



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

# AGENDA

## Joint REGULAR Meeting

Wednesday, March 12, 2025 \* 6:00 p.m.

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

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



---

### PUBLIC MEETING ACCESS

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

### WATCH THE MEETING

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

### AGENDA MATERIALS

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

### PUBLIC COMMENTS

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

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

And/Or

Verbal Comment Participation:

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

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

**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 [City Clerk's office](#) (858) 720-2400 at least 72 hours prior to the meeting.

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

**CITY COUNCILMEMBERS**

**Lesa Heebner**  
Mayor

**Kristi Becker**  
Deputy Mayor / Councilmember District 2

**Jill MacDonald**  
Councilmember District 4

**David A. Zito**  
Councilmember District 1

**Jewel Edson**  
Councilmember District 3

Alyssa Muto  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

---

**SPEAKERS:**

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

**READING OF ORDINANCES AND RESOLUTIONS:**

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

**CALL TO ORDER AND ROLL CALL:**

**CLOSED SESSION REPORT:**

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**



**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

None at the posting of this agenda

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

- San Elijo Joint Powers Authority

**ORAL COMMUNICATIONS:**

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

**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 February 26, 2025.

**[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 February 08, 2025 – February 21, 2025.

**[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. Community Grant Program - Fiscal Year 2025-26.** (File 0330-25)

Recommendation: That the City Council

1. Approve **Resolution 2025-022** authorizing the initiation of the FY 2025-26 Community Grant Program.

[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. Sewer and Storm Drain Replacement Project.** (File 1040-36, 0850-40)

Recommendation: That the City Council

1. Adopt **Resolution 2025-005**:
  - a. Awarding the construction contract to Bert W. Salas, Inc., in the amount of \$928,029, for the 2025 Sewer & Storm Drain Replacements Project, Bid 2025-02.
  - b. Approving an amount of \$139,000 for construction contingency.
  - c. Authorizing the City Manager to execute the construction contract on behalf of the City.
  - d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

[Item A.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. Reclassifications/Organization Update – Engineering Department.** (File 0500-00)

Recommendation: That the City Council

1. Adopt **Resolution 2025-021** approving the reclassification of City Engineer/Deputy Director of Engineering to include the following:
  - a. Creation of the City Engineer/Deputy Director of Engineering classification and the reclassification of the current Deputy Director of Engineering into this new role.
  - b. Incorporate the City Engineer/Deputy Director of Engineering classification to the FY 2024/2025 Management Salary Schedule 1, pay grade M7.
2. Authorize the City Treasurer to amend the FY 2024/2025 Adopted Budget accordingly.

[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)**

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

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

### **B.1. Public Hearing: 705 Barbara Ave., Applicant: Watkins, Application: DRP23-013, APN: 263-091-07.** (File 0600-40)

Recommendation: That the City Council

1. Continue the Public Hearing, date-certain, to April 23, 2025, to allow the Applicant additional time to negotiate an acceptable agreement with the neighbor.

#### **[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: 615 N. Granados Ave., Applicant: DMIG 615 North Granados LLC, Case: SMAP23-002, DRP23-011, SDP23-015, APN: 263-082-17.** (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 to approve a Minor Subdivision Tentative Parcel Map and a DRP for the proposed North Lot and a DRP for the proposed South Lot. The project also meets the requirements of the SDP for both proposed lots. Therefore, should the City Council be able to make the required findings, 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 Minor Subdivision exempt from the California Environmental Quality Act pursuant to Sections 15301 and 15315 of the State CEQA Guidelines;
3. Find the DRP and SDP for the North Lot exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines;
4. Find the DRP and SDP for the North Lot exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines; and
5. If the City Council makes the requisite findings and approves the project, adopt the following:
  - a. **Resolution 2025-018** conditionally approving a Minor Subdivision Tentative Parcel Map (SMAP23-002) to demolish the existing single-

- family residence and subdivide the property at 615 North Granados Avenue into two single-family lots (North Lot and South Lot);
- b. **Resolution 2025-019** conditionally approving a Development Review Permit (DRP23-011) and Structure Development Permit (SDP23-015) to construct a two-story single-family residence with an attached two-car garage and perform associated site improvements on the North Lot; and
  - c. **Resolution 2025-020** conditionally approving a Development Review Permit (DRP23-012) and Structure Development Permit (SDP23-016) to construct a two-story single-family residence with an attached two-car garage and perform associated site improvements on the South Lot.

[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.*

**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. Sewer Rate Study for FY 2026-2030.** (File 0870-40)

Recommendation: That the City Council

1. Provide direction to Staff for setting the annual sewer service charge rate and the duration of the rate; and set a public hearing date on May 7, 2025 pursuant to Proposition 218 to consider an increase in the annual sewer charge.

[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. FY 2025/26 Street Maintenance and Repairs Projects.** (File 0830-30)

Recommendation: That the City Council

1. Adopt **Resolution 2025-015**:
  - a. Approving Project 1 – Lomas Santa Fe Pavement Repairs Project for construction.
  - b. Approving the list of streets scheduled for maintenance and repairs as part of Project 2 – Citywide Pavement Repairs Project for construction.
  - c. Authorizing the City Engineer to advertise both projects for construction bids as funding becomes available for each project.

[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.*

**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, 1<sup>st</sup> Alternate-Zito, 2<sup>nd</sup> Alternate-Edson. Subcommittees determined by its members.
- l. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-Zito
- m. San Dieguito River Valley JPA: Primary-MacDonald, Alternate-Becker
- n. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- o. 22<sup>nd</sup> Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

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

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

### **CITIZEN COMMISSION(S)**

- a. Climate & Resiliency Commission – Zito, Becker

## **ADJOURN:**

---

***Next Regularly Scheduled Meeting is March 26, 2025***

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

---

**AFFIDAVIT OF POSTING**

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the March 12, 2025 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 March 6, 2025 at 5:20 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., March 12, 2025, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

---

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

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

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





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

**MINUTES**

**Joint Meeting - Closed Session**

**Wednesday, February 26, 2025 5:00 p.m.**

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California  
 Amended to include Councilmember remote participation for just cause  
 pursuant to Government Code section 54953(j)(2)(B).

**Public Access Link:** <https://cosb-org.zoom.us/j/82781968891>

**Action Minutes contain formal actions taken at a City Council meeting.**



**CITY COUNCILMEMBERS**

**Lesa Heebner**  
Mayor

**Kristi Becker**  
Deputy Mayor / Councilmember District 2

**Jill MacDonald**  
Councilmember District 4

**David A. Zito**  
Councilmember District 1

**Jewel Edson**  
Councilmember District 3

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, Kristi Becker, Jill MacDonald, David A. Zito, Jewel Edson,
- Absent: None
- Also Present: Alyssa Muto, City Manager  
Johanna Canlas, City Attorney

Deputy Mayor Becker arrived at 5:20 p.m.

**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.*

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

Pursuant to Government Code Section 54956.9(d)(4)  
 One (1) Potential case(s).

**ACTION: No reportable action.**

**ADJOURN:**

Mayor Heebner adjourned the meeting at 5:55 p.m.

Approved: \_\_\_\_\_

Angela Ivey, City Clerk



# CITY OF SOLANA BEACH

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

## MINUTES

Joint REGULAR Meeting

Wednesday, February 12, 2025 \* 6:00 p.m.

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

**Minutes contain formal actions taken at a City Council meeting.**



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

### CITY COUNCILMEMBERS

**Lesa Heebner**  
Mayor

**Kristi Becker**  
Deputy Mayor / Councilmember District 2

**Jill MacDonald**  
Councilmember District 4

**David A. Zito**  
Councilmember District 1

**Jewel Edson**  
Councilmember District 3

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 6:05 p.m.

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

Absent: None

Also Alyssa Muto, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Dan Goldberg, Acting Dir. Engineering/Public Works

Kyle Koszewnik, Risk Manager For 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 Becker to approve. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

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

- SANDAG  
San Diego LOSSAN Rail Realignment

PowerPoint (on file) presented by Mario Orso, Chief Executive Officer, Maria Rodriguez-Molina, Project Director, Robert Stewart, Caltrans, Danny Veeh, Rail Planning Program Manager, Keith Greer, Environmental Compliance Manager.

Council discussion.

Public Speaker  
Greg Jabin

**ORAL COMMUNICATIONS:**

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

Diana Kutlow provided an update from Senator Blakespear.

Peter Zahn

**CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:**

**CITY MANAGER / CITY ATTORNEY REPORTS:**

**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 January 29, 2025.

**Motion:** Moved by Councilmember Edson and second by Deputy Mayor 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 January 11, 2025 – January 24, 2025.

**Motion:** Moved by Councilmember Edson and second by Deputy Mayor Becker to approve. **Approved 4/0/1.** Ayes: Heebner, Edson, Becker, MacDonald. Noes: None. Absent: Zito (recused). Motion carried.

**A.3. ADA Pedestrian Ramps, Bid No. 2024-01 - Notice of Completion.** (File 0830-40)

Recommendation: That the City Council

1. Adopt **Resolution 2025-013:**
  - a. Authorizing the City Council to accept, as complete, the ADA Pedestrian Ramps, Bid No. 2024-01, constructed by LC Paving & Sealing, Inc.
  - b. Authorizing the City Clerk to file a Notice of Completion.

**Motion:** Moved by Councilmember Edson and second by Deputy Mayor Becker 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 submitting a speaker slip (located on the back table) to the City Clerk. After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record. An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. *All other speakers should refer to the public comment section at the beginning of the agenda for time allotment.* Please be aware of the timer light on the Council Dais.

**B.1. Public Hearing: 1128 Solana Dr., Applicant: Hall Family Trust, Case: DRP24-001, SDP24-003, APN: 298-371-27-10.** (File 0600-40)

Recommendation: That the City Council

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 to approve a DRP. The project also meets the requirements of the SDP. Therefore, should the City Council be able to make the findings to approve the DRP, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-012** conditionally approving a DRP and SDP to construct a new 3,843 square-foot, two-story single-family residence with an attached two-car garage and perform associated site improvements on a vacant property at 1128 Solana Drive, Solana Beach.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Applicant Presentation

Sean Santa Cruz presented a PowerPoint (on file).

Council discussion.

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

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

*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. La Colonia Master Plan Update.** (File 0720-15)

Recommendation: That the City Council

1. Receive the report and provide direction to allow staff to move forward with an update to the La Colonia Master Plan for Council approval at a later date.

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

Public Speakers

Lisa Montes

Melissa Fishel

Council discussion and provided direction to the City Manager on the La Colonia Master Plan to finalize the land use plan and return at a future meeting for Council approval

(Spring 2025). Additional direction was provided to staff on the proposed renovations to the existing Recreation Center and design of a new City Youth and Senior Center. This input will be used by staff to move forward with further engagement with the community on conceptual renovations/designs and cost estimates that will be brought back to Council for consideration at a later date (TBD).

**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.

Mayor Heebner reported for SANDAG reimbursed her for her trip to Sacramento.

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

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

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

**CITIZEN COMMISSION(S)**

**ADJOURN:**

Mayor Heebner adjourned the meeting at 8:56 p.m.

Approved: \_\_\_\_\_  
Angela Ivey, City Clerk





# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** March 12, 2025  
**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: 02/08/25 through 02/21/25**

|   |                   |           |                            |
|---|-------------------|-----------|----------------------------|
| Check Register - Disbursement Fund (Attachment 1) |                   | \$        | 1,216,821.33               |
| Net Payroll Council                               | February 13, 2025 |           | 5,191.24                   |
| Net Payroll Staff P17                             | February 14, 2025 |           | 254,369.58                 |
| <b>TOTAL</b>                                      |                   | <b>\$</b> | <b><u>1,476,382.15</u></b> |

## **DISCUSSION:**

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

## **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

## **FISCAL IMPACT:**

The register of demands for February 8, 2025, through February 21, 2025, reflects total expenditures of \$1,476,382.15 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

2/8/2025 - 2/21/2025

| Department<br>Vendor               | Description                         | Date       | Check/EFT<br>Number | Amount             |
|------------------------------------|-------------------------------------|------------|---------------------|--------------------|
| <b>100 - GENERAL FUND</b>          |                                     |            |                     |                    |
| MISSION SQUARE PLAN 302817         | Payroll Run 2 - Warrant PC08        | 02/13/2025 | 9001954             | \$3,449.70         |
| CALIFORNIA BUILDING STANDARDS CMSN | JUL-SEP 24-BUILDING STANDARDS       | 02/13/2025 | 107857              | \$357.00           |
| CALIFORNIA BUILDING STANDARDS CMSN | JUL-SEP 24-BUILDING STANDARDS       | 02/13/2025 | 107857              | (\$35.70)          |
| CALIFORNIA BUILDING STANDARDS CMSN | JAN-MAR 24-BUILDING STANDARDS       | 02/13/2025 | 107857              | \$449.00           |
| CALIFORNIA BUILDING STANDARDS CMSN | JAN-MAR 24-BUILDING STANDARDS       | 02/13/2025 | 107857              | (\$44.90)          |
| WENDY HUNTER BARKER                | RFND:FCCC 01/18/25                  | 02/13/2025 | 107874              | \$500.00           |
| STERLING HEALTH SERVICES, INC.     | PC08 FSA CONTRIBUTION               | 02/20/2025 | 9001967             | \$441.67           |
| SELF INSURED SERVICES COMPANY      | FEB 25 LIFE & ADD/SUPP LIFE INS/LTD | 02/20/2025 | 9001963             | \$1,260.18         |
| SELF INSURED SERVICES COMPANY      | FEB 25 LIFE & ADD/SUPP LIFE INS/LTD | 02/20/2025 | 9001963             | \$320.75           |
| SELF INSURED SERVICES COMPANY      | FEB 25 LIFE & ADD/SUPP LIFE INS/LTD | 02/20/2025 | 9001963             | \$1,181.80         |
| SAN DIEGO COUNTY SHERIFFS DEPT     | DEC 24-CR TOW FEE/SB OVERTIME       | 02/13/2025 | 107868              | (\$109.42)         |
| COSME SEARCH INC                   | RFND:BC-007566 FIRE INSPECTION FEE  | 02/13/2025 | 107859              | \$220.00           |
| MISSION SQUARE PLAN 302817         | Payroll Run 1 - Warrant P17         | 02/13/2025 | 9001954             | \$15,765.84        |
| SOLANA BEACH FIREFIGHTERS ASSOC    | Payroll Run 1 - Warrant P17         | 02/13/2025 | 9001958             | \$1,080.00         |
| IAFF-MERP                          | JAN 25 FF TRUST PAYMENT             | 02/13/2025 | 9001962             | \$5,200.00         |
| PAYMENTUS CORPORATION              | JAN 25                              | 02/20/2025 | 107888              | \$1,141.00         |
| <b>TOTAL GENERAL FUND</b>          |                                     |            |                     | <b>\$31,176.92</b> |
| <b>1005100 - CITY COUNCIL</b>      |                                     |            |                     |                    |
| LA COLONIA COMMUNITY FOUNDATION    | FY 25 COMMUNITY GRANT               | 02/20/2025 | 107885              | \$6,000.00         |
| <b>TOTAL CITY COUNCIL</b>          |                                     |            |                     | <b>\$6,000.00</b>  |
| <b>1005200 - CITY MANAGER</b>      |                                     |            |                     |                    |
| EMANUELS JONES & ASSOCIATES, LLC   | DEC 24-LOBBYING SERVICES            | 02/13/2025 | 9001952             | \$2,785.12         |
| EMANUELS JONES & ASSOCIATES, LLC   | FEB 25-LOBBYING SERVICES            | 02/13/2025 | 9001952             | \$2,860.12         |
| <b>TOTAL CITY MANAGER</b>          |                                     |            |                     | <b>\$5,645.24</b>  |
| <b>1005300 - FINANCE</b>           |                                     |            |                     |                    |
| STAPLES CONTRACT & COMMERCIAL      | PAPER/RECEIPT BOOK                  | 02/13/2025 | 107872              | \$21.51            |
| <b>TOTAL FINANCE</b>               |                                     |            |                     | <b>\$21.51</b>     |
| <b>1005350 - SUPPORT SERVICES</b>  |                                     |            |                     |                    |
| STAPLES CONTRACT & COMMERCIAL      | PAPER/RECEIPT BOOK                  | 02/13/2025 | 107872              | \$284.88           |
| XEROX CORPORATION                  | JAN 25-XEROX FIERY -PLN/ENG         | 02/20/2025 | 107895              | \$132.61           |
| XEROX CORPORATION                  | JAN 24-XEROX FIERY -CLK             | 02/20/2025 | 107895              | \$122.84           |
| XEROX CORPORATION                  | JAN 24-XEROX FIERY -UPSTAIRS        | 02/20/2025 | 107895              | \$132.61           |
| XEROX CORPORATION                  | JAN 25-XEROX -CLK                   | 02/20/2025 | 107895              | \$187.00           |
| XEROX CORPORATION                  | JAN 25-XEROX -CLK                   | 02/20/2025 | 107895              | \$271.68           |
| XEROX CORPORATION                  | JAN 24-XEROX -UPSTAIRS              | 02/20/2025 | 107895              | \$106.39           |
| XEROX CORPORATION                  | JAN 24-XEROX -UPSTAIRS              | 02/20/2025 | 107895              | \$298.25           |
| XEROX CORPORATION                  | JAN 25-XEROX -PLN/ENG               | 02/20/2025 | 107895              | \$88.43            |
| XEROX CORPORATION                  | JAN 25-XEROX -PLN/ENG               | 02/20/2025 | 107895              | \$546.78           |
| <b>TOTAL SUPPORT SERVICES</b>      |                                     |            |                     | <b>\$2,171.47</b>  |
| <b>1005400 - HUMAN RESOURCES</b>   |                                     |            |                     |                    |
| COASTAL LIVE SCAN AND INSURANCE    | JAN 25-FINGERPRINT APP              | 02/13/2025 | 107858              | \$30.00            |
| <b>TOTAL HUMAN RESOURCES</b>       |                                     |            |                     | <b>\$30.00</b>     |

**ATTACHMENT 1**

**1005450 - INFORMATION SERVICES**

|                                   |                                     |            |         |                   |
|-----------------------------------|-------------------------------------|------------|---------|-------------------|
| FISHER INTEGRATED, INC.           | JAN 25-WEB STREAMING SERVICES       | 02/13/2025 | 9001953 | \$800.00          |
| TING FIBER INC.                   | JAN 25-FIBER OPTICS-CITY FACILITIES | 02/13/2025 | 9001959 | \$3,263.31        |
| <b>TOTAL INFORMATION SERVICES</b> |                                     |            |         | <b>\$4,063.31</b> |

**1005560 - BUILDING SERVICES**

|                                |  |            |        |                    |
|--------------------------------|--|------------|--------|--------------------|
| ESGIL CORPORATION              | JAN 25-BUILDING/SAFETY PLAN REVIEW/INSPECTIONS | 02/13/2025 | 107863 | \$35,094.88        |
| <b>TOTAL BUILDING SERVICES</b> |  |            |        | <b>\$35,094.88</b> |

**1005590 - CODE ENFORCEMENT**

|                               |                                     |            |        |                   |
|-------------------------------|-------------------------------------|------------|--------|-------------------|
| DATATICKET INC.               | DEC 24-PARKING CITE ADMIN           | 02/13/2025 | 107861 | \$1,122.45        |
| DATATICKET INC.               | DEC 24-PARKING CITE ADMIN           | 02/13/2025 | 107861 | \$1,268.03        |
| VERIZON WIRELESS SD           | 442224168-00001 - 12/24/24-01/23/25 | 02/13/2025 | 107873 | \$141.39          |
| WEX FLEET UNIVERSAL           | 01/08/25-02/07/25-AUTO FUEL         | 02/20/2025 | 107894 | \$76.98           |
| <b>TOTAL CODE ENFORCEMENT</b> |                                     |            |        | <b>\$2,608.85</b> |

**1006110 - LAW ENFORCEMENT**

|                                |                               |            |        |                     |
|--------------------------------|-------------------------------|------------|--------|---------------------|
| SAN DIEGO COUNTY SHERIFFS DEPT | DEC 24-LAW ENFORCEMENT        | 02/13/2025 | 107868 | \$425,621.14        |
| SAN DIEGO COUNTY SHERIFFS DEPT | DEC 24-CR TOW FEE/SB OVERTIME | 02/13/2025 | 107868 | \$464.07            |
| <b>TOTAL LAW ENFORCEMENT</b>   |                               |            |        | <b>\$426,085.21</b> |

**1006120 - FIRE DEPARTMENT**

|                                   |                             |            |        |                   |
|-----------------------------------|-----------------------------|------------|--------|-------------------|
| WEX BANK                          | NOV 24-AUTO FUEL & CR TAX   | 02/13/2025 | 107875 | \$1,911.84        |
| WEX BANK                          | DEC 24-AUTO FUEL & CR TAX   | 02/13/2025 | 107875 | \$1,405.57        |
| HEARTLAND FIRE TRAINING AUTHORITY | FIRE TRAINING/GEAR REIMB    | 02/20/2025 | 107884 | \$3,033.00        |
| WEX FLEET UNIVERSAL               | 01/08/25-02/07/25-AUTO FUEL | 02/20/2025 | 107894 | \$55.94           |
| <b>TOTAL FIRE DEPARTMENT</b>      |                             |            |        | <b>\$6,406.35</b> |

**1006130 - ANIMAL CONTROL**

|                                     |                       |            |        |                   |
|-------------------------------------|-----------------------|------------|--------|-------------------|
| SAN DIEGO HUMANE SOCIETY & S.P.C.A. | FEB 5-ANIMAL SERVICES | 02/13/2025 | 107869 | \$7,603.00        |
| <b>TOTAL ANIMAL CONTROL</b>         |                       |            |        | <b>\$7,603.00</b> |

**1006150 - CIVIL DEFENSE**

|                            |                              |            |        |                 |
|----------------------------|------------------------------|------------|--------|-----------------|
| AT&T CALNET 3              | 9391012275-12/24/25-01/23/25 | 02/20/2025 | 107879 | \$155.55        |
| <b>TOTAL CIVIL DEFENSE</b> |                              |            |        | <b>\$155.55</b> |

**1006170 - MARINE SAFETY**

|                               |                             |            |         |                   |
|-------------------------------|-----------------------------|------------|---------|-------------------|
| BUSINESS PRINTING COMPANY INC | BUSINESS CARDS: MS          | 02/13/2025 | 107856  | \$213.12          |
| ACE UNIFORMS LLC              | LIFEGUARD UNIFORMS          | 02/13/2025 | 9001948 | \$971.00          |
| CULLIGAN OF SAN DIEGO         | DEC 24-EQUIPMENT            | 02/13/2025 | 107860  | \$58.00           |
| WEX FLEET UNIVERSAL           | 01/08/25-02/07/25-AUTO FUEL | 02/20/2025 | 107894  | \$934.76          |
| <b>TOTAL MARINE SAFETY</b>    |                             |            |         | <b>\$2,176.88</b> |

**1006510 - ENGINEERING**

|                                    |                                     |            |         |                 |
|------------------------------------|-------------------------------------|------------|---------|-----------------|
| UNDERGROUND SVC ALERT OF SOCAL INC | JAN 25-DIG ALERT                    | 02/13/2025 | 9001960 | \$82.15         |
| VERIZON WIRELESS SD                | 362455526-00001 - 01/02/25-02/01/25 | 02/20/2025 | 107893  | \$53.11         |
| WEX FLEET UNIVERSAL                | 01/08/25-02/07/25-AUTO FUEL         | 02/20/2025 | 107894  | \$174.57        |
| <b>TOTAL ENGINEERING</b>           |                                     |            |         | <b>\$309.83</b> |

**1006520 - ENVIRONMENTAL SERVICES**

|                                    |  |            |         |            |
|------------------------------------|--|------------|---------|------------|
| IDRAINS LLC                        | H-STORM CLEAN                          | 02/13/2025 | 107853  | \$1,700.00 |
| IDRAINS LLC                        | O-SEWER MAINT-4                        | 02/13/2025 | 107853  | \$1,340.00 |
| MISSION LINEN & UNIFORM INC        | FY25 UNIFORM SERVICES FOR PUBLIC WORKS | 02/13/2025 | 107865  | \$16.97    |
| MISSION LINEN & UNIFORM INC        | FY25 UNIFORM SERVICES FOR PUBLIC WORKS | 02/20/2025 | 107886  | \$16.95    |
| VERIZON WIRELESS SD                | 362455526-00001 - 01/02/25-02/01/25    | 02/20/2025 | 107893  | \$53.11    |
| MIKHAIL OGAWA ENGINEERING, INC.    | JAN 25- STORMWATER PROGRAM             | 02/20/2025 | 9001965 | \$9,615.30 |
| SANTA FE IRRIGATION DISTRICT       | 005506-014-01/03/25-02/03/25           | 02/20/2025 | 107891  | \$287.17   |
| WEX FLEET UNIVERSAL                | 01/08/25-02/07/25-AUTO FUEL            | 02/20/2025 | 107894  | \$507.85   |
| CLEAN EARTH ENVIROMENTAL SOLUTIONS | JAN 25- HHW COLLECTION                 | 02/20/2025 | 107881  | \$1,790.46 |

**TOTAL ENVIRONMENTAL SERVICES****\$15,327.81****1006530 - STREET MAINTENANCE**

|                              |  |            |        |          |
|------------------------------|--|------------|--------|----------|
| MISSION LINEN & UNIFORM INC  | FY25 UNIFORM SERVICES FOR PUBLIC WORKS | 02/13/2025 | 107865 | \$27.55  |
| BFS GROUP OF CALIFORNIA LLC  | PAINT ROLLERS                          | 02/13/2025 | 107862 | \$29.72  |
| MISSION LINEN & UNIFORM INC  | FY25 UNIFORM SERVICES FOR PUBLIC WORKS | 02/20/2025 | 107886 | \$27.56  |
| VERIZON WIRELESS SD          | 362455526-00001 - 01/02/25-02/01/25    | 02/20/2025 | 107893 | \$53.11  |
| BFS GROUP OF CALIFORNIA LLC  | GLOVES/BLADES                          | 02/20/2025 | 107883 | \$76.30  |
| SANTA FE IRRIGATION DISTRICT | 011695-000-01/03/25-02/03/25           | 02/20/2025 | 107891 | \$91.05  |
| WEX FLEET UNIVERSAL          | 01/08/25-02/07/25-AUTO FUEL            | 02/20/2025 | 107894 | \$460.25 |

**TOTAL STREET MAINTENANCE****\$765.54****1006540 - TRAFFIC SAFETY**

|                                   |                                     |            |         |             |
|-----------------------------------|-------------------------------------|------------|---------|-------------|
| REDFLEX TRAFFIC SYSTEMS, INC      | JAN 25-RED LIGHT CAMERA ENFORCEMENT | 02/13/2025 | 9001956 | \$8,115.87  |
| ALL CITY MANAGEMENT SERVICES, INC | CROSSING GUARDS-01/19/25-02/01/25   | 02/13/2025 | 9001949 | \$11,571.88 |
| VERIZON WIRELESS SD               | 362455526-00001 - 01/02/25-02/01/25 | 02/20/2025 | 107893  | \$37.93     |

**TOTAL TRAFFIC SAFETY****\$19,725.68****1006550 - STREET CLEANING**

|                              |                                  |            |         |            |
|------------------------------|----------------------------------|------------|---------|------------|
| SCA OF CA, LLC               | JAN 25- STREET SWEEPING SERVICES | 02/13/2025 | 9001957 | \$3,952.53 |
| PRIDE INDUSTRIES             | JAN 25-TRASH ABATEMENT SERVICES  | 02/20/2025 | 107889  | \$1,597.35 |
| SANTA FE IRRIGATION DISTRICT | 011695-000-01/03/25-02/03/25     | 02/20/2025 | 107891  | \$53.48    |

**TOTAL STREET CLEANING****\$5,603.36****1006560 - PARK MAINTENANCE**

|                              |  |            |         |          |
|------------------------------|--|------------|---------|----------|
| MISSION LINEN & UNIFORM INC  | FY25 UNIFORM SERVICES FOR PUBLIC WORKS | 02/13/2025 | 107865  | \$20.13  |
| NISSHO OF CALIFORNIA         | JAN 25- LANDSCAPING SERVICES           | 02/13/2025 | 9001955 | \$960.57 |
| MISSION LINEN & UNIFORM INC  | FY25 UNIFORM SERVICES FOR PUBLIC WORKS | 02/20/2025 | 107886  | \$20.14  |
| VERIZON WIRELESS SD          | 362455526-00001 - 01/02/25-02/01/25    | 02/20/2025 | 107893  | \$75.87  |
| JOSE GARCIA                  | MILEAGE-02/02/25                       | 02/20/2025 | 9001964 | \$84.00  |
| NAPA AUTO PARTS INC          | WINDOW WIPERS                          | 02/20/2025 | 107887  | \$103.40 |
| SANTA FE IRRIGATION DISTRICT | 005506-018-01/03/25-02/03/25           | 02/20/2025 | 107891  | \$280.62 |
| SANTA FE IRRIGATION DISTRICT | 005506-019-01/03/25-02/03/25           | 02/20/2025 | 107891  | \$890.83 |
| WEX FLEET UNIVERSAL          | 01/08/25-02/07/25-AUTO FUEL            | 02/20/2025 | 107894  | \$95.22  |

**TOTAL PARK MAINTENANCE****\$2,530.78****1006570 - PUBLIC FACILITIES**

|                                  |  |            |         |             |
|----------------------------------|--|------------|---------|-------------|
| CALIFORNIA OFFICE CLEANING, INC  | JAN 25-JANITORIAL/CUSTODIAL SVC            | 02/13/2025 | 9001951 | \$10,155.00 |
| BFS GROUP OF CALIFORNIA LLC      | VELCRO TAPE/POWER STRIP/CAULK              | 02/13/2025 | 107862  | \$87.62     |
| BFS GROUP OF CALIFORNIA LLC      | CORNER BRACE                               | 02/13/2025 | 107862  | \$9.77      |
| BFS GROUP OF CALIFORNIA LLC      | WD-40/MOUSE TRAPS/ADHESV                   | 02/13/2025 | 107862  | \$21.10     |
| BFS GROUP OF CALIFORNIA LLC      | BATTERIES/FOUNTAIN PUMP                    | 02/13/2025 | 107862  | \$55.66     |
| STANDARD PLUMBING SUPPLY COMPANY | FAUCET                                     | 02/13/2025 | 107871  | \$127.75    |
| BFS GROUP OF CALIFORNIA LLC      | PAINT BRUSHES                              | 02/20/2025 | 107883  | \$50.13     |
| WEX FLEET UNIVERSAL              | 01/08/25-02/07/25-AUTO FUEL                | 02/20/2025 | 107894  | \$158.70    |
| CINTAS CORPORATION NO. 2         | FIRST AID SUPPLIES-CH                      | 02/20/2025 | 107880  | \$220.99    |
| PRIDE INDUSTRIES                 | JAN 25-TRASH ABATEMENT SERVICES            | 02/20/2025 | 107889  | \$1,597.35  |
| 24 HOUR ELEVATOR, INC            | FEB 25- ELEVATOR PREVENTATIVE MAINT/REPAIR | 02/20/2025 | 107876  | \$204.20    |
| BFS GROUP OF CALIFORNIA LLC      | URINAL KIT                                 | 02/20/2025 | 107883  | \$29.35     |
| BFS GROUP OF CALIFORNIA LLC      | 2 WAY FLASHING                             | 02/20/2025 | 107883  | \$17.12     |
| BFS GROUP OF CALIFORNIA LLC      | ANCHOR KIT                                 | 02/20/2025 | 107883  | \$14.67     |

**TOTAL PUBLIC FACILITIES****\$12,749.41****1007100 - COMMUNITY SERVICES**

|                      |                       |            |        |            |
|----------------------|-----------------------|------------|--------|------------|
| SIENNA C BARRY       | FC DESIGN SELECTION   | 02/13/2025 | 107870 | \$2,000.00 |
| BAKER IRON WORKS INC | ART BASE INSTALLATION | 02/13/2025 | 107855 | \$3,250.00 |

**TOTAL COMMUNITY SERVICES****\$5,250.00****1007110 - GF-RECREATION**

|                                 |                             |            |         |          |
|---------------------------------|-----------------------------|------------|---------|----------|
| CALIFORNIA OFFICE CLEANING, INC | JAN 25-FCCC CLEANING        | 02/13/2025 | 9001951 | \$150.00 |
| ABLE PATROL & GUARD INC         | JAN 25-GAURD SVC-FCCC       | 02/13/2025 | 107852  | \$162.00 |
| WEX FLEET UNIVERSAL             | 01/08/25-02/07/25-AUTO FUEL | 02/20/2025 | 107894  | \$89.95  |

**TOTAL GF-RECREATION****\$401.95****1205460 - SELF INSURANCE RETENTION**

|                           |                                 |            |        |            |
|---------------------------|---------------------------------|------------|--------|------------|
| QUICK CRETE PRODUCTS CORP | CONCRETE BOLLARD/LOCKING DEVICE | 02/13/2025 | 107867 | \$2,162.95 |
|---------------------------|---------------------------------|------------|--------|------------|

**TOTAL SELF INSURANCE RETENTION****\$2,162.95****1255465 - WORKERS COMPENSATION**

|                            |                   |            |        |          |
|----------------------------|-------------------|------------|--------|----------|
| CORVEL ENTERPRISE COMP INC | JAN 25-CLAIM SVCS | 02/20/2025 | 107882 | \$250.00 |
|----------------------------|-------------------|------------|--------|----------|

**TOTAL WORKERS COMPENSATION****\$250.00****135 - EQUIPMENT REPLACEMENT**

|             |                |            |        |         |
|-------------|----------------|------------|--------|---------|
| MARK LINMAN | REFND: V24-001 | 02/13/2025 | 107864 | \$61.50 |
|-------------|----------------|------------|--------|---------|

**TOTAL EQUIPMENT REPLACEMENT****\$61.50****1356120 - ASSET REPLACEMENT-FIRE**

|                        |                           |            |        |             |
|------------------------|---------------------------|------------|--------|-------------|
| AUTOLIFT SERVICES INC. | SCBA AIR COMPRESSOR AWARD | 02/13/2025 | 107854 | \$90,616.60 |
|------------------------|---------------------------|------------|--------|-------------|

**TOTAL ASSET REPLACEMENT-FIRE****\$90,616.60****140 - FACILITIES REPLACEMENT**

|                       |   |            |        |            |
|-----------------------|---|------------|--------|------------|
| 24 HOUR ELEVATOR, INC | PROJ#9409.00 CITY HALL ELEVATOR MODERINZATION | 02/20/2025 | 107877 | (\$250.00) |
|-----------------------|---|------------|--------|------------|

**TOTAL FACILITIES REPLACEMENT****(\$250.00)****1406510 - FACILITIES MAINT-CIP**

|                       |   |            |        |            |
|-----------------------|---|------------|--------|------------|
| 24 HOUR ELEVATOR, INC | PROJ#9409.00 CITY HALL ELEVATOR MODERINZATION | 02/20/2025 | 107877 | \$5,000.00 |
|-----------------------|---|------------|--------|------------|

**TOTAL FACILITIES MAINT-CIP****\$5,000.00****2047520 - MID 9C SANTA FE HILLS**

|                              |                              |            |        |          |
|------------------------------|------------------------------|------------|--------|----------|
| SANTA FE IRRIGATION DISTRICT | 005979-014-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$719.62 |
| SANTA FE IRRIGATION DISTRICT | 005979-015-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$276.23 |
| SANTA FE IRRIGATION DISTRICT | 005979-016-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$456.22 |
| SANTA FE IRRIGATION DISTRICT | 005979-017-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$48.81  |
| SANTA FE IRRIGATION DISTRICT | 005979-018-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$53.20  |
| SANTA FE IRRIGATION DISTRICT | 005979-019-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$110.27 |
| SANTA FE IRRIGATION DISTRICT | 005979-026-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$710.84 |
| SANTA FE IRRIGATION DISTRICT | 005979-020-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$508.90 |
| SANTA FE IRRIGATION DISTRICT | 005979-021-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$539.63 |
| SANTA FE IRRIGATION DISTRICT | 005979-022-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$394.76 |
| SANTA FE IRRIGATION DISTRICT | 005979-023-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$390.37 |
| SANTA FE IRRIGATION DISTRICT | 005979-024-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$399.15 |
| SANTA FE IRRIGATION DISTRICT | 005979-025-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$500.12 |

**TOTAL MID 9C SANTA FE HILLS****\$5,108.12****2087580 - COASTAL RAIL TRAIL MAINT**

|                              |                              |            |        |            |
|------------------------------|------------------------------|------------|--------|------------|
| SANTA FE IRRIGATION DISTRICT | 005506-020-01/03/25-02/03/25 | 02/20/2025 | 107891 | \$1,332.73 |
|------------------------------|------------------------------|------------|--------|------------|

