

TOTAL GROSS AREA



PLAN 4 - LOT 6 - 298-121-441 441 BELL RANCH ROAD, SOLANA BEACH CA S2015 DRIFT 9 OCHAN RANCH

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

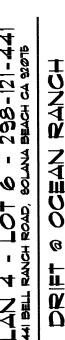
DATE: 09/16/2024

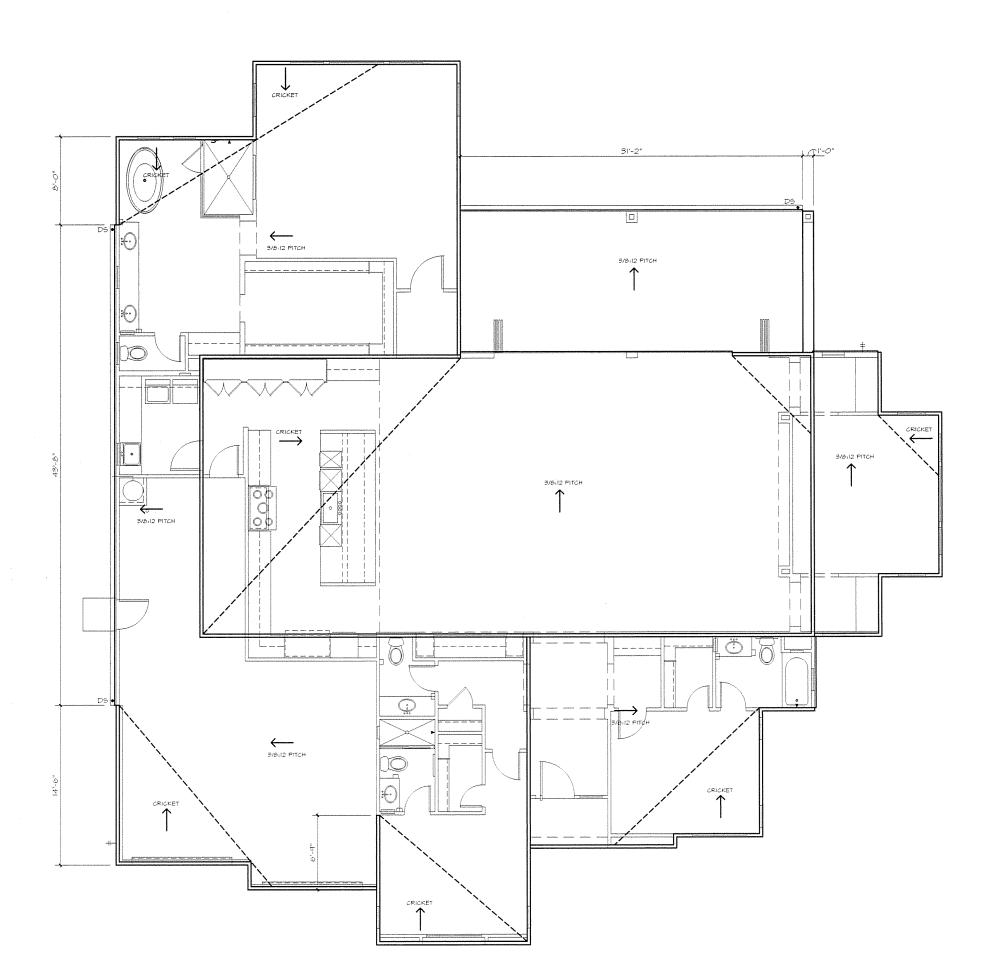
FAR CALCULATIONS

FAR CALCULA IONS

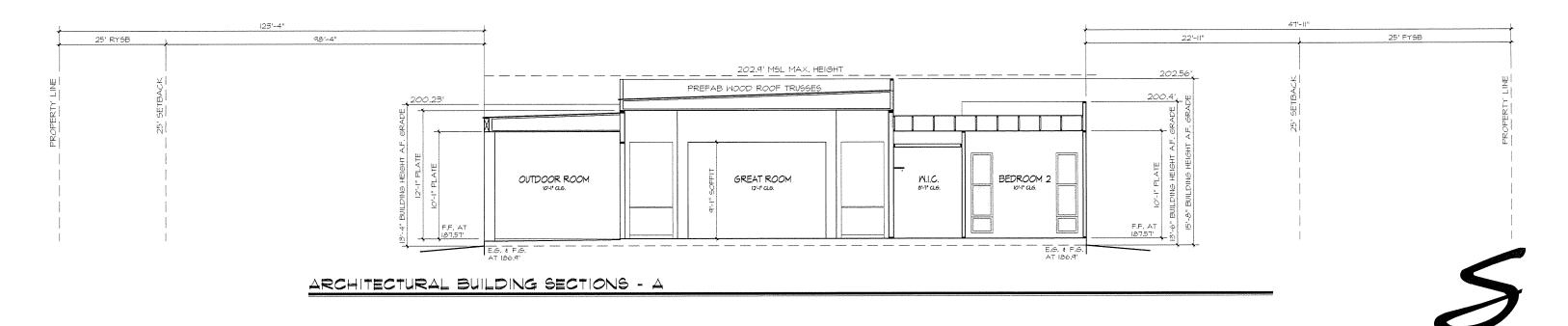
6R055 LOT AREA
25 225 SF

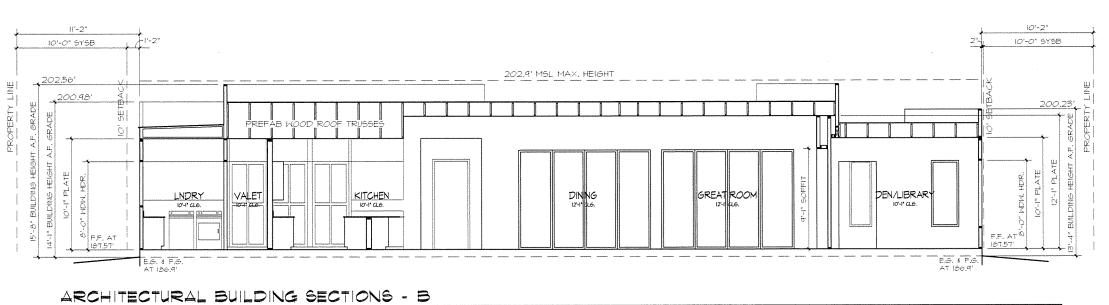
RESIDENCE OROSS AREA
25 25 F
GARAGE OROSS AREA
32 5F
GARAGE OROSS AREA
660 SF
GARAGE DEDUCT (200 FT. PER SPACE)
400 SF
TOTAL GROSS BUILDING AREA
ALLOWABLE
5 336 SF



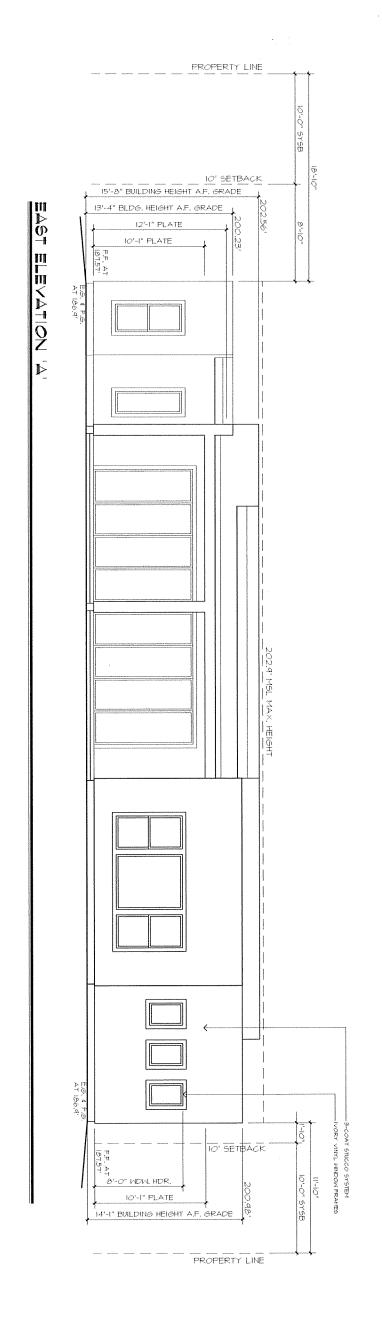


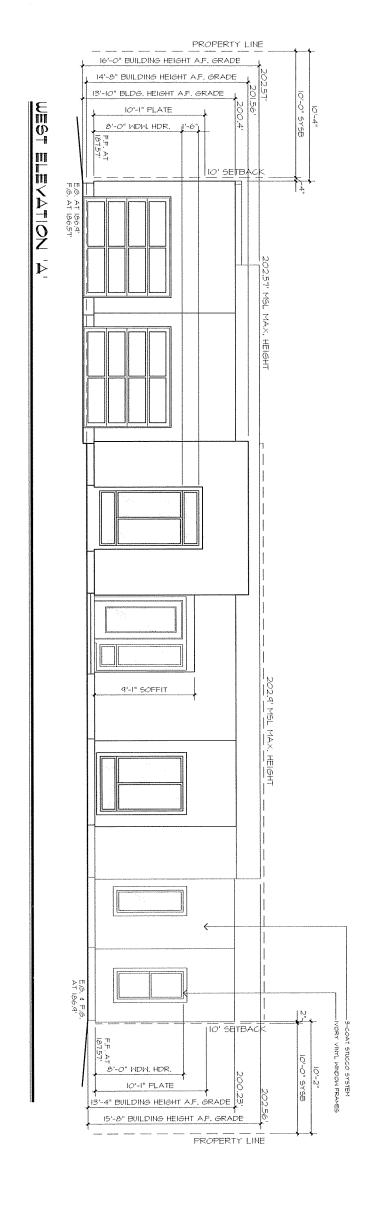
SCALE: 1/4" = 1'-0" DATE: 09/16/2024





SCALE: 1/4" = 1'-0" DATE: 09/16/2024





DATE: 09/16/2024

PLAN 4 - LOT 6 - 298-121-441 441 BELL RANCH ROAD, BOLANA BEACH CA 92075



25'-0" FYSB 25' RYSB 63'-7" 202.9' MSL MAX. HEIGHT F.F. AT 0 E.G. & F.G. AT 186.9' SOUTH ELEVATION 'A'

298-121-441 A Brach CA 92015 OCHAN RANCH 0 8 - ANA -**7** 8 8 9 €

SCALE: 1/4" = 1'-0" DATE: 09/16/2024

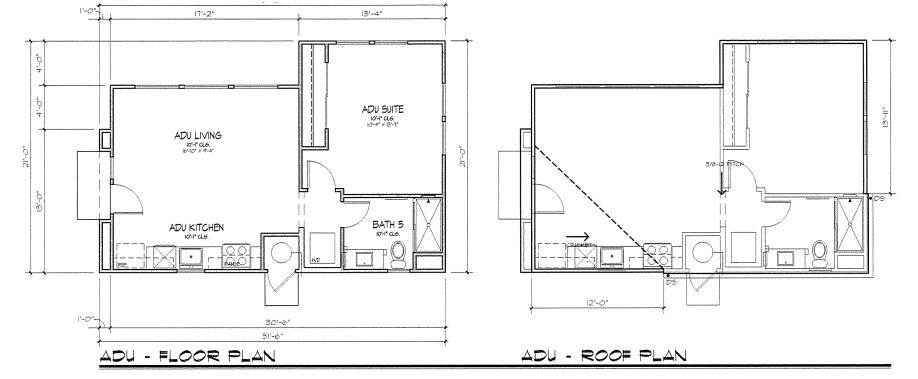
UND TT

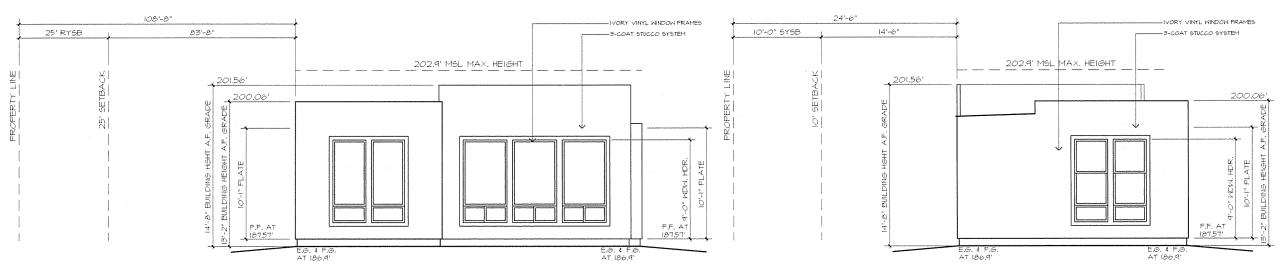


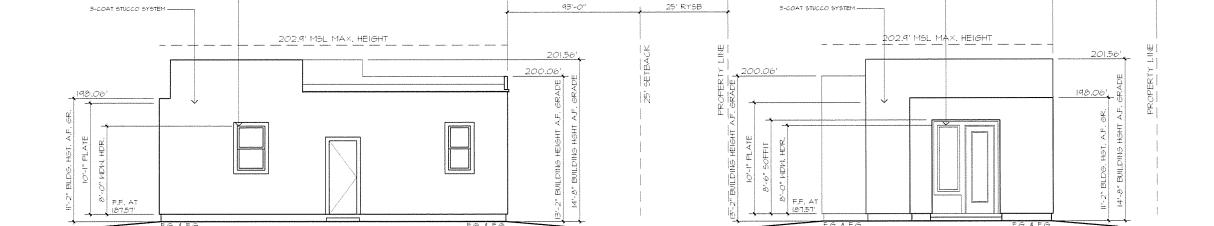


6'-8" SYSB

SCALE: 1/4" = 1'-0" DATE: 09/16/2024







SOUTH ELEVATION 'B'

NORTH ELEVATION 'B'

IVORY VINTL WINDOW FRAMES -

WEST ELEVATION 'B'

EAST ELEVATION 'B'



SHEET INDEX

A.1	COVER SHEET
SP	GENERAL SITE PLAN
10F2	GENERAL GRADING NOTES
20F2	PRELIM. GRADING/SITE PLAN,
	DETAILS & SECTIONS
L.1	LANDSCAPE PLANS
A.2	FLOOR PLAN
A.3	FAR CALCULATIONS
A.4	ROOF PLAN
A.5	BUILDING SECTIONS
A.6	BUILDING ELEVATIONS
A.7	BUILDING ELEVATIONS

SCALE: 1/4" = 1'-

OVERALL SITE PLAN OWNER/APPLICANT A.P.N. SITE ADDRESS 401-436 BELL RANCH ROAD SOLANA BEACH CA 92075 ZONING INFORMATION SCHERUL PLAN DESIGNATION LIP: MIDIBIN PARCEL SIZZE: 14000 SF HEISHT: PER CODE 17.20.030.5 LOT 8 442 BELL RANCH RD DRP24-009 434 BELL RANCH RD APN 298-121-28 PERVIOUSLY APPROVED PER DRP22-025 PUBLIC ROAD AND UTILITY IMPROVEMENTS PREVIOUSLY APPROVED AND SHOWN HEREON FOR REFERENCE, SEE DIGS OF-3181 AND S967-391. X DENOTES STREET PARKING SPOT PROVIDED PER TM 17-15-15. NO STRIPTING PROPOSED. APN 298-121-26 HAS BEEN PERVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREON FOR REFERENCE ONLY. NO PARKING IN CUL-DE-SAC 6 7 8 9 10 11 BELL RANCH RD S NARDO AVE 18 17 15 LOT 6 441 BELL RANCH RD DRP24-007 419 BELL RANCH RD LOT 2 L _ 409 BELL RANCH RD DRP24-003 LOT 3 417 BELL RANCH RD DRP24-004 LOT 4 425 BELL RANCH RD DRP24-005 LOT 1 401 BELL RANCH RD DRP24-002 LOT 5 433 BELL RANCH RD DRP24-006 PASCO LARET SUITER

GENERAL NOTES

- IENERAL NUTES
 APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF
 VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN
 HEREIN FOR PUBLIC ROAD PURPOSES.
 FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL
 OF THE ASSOCIATED INPROVEMENT PLANS MIFER APPLICABLE. FINAL CURB
 GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- GRADE ELEVAILURG MAT HEQUINE CHANGES IN THESE PLANS. IMPORT MATERIALS SHALL BE LEGALLY OBTAINED. A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC AIGHT-OF-MAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING MORK NOTICE OF PROPOSED MORK SHALL BE GIVEN TO THE FOLDING AGENCIES: UNDERGROUND S.A.
- THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY MORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY DINNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURE TO BE PLACED ON THE ANEA COVERED BY THESE PLANS. NO MAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCENNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- O. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE MARMING OPERATE, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, MAY AND OFFICE OF TRUCKS, EARTHMOVING OF TRUCKS, EARTHMOVING OF TRUCKS, EARTHMOVING OFFICE OF TRUCKS, SURGANS OF MOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- .ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL SURFACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
- AND ABUTTING CUT OR FILL SURFACES.

 NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE THE GRADING ORDINANCE. AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS. THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADVENCENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND STANDARD STANDARD STANDARD SHALL EXCAVATE ON LAND STANDARD STANDARD STANDARD SHALL EXCAVATE ON LAND STANDARD S
- 3.SLOPE RATIOS: CUT 2:1 FILL 2:1 CUT: 140 CY FILL: 0 CY EXPORT: 140 CY REMEDIAL GRADING: 0 CY± REMOVAL/RECOMPACTION
- (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
- I. SPECIAL CONDITIONS: IF ANY ARCHAELOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS MILL CEASE IMMEDIATELY, AND THE PERMITTEE MILL NOTIFY THE CITY EMBINEER OF THE DISCOVERY, GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY. A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470. 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- 7. FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1. OR THMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APPLL 1. PRIOR TO ANY PLANTING, LL LAMOSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTHENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPRANTE LAMOSCAP PLAN.
- OF MURK.

 J. UPON FINAL COMPLETION OF THE MORK UNDER THE GRADING PERNIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AS AS-GRADEO CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SEGR— HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE NITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- D. THE CONTRACTOR SHALL DESIGN, CONSTRUCT. AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

EROSION CONTROL NOTES

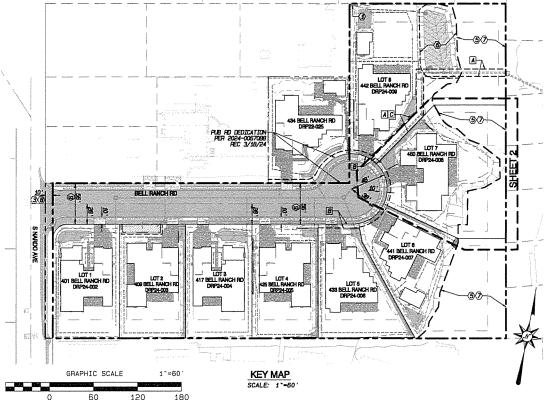
- STORM MATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM MATER AND NON-STORM MATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.

NON-IRRIGATED HYDROSEED MIX WITH

	<u> </u>	MATHER ATTELLED AT 4, 000	CO) NONC.
LBS/A	CRE	% PURITY/ACRE	SEED SPECIES
20 50		70% PLUS	ATRIPLEX GLAUCA PLANTAGE INSULARIS
8		SCARIFIED	ENCELIS FARINOSA LOTUS SCOPARIUS
7 91		50% PLUS	EXCHSCHOLTZIA CALI

- 4. THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DESILTING BASINS, AND STORM ORAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- 6. SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAYED AREAS MITH GRADIENTS IN EXCESS OF ZX. AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- B. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- 9. THE CONTRACTOR SHALL SMEEP ROADMAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENSINEER.
- O. THE CONTRACTOR SHALL MATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM MILL BE DONE AT THE DEVELOPER'S EXPENSE.