**TOTAL COASTAL RAIL TRAIL MAINT****\$1,332.73****2117600 - STREET LIGHTING DISTRICT**

|                     |                                     |            |        |         |
|---------------------|-------------------------------------|------------|--------|---------|
| VERIZON WIRELESS SD | 362455526-00001 - 01/02/25-02/01/25 | 02/20/2025 | 107893 | \$15.17 |
|---------------------|-------------------------------------|------------|--------|---------|

**TOTAL STREET LIGHTING DISTRICT****\$15.17****2465200 - MISC GRANTS - CM**

|                                 |                                      |            |         |            |
|---------------------------------|--------------------------------------|------------|---------|------------|
| SOLANA CENTER FOR ENVIRONMENTAL | SB1383 FOOD RECOVERY TA AND OUTREACH | 02/20/2025 | 9001966 | \$2,068.50 |
|---------------------------------|--------------------------------------|------------|---------|------------|

**TOTAL MISC GRANTS - CM****\$2,068.50****2505570 - COASTAL BUSINESS/VISITORS**



|  |  |            |         |                       |
|--|--|------------|---------|-----------------------|
| NICHOLAS JASON KANTARELIS                  | TEMP ART PROGRAM                               | 02/13/2025 | 107866  | \$3,000.00            |
| <b>TOTAL COASTAL BUSINESS/VISITORS</b>     |  |            |         | <b>\$3,000.00</b>     |
| <b>4506190 - SAND REPLNSHMNT/RETENTION</b> |  |            |         |                       |
| WARWICK GROUP CONSULTANTS, LLC             | DEC 24- CONSULTING SERVICES                    | 02/13/2025 | 9001961 | \$5,833.00            |
| TING FIBER INC.                            | FEB 24-FIBER OPTICS-TIDE BEACH PARK LG TWR     | 02/13/2025 | 9001959 | \$450.00              |
| <b>TOTAL SAND REPLNSHMNT/RETENTION</b>     |  |            |         | <b>\$6,283.00</b>     |
| <b>4596520 - MISC CAPITAL PROJ - ENVIR</b> |  |            |         |                       |
| UNIVERSITY OF SAN DIEGO                    | 07/13/23-01/13/25 - CLIMATE ACTION PLAN UPDATE | 02/20/2025 | 9001968 | \$31,683.96           |
| <b>TOTAL MISC CAPITAL PROJ - ENVIR</b>     |  |            |         | <b>\$31,683.96</b>    |
| <b>5097700 - SANITATION</b>                |  |            |         |                       |
| IDRAINS LLC                                | J-SEWER VACUUM                                 | 02/13/2025 | 107853  | \$675.00              |
| MISSION LINEN & UNIFORM INC                | FY25 UNIFORM SERVICES FOR PUBLIC WORKS         | 02/13/2025 | 107865  | \$10.60               |
| IDRAINS LLC                                | LC-3 MNTH SEWER-STORMDRAIN MAINT               | 02/20/2025 | 107878  | \$525.00              |
| IDRAINS LLC                                | FS-3 MNTH SEWER-STORMDRAIN MAINT               | 02/20/2025 | 107878  | \$525.00              |
| IDRAINS LLC                                | CH-3 MNTH SEWER-STORMDRAIN MAINT               | 02/20/2025 | 107878  | \$525.00              |
| IDRAINS LLC                                | MS-3 MNTH SEWER-STORMDRAIN MAINT               | 02/20/2025 | 107878  | \$525.00              |
| US BANK                                    | 03/01/25-2017 SEJPA PRIN & INT                 | 02/20/2025 | 9001969 | \$255,000.00          |
| SANTA FE IRRIGATION DISTRICT               | 005506-014-01/03/25-02/03/25                   | 02/20/2025 | 107891  | \$861.51              |
| WEX FLEET UNIVERSAL                        | 01/08/25-02/07/25-AUTO FUEL                    | 02/20/2025 | 107894  | \$190.45              |
| IDRAINS LLC                                | E- SEWER-JETTING-10,213                        | 02/20/2025 | 107878  | \$6,434.19            |
| MISSION LINEN & UNIFORM INC                | FY25 UNIFORM SERVICES FOR PUBLIC WORKS         | 02/20/2025 | 107886  | \$10.60               |
| RAFTELIS FINANCIAL CONSULTANTS INC         | JAN 25-SEWER RATE & REVENUE PLAN STUDY         | 02/20/2025 | 107890  | \$4,320.00            |
| VERIZON WIRELESS SD                        | 362455526-00001 - 01/02/25-02/01/25            | 02/20/2025 | 107893  | \$15.17               |
| SWRCB                                      | FY24/25-ANNUAL WASTE DISCHARGE FEES            | 02/20/2025 | 107892  | \$824.00              |
| US BANK                                    | 03/01/25-2017 SEJPA PRIN & INT                 | 02/20/2025 | 9001969 | \$207,143.75          |
| <b>TOTAL SANITATION</b>                    |  |            |         | <b>\$477,585.27</b>   |
| <b>REPORT TOTAL:</b>                       |  |            |         | <b>\$1,216,821.33</b> |



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** March 12, 2025  
**ORIGINATING DEPT:** City Manager’s Department – Dan King, Assistant City Manager  
**SUBJECT:** **City Council Consideration of Resolution 2025-022  
 Authorizing the FY 2025-26 Community Grant Program**

## **BACKGROUND:**

On May 4, 2004, the City Council adopted Resolution 2004-68 approving Council Policy No. 14, establishing the Community Grant Program (“Grant Program”) and Application Guidelines for the Grant Program. On September 27, 2006, the City Council amended the policy to specify grant monies are only intended to be provided to non-governmental organizations.

The Fiscal Year (FY) 2025-26 Preliminary Budget has \$50,000 allocated for the Grant Program. Included in the \$50,000 allocation is \$15,000 in funding from the EDCO Franchise Agreement negotiated by the City.

This item is before City Council to consider approving Resolution 2025-022 (Attachment 1) authorizing the FY 2025-26 Community Grant Program for the City of Solana Beach.

## **DISCUSSION:**

The following is a list of key points for the implementation of the Community Grant Program for FY 2025-26:

### Application Criteria

Applications will be judged and selected based upon the following criteria:

1. The applicant is a non-profit 501(c)(3) or a recognized community-based organization serving the Solana Beach community.
2. Fair and justifiable program costs (budget required).
3. Collaboration/Partnerships.
4. Leveraging of matching funds/resources.
5. Preference will be given to organizations that service the residents and utilize the businesses of Solana Beach.

|                                     |
|-------------------------------------|
| CITY COUNCIL ACTION: _____<br>_____ |
|-------------------------------------|

6. Originality and creativity. Preference will be given to projects or programs which are new and unique to the community or which provide a new or unique aspect to an existing program.
7. Applicants must submit a financial conditions statement (Balance Sheet) as well as the applicant(s) revenue/expenditure statements and tax return statements for the prior operating year.
8. Completion of project between the grant award and May 31, 2026 (an exception to the May 31, 2026 completion date can be made with proof of good cause).

### Grant Award Amounts

Grants will be funded upon approval by the City Council. The City Council, at its own discretion, may modify the grant awards to qualified recipients based on qualifying criteria, number of qualified applications received, and purpose of request to meet policy areas as enumerated in the City Council's Work Plan to benefit the Solana Beach community.

### Grant Award Expenditures

Grantees' expenditures must be directly related to services or materials of the proposed activity during the grant award period (date of grant approval through May 31, 2026). Grantees will be required to maintain records to support claimed expenditures and project accomplishments. Grants must not be used to replace or offset funding sources normally available for any portion of the project, nor be used by the applicant(s) to fund/supplement its own monetary contributions.

### Final Report and Receipts

Grantees will submit copies of paid receipts/invoices and a written report to the City Manager's Department to ensure that funds were spent in compliance with the Program and consistent with the grantees' application. Applicant(s) will be required to reimburse the City of Solana Beach for any inappropriately expended funds.

### Prior Financial Assistance

Information provided on the application will be used to review prior grant management and performance history. Non-compliance issues will be taken into consideration and may affect future decisions by the City Council.

### Community Grant Program FY 2025-26 Key Dates:

April 28, 2025            Distribute Request for Proposals and issue press/social media notifications.

May 29, 2025            Deadline for Request for Financial Assistance Applications. City Manager will review each application and make recommendations based upon:

- 1) Completed application, with any required attachments;

- 2) Clear indication of the grant amount requested and reasons therefore; and
- 3) Benefit to Solana Beach community and conformity with program criteria as noted above.

|               |  |
|---------------|--|
| June 18, 2025 | <u>First Council Review:</u> All eligible grant applications will be considered by the City Council. Review and public comment/presentations will be accepted.   |
| July 2, 2025  | <u>Final Council Review:</u> City Council approves grant recipients. Following City Council award, the City Manager will be directed to issue awards to recipients. Announcement of recipients will be made to the community via public notification.  |
| May 1, 2026   | Letter will be sent to FY 2025-26 recipients reminding them to submit their reports and copies of receipts by May 31, 2026.  |
| May 31, 2026  | All FY 2025-26 recipients must submit copies of paid receipts/invoices and a written report that includes the number of citizens served and outcome of grant funded activity. If no report and/or paid receipts/invoices are received, recipient will be required to immediately reimburse City of Solana Beach grant funds. |
| July 2026     | At the City Council Meeting in July 2026, the City Manager provides the Final Report for FY 2025-26 Grant Recipients to the City Council.  |

If a determination is made that funds were expended inappropriately, City Council will direct recipients to reimburse the City of Solana Beach for the designated amount of award.

#### Submittals

The City is requesting that all grant applications be submitted electronically to [dking@cosb.org](mailto:dking@cosb.org) and [pletts@cosb.org](mailto:pletts@cosb.org). If the applicant does not have access to email, applicants may submit applications in person at City Hall by the proposed deadline.

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

Not a project as defined by CEQA.

#### **FISCAL IMPACT:**

The preliminary FY 2025-26 Budget contains fiscal appropriations in the amount of \$50,000 to be used to fund community grants. All fiscal appropriations are budgeted under the Mayor/City Council Fund 1005100-65320 – Contribution to Other Agencies.

#### **WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation
- Approve Staff recommendation with modifications
- Deny Staff recommendation

**CITY STAFF RECOMMENDATION:**

Staff recommends that the City Council approve Resolution 2025-022 authorizing the initiation of the FY 2025-26 Community Grant Program.



Alyssa Muto, City Manager

**Attachments:**

1. Resolution 2025-022
2. FY 2025-26 Application Guidelines
3. FY 2025-26 Grant Application

## **RESOLUTION 2025-022**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AND AUTHORIZING THE INITIATION OF THE COMMUNITY GRANT PROGRAM FOR FISCAL YEAR 2025-26**

**WHEREAS**, on May 4, 2004, the City Council adopted Resolution 2004-68 approving Council Policy No. 14, establishing the Community Grant Program (“Grant Program”) and Application Guidelines for the Grant Program; and

**WHEREAS**, on September 27, 2006, the City Council amended the policy to specify grant monies are only intended to be provided to non-governmental organizations.

**WHEREAS**, applications will be judged and selected based upon the following criteria:

1. The applicant is a non-profit 501(c)(3) or a recognized community-based organization serving the Solana Beach community.
2. Fair and justifiable program costs (budget required).
3. Collaboration/Partnerships.
4. Leveraging of matching funds/resources.
5. Preference will be given to organizations that service the residents and utilize the businesses of Solana Beach.
6. Originality and creativity. Preference will be given to projects or programs which are new and unique to the community or which provide a new or unique aspect to an existing program.
7. Applicants must submit a financial conditions statement (Balance Sheet) as well as the applicant(s) revenue/expenditure statements and tax return statements for the prior operating year.
8. Completion of project between the grant award and May 31, 2026 (an exception to the May 31, 2026 completion date can be made with proof of good cause).

**WHEREAS**, grantees’ expenditures must be directly related to services or materials of the proposed activity during the grant award period (date of grant approval through May 31, 2026).

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

1. That the above recitations are true and correct.
2. That the City Council approves the solicitation and request for proposals for grant applications to be initiated on April 28, 2025 and the application period to close on May 28, 2025, at 5:00 p.m.
3. That the annual solicitation of grant proposals from community service organizations who meet the grant program guidelines for the Community Grant



Program for the FY 2025-26 funds of \$50,000 are approved and authorized.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, held on the 12<sup>th</sup> day of March 2025, by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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

# **City of Solana Beach Community Grant Program**

## **Request for Financial Assistance**

**FY 2025-26**

### **APPLICATION GUIDELINES**

The City of Solana Beach is soliciting grant applications until 5:00 p.m., Thursday, May 29, 2025. The City Council has a total of \$50,000 available for community organizations. A maximum of two grant applications may be submitted per community organization. Grants will be awarded with a maximum award of \$6,000.

Request for grants are limited to non-governmental, nonprofit organizations serving the Solana Beach community. Excluded entities include the following: County of San Diego, Municipal Organizations, Special or Water Districts, school districts or schools (but not their supporting organizations), and private individuals.

#### **Grant Application & Documents Required**

Applicants must complete the attached application form and provide the following documents:

- Summary of organization's (overall) budget
- Proposed program budget detailing costs which are fair and reasonable.
- Financial Statements including the Balance Sheet and Revenue/Expenditure Statement, and the Tax Statements filed for the prior year.
- W-9 Form
- California Franchise Tax Board Entity Status Letter showing nonprofit status
- Organizations which have filed as a nonprofit with the State of California must attach a copy of either its current year 501(c)3 nonprofit certification form or determination letter pursuant to Cal. Rev. and Tax. Code Section 23701d. Note: Organizations that are recognized community-based organizations but have not formally filed, will be considered at the City Council's discretion.

#### **Applications will be judged and selected on the following criteria:**

- Must serve the residents of Solana Beach.
- Proposed program costs that are fair and justifiable.
- Preference will be given to non-profit organizations that provide either services/goods to Solana Beach groups or to Solana Beach residents with special economic needs that are not being met in the economic environment. These can be non-profits whose funding has been reduced or eliminated and are unable to serve

these populations in need.

- Preference will be given to organizations that service the residents and utilize the businesses of Solana Beach.
- Preference will be given new programs or ones that provides a new or unique aspect to an existing program.
- Consideration may be given to applications that collaborate or partner with other organizations.
- Consideration may be given to applications which receive matching funds from other organizations.
- Information provided on application will be used to review prior grant management and performance history. Significant non-compliance issues will be taken into consideration and may affect future funding decisions by the City Council.
- City Council has full discretion regarding any decisions made concerning the community grant process and any and all decisions are final.

**Application Submittal Deadline: NO LATER THAN 5:00 p.m. Thursday, May 29, 2025**

It is the City's preference that completed forms be submitted via email to [dking@cosb.org](mailto:dking@cosb.org) and copied to [pletts@cosb.org](mailto:pletts@cosb.org). If email submission is not possible for an applicant, hard copies may be submitted in person at City Hall 635 South Highway 101, Solana Beach, CA. 92075, Attn: Community Grants Program. Mail applications will not be accepted. All applications must be received by 5:00 p.m. on Thursday, May 29, 2025; no late applications will be accepted or considered.

Please contact Dan King, Assistant City Manager, at (858) 720-2477 if you need additional information.

**Grant Award:**

The City Council, at its discretion, may determine the grant award to qualified applicants based on the above qualifying criteria, number of qualified applicants received, and purpose of request to meet areas as enumerated by the City Council that benefit the Solana Beach community. Awarded grants will be provided as a one-time, lump-sum monies to the selected organization(s). The total of all grant awards may not exceed \$50,000.

Grants will be funded after the approval by the City Council.

**Final Report and Expenditures:**

Grantees' expenditures must be directly related to services or materials of proposed activity during the grant award period (date of grant approval through May 31, 2026). No later than May 31, 2026, grantees are required to submit a final written report to ensure that funds were spent in compliance with the approved application. The City Manager's Office will review submitted copies of paid receipts/invoices and the final written report. Grantees will be required to maintain records to support claimed expenditures and project accomplishments. Grants must not be used to replace or offset funding sources normally

available for any portion of the project, nor be used by the applicant to fund/supplement its own monetary giving. Applicant(s) will be required to reimburse the City of Solana Beach all inappropriately spent funds.

**PROGRAM FY 2025-26 KEY DATES:**

|                |   |
|----------------|---|
| April 28, 2025 | Grant Application Program Applications available for distribution and solicitation.   |
| May 29, 2025   | <u>DEADLINE for Request for Financial Assistance Applications (5:00pm)</u> . The City Manager's Office will review each application and make recommendations to City Council based upon:<br>1) Completed application, including required attachments;<br>2) Clear indication of the grant amount requested and reasons therefore; and<br>3) Benefit to Solana Beach community and conformity with program criteria as detailed above. |
| June 26, 2025  | <u>First Council Review</u> : All eligible grant applications for Fiscal Year 2025-26 will be considered by City Council. Review and public comment/presentations will be accepted.   |
| July 02, 2025  | <u>Final Council Review</u> : City Council makes decision and approves grant recipients. The City Manager will be directed to issue awards to recipients. Announcement of grant award recipients is made to community via public notification.  |
| May 1, 2026    | Letter will be sent to FY 2025-26 grant recipients reminding them to submit their reports and copies of receipts by May 31, 2026. (Exception to the May 31, 2026 completion date can be made with proof of good cause.)   |
| May 31, 2026   | All FY 2025-26 grant recipients must submit copies of paid receipts/invoices and written report, that includes the number of citizens served and outcome of grant funded activity. If no paid receipts/invoices are received, recipient will be required to immediately reimburse City of Solana Beach grant funds.   |

All grant recipients' final reports will be submitted before the City Council for approval of expenditures. If determination is made that funds were expended inappropriately, Council will direct Grant recipients to reimburse the City of Solana Beach for the designated amount of award.

**City of Solana Beach**  
**Community Grant Program**  
Request for Financial Assistance

**FY 2025-26 APPLICATION**

*All Applications MUST BE RECEIVED by 5:00 p.m. Thursday, May 28, 2025.*

Please fill out this application completely. Print clearly or type.

Please refer to the Community Grant Program Application Guidelines for selection criteria and additional information.

Name of Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Contact Person: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Evening Phone: \_\_\_\_\_

Email address: \_\_\_\_\_

Required Attachments (See Application Guidelines for additional information)

1. W-9
2. Summary of organization's budget
3. Proposed program budget
4. Financial and Tax Statements
5. A copy of the California Franchise Tax Board Entity Status Letter showing exemption under Cal. Rev. and Tax. Code Section 23701d or Internal Revenue Code section 501(c)(3). Organizations that are recognized community-based organizations but have not formally filed, will be considered at the City Council's discretion.

Questions

1. Has your organization received financial assistance from the City before?

Yes \_\_\_\_\_ No \_\_\_\_\_

2. If yes, what activities and which fiscal year? \_\_\_\_\_

---

3. Grant amount requested for FY 2025-26

\$ \_\_\_\_\_

4. Proposed Total Program Costs: \$ \_\_\_\_\_

(Includes all estimated costs to conduct proposed activity/program.)

5. Title of Proposed Program/Service: \_\_\_\_\_

6. Grant funds must be used for services or materials directly associated to proposed activity. Please describe how grant funds will be used:

---

---

---

---

---

(Attach extra sheet, if necessary.)

7. Estimated number of Solana Beach residents to be served by proposed program: \_\_\_\_\_

8. Program Dates/Location:

9. If goods/services are procured with grant funds, will they be purchased from businesses in Solana Beach?

Yes \_\_\_\_\_ No \_\_\_\_\_

If No, please explain why?

---

---

10. Anticipated Program Objectives or Accomplishments:

---

---

---

---

11. How will the organization acknowledge the City's financial contribution to the community/beneficiaries of the proposed activity?

---

---

---

---

12. Will there be any matching funds or other grants that would be applied to this program or service? If awarded this grant, will that enable other funding sources?

---

---

---

---

13. Will volunteers be used for the proposed program or service and, if so, will they reduce expenses?

---

---

---

---

---



14. If the proposed program or service is only awarded partial funding, will it still move forward? Will the program or service be scaled back and/or is there a threshold at which it will not move forward?

---

---

---

---

---

**Acknowledgment of Responsibility:**

*The individual signing below warrants they have been authorized on behalf of the Applicant to execute this application. Applicant acknowledges they have read and understand the Community Grant Program Application Guidelines. Applicant assumes all responsibility for developing and implementing proposed activities or events in this application, including public acknowledgment of the City's financial contribution. Applicant will comply with all accounting and budget procedures, as set forth in the Community Grant Program Application Guidelines and as required by the City. Applicant agrees to hold harmless the City of Solana Beach from all losses, claims, accidents and problems associated, directly or indirectly with the development and implementation of proposed activities or events.*

\_\_\_\_\_  
**Applicant / Authorized Signature of Organization**

\_\_\_\_\_  
**Date**

**ALL INFORMATION REQUESTED ON THIS APPLICATION MUST BE COMPLETED AS A CONDITION FOR BEING CONSIDERED FOR A COMMUNITY GRANT BY THE CITY COUNCIL OF SOLANA BEACH.**



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** March 12, 2025  
**ORIGINATING DEPT:** Engineering/Public Works Department – Dan Goldberg,  
Acting City Engineer/Director of Public Works  
**SUBJECT:** **Awarding a Construction Contract for the 2025 Sewer and Storm Drain Replacements Project**

---

### **BACKGROUND:**

The Capital Improvement Program (CIP) budget makes annual appropriations to maintain, repair and replace sewer and storm drain facilities throughout the City. The Engineering and Public Works Staff have been performing regular condition assessments of the sewer system by visual inspection and by evaluation of the system with closed circuit televising (CCTV). Staff performs a similar assessment (visual inspection and CCTV evaluation) of the City's storm drain system. These assessments identify needed repairs to both systems that are prioritized for rehabilitation or replacement.

Staff prepared plans, specifications and a cost estimate for removal and replacement of several sewer and storm drain pipelines throughout the City and advertised the project through the competitive bidding process. The City received six construction bids for the 2025 Sewer & Storm Drain Replacements Project, Bid 2025-02. The six bids were opened by the City Clerk on January 9, 2025.

This item is before the City Council to consider adoption of Resolution 2025-005 (Attachment 1) that would award a construction contract to Bert W. Salas, Inc., the lowest responsive and responsible bidder, to replace existing sewer and storm drain facilities in the City.

### **DISCUSSION:**

Every year, the City Council allocates funds into the City's CIP for sewer and storm drain repairs and replacements. A summary of this year's project is as follows:

COUNCIL ACTION:

---

---

Sewer Replacement and Construction

- Remove and replace 6” sewer pipe along Pacific Avenue at the intersection of Hill Street.
- Remove and replace 8” sewer pipe at the end of Brookdale Place.
- Remove and replace 6” sewer pipe along Glenmont Drive north of the intersection of Lynwood Avenue.
- Replace three manhole covers.

Storm Drain Replacement and Construction

- Remove and replace an elliptical Corrugated Metal Pipe (CMP) crossing under Barbara Avenue.
- Remove and replace a circular CMP along Stevens Avenue near the intersection of Valley Avenue.
- Install an inlet box, a curb inlet, and replace a circular CMP crossing under Highland Drive at the intersection of Oranado Lane.
- Remove and replace a circular CMP and two curb inlets crossing under Glencrest Drive.
- Remove and replace a circular CMP crossing under Valley Avenue.
- Replace a deteriorated curb inlet on Ridgeline Place.

This Project was advertised for construction bids on November 25, 2024. The City received six bid proposals for the Project, Bid 2025-02. On January 9, 2025, at 2:00 p.m., the City Clerk opened the bids. The bids are summarized below in Table 1:

**Table 1: Bid Results**

| <b>Contractors</b>                      | <b>Base Bid</b> |
|---|-----------------|
| Palm Engineering Construction Company   | \$ 610,707.50 * |
| Bert W. Salas, Inc.                     | \$ 928,029.00   |
| Montano Pipeline                        | \$ 1,094,140.00 |
| Maxim Construction Company              | \$ 1,155,858.00 |
| Blue Pacific Engineering & Construction | \$ 1,229,700.00 |
| DB Pipeline                             | \$ 1,478,475.00 |

\* Palm Engineering Construction Company’s (Palm) base bid amount listed above is the calculated total using bid unit prices. The handwritten total was \$611,005.75.

Based on the initial review of the opened bids, Palm Engineering Construction Company (Palm) was the lowest responsive bidder. However, Palm submitted a request for bid withdrawal per California Public Contract Code 5103 due to material clerical errors. The

City has accepted their withdrawal, which then prohibits Palm from participating further in the bidding of the project.

After the bid withdrawal from Palm, the apparent low bid was submitted by Bert W. Salas, Inc. (BWSI) and was found to be complete and responsive to the bid specifications. Prior work references were checked and found to be satisfactory, and BWSI has a valid contractor’s license. Staff is recommending that BWSI be awarded the construction contract. The estimated construction duration is 60 working days (12 weeks). It is anticipated that the Project will begin in April and be completed in July 2025.

**CEQA COMPLIANCE STATEMENT:**

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

**FISCAL IMPACT:**

The Fiscal Year (FY) 2024/25 Capital Improvement Program budget includes \$860,000 for Sanitary Sewer Pipeline Rehabilitation in account 5096510.66610 and \$840,000 for Storm Drain Improvements in account 4596510.66610. The 2025 Sewer & Storm Drain Replacements Project consists of open cut sewer & storm drain replacements. There is a planned 2025 Sewer & Storm Drain Lining Project that would use the remaining appropriated funds. The lining project is expected to be advertised for construction bids before the end of the fiscal year and will be moved – along with budget - to FY 26 for completion of work.

The Table 2 below lists the base bid amounts and recommended contingencies of approximately 15%:

**Table 2: Base Bid Project Costs**

|  | <b>Sewer</b>        | <b>Storm Drain</b>  | <b>Total</b>          |
|--|---------------------|---------------------|-----------------------|
| Base Bid                                       | \$457,930.00        | \$470,099.00        | \$928,029.00          |
| Contingency (15%)                              | \$69,000.00         | \$70,000.00         | \$139,000.00          |
| <b>Total Construction Budget w/contingency</b> | <b>\$526,930.00</b> | <b>\$540,099.00</b> | <b>\$1,067,029.00</b> |

The sewer component is within the \$860,000 CIP Budget, 4596510.66610. The storm drain component is within the \$840,000 Sanitation CIP Budget, 5096510.66610.

**WORK PLAN:**

Major Storm Drain Improvements are included in Capital Projects under Environmental Sustainability. Sewer system maintenance is not mentioned in the Work Plan; however, it is consistent with the Environmental Sustainability section of the Work Plan.


**OPTIONS:**

- Adopt Staff recommendations and award the construction contract.
- Postpone contract award and provide direction to Staff.
- Reject construction bids and provide alternative direction to Staff.

**CITY STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2025-005:

1. Awarding the construction contract to Bert W. Salas, Inc., in the amount of \$928,029, for the 2025 Sewer & Storm Drain Replacements Project, Bid 2025-02.
2. Approving an amount of \$139,000 for construction contingency.
3. Authorizing the City Manager to execute the construction contract on behalf of the City.
4. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

  
Ayssa Muto, City Manager

Attachments:

1. Resolution 2025-005

## RESOLUTION 2025-005

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDING A CONSTRUCTION CONTRACT TO BERT W. SALAS, INC. FOR THE SEWER & STORM DRAIN REPLACEMENT PROJECT

**WHEREAS**, the current Fiscal Year (FY) 2024/25 Capital Improvement Program (CIP) budget includes funding for sanitary sewer and storm drain facilities repairs, rehabilitation and replacements; and

**WHEREAS**, the City has performed sewer and storm drain pipeline condition assessments and determined pipelines to be rehabilitated or replaced to improve system reliability; and

**WHEREAS**, on January 9, 2025, six bids for the Sewer & Storm Drain Replacements Project, Bid 2025-02, were received and publicly opened by the City Clerk. And following a letter requesting withdraw of bid by the lowest bidder, Palm Engineering Construction Company under California Public Contract Code 5103 (material clerical errors), it was determined that Bert W. Salas, Inc. was the apparent low bidder with a construction estimate of \$928,029; and

**WHEREAS**, Staff recommends a construction contingency of approximately 15%, in the amount of \$139,000, for unanticipated extra work.

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

1. That the above recitations are true and correct.
2. That the City Council awards the construction contract to Bert W. Salas, Inc., in the amount of \$928,029, for the Sewer & Storm Drain Replacements Project, Bid 2025-02.
3. That the City Council approves an amount of \$139,000 for construction contingency.
4. That the City Council authorizes the City Manager to execute the construction contract on behalf of the City.
5. That the City Council authorizes the City Manager to approve cumulative change orders up to the construction contingency amount.

**PASSED AND ADOPTED** this 12th day of March 2025, 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



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** March 12, 2025  
**ORIGINATING DEPT:** Human Resources - Pouneh Sammak, HR Director  
**SUBJECT:** **City Council Consideration of Resolutions 2025-021 Approving the Reclassification of the Deputy Director of Engineering to City Engineer/Deputy Director of Engineering.**

---

### **BACKGROUND:**

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

On July 10, 2024, at a regular City Council Meeting, the Council approved the reclassification of the City's Principal Civil Engineer to Deputy Director of Engineering to benefit organizational and staffing needs and to encourage succession planning and growth within the Engineering Department. Since then, the City's Director of Public Works/City Engineer has retired, resulting in a vacancy at the Director of Public Works/City Engineer level.

The City has been working with an external recruiter to hire a new Director of Public Works/City Engineer and, in late January, five candidates participated in a panel interview process. However, no candidate was selected, and the recruitment efforts are ongoing.

Following this outcome, the City Manager re-evaluated the Engineering Department's organizational structure and decided to separate the City Engineer responsibilities from the Director of Public Works/Engineering role. As a result, the City Manager is recommending the reclassification of the Deputy Director of Engineering to City Engineer/Deputy Director of Engineering. This adjustment will expand the applicant pool

CITY COUNCIL ACTION:

---

---



for the Director position by making the Professional Engineering (P.E.) requirement as a preferred qualification, instead of a mandatory qualification, which in turn will allow for a broader set of skills and qualifications.

This item is before the City Council to consider approving Resolution 2025-021 (Attachment 1) authorizing the adoption of the City Engineer/Deputy Director of Engineering classification (Attachment 2) and updating the City's Salary and Compensation Plan and the FY 2024/2025 Management Salary Schedule 1 (Attachment 3).

### **DISCUSSION:**

The City Manager recommends approval of an update to the FY 2024/2025 Salary & Classification Plan (Schedule 1), which includes the reclassification of the City's current Deputy Director of Engineering to City Engineer/Deputy Director of Engineering. If approved, the proposed Plan changes will become effective March 1, 2025.

### **Proposed Reclassification**

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

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

The reclassification discussed below is recommended to enhance the efficiency of Staff management and workload distribution across the Engineering Department. The change will support organizational efficiency, growth, and foster succession planning, ultimately contributing to the long-term development and sustainability of the City's Engineering workforce.

### **City Engineer/Deputy Director of Engineering**

As the City continues to enhance and expand its Public Works and Capital Improvement Projects (CIP), Staff recommends the reclassification of the Deputy Director of Engineering position to City Engineer/Deputy Director of Engineering. The incumbent's knowledge and expertise in the City's CIP projects, engineering operations, and having a P.E. license, position them to take on expanded expertise responsibilities.

This promotion will enable the incumbent to assume a role that would allow for a backup of responsibilities associated with the Director of Public Works/City Engineer and play a pivotal role in shaping the City's strategic initiatives, providing strategic planning for facilities management and maintenance that minimizes cost and risk and meets long-term goals.

In addition to serving as Deputy Director of Engineering, the incumbent, as a licensed City Engineer, will be responsible for approving engineering plans and designs, as well as ensuring projects comply with safety and regulatory standards. Their expertise helps mitigate risks, prevent structural failures, and promote sustainable development. A P.E. licensed City Engineer plays a vital role in protecting public safety and ensuring the long-term reliability of the City's infrastructure. Key responsibilities include, but are not limited to:

- Providing technical expertise in infrastructure planning and capital improvement projects.
- Ensuring compliance with environmental and engineering regulations.
- Managing budgets and resources for public works projects.
- Collaborating with other City department staff, public officials, developers, and the community to guide urban development.
- Responding to emergencies involving City infrastructure failures.

**CEQA COMPLIANCE STATEMENT:** Not a project as defined by CEQA.

**FISCAL IMPACT:**

The FY 2024/2025 Fiscal Impact of reclassifications for City Engineer/Deputy Director of Public Works is approximately \$2,900. It is anticipated that these fiscal impacts can be absorbed through the currently adopted budget.

**WORK PLAN:** N/A

**OPTIONS:**


- Approve the recommended reclassification of City Engineer/Deputy Director of Engineering as recommended by Staff.
- Do not approve the recommended reclassification of City Engineer/Deputy Director of Engineering as recommended by Staff and provide alternative direction to the City Manager.

**CITY STAFF RECOMMENDATION:**

Staff recommends that the City Council:

1. Adopt Resolution 2025-021 approving the reclassification of City Engineer/Deputy Director of Engineering to include the following:
  - Creation of the City Engineer/Deputy Director of Engineering classification (Attachment 2) and the reclassification of the current Deputy Director of Engineering into this new role.
  - Incorporate the City Engineer/Deputy Director of Engineering classification to the FY 2024/2025 Management Salary Schedule 1, pay grade M7 (Attachment 3).

2. Authorize the City Treasurer to amend the FY 2024/2025 Adopted Budget accordingly.



Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-021
2. City Engineer/Deputy Director of Engineering Job Description
3. Updated FY 2024/2025 Management Salary Schedule 1

## RESOLUTION 2025-021

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE RECLASSIFICATION OF THE DEPUTY DIRECTOR OF ENGINEERING TO CITY ENGINEER/DEPUTY DIRECTOR OF ENGINEERING.

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

**WHEREAS**, it is the responsibility of the City Manager to consistently engage in organizational analysis of various City operations to improve efficiency and effectiveness and ensure the most economical means of conducting business is achieved (Section 2.08.070, Section D, of the Solana Beach Municipal Code (SBMC), "Powers and Duties (of City Manager)" Administrative Reorganization of Offices; and

**WHEREAS**, the City Council must approve updates to the salary and compensation plan for all employees; and

**WHEREAS**, the City Manager recommends the reclassification of the Deputy Director of Engineering classification, to City Engineer/Deputy Director of Engineering, and updating the FY 2024/2025 Management Salary Schedule 1, pay grade M7; and

**WHEREAS**, the City Council has reviewed and considered the City Manager's recommendations for updates to the City's salary and compensation plans and is prepared to adopt the updated FY 2024/2025 Salary, Classification and Compensation plans as recommended.

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

1. That the foregoing recitations are true and correct.
2. The reclassification and update to the FY 2024/2025 Salary and Compensation Plans for the management employees reflect the following:
  - A. City Engineer/Deputy Director of Engineering:**
    - i. Reclassification of the current Deputy Director of Engineering to City Engineer/Deputy Director of Engineering.
    - ii. Incorporate the City Engineer/Deputy Director of Engineering to the FY 2024/2025 Management Salary Schedule 1, pay grade M7.
  - B.** Except as identified above, the terms of the FY 2024/2025 Salary and Compensation Plans shall continue in full force and effect for all employees.
  - C.** The FY 2024/2025 Salary and Compensation Plan update identified above shall be effective March 1, 2025.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of March 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California, by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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

**City of Solana Beach**  
**CITY ENGINEER /**  
**DEPUTY DIRECTOR OF ENGINEERING**  
**AT-WILL**

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

**DEFINITION**

Under general supervision, the incumbent serves as the City Engineer and is responsible for planning, organizing, managing, and providing oversight for multiple functions, workgroups and service areas in the Engineering Department, including the CIP, land development, permitting and Traffic programs. Coordinates assigned activities with other City Departments and outside agencies. The City Engineer/Deputy Director will participate in management team meetings to be informed about projects and operations citywide, and to advise the Executive Team on engineering standards, practices and protocols when discussing matters. The City Engineer/Deputy Director will be the designated authority for signing off on plans or other documentation requiring a registered engineer approval on behalf of the City. This position will also recommend and manage work necessary under the engineering division Work Plan, support staff development and professional training, monitor and apply for grant opportunities related to projects and programs within the City's Work Plan, ensure projects are delivered efficiently and per approved plans, and develop staff to provide excellent customer service. The City Engineer/Deputy Director of Engineering position is an at-will FLSA exempt position.

**DISTINGUISHING CHARACTERISTICS**

The City Engineer/Deputy Director of Engineering is a stand-alone classification. The City Engineer/Deputy Director of Engineering is distinguished from the Director of Public Works, in that the latter has overall responsibility for all functions of the Engineering and Public Works Department and for focusing on Council priorities, setting Department goals, and developing, implementing, and interpreting policy. This individual is the designated City Engineer of Record for the City, having responsibility for the review and approval of engineering plans and documents.

//

//

//

**ESSENTIAL JOB FUNCTIONS**

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

- Assists the Department Director in the administration and coordination of services and functions within the Engineering Department; oversees the day-to-day operations of the department.
- Performs diverse, specialized, and complex work involving significant accountability and decision-making responsibility.
- Provides complex administrative and professional assistance to the Director, City Attorney, Assistant City Manager, City Manager, and/or City Council.
- Plans, directs, coordinates, supervises and evaluates the work plan for assigned staff; prioritizes and assigns work activities, projects, and programs; reviews and evaluates work products, methods, and procedures; meets with staff to identify and resolve problems.
- Reviews departmental operations to determine the efficiency and effectiveness of services and/or programs; monitors and evaluates workflow.
- Formulates long and short-range forecasts of work and develops and executes appropriate plans.
- Directs the development and implementation of policies, procedures, programs, goals, standards and priorities.
- Manages and administers a variety of operations, plans, and activities, which include, ensuring timelines are met; monitoring work quality; monitoring safety compliance; and performing other related tasks.
- Coordinates training and development activities and opportunities for reporting staff within the engineering division; delegates and prepares staff for presentation of items at meetings and hearings.
- Reviews engineering capital improvement projects to ensure conformance with applicable standards, plans, and policies; certifies completion of projects on behalf of the City.

## **City of Solana Beach**

### **City Engineer/Deputy Director of Engineering**

- Conducts day-to-day operations associated with the land development review process both at the discretionary as well as ministerial level
- Prepares or directs the preparation of reports and presentations to City Council and community workshops, and public meetings and events; attends and presents at City Council, and public meetings and events.
- Serves as a lead in cross-division teams and cross-department initiatives and programs. Coordinates activities, services, policies and programs with other agencies, partners, departments, and/or other applicable parties.
- Assists in the preparation of and monitors the Department, division, program and project budgets; forecasts funding needs; monitors and approves expenditures; recommends budget adjustments.
- Responds to and resolves citizen complaints; investigates and analyzes sensitive and complex issues, and provides recommendations based on engineering standards, practices and protocols.
- Monitors national and state-wide developments in funding, engineering, economic, and community development matters; evaluates their impact on City programs and operations and recommends responsive changes.
- Makes hiring, termination, and disciplinary recommendations.
- May serve as the Director in the absence of the Director of Engineering/Public Works.
- Presents at City Council meetings and engages in other public and community event speaking engagements.
- Reviews engineering projects to ensure conformance with standards, plans, and policies; certifies completion of projects.
- Attends staff meetings, conferences, and trainings as scheduled.
- Builds and maintains positive working relationships with co-workers, other City employees, and the public using effective communication methods and principles of good customer service.

### **QUALIFICATIONS GUIDELINES**

Updated: 03/12/2025

Adopted: 07/10/2024



**Education:**

A bachelor's degree from an accredited college or university with major course work in civil engineering or a related engineering field. A master's degree in a related field is desirable.

**Required Licenses/Certification**

- Valid California Driver's License
- Current and active registration as a Professional Engineer with the State of California (P.E.)

**Experience:**

Seven (7) years of increasingly responsible professional experience in civil engineering, including five years of professional supervisory or management responsibility experience. A master's degree in a related field is desirable.

**KNOWLEDGE, SKILLS & ABILITIES**

**Knowledge of:**

- Principles and practices of engineering, public administration and government finance.
- Principles and practices of leadership, motivation, team building, and conflict resolution.
- Principles and practices of supervision, training, personnel management, and project management.
- Public Works project and program administration.
- Private development project administration and delivery.
- Principle of nexus and proportionality as relate to private land development projects.
- Applicable Federal, State, and Local laws, ordinances, codes, rules, and regulations.
- Principles and practices of construction inspection and construction management.
- Project management principles and practices.
- Fiscal Management and budgeting principles and procedures.
- Report and letter writing.
- Advanced mathematical concepts.
- Accepted standards of construction materials, methods, and craftsmanship.
- Contract management and administration principles and practices.
- Customer service techniques.
- Negotiation and mediation techniques.

- Occupational hazards and safety standards.
- Modern principles and methods in civil engineering and traffic engineering including reporting, funding, planning, right of way acquisition, design, environmental analysis, permitting, construction, operation and maintenance.
- Techniques for effectively dealing with individuals of various ages, various socioeconomic, cultural, and ethnic groups, and effectively representing the City in contacts with the public.
- Maintain a safe work environment in accordance with programs and City policies and procedures for participants, patrons, co-workers, and self.
- Safe driving rules and practices.
- English usage, grammar, spelling, vocabulary, and punctuation.
- Program management, and basic supervisory techniques.
- Modern office practices, methods, computer equipment and computer applications.

**Ability to:**

- Assist in developing and implementing goals, objectives, practices, policies, procedures, and work standards.
- Supervise, train, plan, organize, schedule, assign, review, and evaluate the work of staff.
- Analyze, interpret, apply, and enforce applicable Federal, State, and local policies, procedures, laws, and regulations.
- Identify problems, research and analyze relevant information, develop and present recommendations and justification for solution.
- Perform the most complex engineering projects and programs efficiently and effectively.
- Develop cost estimates for contracted services, supplies, and equipment.
- Research, analyze, and evaluate new service delivery methods, procedures, and techniques.
- Maintain accurate records and files of work performed.
- Develop and recommend systems and procedures related to assigned operations.
- Establish and maintain a variety of manual and computerized recordkeeping and project management systems.
- Read, interpret, retrieve, and produce drawings, blueprints, maps, and specifications.
- Make sound, independent decisions within established policy and procedural guidelines.
- Prepare clear and concise reports and analyze technical and administrative reports, statements, and correspondence.

- Present technical data in verbal, written, graphic, and map form to City Council, City management staff, citizen groups, and variety of committees and commissions.
- Interpret and explain engineering programs to the general public.
- Read, analyze, and interpret information from professional journals, technical procedures, or governmental regulations.
- Operate modern office equipment and computers including specialized computer applications.
- Use tact, initiative, prudence, and independent judgment within general policy and legal guidelines in politically sensitive situations.
- Establish and maintain cooperative and effective relationships with school officials, neighborhood groups, councilmembers, businesses, and community organizations.
- Maintain confidentiality of sensitive information and records.
- Organize work, set priorities, and meet critical deadlines; use initiative and independent judgment within established procedural guidelines.
- Assist plan, organize, assign, train, supervise, review, the activities of assigned staff.
- Prepare clear, concise, and effective reports, correspondence, and other written materials.
- Make effective oral presentations to diverse audiences as needed.
- Communicate clearly and concisely, both orally and in writing.
- Understand and carry out oral and written instructions.
- Work in a team atmosphere and participate on a variety of departmental and Citywide committees to enhance the provision of all City services.
- Demonstrate an awareness and appreciation of the cultural diversity of the community and work with diverse populations and maintain an inclusive environment.
- Establish and maintain effective working relationships with those contacted in the course of work.

**Special Requirements:**

- The applicant selected will be subject to a criminal history investigation through the California Department of Justice (DOJ) and a thorough background check. A waiver for reference and background information must be completed.
- Possession of a valid Class "C" California driver's license with a satisfactory driving record.
- Incumbents in this classification may be required to work evenings, weekends, and holidays.

**City of Solana Beach**  
**City Engineer/Deputy Director of Engineering**

- Incumbents may be asked to travel on City business, using their own vehicle or a City vehicle, and are required to be in the Department of Motor Vehicles Pull Notice Program.

**ADDITIONAL REQUIREMENTS**

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

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

**CONTINUE TO NEXT PAGE**

## **PHYSICAL AND MENTAL DEMANDS/WORKING CONDITIONS**

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

- **Mental function:** Includes reading, writing, mathematical computations, operating a computer, problem solving, managing multiple projects, calmly handling complaints and problems from irate citizens or contractors, and decision making under stressful conditions.
- **Productivity:** Incumbents must perform work in an efficient, effective, and timely manner with minimal direction.
- **Mobility:** Incumbents require sufficient mobility to work in an office setting and operate office equipment. May require varying periods of walking, driving, standing, sitting, bending, stooping, reaching, and crouching. The ability to lift, push and/or pull objects which may weigh up to 50 pounds is required.
- **Vision:** Vision is sufficient to read small print, computer screens, and printed documents, and to operate assigned equipment.
- **Hearing:** Incumbents are required to hear in the normal audio range with or without correction.
- **Environment:** Employees work in an office environment with moderate noise levels, controlled temperature conditions. May work in the field and be exposed to inclement weather conditions, may work at indoor or outdoor facilities, and may travel from site to site. Employees may interact with upset staff and/or public and private representatives in interpreting and enforcing departmental policies and procedures.
- **Physical:** Primary functions require sufficient physical ability to work both in an office setting and operate office equipment, as well as outdoor activities. Continuous fine finger dexterity to manipulate small tools and equipment; Frequent walking, standing, sitting, side-to-side turning of neck; firm grasp to lift and move equipment; Occasional bending and stooping, squatting, reaching at and above shoulder height, pushing/pulling, twisting at waist, upward and downward flexion of neck; lifting of objects weighing up to 50 lbs. Infrequent kneeling.
- **Other factors:** Incumbents may be required to work extended hours including mornings, evenings, and weekends. Incumbents may be required to travel outside City boundaries to attend meetings and to use a personal vehicle in the course of employment.

SALARY SCHEDULE 1

Updated March 1, 2025

| Pay Grade | Job Classifications                           | Frequency | Minimum      | 25th Percentile | Midpoint     | 75th Percentile | Maximum      |
|-----------|---|-----------|--------------|-----------------|--------------|-----------------|--------------|
| M1        | Management Analyst                            | Annual    | \$71,468.80  | \$82,180.80     | \$92,913.60  | \$103,625.60    | \$114,337.60 |
|           | Human Resources Analyst                       | Monthly   | \$5,955.73   | \$6,848.40      | \$7,742.80   | \$8,635.47      | \$9,528.13   |
|           | Recreation Supervisor                         | Bi-weekly | \$2,748.80   | \$3,160.80      | \$3,573.60   | \$3,985.60      | \$4,397.60   |
|           | Executive Assistant to City Manager/Council   | Hourly    | \$34.36      | \$39.51         | \$44.67      | \$49.82         | \$54.97      |
|           | Public Works Supervisor                       |           |              |                 |              |                 |              |
| M2        | Deputy City Clerk                             | Annual    | \$81,785.60  | \$91,998.40     | \$102,190.40 | \$112,403.20    | \$122,657.60 |
|           | Senior Human Resources Analyst                | Monthly   | \$6,815.47   | \$7,666.53      | \$8,515.87   | \$9,366.93      | \$10,221.47  |
|           | Senior Management Analyst                     | Bi-weekly | \$3,145.60   | \$3,538.40      | \$3,930.40   | \$4,323.20      | \$4,717.60   |
|           |   | Hourly    | \$39.32      | \$44.23         | \$49.13      | \$54.04         | \$58.97      |
| M3        | Network System Engineer                       | Annual    | \$89,939.20  | \$101,192.00    | \$112,403.20 | \$123,656.00    | \$134,908.80 |
|           | Senior Accountant                             | Monthly   | \$7,494.93   | \$8,432.67      | \$9,366.93   | \$10,304.67     | \$11,242.40  |
|           | Senior Planner                                | Bi-weekly | \$3,459.20   | \$3,892.00      | \$4,323.20   | \$4,756.00      | \$5,188.80   |
|           |   | Hourly    | \$43.24      | \$48.65         | \$54.04      | \$59.45         | \$64.86      |
| M4        | Information Technology Manager                | Annual    | \$98,945.60  | \$111,300.80    | \$123,656.00 | \$136,011.20    | \$148,844.80 |
|           | Principal Human Resources Analyst             | Monthly   | \$8,245.47   | \$9,275.07      | \$10,304.67  | \$11,334.27     | \$12,403.73  |
|           | Principal Management Analyst                  | Bi-weekly | \$3,805.60   | \$4,280.80      | \$4,756.00   | \$5,231.20      | \$5,724.80   |
|           | Public Works Operations Manager               | Hourly    | \$47.57      | \$53.51         | \$59.45      | \$65.39         | \$71.56      |
|           | Recreation Manager                            |           |              |                 |              |                 |              |
| M4-A      | Assistant to the City Manager                 | Annual    | \$108,804.80 | \$122,428.80    | \$136,011.20 | \$149,635.20    | \$163,217.60 |
|           | Human Resources Manager                       | Monthly   | \$9,067.07   | \$10,202.40     | \$11,334.27  | \$12,469.60     | \$13,601.47  |
|           | Senior Civil Engineer                         | Bi-weekly | \$4,184.80   | \$4,708.80      | \$5,231.20   | \$5,755.20      | \$6,277.60   |
|           | Senior Insurance & Risk Manager               | Hourly    | \$52.31      | \$58.86         | \$65.39      | \$71.94         | \$78.47      |
| M5        | Fire Battalion Chief (2912 annual hours)      | Annual    | \$112,519.68 | \$126,584.64    | \$140,678.72 | \$154,685.44    | \$168,779.52 |
|           |   | Monthly   | \$9,376.64   | \$10,548.72     | \$11,723.23  | \$12,890.45     | \$14,064.96  |
|           |   | Bi-weekly | \$4,327.68   | \$4,868.64      | \$5,410.72   | \$5,949.44      | \$6,491.52   |
|           |   | Hourly    | \$38.64      | \$43.47         | \$48.31      | \$53.12         | \$57.96      |
| M6        | Marine Safety Captain                         | Annual    | \$119,724.80 | \$134,680.00    | \$149,635.20 | \$164,590.40    | \$179,545.60 |
|           | Finance Manager                               | Monthly   | \$9,977.07   | \$11,223.33     | \$12,469.60  | \$13,715.87     | \$14,962.13  |
|           | Principal Civil Engineer                      | Bi-weekly | \$4,604.80   | \$5,180.00      | \$5,755.20   | \$6,330.40      | \$6,905.60   |
|           |   | Hourly    | \$57.56      | \$64.75         | \$71.94      | \$79.13         | \$86.32      |
| M6-A      | Fire Battalion Chief (2080 annual hours)      | Annual    | \$123,760.00 | \$139,235.20    | \$154,710.40 | \$170,164.80    | \$185,660.80 |
|           |   | Monthly   | \$10,313.33  | \$11,602.93     | \$12,892.53  | \$14,180.40     | \$15,471.73  |
|           |   | Bi-weekly | \$4,760.00   | \$5,355.20      | \$5,950.40   | \$6,544.80      | \$7,140.80   |
|           |   | Hourly    | \$59.50      | \$66.94         | \$74.38      | \$81.81         | \$89.26      |
| M7        | City Engineer/ Deputy Director of Engineering | Annual    | \$126,609.60 | \$145,620.80    | \$164,590.40 | \$183,601.60    | \$202,592.00 |
|           | Deputy Director of Public Works               | Monthly   | \$10,550.80  | \$12,135.07     | \$13,715.87  | \$15,300.13     | \$16,882.67  |
|           | Deputy Fire Chief                             | Bi-weekly | \$4,869.60   | \$5,600.80      | \$6,330.40   | \$7,061.60      | \$7,792.00   |
|           |   | Hourly    | \$60.87      | \$70.01         | \$79.13      | \$88.27         | \$97.40      |
| M8        | City Clerk                                    | Annual    | \$139,256.00 | \$160,139.20    | \$181,064.00 | \$201,968.00    | \$222,830.40 |
|           | Engineering/Public Works Director             | Monthly   | \$11,604.67  | \$13,344.93     | \$15,088.67  | \$16,830.67     | \$18,569.20  |
|           | Community Development Director                | Bi-weekly | \$5,356.00   | \$6,159.20      | \$6,964.00   | \$7,768.00      | \$8,570.40   |
|           | Fire Chief                                    | Hourly    | \$66.95      | \$76.99         | \$87.05      | \$97.10         | \$107.13     |
|           | Finance Director/City Treasurer               |           |              |                 |              |                 |              |
| M9        | Assistant City Manager                        | Annual    | \$180,960.00 | \$195,811.20    | \$210,662.40 | \$225,492.80    | \$240,344.00 |
|           |   | Monthly   | \$15,080.00  | \$16,317.60     | \$17,555.20  | \$18,791.07     | \$20,028.67  |
|           |   | Bi-weekly | \$6,960.00   | \$7,531.20      | \$8,102.40   | \$8,672.80      | \$9,244.00   |
|           |   | Hourly    | \$87.00      | \$94.14         | \$101.28     | \$108.41        | \$115.55     |



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** March 12, 2025  
**ORIGINATING DEPT:** Community Development Department  
Katie Benson, Senior Planner  
**SUBJECT:** **Continued Public Hearing: Request for a DRP to Construct Landscape and Site Improvements at 705 Barbara Avenue (Applicant: Dale Watkins; Application: DRP23-013; APN: 263-091-07; Resolution No. 2025-007)**

---

### **BACKGROUND:**

The Applicant, Dale Watkins, is requesting City Council to continue the Public Hearing, date-certain, to the April 23, 2025 City Council meeting to allow additional time to discuss landscape options with the concerned neighbor.

The project includes the Applicant's request for approval of a Development Review Permit (DRP) to legalize unpermitted site improvements including grading, drainage, hardscape, landscaping, fences and walls, a deck, and a swim spa at 705 Barbara Avenue. The 10,818 square-foot lot is located within the Low Residential (LR) Zone, Hillside Overlay Zone (HOZ), Scenic Area Overlay Zone (SAOZ), and Scaled Residential Overlay Zone (SROZ). The project proposes grading in the approximate amounts of 28.5 cubic yards of cut and 92.5 cubic yards of fill; 10 cubic yards of excavation for footings; with an aggregate grading quantity of 131 cubic yards, including 64 cubic yards of import.

An application for a DRP shall be required for any structure or site development which meets the criteria listed in SBMC Section 17.68.040(B)(1)(a-n). The project meets the following criteria for the requirement of a DRP:

- (d) Grading in excess of 100 cubic yards;
- (f) Grading in excess of 50 cubic yards on a property located in the HOZ; and
- (g) Grading in excess of 50 cubic yards on a property located in the SAOZ.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request for a DRP as contained in Resolution 2025-007.

CITY COUNCIL ACTION:

---

---

**DISCUSSION:**

The project was originally heard at the January 29, 2025 City Council meeting. Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the original Public Hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on January 16, 2025.

At the January 29, 2025, City Council meeting, the City Council opened the Public Hearing and was unable to make the findings to approve the DRP due to concerns shared by a neighbor and the Council with the proposed landscape plan and the preservation of scenic views. The Applicant requested a continuance of the Public Hearing to work with the neighbor on acceptable landscaping. The City Council voted by consensus to continue the Public Hearing, date-certain, to March 12, 2025.

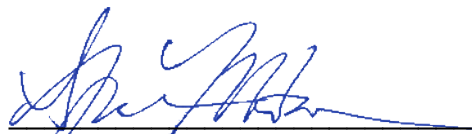
The Applicant has informed Staff that he and the neighbors have been engaging in productive discussions about the landscaping and are considering an easement that would outline maximum tree heights. The Applicant has requested additional time to complete the discussions with the neighbor and for Council approval to continue the Public Hearing, date-certain, to Wednesday, April 23, 2025.

**CEQA COMPLIANCE STATEMENT:**

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class one consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

**CITY STAFF'S RECOMMENDATION:**

Staff recommends the City Council continue the Public Hearing, date-certain, to April 23, 2025, to allow the Applicant additional time to negotiate an acceptable agreement with the neighbor.



Alyssa Muto, City Manager





# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** March 12, 2024  
**ORIGINATING DEPT:** Community Development Department  
 Katie Benson, Senior Planner  
**SUBJECT:** **Public Hearing: Request for a Minor SUB Tentative Parcel Map, Two DRP's, and Two SDP's to Demolish Existing Improvements, Subdivide the Property, and Construct One Single-Family Residence on Each Lot, and Perform Associated Site Improvements at 615 North Granados Avenue (Applicant: DMIG 615 North Granados LLC; Application: SMAP23-002, DRP23-011/SDP23-015 (North Lot), and DRP23-012/SDP23-016 (South Lot); APN: 263-082-17; Resolution No. 2025-018)**

## **BACKGROUND:**

The Applicant, 615 North Granados LLC (c/o Ryan Gad, Heritage West Development), is requesting City Council approval of a Minor Subdivision Tentative Parcel Map, two (2) Development Review Permits (DRP) and two (2) Structure Development Permits (SDP) to demolish the existing residence and all existing improvements; subdivide the property into two single-family lots (North Lot and South Lot); construct a two-story single-family residence with an attached two-car garage on each proposed lot; and perform associated site improvements including grading, hardscape, drainage, landscape, frontage, a pool and spa, fire pit, and a barbeque on each lot. The 35,834 square-foot lot is located within the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes grading in the approximate amounts of 4,855 cubic yards of aggregate grading and 2,940 cubic yards of export. The maximum proposed building height of the proposed residence on the North Lot would be 24.83 feet above the proposed grade or higher than 180.80 feet above Mean Sea Level (MSL). The maximum proposed building height of the proposed residence on the South Lot would be 24.83 feet above the proposed grade or higher than 180.80 feet above MSL.

An application for a Minor Subdivision and Tentative Parcel Map shall be required, pursuant to SBMC Chapter 16.04, to subdivide a lot into four or fewer lots.

CITY COUNCIL ACTION:

\_\_\_\_\_

\_\_\_\_\_

An application for a DRP shall be required for any structure or site development which meets the criteria listed in SBMC Section 17.68.040(B)(1)(a-n). The project meets the following criteria for the requirement of a DRP:

- (d) Grading in excess of 100 cubic yards;
- (n.i) Construction in excess of 60 percent of the maximum allowable floor area; and
- (n.ii) Construction of a second story that exceeds 35 percent of the floor area of the first floor.

An application for an SDP shall be required for a structure that would exceed 16 feet in height measured above the pre-existing grade, pursuant to SBMC Chapter 17.63.

The Applicant is requesting SMAP23-002 to subdivide the lot, DRP23-011 and SDP23-015 to develop the proposed northern lot (North Lot), and DRP23-012 and SDP23-016 to develop the proposed southern lot (South Lot). The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request for a Minor Subdivision, DRP and SDP for the North Lot, and DRP and SDP for the South Lot, as contained in Resolution 2025-018 (Attachment 1). The project plans are included in Attachment 3.

## **DISCUSSION:**

The subject property is located on the west side of North Granados Avenue between the intersections of Lynwood Avenue to the south and Patty Hill Drive to the north. The property is an oblong rectangle with the northern side property line approximately 20 feet longer than the southern. Topography of the property descends approximately 28 feet from the front property line along North Granados Avenue to the rear (west) property line. The property is developed with a single-story single-family residence with a finished floor of 169.5 MSL that is surrounded by deck areas on the south, west, and east sides and a courtyard on the east (front) side. There is also a detached two-car garage with a finished floor of 172.9 MSL and a second-floor guest house located on the east (front) side of the existing residence. The property is accessed by a circular driveway that also extends along the south side of the garage and residence. The west (rear) half of the property consists of vegetated slopes.

The Applicant is requesting to demolish the existing structures and all onsite improvements and subdivide the lot into two single-family lots that can be conveyed as two separate legal lots. The Applicant also proposes to construct a two-story single-family residence with west-facing decks and an attached two-car garage on each new lot. The main level of the proposed residences would each include a finished floor of 167.8 MSL that would be approximately 2 feet lower than the existing residence. Both residences would include a lower-level living area and Accessory Dwelling Unit (ADU) built into the existing grade. The proposed ADU's are not subject to the discretionary approval or the calculation of gross floor area, pursuant to SBMC Section 17.20.040(D). Associated site improvements on each lot would include grading, drainage, hardscape, a pool and spa, a fire pit, a barbeque, and landscaping. The project plans are included in Attachment 2.

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

| <b>Table 1</b>                          |  |  |  |                  |
|---|--|--|--|------------------|
| <b>LOT INFORMATION</b>                  |  |  |  |                  |
| <b>Property Address:</b>                | 615 N Granados   |  | <b>Existing Development:</b>                       |                  |
| <b>Zoning Designation:</b>              | Low Residential (LR) - 3 du/ac   |  | One-Story Single-Family Residence                  |                  |
| <b>Overlay Zone(s):</b>                 | SROZ   |  | Detached Two-Story Two-Car<br>Garage & Guest House |                  |
| <b>PROPOSED SUBDIVISION INFORMATION</b> |  |  |  |                  |
|   | <u>Existing Lot</u>  | <u>LR Minimum</u>  | <u>Noth Lot</u>                                    | <u>South Lot</u> |
| <b>Net Lot Area:</b>                    | 32,848 sf  | 14,000 sf  | 16,809 sf  | 16,039 sf        |
| <b>Gross Lot Area:</b>                  | 35,834 sf  | 14,000 sf  | 18,302 sf  | 17,532 sf        |
| <b>Street Frontage:</b>                 | 150 ft   | 65 ft  | 75 ft  | 75 ft            |
| <b>Lot Depth:</b>                       | 230-250 ft   | 100 ft   | 235 ft   | 245 ft           |
| <b>PROPOSED PROJECT INFORMATION</b>     |  |  |  |                  |
|   | <u>Noth Lot</u>  | <u>South Lot</u>   |  |                  |
| <b># Units Allowed:</b>                 | 1 SFR, 1 ADU, 1 JADU   | 1 SFR, 1 ADU, 1 JADU   | *ADU not subject to discretionary approval         |                  |
| <b># Units Proposed:</b>                | 1 SFR, 1 ADU*  | 1 SFR, 1 ADU*  |  |                  |
| <b>Max. Allowable FAR (SROZ):</b>       | 4,905 sf   | 4,828 sf   |  |                  |
| <b>Proposed Floor Area:</b>             |  |  |  |                  |
| Main Level Living Area                  | 3,144 sf   | 3,212 sf   |  |                  |
| Lower Level Living Area                 | 1,364 sf   | 1,369 sf   |  |                  |
| Main Level Garage                       | 493 sf   | 478 sf   |  |                  |
| Subtotal                                | 5,001 sf   | 5,059 sf   |  |                  |
| Parking Exemption                       | - 400 sf   | - 400 sf   |  |                  |
| <b>Total Proposed Floor Area:</b>       | <b>4,601 sf</b>  | <b>4,659 sf</b>  | **ADU not subject to Gross Floor Area              |                  |
| <b>Below Max. Floor Area by:</b>        | 304 sf   | 169 sf   |  |                  |
| <b>Proposed Attached ADU:</b>           | 846 sf**   | 850 sf**   |  |                  |
| <b>Max. Allowable Height:</b>           | 25 ft  | 25 ft  |  |                  |
| <b>Max. Proposed Height:</b>            | 24.83 ft   | 24.83 ft   |  |                  |
| <b>Highest Point/Ridge:</b>             | 180.80 MSL   | 180.80 MSL   |  |                  |
| <b>Setbacks (c):</b>                    |  |  | <u>Required (c)</u>                                |                  |
| Front (E)                               | 25 ft  | 25 ft  | 25 ft  |                  |
| Interior Side (N)                       | 10 ft  | 10 ft  | 10 ft  |                  |
| Interior Side (S)                       | 10 ft  | 10 ft  | 10 ft  |                  |
| Rear (W)                                | 74 ft  | 64 ft  | 25 ft  |                  |
| <b>Proposed Grading:</b>                |  |  | <u>Project Total</u>                               |                  |
| Cut Below Footprint (SFR/ADU)           | 620 cy / 265 cy  | 690 cy / 225 cy  | 1,310/490  |                  |
| Cut Outside Footprint                   | 795 cy   | 805 cy   | 1,600  |                  |
| Fill Below Footprint (SFR/ADU)          | 25 cy / 0 cy   | 5 cy / 0 cy  | 30/0   |                  |
| Fill Outside Footprint                  | 225 cy   | 205 cy   | 430  |                  |
| Excavation for Footings                 | 80 cy  | 80 cy  | 160  |                  |
| Removal/Recompaction                    | 680 cy   | 645 cy   | 1,325  |                  |
| Aggregate (excluding ADU cut)           | 2,425 cy   | 2,430 cy   | 4,855  |                  |
| Export (including ADU cut)              | 1,430 cy   | 1,510 cy   | 2,940  |                  |
| <b>Required Parking: 2 Spaces:</b>      | 2 Garage (+2 Driveway)   | 2 Garage (+2 Driveway)   |  |                  |
| <b>Proposed Accessory Structure:</b>    | Pool/Spa, Fire Pit, BBQ,<br>AC Units, Fences/Walls,<br>Decks (665 sf & 188 sf) | Pool/Spa, Fire Pit, BBQ,<br>AC Units, Fences/Walls,<br>Deck (894 sf) |  |                  |

Staff has prepared draft findings for approval of the Minor Subdivision and each DRP in the attached Resolution 2025-018 for the City Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text

and recommended conditions of approval from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a Minor Subdivision and DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2025-018.

**Minor Subdivision Tentative Parcel Map Compliance (SBMC Section 16.24.140(F):**

The project must comply with the subdivision criteria contained SBMC Section 16.24.140(F) (Subdivisions). This section specifies that the City Council may approve, or conditionally approve, a tentative parcel map only if all of the findings can be made. The nine findings are:

1. *The proposed map is consistent with applicable general and specific plans and applicable provisions of SBMC Title 17;*
2. *The design or improvement of the proposed subdivision is consistent with applicable provisions of SBMC Title 17;*
3. *The site is physically suitable for the type of development;*
4. *The site is physically suitable for the proposed density of development;*
5. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; unless an environmental impact report was prepared in respect to the project and a finding was made pursuant to Section 21081(c) of the Public Resources Code that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;*
6. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems;*
7. *The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the city engineer may approve a map if he finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public;*

8. *In the case of the conversion of residential real property to a common interest development project, the notices to tenants required by law have been or will be given as required by the Subdivision Map Act*
9. *Subject to the exceptions contained in Section 66474.4 of the Government Code, that the property is not subject to a contract entered into pursuant to the Land Conservation Act of 1965 (Williamson Act) and the parcels resulting from the subdivision would be too small to sustain agricultural use. The determination of ability to sustain agriculture use shall be made according to the provisions of Section 66474.4 of the Government Code.*

The Minor Subdivision is consistent with the General Plan, which designates the property as Low Density Residential with a maximum density of three dwelling units per acre and the intent to include residential development in areas characterized by detached single-family homes on older subdivided lots. Pursuant to SBMC Section 17.20.010(D), the LR Zone is also intended for detached single-family residential development. The proposed project is consistent with all applicable requirements of the Zoning Ordinance (Title 17), including Chapter 17.20, which delineates maximum allowable density and the minimum lot dimensions for the LR Zone. The property is also located in the SROZ and is consistent with the associated maximum allowable floor area.

The property, as well as the adjacent properties to the north, west and south, are zoned Low Residential (LR). Properties to the east are zoned Low-Medium Residential (LMR). The proposed lots are consistent with the development pattern of the surrounding neighborhood.

The LR Zone has a required minimum lot size of 14,000 square feet, a minimum street frontage (width) of 65 feet, and a minimum depth of 100 feet. The proposed lots would comply with the LR Zone. The proposed North Lot would have 16,809 square feet of net lot area, approximately 75 feet of street frontage (width), and 235 feet of lot depth. The proposed South Lot would have 16,309 square feet of net lot area, approximately 75 feet of street frontage (width) and 245 feet of lot depth. The proposal would create a straight shared property line between the two lots.

The site is physically suitable for residential development because it has adequate area to provide for the building pads, parking, and design of the residential structures. No unique characteristics exist onsite that would otherwise preclude the Applicant from developing the lot as proposed.

The proposed Minor Subdivision is consistent within the maximum density allowed for the LR Zone which is for three dwelling units (du) per net acre (ac). In order to determine the number of units allowed for the site, the Municipal Code indicates that the calculation would use the net lot area and the following calculation:

$$\text{net lot size in ac} \times \text{number of du per ac} = \text{number of units allowed}$$

If the calculation results in a fractional number of 0.7 or greater, the number of units can be rounded up to the nearest whole number. The density range for the 32,848 square-foot or 0.893 acre (net) parcel is as follows:

$$0.754 \text{ ac} \times 3 \text{ du/ac} = 2.3 \text{ (rounded to 2.0) du permitted}$$

The Minor Subdivision would create two lots, each allowing one dwelling unit, which is within the density range allowed by the base density set forth in the LR Zone.

The design of the subdivision is not likely to cause substantial environmental damage and/or avoidably injure fish or wildlife or their habitat. No Environmentally Sensitive Habitat Area or biological resources have been identified on the property according to LUP exhibit 3-8. No fish or wildlife have been identified as native or transitive to this site. The project site has no value as habitat for endangered, rare, or threatened species. This project was found exempt from the California Environmental Quality Act (CEQA) and did not warrant the preparation of an Environmental Impact Report (EIR).

The design of the subdivision and the type of improvements are not likely to cause serious public health problems given that all public utilities are available to serve the development, including sewer and water. The project would not interfere with existing public utilities to adjacent properties.

The design of the subdivision and the type of improvements would not conflict with the existing 20-foot road easement located along the front property line. In addition, there are no easements established by court judgment, acquired by the public at large, for access or use of the property within the proposed subdivision. The existing easement has been demarcated on the Tentative Parcel Map and would be maintained with the design of the subdivision and improvements. Alternate or additional easements are not required as a condition of the Minor Subdivision.

The subdivision does not convert residential real property to a common interest development, and therefore, no additional noticing to existing tenants is required.

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

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

A DRP is required for each proposed lot because the proposed developments include grading in excess of 100 cubic yards, construction of a residence in excess of 60 percent of the maximum allowable floor area for the property, and construction of a second story that exceeds 35 percent of the first floor. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2025-018 provides the full discussion of the findings.

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the applicable 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 General Plan designates the property as Low Density Residential and is intended for single-family residential development at a maximum density of 3 dwelling units per acre. Therefore, the proposed single-family development on each proposed lot is consistent with the intended development in the General Plan. The proposed development could also be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods.

### Specific Plans and Special Overlays

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

### Local Coastal Plan/Land Use Plan Consistency

The City Council adopted an LCP/LUP on February 27, 2013 (amended and certified on June 11, 2014). Although the LUP has been certified by the California Coastal Commission, the Local Implementation Plan (LIP) portion of the LCP has not yet been certified; as such, the provisions of the LUP are considered to be advisory rather than mandatory at this time.

Chapter 5 of the LUP outlines policies for new development, including land divisions in Policies 5.33 through 5.40. The subject property is not located in Environmentally Sensitive Habitat Area (ESHA) outlined in the LUP or near coastal resources or public

access. The proposed subdivision would create two developable lots in adherence with the minimum lot standards and allowable density for the Low-Density Residential designation.

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 detached single-family development at a maximum density of three dwelling units per acre. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the property are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks, and 10-foot interior side yard setbacks.

The single-family residences are located entirely within the buildable area on each of the proposed lots with allowable encroachments of retaining walls, flat work, and drainage improvements in the setbacks. Each lot would have 25-foot front and 10-foot side yard setbacks. The North Lot would have a 74-foot rear yard setback, and the South Lot would have a 64-foot rear yard setback.

Maximum Floor Area Ratio:

Pursuant to the SROZ, the maximum allowable floor area calculation for the proposed North Lot is as follows:

|   |                 |
|---|-----------------|
| <u>North Lot – Gross Lot Area: 18,302</u> |                 |
| 0.5 for first 6,000 sf                    | 3,000 sf        |
| 0.175 for 6,000 to 15,000 sf              | 1,575 sf        |
| 0.1 for 15,000 to 20,000 sf               | 330 sf          |
| <u>Maximum Allowable Floor Area:</u>      | <u>4,905 sf</u> |

Pursuant to the SROZ, the maximum allowable floor area calculation for the proposed South Lot is as follows:

|   |                 |
|---|-----------------|
| <u>South Lot – Gross Lot Area: 17,532</u> |                 |
| 0.5 for first 6,000 sf                    | 3,000 sf        |
| 0.175 for 6,000 to 15,000 sf              | 1,575 sf        |
| 0.1 for 15,000 to 20,000 sf               | 253 sf          |
| <u>Maximum Allowable Floor Area:</u>      | <u>4,828 sf</u> |



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 Applicant is proposing to construct a new single-family residence on the North Lot consisting of a 3,144 square-foot main level living area, a 1,364 square-foot lower level living area, and a 493 square-foot two-car garage attached to the main level living area. With the applicable off-street parking exemption, the total proposed floor area of the North Lot would be 4,601 square feet, which is 304 square feet below the maximum allowable for the proposed lot.