LOT 7 450 BELL RANCH ROAD (DRP24-008)



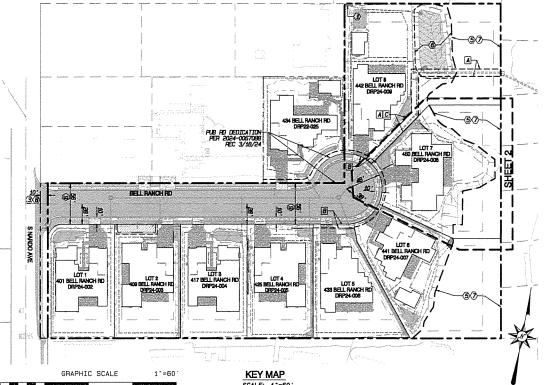
EXISTING EASEMENTS PER MAP 16605

- (1) 2' NIDE SOGGE EASEMENT, REC. NOVEMBER 24, 1930, BK. 1668, P. 364 OF DEEDS. (N/A THIS LOT)
- (2) N/A. OFF-SITE AFFECTING NEIGHBORING LOTS
- (3) COUNTY HIGHMY EASEMENT, REC. MAY 19, 1975, F/P. 75-121690, O.A. N/A THIS LOTI
- (A) N/A. OFF-SITE AFFECTING NEIGHBORING LOTS
- (5) CALIFORNIA COASTAL COMMISSION HOLDER OF AN OPEN SPACE CONSERVATION DEED RESTRICTION RECORDED SEPTEMBER 25, 2023, AS DOC # 2023-0239653, O.R.
- 7) OPEN SPACE EASEMENT PER NAP 16605 REC. 3/18/24.
- (8) 10' STREET DEDICATION OF NARDO AVENUE TO THE CITY OF SOLANA BEACH PER NAP 16605 REC 3/18/24 (N/A THIS LOT)
- (9) STREET DEDICATION OF BELL RANCH ROAD TO THE CITY OF SOLANA BEACH PER MAP 16605 REC. 3/18/24.

EASEMENTS TO BE GRANTED

- PROPOSED PRIVATE SENER EASEMENT TO BE GRANTED OR RESERVED CONCURRENTLY WITH TRANSFER OF TITLE.
- [C] PROPOSED PRIVATE IPRIGATION EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 8 TO BE GRANTED OF RESERVED CONCURRENTLY WITH TRANSFER OF TITLE. (SEE LOTS 2 & 8)

PRELIMINARY GRADING PLAN



X: EXCAVATION FOR FOOTINGS: 200 CY±

EARTHWORK QUANTITIES:

M: GRADING ASSOCIATED WITH PROJECT: 140 CY CUT (STORMMATER BASIN EXCAVATION) & 0 CY FILL

VICINITY MAP

SITE ADDRESS

LOT INFORMATION

LOT 7 OF OCEAN RANCH ESTATES 25.401 SF (0.58 AC) GROSS/NET

PARKING INFORMATION

REFERENCE DRAWINGS

REQUIRED: 2 PROPOSED: 3 IN ATTACHED GARAGE

- Y: REMOVAL/RECOMPACTION FOR SLABS: 0 CY±
- 7: TOTAL GRADING 340 CY

LEGAL DESCRIPTION

OWNER/APPLICANT

TOPOGRAPHIC SURVEY

FOR CHAPTER SY ARRIVA, MO HAND SHOT HETHOOS, GATHEFED TH 2016, 2017 6 2018 BY PASO LAPET SUTTER 6 ASSOC. 119 ABENDEEN PAINE CARDIFF, CA SECOT ESCH-255-6212

ZONING INFORMATION

GENERAL PLAN DESIGNATION LAC MAP 1660.
MINIMAN PARCEL SIZE: 14,000 SF
HEIGHT: PER CODE 17,20,030,6

A.P.N.

LOT 7 OF MAP NO. 16605 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, 3/18/24.

IMPERVIOUS AREA TABULATION

TOTAL EXISTING IMPERVIOUS AREA ON-SITE: 0 SF TOTAL PROPOSED IMPERVIOUS AREA ON-SITE: 6,958 SF

NET INCREASE IN IMPERVIOUS AREA:



ABBREVIATIONS

ABBREVIATIONS C. SPHL! COMPETE APPROXIME BMF6 BOTTON OF WILL AT FINISH GRADE C. CSHTBI LINE CO. CSHTBI LINE ES EXISTING GRADE EL ELVITON EXISTING GRADE EXISTING GRADE EXISTING GRADE EXISTING GRADE EXISTING GRADE EXISTING EXI EG EXISTING GRIDE B. LEVITION EX EXISTING FOR FIRMS SEPRICE FOR FIRMS GRIDN FOR FIRMS HOUND FOR FIRMS HOUND FOR FIRMS HOUND FOR FIRMS HOUND FOR HOUSE FOR FIRMS HOUND FOR HOUSE FOR FIRMS FOR HOUND PROPOSED SETBACKS _____ CENTERLINE OF RIGHT-OF-WAY EXISTING SPOT ELEVATION ×100.0 EXISTING CONTOUR EXISTING WATER MAIN EXISTING SENER MAIN EXISTING SPOT ELEVATION _____(FS_XXX.XXX) FS XXXXX PROPOSED SPOT ELEVATION 187----PROPOSED BUILDING FOOTPRINT PVC DRAINAGE PIPE (SIZE PER PLAN) ========= DRATNAGE DIRECTION SITE WALL PER OTHERS 3" MINUS COBBLE RIP-RAP -----. _ _ _ _ _ 8° PVC SEMER MAIN PER CG-3181

WORK TO BE DONE

STANDARD DRAWINGS

STANDARD SPECIFICATIONS

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

(1) SAN DIEGO REGIONAL STANDARD DRAWINGS (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

SYMBOL.

w w

---- SS -->-

ITEM DESCRIPTION

SIRDIVISION ROLINDARY

ATLIACENT PROPERTY I THE

AREA CALCULATIONS (S	EE SHEET A.2)	FAR CALCULATIONS (SEE SI	HEET A.3)
FIRST FLOOR FINISHED AREA	4,076 SF	GROSS LOT AREA	25,401 SF
TOTAL FINISHED AREA	4,076 SF	LIVABLE GROSS AREA COVERED PORCH GROSS AREA	4,076 SF 156 SF
3-CAR TANDON BARAGE COVERED PORCH	484 SF 312 SF	GARAGE GROSS AREA	156 SF 796 SF
COVERED DUTDOOR ROOM	156 SF 454 SF	GARAGE DEDUCT (200 FT. PER SPACE)	-400 SF
TOTAL GROSS AREA	404 GF	TOTAL GROSS BUILDING AREA	4,528 SF

UTILITY NOTE:

PVT SENER PUMP PER OTHERS

1.5° PVC FORCE SO OUTLET

6" WATER WAIN PER CG-3181

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

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

I FURTHER AGREE TO COMMENCE MORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS MITHIN EXISTING CITY RIGHTO—MAY MITHIN 60 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH MORK ACTIVILY ON VEHY MORALL MORKING DAY UNTIL COMPLETED. IRRESPECTIVE AND INDEPENDENT OF ANY OTHER MORK ASSOCIATED WITH THIS PROJECT OR MORE NY CONTROL.

	4 MORRE		
SHEA	HOMES	LIMITED	PARTNERSHIP

DECLARATION OF RESPONSIBLE CHARGE

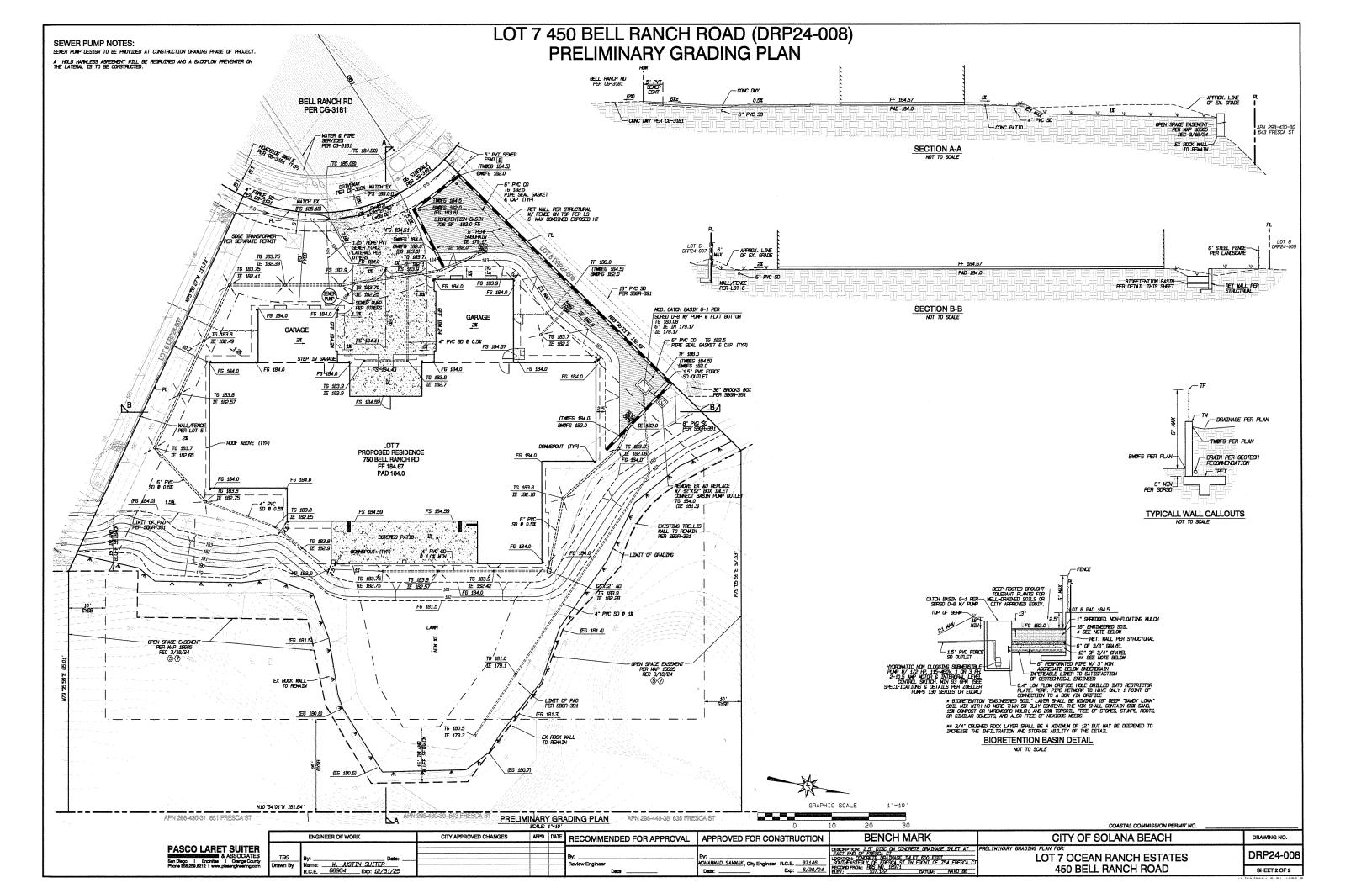
NARK FOR THIS PROJECT. THAT I MAYE EXCEPTISED RESONABLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE. AND THE DESIGN CONSISTENT WITH CHARENT STANDARDS AND THE CITY OF SOLAN BEACH RESOLUTION NO. 2016–43.

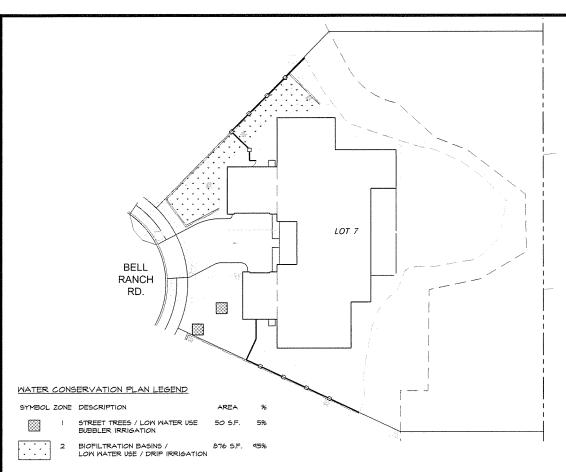
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS OF THE CITY OF SOLAND BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.

W. JUSTIN SUITER RCE No. 68964 EXP 12/31/2025 PASCO LARET SUTIER & ASSOCIATES

COASTAL COMMISSION PERMIT NO.

Drawn By Name: M. JUSTIN SUITER Review Engineer R.C.E. 37146 SUITER TO THE SUITER TO T			ENGINEER OF WORK	CITY APPROVED CHANGES	APPD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
	TES	Drawn By					HOHAMMAD SAMMAK, City Engineer R.C.E. 37145	EAST PAO OF FRESCA CT LOCATION: CONCEIE GRAINAGE IN ET 600 FEET SICINEASTERLY OF FRESCA ST IN FRONT OF 754 FRESCA CT SECOND FROM: 705 NO. 18971	LOT 7 OCEAN RANCH ESTATES	DRP24-008 SHEET 1 OF 2





NO RECYCLED WATER USE PROPOSED. THE SITE SHALL HAVE A DEDICATED POTABLE WATER SUB-METER FOR HOMEOWNER

Water Conservation Plan

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

ETWU = (ETo)(0.62)[(PF X HA) / (IE) + SLA)]

ETWU - Maximum Applied Water Allowance in gallons per year

- FOR Evaporanjepation in inches per year

 Pf = Plant Factor (see requirements in claim)

 AA = Hydronon Area (square feet) Define hydrozones by water use very low, low, moderate and high

 SLA = Special Landscaped Area (square feet) Edibel plants, irrigated with recycled water, & turf used for
- active play
 62 = Conversion factor to gallons per square foot
 IE = Irrigation Efficiency (see requirements in chart)

	Line	Line Hydrozone Number (1-4 Below - use as many tables as necessa to complete all hydrozones)						
		1	2	3	4	5	SLA	
Evapotranspiration Rate (Eto)* 41.0 for Solana Beach	1		41					
Conversion Factor - 0 62	2			0.62				
(Line 1 x Line 2)	3	25.42						
Plant Factor (PF)**	4	0.3 0.3						
Hydrozone Area (HA) - in square feet	5	50 876						
(Line 4 x Line 5)	6	15 263						
Frigation Efficiency (IE)***	7	0.75 0.81						
(Line 6 / Line 7)	8	20	324					
TOTAL all Line 8's + SLA	9	344						
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall for except IMPAYA	10	8,756						
*ETo ~ Evapotranspiration rate	** Plant Fa	ictor (Water Use) - from *** IE - Irrigation Efficiency					ney	

47 (cast of 1-5)

* Plant Factor (Water Use) - from WUCOLS

Select based on type of plants in hydrozone 6.1 - VLW - Very Low Water Use Plants 0.3 - LW - Low Water Use Plants 0.6 - MW - Moderate Water Use Plants 1.0 - HW - High Water Use Plants

by documentation subject to approval by the City Planner

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation

____) / (1-ETAF) x _______)} Total SLA MAWA 12,946

Spray = 0.55 Rotor = 0.70

- WATER CONSERVATION NOTES

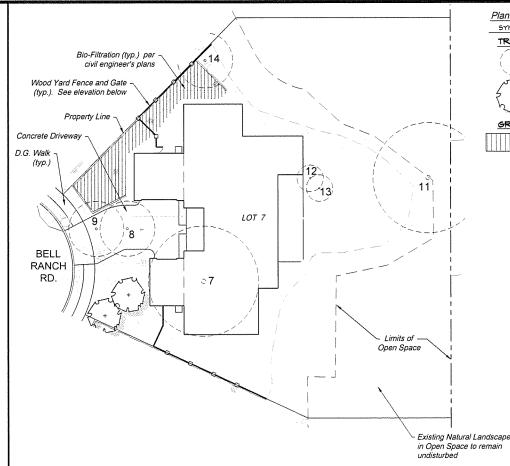
 1. ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT WATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE
- ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC

- 2. ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHIT-OFF SENSORS.
 3. ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS "LOW OR MODERATE WATER USE" BY WICOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES).
 4. IOO% OF THE LANDSCAPED AREA IS PLANTING ZONE 3, NATURALIZING/TRANSITIONAL.
 5. ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE HEALTHY GROWTH.
- HEALTHY GROWTH

 ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND
 APPROPRIATE SOIL PREPARATION,

 ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL
 BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF
 AN IMPERMEABLE SURFACE.

 PLANTING AREAS SHADED BY BUILDINGS SHALL BE
 AMENDED TO IMPROVE DRAINAGE AND AVOID
 REMAINING WET BETWEEN IRRIGATION CYCLES.



Landscape Concept Plan

- LANDSCAPE AND SLOPE EROSION CONTROL NOTES:
 I. ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH
- AMERICAN GREEN, 1-200-413-1465, OR CITY APPROVED EQUAL).
 ALL LANDSCAPED AREAS, INCLIDING SLOPES (4:1 OR STEEPER)
 THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT
 MILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY
- REQUIREMENTS.
 NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF
- NO OVERHEAD IRRIGATION SHALL BE INSTALLED MITHIN 24° OF ANY NON-PERMEABLE SURFACE TREES ARE PROHIBITED MITHIN 10' OF ANY DRIVEWAY PLANT MATERIALS OVER 30° HT. OR MITHOUT AN 8° MINIMUM CLEARANCE ARE PROHIBITED MITHIN STREET INTERSECTION SIGHT TRIANGLES.

 AREAS SHALLOWER THAN 3:I SHALL RECEIVE 3 INCHES OF BARK MULCH, BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH, A MINIMUM 3° LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SFEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF
- SEEDING ASTRICATIONS FILED.

 SEEDING ASTRICATIONS FILED.

 SEEDING ASTRICATIONS FILED.

 SEEDING ASTRICATIONS FILED.

 PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.

 ALL SLOPES 4:1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS. THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS.

 A. ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.

 B. GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12° O.C. OR ICALLONS HINDS FOR EACH 100 SF OF SLOPE.

 C. PROVIDE I ONE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.

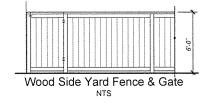
 D. PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE IS GALLON TREE PER SOO SF OR SLOPE NO ALL SLOPES 5' OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 5' OR GREATER VERTICAL HEIGHT. ON ALL SLOPES B' OR GREATER VERTICAL HEIGHT. ON STALLON TREE PER EACH 1000SF OF SLOPE.

 SENERGED STRAW MATS (SC ISO MANUFACTURED BY NORTH
- SLOPE.

 E. REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH
- E. REINFORCED STRAN MATS (SC. ISO MANUFACTURED BY NORTH AMERICAN GEREN 1-800-415-1465 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES SI OR GREATER.

 5. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE FLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE INRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE 'BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.

 9. FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY BEIVATE HOMEONINER.
- PRIVATE HOMEOWNER





SYMBOL BOTANICAL NAME

EXISTING TREES TO BE REMOVED

SEE EXISTING TREE SURVEY. EXISTING TREES WILL BE MITIGATED WITH (2) STREET TREES PER LOT FOR 9 LOTS

STREET TREE (PRIVATE) - 24" BOX SIZE LAURUS NOBILIS SWEET BAY

401 MAX. L

GROUND COVERS

BASIN BIO-FILTRATION GROUND COVER - (I GAL. AT 18" O.C.)