The Applicant is also proposing to construct a new single-family residence on the South Lot consisting of a 3,212 square-foot main level living area, a 1,369 square-foot lower level living area, and a 478 square-foot two-car garage attached to the main level living area. With the applicable off-street parking exemption, the total proposed floor area of the South Lot would be 4,659 square feet, which is 169 square feet below the maximum allowable for the proposed lot.

#### Maximum Building Height:

The maximum allowable building height for all residential zones is 25 feet. The maximum height of the proposed residences on the North Lot and South Lot would be 24.83 feet above the proposed grade with the highest portion of the structures to be 180.8 feet above MSL. As a condition of approval, the Applicant will be required to certify the maximum building height and highest roof elevation during construction as well as the completed building pad.

The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP for each proposed lot. Compliance with those provisions is discussed later in this report.

#### 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 would be accommodated within the proposed garages in compliance with the parking requirements on each lot. Additionally, the driveways on each lot would also accommodate two parking spaces located entirely within the buildable areas.

#### 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.

The Applicant is proposing a combination fence and wall around the perimeter of each proposed lot that would be offset from the northern property line on the North lot and the southern property on the South Lot by approximately 16 inches. The proposed fencing above the retaining walls along the side and rear yards would be 50 percent open to light and air and consist of a mesh or lattice material on the North Lot that and a slatted vertical fence on the South Lot. A similar slatted vertical fence would be located along the shared property line between the two lots. The front yards would be enclosed by slatted vertical fencing that would be open 80 percent to light and built above retaining walls along the property front and side property lines in the front yard setback. The rear yards would be enclosed by black chain-link fencing. The Applicant is also proposing metal gates at both driveways and pedestrian entrances.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval requires compliance with the Municipal Code.

#### Landscape Water Efficiency:

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 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.

#### **DRP Finding #2**

The development review criteria topics referenced in DRP Finding #2 and SBMC Section 17.68.040(F) are listed below with further discussion as to how they relate to the proposed Project:

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

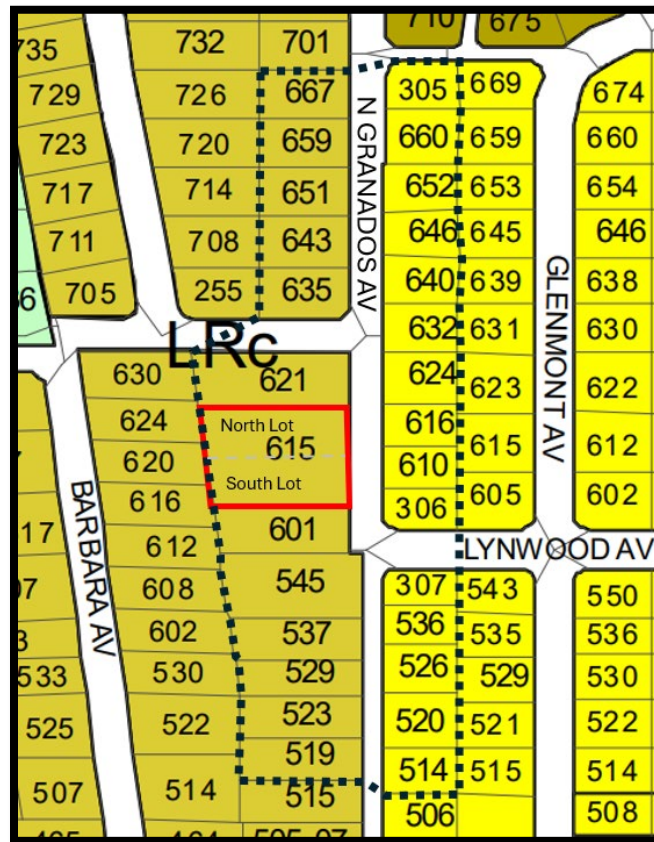
#### **Relationship with Adjacent Land Uses:**

The property is located within the LR Zone and SROZ. Adjacent properties to the north, south, and west are also located within the LR Zone. Properties located on the east side

of North Granados and further east are located in the Low-Medium Residential (LMR) Zone. The surrounding properties are developed with one- and two-story single-family residences.

Neighborhood Comparison:

Staff compared the proposed projects to 27 other properties within the surrounding area. This area includes properties located in the LR and LMR Zones, the SROZ, and on North Granados Avenue, Patty Hill Drive, and Holmwood Lane, and Lynwood Avenue, as shown on the map on the following page.



The existing developments in the neighborhood consist of a mix of one-, two-story single-family residences that range in size from 958 square feet to 5,176 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garages or unfinished areas like covered and enclosed patios in the total square footage but does include finished basements and Accessory Dwelling Units. Accordingly, the building areas of the proposed projects have been calculated for comparison purposes by deleting the area of the proposed garages.

Comparatively, the development proposed on the North Lot would be 4,508 square feet (see below).

Project Gross Building Area:

5,001 sf

Delete Attached Garage: - 493 sf  
Project Area for Comparison to Assessor's Data: 4,508 sf

Comparatively, the development proposed on the South Lot would be 4,581 square feet (see below).

Project Gross Building Area: 5,059 sf  
 Delete Attached Garage: - 478 sf  
Project Area for Comparison to Assessor's Data: 4,581 sf

Table 2 on the following page is based upon County Assessor SanGIS data. It contains approximate lot size, existing square footage, and maximum allowable floor area for each neighboring property.

| <b>Table 2</b> |                  |                       |                                  |  |                                |           |
|----------------|------------------|-----------------------|----------------------------------|--|--------------------------------|-----------|
| #              | Property Address | Lot Size in ft2 (GIS) | Existing ft2 Onsite (Assessor's) | Proposed / Recently Approved ft <sup>2</sup> | Max. Allowable ft <sup>2</sup> | Zone      |
| 1              | 667 N Granados   | 10,673                | 3,575                            |  | 3,818                          | LR        |
| 2              | 659 N Granados   | 10,768                | 3,281                            |  | 3,834                          | LR        |
| 3              | 651 N Granados   | 10,387                | 5,176                            |  | 3,768                          | LR        |
| 4              | 643 N Granados   | 11,003                | 3,068                            |  | 3,876                          | LR        |
| 5              | 635 N Granados   | 11,273                | 3,852                            |  | 3,923                          | LR        |
| 6              | 621 N Granados   | 20,026                | 4,088                            |  | 5,076                          | LR        |
| 7              | 615 N Granados   | 35,834                | 3,261                            |  | 5,867                          | LR        |
|                | <b>North Lot</b> | <b>18,302</b>         |                                  | <b>4,508</b>                                 | <b>4,905</b>                   | <b>LR</b> |
|                | <b>South Lot</b> | <b>17,532</b>         |                                  | <b>4,581</b>                                 | <b>4,828</b>                   | <b>LR</b> |
| 8              | 601 N Granados   | 15,725                | 1,638                            |  | 4,648                          | LR        |
| 9              | 545 N Granados   | 20,424                | 5,137                            |  | 5,096                          | LR        |
| 10             | 537 N Granados   | 13,095                | 3,993                            |  | 4,242                          | LR        |
| 11             | 529 N Granados   | 9,877                 | 4,389                            |  | 3,678                          | LR        |
| 12             | 523 N Granados   | 12,221                | 2,130                            |  | 4,089                          | LR        |
| 13             | 519 N Granados   | 12,246                | 2,631                            |  | 4,093                          | LR        |
| 14             | 305 Holmwood     | 8,331                 | 2,149                            |  | 3,408                          | LMR       |
| 15             | 660 N Granados   | 9,210                 | 1,877                            |  | 3,562                          | LMR       |
| 16             | 652 N Granados   | 8,520                 | 3,663                            |  | 3,441                          | LMR       |
| 17             | 646 N Granados   | 8,199                 | 2,258                            |  | 3,385                          | LMR       |
| 18             | 640 N Granados   | 8,699                 | 2,286                            |  | 3,472                          | LMR       |
| 19             | 632 N Granados   | 8,780                 | 1,941                            |  | 3,487                          | LMR       |
| 20             | 624 N Granados   | 8,820                 | 3,247                            |  | 3,494                          | LMR       |
| 21             | 616 N Granados   | 7,864                 | 958                              |  | 3,326                          | LMR       |
| 22             | 610 N Granados   | 7,547                 | 3,036                            |  | 3,271                          | LMR       |
| 23             | 306 Lynwood      | 7,247                 | 2,196                            |  | 3,218                          | LMR       |
| 24             | 307 Lynwood      | 6,613                 | 1,793                            |  | 3,107                          | LMR       |
| 25             | 536 N Granados   | 7,002                 | 1,492                            |  | 3,175                          | LMR       |

| <b>Table 2</b> |                  |                       |                                  |                                  |                    |      |
|----------------|------------------|-----------------------|----------------------------------|----------------------------------|--------------------|------|
| #              | Property Address | Lot Size in ft2 (GIS) | Existing ft2 Onsite (Assessor's) | Proposed / Recently Approved ft2 | Max. Allowable ft2 | Zone |
| 26             | 526 N Granados   | 8,391                 | 1,903                            |                                  | 3,418              | LMR  |
| 27             | 520 N Granados   | 9,960                 | 1,982                            |                                  | 3,693              | LMR  |
| 28             | 514 N Granados   | 8,311                 | 2,430                            |                                  | 3,404              | LMR  |
|                |                  |                       |                                  |                                  |                    |      |

The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The proposed floor area is consistent with nearby residential development and the proposed project could be found to be compatible with and complimentary to nearby existing development.

Building and Structure Placement:

Following the typical development pattern of properties located on the west side of the north-west traversing streets in this area of the City, the proposed two-story residences would have the appearance of a single-story from the street with a lower level built into the existing grade. The highest roof elevations of both proposed residences (180.8 MSL) would be approximately four to seven feet above the grade elevation along the North Granados Avenue frontage. The proposed garages would be setback 25 feet from the front property lines, and the living area would be setback approximately 55 feet from the front property lines.

The proposed residence on the North Lot would include a 3,144 square-foot main level consisting of an open-concept kitchen, dining, and great room, laundry and powder rooms, a primary bedroom suite, a second bedroom with an ensuite bathroom, stair and elevator access to the lower level, and access to the attached 493 square-foot two-car garage. The great room would open to a 665 square-foot uncovered deck with a built-in barbeque and exterior stair access to the lower yard area, and the primary bedroom suite would open to a partially covered 188 square-foot deck. The 1,364 square-foot lower-level living area would consist of a media room, laundry room, mechanical/storage room, and a half-bath. Proposed yard improvements include a pool and jacuzzi, patio areas, a fire pit, and lawn area in the lower west side of the residence.

The proposed residence on the South Lot would include a 3,212 square-foot main level consisting of an open concept kitchen, dining, and great room, laundry and powder rooms, a primary suite, two bedrooms each with ensuite bathrooms, stairway access to the lower level, and access to the attached 478 square-foot two-car garage. The great room, primary suite, and third bedroom would open to an 894 square-foot uncovered deck with a built-in barbeque and exterior stair access to the lower yard area. The 1,369 square-foot lower-level living area would consist of a media room, office/game room, powder room, and mechanical/storage room. Proposed yard improvement include a pool and jacuzzi, patio areas, a fire pit, and lawn area in the lower west side of the residence.

The proposed residences could be found to be sited and designed to minimize adverse impacts on the surrounding properties by the limited appearance of the structures from the street.

#### Landscape:

The proposed landscape plan includes four trees on the North Lot and two new trees on the South Lot with maintenance of the existing pine tree along the frontage of the South Lot. A variety of shrubs are proposed along the property lines and in planter areas on both properties.

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. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be 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.

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

The two required off-street parking spaces would be located within the attached two-car garages proposed on each lot. Vehicular access to the North Lot would be taken from a gated driveway at the northern end of the street frontage and would turn 90 degrees within the lot to access the north-facing garage. Vehicular access to the South Lot would be taken from a gated driveway at the southern end of the street frontage and would turn 90 degree to access the south-facing garage. Two additional off-street parking spaces would also be accommodated in the driveways and within the buildable area of each lot.

Pedestrian access to the properties would be taken from a gated walkway adjacent to the driveway. Each lot would include on-grade flatwork pathways around each residence to access the lower rear yard areas on both sides of each residence. Trash and recycling bins as well as air conditioning equipment would be located screened areas between the proposed garages.

#### Grading:

The majority of the grading proposed on each lot consists of the excavation associated with lowering the grade approximately two feet from the existing building pad for the main level, excavation for the lower level to be built between 12 and 14 feet below the existing

grade, and excavation outside the footprint of the proposed structures to lower adjacent yard areas. Additional grading is proposed in the lower yard areas to create flat yard and patio areas at the same elevation as the lower levels, biofiltration areas in the northwest corner of the North Lot and southwest corner of the South Lot, and manufactured slopes to the rear property line.

The proposed grading on the North Lot would include 620 cubic yards of cut and 25 cubic yards of fill located below the structure; 795 cubic yards of cut and 225 cubic yards of fill located outside of the structure footprint; 80 cubic yards of excavation for footings; 680 cubic yards of remedial grading; an aggregate grading quantity of 2,425 cubic yards, and 1,430 cubic yards of export. An additional 265 cubic yards of cut is proposed below the footprint of the ADU on the lower level, but is not subject to the discretionary approval of the DRP.

The proposed grading on the South Lot would include 690 cubic yards of cut and 5 cubic yards of fill located below the structure; 805 cubic yards of cut and 205 cubic yards of fill located outside of the structure footprint; 80 cubic yards of excavation for footings; 645 cubic yards of remedial grading; an aggregate grading quantity of 2,430 cubic yards, and 1,510 cubic yards of export. An additional 225 cubic yards of cut is proposed below the footprint of the ADU on the lower level, but is not subject to the discretionary approval of the DRP.

The proposed two lots include a total aggregate grading quantity of 4,855 cubic yards and 2,940 cubic yards of export.

#### Lighting:

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

#### Usable Open Space:

The project consists of the demolition of an existing single-family residence, subdividing the subject lot into two separate legal lots, and construction of a single-family residence with a two-car garage on each lot. Usable open space and recreational facilities are not required according to SBMC Section 17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

#### **Structure Development Permit Compliance:**

The proposed structures each exceed 16 feet in height above the pre-existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63, and the Applicant was required to complete the SDP process for each proposed lot. Story poles depicting the three-dimensional envelope of the proposed structures were certified by a licensed land surveyor on July 8, 2024, showing a maximum building height of 24.83 feet above the proposed grade and the highest roof elevation at

182.24 feet above MSL for each proposed structure. SDP notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 15, 2024. Two applications for View Assessment were received from Ray Ramage at 521 Glenmont Drive (Claimant 1) and Pat and Gary Coad at 550 Glenmont Drive (Claimant 2).

The Applicant worked with the view claimants and other neighbors who expressed concerns with the project to the Applicant during the SDP noticing period. The Applicant submitted revised plans that lowered rooflines, reduced massing and deck areas, and modified planting species. The revised project includes massing outside of the three-dimensional envelope of the original story poles, therefore, the story poles were updated on October 18, 2024, and a second SDP Notice was mailed with a deadline of December 16, 2024 to file for View Assessment. No additional applications were received, and Claimant 1 withdrew his application. Claimant 2 affirmed their application for View Assessment, and the Applicant opted to schedule the item for a View Assessment Commission meeting on January 21, 2025. Claimant 2 requested a continuance from the meeting, and without being heard by the Commission, the item was continued to the February meeting. However, the Applicant and Claimant 2 were subsequently able to agree upon specific revisions that have since been reflected on the revised and final plans.

Therefore, if the Council is able to make the required findings to approve the DRP's, the SDP's would be approved administratively.

A condition of approval has been added to the Draft Resolutions of Approval (Attachments 2 and 3) to require that the Applicant submit a height certification for each lot prepared by a licensed land surveyor prior to the framing inspections certifying that the maximum building height will not exceed 24.83 feet above the pre-existing grade or the highest roof elevation will not exceed 180.0 feet above MSL. Due to the sensitivity of neighboring views, Staff will also require other lower roof elevations to also be certified. The Applicant will also be required to submit pad certifications to verify the consistency of the finished building pad elevation with the project plans prior to the foundation inspections.

The Draft Resolutions of Approval (Attachment 2 and 3) include findings in support of the Minor Subdivision and the DRP and SDP for each proposed lot. The Draft Resolutions include the applicable SBMC sections in italicized text and the recommended conditions of approval from the Community Development, Engineering, and Fire Departments. An additional condition of approval requires that the Applicant obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits. The Council may direct Staff to modify the 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.

**Drainage Design:**

The surface topography of the existing site is generally sloping from east to west. The subject site is approximately 150 feet wide and is proposed to be subdivided into two



separate lots. There are three properties along the westerly property line where the existing drainage crosses the property line.

In cases where drainage from one private property flows to another private property, Staff recommends that applicants work with the adjacent property owners to explore collaborative solutions for drainage discharge methods. Since the Applicant was not able to come to an agreement with the downstream property owners on a collaborative solution, the Applicant moved forward with the diversion system mentioned below. It should be noted that the Applicant has the right to discharge their runoff to the west since that would follow the preexisting drainage patterns but chose the diversion system instead.

With respect to site drainage, usually per the City's requirements and consistent with general engineering practices, the preexisting drainage patterns, and general directions of drainage flows, are maintained to the extent feasible as part of the development and redevelopment process. In this case, to alleviate concerns from one downstream property owner, the Applicant has chosen to divert the runoff from the property up to North Granados Avenue. This will be accomplished by pumping the water from the biofiltration basin towards North Granados Avenue, where it will outlet into a stormwater junction box (Brooks Box). From there, the diverted stormwater runoff would enter a new drainage system the Applicant would construct. This new drainage system would carry the runoff underground north along North Granados Avenue where it would discharge to an existing drainage system that brings stormwater runoff to an underground drainage system on North Rios Avenue and ultimately to the San Elijo Lagoon. Since the existing one parcel is proposed to be subdivided into two separate parcels, each proposed parcel has its own biofiltration basin and stormwater diversion system.

In projects where diversion of run-off is considered, the existing drainage system downstream of the proposed diversion area is comprehensively evaluated and, if warranted, mitigation measures would be required. In this case, the downstream system can accept the additional drainage run-off, if the project is approved.

The proposed pump system is designed with an overflow system to address the rare occasion when the system may overflow. The proposed emergency overflow system consists of a rip rap energy dissipater system spreading any potential overflow run-off along the westerly property line. This design duplicates the preexisting condition to the extent feasible, in the event the proposed drainage pump system fails.

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

This property is located on North Granados Avenue between Lynwood Avenue and Patty Hill Drive. This project proposes to subdivide the lot into two separate lots. If approved, each lot would be required to remove all non-standard frontage improvements and construct City standard improvements, including a concrete driveway approach, a minimum of 10 feet wide compacted decomposed granite (DG) parking/walking surfaces and a mountable concrete curb. Each lot is also proposing to have concrete walkway steps connecting the street to the driveway. The South Lot has a large pine tree at or near

the public right of way line. In order to save this tree, this project proposes to construct a retaining wall partially within the public right of way. Construction of the retaining wall would result in the reduction of the DG for approximately 24 feet near the driveway of the South Lot.

**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 February 27, 2025.

The Applicant provided a letter to the City Council, which is included in Attachment 5. Staff has fielded questions from property owners to the west at 614 and 620 Barbara Avenue regarding stormwater runoff and drainage improvements associated with the project. As of the publication of this Staff Report, no official correspondence regarding the project has been received.

**CEQA COMPLIANCE STATEMENT:**

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and 15315 (Minor Land Divisions) of the State CEQA Guidelines. Class 1 allows the demolition and removal of individual small structures including a single-family residence and a garage. Class 15 (Minor Land Divisions) consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels. These sections are consistent with the Applicant's proposal to demolish the existing single-family residence and subdivide the property into two lots.

The project is also exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) and 15332 (In-Fill Development Projects) 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. Additionally, Class 32 consists of environmentally benign housing projects that are consistent with the General Plan and zoning requirements and located on sites less than five acres in urbanized areas. These exemptions are consistent with the Applicant's proposal to construct a single-family residence with an attached garage and Accessory Dwelling Unit on each proposed lot.

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation adopting the attached Resolution 2025-018 if the City Council can make all required findings for the approval of a Minor Subdivision Tentative Parcel Map;

- Approve Staff recommendation adopting the attached Resolution 2025-019 if the City Council can make all required findings for the approval a DRP for the proposed North Lot;
- Approve Staff recommendation adopting the attached Resolution 2025-020 if the City Council can make all required findings for the approval a DRP for the proposed South Lot
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings; or
- Deny the project if all required findings cannot be made.

### **DEPARTMENT RECOMMENDATION:**

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan, and may be found, as conditioned, to meet the discretionary findings required to approve a Minor Subdivision Tentative Parcel Map and a DRP for the proposed North Lot and a DRP for the proposed South Lot. The project also meets the requirements of the SDP for both proposed lots. Therefore, should the City Council be able to make the required findings, 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 Minor Subdivision exempt from the California Environmental Quality Act pursuant to Sections 15301 and 15315 of the State CEQA Guidelines;
3. Find the DRP and SDP for the North Lot exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines;
4. Find the DRP and SDP for the North Lot exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines; and
5. If the City Council makes the requisite findings and approves the project, adopt the following:
  - Resolution 2025-018 conditionally approving a Minor Subdivision Tentative Parcel Map (SMAP23-002) to demolish the existing single-family residence and subdivide the property at 615 North Granados Avenue into two single-family lots (North Lot and South Lot);
  - Resolution 2025-019 conditionally approving a Development Review Permit (DRP23-011) and Structure Development Permit (SDP23-015) to construct a two-story single-family residence with an attached two-car garage and perform associated site improvements on the North Lot; and

- Resolution 2025-020 conditionally approving a Development Review Permit (DRP23-012) and Structure Development Permit (SDP23-016) to construct a two-story single-family residence with an attached two-car garage and perform associated site improvements on the South Lot.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-018 (Minor Subdivision)
2. Resolution 2025-019 (DRP/SDP North Lot)
3. Resolution 2025-020 (DRP/SDP South Lot)
4. Project Plans Dated February 17, 2025
5. Applicant Narrative

## RESOLUTION 2025-018

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A MINOR SUBDIVISION TENTATIVE PARCEL MAP 615 NORTH GRANADOS AVENUE, SOLANA BEACH, APN: 263-082-17

**APPLICANTS: DMIG 615 NORTH GRANADOS**  
**APPLICATION: SMAP23-002**

**WHEREAS**, DMIG 615 North Granados LLC (hereinafter referred to as “Applicant”), has submitted an application for a Minor Subdivision Tentative Parcel Map pursuant to Title 16 (Subdivisions) 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 March 12, 2025, 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 Sections 15301 and 15315 of the State California Environmental Quality Act (CEQA) Guidelines; and

**WHEREAS**, this decision is based upon the evidence presented at the Public Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the Public 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 Minor Subdivision Tentative Parcel Map to demolish existing structures onsite and subdivide a 35,834 square-foot parcel into two new single-family parcels at 615 North Granados Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

#### III. FINDINGS

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

The proposed subdivision is consistent with the General Plan, which designates the property as Low Density Residential with a maximum

density of three dwelling units per acre and the intent to include residential development in areas characterized by detached single-family homes on older subdivided lots.

The property is within the Coastal Zone and, as a condition of approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a demo permit and recordation of the Tentative Parcel Map.

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

Pursuant to SBMC Section 17.20.010(D), the LR Zone is intended for detached single-family residential development. The proposed project is consistent with all applicable requirements of the Zoning Ordinance (Title 17), including Chapter 17.20, which delineates maximum allowable density and the minimum lot dimensions for the LR Zone. The property is also located in the SROZ and is consistent with the associated maximum allowable floor area.

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

The property, as well as the adjacent properties to the north, west and south, are zoned Low Residential (LR). Properties to the east are zoned Low-Medium Residential (LMR). The proposed lots are consistent with the development pattern of the surrounding neighborhood.

The LR Zone has a required minimum lot size of 14,000 square feet, a minimum street frontage (width) of 65 feet, and a minimum depth of 100 feet. The proposed lots will comply with the LR Zone. The proposed North Lot will have 16,809 square feet of net lot area, approximately 75 feet of street of street frontage (width), and 235 feet of lot depth. The proposed South Lot will have 16,309 square feet of net lot area, approximately 75 feet of street frontage (width) and 245 feet of lot depth. The proposal will create a straight shared property line between the two lots.

The site is physically suitable for residential development because it has adequate area to provide for the building pads, parking, and design of the residential structures. The site is located outside all overlay zones and specific plan areas. No unique characteristics exist onsite that would otherwise preclude the Applicant from developing the lot as proposed.

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

The proposed minor SUB is consistent within the maximum density allowed for the LR Zone which is for three dwelling units (du) per net acre (ac). In order to determine the number of units allowed for the site, the Municipal Code indicates that the calculation would use the net lot area and the following calculation:

$$\text{net lot size in ac} \times \text{number of du per ac} = \text{number of units allowed}$$

If the calculation results in a fractional number of 0.7 or greater, the number of units can be rounded up to the nearest whole number. The density range for the 32,848 square-foot or 0.893 acre (net) parcel is as follows:

$$0.754 \text{ ac} \times 3 \text{ du/ac} = 2.3 \text{ (rounded to 2.0) du permitted}$$

The Minor Subdivision will create two lots each allowing one dwelling unit, which is within the density range allowed by the base density set forth in the LR Zone.

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

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

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

The design of the subdivision and the type of improvements are not likely to cause serious public health problems given that all public utilities are available to serve the development, including sewer and water. The project will not interfere with existing public utilities to adjacent properties.

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

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

The design of the subdivision and the type of improvements will not conflict with the existing 20-foot road easement located along the front property line. In addition, there are no easements established by court judgment, acquired by the public at large, for access or use of the property within the proposed subdivision. The existing easement has been demarcated on the Tentative Parcel Map and will be maintained with the design of the subdivision and improvements. Alternate or additional easements will not be required.

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

The subdivision does not convert residential real property to a common interest development, and therefore, no additional noticing to existing tenants is required.

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

The property is not subject to a contract pursuant to the Williamson Act. The parcel has a zoning designation within the LR Zone and Staff is not aware of any historical uses of the property as agricultural land. Notices to tenants required by law have been or will be given as required by the Subdivision Map Act.

#### IV. 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 for the assignment of an address for the newly created lot.
- II. 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 demo permit or recordation of the Parcel Map.



III. The Applicant shall obtain a Building Permit to demolish the existing structures and improvements on site in accordance with the project plans presented to the City Council on March 12, 2025.

B. Fire Department Conditions:

I. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.

C. Engineering Department Conditions:

I. Prior to recordation of the parcel map, the Applicant shall obtain a building permit for removal of all building structures located within the boundary of the tentative map. The existing building shall be removed prior to parcel map recordation.

FINAL PARCEL MAP

II. A Parcel Map shall be prepared and recorded in accordance with Chapter 16.32 of SBMC.

- a. Provide a Subdivision Map Guarantee within ten days before recording the Parcel Map.
- b. Pay Parcel Map plan check fee in accordance with the current Engineering Fee Schedule.
- c. A preliminary soils report, prepared by a civil engineer registered in this state, and based upon adequate test borings, shall be submitted prior to recording of the final parcel map and noted on the final parcel map.
- d. The Applicant shall comply with Section 66436 of the Government Code by furnishing to the City Engineer a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: (a) they have received from the developer a copy of the proposed Parcel Map; (b) they object or do not object to the filing of the Parcel Map without their signature.

D. City Council Conditions:

I. N/A

I. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.

## II. EXPIRATION

The Minor Subdivision/Tentative Parcel Map for the project will expire on 24 months from the date of approval unless the Applicant has recorded a parcel map, obtained a demo permit, and commenced demolition activities onsite prior to that date. An extension of the application may be granted by the City Council.

## III. 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** this 12<sup>th</sup> day of March 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –  
NOES: Councilmembers –

ABSENT: Councilmembers –  
ABSTAIN: Councilmembers –

---

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

---

JOHANNA N. CANLAS, City Attorney

---

ANGELA IVEY, City Clerk

## RESOLUTION 2025-019

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE WITH A TWO-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS ON THE PROPOSED NORTH LOT AT 615 NORTH GRANADOS AVENUE, SOLANA BEACH, APN: 263-082-17**

**APPLICANT: DMIG 615 NORTH GRANADOS  
APPLICATION: DRP23-011/SDP23-015**

**WHEREAS**, DMIG 615 North Granados LLC (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

**WHEREAS**, at the Public Hearing on March 12, 2025, 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 Sections 15303 and 15332 of the State CEQA Guidelines; and

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to construct a new 4,508 square-foot, two-story single-family residence with a 493 square-foot two-car garage and perform associated site improvements on the proposed North Lot at 615 North Granados Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

### III. FINDINGS

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

- 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 General Plan designates the property as Low Density Residential and is intended for single-family residential development at a maximum density of 3 dwelling units per acre. Therefore, the proposed single-family development is consistent with the intended development in the General Plan. The proposed development is also be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods.

Specific Plans and Special Overlays: The property is located in the Scaled Residential Overlay Zone (SROZ).

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

Coastal Zone: The entire City of Solana Beach is 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 detached single-family development at a maximum density of three dwelling units per acre. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the property are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks, and 10-foot interior side yard setbacks.

The single-family residence will be located entirely within the buildable area with allowable encroachments of retaining walls, flat work, and

drainage improvements in the setbacks. The project will have 25-foot front, 74-foot rear, and 10-foot side yard setbacks.

Maximum Floor Area Ratio:

Pursuant to the SROZ, the maximum allowable floor area calculation is as follows:

|                               |          |
|-------------------------------|----------|
| Gross Lot Area: 18,302        |          |
| 0.5 for first 6,000 sf        | 3,000 sf |
| 0.175 for 6,000 to 15,000 sf  | 1,575 sf |
| 0.1 for 15,000 to 20,000 sf   | 330 sf   |
| Maximum Allowable Floor Area: | 4,905 sf |

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 Applicant is proposing to construct new single-family residence consisting of a 3,144 square-foot main level living area, a 1,364 square-foot lower-level living area, and a 493 square-foot two-car garage attached to the main level living area. With the applicable off-street parking exemption, the total proposed floor area of the North Lot would be 4,601 square feet, which is 304 square feet below the maximum allowable for the proposed lot.

Maximum Building Height:

The maximum allowable building height for all residential zones is 25 feet. The maximum height of the proposed residence is 24.83 feet above the proposed grade with the highest portion of the structure to be at 180.8 feet above MSL. As a condition of approval, the Applicant will be required to certify the maximum building height and highest roof elevation during construction as well as the completed building pad.

The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP for each proposed lot. Compliance with those provisions is discussed later in this Resolution.

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 would be accommodated within the proposed garage in compliance with

the parking requirements on each lot. Additionally, the driveway will also accommodate two parking spaces located entirely within the buildable areas.

#### 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.

The project includes a combination fence and wall offset from the northern property line by approximately 16 inches and a segment along the rear yard setback. The proposed fencing above the retaining walls along the side and rear yards will be 50 percent open to light and air and consist of a mesh or lattice material. A similar slatted vertical fence will be located along the southern property line. The front yard will be enclosed by slatted vertical fencing that would be open 80 percent to light and built above retaining walls along the property front and side property line in the front yard setback. The rear yard will be enclosed by black chain-link fencing. The Applicant is also proposing a metal gate at the driveway and pedestrian entrance.

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

#### Landscape Water Efficiency:

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 Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect 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 where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.*

The property is located within the LR Zone and SROZ. Adjacent properties to the north, south, and west are also located within the LR Zone. Properties located on the east side of North Granados and further east are located in the Low-Medium Residential (LMR) Zone. The surrounding properties are developed with one- and two-story single-family residences and also located in the SROZ. The project is found to be compatible in terms of scale, apparent bulk, and massing and complementary to existing development in the immediate vicinity.

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

Following the typical development pattern of properties located on the west side of the north-west traversing streets in this area of the City, the proposed two-story residence would have the appearance of a single-story from the street with a lower level built into the existing grade. The highest roof elevation of the residence residences (180.8 MSL) will be approximately seven feet above the grade elevation along the North Granados Avenue frontage. The proposed garage will be setback 25 feet from the front property lines, and the living area will be setback approximately 55 feet from the front property lines.

The proposed residence will include a 3,144 square-foot main level consisting of an open-concept kitchen, dining, and great room, laundry and powder rooms, a primary bedroom suite, a second bedroom with an ensuite bathroom, stair and elevator access to the lower level, and access to the attached 493 square-foot two-car garage. The great room will open to a 665 square-foot uncovered deck with a built-in barbeque and exterior stair access to the lower yard area, and the primary bedroom suite would open to a partially covered 188 square-foot deck.



The 1,364 square-foot lower-level living area will consist of a media room, laundry room, mechanical/storage room, and a half-bath. Proposed yard improvements include a pool and jacuzzi, patio areas, a fire pit, and lawn area in the lower west side of the residence.

The proposed residence is found to be sited and designed to minimize adverse impacts on the surrounding properties by the limited appearance of the structure from the street.

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

The proposed landscape plan includes four trees and a variety of shrubs located along the property lines and in planter areas.

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 conceptual planting plan presented to the City Council should the City Council approve the project. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be 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 will be located within the attached two-car garage. Vehicular access will be taken from a gated driveway at the northern end of the street frontage and would turn 90 degrees within the lot to access the north-facing garage. Two additional off-street parking spaces will also be accommodated in the driveway and within the buildable area.

Pedestrian access to the property will be taken from a gated walkway adjacent to the driveway. The project includes on-grade flatwork pathways around the residence to access the lower rear yard area on both sides of the residence. Trash and recycling bins as well as air conditioning equipment will be located in a screened area south of the garage.

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

The majority of the grading proposed consists of the excavation associated with lowering the grade approximately two feet from the existing building pad for the main level, excavation for the lower level to be built between 12 and 14 feet below the existing grade, and excavation outside the footprint of the proposed structure to lower adjacent yard area. Additional grading is proposed in the lower yard area to create flat yard and patio areas at the same elevation as the lower level, biofiltration areas in the northwest corner of the lot, and a manufactured slope along the rear property line.

The proposed grading will include 620 cubic yards of cut and 25 cubic yards of fill located below the structure; 795 cubic yards of cut and 225 cubic yards of fill located outside of the structure footprint; 80 cubic yards of excavation for footings; 680 cubic yards of remedial grading; an aggregate grading quantity of 2,425 cubic yards, and 1,430 cubic yards of export. An additional 265 cubic yards of cut is proposed below the footprint of the ADU on the lower level, but is not subject to the discretionary approval of the DRP.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use.*

*All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

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

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

The project consists of the demolition of an existing single-family residence, subdivision the subject lot into two separate legal lots, and construction of a single-family residence with a two-car garage on each lot. Usable open space and recreational facilities are not required according to SBMC Section 17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

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

The proposed structure exceeds 16 feet in height above the pre-existing grade, therefore, the project was subject to requirements of SBMC Chapter 17.63 (View Assessment), and the Applicant was required to complete the SDP process. Story poles depicting the three-dimensional envelope of the proposed structures were certified by a licensed land surveyor on July 8, 2024, showing a maximum building height of 24.83 feet above the proposed grade and the highest roof elevation at 182.24 feet above MSL. SDP notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 15, 2024. Two applications for View Assessment were received from Ray Ramage at 521 Glenmont Drive (Claimant 1) and Pat and Gary Coad at 550 Glenmont Drive (Claimant 2).

The Applicant worked with the view claimants and other neighbors who expressed concerns with the project to the Applicant during the SDP noticing period. The Applicant submitted revised plans that lowered rooflines, reduced massing and deck areas, and modified planting species. The revised project included massing outside of the three-dimensional envelope of the original story poles, therefore, the story poles were updated on October 18, 2024, and a second SDP Notice was mailed with a deadline of December 16, 2024 to file for View Assessment. No additional applications were received, and Claimant 1 withdrew his application. Claimant 2 affirmed their application for

View Assessment, and the Applicant opted to schedule the item for a View Assessment Commission meeting on January 21, 2025. Claimant 2 requested a continuance from the meeting, and without being heard by the Commission, the item was continued to the February meeting. However, the Applicant and Claimant 2 were subsequently able to agree upon specific revisions that have since been reflected on revised and final plans.

A condition is included in this Resolution to require that the Applicant submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum building height will not exceed 24.83 feet above the pre-existing grade or the highest roof elevation will not exceed 180.0 feet above MSL. Due to the sensitivity of neighboring views, Staff also requires other lower roof elevations to also be certified. The Applicant is also be required to submit pad certifications to verify the consistency of the finished building pad elevation with the project plans prior to the foundation inspections.

#### IV. 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, Public Use Facilities, and Public Facilities Impact Fees. The Applicant will be credited half of the value of the existing residence the applicable impact fees.
- II. Building, grading, and landscape construction plans shall be in substantial conformance with the project plans presented to the City Council on March 12, 2025 and located in the project file with a submittal date of February 17, 2025.
- III. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor certifying that the maximum building height will not exceed 24.83 feet above the pre-existing grade or the highest roof elevation will not exceed 180.0 feet above MSL in conformance with the plans as approved by the City Council on March 12, 2025. The height certificate shall also include additional lower roof elevations as specified by Staff. The Applicant shall also submit a pad certificate in conformance with the approved project plans.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and

17.60.070 (Fences and Walls).

- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on March 12, 2025, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicant shall obtain and submit landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied and the installation has passed inspection by the City's third-party landscape professional.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- XI. 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. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.2.1 and 503.2.3.
- II. **BUILDINGS AND FACILITIES:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility per the 2019 California Fire Code Chapter 5 Section 503.1.1.
- III. **GRADE:** The gradient for a fire apparatus access roadway shall not exceed 20.0 percent. Grades exceeding 15.0 percent (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent) per the SBMC Section 15.32.170(503.2.7-8) – minimum #75 topcast.
- IV. **GATES:** All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per the SBMC Section 15.32.200(503.6). All Knox Box products shall be purchased through Knox website under Solana Beach Fire.
- V. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site, the following conditions shall be completed to the satisfaction of the Solana Beach

Fire Department and per the 2022 California Building 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 finish lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
  - c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service, and accepted by the Fire Department and applicable water district.
- VI. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- VII. 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 servicing the area shall be provided that states the required fire flow is available. Multi-Family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the SBMC Section 15.32.210 Section 507.5.1.01 to 507.5.1.02.
- VIII. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- IX. AUTOMATIC FIRE SPRINKLER SYSTEM – ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Sprinklers will be required due to significant modifications and additions being over 50 percent of the existing structure.

- a. An NFPA 13D compliant fire sprinkler system shall be installed to include fire sprinklers in all closets, bathrooms, and attic regardless of size or use. In addition, patios, or outdoor covers 10 feet or greater in depth shall have fire sprinklers installed.

X. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicant shall obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the frontage improvements in the public right-of-way listed below. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
  - a. Construction of the 9-inch by 9-inch by 12-inch concrete curb along the property frontage with transitions to the existing improvements on both ends to the satisfaction of the City Engineer
  - b. Construction of the driveway approaches with transitions to the proposed Decomposed Granite (DG) pathway.
  - c. Construction of the 10-foot-wide DG area compacted and graded at maximum 2 percent toward the flowline for walking and parking purposes to the satisfaction of the City Engineer.
- II. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit/Final Inspection of the Building Permit. The EMRA shall be recorded against this property for all improvements in the Public Right-Of-Way including but not limited to:
  - a. Concrete walkway steps.
  - b. 10-foot DG area compacted and graded at 2 percent toward the flowline and 9-inch by 9-inch by 12-inch concrete curb along the property frontage.
- III. The Applicant shall complete to the satisfaction of the City Engineer all grading, paving, public improvements, landscaping, and drainage improvements.
- IV. The Applicant shall submit proof to the Engineering Department that the required California Coastal Commission Permits have been obtained prior to the issuance of any building or grading permits.



- V. The Applicant shall obtain an Engineering Permit. The Engineering Permit shall be prepared by a Registered 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. The Engineering Permit plan shall be in accordance with the BMP Site Plan. A Preliminary Hydrology Study was prepared, and all recommendations of the Hydrology Study shall be incorporated into the Engineering Permit plan.
- VI. The Applicant shall pay in full the one-time Sewer Capacity Fee of \$4500.00 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 and the ADU would increase the property's EDU assignment by 0.8 EDU. The EDU assignment for both lots would be 3.6 EDU. The City will credit the existing SFR 1.0 EDU. Thus, the total EDU assignment would be 2.6 EDU for both lots combined. Each lot will be charged 1.3 EDU. Therefore, each lot will be charged \$5,850 (1.3 EDU multiplied by \$4,500).
- a. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
  - b. A Sewer Permit and Encroachment Permit are required for the private sewer lateral. The Applicant shall coordinate with the Public Works inspector to allow the inspector to inspect the entire length of the private sewer lines within the public right of way before backfilling.
  - c. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main. A backflow prevention device shall be installed on private property. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- VII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless for the storm drain system on the applicant's property. The Owner shall maintain sump pumps in operable condition per manufacturer's instruction/equipment documentation. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- VIII. The 18-inch RCP storm drainage system from Granados Avenue to Patty Hill Drive shall be installed per the approved plans. Work in the public right of way will require an Encroachment Permit, which must be obtained prior to start of work.

- IX. 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. Each lot will be responsible for \$9,462 (\$18,924 divided by 2).

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 as follows:

a.  $\$4,732 \times (846 \text{ SF} / 4,601 \text{ SF}) = \$870$

- X. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance is required of this project. The current rate for a single-family dwelling unit is \$3,623. Each lot will be responsible for \$1,811 (\$3,623 divided by 2).
- 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. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

#### Grading Conditions

- XIII. The Applicant shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a Grading Permit shall include, but not be limited to, the following:
- a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
  - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report. An as-graded report shall be submitted to and approved by the City prior to release of the grading bond and issuance of occupancy.
  - c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design

for biofiltration 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. Cut and fill slopes shall be set back from site boundaries and buildings in accordance with SBMC Section 15.40.140 and to the satisfaction of the City Engineer.
- g. 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.
- h. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- i. The Applicant shall obtain a haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- j. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage

facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.

- k. An Erosion Prevention and Sediment Control Plan shall be prepared 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.
- l. 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.
- m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- n. No increased cross lot drainage shall be allowed.
- o. The Applicant shall obtain the Grading and Building Permits concurrently.
- p. Prior to obtaining a foundation inspection on the Building Permit, the Applicants shall submit a building pad certification statement from a Soils Engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E

D. City Council Conditions:

- I. N/A

I. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation

proceedings.

## II. EXPIRATION

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

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

**NOTICE TO 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** this 12<sup>th</sup> day of March 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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

## RESOLUTION 2025-020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE WITH A TWO-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS ON THE PROPOSED SOUTH LOT AT 615 NORTH GRANADOS AVENUE, SOLANA BEACH, APN: 263-082-17**

**APPLICANT: DMIG 615 NORTH GRANADOS LLC  
APPLICATION: DRP23-012/SDP23-016**

**WHEREAS**, DMIG 615 North Granados LLC (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

**WHEREAS**, at the Public Hearing on March 12, 2025, 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 Sections 15303 and 15332 of the State CEQA Guidelines; and

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to construct a new 4,581 square-foot, two-story single-family residence with a 478 square-foot two-car garage and perform associated site improvements on the proposed South Lot at 615 North Granados Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

### III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the

City of Solana Beach Municipal Code, the City Council finds the following:

- 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 General Plan designates the property as Low Density Residential and is intended for single-family residential development at a maximum density of 3 dwelling units per acre. Therefore, the proposed single-family development is consistent with the intended development in the General Plan. The proposed development is also found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods.

Specific Plans and Special Overlays: The property is located in the Scaled Residential Overlay Zone (SROZ).

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

Coastal Zone: The entire City of Solana Beach is 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 detached single-family development at a maximum density of three dwelling units per acre. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the property are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks, and 10-foot interior side yard setbacks.

The single-family residence will be located entirely within the buildable area with allowable encroachments of retaining walls, flat work, and



drainage improvements in the setbacks. The project will have 25-foot front, 64-foot rear, and 10-foot side yard setbacks.

Maximum Floor Area Ratio:

Pursuant to the SROZ, the maximum allowable floor area calculation is as follows:

|                               |          |
|-------------------------------|----------|
| Gross Lot Area: 17,532        |          |
| 0.5 for first 6,000 sf        | 3,000 sf |
| 0.175 for 6,000 to 15,000 sf  | 1,575 sf |
| 0.1 for 15,000 to 20,000 sf   | 253 sf   |
| Maximum Allowable Floor Area: | 4,828 sf |

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 Applicant is proposing to construct new single-family residence consisting of a 3,212 square-foot main level living area, a 1,369 square-foot lower level living area, and a 478 square-foot two-car garage attached to the main level living area. With the applicable off-street parking exemption, the total proposed floor area of project will be 4,659 square feet, which is 169 square feet below the maximum allowable for the proposed lot.

Maximum Building Height:

The maximum allowable building height for all residential zones is 25 feet. The maximum height of the proposed residence is 24.83 feet above the proposed grade with the highest portion of the structure to be at 180.8 feet above MSL. As a condition of approval, the Applicant will be required to certify the maximum building height and highest roof elevation during construction as well as the completed building pad.

The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP for each proposed lot. Compliance with those provisions is discussed later in this Resolution.

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 would be accommodated within the proposed garage in compliance with

the parking requirements on each lot. Additionally, the driveway will also accommodate two parking spaces located entirely within the buildable areas.

#### 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.

The project includes a combination fence and wall offset from the southern property line by approximately 16 inches and a segment along the rear yard setback. The proposed fencing above the retaining walls along the side and rear yards will be 50 percent open to light and air and consist of a slatted vertical fence. A similar slatted vertical fence will be located along the northern property line. The front yard will be enclosed by slatted vertical fencing that would be open 80 percent to light and built above retaining walls along the property front and side property line in the front yard setback. The rear yard will be enclosed by black chain-link fencing. The Applicant is also proposing a metal gate at the driveway and pedestrian entrance.

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

#### Landscape Water Efficiency:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform 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 where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.*

The property is located within the LR Zone and SROZ. Adjacent properties to the north, south, and west are also located within the LR Zone. Properties located on the east side of North Granados and further east are located in the Low-Medium Residential (LMR) Zone. The surrounding properties are developed with one- and two-story single-family residences and also located in the SROZ. The project is found to be compatible in terms of scale, apparent bulk, and massing and complementary to existing development in the immediate vicinity.

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

Following the typical development pattern of properties located on the west side of the north-west traversing streets in this area of the City, the proposed two-story residence would have the appearance of a single-story from the street with a lower level built into the existing grade. The highest roof elevation of the residence residences (180.8 MSL) will be approximately four feet above the grade elevation along the North Granados Avenue frontage. The proposed garage will be setback 25 feet from the front property lines, and the living area will be setback approximately 55 feet from the front property lines.

The proposed residence will include a 3,212 square-foot main level consisting of an open concept kitchen, dining, and great room, laundry and powder rooms, a primary suite, two bedrooms each with ensuite bathrooms, stairway access to the lower level, and access to the attached 478 square-foot two-car garage. The great room, primary suite, and third bedroom will open to a 894 square-foot uncovered deck with a built-in barbeque and exterior stair access to the lower yard area. The 1,369 square-foot lower level living area will consist of a media room, office/game room,

powder room, and mechanical/storage room. Proposed yard improvement include a pool and jacuzzi, patio areas, a fire pit, and lawn area in the lower west side of the residence.

The proposed residence is found to be sited and designed to minimize adverse impacts on the surrounding properties by the limited appearance of the structure from the street.

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

The proposed landscape plan includes two new trees and maintenance of the existing pine tree along the street frontage. The plan also includes a variety of shrubs located along the property lines and in planter areas.

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 conceptual planting plan presented to the City Council should the City Council approve the project. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be 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 will be located within the attached two-car garage. Vehicular access will be taken from a gated driveway at the southern end of the street frontage and would turn 90 degrees within the lot to access the south-facing garage. Two additional off-street parking spaces will also be accommodated in the driveway and within the buildable area.

Pedestrian access to the property will be taken from a gated walkway adjacent to the driveway. The project includes on-grade flatwork pathways around the residence to access the lower rear yard area on both sides of the residence. Trash and recycling bins as well as air conditioning equipment will be located in a screened area north of the garage.

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

The majority of the grading proposed consists of the excavation associated with lowering the grade approximately two feet from the existing building pad for the main level, excavation for the lower level to be built between 12 and 14 feet below the existing grade, and excavation outside the footprint of the proposed structure to lower adjacent yard area. Additional grading is proposed in the lower yard area to create flat yard and patio areas at the same elevation as the lower level, biofiltration areas in the northwest corner of the lot, and a manufactured slope along the rear property line.

The proposed grading will include 690 cubic yards of cut and 5 cubic yards of fill located below the structure; 805 cubic yards of cut and 205 cubic yards of fill located outside of the structure footprint; 80 cubic yards of excavation for footings; 645 cubic yards of remedial grading; an aggregate grading quantity of 2,430 cubic yards, and 1,510 cubic yards of export. An additional 225 cubic yards of cut is proposed below the footprint of the ADU on the lower level, but is not subject to the discretionary approval of the DRP.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use.*

*All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

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

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

The project consists of the demolition of an existing single-family residence, subdivision the subject lot into two separate legal lots, and construction of a single-family residence with a two-car garage on each lot. Usable open space and recreational facilities are not required according to SBMC Section 17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

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

The proposed structure exceeds 16 feet in height above the pre-existing grade, therefore, the project was subject to requirements of SBMC Chapter 17.63 (View Assessment), and the Applicant was required to complete the SDP process. Story poles depicting the three-dimensional envelope of the proposed structures were certified by a licensed land surveyor on July 8, 2024, showing a maximum building height of 24.83 feet above the proposed grade and the highest roof elevation at 182.24 feet above MSL. SDP notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 15, 2024. Two applications for View Assessment were received from Ray Ramage at 521 Glenmont Drive (Claimant 1) and Pat and Gary Coad at 550 Glenmont Drive (Claimant 2).

The Applicant worked with the view claimants and other neighbors who expressed concerns with the project to the Applicant during the SDP noticing period. The Applicant submitted revised plans that lowered rooflines, reduced massing and deck areas, and modified planting species. The revised project included massing outside of the three-dimensional envelope of the original story poles, therefore, the story poles were updated on October 18, 2024, and a second SDP Notice was mailed with a deadline of December 16, 2024 to file for View Assessment. No additional applications were received, and Claimant 1 withdrew his application. Claimant 2 affirmed their application for

View Assessment, and the Applicant opted to schedule the item for a View Assessment Commission meeting on January 21, 2025. Claimant 2 requested a continuance from the meeting, and without being heard by the Commission, the item was continued to the February meeting. However, the Applicant and Claimant 2 were subsequently able to agree upon specific revisions that have since been reflected on revised and final plans.

A condition is included in this Resolution to require that the Applicant submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum building height will not exceed 24.83 feet above the pre-existing grade or the highest roof elevation will not exceed 180.0 feet above MSL. Due to the sensitivity of neighboring views, Staff will also require other lower roof elevations to also be certified. The Applicant will also be required to submit pad certifications to verify the consistency of the finished building pad elevation with the project plans prior to the foundation inspections.

#### IV. 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, Public Use Facilities, and Public Facilities Impact Fees. The Applicant will be credited half of the value of the existing residence the applicable impact fees.
- II. Building, grading, and landscape construction plans shall be in substantial conformance with the project plans presented to the City Council on March 12, 2025 and located in the project file with a submittal date of February 17, 2025.
- III. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor certifying that the maximum building height will not exceed 24.83 feet above the pre-existing grade or the highest roof elevation will not exceed 180.0 feet above MSL in conformance with the plans as approved by the City Council on March 12, 2025. The height certificate shall also include additional lower roof elevations as specified by Staff. The Applicant shall also submit a pad certificate in conformance with the approved project plans.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and

17.60.070 (Fences and Walls).

- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on March 12, 2025, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicant shall obtain and submit landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied and the installation has passed inspection by the City's third-party landscape professional.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- XI. 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. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.2.1 and 503.2.3.
- II. **BUILDINGS AND FACILITIES:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility per the 2019 California Fire Code Chapter 5 Section 503.1.1.
- III. **GRADE:** The gradient for a fire apparatus access roadway shall not exceed 20.0 percent. Grades exceeding 15.0 percent (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent) per the SBMC Section 15.32.170(503.2.7-8) – minimum #75 topcast.
- IV. **GATES:** All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per the SBMC Section 15.32.200(503.6). All Knox Box products shall be purchased through Knox website under Solana Beach Fire.
- V. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site, the following conditions shall be completed to the satisfaction of the Solana Beach

Fire Department and per the 2022 California Building 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 finish lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
  - c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service, and accepted by the Fire Department and applicable water district.
- VI. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- VII. 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 servicing the area shall be provided that states the required fire flow is available. Multi-Family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the SBMC Section 15.32.210 Section 507.5.1.01 to 507.5.1.02.
- VIII. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- IX. AUTOMATIC FIRE SPRINKLER SYSTEM – ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Sprinklers will be required due to significant modifications and additions being over 50 percent of the existing structure.

- a. An NFPA 13D compliant fire sprinkler system shall be installed to include fire sprinklers in all closets, bathrooms, and attic regardless of size or use. In addition, patios, or outdoor covers 10 feet or greater in depth shall have fire sprinklers installed.

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

C. Engineering Department Conditions:

- I. The Applicant shall obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the frontage improvements in the public right-of-way listed below. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
  - a. Construction of the 9-inch by 9-inch by 12-inch concrete curb along the property frontage with transitions to the existing improvements on both ends to the satisfaction of the City Engineer
  - b. Construction of the driveway approaches with transitions to the proposed Decomposed Granite (DG) pathway.
  - c. Construction of the 10-foot-wide DG area compacted and graded at maximum 2 percent toward the flowline for walking and parking purposes to the satisfaction of the City Engineer.
  - d. Construction of the proposed concrete retaining wall on North Granados Avenue to protect the existing tree.
- II. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit/Final Inspection of the Building Permit. The EMRA shall be recorded against this property for all improvements in the Public Right-Of-Way including but not limited to:
  - a. Concrete walkway steps.
  - b. 10-foot DG area compacted and graded at 2 percent toward the flowline and 9-inch by 9-inch by 12-inch concrete curb along the property frontage.
- III. The Applicant shall complete to the satisfaction of the City Engineer all grading, paving, public improvements, landscaping, and drainage improvements.

- IV. The Applicant shall submit proof to the Engineering Department that the required California Coastal Commission Permits have been obtained prior to the issuance of any building or grading permits.
- V. The Applicant shall obtain an Engineering Permit. The Engineering Permit shall be prepared by a Registered 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. The Engineering Permit plan shall be in accordance with the BMP Site Plan. A Preliminary Hydrology Study was prepared and all recommendations of the Hydrology Study shall be incorporated into the Engineering Permit plan.
- VI. The Applicant shall pay in full the one-time Sewer Capacity Fee of \$4500.00 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 and the ADU would increase the property's EDU assignment by 0.8 EDU. The EDU assignment for both lots would be 3.6 EDU. The City will credit the existing SFR 1.0 EDU. Thus, the total EDU assignment would be 2.6 EDU for both lots combined. Each lot will be charged 1.3 EDU. Therefore, each lot will be charged \$5,850 (1.3 EDU multiplied by \$4,500).
  - a. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
  - b. A Sewer Permit and Encroachment Permit are required for the private sewer lateral. The Applicant shall coordinate with the Public Works inspector to allow the inspector to inspect the entire length of the private sewer lines within the public right of way before backfilling.
  - c. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main. A backflow prevention device shall be installed on private property. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- VII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless for the storm drain system on the applicant's property. The Owner shall maintain sump pumps in operable condition per manufacturer's instruction/equipment documentation. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.

- VIII. The 18-inch RCP storm drainage system from Granados Avenue to Patty Hill Drive shall be installed per the approved plans. Work in the public right of way will require an Encroachment Permit, which must be obtained prior to start of work.
- IX. 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. Each lot will be responsible for \$9,462 (\$18,924 divided by 2).
- 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 as follows:
- a.  $\$4,732 \times (850 \text{ SF} / 4659 \text{ SF}) = \$863$
- X. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance is required of this project. The current rate for a single-family dwelling unit is \$3,623. Each lot will be responsible for \$1,811 (\$3,623 divided by 2).
- 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. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

#### Grading Conditions

- XIII. The Applicant shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a Grading Permit shall include, but not be limited to, the following:
- a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
- b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report. An as-graded report shall be submitted to and approved by

the City prior to release of the grading bond and issuance of occupancy.

- c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for biofiltration 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. Cut and fill slopes shall be set back from site boundaries and buildings in accordance with SBMC Section 15.40.140 and to the satisfaction of the City Engineer.
- g. 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.
- h. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- i. The Applicant shall obtain a haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.

- j. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- k. An Erosion Prevention and Sediment Control Plan shall be prepared 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.
- l. 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.
- m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- n. No increased cross lot drainage shall be allowed.
- o. The Applicant shall obtain the Grading and Building Permits concurrently.
- p. Prior to obtaining a foundation inspection on the 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

D. City Council Conditions:

- I. N/A

I. ENFORCEMENT

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

forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.

## II. EXPIRATION

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

## III. 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** this 12<sup>th</sup> day of March 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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



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

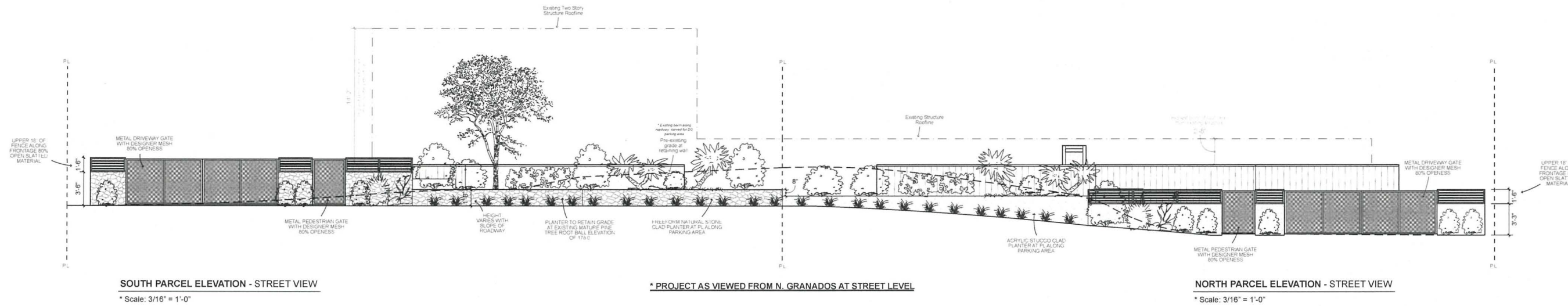
APPROVED AS TO FORM:

ATTEST:

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

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

# 615 Granados Ave Solana Beach, CA



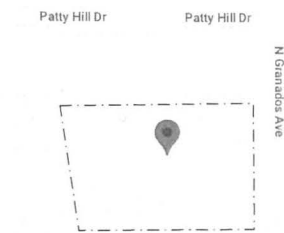
| NO. | DATE     | REVISION                          | REMARKS |
|-----|----------|-----------------------------------|---------|
| 1   | 02/20/23 | REVISION PRIOR TO SUBMITAL        |         |
| 2   | 01/12/24 | FIRST ROUND CITY CORRECTIONS      |         |
| 3   | 3/6/24   | SECOND ROUND CITY CORRECTIONS     |         |
| 4   | 6/10/24  | THIRD ROUND CITY CORRECTIONS      |         |
| 5   | 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |         |

**HERITAGE WEST DEVELOPMENT**  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
**APPLICANT INFO:**  
Ryan Gad  
(858)204-7457

## SHEET INDEX

| NO.     | SHEET TITLE                                 |
|---------|---|
| * T.1.0 | Title Sheet                                 |
| * C-1   | Civil Engineering - Title Sheet             |
| * C-2   | Civil Engineering - Grading & Drainage Plan |
| * C-3   | Civil Engineering - Site Sections #1        |
| * C-4   | Civil Engineering - Site Sections #2        |
| * C-5   | Civil Engineering - Details                 |
| * C-6   | Civil Engineering - Hose Pull Diagram       |
| * C-7   | Existing Boundary & Topo - Neighborhood     |
| * C-8   | Existing Boundary & Topo - Parcel           |
| * D.1.0 | Demolition Plan                             |
| * P.1.1 | Plot Plan - Lot Split                       |
| * P.1.2 | Plot Plan - Architectural Detail            |
| * P.1.3 | Plot Plan - Fencing Diagram                 |
| A.1.1   | Floor Plan - North Parcel Main Level        |
| A.1.2   | Floor Plan - North Parcel Lower Level       |
| A.1.3   | Floor Area Diagram - North Parcel           |
| A.2.1   | Roof Plan - North Parcel                    |
| A.2.2   | Story Pole Plan - North Parcel              |
| A.3.1   | Elevations - North Parcel                   |
| A.3.2   | Story Pole Elevations - North Parcel        |
| A.4.1   | Sections - North Parcel                     |
| A.5.1   | Materials Board - North Parcel              |
| B.1.1   | Floor Plan - South Parcel Main Level        |
| B.1.2   | Floor Plan - South Parcel Lower Level       |
| B.1.3   | Floor Area Diagram - South Parcel           |
| B.2.1   | Roof Plan - South Parcel                    |
| B.2.2   | Story Pole Plan - South Parcel              |
| B.3.1   | Elevations - South Parcel                   |
| B.3.2   | Story Pole Elevations - South Parcel        |
| B.4.1   | Sections - South Parcel                     |
| B.5.1   | Materials Board - South Parcel              |
| L-1     | Planting Plan - North Parcel                |
| L-2     | Planting Plan - South Parcel                |
| * L-3   | Irrigation Plan - Both Parcels              |
| * L-4   | Irrigation Plan - Both Parcels              |
| L-5     | Water Management Plan - North Parcel        |
| L-6     | Water Management Plan - South Parcel        |
| E.1.0   | Site Photos - Existing Condition            |

## VICINITY MAP



## SCOPE OF WORK

Demolish existing single family residence and subdivide lot into two legal parcels. The minimum lot dimensions in the LMRc zone are 60' street frontage, 60' width, and 100' depth. The newly created parcels will far exceed all of the minimum requirements set for in Table 17.20.030-A for this zone.

Once subdivided, construct a single family residence on each of the newly created parcels with associated grading, hardscape, landscape, and utility connections. Each home will contain an attached two car garage and an attached Accessory Dwelling Unit. Deferred submittals for each house will include Pool & Spa, Fire Sprinklers, and Solar.

## CONSULTANTS

**Applicant / Building Designer:**  
Ryan Gad  
238 N Cedros Avenue, Suite 201  
Solana Beach, CA 92075  
P - (858) 204-7457  
E - ryangad@heritagewest.com

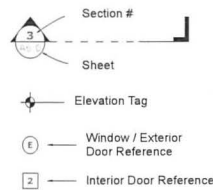
**Civil Engineer:**  
Pasco Laret Suiter & Associates  
Bryan Knapp  
1911 San Diego Ave, Suite 100  
San Diego, CA 92110  
P - (858) 259-8212 (ext 119)  
E - bknapp@plsaengineering.com

**Structural Engineer:**  
Burkett & Wong Engineers  
Paul Klingenberg  
9949 Balboa Avenue, Suite 270  
San Diego, CA 92131  
P - (619) 299-5550 (ext 318)  
E - pklingenberg@bwsed.com

**Title-24**  
Build Smart  
Nick Brown  
400 Los Altos Avenue  
Long Beach, CA 90814  
P - (714) 984-3397  
E - nick@buildsmartgroup.com

**Soils Engineer:**  
Geotechnical Exploration, Inc.  
Jay Heiser  
7420 Trade Street  
San Diego, CA 92121  
P - (858) 549-7222  
E - jheiser@gei-sd.com

## SYMBOLS



## ABBREVIATIONS

|      |       |                          |
|------|-------|--------------------------|
| AFF  | ----- | Above Finished Floor     |
| CAB  | ----- | Cabinet                  |
| DR   | ----- | Door                     |
| DW   | ----- | Dish Washer              |
| EL   | ----- | Elevation                |
| EXT  | ----- | Exterior                 |
| EXG  | ----- | Existing                 |
| EXP  | ----- | Exposed                  |
| FEE  | ----- | Finished Floor Elevation |
| FPL  | ----- | Fireplace                |
| FTG  | ----- | Footing                  |
| FND  | ----- | Foundation               |
| GPDW | ----- | Gypsum Drywall           |
| HDR  | ----- | Header                   |
| HT   | ----- | Height                   |
| HB   | ----- | Hose Bib                 |
| JT   | ----- | Joist                    |
| LAV  | ----- | Lavatory                 |
| MAS  | ----- | Masonry                  |
| MIR  | ----- | Mirror                   |
| PL   | ----- | Property Line            |
| REFR | ----- | Refrigerator             |
| ROW  | ----- | Right of Way             |
| RFG  | ----- | Roofing                  |
| SF   | ----- | Square Feet              |
| SKL  | ----- | Skylight                 |
| SM   | ----- | Smoke / CM Detector      |
| T&G  | ----- | Tongue and Groove        |
| TSL  | ----- | Top of Slab              |
| TYP  | ----- | Typical                  |
| UON  | ----- | Unless Otherwise Noted   |
| WP   | ----- | Waterproofing            |
| WIN  | ----- | Window                   |
| WI   | ----- | Wrought Iron             |

## PROJECT DATA

**Property Owner:** DMIG 615 Granados LLC  
238 N Cedros Avenue, Suite 201  
Solana Beach, CA 92075  
P - (858) 204-7457  
E - ryangad@heritagewest.com

**Property Address:** 615 N Granados  
Solana Beach, CA 92075

**APN#:** 263-082-17

**Zoning:** LRC - Low Residential  
\* Scaled Residential Overlay

**Lot Area:** 35,834 S.F. Gross  
32,849 S.F. Net  
\* Overall Prior to Lot Split

**Occupancy Group:** R-3

**Construction Type:** Type V-B, fully sprinklered per Sec. R313.2

**Building Use:** Single Family Residential

**Max Building Height:** 25'-0"

**Setbacks:** Front = 25'-0"  
Interior Side = 10'-0"  
Rear = 25'-0"

| MAXIMUM ALLOWABLE FLOOR AREA (FAR) |                       |                       |
|------------------------------------|-----------------------|-----------------------|
| Tiered Allocation                  | North Lot @ 18,302 sf | South Lot @ 17,532 sf |
| 0.500 for first 6,000 sf           | 3,000 sf              | 3,000 sf              |
| 0.175 for 6,001 to 15,000 sf       | 1,575 sf              | 1,575 sf              |
| 0.100 for 15,001 to 20,000 sf      | 330 sf                | 253 sf                |
| Maximum Allowable FAR              | 4,905 sf              | 4,828 sf              |

### FLOOR AREA SUMMARY - NORTH PARCEL

| Description of Space         | Included   |
|------------------------------|------------|
| Main Level Living Area       | 3,144 S.F. |
| Lower Level Living Area      | 1,364 S.F. |
| Main Level Garage            | 493 S.F.   |
| Subtotal                     | 5,001 S.F. |
| Off Street Parking Exemption | 400 S.F.   |
| Total Proposed Floor Area    | 4,601 S.F. |
| Below Max                    | 304 S.F.   |
| Attached 1BR ADU             | 846 S.F.   |

### FLOOR AREA SUMMARY - SOUTH PARCEL

| Description of Space         | Included   |
|------------------------------|------------|
| Main Level Living Area       | 3,212 S.F. |
| Lower Level Living Area      | 1,369 S.F. |
| Main Level Garage            | 478 S.F.   |
| Subtotal                     | 5,059 S.F. |
| Off Street Parking Exemption | 400 S.F.   |
| Total Proposed Floor Area    | 4,659 S.F. |
| Below Max                    | 169 S.F.   |
| Attached 1BR ADU             | 850 S.F.   |

## APPLICABLE CODE EDITIONS

The project shall comply with the following building codes and associated County of San Diego Amendments:

- 2022 California Residential Code and / or California Building Code as Applicable
- 2022 California Green Building Standards Code
- 2022 California California Electrical Code
- 2022 California California Plumbing Code
- 2022 California California Fire Code
- 2022 California California Building Energy Efficiency Standards

## SEPARATE PERMITS

1. POOL AND SPA
2. FIRE SPRINKLER SYSTEM
3. SOLAR

Note: Submittal documents for deferred submittal items listed above shall be the responsibility of the SubContractors performing the work. Documentations for the submittals will be prepared by design professionals and submitted to the Building Department for review prior to permitting. Deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official and permits have been issued.

## MISC INFO

City of Solana Beach Planning Department  
**RECEIVED**  
02/17/2025 kbenson

**ATTACHMENT 4**

**PROJECT**  
615 N GRANADOS

**ISSUE**  
9/12/24

**TITLE SHEET**

**T.1.0**



# SMAP23-001, DRP23-011/SDP23-015, DRP23-012/SDP23-016 615 N GRANADOS AVENUE 615 N GRANADOS

**OWNER INFORMATION**

WE HEREBY CERTIFY THAT WE ARE THE RECORDED OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED DESIGN REVIEW APPLICATION AND THAT SAID APPLICATION SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY

OWNER:  
DMG 615 N GRANADOS LLC  
238 N CEDROS AVENUE, SUITE 201  
SOLANA BEACH, CA 92075

**LEGAL DESCRIPTION**

ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 19, 1881, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°42'30" WEST ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 562.50 FEET TO THE COMMON EASTERLY CORNER OF LAND CONVEYED TO E. E. DIMOCK AND WIFE BY DEED DATED MARCH 11, 1946, AND RECORDED IN BOOK 2065, PAGE 407 OF OFFICIAL RECORDS, AND LAND CONVEYED TO REUBEN S. HAMAKER ET AL BY DEED DATED APRIL 1, 1946 AND RECORDED IN BOOK 2277, PAGE 125 OF OFFICIAL RECORDS; THENCE CONTINUING NORTH 00°42'30" WEST ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, BEING ALSO THE EASTERLY LINE OF SAID HAMAKERS LAND, A DISTANCE OF 486.47 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF LAND CONVEYED TO HELEN T. WEED AND ETHEL W. GROSSO BY DEED RECORDED MAY 3, 1951, IN BOOK 4883, PAGE 246 OF OFFICIAL RECORDS; SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°42'30" WEST ALONG SAID EASTERLY LINE OF HAMAKERS LAND, A DISTANCE OF 147.83 FEET TO A POINT THEREON WHICH IS DISTANT THEREALONG SOUTH 00°42'30" EAST 90.00 FEET FROM THE NORTHEAST CORNER OF SAID LAND; THENCE NORTH 89°40'30" WEST, PARALLEL WITH THE NORTH LINE OF SAID HAMAKERS LAND 250.30 FEET MORE OR LESS TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE AFOREMENTIONED LAND CONVEYED TO WEED AND GROSSO, THENCE SOUTH 08°29'30" EAST ALONG SAID PROLONGATION, 149.20 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF SAID LAND; THENCE SOUTH 89°40'30" EAST ALONG THE NORTH LINE OF SAID LAND AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 263-082-17-00

**SITE ADDRESS**

615 N GRANADOS AVENUE  
SOLANA BEACH, CA 92075  
APN: 263-082-17

**TOPOGRAPHY**

TOPOGRAPHY OBTAINED BY: FIELD SURVEY  
ON / DATE: SEPTEMBER 16, 2019

PREPARED BY: TORGERSEN SURVEYING, INC.  
1012 MAR VISTA DR.  
VISTA, CA 92081

**BASIS OF BEARINGS**

NORTH 00° 42' 30" WEST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, BOTH OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON MAP OF HAMAKER HEIGHTS, MAP NO. 2988 AND ON MAP OF SOLANA HEIGHTS, MAP NO. 3521

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SOLANA BEACH SURVEY CONTROL STATION "ENC-43", POINT NO. 2012 PER RECORD OF SURVEY NO. 18971, A 3.5" NATIONAL GEODETIC SURVEY DISK IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DRIVE ON THE EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER 6 FEET WEST OF CURB/FF BY THE SEA SIGN.  
ELEVATION = 34.670'  
VERTICAL DATUM = NAVD 88

**ZONING INFORMATION**

|                              |              |               |                           |
|------------------------------|--------------|---------------|---------------------------|
| GENERAL PLAN DESIGNATION:    | ER-1         | EXISTING USE: | SINGLE FAMILY RESIDENTIAL |
| PRESENT ZONING REQUIREMENTS: | ER-1         | PROPOSED USE: | SINGLE-FAMILY RESIDENTIAL |
| HEIGHT:                      | 25' FOR ER-1 | TOTAL UNITS:  | 2 SINGLE-FAMILY PARCELS   |

**UTILITIES**

|                   |   |
|-------------------|---|
| WATER             | SANTA FE IRRIGATION DISTRICT            |
| FIRE              | ENCINITAS FIRE PROTECTION DISTRICT      |
| SEWER             | ENCINITAS SANITARY DIVISION             |
| ELEMENTARY SCHOOL | ENCINITAS UNION SCHOOL DISTRICT         |
| HIGH SCHOOL       | SAN DIEGUITO UNION HIGH SCHOOL DISTRICT |

**ACCESS**

N GRANADOS AVENUE, A PUBLIC ROAD

**PREPARED BY**

PREPARED BY: PASCO, LARET, SUITER & ASSOCIATES  
1911 SAN DIEGO AVE.  
SAN DIEGO, CA 92110

PREPARED ON:  
2/29/2024

**ENGINEER OF WORK**

BRYAN KNAPP, PE #86542  
11/15/24  
DATE

**LEGEND**

|                            |         |
|----------------------------|---------|
| EXISTING PROPERTY BOUNDARY | ---     |
| RIGHT-OF-WAY               | ---     |
| CENTERLINE OF ROAD         | ---C--- |
| EXISTING EASEMENTS         | ---     |
| PROPOSED LOT LINE          | ---     |
| ADJACENT LOT LINE          | ---     |
| PROPERTY SETBACKS          | ---     |

**EXISTING EASEMENT INFORMATION**

- 3 EASEMENT FOR WATER PIPE LINE AND DISTRIBUTING BASIN AND RIGHTS INCIDENTAL THERETO PER BOOK 760 PAGE 418 RECORDED NOVEMBER 1, 1918 & RE-RECORDED PER BOOK 770 PAGE 331, JANUARY 29, 1919.
- 6 EASEMENT FOR PUBLIC STREET AND RIGHTS INCIDENTAL THERETO PER BOOK 2277 PAGE 123 RECORDED OCTOBER 24, 1946.