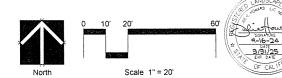
CAREX TUMULICOLA FOOTHILL SEDGE

MINIMUM TREE SEPARATION DISTANCE TRAFFIC SIGNAL, STOP SIGN UNDERGROUND UTILITY LINES IO FEET FROM CL ABOVE GROUND UTILITY STRUCTURES 8 FEET (TRANSFORMERS, UTILITY POLES, ETC.) FIRE HYDRANTS, MAIL BOXES 5 FEET IO FEET DRIVEWAYS 15 FEET STREET LIGHTS INTERSECTIONS

DRAWN BY: JH/BG JOB NUMBER: FILE:

the regulations to provide efficient landscape water use

I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec 17 56 SBMC and the Landscape Manual compliance with those regulations. I certify that the plan implements





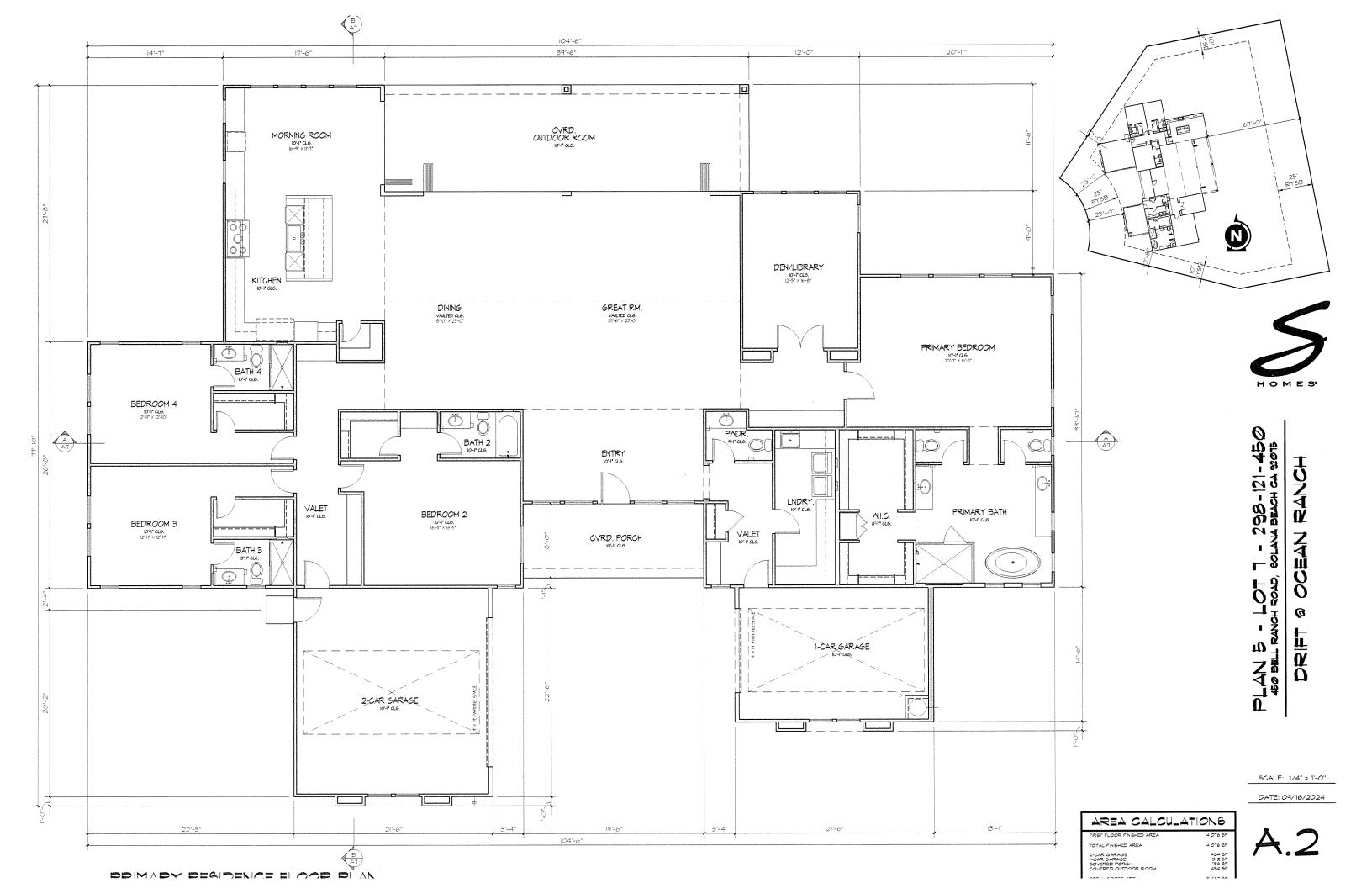
Д LANDSCAPE CONCEPT

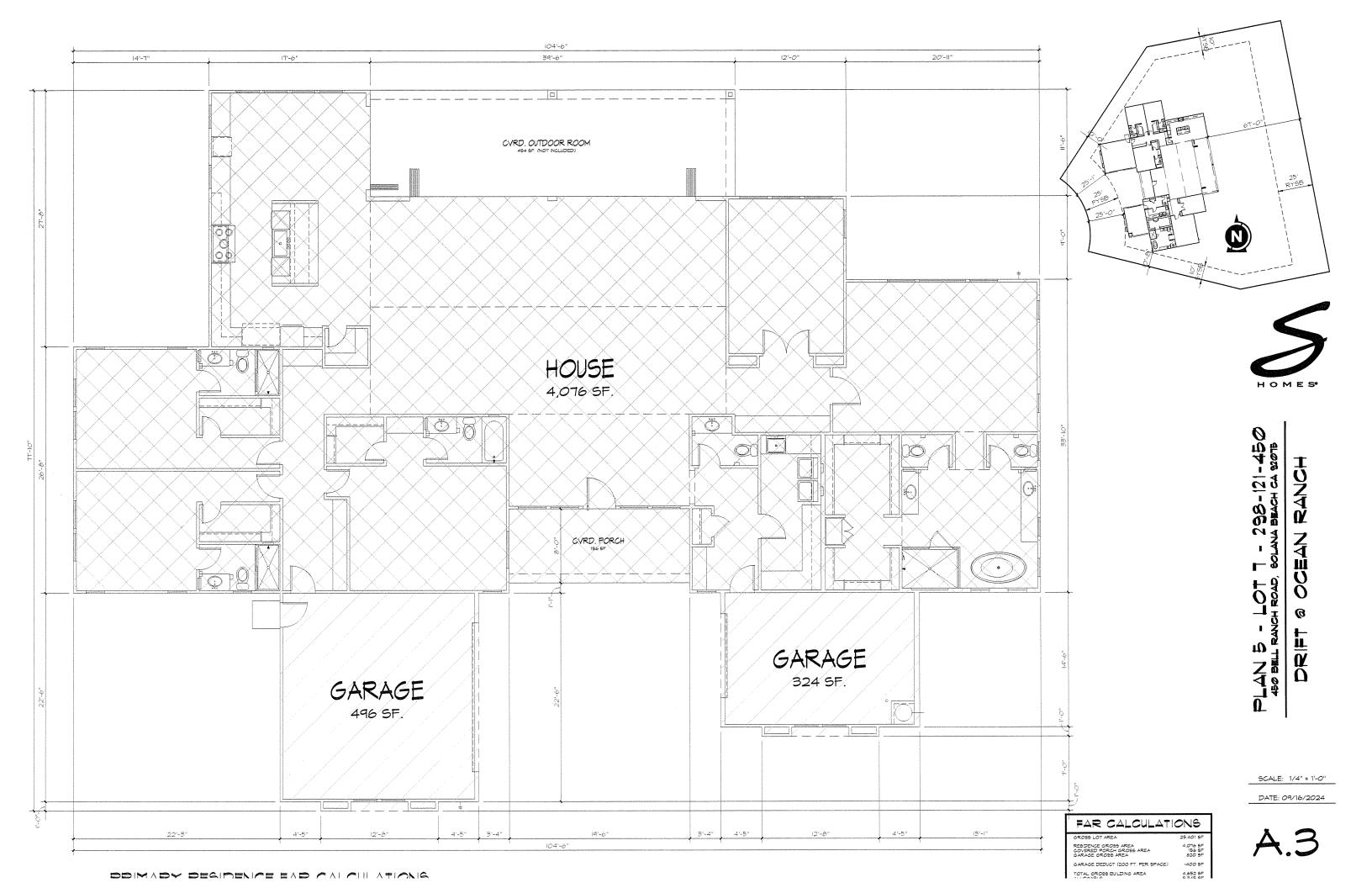
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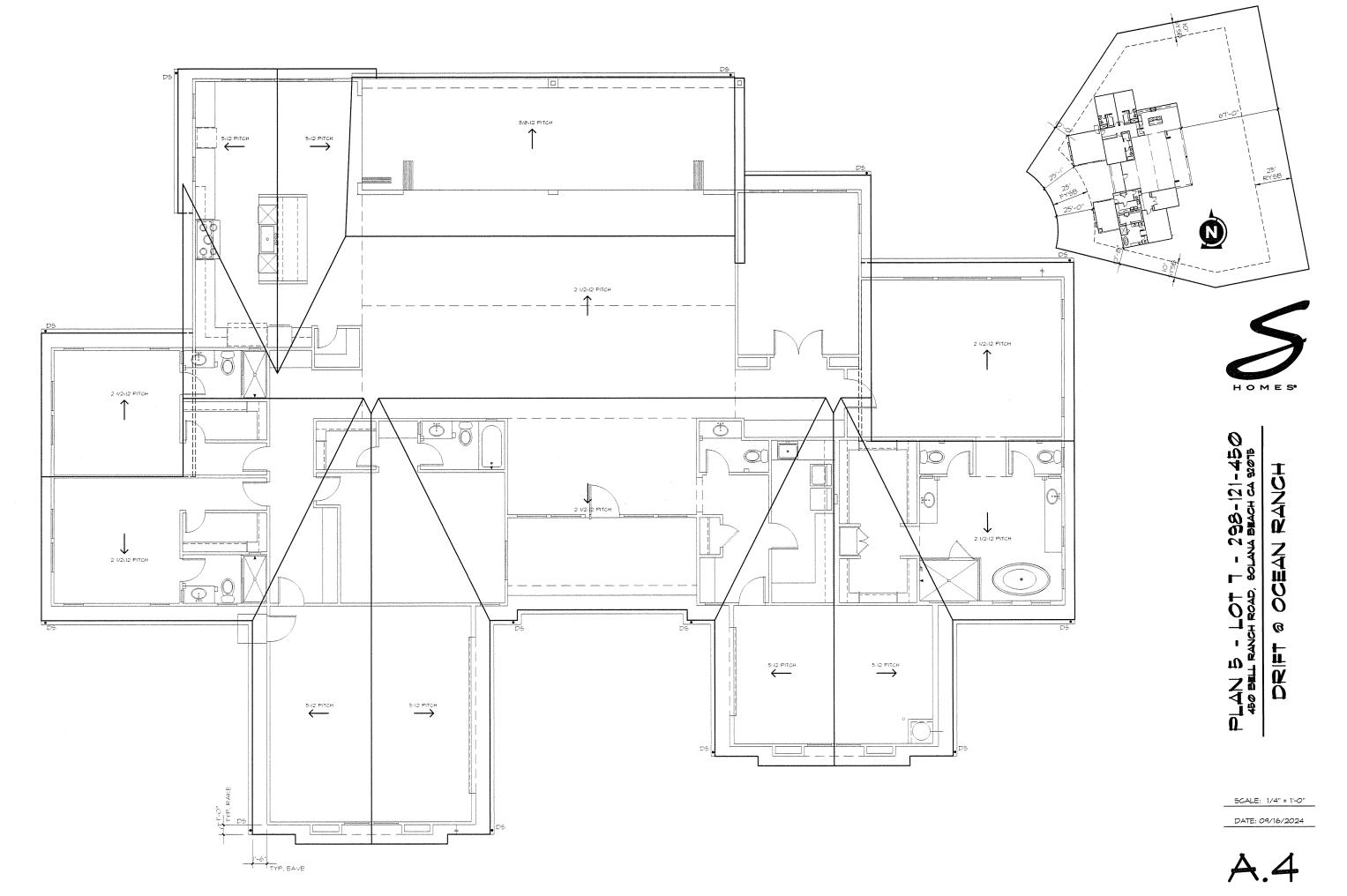
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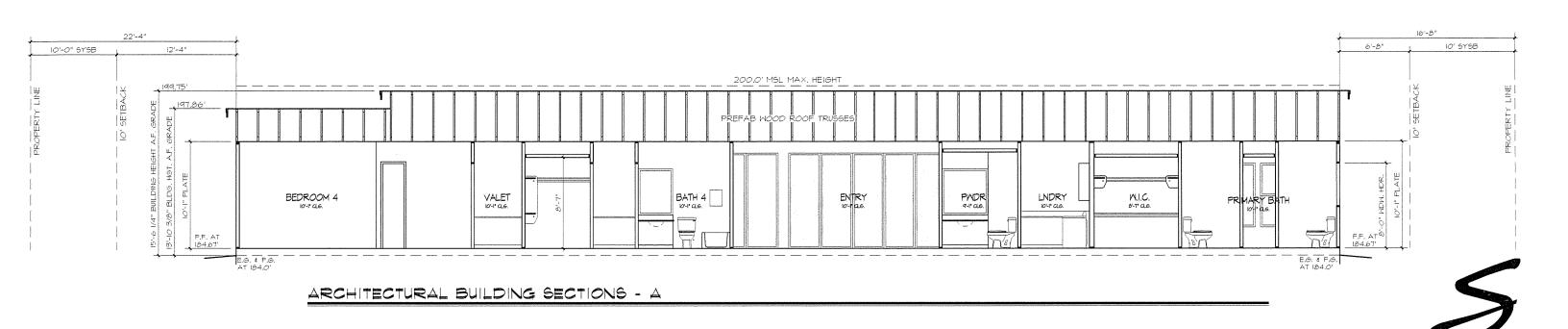
LOT 7 Ocean Ranch 8 S. Nardo Avenue na Beach, CA 92075

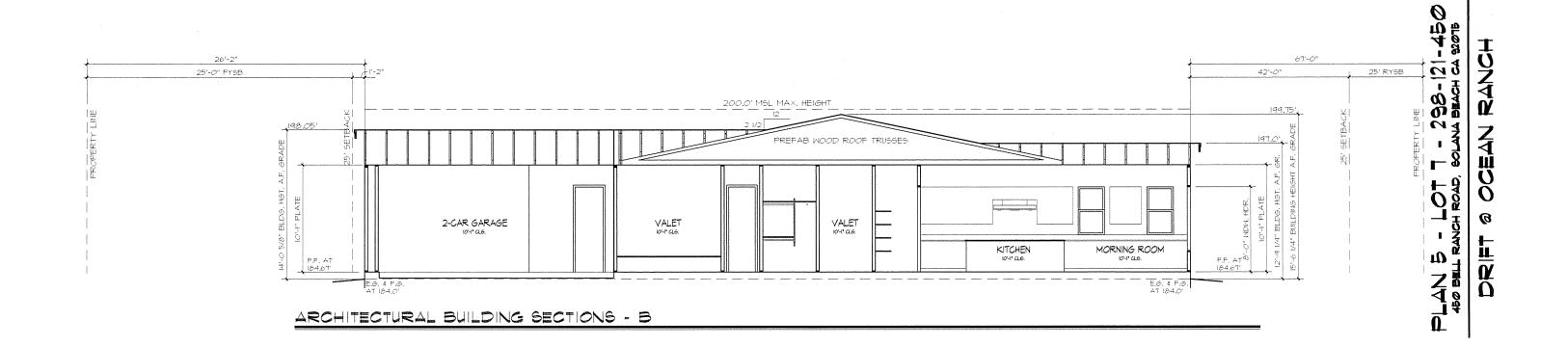
REVISIONS:







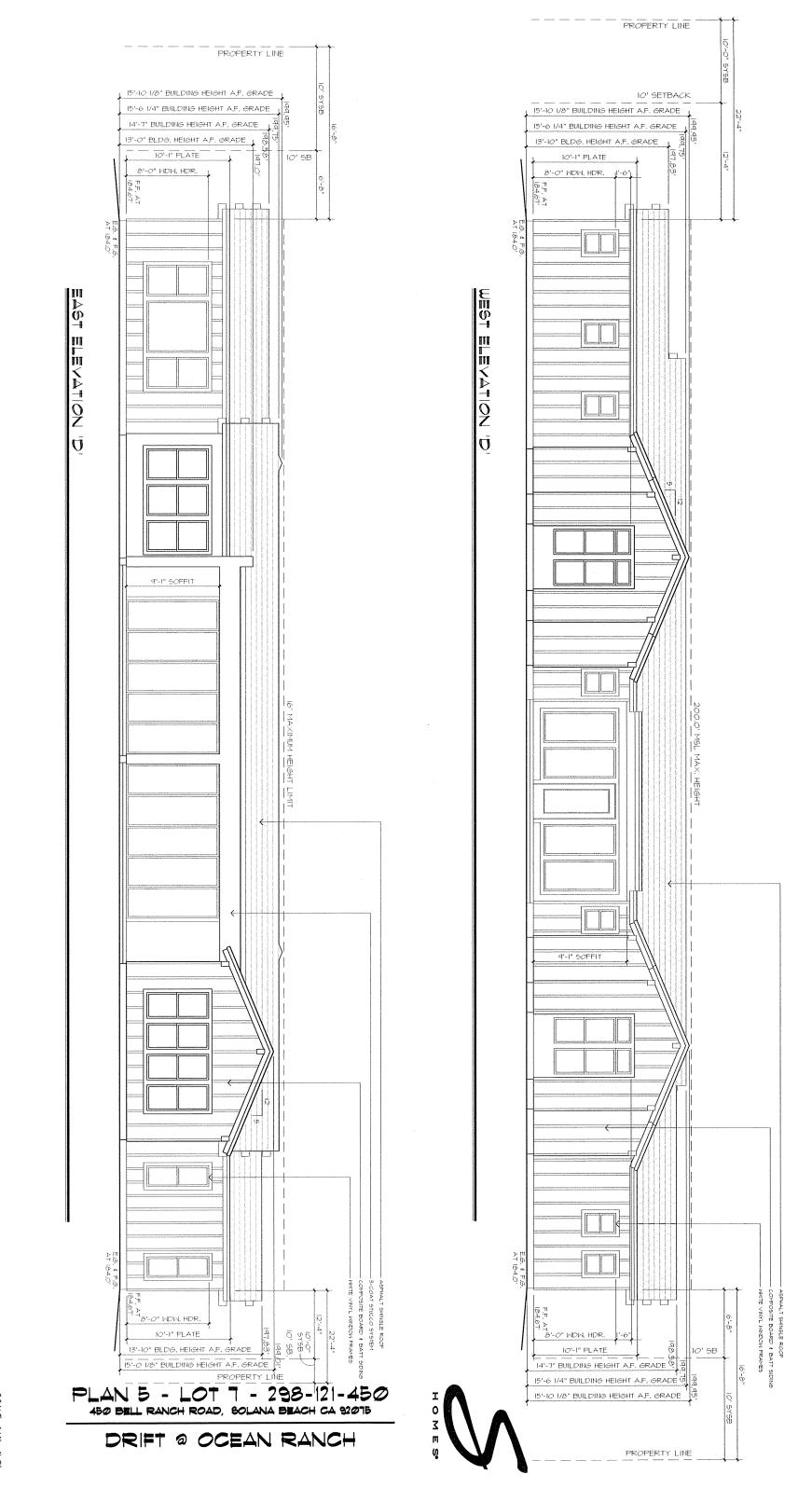




5CALE: 1/4" = 1'-0"

DATE: 09/16/2024

AE



9

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

DATE: 09/16/2024



SOUTH ELEVATION 'D'

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

DLAN 5 - LOT 450 BELL RANCH ROAD,

@

以下

DATE: 09/16/2024

A.T



REQUIRED ADU NOTES:

- a. THE ADU SHALL NOT HAVE INTERIOR ACCESS TO THE PRIMARY RESIDENCE
- b. THE ADU SHALL ONLY BE USED FOR RENTALS OF TERMS OF 30 CONSECUTIVE DAYS OR MORE
- c. THE ADU OF 550 SQ. FT. OR LESS SHALL HAVE A MINIMUM OF 30-INCHES OF CLEAR COUNTER SURFACE, A MIN. 18-INCH SINK W/ A 1.5-INCH DRAIN AND GARBAGE DISPOSAL, A MINIMUM 5 CUBIC FOOT REFRIGERATOR AND A MINIMUM TWO-BURNER STOVE HARD WIRED WITH GAS OR A 220-VOLT OUTLET

d. PER SBMC SECTION 17.20.040(D)(4)(0), ACCESSORY DWELLING UNITS SHALL PROVIDE A NEW OR SEPARATE UTILITY CONNECTION DIRECTLY BETWEEN THE ACCESSORY DWELLING UNIT AND THE UTILITY. THE CONNECTION MAY BE SUBJECT TO A CONNECTION FEE OR CAPACITY CHARGE THAT SHALL BE PROPORTIONATE TO THE BURDEN OF THE PROPOSED ACCESSORY DWELLING UNIT, BASED UPON EITHER ITS SIZE IN SQ. FT. OR THE NUMBER OF ITS PLUMBING FIXTURES, UPON THE WATER OR SEWER SYSTEM; PROVIDED, HOWEVER, THAT THIS FEE OR CHARGE SHALL NOT EXCEED THE REASONABLE COST OF PROVIDING THIS SERVICE. A SUB-METER MAY BE ALLOWED TO MEET THIS REQUIREMENTS.

SHEET INDEX

A.1	COVER SHEET
SP	GENERAL SITE PLAN
10F2	GENERAL GRADING NOTES
20F2	PRELIM. GRADING/SITE PLAN,
	DETAILS & SECTIONS
L.1	LANDSCAPE PLANS
A.2	FLOOR PLAN
A.3	FAR CALCULATIONS
A.4	ROOF PLAN
A.5	BUILDING SECTIONS
A.6	BUILDING ELEVATIONS
A.7	BUILDING ELEVATIONS
A.8	ADU FLR. PLAN & BLDG. ELEV.

80 - 2

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

DATE: 09/16/2024

OVERALL SITE PLAN VICINITY MAP OWNER/APPLICANT SHEA HOMES LOWITED PARTNERSHIP 9990 MESA RIM HOUR, SUITE 200 SAN DIEGO, CA 92121 760-715-1584 A.P.N. 180 SITE ADDRESS 401-436 BELL RANCH ROAD SOLANA BEACH CA 92075 ZONING INFORMATION SOLERUL PLAN DESIGNATION: LP: NODBEN PARCEL SIZE: 16000 SF HEIGHT: FER CODE 17.20.030.6 LOT 8 442 BELL RANCH RD DRP24-009 NOTES: 434 BELL RANCH RD APN 298-121-26 PERVIOUSLY APPROVED PER DRP22-025 PUBLIC ROAD AND UTILITY DIPROVENENTS PREVIOUSLY APPROVED AND SHOWN HEREON FOR REFERENCE, SEE DIGS CG-3181 AND SEGR-391. APN 296-121-26 HAS BEEN PERVIOUSLY APPROVED PER DAP22-025 AND IS SHOWN HEREON FOR REFERENCE ONLY. LOT 7 450 BELL RANCH RD DRP24-008 NO PARKING IN CLL-DE-SAC 12 BELL RANCH RD 4 2 21 20 19 18 17 15 | 5 | 14 | 13 S NARDO 419 BELL RANCH RD 403 BELL RANCH RD LOT 2 L _ 409 BELL RANCH RD DRP24-003 LOT 3 417 BELL RANCH RD DRP24-004 LOT 4 425 BELL RANCH RD DRP24-005 LOT 1 401 BELL RANCH RD DRP24-002 LOT 5 433 BELL RANCH RD DRP24-006 GRAPHIC SCALE

GENERAL NOTES EINETHAL NOTES APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS MERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.

IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
A SEPARATE PERMIT FROM THE CITY ENGINEER MILL BE REQUIRED FOR AN WORK IN THE PURIL OR RIGHT-OF-MAY

ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.

APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY MORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S DEPMISSION HAS BEEN CONTAINED AND A VALID GRADING PERMIT HAS BEE

EAPARITIES CONDUCTED ON THE PREMISES. INCLUDING THE MAINING UP, REPAIR. ARRIVAL. DEPARTURE OR RUNNING OF TRUCKS. EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LINITED TO THE FERTIOD BETWEEN 7: 00 a.m. AND S: 00 a.m. ELICH DAY, MONDAY THROUGH FRITAN, AND NO EATHMOVING OR GRADING OPERATORS SHALL BE CONDUCTED ON THE PREMISES ON OR GRADING OPERATORS SHALL BE CONDUCTED ON THE PREMISES ON OF THE CITY ENGINEER.

AND ABUTTING CUT OR FILL SURFACES.

NOTINITHISTANDING THE MINIMUM STANDARDS SET FORTH IN THE THE GRADING PODINANCE, AND NOTINITHISTANDING THE APPROVIA OF THE GRADING PODINANCE, AND NOTINITHISTANDING THE APPROVIATION OF STANDARD AND ASSESSED OF THE PROPERTY LIER AS TO ENDANGER ANY ADJUSTMENT LINE OF STANDARD ANY ADJUSTMEN PUBLIC STREET SIDEMALK, ALLEY, FUNCTION OF ANY SENAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY INTO SEPARATION SWODE PROPERTY FROM SETTLING, CRACKING, EROSION, STEEL OR ANY CHER PUBLIC FOR POPULATE PROPERTY AND ESTIMAND FROM SETTLING SWOD PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SOOD OR OR THE DAMAGE MICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORPECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJUGENT PROPERTY.

SLOPE RATIOS: CUT 2:1 FILL 2:1 CUT: 140 CY FILL: 0 CY EXPORT: 140 CY REMEDIAL GRADING: 0 CY± REMOVAL/RECOMPACTION

(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)

SPECIAL CONDITIONS: IF ANY ABCHAELOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS NIL CLASS IMEDIATELY, AND HE FEMILITEE HALL WOTLEY THE CITY ENGINEER OF THE DISCOVERY, GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED MRITTEN AUTHORITY FROM THE CITY ENGINEER OF TO DO SO.

ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PHOVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A POPULTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL

THE CONTRACTOR SHALL MOTIFY THE CITY OF SOLANA BEACH 858.726.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.

FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1. OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARTE LANDSCAPE PLAN.

OF NOW.

J. PLON FINAL COMPLETION OF THE MORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL EARDING APPROVAL AND/OR FINAL RELEASE OF SECURITY. AS AS-GRADED CENTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SEGH- MAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE MITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOOL OWED BY THE DATE AND STEMITHER OF THE CIVIL ENGINEER MHD CERTIFIES SUCH A GRADING OPERATION.

ROSION CONTROL NOTES

STORM MATER AND NON-STORM MATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SMALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM MATER AND NON-STORM MATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.

EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.

PURITY/ACRE SEED SPECIES ATRIPLEX GLAUCA PLANTAGE INSULARIS ENCELIS FARINOSA LOTUS SCOPARIUS EXCHSCHOLTZIA CALIF

THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.

CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

SAND BAG CHECK DAMS. SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN IMPAYED AREAS MITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.

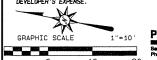
SAMO BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.

THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.

THE CONTRACTOR SHALL SWEEP ROADNAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.

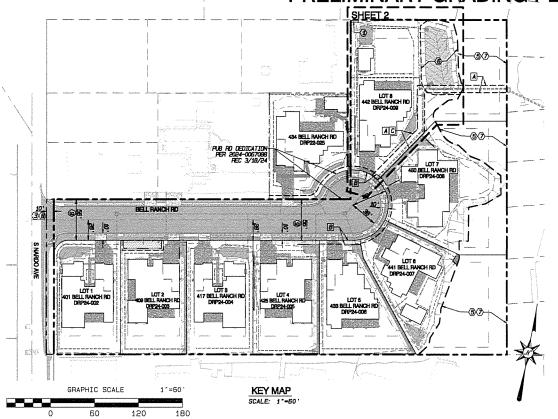
THE CONTRACTOR SHALL MATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AT BORNE DUST CREATED FROM GRADING AND HAILING OPERATIONS OR EXCESSIVE MIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.

IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM MILL BE DONE AT THE DEVELOPER'S EXPENSE.



PASCO LARET SUITER

LOT 8 442 & 444 BELL RANCH ROAD (DRP24-009) PRELIMINARY GRADING PLAN



EXISTING EASEMENTS PER MAP 16605

2' NIDE SOGGE EASEMENT, REC. NOVEMBER 24, 1930, BK, 1668, P, 364 OF DEEDS.

② N/A. OFF-SITE AFFECTING NEIGHBORING LOTS

(3) COUNTY HIGHMAY EASEMENT, REC. MAY 19, 1975, F/P. 75-121890. O.R. IN/A THIS LOTI

(4) N/A. OFF-SITE AFFECTING NEIGHBORING LOTS

(5) CALIFORNIA COASTAL CONNISSION HOLDER OF AN OPEN SPACE CONSERVATION DEED RESTRICTION, RECORDED SEPTEMBER 25, 2023, AS DOC # 2023-0259653 OR.

(6) STORM HATER DETENTION EASEMENT PER HAP 16605 REC. 3/18/24.

(2) OPEN SPACE FASEMENT PER MAP 15805 REC. 3/18/24

(8) 10' STREET DEDICATION OF NAPOO AVENUE TO THE CITY OF SOLANA BEACH PER MAP 16605 REC 3/18/24 (N/A THIS LOT)

(9) STREET DEDICATION OF BELL RANCH ROAD TO THE CITY OF SOLANA BEACH PER NAP 16505 PEC. 3/18/24.

EASEMENTS TO BE GRANTED

A PROPOSED PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS
1 THROUGH B TO BE GRANTED OR RESERVED CONCURRENTLY WITH
TRANSPER OF THE F

B PROPOSED PRIVATE SENER EASEMENT TO BE GRANTED OR RESERVED CONCLARGENTLY WITH TRANSFER OF TITLE.

C PROPOSED PRIVATE IRRIGATION EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 8 TO BE GRANTED OR RESERVED CONCUMPENTLY TRANSPORT OF TIME

LEGAL DESCRIPTION LOT B OF MAP NO. 16605 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, 3/18/24.

A.P.N. SITE ADDRESS LOT INFORMATION OWNER/APPLICANT

LOT B OF OCEAN RANCH ESTATES 35,101 SF (0.81 AC) GROSS/NET PARKING INFORMATION

TOPOGRAPHIC SURVEY EDERATED BY ABRILL AND HAND SHOT METHODS GATHERD IN 2016, 2017 & 2018 BY PASCO LAPET SUTTER & ASSOC. 119 ABPRICEN BRICE CAPDIFF, CA \$2007 658-259-6212 REQUIRED: 2 PROPOSED: 3 IN ATTACHED GARAGE REFERENCE DRAWINGS

ZONING INFORMATION GENERAL PLAN DESIGNATION LPC MAP 16600 HINDMAN PARCEL SIZE 14,000 SF HETEHT: PER CODE 17.20.030.6

EARTHWORK QUANTITIES:

W: GRADING ASSOCIATED WITH PROJECT: 140 CY CUT (STOPMATER BASIN EXCAVATION) & 0 CY FILL

X: EXCAVATION FOR FOOTINGS: 200 CY±

Y: REMOVAL /RECOMPACTION FOR SLARS: 0 CY+

Z: TOTAL GRADING: 340 CY

ADU FARTHWORK QUANTITIES:

H: GRADING ASSOCIATED WITH PROJECT: N/A SEE ABOVE

X: EXCAVATION FOR FOOTINGS: 50 CY± Y: PENOVAL /RECOMPACTION FOR SLARS: 0 CY+

IMPERVIOUS AREA TABULATION

TOTAL EXISTING IMPERVIOUS AREA ON-SITE: 0 SF TOTAL PROPOSED IMPERVIOUS AREA ON-SITE: 6873 SF NET INCREASE IN IMPERVIOUS AREA:

AREA CALCULATIONS (S	SEE SHEET A.2)	FAR CALCULATIONS (SEE SI	HEET A.
FIRST FLOOR FINISHED AREA	4.184 SF	GROSS LOT AREA	35,101 S
TOTAL FINISHED AREA	4.184 SF	LIVABLE GROSS AREA COVERED PORCH GROSS AREA	4,184 SI 29 SI 691 SI
3-CAR TANDEN GARAGE ODVERED PORCH	691 SF	GAFAGE GROSS AREA	691 S
COVERED OUTDOOR ROOM	37 SF 610 SF	GARAGE DEDUCT (200 FT. PER SPACE)	~400 S
TOTAL GROSS AREA	5,522 SF	TOTAL GROSS BUILDING AREA	4,504 S 5,830 S
101 CD 100 ED 1001	F04 PF	ALLONABLE	5,830 5

ADLI I TVARLE GROSS AREA (EXCHPT)



VICINITY MAP

(1) SAN DIEGO RESIDNAL STANDARD DRAWINGS (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD **ABBREVIATIONS**

WORK TO BE DONE

STANDARD SPECIFICATIONS

LEGEND

LOT LINE

ITEM DESCRIPTION

SUBDIVISION BOUNDARY

PROPOSED SETBACKS

EXISTING CONTOUR

PROPOSED CONTOUR PROPOSED BUILDING FOOTPRINT

DRAINAGE DIFFECTION

DRAINAGE DITTOH

PCC: PAYTHG

EXISTING WATER MAIN

EXISTING SENER MAIN

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

PVC DRAINAGE PIPE (SIZE PER PLAN) =========

ADJACENT PROPERTY LINE

CENTERLINE OF RIGHT-OF-WAY

EXISTING SPOT ELEVATION

STANDARD DRAWINGS

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

(1) STANDARD SPECIFICATIONS FOR PARE ID NORKS CONSTRUCTION
HOLLOW THE PROTECT OF TRANSPORTATION MANUAL OF TRAFFIC
CONTROLS FOR CONSTRUCTION AND MAINTENANCE MORK ZONES:
(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD
SPECIFICATIONS

RELIZE
RIVITON
RIVI ELEVITON
RIVI ELEVITON
RELIA YARD SETRUCK
STORM ORBITI
SAM DIESD RESIDONL STANDARD CRAKINE
SOUNE FRET
SIZE VAN SETRUCK
TOP OF REME
TOP OF FRANCE
TOP OF FRANCE
TOP OF FRANCE
TOP OF PROTING
TOP OF POTITING
TOP OF POTITING
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TOP OF POTITING
TOP OF POTITING TOP OF WALL AT FINISH GRADE TYPICAL

BIORETENTION BASIN FENCES DED I ANDSCADE LIMIT OF PAD PER SAGR-391 I THITT OF PAD 8" PVC SENER MAIN PER CG-3181 6" WATER MAIN PER CG-3181 1" PVC WATER SERVICE PER CG-3181 1" PVC FIRE SERVICE PER CG-3181 4" SEMER LATERAL PER CG-3181 ROLLED CURB PER CG-3181 DG SIDEWALK PER CG-3181

CONCRETE PER CG-3181 RET WALL PER SORSO C-9 LIMIT OF GRADING PVT FORCE SENER PER OTHERS PVT SENER PUMP PER OTHERS

1.5° PVC FORCE SD OUTLET





SYMBOL ____

×100.0

-- - 187 -- --

_____187__

33463743

(FS XXX.XX)

FS XXX.XX



UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED IT TAKE DIE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE NORK SITE.

I. SOMEWDEYLEPEN ADVIOLENCE THESE PLUS HIME BEEN PERPERED AT MY OFFICIAL WITH MY FILL CINSENT. I FILLY UNDERSTAND AND ACCEPT THE TERMS AND CONCITUDE CONTINUED HEREIN AND AS ATTACHED BY REPERENCE ON THIS GRADUED FUN. IT IS APPEAD THAT FIFED CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS

I FURTHER ASSEE TO COMENICE WORK ON MY DEPOIDEDITS SHOWN OF THE CONSTRUCTION FEBRUARY MITTED SO DAYS OF THE CONSTRUCTION FEBRUARY ON FURTHER SHOWN ACTIVITY ON EVERY WORKEN, MORKING DAY WITH COMENIE DIFFERENCE AND INDEPENDENT OF MY OTHER MOOK ASSOCIATION MITTH THIS PROJECT OR WORK MY COMPROL.

SARAH MORRELL SHEA HONES LONGTED PARTMERSHIP

DECLARATION OF RESPONSIBLE CHARGE MORE FOR THIS PROJECT, THAT I MEETED DECLARE THAT I AM THE ENGINEER OF THE PERSON OF THE PROJECT AS DET THEN IN SECTION FOR OTHER BLOWNER OF AN OFFICE AND THE PERSON TO CONSIDER WITH MORE AND THE CITY OF SUMAN EACH RESIDENCY MOTHER MOTHER HOS SUMAN EACH RESIDENCY MOTHER PROJECT AND THE CITY OF SUMAN EACH RESIDENCY MOTHER PROJECT AND THE CITY OF SUMAN EACH RESIDENCY MOTHER PROJECT AND THE CITY OF SUMAN EACH RESIDENCY MOTHER PROJECT AND THE CITY OF SUMAN EACH PROJECT AND THE PROJECT AND THE

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

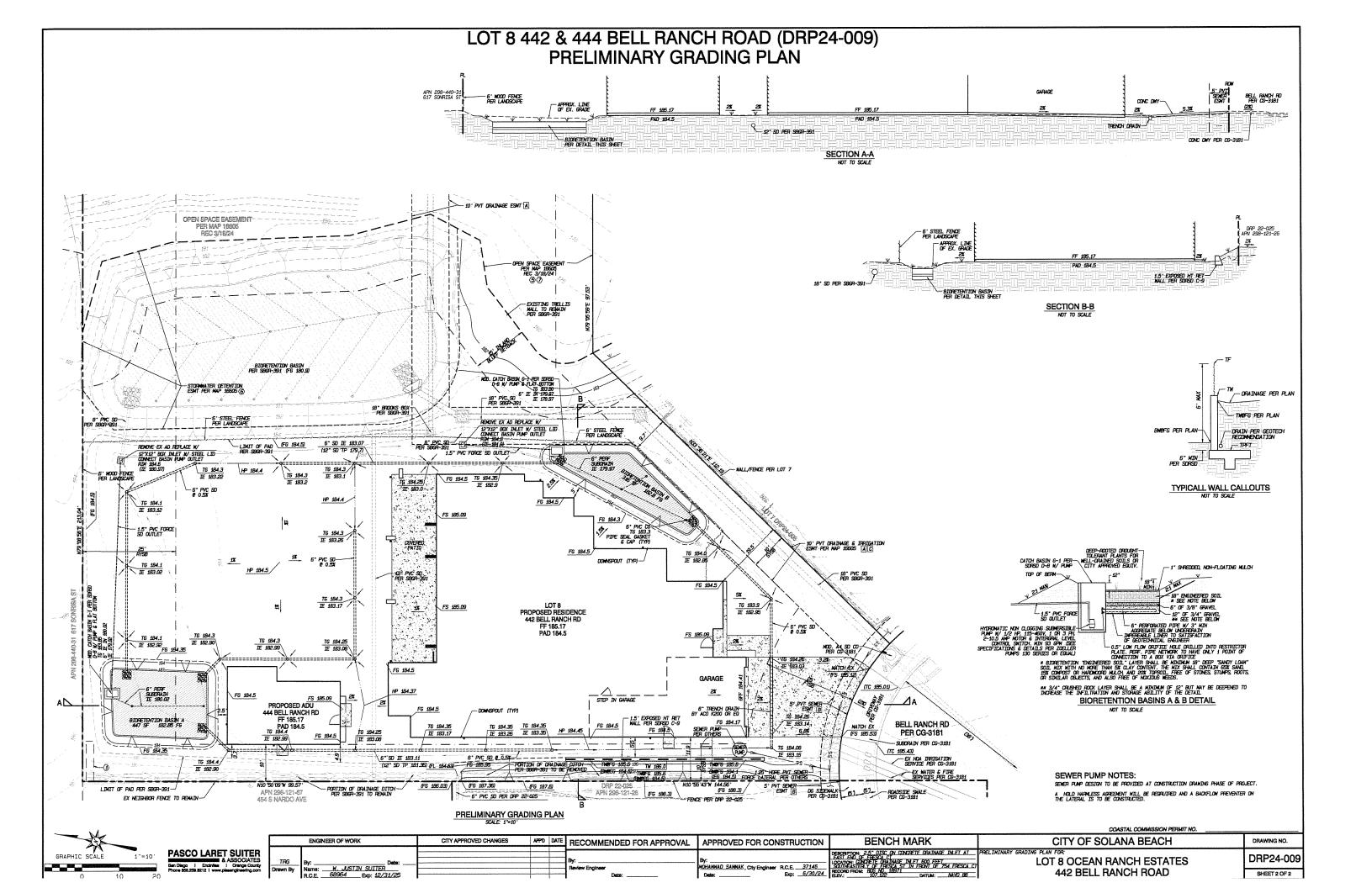
N. JUSTIN SUITER
ROE NO. 68964 EXP 12/31/2025
PASCO LARET SUITER & ASSOCIATES

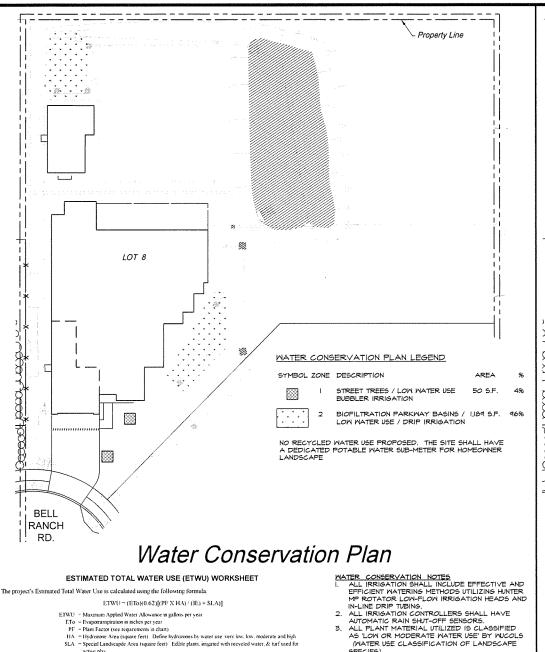


COASTAL COMMISSION PERMIT NO

DRP24-009

ENGINEER OF WORK CITY APPROVED CHANGES APPD DATE **BENCH MARK** CITY OF SOLANA BEACH RECOMMENDED FOR APPROVAL APPROVED FOR CONSTRUCTION DRAWING NO. DESCRIPTION 25 DIST IN DIMETE DRAINE IN ET AT
LOSS END OF FREST A THURE IN ET 800 FRET
LOSS ON FELL PERSON SI IN FRANT OF THE FREST A CO
RECOVORTION OF THE FREST A CO **LOT 8 OCEAN RANCH ESTATES** Name: W. JUSTIN SUITER
R.C.E 68964 Exp: 12/31/25 HANNAD SANNAK, City Engineer R.C.E. 37146 442 BELL RANCH ROAD Exp: 6/30/24 SHEET 1 OF 2





active play 0.62 + Conversion factor to gallons per square foot

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation

) / (1-ETAF) x ________
Total Landscape Area

CITY OF SOLANA BEA	CH ESTIMA	TED TO	AL WAT	ER USE	(ETWU)	WORKSI	HEET	
	Line		Hydrozone Number (1-4 Below - use as many tables a to complete all hydrozones)					
		1	5	SLA				
Evapotranspiration Rate (Eto)* 41.0 for Solana Beach	1	41						
Conversion Factor - 0.62	2							
(Line 1 x Line 2)	3		25.42					
Plant Factor (PF)**	4	0.3	0.3 0.3					
Hydrozone Area (HA) - in square feet	5	50 1,189						
ine 4 x Line 5) 6		15	357]	
Imgation Efficiency (IE)***	7	0.75	0.81					
(Line 6 / Line 7)	8	20	440					
TOTAL all Line 8's + SLA	9	460 11,703					***************************************	
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallions per year) Tutal shall not exceed myyen	10							
*ETo = Evapotranspiration rate 41 (west of 1-5) 47 (east of 1-5)	** Plant Factor (Water Use) - from *** IE - Imagation Effics Spray = 0.55 Roser = 0.70					ency		
	01 = VLW - 03 = LW - L	lect based on type of plants in hydrozone: - VLW - Very Low Water Use Plants - LW - Low Water Use Plants Drip & Micro-spray = 0.1				S 1		
			A different IE may be used if supported					
	03 = LW - L 06 = MW - V	0.1 = VLW - Very Los Water Use Plants MP Ro 0.3 = LW - Low Water Use Plants Drip & 0.6 = MW - Moderate Water Use Plants						