**PROPOSED EASEMENT INFORMATION**

NO EASEMENTS PROPOSED

**AREA CALCULATIONS**

|                                    |                      |
|------------------------------------|----------------------|
| GROSS SITE AREA:                   | 35,834 SF / 0.823 AC |
| EXISTING EASEMENT AREA:            | 2,985 SF / 0.069 AC  |
| NET DEVELOPABLE AREA:              | 32,849 SF / 0.754 AC |
| AREA DISTURBED BY PROJECT:         | 34,638 SF / 0.795 AC |
| EXISTING IMPERVIOUS AREA (ONSITE): | 11,957 SF / 0.275 AC |
| EXISTING IMPERVIOUS AREA (TOTAL):  | 12,602 SF / 0.289 AC |
| PROPOSED IMPERVIOUS AREA (ONSITE): | 16,822 SF / 0.386 AC |
| INCREASE IMPERVIOUS AREA (ONSITE): | 4,865 SF / 0.112 AC  |
| PROPOSED IMPERVIOUS AREA (TOTAL):  | 16,992 SF / 0.390 AC |

**PARCEL 1 (NORTHERN PARCEL) AREA CALCS**

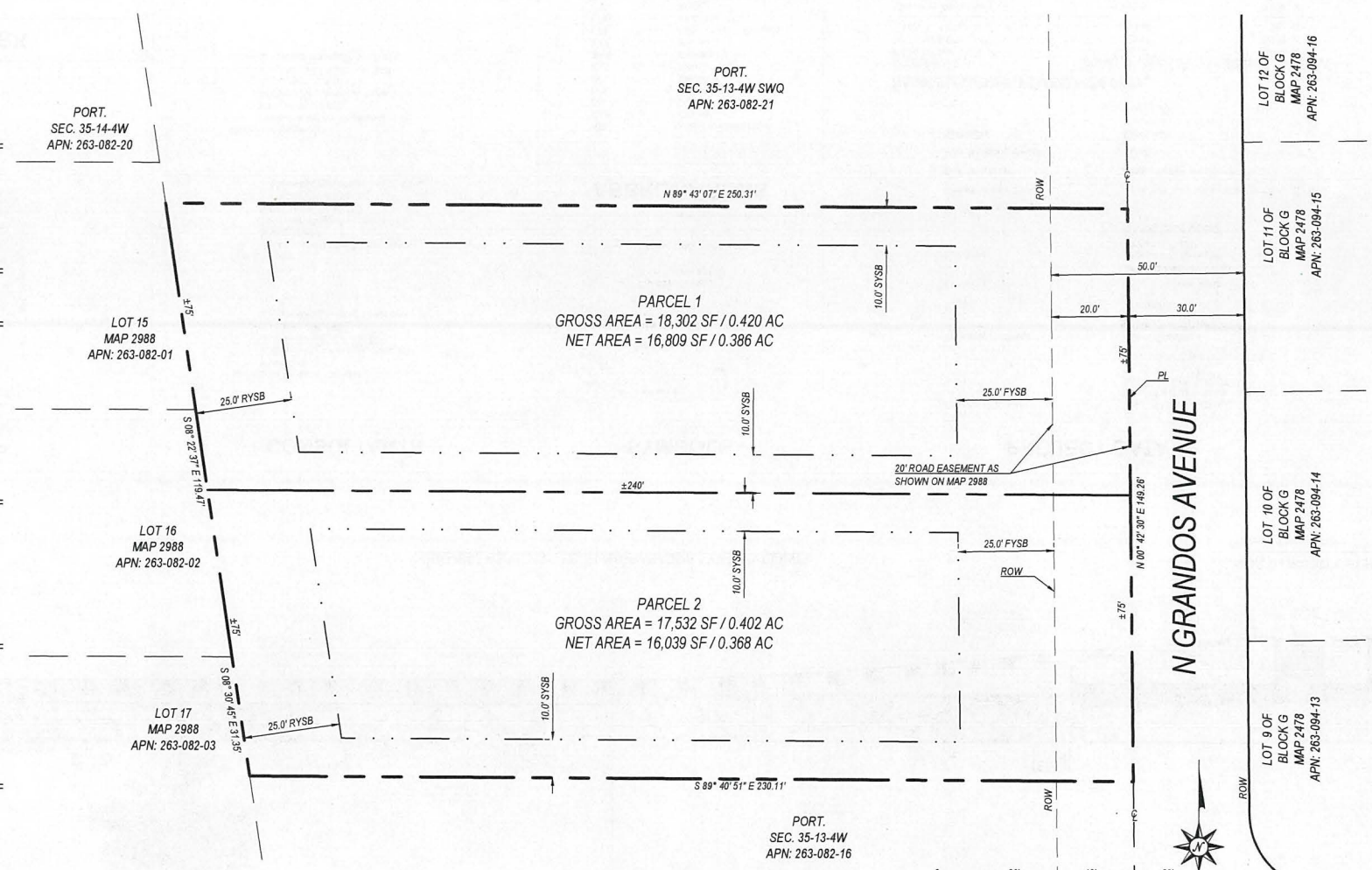
|                         |                      |
|-------------------------|----------------------|
| TOTAL PARCEL AREA:      | 18,302 SF / 0.420 AC |
| EXISTING ROAD EASEMENT: | 1,493 SF / 0.034 AC  |
| NET DEVELOPABLE AREA:   | 16,809 SF / 0.386 AC |
| TOTAL IMPERVIOUS AREA:  | 8,655 SF / 0.199 AC  |
| TOTAL PERVIOUS AREA:    | 9,647 SF / 0.221 AC  |

**PARCEL 2 (SOUTHERN PARCEL) AREA CALCS**

|                         |                      |
|-------------------------|----------------------|
| TOTAL PARCEL AREA:      | 17,532 SF / 0.402 AC |
| EXISTING ROAD EASEMENT: | 1,493 SF / 0.034 AC  |
| NET DEVELOPABLE AREA:   | 16,039 SF / 0.368 AC |
| TOTAL IMPERVIOUS AREA:  | 8,337 SF / 0.191 AC  |
| TOTAL PERVIOUS AREA:    | 9,195 SF / 0.211 AC  |

**SETBACKS**

|                    |     |
|--------------------|-----|
| FRONT YARD SETBACK | 25' |
| REAR YARD SETBACK  | 25' |
| SIDE YARD SETBACK  | 10' |



**NORTHERN LOT GRADING / EARTH WORK QUANTITIES**

DISTURBED AREA / AREA GRADED: 34,638 SF  
 MAIN RESIDENCE (BELOW STRUCTURE):  
 CUT: 620 CY (2:1 MAX)  
 FILL: 25 CY (2:1 MAX)  
 MAX CUT: 12.0-FT  
 ADU (BELOW STRUCTURE):  
 CUT: 265 CY (2:1 MAX)  
 FILL: 0 CY (2:1 MAX)  
 OUTSIDE OF FOOTPRINT:  
 CUT: 795 CY (2:1 MAX)  
 FILL: 225 CY (2:1 MAX)  
 EXPORT: 1,430 CY (INCLUDES ADU CUT)  
 REMEDIAL: 680 CY  
 REMOVAL / RECOMPACTION  
 EXCAVATION FOR FOOTINGS 80 CY  
 TOTAL GRADING: 2,190 CY  
 \*AGGREGATE WITHOUT ADU QUANTITIES, EXPORT EXCLUSIVE OF ADU QUANTITIES

**SOUTHERN LOT GRADING / EARTH WORK QUANTITIES**

DISTURBED AREA / AREA GRADED: 34,638 SF  
 MAIN RESIDENCE (BELOW STRUCTURE):  
 CUT: 690 CY (2:1 MAX)  
 FILL: 5 CY (2:1 MAX)  
 MAX CUT: 14.0-FT  
 ADU (BELOW STRUCTURE):  
 CUT: 225 CY (2:1 MAX)  
 FILL: 0 CY (2:1 MAX)  
 OUTSIDE OF FOOTPRINT:  
 CUT: 805 CY (2:1 MAX)  
 FILL: 205 CY (2:1 MAX)  
 EXPORT: 1,510 CY (INCLUDES ADU CUT)  
 REMEDIAL: 645 CY  
 REMOVAL / RECOMPACTION  
 EXCAVATION FOR FOOTINGS 80 CY  
 TOTAL GRADING: 2,235 CY  
 \*AGGREGATE WITHOUT ADU QUANTITIES, EXPORT EXCLUSIVE OF ADU QUANTITIES

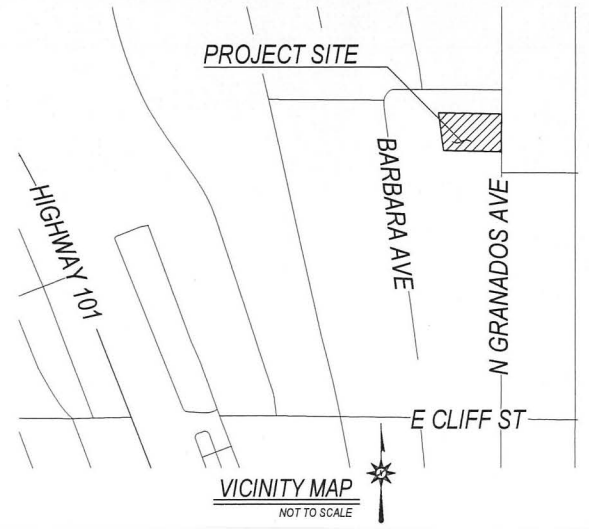
**SHEET INDEX**

|                          |       |
|--------------------------|-------|
| TITLE SHEET              | C1    |
| PRELIMINARY GRADING PLAN | C2    |
| SECTIONS & DETAILS       | C3-C5 |
| FIRE HOSE PULL EXHIBIT   | C6    |

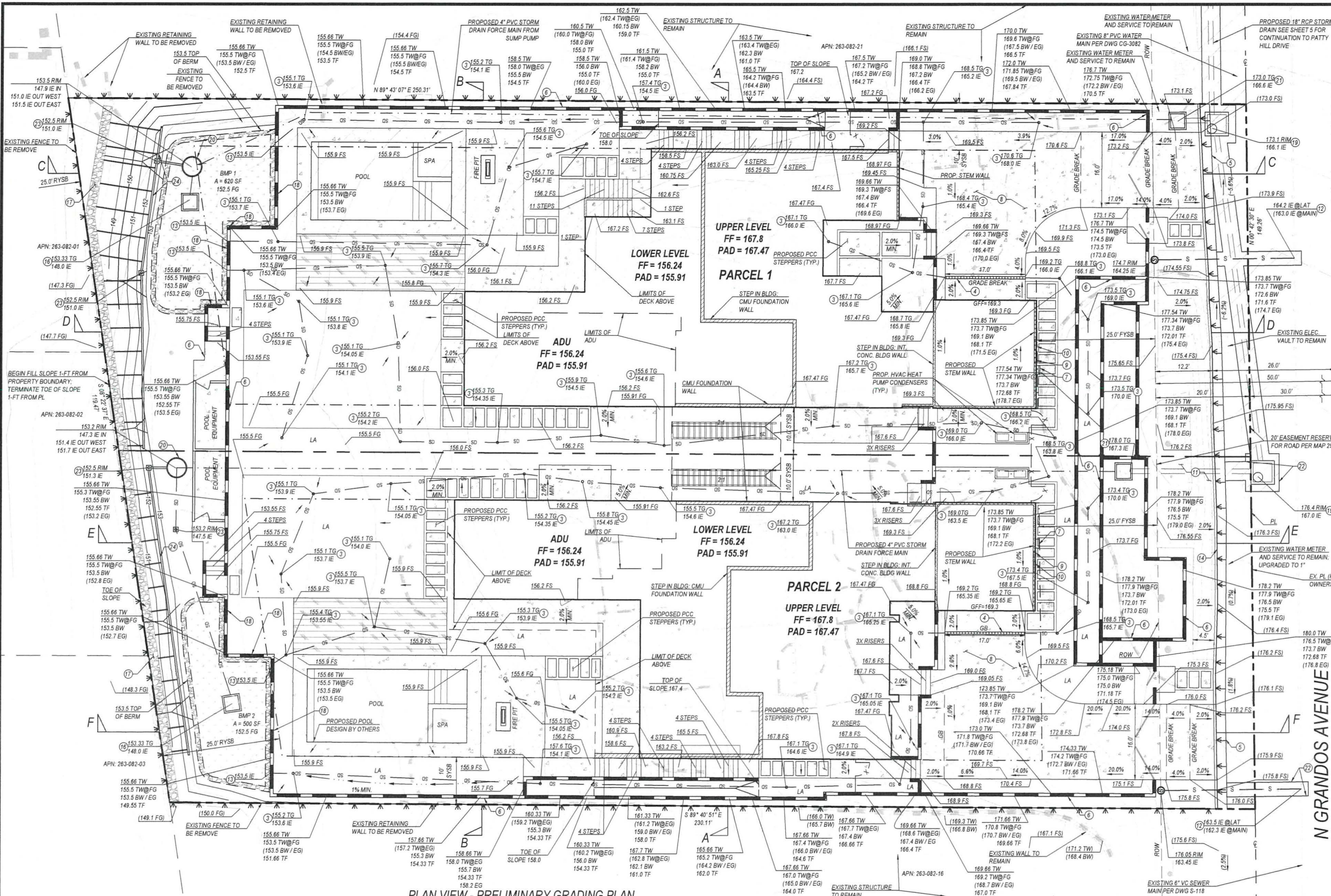
**SCOPE OF WORK**

THE PROJECT INCLUDES THE DEMOLITION OF ALL ONSITE IMPROVEMENTS AND STRUCTURES. SUBDIVIDING THE EXISTING LOT INTO TWO LEGAL PARCELS EXCEEDING ALL OF THE MINIMUM REQUIREMENTS IN THIS ZONE PER TABLE 17.20.030-A. THE PROJECT PROPOSES TO CONSTRUCT TWO SINGLE FAMILY DEVELOPMENTS WITH VARIOUS SURFACE AND UTILITY IMPROVEMENTS TYPICAL TO THE TYPE OF DEVELOPMENT.

|                                   | NORTH LOT | SOUTH LOT | PROJECT TOTAL |
|-----------------------------------|-----------|-----------|---------------|
| BELOW FOOTPRINT (SF/ADU)          | 620 / 265 | 690 / 225 | 1310 / 490    |
| CUT OUTSIDE OF FOOTPRINT          | 795       | 805       | 1600          |
| BELOW FOOTPRINT (SF/ADU)          | 25 / 0    | 5 / 0     | 30 / 0        |
| FILL OUTSIDE OF FOOTPRINT         | 225       | 205       | 430           |
| EXCAVATION OF FOOTINGS            | 80        | 80        | 160           |
| REMOVAL/RECOMPACTION              | 680       | 645       | 1325          |
| AGGREGATE (NOT INCLUDING ADU CUT) | 2425      | 2430      | 4855          |
| EXPORT (INCLUDING ADU CUT)        | 1430      | 1,510     | 2940          |







**LEGEND**

|   |     |
|---|-----|
| EXISTING PROPERTY BOUNDARY                | --- |
| ADJACENT PROPERTY LINE / RIGHT-OF-WAY     | --- |
| CENTERLINE OF ROAD                        | --- |
| EXISTING EASEMENTS                        | --- |
| PROPOSED LOT LINE                         | --- |
| ADJACENT LOT LINE                         | --- |
| SETBACK LINE                              | --- |
| EXISTING CONTOUR                          | 100 |
| PROPOSED CONTOUR                          | 100 |
| PROPOSED BUILDING FOOT PRINT              | --- |
| PROPOSED ADU BUILDING FOOTPRINT           | --- |
| PROPOSED FLOW LINE                        | --- |
| PROPOSED DIRECTION OF FLOW                | --- |
| PROPOSED AC SAWCUT                        | --- |
| PROPOSED LIMITS OF GRADING                | --- |
| PROPOSED MASONRY RETAINING WALL           | --- |
| PROPOSED MOUNTABLE PCC CURB               | --- |
| PROPOSED PCC PAVEMENT                     | --- |
| PROPOSED BIOPOLTRATION BASIN BMP          | --- |
| PROPOSED DECOMPOSED GRANITE               | --- |
| PROPOSED RIP RAP                          | --- |
| PROPOSED 4" PVC SEWER LATERAL W/ CLEANOUT | --- |
| PROPOSED 6" PVC STORM DRAIN               | --- |
| PROPOSED 6" PVC FORCE STORM DRAIN         | --- |
| PROPOSED 6" AREA DRAIN                    | --- |
| PROPOSED SUMP PUMP VAULT                  | --- |
| PROPOSED 36" X 36" BROOKS BOX             | --- |
| PROPOSED 12" RCP STORM DRAIN              | --- |
| PROPOSED TYPE A CLEAN OUT PER D-9         | --- |

- SITE NOTES**
- EXISTING SURVEY MONUMENTS TO BE PROTECTED IN PLACE. IF A MONUMENT IS DISTURBED OR DESTROYED, IT SHALL BE REPLACED BY A LICENSED LAND SURVEYOR AND A CORNER RECORD OF SURVEY SHALL BE FILED WITH COUNTY.
  - ALL EXISTING STRUCTURES AND WALLS WITHIN THE PROPOSED DISTURBED AREA TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
  - ALL EXISTING TREES WITHIN THE PROPOSED DISTURBED AREA TO BE REMOVED AND THE AREA CLEARED / GRUBBED UNLESS OTHERWISE NOTED.

**CONSTRUCTION NOTES**

- EXISTING SURVEY MONUMENT TO BE PROTECTED IN PLACE. SURVEY MONUMENTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A LICENSED SURVEYOR
- PROPOSED PCC DRIVEWAY: PAVEMENT SECTION PER GEOTECH RECOMMENDATION AND FIELD TESTED R-VALUE
- PROPOSED 4" AREA DRAIN BY NDS OR APPROVED EQUAL
- PROPOSED 4" TRENCH DRAIN BY NDS OR APPROVED EQUAL
- PROPOSED AC SAWCUT PER DETAIL SHEET 5
- PROPOSED RETAINING WALL PER COUNTY OF SAN DIEGO PDS 083 / PDS 084 / PDS 070
- PROPOSED GAS METER
- PROPOSED PCC PAVEMENT: DRIVEWAY TO INCLUDE TOP CAST #75 FINISH (OR APPROVED EQUIVALENT)
- PROPOSED FIRE SPRINKLER PANEL
- PROPOSED 400 AMP ELECTRICAL SERVICE
- PROPOSED DECOMPOSED GRANITE
- PROPOSED 4" PVC SEWER LATERAL WITH CLEANOUT PER SDRSD SS-01 AND SC-01
- PROPOSED COBBLE STONE ENERGY DISSIPATER
- PROPOSED MOUNTABLE CONCRETE CURB PER DETAIL SHEET 5
- PROPOSED FIRE ACCESS LADDER PER SEPARATE ARCHITECTURAL PLANS
- PROPOSED EMERGENCY OVERFLOW 36" X 36" BROOKS BOX OR APPROVED EQUAL FOR BIOPOLTRATION BASIN SEE DETAIL SHEET 5
- PROPOSED RIP RAP PER SDRSD D-40: ROCK CLASS NO.2 BACK; T=1.1-FT
- PROPOSED RETAINING WALL PER STRUCTURAL DESIGN; DESIGN BY OTHERS
- PROPOSED TYPE A STORM DRAIN CLEAN OUT PER SDRSD D-9
- PROPOSED SUMP PUMP BY PSI PUMPS
- PROPOSED 36" X 36" BROOKS BOX OR APPROVED EQUAL W/ COVERED LID. CONNECT PRIVATE STORM DRAIN FORCE MAIN TO BROOKS BOX AND EXTEND FORCE MAIN INTO CLEANOUT WITH END CAP, COUPLINGS AND PVC RISER / BUBBLER
- PROPOSED TRENCHING AND RESURFACING
- PROPOSED 6" STORM DRAIN CLEANOUT BY NDS OR APPROVED EQUAL
- PROPOSED FLOW SPREADER: 4" PVC STORM DRAIN PIPE W/ 2" PVC PIPES CONNECTED 5' O.C. TO DISCHARGE ONTO RIP RAP

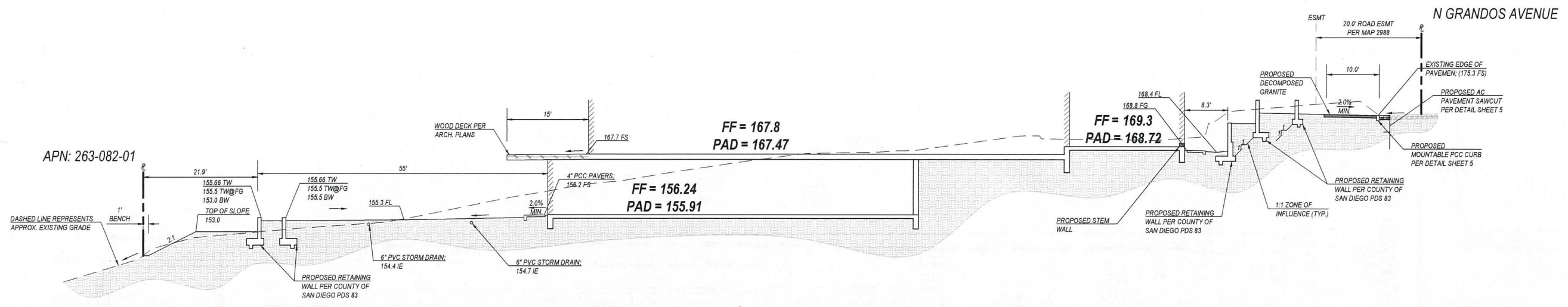
**RETAINING WALL NOTE:**  
 PARENTHESIS CALL OUTS, E.G. (168.4 BW), FOR PERIMETER RETAINING WALLS DENOTE PRE-EXISTING GRADE (EG) ON ADJACENT PROPERTY. INTERIOR RETAINING WALLS DENOTE PRE-EXISTING GRADE ALONG WITH TOP OF WALL AND BOTTOM OF WALL ELEVATIONS; SEE TYPICAL RETAINING WALL DETAIL SHEET 5

**SLAB AND FOUNDATION NOTE:**  
 GEOTECHNICAL ENGINEER TO DETERMINE IF FOUR INCHES OF ADDITIONAL BEDDING MATERIAL BENEATH SLAB IS NECESSARY DURING CONSTRUCTION BASED ON SOIL CONDITIONS IN THE FIELD.

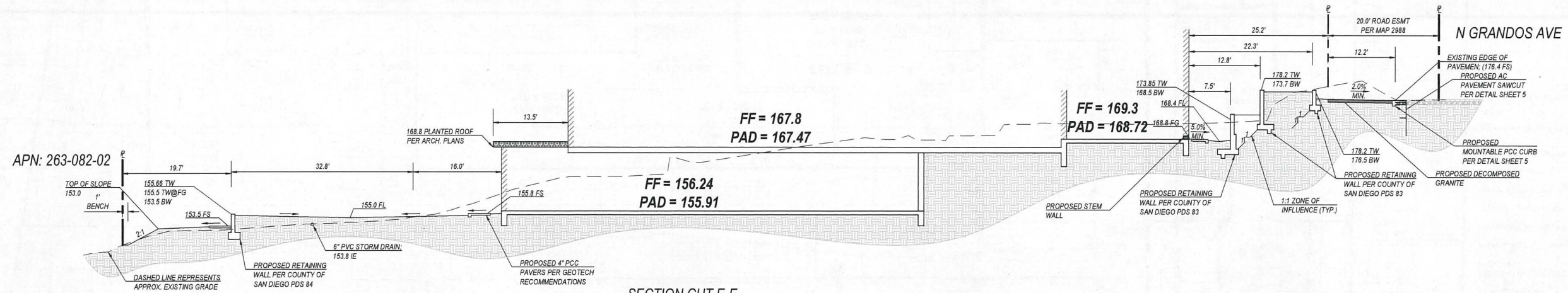
**TRANSITION NOTE:**  
 TRANSITION ALONG FRONTAGE OF PROPERTY TO EXISTING IMPROVEMENTS TO THE SATISFACTION OF THE CITY ENGINEER.



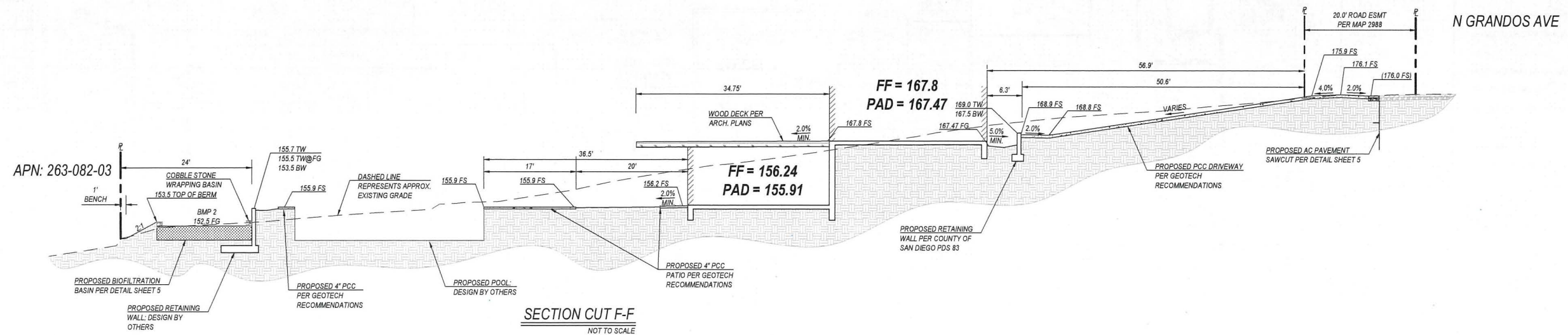




SECTION CUT D-D  
NOT TO SCALE



SECTION CUT E-E  
NOT TO SCALE



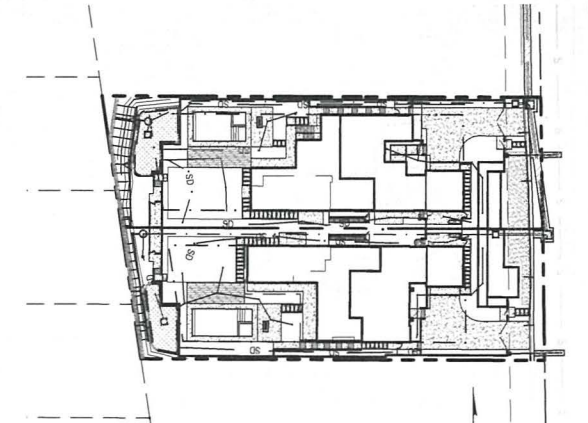
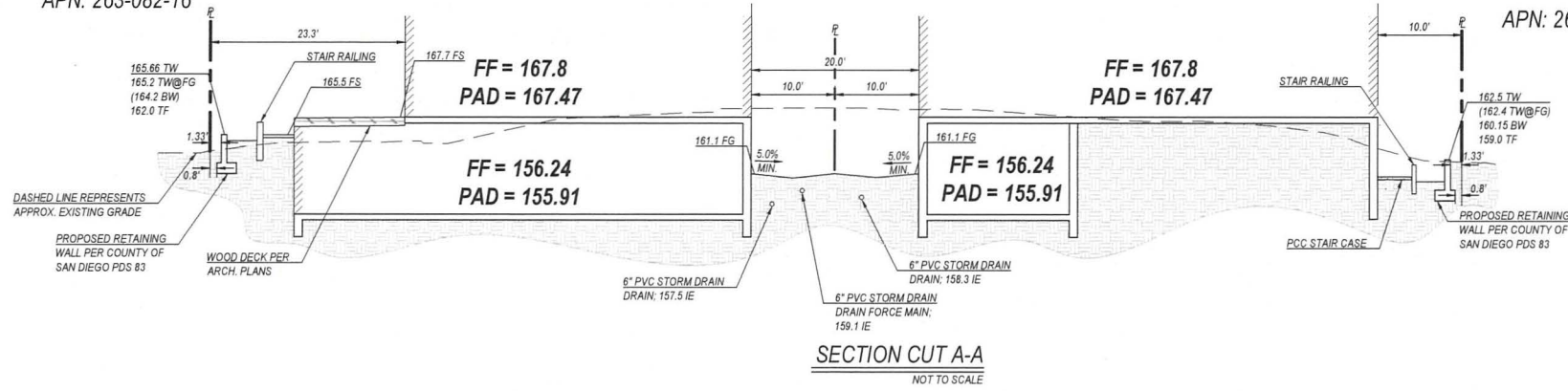
SECTION CUT F-F  
NOT TO SCALE





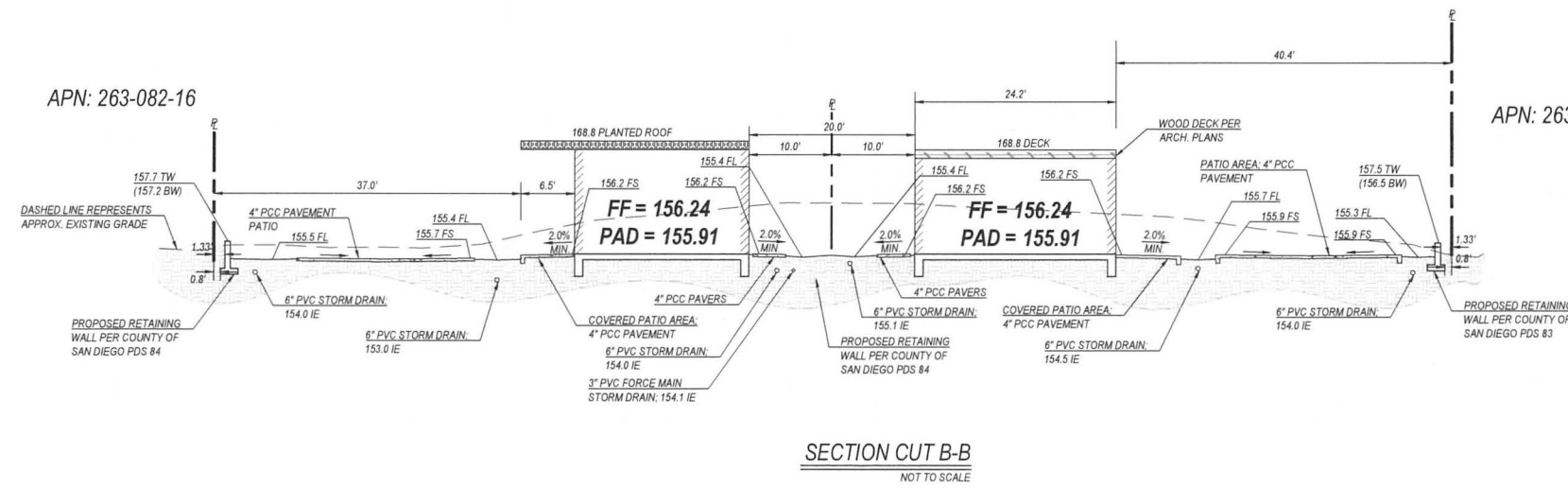
APN: 263-082-16

APN: 263-082-21

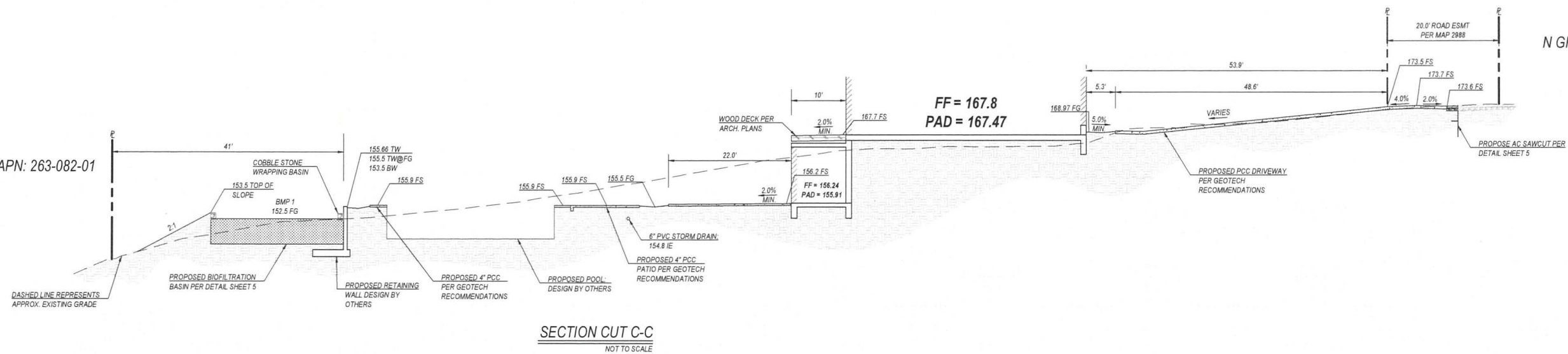


APN: 263-082-16

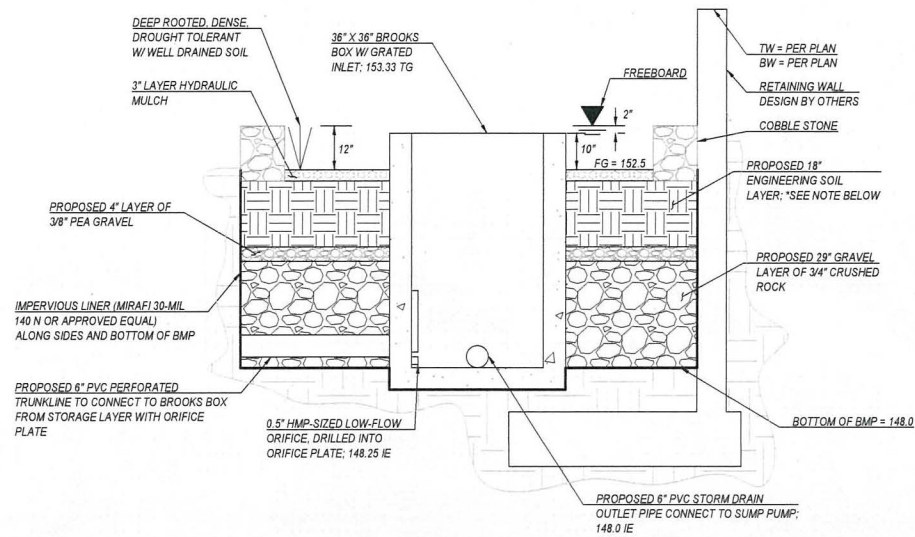
APN: 263-082-21



APN: 263-082-01

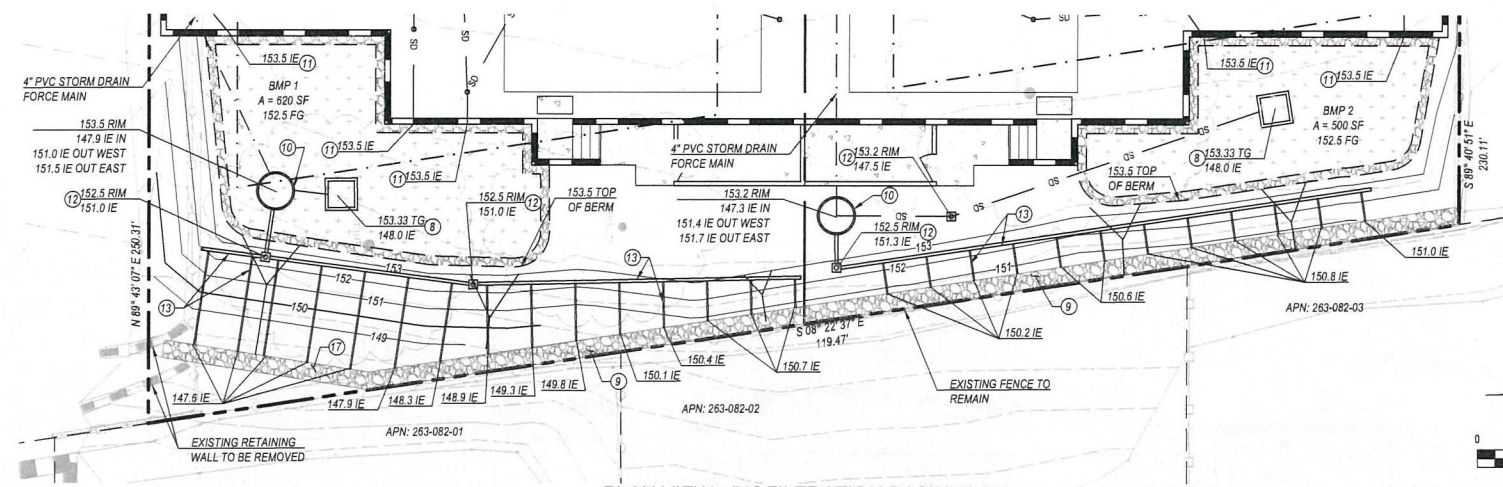






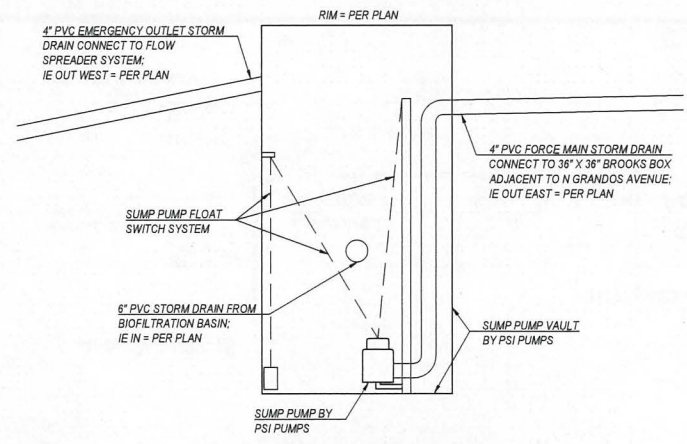
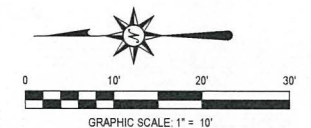
**TYPICAL DETAIL - BIOFILTRATION BASIN (BMP 1 & 2)**  
NOT TO SCALE