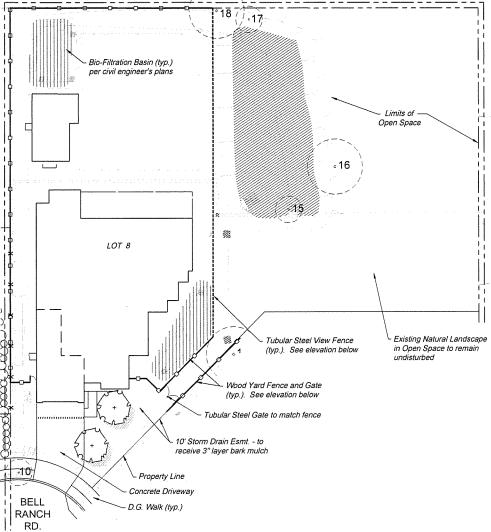
the City Planner

MAWA

(MATER USE CLASSIFICATION OF LANDSCAPE

SPECIES).
100% OF THE LANDSCAPED AREA IS PLANTING

4. IOO% OF THE LANDSCAPED AREA IS PLANTING ZONE 3, NATURALIZING/TRANSITIONAL.
5. ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE HEALTHY GROWTH.
6. ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND APPROPRIATE SOIL PREPARATION.
7. ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
6. PLANTING AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION DE PLANTING AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION AVOID REMAINING WET BETWEEN IRRIGATION



Landscape Concept Plan

LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

1. ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH
REINFORCED STRAW MATS (SC ISO MANUFACTURED BY NORTH
AMERICAN GREEN, I-800-473-1965, OR CITY APPROVED EQUAL).

AMERICAN GREEN, 1-200-473-1965, OR CITY APPROVED EQUAL).

ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER)
THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT
WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY
REGUIREMENTS.

NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF
ANY NON-PERMEABLE SURFACE

4. TREES ARE PROHIBITED WITHIN 10" OF ANY DRIVEMAY

CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT
TRIANGLES

TRIANGLES,
AREAS SHALLOWER THAN 3:I SHALL RECEIVE 3 INCHES OF BARK
MULCH, BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH.
A MINIMM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL
EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF
AREAS, CREEPINS OR ROOTINS GROUND COVERS, OR DIRECT
SEEDINS APPLICATIONS WHERE MULCH IS CONTRAINDICATED,
PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF
BARK MULCH!

ALL SLOPES 4:1 OR GREATER MUST MEET THE FOLLOWING

ALL SLOPES 4:I OR GREATER MUST MEET THE FOLLOWING REGUIREMENTS, THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS:

A. ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.

B. GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12° O.C. OR I GALLONS AT 18° O.C.

C. PROVIDE I ONE GALLON SHRUB FOR EACH 100 SF OF SLOPE AND I FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.

D. PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE IS GALLON TREE PER 500 SF OF SLOPE ON ALL SLOPES BY OR GREATER VERTICAL HEIGHT. PROVIDE ON IS GALLON TREE PER 500 SF OR SLOPE PLUS ONE 5 GALLON TREE PER EACH 1,000SF OF SLOPE.

SLOPE.
REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH

E. REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-500-473-1965 OR CITY APPROVED) MIST BE INSTALLED ON ALL SLOPES SI, OR GREATER.

5. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.

9. FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.



Planting Legend SYMBOL BOTANICAL NAME

GROUND COVERS

TREES

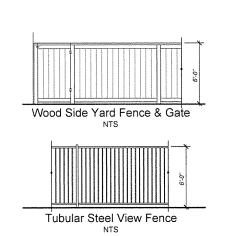
COMMON NAME

BASIN BIO-FILTRATION GROUND COVER - (I GAL, AT 18" O.C.)

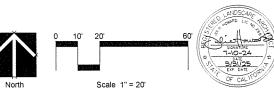
SEE EXISTING TREE SURVEY. EXISTING TREES WILL BE MITIGATED 1:1 WITH (2) STREET TREES PER LOT FOR 9 LOTS

EXISTING TREES TO BE REMOVED

STREET TREE (PRIVATE) - 24" BOX SIZE



am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec. 17.56 SBMC and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use. 1-\0-2024 Date



SHEETS

S ر ا

PLAN CONCEPT LANDSCAPE

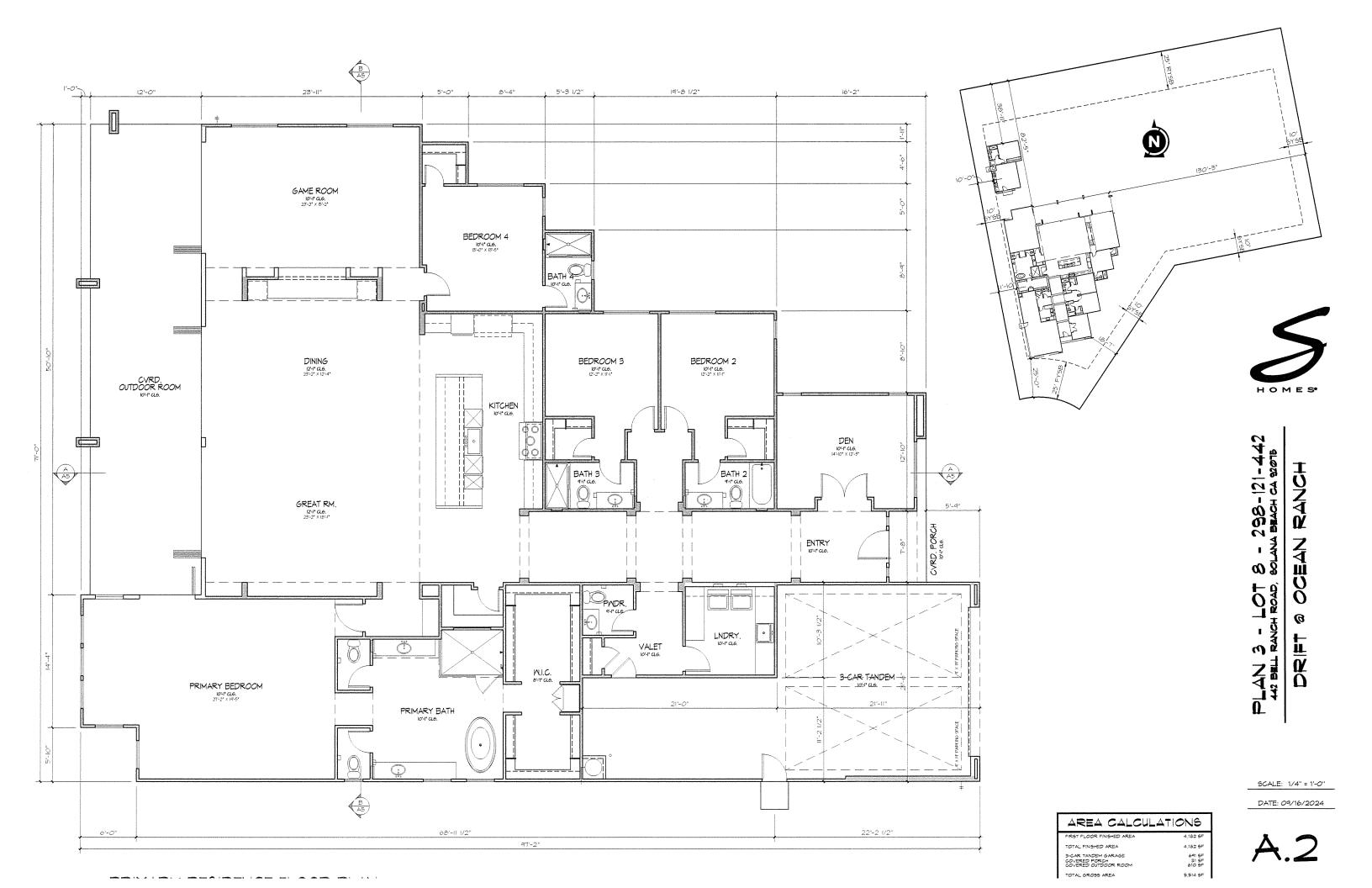
PROJECT NAME
LOT 8
Ocean Ranch
3 S. Nardo Avenue
na Beach, CA 92075

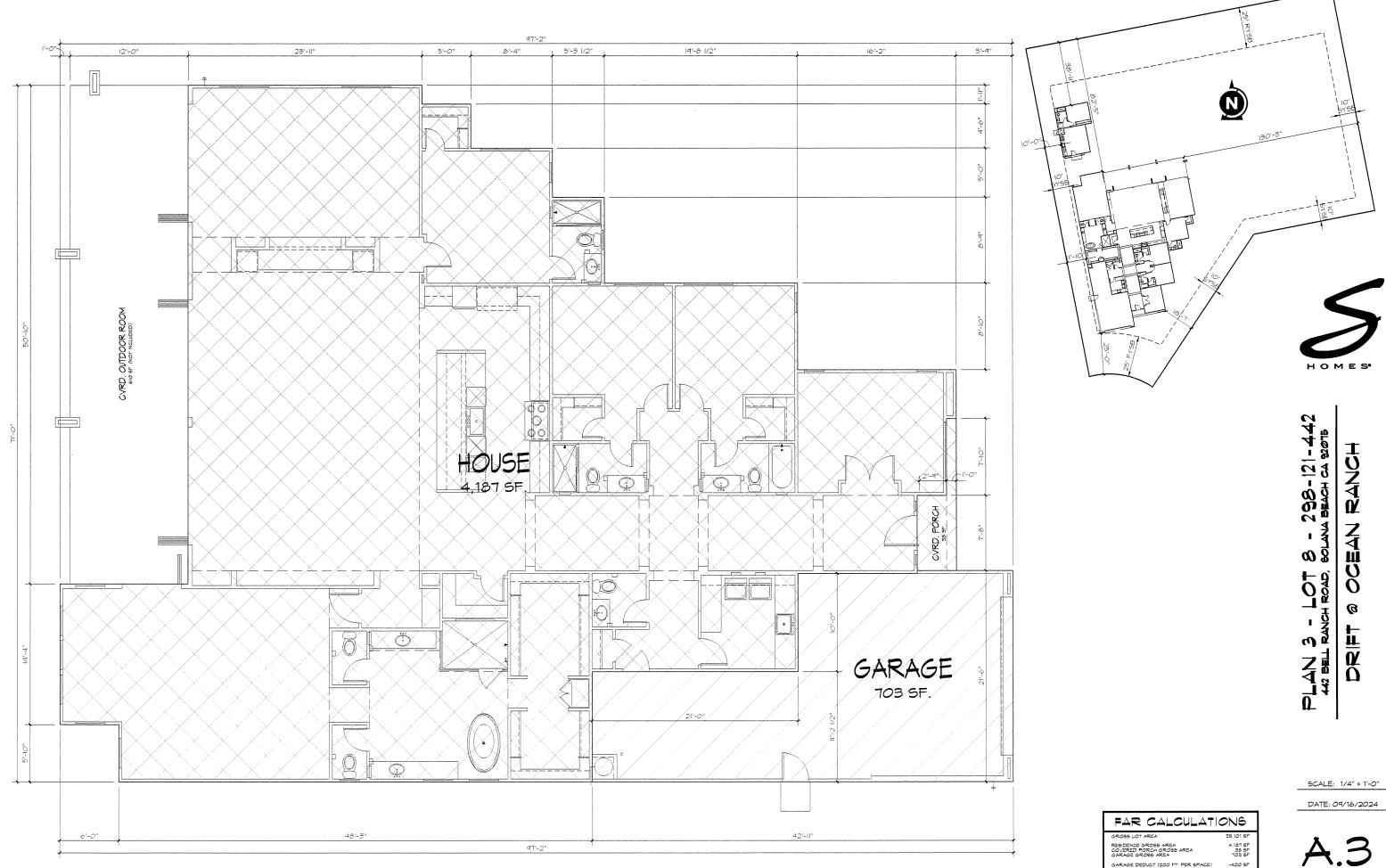
DATE: 7/10/2024 DRAWN BY:

JOB NUMBER: 21098

FILE:

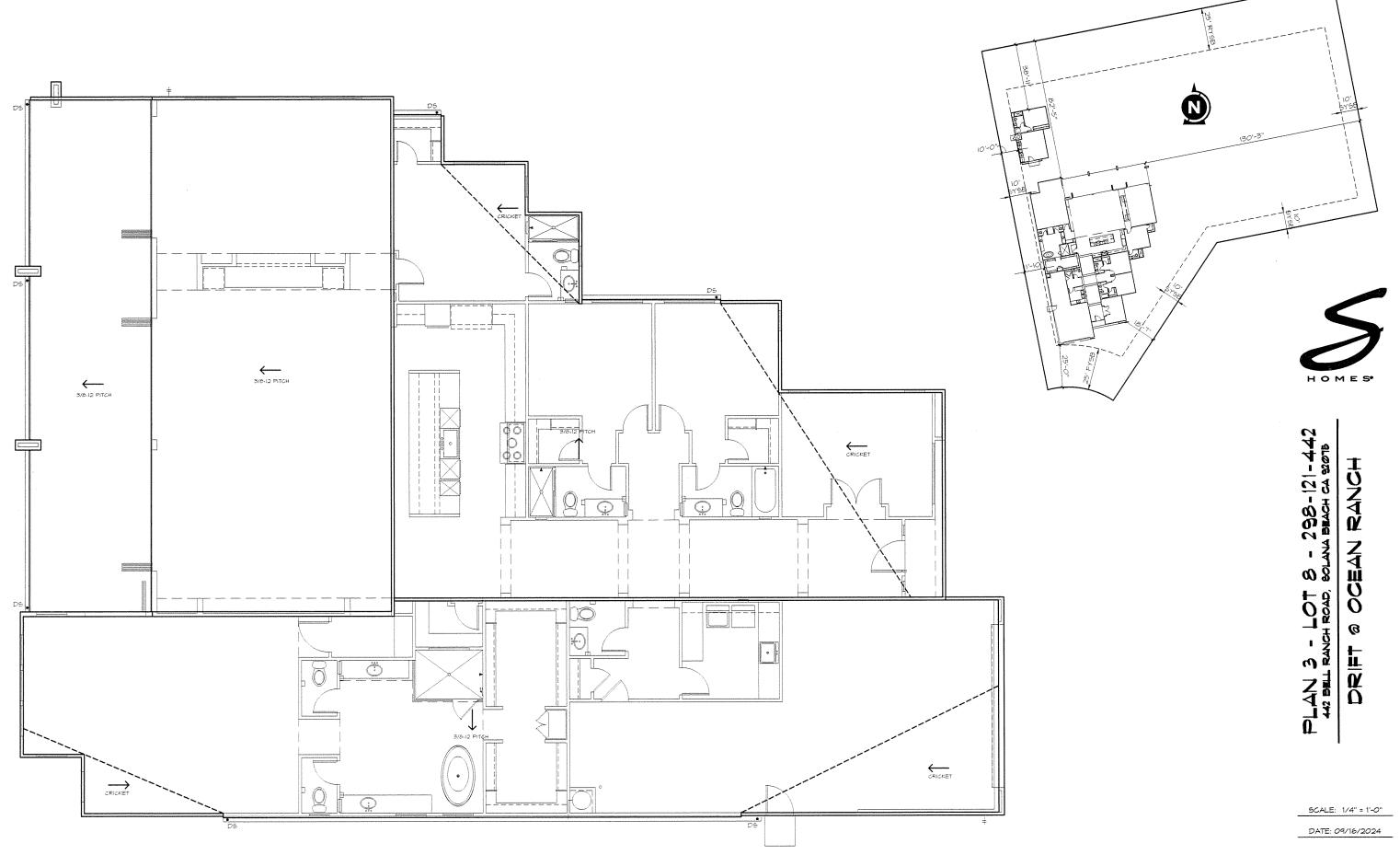
REVISIONS:

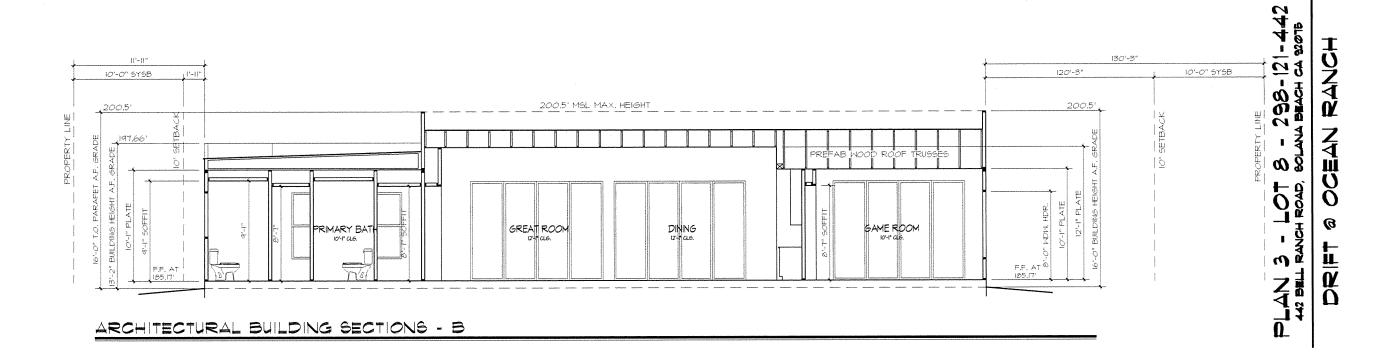




TOTAL GROSS BUILDING AREA ALLOWABLE

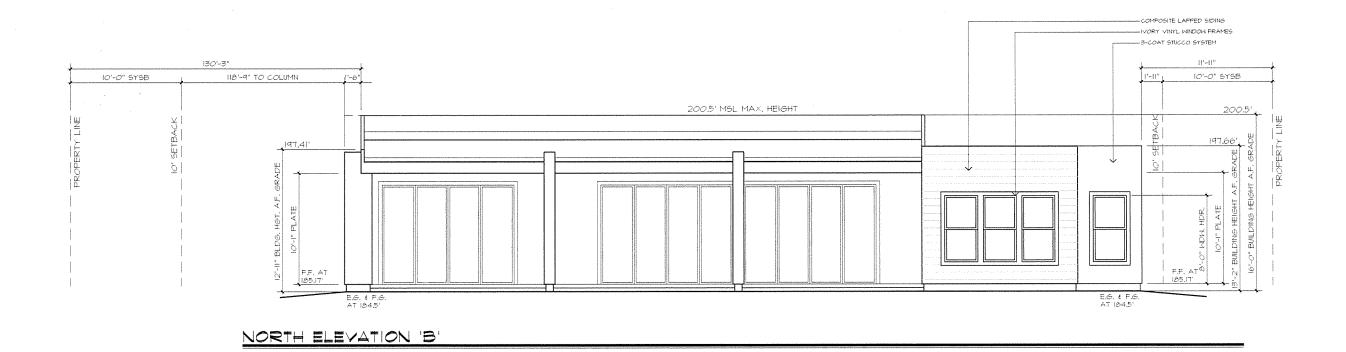
4,528 SF 5,830 SF





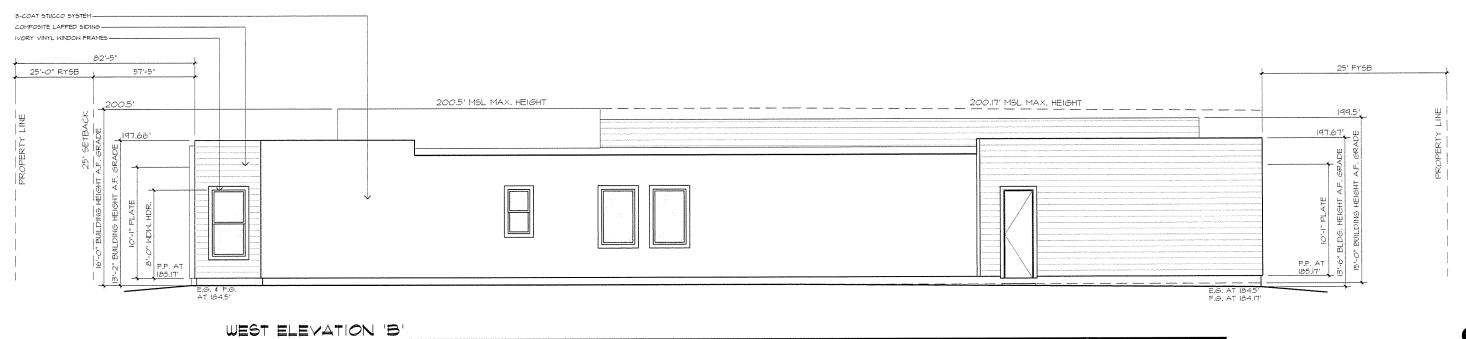
SCALE: 1/4" = 1'-0"





5CALE: 1/4" = 1'-0"

DATE: 09/16/2024





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

DATE: 09/16/2024



WEST ELEVATION 'B'

SOUTH ELEVATION 'B'

 From:
 Larry McDonald

 To:
 Corey Andrews

 Cc:
 Clare White McDonald

 Subject:
 DRIFT Subdivision

Date: Monday, December 2, 2024 8:41:53 PM

Dear Corey,

We live at Nardito Lane which is just south of Lots 5 and 6 of the DRIFT project. We are concerned about drainage on this project. We have been told by your office that a "swale" will be created that would provide drainage from Lot 5 along the back of our fence line for drainage. We have also been told that vegetation will be planted on the slope behind our fence line. We don't think a swale or vegetation on the slope is adequate drainage. We think there should be a concrete brow ditch that funnels over to the detention pond. We also think the brow ditch should run all the way up to the highest lot which is two lots to the west of lot 5.

Please submit this email to the City Clerk for review during the December 11, 2024 Public Hearing.

Thank you for your attention to this matter.

Larry and Clare McDonald



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers

FROM: Alyssa Muto, City Manager

MEETING DATE: December 11, 2024

ORIGINATING DEPT: Community Development Department - Joseph Lim,

Community Development Director

SUBJECT: Consideration of a Development Review Permit, Structure

Development Permit and Conditional Use Permit to Construct a Replacement Marine Safety Center at 111 S.

Sierra Avenue

BACKGROUND:

The Marine Safety Center (MSC) at Fletcher Cove was constructed in or around the 1940s. In May 2017, a Needs Assessment and Feasibility Study for the MSC was presented to the City Council. The Study determined the best course of action was to replace the existing MSC facility. This item is before the City Council to consider approval of a Development Review Permit (DRP 24-014), Structure Development Permit (SDP 24-007) and a Conditional Use Permit (CUP 24-003) to construct a replacement Marine Safety Center at 111 S. Sierra Avenue.

DISCUSSION:

As documented in the 2017 Needs Assessment and Feasibility Study, the current layout, size, and functionality of the existing Marine Safety Center (MSC) does not meet the operational needs of the Marine Safety Department. The current building was established in the early 1940s and has served the Marine Safety Department operations. With the growth of the City over the decades, changes in technology that has expanded travel and tourism, and changes in rules and regulations, the Marine Safety Department has expanded its staffing and programs to serve the Solana Beach community and ensure safe and fun public beach recreational areas along the City's coastline.

Along with the changes in recreation and tourism, there are changes needed in facility requirements for employees and accessibility that reflect the need for a replacement MSC to meet building and operational standards. The replacement process for the Solana Beach Marine Safety Center began in 2017, with a Needs Assessment that Council approved. Extensive community outreach and feedback has led to the MSC plans being revised to reflect reductions in square footage and its placement being moved further

CITY COUNCIL ACTION:		

south to provide greater public open/community space, beach access and to address view corridor issues from several private properties and public vantage points. More detailed milestones during the design process are outlined later in this Staff Report.

Operational demands for Marine Safety Staff will only continue to increase as the tourism and popularity of Solana Beach continues to grow. Further, with the initiation of the 50-year Army Corps of Engineers (ACOE) beach nourishment program, the sandy beach and expanded profile necessitate increased visibility, equipment and personnel to ensure safety up and down the City's coastline. Currently, several pieces of Marine Safety equipment are being stored either outdoors or off-site, and most of the indoor square footage is dedicated to many purposes and conflicting uses. Below provides a list of some of the deficiencies in the current building along with characteristics that a replacement facility would address.

Personnel Areas

Existing Building	Proposed Building
One toilet, shower, sink shared between all staff with only single capacity	Separate men's and women's bathrooms with private entries
Communal locker room and changing areas that need to be managed for mix-gender staffing	Separate men's and women's Locker Rooms with private entries
Kitchen area is multiple use room shared with first aid treatment and no dedicated seating or dining area	Dedicated areas for first aid treatment and supplies, with a separate, dedicated area for kitchen (food preparation, dining, and cleaning)

Junior Lifeguard Program

Existing Building	Proposed Building
Junior Lifeguard Equipment stored off site, with two trailers delivered/installed/removed each season	Dedicated Junior Lifeguard space for more professional administration functions, storage, and equipment accountability
No dedicated meeting room/ briefing area/training areas; Many training activities and departmental meetings are taking place either outdoors or offsite	Dedicated meeting room indoors allows for important conversations and training to be conducted indoors in a controlled space

Operational Functionality

Existing Building	Proposed Building
Dispatching staff (watch and observation from existing MSC) is outdoors under umbrella; Intense exposure of Staff and equipment to elements and area shared with public treatment area for minor injury	Dedicated, indoor dispatch tower (industry standard at every other jurisdiction's Marine Safety Center) with privacy to speak on radio, telephone, VHF without the public overhearing
(e.g., stingrays) patients	The William the public everificating
Parking for vehicles is limited; larger vehicles have outgrown the garage capacity and height. Present outdoor	Sufficient area for storage and staging of up to four emergency vehicles and/or equipment in the proposed MSC

storage included 2 vehicles along with a PWC, Equipment trailer housing Dive Rescue and Rope Rescue Gear	
Many other rescue items (rescue boards, PWC rescue sleds) are also starting to be stored outdoors	Larger garage areas will alleviate this problem and allow for all weather protection of equipment
Currently many rescue, training, and janitorial supplies are stored in a space accessed by a vertical ladder	Equipment will be accessed in a safer manner within the proposed MSC design

Administrative Needs of Department

Existing Building	Proposed Building	
Second story current office space is shared between two employees with limited privacy	Singular or modular office spaces are possible in new design. Two employees could work simultaneously without causing disruptions	
The office space is only accessible by vertical ladder	Many private or confidential meetings must take place outside of the office due to someone not being able to access the upstairs office	
No dedicated meeting room or enough square footage to safely have more than a two or three person meeting; many meetings are required to be held in non-private settings or off-site	Meeting room would support meetings with employees, members of the public, or others onsite and indoors	
Shared space between office use, file storage, and personal work areas	Dedicated office space, storage space, and personal space allowing for manager work areas and private conversations	

Public Use of Fletcher Cove Park and Beach

Existing Building	Proposed Building
No public restroom for treatment; first aid treatment area is indoors	Dedicated rest room for patients along with an indoor treatment area
No visibility of park, playground, or parking lot from dispatch tower	Dispatching guard would be able to see and observe happenings in park, parking lot and playground (360 view)
Current footprint blocks the westward view from boardwalk	New design adds sightlines from Fletcher Cove Park and more public space for the park

The proposed project would replace the existing 2,971 square feet of Marine Safety building space with a new 4,309 square foot Marine Safety Center. The subject site is zoned Public Institutional and Open Space Recreation. The portion of the site that the new Marine Safety Center will be located is within the Public Institutional zoned portion of the site. The properties to the north are zoned Open Space Recreation and Medium Residential and are developed with the Fletcher Cove Community Center and single-family dwellings. Properties to the east are zoned General Commercial and are developed with commercial buildings that house a variety of commercial office, retail and restaurant

uses. Properties to the south are zoned High Residential and are developed with multi-family, multi-story condominium developments and a United States Postal Office.

Table 1 (next page) provides a comparison of the SBMC applicable zoning regulations with the proposed MSC design. Note that the lot size and maximum allowable floor area are only for the portion of the lot that is within the Public Institutional Zone.

LOT INFORMATION		
Zoning Designation:	Public Instit	tutional (PI)
	Open Spac	e Recreation
	(OSR)	
Setbacks:	Required	Proposed
Front (E)	20 ft	~219 ft
Interior Side (N)	10 ft	~230 ft
Interior Side (S)	10 ft	18 ft 9 in
Rear (W)	0 ft	80+ ft*
	Zoning Designation: Setbacks: Front (E) Interior Side (N) Interior Side (S)	Zoning Designation: Public Instit Open Spac (OSR) Setbacks: Front (E) Interior Side (N) Interior Side (S) Public Instit Open Spac (OSR) Required 20 ft 10 ft 10 ft

^{*}Rear property line is located on the beach below the bluff.

The following outlines the development process and major milestones for the MSC Improvement Project, including key steps and processes taken by the City Council and Staff from October 2018, to January 2024.

- October 2018: The City Council authorized the City Manager to enter into a Professional Services Agreement (PSA) for the preparation of preliminary design plans and permit processing for the MSC Improvement Project.
- **November 2019:** Three design options were presented to the City Council, with one preferred alternative selected for further development.
- October 2020: An update was presented to the City Council following refinement of the preferred design alternative based on Council and public input.
- **April 2022:** To assess potential view impacts from nearby residences, story poles were installed for the selected design. Site visits were conducted, and photos were taken from residences that submitted comments about possible view impacts.
- February 2023: The City Council reviewed public comments regarding view impacts. After receiving public testimony, the Council directed modifications to the design to reduce these impacts.
- November 2023: A new design option was presented, minimizing the previously identified view impacts while ensuring the safety and functionality of the Marine Safety services could be met. Additional public testimony was heard, and the City Council directed Staff to refine the design further to address community concerns.
- **January 2024:** The tower location and height were determined by the lifeguard Staff through the use of a portable construction lift. This allowed staff to find the

furthest east and lowest elevation at which the beach and surfline would be visible while minimizing the silhouette from the public views from the east. The proposed location also provides a consistent line of sight south of the cove, which MSC staff currently does not have yet, while maintaining their line of sight to Tide Park. The revised plans were presented to City Council, who subsequently gave direction to staff to move forward with the formal View Assessment process and story poles for the design presented on January 24, 2024.

The process reflects an ongoing effort to balance the needs of the project with community concerns, particularly around preserving views for nearby residents while ensuring the MSC project meets safety and service objectives.

Staff has prepared draft findings for approval of the project in the attached Resolution 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.

The following is a discussion of the findings for the DRP, SDP and CUP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2024-119 (Attachment 1).

<u>Development Review Permit Compliance (SBMC Section 17.68.40)</u>:

A DRP is required because the proposed project requires grading in excess of 100 cubic yards and the property is located within the Scenic Area Overlay Zone (SAOZ). 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.

- 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.
- 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.

General Plan Consistency

The project, as conditioned, may be found consistent with the City's General Plan designation of Public Institutional in the General Plan as it is intended to provide areas for civic and public safety uses. The proposed Marine Safety Center development is consistent with the objectives of the General Plan as it encourages the development of community serving uses which are vested with special public or social importance such as public safety facilities.

Specific Plans and Special Overlays

The property is located in the SAOZ, which regulates development in areas of high scenic value to preserve and enhance the scenic resources present within and adjacent to such areas and to assure the exclusion of incompatible uses and structures. The project, as designed for public safety operations typical and necessary for the City's Marine Safety personnel, complies with the SAOZ development review criteria wherein the proposed development has been designed to the maximum extent feasible, so as to not interfere with or degrade those visual features, natural or manmade, of the site or adjacent sites which contribute to its scenic attractiveness.

The building characteristics are compatible with the topography, vegetation and color of the natural environment of the designated area and the building and structure placement, does not detract from the visual setting or significantly obstruct significant views of the adjacent areas.

Zoning Ordinance Consistency

SBMC Section 17.32.010 specifies that the PI Zone is intended to provide for civic, public safety, or public utility uses as designated in the Solana Beach General Plan. SBMC Section 17.32.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the PI Zone requires a 20-foot front yard setback, 10-foot interior side yard setback where the property abuts a residentially zoned property and a 0-foot rear yard setback. The proposed project will be constructed entirely within the buildable area of the property. As designed, the project meets all required zoning setbacks.

Maximum Floor Area Ratio:

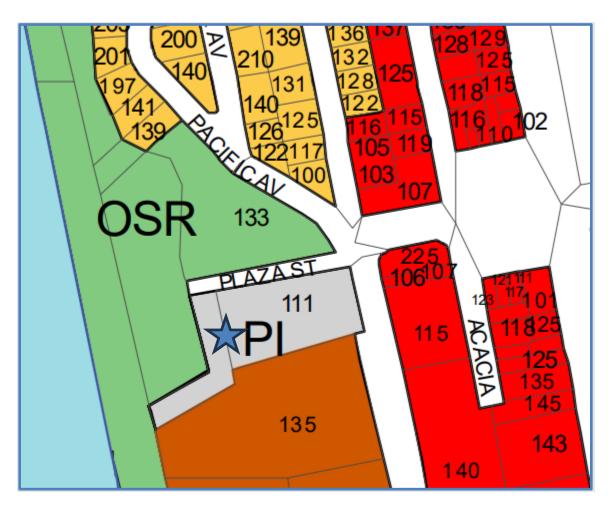
The maximum allowable floor area shall be 2.0. The existing lot is approximately 55,000 square feet which would allow for up to 110,000 square feet of floor area. The proposed development is 4,309 square feet, which includes an observation area, offices, first aid area, locker rooms, break rooms, garage, storage areas and other spaces to support Marine Safety operations. The proposed project is less than 4% of the maximum allowable floor area for the site.

Maximum Building Height:

The maximum building height for the PI Zone, west of Highway 101, is 30 feet. The maximum height of the proposed project as designed will be 71.9 feet above MSL or 24.60 feet above the existing grade or the certified pad height. As a condition of approval, a height certification will be required, certifying that the Marine Safety Center is in conformance with the proposed design and height approved by City Council.

Relationship with Adjacent Land Uses:

The property is located in the PI Zone. Surrounding properties (north, south and east) are located within the MR, HR and C Zones and are developed with single- and multi-family residences and commercial uses, each of which are developed with multi-story (two and three story) buildings. The property is located on the west of the intersection of Plaza Street and Sierra Avenue. The proposed two-story project is compatible with the scale, bulk and massing with existing surrounding development and is less than 4% of the maximum allowable floor area.



Building and Structure Placement:

The proposed project includes the removal of the existing 2,971 sf of marine safety facilities and the construction of a new two-story marine safety center which includes an observation area, first aid room, locker rooms, offices, garage and storage and other

marine safety support areas. The project is located in the buildable area of the property, generally occupied presently by the existing marine safety facility, and is designed to be a maximum 24.60 feet in height as measured from the existing or proposed grade. This is approximately 7.52 feet higher than the existing building height of 17.08. The proposed observation tower is only 4.72 feet higher than the existing MSC building. The building is proposed to be located on the southern portion of the site. Approximately 592 square feet of the proposed building is located within the same footprint of the existing Marine Safety Center. The remaining portion of the proposed Marine Safety Center is proposed to be developed within the unnatural slope along the southern boundary of the property. The proposed building is 18 feet 9 inches from the southern property boundary which meets the minimum 10-foot interior side yard setback requirement.

Landscape:

The project landscaping will comply with the water efficient landscape regulations. Landscaping is limited to planting and hardscape materials that are consistent with the existing low lying planting materials of the existing Fletcher Cove Park and revegetating areas that would be affected by the construction activity. 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 proposed Marine Safety Center contains 4 parking spaces within the new garage/storage area. The outside storage area will be screened from a public view within the central courtyard. No changes to the existing parking stalls or pedestrian walkways are proposed as part of this project.

Grading:

The proposed project will have an aggregate grading quantity of approximately 1,225 cubic yards. Approximately 963 cubic yards of the total grading is for the garage/storage, locker rooms and offices that are proposed to be cut into the unnatural (manufactured) slope south of the existing Marine Safety Center building. The remaining 262 cubic yards of grading would be for the footprint of the proposed Marine Safety Center structure, flatwork and caissons for 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. However, because this is a public facility and supports essential safety operations, the lighting will be similar to existing condition to support evening and nighttime security needs and safety.

Usable Open Space:

The project consists of the construction of a 4,309 square foot Marine Safety Center on a public/institutional lot with an existing marine safety facility; therefore, usable open space and recreational facilities are neither proposed nor required for the project. The proposed footprint will be approximately 20 feet south from the northern edge of the existing building which provide opportunity to expand the Fletcher Cove park space westward around the building site.

Structure Development Permit Compliance (SBMC Section 17.63.040.E):

In accordance with SBMC Section 17.63.040.E, if no application for view assessment is filed within 30 days of the original date of notice, all rights to review are waived and the permit shall be approved administratively if the Development Review Permit is approved by City Council. A 30-day notice of Structure Development Permit was sent to all property owners and occupants within 300 feet of the proposed project on October 6, 2024. The deadline to submit a view assessment claim was 5:00pm on November 7, 2024. No view assessment claims were received or filed. Therefore, the SDP will be approved administratively if the DRP and CUP are approved.

Conditional Use Permit Compliance (SBMC Section 17.68.010.F):

General Plan Consistency

The project use, as conditioned, is consistent with the City's General Plan designation of Public Institutional in the General Plan and intended to provide areas for civic and public safety uses. The proposed Marine Safety Center development is consistent with the objectives of the General Plan as it encourages the development of community serving uses which are vested with special public or social importance such as public safety facilities.

Public Health, Safety or Welfare

The proposed project, as conditioned, will not be detrimental to public health, safety, or welfare, nor will it materially harm properties or improvements in the surrounding area. The replacement of the existing building is designed to be of a similar size and will serve the same purpose and uses as the current Marine Safety Center. Additionally, the project will not substantially increase the facility's capacity or operational impact.

Applicable Zoning Ordinance Provisions

The proposed project complies with the applicable zoning standards of the Public/Institutional Zone and does not require a variance. The proposed floor area is less than 4% of the maximum allowable floor area. With a proposed height of 24.60 feet, the building remains below the 30-foot height limit set within the Public/Institutional Zone. Additionally, the building's location adheres to all required setbacks, with the southern boundary set at 18 feet 9 inches, exceeding the minimum 10-foot setback requirement from residentially zoned property.

Local Coastal Program/Land Use Plan Consistency:

I. Policy 4.7: New Development Drainage and Erosion Control

The project, which would replace the existing Marine Safety Center with a new structure that provides for office/administrative space, all-weather storage for vehicles and equipment, water and observation tower, and restroom, locker and shower facilities for employees, as conditioned, will provide adequate drainage and erosion control facilities consistent with Policy 4.7. The development and replacement of the MSC will also provide an opportunity to improve the existing site drainage conditions.