"BIOFILTRATION 'ENGINEERED SOIL' LAYER SHALL BE MINIMUM 18\"/>

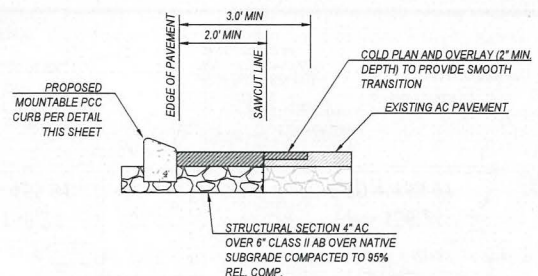


**PLAN VIEW - BIOFILTRATION BASIN PLAN**  
SCALE: 1" = 10'

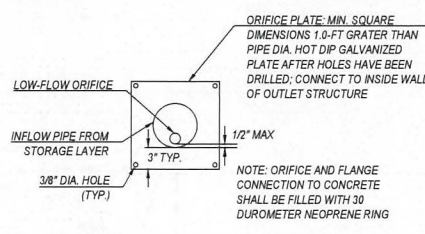
- CONSTRUCTION NOTES**
- 9) PROPOSED EMERGENCY OVERFLOW 36" X 36" BROOKS BOX OR APPROVED EQUAL FOR BIOFILTRATION BASIN SEE DETAIL THIS SHEET
  - 10) PROPOSED RIP RAP PER SDSRD D-40; ROCK CLASS NO. 2 BACK; T=1.1'
  - 11) PROPOSED SUMP PUMP BY PSI PUMPS
  - 12) PROPOSED COBBLE STONE ENERGY DISSIPATER
  - 13) PROPOSED 6" STORM DRAIN BY NDS OR APPROVED EQUAL
  - 14) PROPOSED FLOW SPREADER: 4" PVC STORM DRAIN PIPE W/ 2" PVC PIPES CONNECTED 5' O.C. TO DISCHARGE ONTO RIP RAP



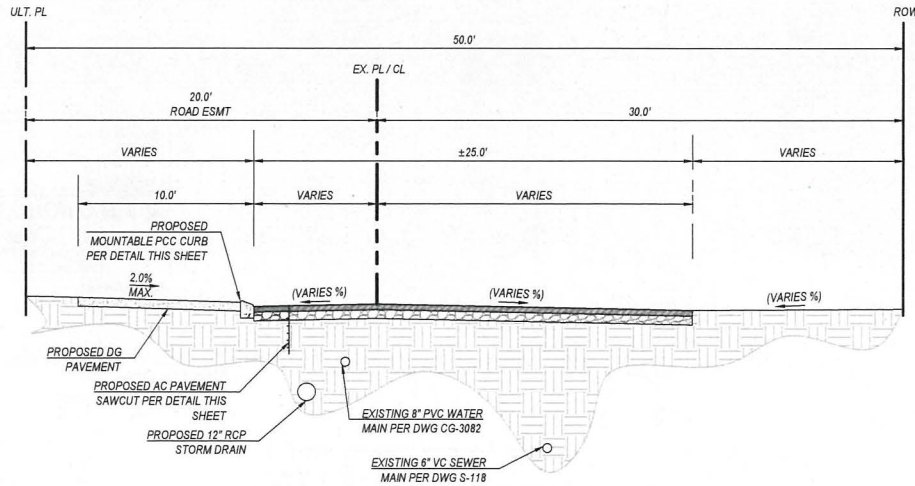
**TYPICAL DETAIL - SUMP PUMP**  
NOT TO SCALE



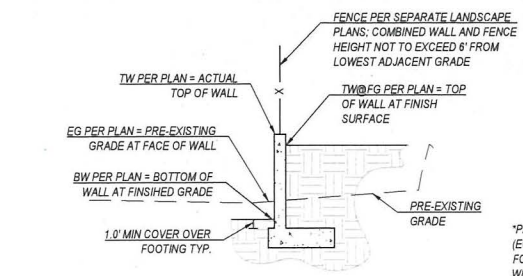
**TYPICAL DETAIL - AC SAWCUT**  
NOT TO SCALE



**TYPICAL DETAIL - ORIFICE PLATE**  
NOT TO SCALE

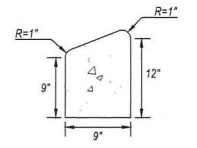


**TYPICAL SECTION - N GRANDOS AVE**  
NOT TO SCALE

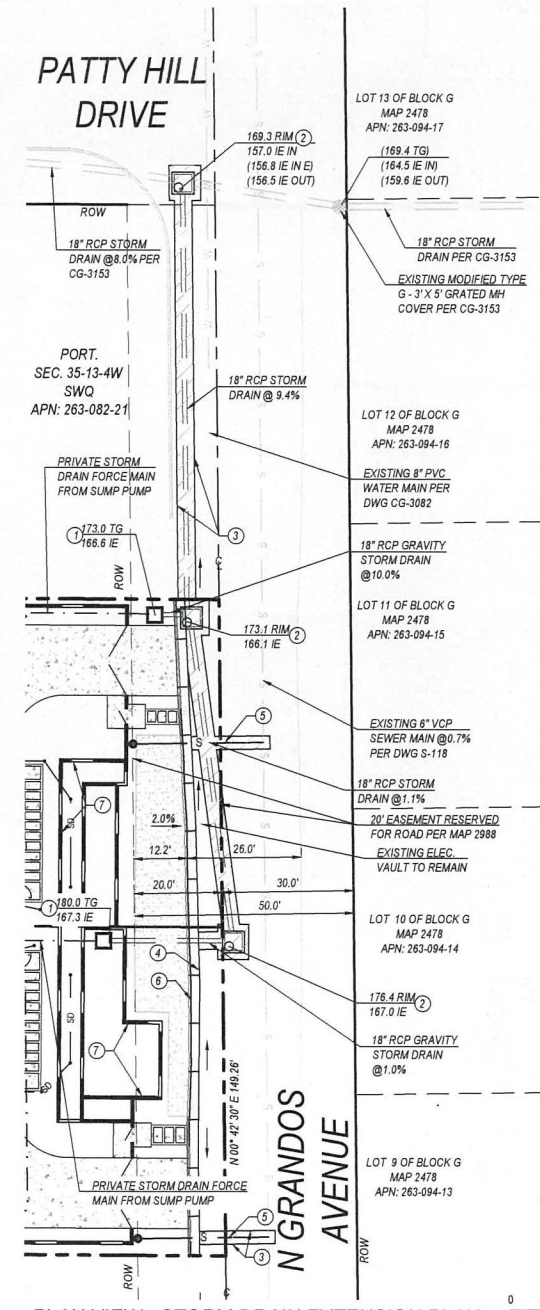


**TYPICAL DETAIL - RETAINING WALL**  
NOT TO SCALE

\*PARENTHESIS DENOTE PRE-EXISTING GRADE (EG) AT TOP OF WALL OR BOTTOM OF WALL FOR PERIMETER SITE RETAINING WALLS WHERE EG IS NOT NOTED



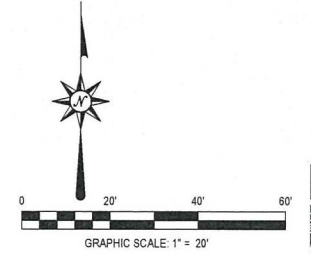
**TYPICAL DETAIL - MOUNTABLE PCC CURB**  
NOT TO SCALE



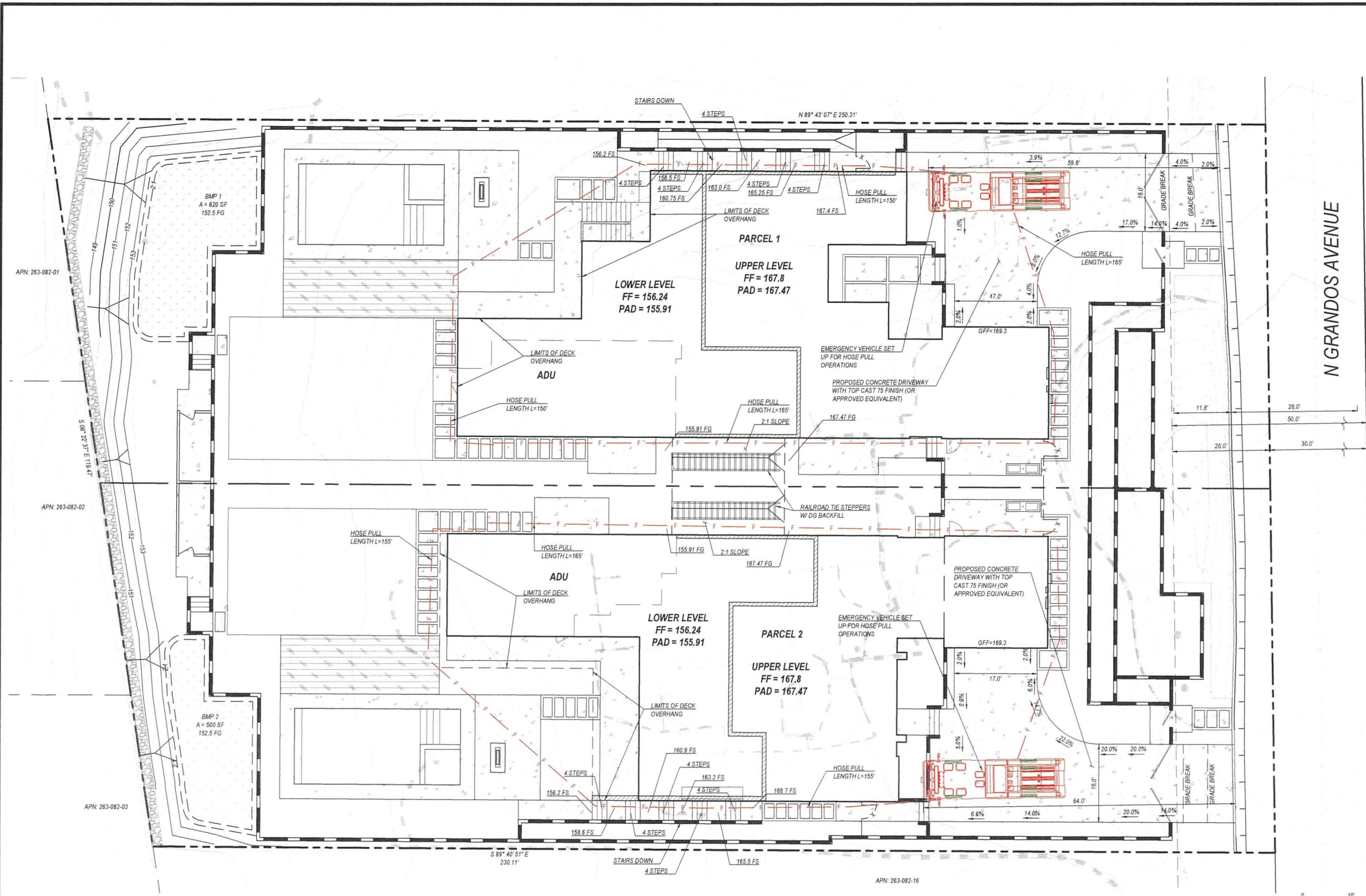
**PLAN VIEW - STORM DRAIN EXTENSION PLAN**  
SCALE: 1" = 20'

**STORM WATER NOTE:**  
REFER TO SEPARATE HYDROLOGY REPORT SECTION 1.4 FOR DISCUSSION ON DRAINAGE PATH OF ONSITE RUNOFF TO RECEIVING BODY.

- CONSTRUCTION NOTES**
- 1) PROPOSED 36" X 36" BROOKS BOX OR APPROVED EQUAL W/ COVERED LID; CONNECT PRIVATE STORM DRAIN FORCE MAIN TO BROOKS BOX AND EXTEND FORCE MAIN INTO CLEANOUT WITH END CAP, COUPLINGS AND PVC RISER / BUBBLER
  - 2) PROPOSED TYPE A STORM DRAIN CLEANOUT PER SDSRD D-9
  - 3) PROPOSED TRENCHING AND RESURFACING
  - 4) PROPOSED AC PAVEMENT SAWCUT PER DETAIL THIS SHEET
  - 5) PROPOSED 4" PVC SEWER LATERAL WITH CLEANOUT PER SDSRD SS-01 AND SC-01
  - 6) PROPOSED MOUNTABLE CONCRETE CURB PER DETAIL SHEET
  - 7) PROPOSED RETAINING WALL PER COUNTY OF SAN DIEGO PDS 083 / PDS 084 / PDS 070







**LEGEND**

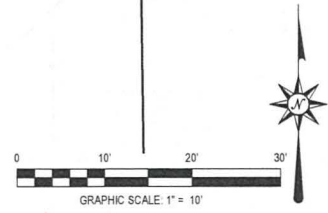
|                                       |           |
|---------------------------------------|-----------|
| EXISTING PROPERTY BOUNDARY            | ---       |
| ADJACENT PROPERTY LINE / RIGHT-OF-WAY | ---       |
| CENTERLINE OF ROAD                    | ---       |
| EXISTING EASEMENTS                    | ---       |
| PROPOSED LOT LINE                     | ---       |
| ADJACENT LOT LINE                     | ---       |
| SETBACK LINE                          | ---       |
| EXISTING CONTOUR                      | 100       |
| PROPOSED CONTOUR                      | 100       |
| PROPOSED LIMITS OF GRADING            | ▽ ▽ ▽     |
| PROPOSED BUILDING FOOT PRINT          | ---       |
| PROPOSED LIMITS OF DECK OVERHANG      | ---       |
| PROPOSED BUILDING FOOTPRINT BELOW     | ▨         |
| PROPOSED FIRE HOSE PULL               | — F — F — |

**FIRE DEPARTMENT NOTES:**

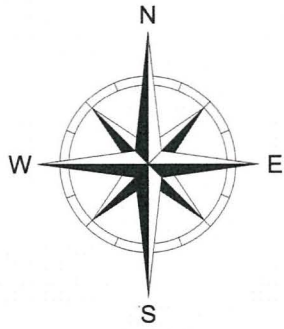
FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY PER THE 2022 CALIFORNIA FIRE CODE CHAPTER 5 SECTION 503.1.1.

THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT EXCEED 20.0%. GRADES EXCEEDING 15.0% (INCLINE OR DECLINE) SHALL NOT BE PERMITTED WITHOUT MITIGATION. MINIMAL MITIGATION SHALL BE A SURFACE OF PORTLAND CEMENT CONCRETE, WITH A DEEP BROOM FINISH PERPENDICULAR TO THE ENTIRE DIRECTION OF TRAVEL. PROJECT PROPOSES #75 TOP CAST CONCRETE FINISH OR APPROVED EQUAL.

**PLAN VIEW - FIRE HOSE PULL EXHIBIT**  
SCALE: 1" = 10'

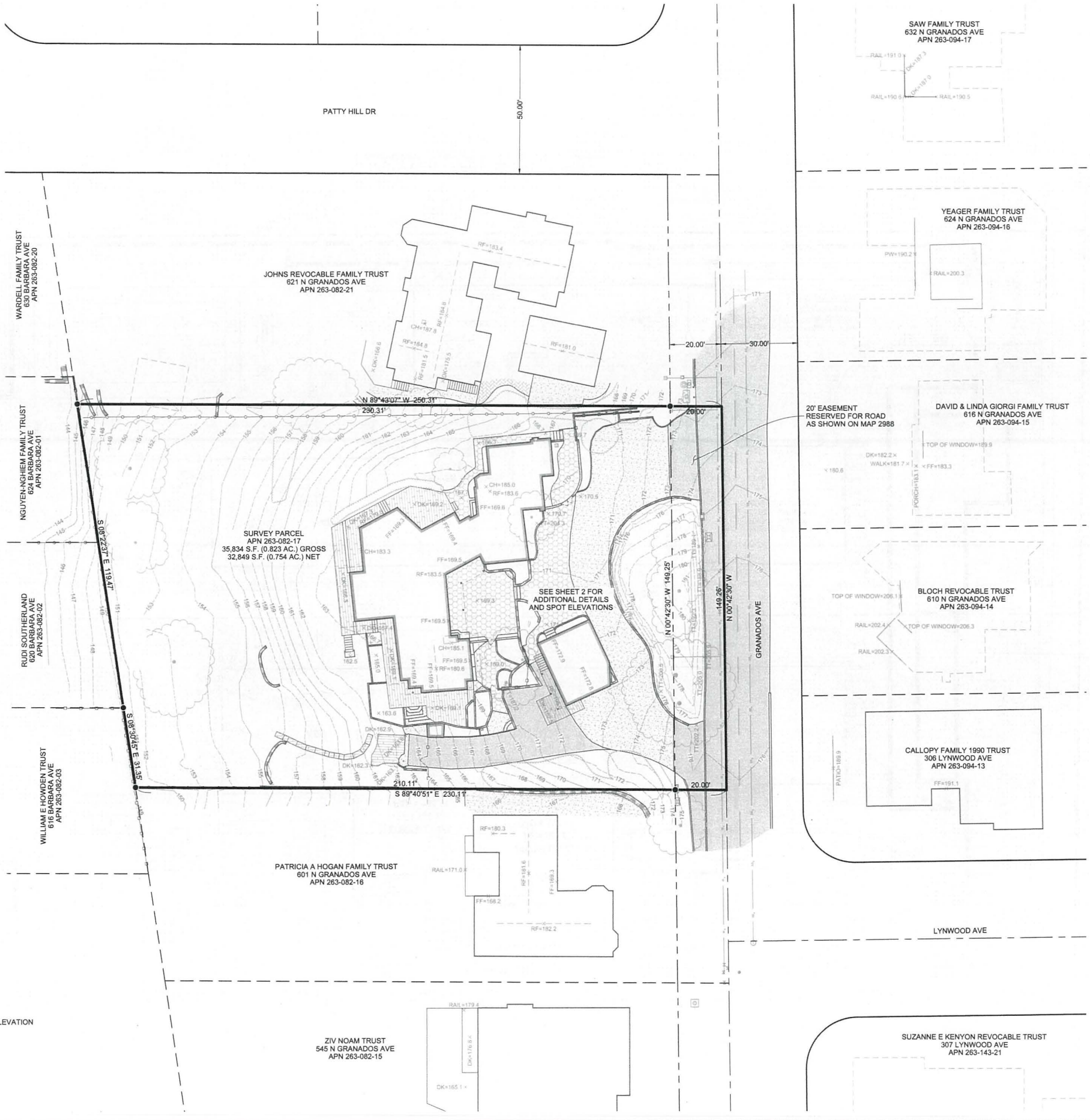






**LEGEND**

|  |  |
|--|--|
|  | SURVEY BOUNDARY                        |
|  | RIGHT-OF-WAY LINE                      |
|  | ADJOINING BOUNDARY CENTERLINE          |
|  | EASEMENT LINE                          |
|  | OLD BOUNDARY LINE                      |
|  | RADIAL LINE / TIE LINE                 |
|  | FOUND SURVEY MONUMENT                  |
|  | CONCRETE CURB                          |
|  | ASPHALT BERM                           |
|  | ASPHALT                                |
|  | CONCRETE                               |
|  | CENTERLINE PAINT STRIPE                |
|  | BUILDING FOOTPRINT                     |
|  | ROOF RIDGE / EAVE                      |
|  | WOOD DECK                              |
|  | HEXAGONAL CLAY TILES                   |
|  | BRICK PAVERS                           |
|  | CHAIN LINK FENCE                       |
|  | WOOD FENCE                             |
|  | RETAINING WALL                         |
|  | SITE WALL (NON-RETAINING)              |
|  | DITCH BANK                             |
|  | FLOWLINE                               |
|  | TOP OF SLOPE                           |
|  | INDEX CONTOUR LINE                     |
|  | INTERMEDIATE CONTOUR LINE              |
|  | SEWER LINE                             |
|  | WATER LINE                             |
|  | APPROX. DRIPLINE OF TREES              |
|  | APPROX. DRIPLINE OF HEDGE / BUSH       |
|  | TREE TRUNK (APPROX. DIAMETER)          |
|  | GATE                                   |
|  | MAILBOX                                |
|  | BOLLARD                                |
|  | COMMUNICATIONS VAULT                   |
|  | COMMUNICATIONS RISER                   |
|  | GAS METER                              |
|  | ELECTRIC METER                         |
|  | ELECTRIC VAULT                         |
|  | ELECTRIC RISER                         |
|  | SEWER MANHOLE                          |
|  | AREA DRAIN INLET (ROUND)               |
|  | WATER METER                            |
|  | WATER VALVE                            |
|  | WATER HANDHOLE                         |
|  | GROUND/FINISHED SURFACE SPOT ELEVATION |
|  | FINISHED FLOOR ELEVATION               |
|  | ROOF ELEVATION                         |
|  | CHIMNEY ELEVATION                      |
|  | DECK ELEVATION                         |
|  | DECK RAILING ELEVATION                 |
|  | TOP OF PARAPET WALL ELEVATION          |
|  | TOP OF TREE                            |



**SURVEYOR'S STATEMENT**

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

*Blake E. Torgersen*  
 BLAKE E. TORGERSEN  
 PLS 8548

9-14-2019  
 DATE



**NARRATIVE**

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°42'30" WEST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, BOTH OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON MAP OF HAMAKER HEIGHTS, MAP NO. 2988 AND ON MAP OF SOLANA HEIGHTS, MAP NO. 3521.
2. THIS MAP IS BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. ADDITIONAL INFORMATION REGARDING THE FOUND MONUMENTS AND THE BOUNDARY SURVEY PROCEDURE ARE SHOWN ON A RECORD OF SURVEY MAP BEING PREPARED CONCURRENTLY WITH THIS MAP.
3. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SOLANA BEACH SURVEY CONTROL STATION "ENC-43" POINT NO. 2012 PER RECORD OF SURVEY NO. 18971, A 3.5" NATIONAL GEODETIC SURVEY DISK IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DRIVE ON THE EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARDIFF BY THE SEA SIGN. NAVD-88 ELEV = 34.670'
4. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY. NO RECORD UTILITY PLANS WERE PROVIDED TO OR OBTAINED BY THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

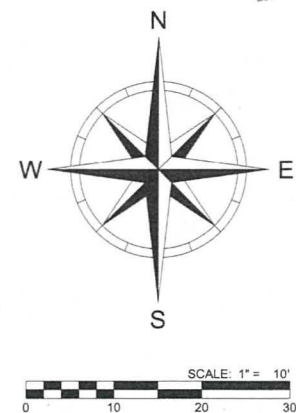
**ABBREVIATED LEGAL DESCRIPTION**

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED APRIL 19, 1881.

(SEE GRANT DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON APRIL 15, 1999 AS DOC# 1999-0253678 OF OFFICIAL RECORDS FOR THE COMPLETE DESCRIPTION OF THE PROPERTY SURVEYED.)

|  |   |                  |
|--|---|------------------|
|  | <b>TORGERSEN SURVEYING, INC.</b><br>1012 MAR VISTA DR, VISTA, CA 92081<br>619-535-8674   TORGSURV@GMAIL.COM |                  |
|  | BOUNDARY & TOPOGRAPHIC SURVEY<br>OF PROPERTY LOCATED AT   |                  |
| <b>615 N. GRANADOS AVE</b><br>SOLANA BEACH, CA |   |                  |
| APN: 263-082-17                                | SURVEY DATE: 9-09-2019  |                  |
| REFERENCE: MAP 2988                            | DRAWING DATE: 9-16-2019   |                  |
| <b>JOB # 1927</b>                              |   | <b>SHEET C-7</b> |





**LEGEND**

|   |  |   |   |
|---|--|---|---|
| <ul style="list-style-type: none"> <li> SURVEY BOUNDARY</li> <li> RIGHT-OF-WAY LINE</li> <li> ADJOINING BOUNDARY</li> <li> CENTERLINE</li> <li> EASEMENT LINE</li> <li> OLD BOUNDARY LINE</li> <li> RADIAL LINE / TIE LINE</li> <li> FOUND SURVEY MONUMENT</li> <li> CONCRETE CURB</li> <li> ASPHALT BERM</li> <li> ASPHALT</li> <li> CONCRETE</li> <li> CENTERLINE PAINT STRIPE</li> </ul> | <ul style="list-style-type: none"> <li> BUILDING FOOTPRINT</li> <li> ROOF RIDGE / EAVE</li> <li> WOOD DECK</li> <li> HEXAGONAL CLAY TILES</li> <li> BRICK PAVERS</li> <li> CHAIN LINK FENCE</li> <li> WOOD FENCE</li> <li> RETAINING WALL</li> <li> SITE WALL (NON-RETAINING)</li> <li> DITCH BANK</li> <li> FLOWLINE</li> <li> TOP OF SLOPE</li> <li> INDEX CONTOUR LINE</li> <li> INTERMEDIATE CONTOUR LINE</li> </ul> | <ul style="list-style-type: none"> <li> SEWER LINE</li> <li> WATER LINE</li> <li> APPROX. DRIPLINE OF TREES</li> <li> APPROX. DRIPLINE OF HEDGE / BUSH</li> <li> TREE TRUNK (APPROX. DIAMETER)</li> <li> GATE</li> <li> MAILBOX</li> <li> BOLLARD</li> <li> COMMUNICATIONS VAULT</li> <li> COMMUNICATIONS RISER</li> <li> GAS METER</li> <li> ELECTRIC METER</li> <li> ELECTRIC VAULT</li> <li> ELECTRIC RISER</li> </ul> | <ul style="list-style-type: none"> <li> SEWER MANHOLE</li> <li> AREA DRAIN INLET (ROUND)</li> <li> WATER METER</li> <li> WATER VALVE</li> <li> WATER HANDHOLE</li> <li> GROUND/FINISHED SURFACE SPOT ELEVATION</li> <li> FINISHED FLOOR ELEVATION</li> <li> ROOF ELEVATION</li> <li> CHIMNEY ELEVATION</li> <li> DECK ELEVATION</li> <li> DECK RAILING ELEVATION</li> <li> TOP OF PARAPET WALL ELEVATION</li> <li> TOP OF TREE</li> </ul> |
|---|--|---|---|

**TORGersen SURVEYING, INC.**  
 1012 MAR VISTA DR, VISTA, CA 92081  
 619-535-8674 | TORGSURV@GMAIL.COM

---

BOUNDARY & TOPOGRAPHIC SURVEY  
 OF PROPERTY LOCATED AT

**615 N. GRANADOS AVE**  
 SOLANA BEACH, CA

---

|                     |                         |
|---------------------|-------------------------|
| APN: 263-082-17     | SURVEY DATE: 9-09-2019  |
| REFERENCE: MAP 2988 | DRAWING DATE: 9-16-2019 |

---

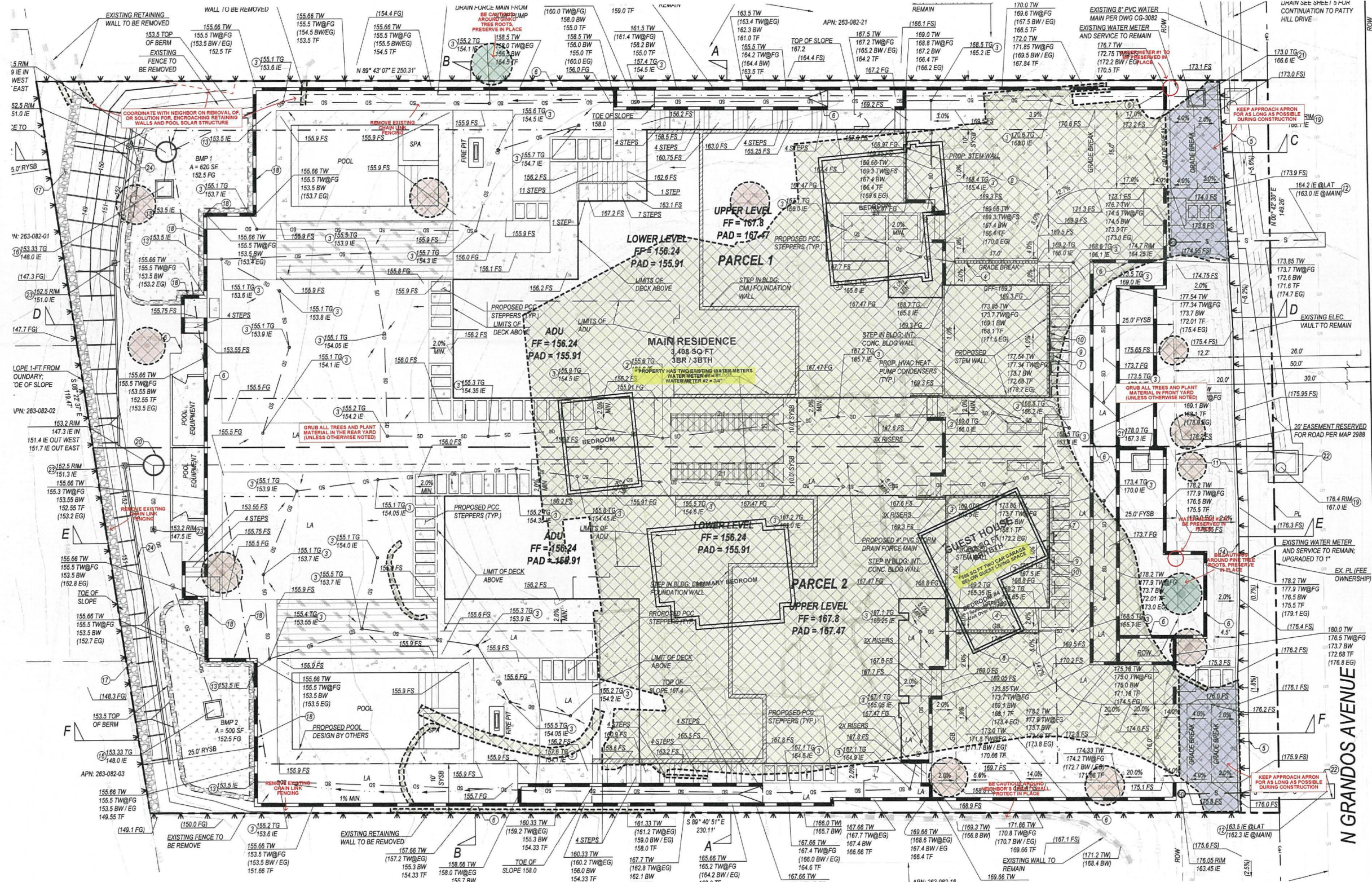
|                   |                  |
|-------------------|------------------|
| <b>JOB # 1927</b> | <b>SHEET C-8</b> |
|-------------------|------------------|





**D**  
1.0 DEMOLITION PLAN  
Scale: 1" = 10'-0"

| KEY NOTES - DEMOLITION PLAN |   |
|-----------------------------|---|
|                             | DEMOLISH BUILDINGS / WALLS / HARD SURFACE   |
|                             | REMOVE TREE / SHRUB & GRIND STUMP           |
|                             | PRESERVE TREE IN PLACE (USE EXTRA CAUTION)  |
|                             | DELAY DEMOLITION FOR STORM WATER MANAGEMENT |



**LEGEND**

- EXISTING PROF
- ADJACENT PROF
- CENTERLINE OF
- EXISTING EASEM
- PROPOSED LOT I
- ADJACENT LOT L
- SETBACK LINE
- EXISTING CONTC
- PROPOSED CON
- PROPOSED BUI
- PROPOSED ADU
- PROPOSED FLOV
- PROPOSED DIRE
- PROPOSED AC S
- PROPOSED LIMIT
- PROPOSED MASH
- PROPOSED POC
- PROPOSED MOU
- PROPOSED BIOF
- PROPOSED DECI
- PROPOSED RIF P
- PROPOSED 4" P v
- PROPOSED 6" P v
- PROPOSED 6" AF
- PROPOSED SUM
- PROPOSED 36" X
- PROPOSED 12" R
- PROPOSED TYPE

**SITE A**

1. EXIST PLAC
2. ALL E PROF UNLE
3. ALL E DISTL CLEA

| REVISION | DATE     | DESCRIPTION                       |
|----------|----------|-----------------------------------|
| 1        | 02/02/23 | REVISION PRIOR TO SUBMITTAL       |
| 2        | 01/12/24 | FIRST ROUND CITY CORRECTIONS      |
| 3        | 3/6/24   | SECOND ROUND CITY CORRECTIONS     |
| 4        | 6/10/24  | THIRD ROUND CITY CORRECTIONS      |
| 5        | 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |

**HERITAGE WEST DEVELOPMENT**  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
**APPLICANT INFO:**  
Ryan Gad  
(856)204-7457