II. <u>Policy 4.20: Existing, Legal Non-Conforming, Coastal Dependent Publicly Owned</u> Facilities

The existing Marine Safety Center is an existing publicly owned, legally non-conforming facility that serves as a coastal-dependent use essential for providing safety services to the public. The current structure is situated within 40 feet of an unnaturally (manufactured) established bluff edge, with its foundation approximately 10 feet 5 inches from the edge. To the south is a manufactured slope separating a multi-family development from the existing marine safety facility. The proposed Marine Safety Center project has been designed and sited to minimize the need for shoreline protection to the extent feasible and maintain public access to the extent possible. The new Marine Safety Center will reposition the foundation of the project, including the new observation tower, further away from the bluff edge, with the storage garage and offices integrated into the existing manufactured slope to increase public access and usable space to the north where the existing structure is located. By siting the building into the slope to the south, the design would shift the closest foundation of the proposed Marine Safety Center to 13 feet 11 inches from the bluff edge. However, to improve sightlines necessary for essential public safety operations, the new observation tower will cantilever out closer to the bluff edge than the existing structure.

III. Policies 6.1 and 6.3: Scenic Resource Protection and Public Views.

There are three public View Corridors (Corridors 4, 5, and 25) that could potentially be impacted by the proposed project. These View Corridors have been carefully evaluated, and the scenic and visual qualities of the areas have been preserved to the greatest extent feasible with the replacement MSC structure. The project has been sited and designed to fit within the existing Marine Safety Center's footprint and/or within the adjacent unnatural slope, minimizing its impact on these view corridors.

CEQA COMPLIANCE STATEMENT:

The proposed new Marine Safety Center is exempt from CEQA pursuant to Section 15302 of the State CEQA Guidelines in that the proposed new structure will be substantially the same size, purpose, and capacity of the existing Marine Safety facilities.

FISCAL IMPACT: N/A

OPTIONS:

- Approve Staff recommendation adopting Resolution 2024-119.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP, SDP and CUP.
- Deny the project if all required findings for the DRP, SDP and CUP cannot be made.

CITY STAFF 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 the DRP, SDP and CUP. 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 15302 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2024-119, conditionally approving the construction of a new 4,309 square foot Marine Safety Center and perform associated site improvements located at 111 S. Sierra Avenue, Solana Beach.
- 4. Authorize the City Manager to submit the application to the Coastal Commission and take any actions necessary to obtain all needed permits.

Alyssa Muto, City Manager

Attachments:

- 1. Resolution 2024-119
- 2. Marine Safety Center Plans and Story Pole Information

RESOLUTION 2024-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT, STRUCTURE DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT TO CONSTRUCT A 4,309 SQUARE-FOOT MARINE SAFETY CENTER AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 111 S. SIERRA AVENUE, SOLANA BEACH.

CASE NOS.: DRP 24-014, SDP 24-007, AND CUP 24-003

APN: 298-010-66

WHEREAS, the City of Solana Beach Public Works Department (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP), Structure Development Permit (SDP) and Conditional Use Permit (CUP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Marine Safety Center (MSC) at Fletcher Cove was constructed in or around the 1940s; and

WHEREAS, in May 2017, a Needs Assessment and Feasibility Study for the MSC was presented to the City Council; and

WHEREAS, the Study determined the best course of action was to replace the existing MSC facility; and

WHEREAS, the operational demands for the Marine Safety Center and staff will continue to increase as the population and popularity of Solana Beach continues to grow; and

WHEREAS, currently, several pieces of marine Safety equipment are being stored either outdoor or off-site, and most of the indoor square footage is dedicated to many purposes and conflicting uses; and

WHEREAS, the staff report outlined some of the deficiencies in the current building that will be improved with a new replacement Marine Safety Center facility; and

WHEREAS, the following outlines the development process for the MSC improvement Project including key steps and processes taken by the City Council and Staff from October 2018 to November 2024:

 October 2018: The City Council authorized the City Manager to enter into a Professional Services Agreement (PSA) for the preparation of preliminary design plans and permit processing for the MSC Improvement Project.

- **November 2019:** Three design options were presented to the City Council, with one preferred alternative selected for further development.
- October 2020: An update was presented to the City Council following refinement of the preferred design alternative.
- April 2022: To assess potential view impacts from nearby residences, story poles
 were installed for the selected design. Site visits were conducted, and photos were
 taken from residences that submitted comments about possible view impacts.
- February 2023: The City Council reviewed public comments regarding view impacts. After receiving public testimony, the Council directed modifications to the design to reduce these impacts.
- November 8, 2023: A new design option was presented, which was intended to minimize view impacts while still ensuring the safety and functionality of the Marine Safety services. Additional public testimony was heard, and the City Council directed Staff to refine the design further to address community concerns.
- January 24, 2024: The tower location and height were determined by the lifeguard staff through the use of a portable construction lift. This allowed staff to find the furthest east and lowest elevation at which the beach and surfline would be visible while minimizing the silhouette from the public views from the east. The proposed location also provides a consistent line of sight south of the cove, which MSC staff currently does not have yet need, while maintaining their line of sight to Tide Park. The revised plans were presented to City Council, who subsequently gave direction to staff to move forward with the formal View Assessment process and story poles for the design presented on January 24, 2024.
- October 6, 2024: Story poles were installed and a 30-day notice of the Structure Development Permit was issued. The deadline to submit a view assessment claim was 5:00pm on November 7, 2024. While the City received inquiries from two separate individuals asking questions about the story poles and the view assessment process, no view claims were filed by the deadline.

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 December 11, 2024, 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 15302 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 City Council finds that proposed replacement Marine Safety Center is exempt from CEQA pursuant to Section 15302 of the State CEQA Guidelines. The proposed project would replace the existing Marine Safety Center building with a new structure of substantially the same size, purpose, and capacity.
- III. That the request for a DRP, SDP and CUP to construct a 4,309 square-foot replacement Marine Safety Center and perform associated site improvements at 111 S. Sierra Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

IV. 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, may be found consistent with the City's General Plan designation of Public Institutional in the General Plan as it is intended to provide areas for civic and public safety uses. The proposed Marine Safety Center development is consistent with the objectives of the General Plan as it encourages the development of community serving uses which are vested with special public or social importance such as public safety facilities.

Specific Plans and Special Overlays: The property is located in the SAOZ, which regulates development in areas of high scenic value to preserve and enhance the scenic resources present within and adjacent to such areas and to assure the exclusion of incompatible uses and structures. The project, as designed for public safety operations typical and necessary for the City's Marine Safety personnel, complies with the SAOZ development review criteria wherein the proposed development has been designed to the maximum extent feasible, so as to not interfere with or degrade those visual features, natural or manmade, of the site or adjacent sites which contribute to its scenic attractiveness.

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The building characteristics are compatible with the topography, vegetation and color of the natural environment of the designated area and the building and structure placement, does not detract from the visual setting or significantly obstruct significant views of the adjacent areas.

Zoning Ordinance Consistency: SBMC Section 17.32.010 specifies that the PI Zone is intended to provide for civic, public safety, or public utility uses as designated in the Solana Beach General Plan. SBMC Section 17.32.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the PI Zone requires a 20-foot front yard setback, 10-foot interior side yard setback where the property abuts a residentially zoned property and a 0-foot rear yard setback. The proposed project will be constructed entirely within the buildable area of the property. As designed, the project meets all required zoning setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area shall be 2.0. The existing lot is approximately 55,000 square feet which would allow for up to 110,000 square feet of floor area. The proposed development is 4,309 square feet, which includes an observation area, offices, first aid area, locker rooms, break rooms, garage, storage areas and other spaces to support Marine Safety operations. The proposed project is less than 4% of the maximum allowable floor area for the site.

Maximum Building Height:

The maximum building height for the PI Zone, west of Highway 101, is 30 feet. The maximum height of the proposed project as designed will be 71.9 feet above MSL or 24.60 feet above the existing grade or the certified pad height. As a condition of approval, a height certification will be required, certifying that the Marine Safety Center is in conformance with the proposed design and height approved by City Council.

- 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

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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 in the PI Zone. Surrounding properties are also located within the MR, HR and C Zones and are developed with single- and multi-family residences and commercial uses each of which are developed with multi-story (two and three story) buildings. The property is located to the west of the intersection of Plaza Street and Sierra Avenue. The proposed two-story project is compatible with the scale, bulk and massing with existing surrounding development and is less than 4% of the maximum allowable floor area.

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 the removal of the existing 2,971 sf of marine safety facilities and the construction of a new twostory marine safety center which includes an observation area, first aid room, locker rooms, offices, garage and storage and other marine safety support areas. The project is located in the buildable area of the property, generally occupied presently by the existing marine safety facility, and is designed to be a maximum 24.60 feet in height as measured from the existing or proposed grade. This is approximately 7.52 feet higher than the existing building height of 17.08. The proposed observation tower is only 4.72 feet higher than the existing MSC building. The building is proposed to be located on the southern portion of the site. Approximately 592 square feet of the proposed building is located within the same footprint of the existing Marine Safety Center. The remaining portion of the proposed Marine Safety Center is proposed to be developed within the unnatural slope along the southern boundary of the property. The proposed building is 18 feet 9 inches from the southern property boundary which meets the minimum 10-foot interior side yard setback requirement.

c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.

The project landscaping will comply with the water efficient landscape regulations. Landscaping is limited to planting and hardscape materials that are consistent with the existing low lying planting materials of the existing Fletcher Cove Park and revegetating areas that would be affected by the construction activity. 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 proposed Marine Safety Center contains 4 parking spaces within the new garage/storage area. The outside storage area will be screened from a public view within the central courtyard. No changes to the existing parking stalls or pedestrian walkways are proposed as part of this project.

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

The proposed project will have an aggregate grading quantity of approximately 1,225 cubic yards. Approximately 963 cubic yards of the total grading is for the garage/storage, locker rooms and offices that are proposed to be cut into the unnatural (manufactured) slope south of the existing Marine Safety Center building. The remaining 262 cubic yards of grading would be for

the footprint of the proposed Marine Safety Center structure, flatwork and caissons for 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. However, because this is a public facility and supports essential safety operations, the lighting will be similar to existing condition to support evening and nighttime security needs and safety.

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 4,309 square foot Marine Safety Center on a public/institutional lot with an existing marine safety facility; therefore, usable open space and recreational facilities are neither proposed nor required for the project. The proposed footprint will be approximately 20 feet south from the northern edge of the existing building which provide opportunity to expand the Fletcher Cove park space westward around the building site.

- 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.
 - A Structure Development Permit and Conditional Use Permit are being processed concurrently with the Development Review Permit.
- IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.

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

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

In accordance with SBMC Section 17.63.040.E, if no application for view assessment is filed within 30 days of the original date of notice, all rights to review are waived and the permit shall be approved administratively if the Development Review Permit is approved by City Council. A 30-day notice of Structure Development Permit was sent to all property owners and occupants within 300 feet of the proposed project on October 6, 2024. The deadline to submit a view assessment claim was 5:00pm on November 7, 2024. No view assessment claims were received or filed. Therefore, the SDP will be approved administratively if the DRP and CUP are approved.

- C. In accordance with Section 17.68.010.F (Conditional Use Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:
 - I. That the proposed use is in accord with the general plan, the general intent of this title, and the purposes of the zone in which the site is located.

The project use, as conditioned, is consistent with the City's General Plan designation of Public Institutional in the General Plan and intended to provide areas for civic and public safety uses. The proposed Marine Safety Center development is consistent with the objectives of the General Plan as it encourages the development of community serving uses which are vested with special public or social importance such as public safety facilities.

II. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed project, as conditioned, will not be detrimental to public health, safety, or welfare, nor will it materially harm properties or improvements in the surrounding area. The replacement of the existing building is designed to be of a similar size and will serve the same purpose and uses as the current Marine Safety Center. Additionally, the project will not substantially increase the facility's capacity or operational impact.

III. That the proposed use complies with each of the applicable provisions of the zoning ordinance, unless a variance is granted pursuant to SBMC 17.68.020.

The proposed project complies with the applicable zoning standards of the Public/Institutional Zone and does not require a variance. The proposed floor area is less than 4% of the maximum allowable floor area. With a proposed height of 24.60 feet, the building remains below the 30-foot height limit set within the Public/Institutional Zone. Additionally, the building's location adheres to all required setbacks, with the southern boundary set at 18 feet 9 inches, exceeding the minimum 10-foot setback requirement from residentially zoned property.

- D. The City Council finds that the proposed project is consistent with the following City's Local Coastal Program/Land Use Plan Programs:
 - I. Policy 4.7: New development shall provide adequate drainage and erosion control facilities that convey site drainage in a non-erosive manner in order to minimize hazards resulting from increased runoff, erosion, and other hydrologic impacts to streams.

The project, which would replace the existing Marine Safety Facility with a new structure that provides for office/administrative space, all-weather storage for vehicles and equipment, water and observation tower, and restroom, locker and shower facilities for employees, as conditioned, will provide adequate drainage and erosion control facilities consistent with Policy 4.7. The development and replacement of the MSC will also provide an opportunity to improve the existing site drainage conditions.

II. Policy 4.20: Existing, legal non-conforming publicly owned facilities that are coastal dependent uses such as public access improvements and lifeguard facilities located within 40 feet of the edge of the bluff edge, may be maintained, repaired and/or replaced as determined necessary by the City. Any such repair or replacement of existing public facilities shall be designed and sited to avoid the need for shoreline protection to the extent feasible.

The existing Marine Safety Center is a publicly owned, legally non-conforming facility that serves as a coastal-dependent use essential for providing safety services to the public. The current structure is situated within 40 feet of an unnaturally established bluff edge, with its foundation approximately 10 feet 5 inches from the edge. The proposed Marine Safety Center project has been designed and sited to minimize the need for shoreline protection to the extent feasible. The new Marine Safety Center will reposition the foundation of the project, including the new observation tower, further away from the bluff edge. The closest foundation of the proposed Marine Safety Center will be 13 feet 11 inches from the bluff edge. However, the new observation tower will cantilever out closer to the bluff edge than the existing structure, improving sightlines for public safety operations.

III. Policy 6.1: The City of Solana Beach contains scenic resources of local, regional and national importance. The scenic and visual qualities of these areas shall be protected and where feasible enhanced.

There are three public View Corridors (Corridors 4, 5, and 25) that could potentially be impacted by the proposed project. These View Corridors have been carefully evaluated, and the scenic and visual qualities of the areas have been preserved to the greatest extent feasible. The project has been sited and designed to fit within the existing Marine Safety Center's footprint and/or within the adjacent unnatural slope, minimizing its impact on these view corridors.

IV. Policy 6.3: Public views to the beach, lagoons, and along the shoreline as well as to other scenic resources from major public viewpoints, as identified in Exhibit 6-1 shall be protected. Development that may affect an existing or potential public view shall be designed and sited in a manner so as to preserve or enhance designated view opportunities. Street trees and vegetation shall be chosen and sited so as not to block views upon maturity.

There are three public View Corridors (Corridors 4, 5, and 25) that could potentially be impacted by the proposed project. These View Corridors have been carefully evaluated, and the scenic and visual qualities of the areas have been preserved to the greatest extent feasible. The project has been sited and designed to fit within the existing Marine Safety Center's footprint and/or within the adjacent unnatural slope, minimizing its impact on these view corridors

V. CONDITIONS:

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

- A. Community Development Department Conditions:
 - I. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 11, 2024.
 - II. Prior to requesting a framing inspection, a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on December 11, 2024, and that the maximum height of the proposed addition will not exceed 24.60 feet above the existing grade (or 71.90 feet above MSL).
 - III. 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).
- IV. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- V. 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.
- VI. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to Building Permit issuance. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional.
- VII. All new exterior lighting fixtures shall be in conformance with the Citywide 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.
- VIII. During the construction of the new MSC it is acknowledged that it will be necessary to install temporary facilities for on-going Marine Safety staff, operations and equipment storage. Any temporary structures for operations, storage and/or construction shall be subject to review separately as construction methods and staging areas are determined. A Temporary Use Permit shall be processed consistent with the City's Temporary Use Provisions in the SBMC for said temporary structures.

B. Fire Department Conditions:

- I. 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:
 - 1. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.
 - 2. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.

- II. FIRE HYDRANTS AND FIRE FLOWS: The Applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- III. 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. 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 2022 California Fire Code Chapter 5 Section 505.1.
- IV. AUTOMATIC FIRE SPRINKLER SYSTEM: 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.
- V. 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 2022 California Building Code Chapter 15 Section 1505.
- VI. 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 1204.

C. Engineering Department Conditions:

I. Prior to the completion of the final building inspection, all requirements of DRP/SDP/CUP shall be implemented to the satisfaction of the City Engineer.

- II. Construction fencing shall be located along the perimeter of the construction site to separate the construction activities from the public use of the park to the satisfaction of the City Engineer.
- III. A Construction level Grading Plan shall be required in accordance with Chapter 15.40 of the Solana Beach Municipal Code. The construction grading plan shall include, but not be limited to, the following:
 - a. A grading plan prepared by a Registered Civil Engineer and approved by the City Engineer shall be prepared. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. A Geotechnical Report prepared by a Registered Geotechnical Engineer and approved by the City Engineer shall be required. 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.
 - A Drainage Report prepared by a Registered Civil Engineer C. shall be required. This report shall address the design for onsite and off-site drainage improvements. No drainage run-off shall be discharged over the Coastal Bluff and appropriate post construction Best Management Practices shall be implemented to the Satisfaction of the City Engineer. The site drainage design and discharge methods shall duplicate the existing conditions the maximum extent to feasible. ΑII recommendations of this report shall be incorporated into the Grading Plan.
 - d. Adjacent properties shall be protected during construction.
 - e. A haul permit for import / export of soil shall be required. All excavated material shall be transported to a legal disposal site.
 - f. A 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 shall be provided to the City Engineer. 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.

Resolution 2024-119 DRP24-014, SDP 24-007, CUP 24-003 Marine Safety Center Page 14 of 15

- g. An Erosion Prevention and Sediment Control Plan shall be prepared. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- h. All proposed on-site drainage facilities intended to discharge water run-off shall be shown. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- i. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- j. Prior to obtaining a building permit, a building **pad certification** statement shall be provided by a soils engineer and a Civil engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.
- D. City Council Conditions:
- IV. Authorize the City Manager to submit the application to the Coastal Commission and take any and all actions necessary to obtain necessary permits and authorizations for the implementation of this project, including regulatory permits, engineering design documents, and potential funding opportunities. The City Manager shall bring frequent updates to public hearings to inform the Council and the public on the progress of the project.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 11th day of December, 2024, by the following vote:

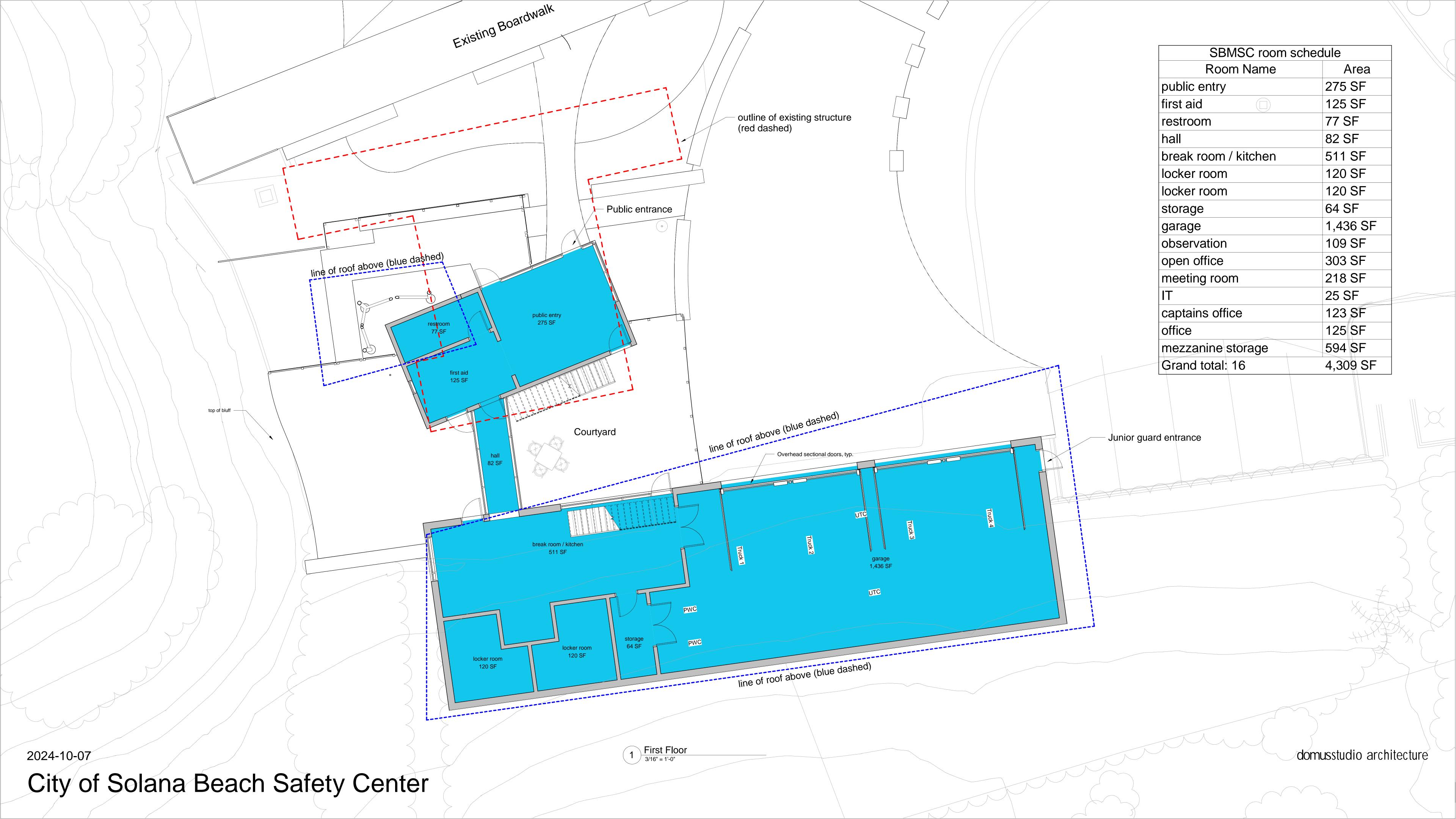
AYES: Councilmembers –
NOES: Councilmembers –
ABSENT: Councilmembers –
Councilmembers –

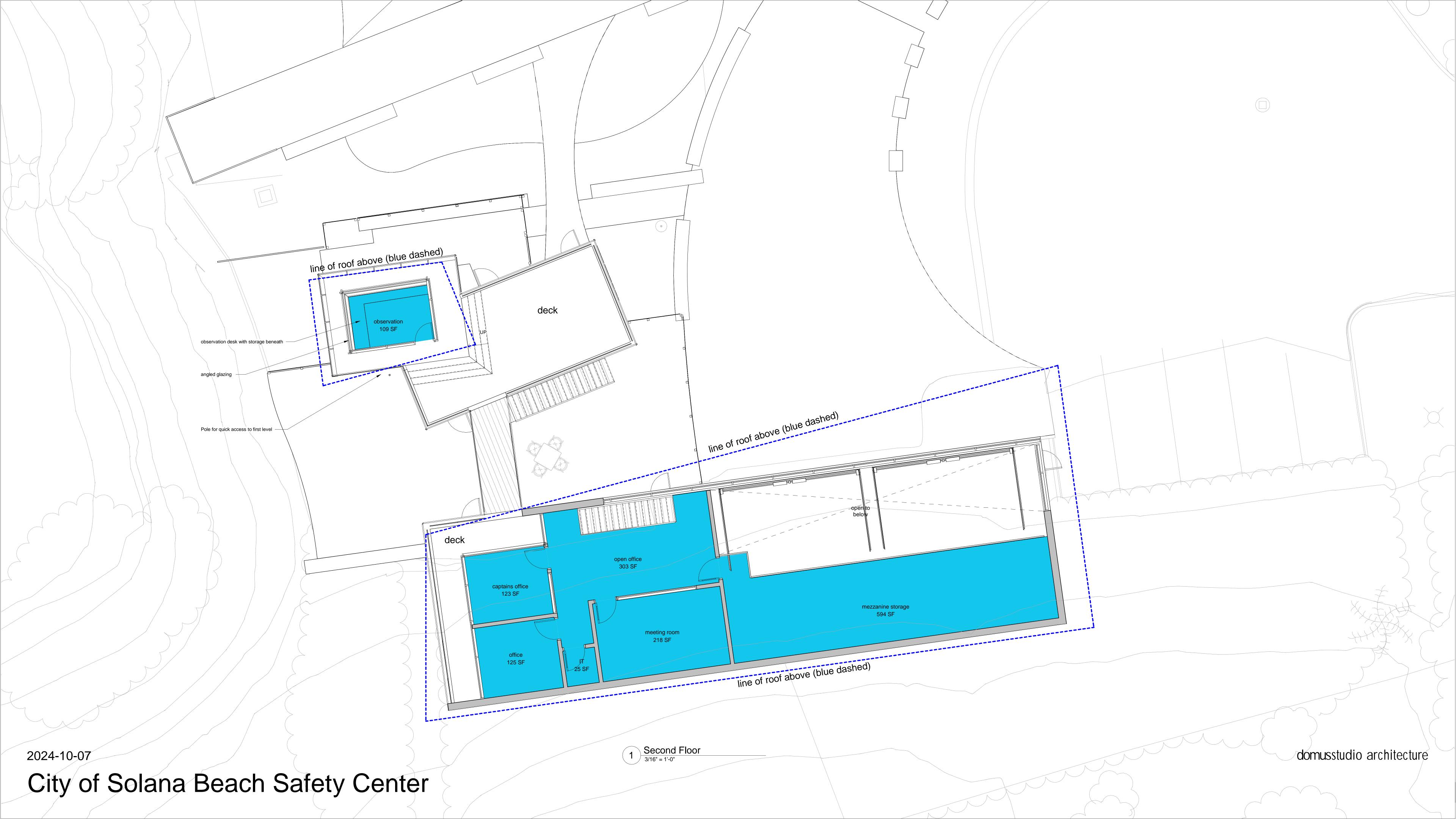
LESA HEEBNER, Mayor

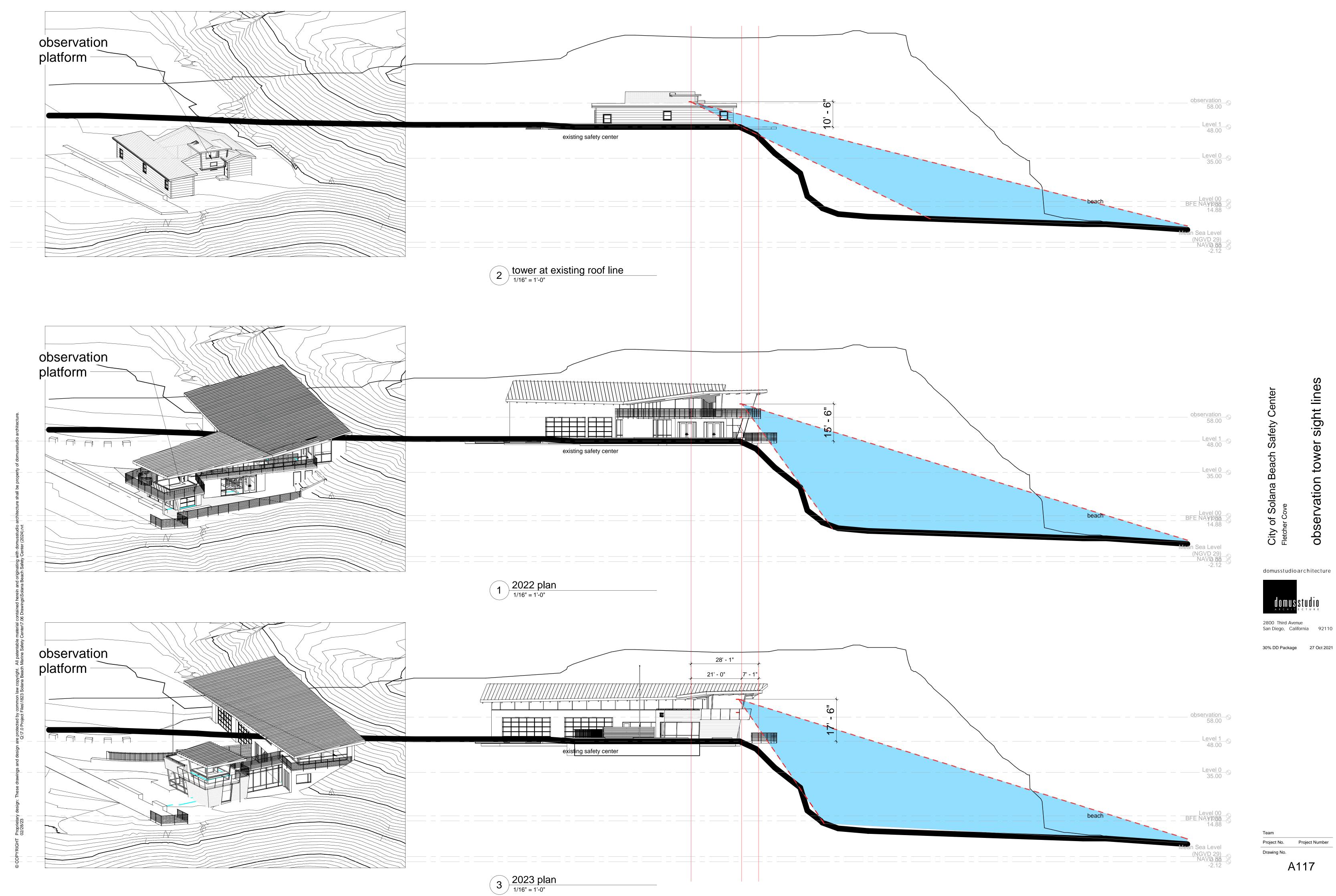
Resolution 2024-119 DRP24-014, SDP 24-007, CUP 24-003 Marine Safety Center Page 15 of 15

APPROVED AS TO FORM:	ATTEST:	
JOHANNA N. CANLAS, City Attorney	ANGELA IVEY, City Clerk	

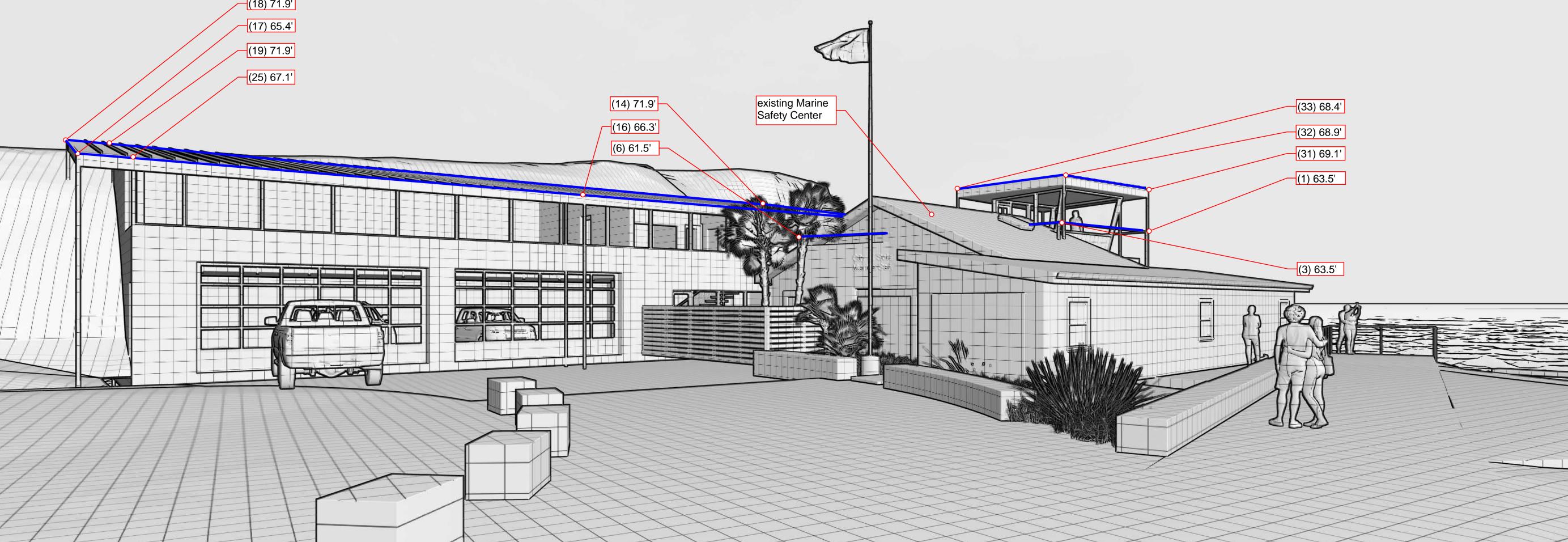












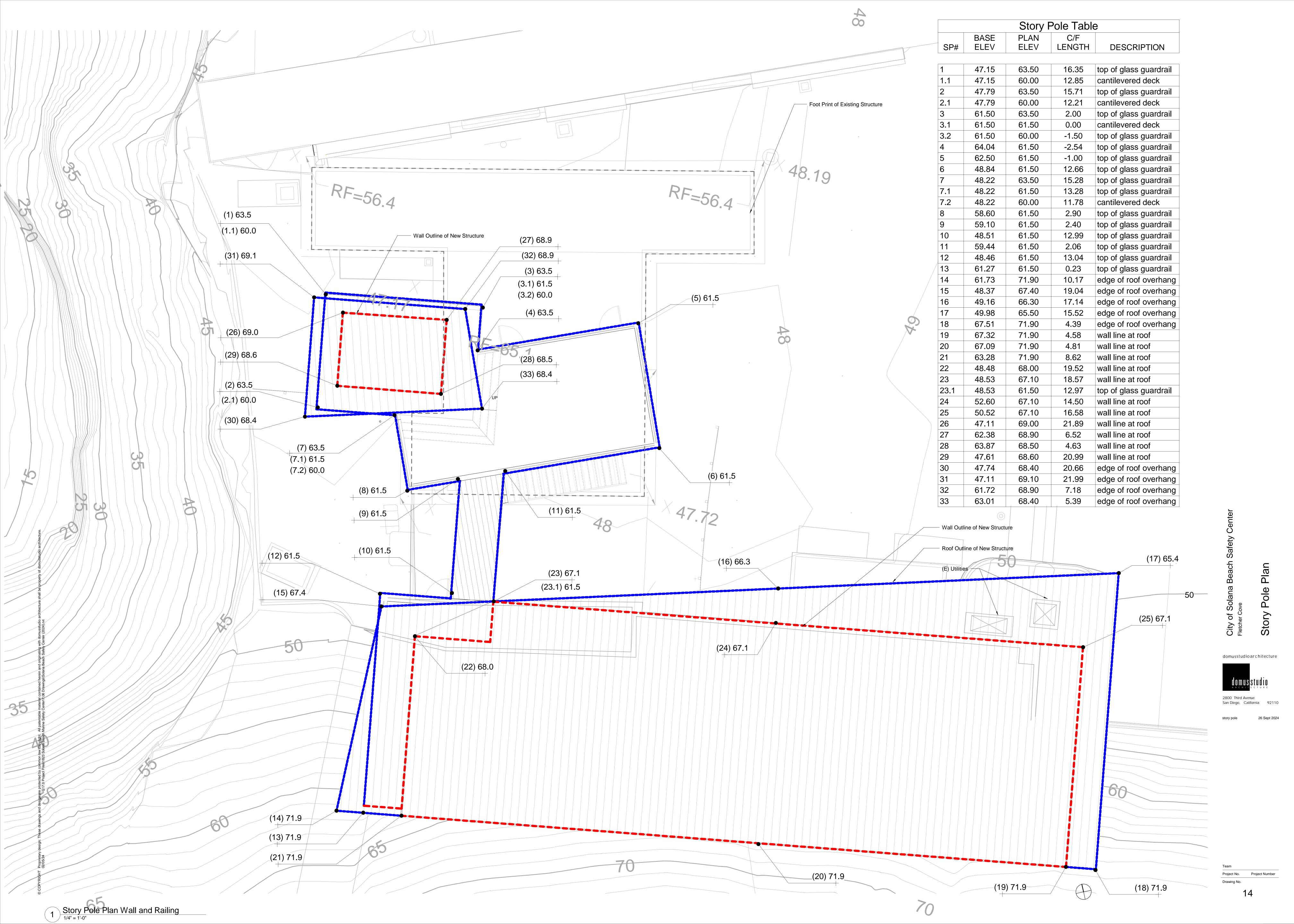
Proposed preliminary design for the Lifeguard Station. For additional information, please scan the QR code or Call (858) 720-2470.













Date: <u>SEPT. 26 202</u>4

CITY OF SOLANA BEACH

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

STORY POLE HEIGHT CERTIFICATION

1 0		
Assessor's Parcel No.:	298-010-66	

Site Address: 111 S. SIERRA AVE.

Owner's Name: CITY of SOLANA BEACH

This is to certify that on <u>SEPTEMBER 26, 2024</u> 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: 71.90' (M.S.L.)* 5P#21

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

Finished grade elevation: 47.3 (M.S.L.)*

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

TOTAL MAXIMUM HEIGHT: 24.60'

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.

conformance with the maximum height shown on Story Pole Height Certification.

For additional information, please contact me at 760 - 224 - 7653 (phone paraber) S(15)

Licensed Land Surveyor

Seal of Registration:

*Mean Sea Level (MSL) — all measurements must utilize an established benchmark that will have hange over the course of the project. ON SITE, STORM DRAIN CO IN PARKING CIRCLE

ELEV. = 50.82"

C-STORY POLES, INC.

Chris Collins PLS 8591

POB 230972 Encinitas, CA 92023

(760) 224-7653 chris@cstorypoles.com

Solana Beach Marine Safety Center

Fletch Cove, Solana Beach

W.O. CSP 22-1632

9/29/2024

CC, SM, RM

SCRIPTION *	THE OWNER OF THE OWNER, WHEN	* "T" T-post, "B" Bu	PLAN ELEV	BASE ELEV	SP#
	UPR	F - 16.35	63.50	47.15	1*
	LWR	F - 12.85	60.00	47.15	
	UPR	F - 15.71	63.50	47.79	2*
	LWR	F - 12.21	60.00	47.79	
	UPR	F - 2.00	63.50	61.50	3**
	MID	F - 0.00	61.50	61.50	
	LWR	C1.50	60.00	61.50	
	- I	C2.54	61.50	64.04	4
		C1.00	61.50	62.50	5
B @ E\		F - 12.66	61.50	48.84	6
T @ BENC	UPR	F - 15.28	63.50	48.22	7**
	MID	F - 13.28	·61.50	48.22	
	LWR	F- 11.78	60.00	48.22	
		F - 2.90	61.50	58.60	8
		F - 2.40	61.50	59.10	9
@ WALL TO WOO	ATT @	F - 12.99	61.50	48.51	10
		F - 2.06	61.50	59.44	11
T,		F - 13.04	61.50	48.46	12
T,		F - 0.23	61.50	61.27	13
		F - 10.17	71.90	61.73	14
		F - 19.04	67.40	48.37	15
B @ E\		F- 17.14	66.30	49.16	16
		F - 15.52	65.50	49.98	17
		F - 4.39	71.90	67.51	18
		F - 4.58	71.90	67.32	19
		F - 4.81	71.90	67.09	20
		F - 8.62	71.90	63.28	21
B @ WALL O		F- 19.52	68.00	48.48	22
B @ WALL O	UPR	F - 18.57	67.10	48.53	23*
	LWR	F - 12.97	61.50	48.53	

VERTICAL BENCHMARK STORM DRAIN CLEANOUT IN PARKING CIRCLE = 50.82

C-STORY POLES, INC.

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Solana Beach Marine Safety Center

Fletch Cove, Solana Beach

W.O. CSP 22-1632

9/29/2024

CC, SM, RM

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

SP#	BASE ELEV	PLAN ELEV	C/F LENGTH	DESCRIPTION *
24	52.60	67.10	F - 14.50	Т
25	50.52	67.10	F - 16.58	Т
26	47.11	69.00	F - 21.89	Т
27	62.38	68.90	F - 6.52	R
28	63.87	68.50	F - 4.63	R
29	47.61	68.60	F - 20.99	Т
30	47.74	68.40	F - 20.66	Т
31	47.11	69.10	F - 21.99	Т
32	61.72	68.90	F- 7.18	R
33	63.01	68.40	F - 5.39	R



Overlay of proposed Marine Safety center with existing structure and story poles



Existing Marine Safety center and story poles viewed from park







Overlay of proposed Marine Safety center with existing structure and story poles



Existing Marine Safety center and story poles viewed from parking lot