**PROJECT**  
615 N GRANADOS  
APN# 263-082-17-00

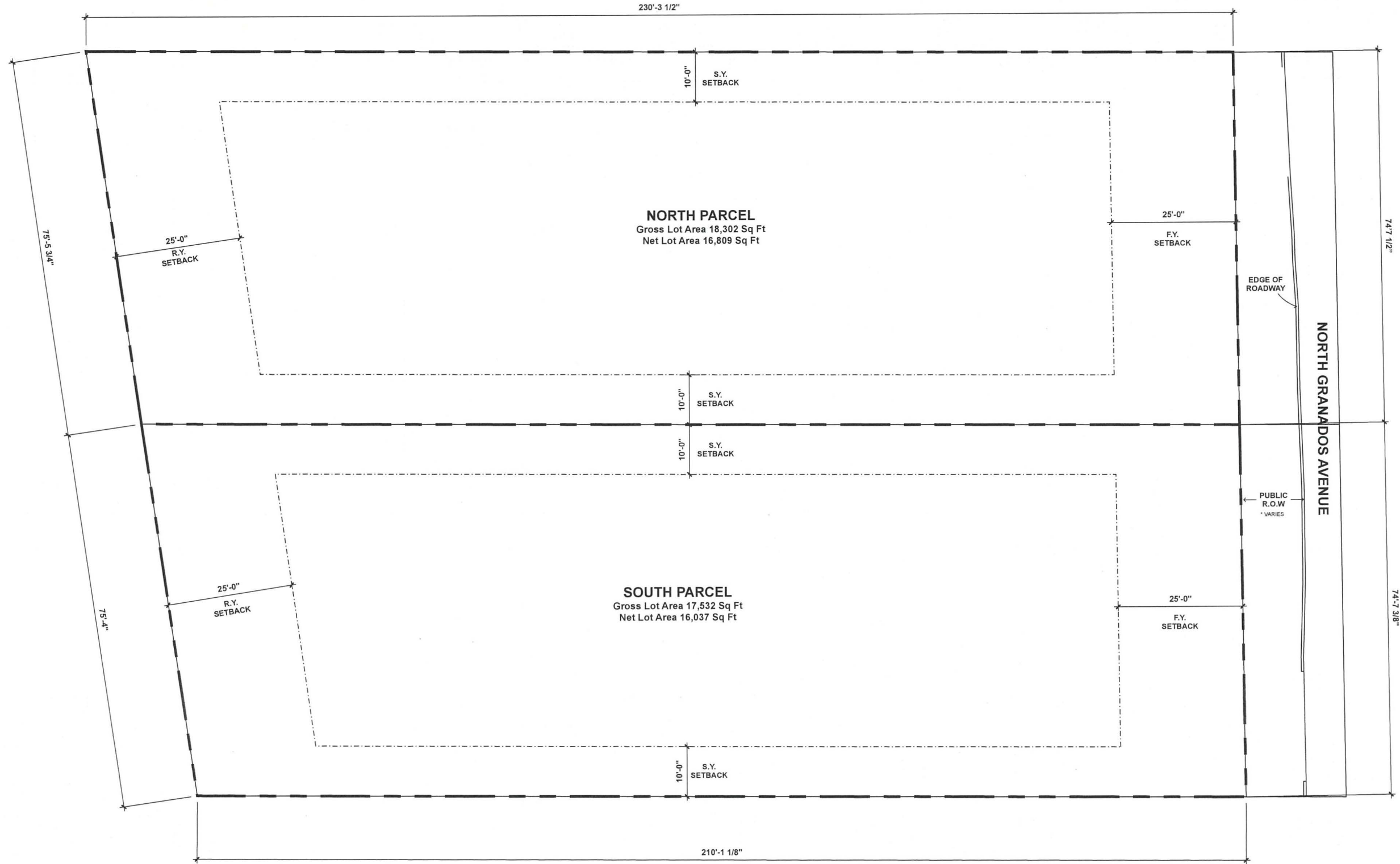
**ISSUE**  
9/17/24

**DEMOLITION PLAN**





**P**  
1.1 PLOT PLAN - LOT SPLIT  
\* Scale: 1" = 10'-0"



| FLOOR AREA SUMMARY - NORTH PARCEL                     |                    |
|---|--------------------|
| Description of Space                                  | Included           |
| Main Level Living Area                                | 3,144 S.F.         |
| Lower Level Living Area                               | 1,364 S.F.         |
| Main Level Garage                                     | 493 S.F.           |
| Subtotal  | 5,001 S.F.         |
| Off Street Parking Exemption                          | 400 S.F.           |
| <b>Total Proposed Floor Area</b>                      | <b>4,601 S.F.</b>  |
| Below Max   | 304 S.F.           |
| Attached 1BR ADU                                      | 846 S.F.           |
| <b>North Parcel Lot Size</b>                          | <b>18,302 S.F.</b> |
| <b>Max Allowable Floor Area</b>                       | <b>4,905 S.F.</b>  |
| LRc - Low Residential<br>* Scaled Residential Overlay |                    |

| FLOOR AREA SUMMARY - SOUTH PARCEL                     |                    |
|---|--------------------|
| Description of Space                                  | Included           |
| Main Level Living Area                                | 3,212 S.F.         |
| Lower Level Living Area                               | 1,369 S.F.         |
| Main Level Garage                                     | 478 S.F.           |
| Subtotal  | 5,059 S.F.         |
| Off Street Parking Exemption                          | 400 S.F.           |
| <b>Total Proposed Floor Area</b>                      | <b>4,659 S.F.</b>  |
| Below Max   | 169 S.F.           |
| Attached 1BR ADU                                      | 850 S.F.           |
| <b>South Parcel Lot Size</b>                          | <b>17,532 S.F.</b> |
| <b>Max Allowable Floor Area</b>                       | <b>4,828 S.F.</b>  |
| LRc - Low Residential<br>* Scaled Residential Overlay |                    |

| MM/DD/YY | REVISION | REMARKS                           |
|----------|----------|-----------------------------------|
| 02/02/23 | 1        | REVISION PRIOR TO SUBMITAL        |
| 01/12/24 | 2        | FIRST ROUND CITY CORRECTIONS      |
| 3/6/24   | 3        | SECOND ROUND CITY CORRECTIONS     |
| 6/10/24  | 4        | THIRD ROUND CITY CORRECTIONS      |
| 10/17/24 | 5        | FOURTH ROUND NEIGHBOR CORRECTIONS |

**HERITAGE WEST DEVELOPMENT**  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
**APPLICANT INFO:**  
Ryan Gad  
(858)204-7457

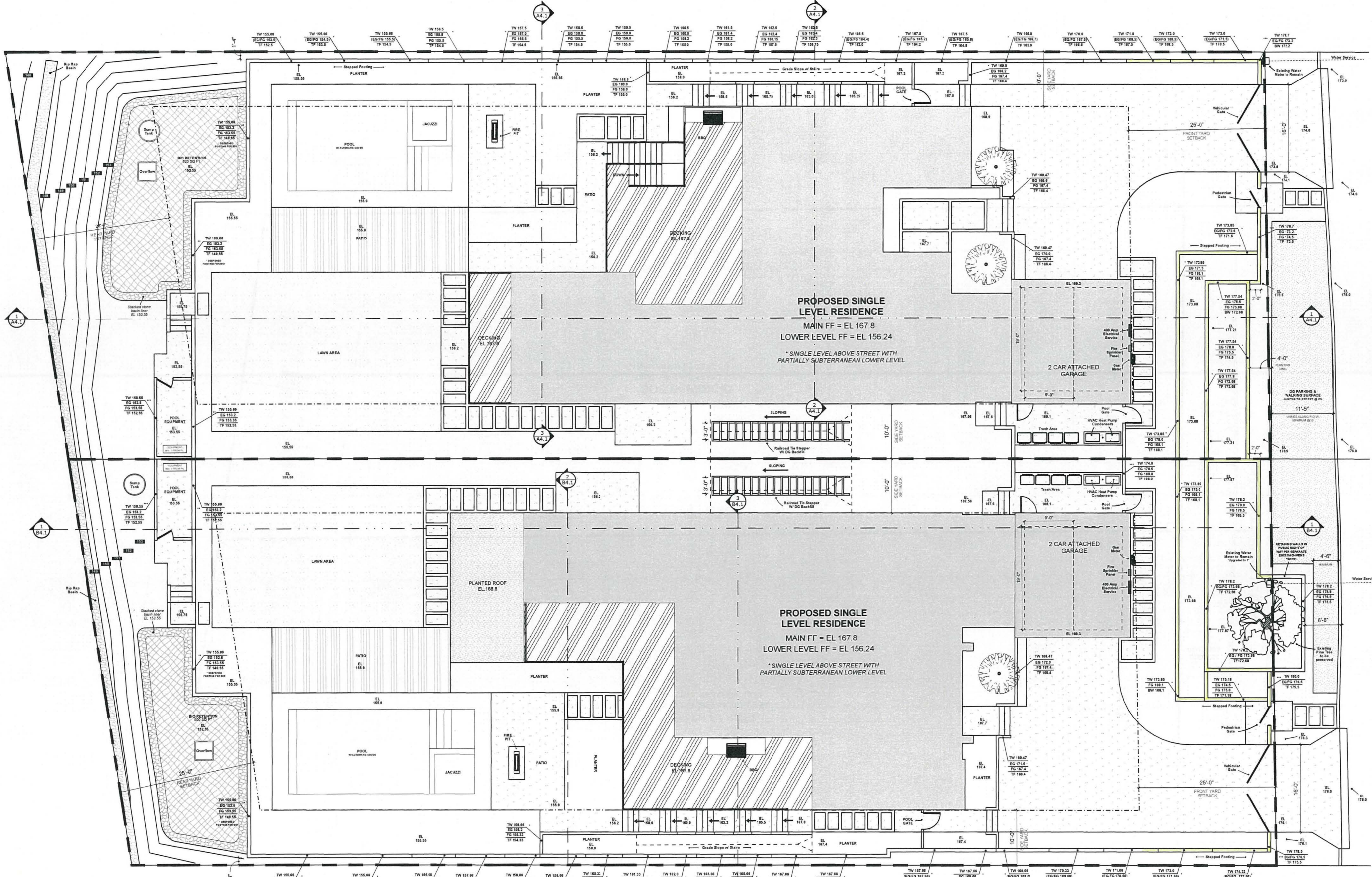
**PROJECT**  
615 N GRANADOS  
**APN#**  
263-082-17-00

**ISSUE**  
9/12/24

**PLOT PLAN**  
LOT SPLIT

**P.1.1**





**P** PLOT PLAN - NORTH & SOUTH PARCEL  
 1.2 \* Scale: 1/8" = 1'-0"

| RETAINING WALL SPECIFICATIONS  | WALL HEIGHT KEY   |
|--|---|
| All of the projects site retaining walls to be constructed using San Diego County "Standard Details" | TW = top of CMU wall  |
|  | TF = top of foundation at CMU wall  |
|  | FG = finished grade at low side of CMU wall on Subject Property                                     |
| • = PD5083 Retaining Walls with Level Backfill   | (FG) = parenthesis indicates that finished grade on low side of CMU wall is on Neighboring Property |
| •• = PD5084 Retaining Walls with Sloping Backfill  | EG = pre-existing grade at CMU wall location  |
| ••• = PD5070 Masonry Fences  | □ = CMU walls located in the front yard setback   |
| See sheet P.1.4 & P.1.5 for detail cut sheets  |   |

| REVISIONS | DATE     | DESCRIPTION                       |
|-----------|----------|-----------------------------------|
| 1         | 02/02/23 | REVISION PRIOR TO SUBMITTAL       |
| 2         | 01/12/24 | FIRST ROUND CITY CORRECTIONS      |
| 3         | 3/6/24   | SECOND ROUND CITY CORRECTIONS     |
| 4         | 6/10/24  | THIRD ROUND CITY CORRECTIONS      |
| 5         | 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |

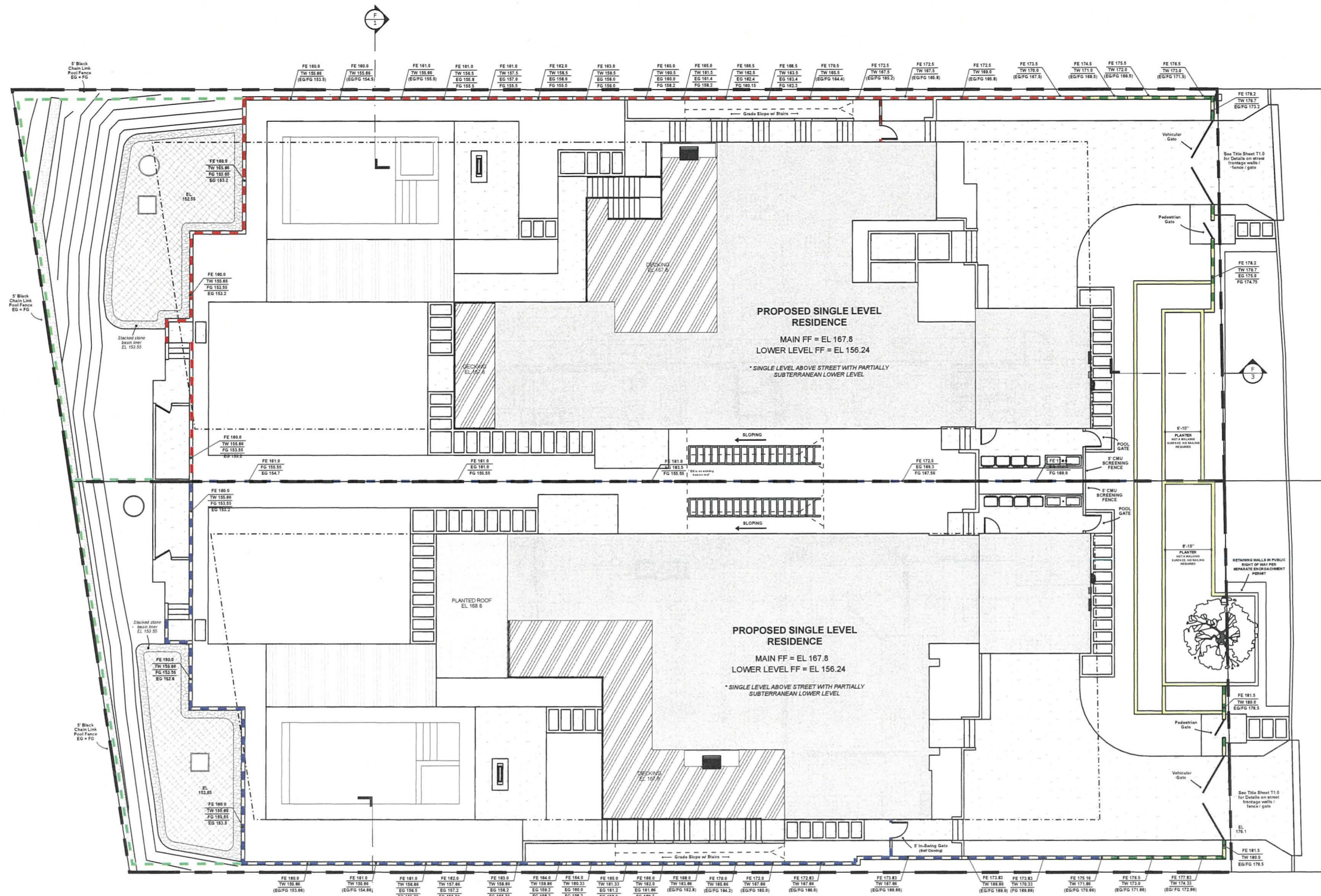
**HERITAGE WEST DEVELOPMENT**  
 238 N. Cedros Ave  
 Suite 201  
 Solana Beach, CA 92075  
**APPLICANT INFO:**  
 Ryan Gad  
 (858)204-7457

**PROJECT**  
 615 N GRANADOS  
**APN#**  
 263-082-17-00

**ISSUE**  
 9/12/24

**PLOT PLAN**  
 ARCHITECTURAL DETAIL

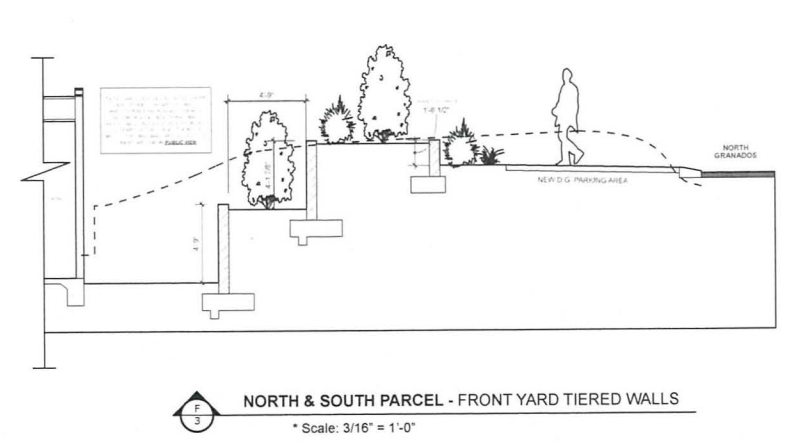
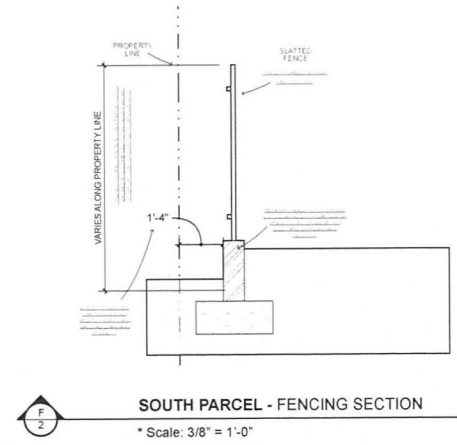
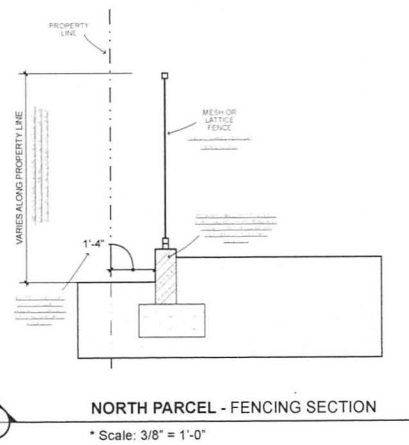




**P 1.3** PLOT PLAN - FENCING DIAGRAM  
 \* Scale: 1" = 10"

| KEY NOTES - FENCING DIAGRAM |                           |
|-----------------------------|---------------------------|
|                             | MESH OR LATTICE FENCE     |
|                             | SLATTED VERTICAL FENCE    |
|                             | SLATTED HORIZONTAL FENCE  |
|                             | 5' BLACK CHAIN LINK FENCE |
|                             | WALLS / FENCE IN F.Y.S.B. |

**ABBREVIATIONS:**  
 FE = elevation at top of fence  
 TW = top of CMU wall on Subject Property  
 FG = finished grade at low side of CMU wall on Subject Property  
 FGD = dashed line indicates that finished grade on low side of CMU Wall is on Neighboring Property  
 EG = pre-existing grade at CMU wall location



| MM/DD/YY | REVISION | REMARKS                           |
|----------|----------|-----------------------------------|
| 02/02/23 | 1        | REVISION PRIOR TO SUBMITAL        |
| 01/12/24 | 2        | FIRST ROUND CITY CORRECTIONS      |
| 3/6/24   | 3        | SECOND ROUND CITY CORRECTIONS     |
| 6/10/24  | 4        | THIRD ROUND CITY CORRECTIONS      |
| 10/17/24 | 5        | FOURTH ROUND NEIGHBOR CORRECTIONS |

**HERITAGE WEST DEVELOPMENT**  
 238 N. Cedros Ave  
 Suite 201  
 Solana Beach, CA 92075  
**APPLICANT INFO:**  
 Ryan Gad  
 (858) 204-7457

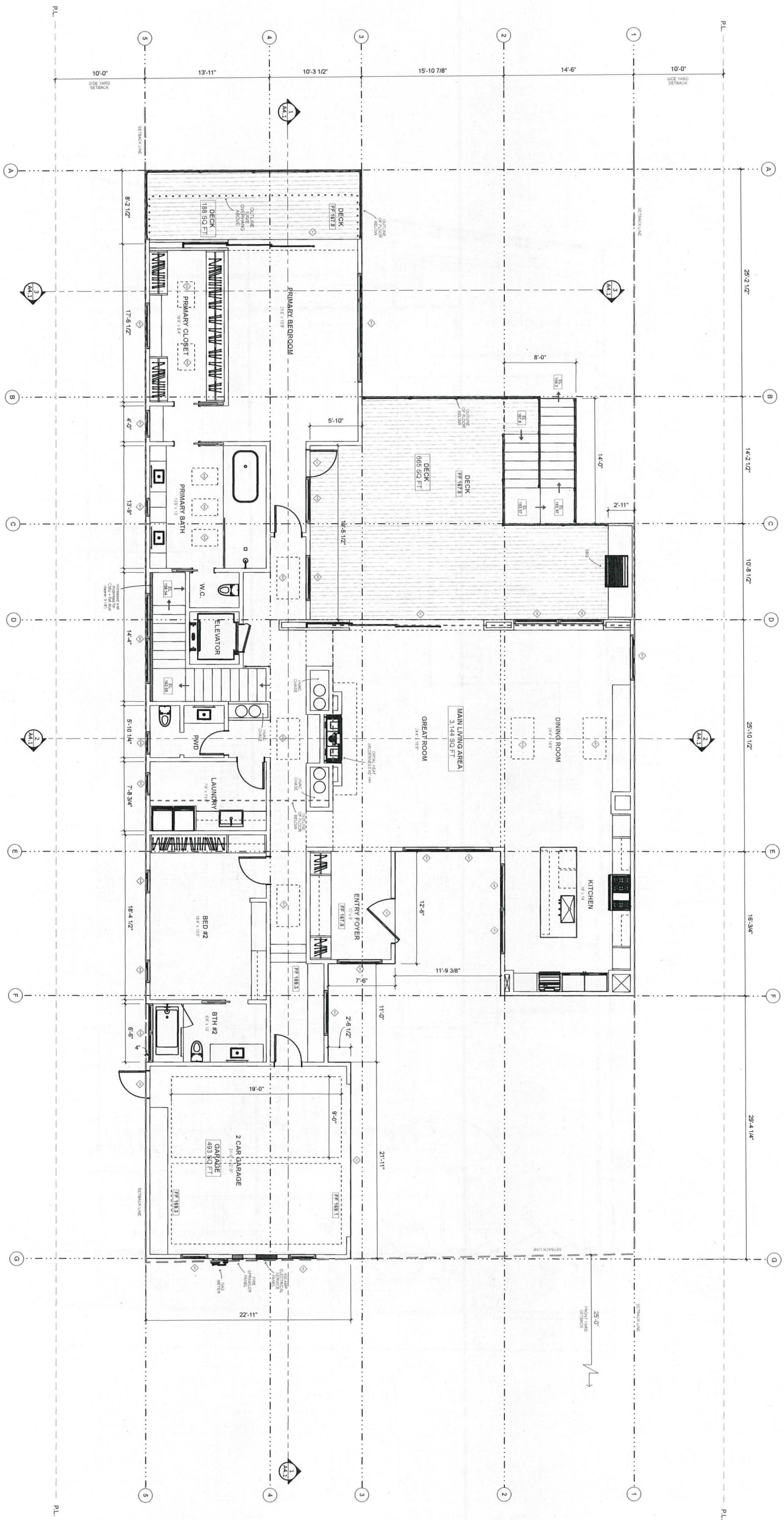
**PROJECT**  
 615 N GRANADOS  
**APN#**  
 263-082-17-00

**ISSUE**  
 9/12/24

**PLOT PLAN**  
**FENCING DIAGRAM**



**A**  
1.1 FLOOR PLAN NORTH PARCEL - MAIN LEVEL  
Scale: 3/16" = 1'-0"



**FLOOR PLAN**  
NORTH PARCEL - MAIN LEVEL

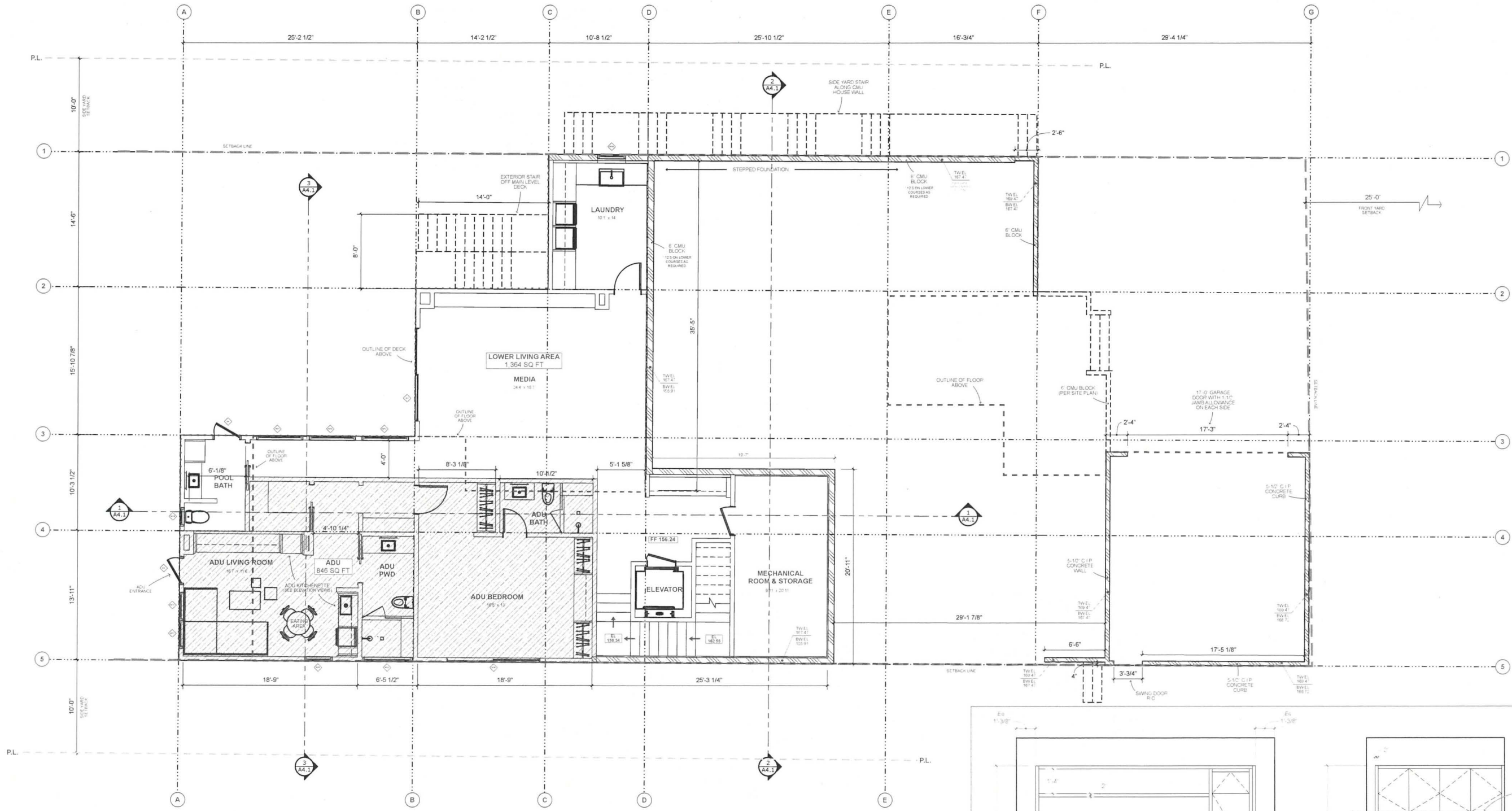
ISSUE  
9/12/24

PROJECT  
615 N GRANADOS  
APN#  
263-082-17-00

HERITAGE WEST DEVELOPMENT  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
APPLICANT INFO:  
Ryan Gad  
(858)204-7457

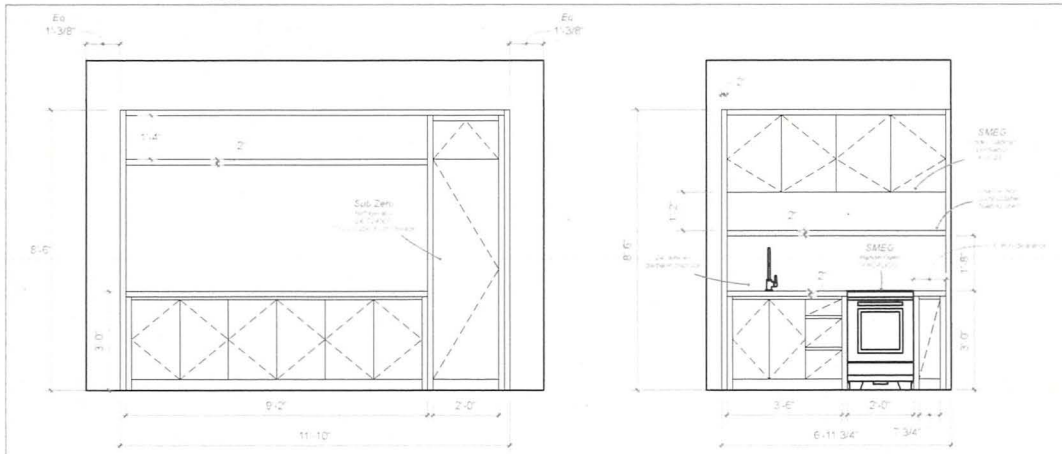
| MM/DD/YY | REMARKS                           |
|----------|-----------------------------------|
| 02/02/23 | REVISION PRIOR TO SUBMITAL        |
| 01/12/24 | FIRST ROUND CITY CORRECTIONS      |
| 3/6/24   | SECOND ROUND CITY CORRECTIONS     |
| 6/10/24  | THIRD ROUND CITY CORRECTIONS      |
| 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |

**ADU KITCHEN REQUIREMENTS:**  
 A) COUNTER SURFACES AND WALL CABINETS - MINIMUM 10 FEET IN TOTAL LENGTH  
 B) MINIMUM 24-INCH SINK, 1.5 INCH DRAIN, WITH A GARBAGE DISPOSAL  
 C) REFRIGERATOR WITH A MINIMUM CAPACITY OF 12 CUBIC FEET  
 D) MINIMUM TWO COOKING APPLIANCES: STOVE, RANGE, OVEN, MICROWAVE (HARD WIRED WITH GAS OR 220 VOLT OUTLET)



**A** FLOOR PLAN NORTH PARCEL - LOWER LEVEL  
 1.2 \* Scale: 3/16" = 1'-0"

▨ = Attached 1BR ADU  
 \* 148 sq ft floor covered



**ELEVATION VIEW - ADU KITCHENETTE**  
 \* Scale: 3/8" = 1'-0"

| MMDDYY | REVISION | REMARKS                           |
|--------|----------|-----------------------------------|
| 1      | 02/02/23 | REVISION PRIOR TO SUBMITAL        |
| 2      | 01/12/24 | FIRST ROUND CITY CORRECTIONS      |
| 3      | 3/6/24   | SECOND ROUND CITY CORRECTIONS     |
| 4      | 6/10/24  | THIRD ROUND CITY CORRECTIONS      |
| 5      | 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |

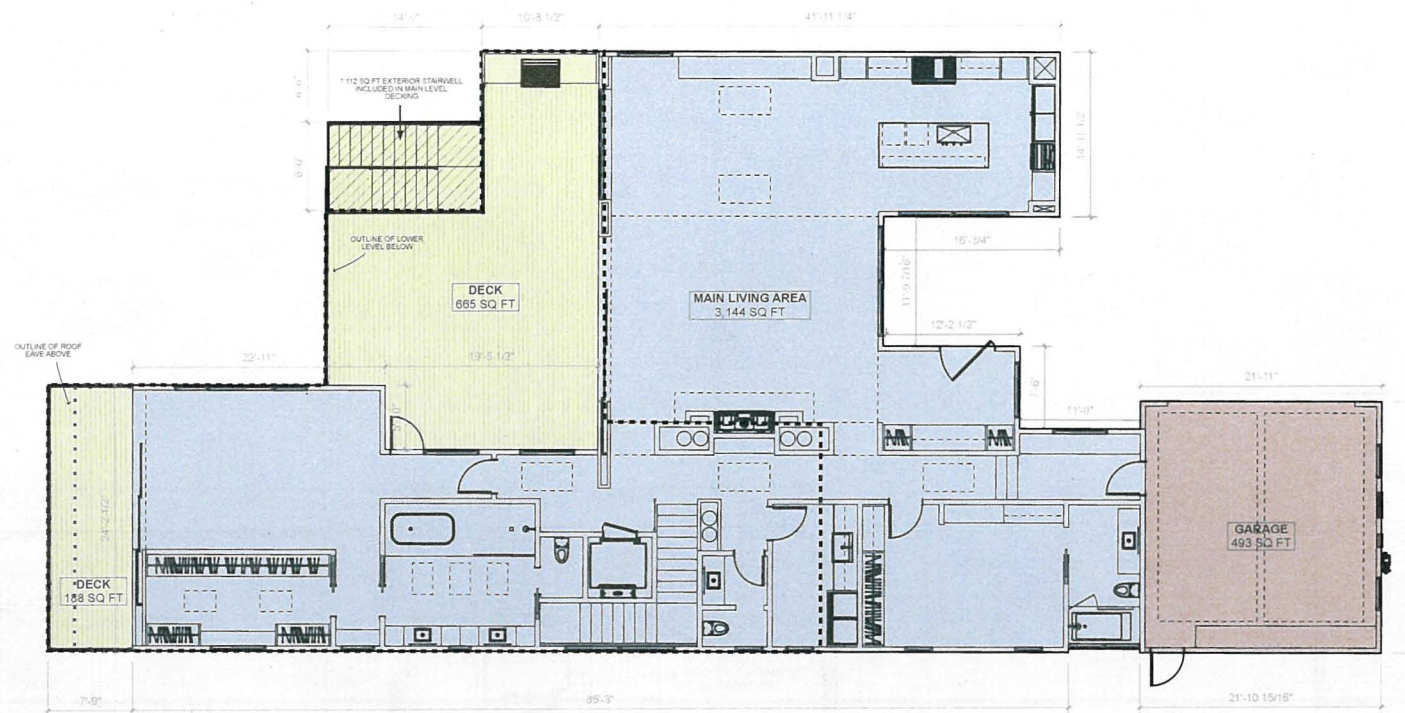
**HERITAGE WEST DEVELOPMENT**  
 238 N. Cedros Ave  
 Suite 201  
 Solana Beach, CA 92075  
**APPLICANT INFO:**  
 Ryan Gad  
 (858)204-7457

**PROJECT**  
 615 N GRANADOS  
 APN#  
 263-082-17-00

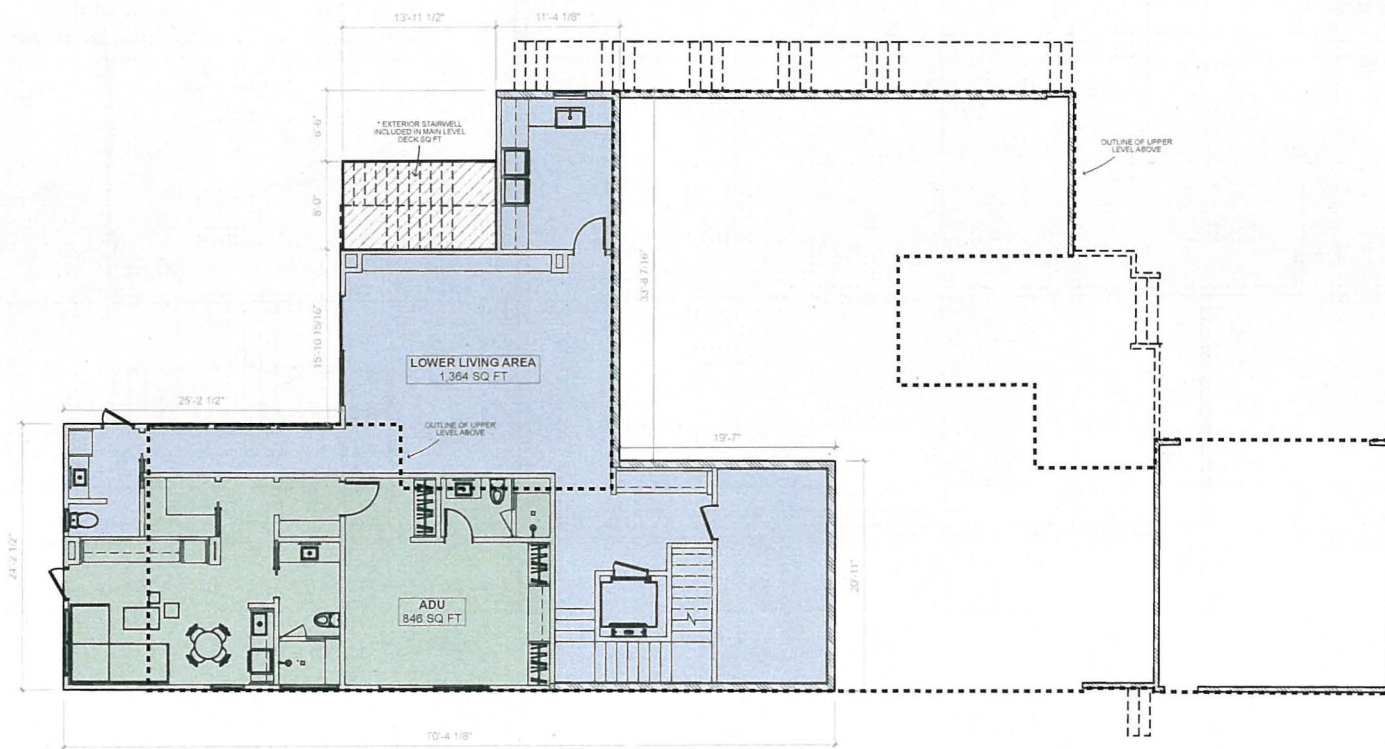
**ISSUE**  
 9/12/24

**FLOOR PLAN**  
 NORTH PARCEL - LOWER LEVEL





**A**  
**1.3** F.A.R. DIAGRAM NORTH PARCEL - MAIN LEVEL  
\* Scale: 1/8" = 1'-0"



**A**  
**1.3** F.A.R. DIAGRAM NORTH PARCEL - LOWER LEVEL  
\* Scale: 1/8" = 1'-0"

| FLOOR AREA DIAGRAM KEY |                           |
|------------------------|---------------------------|
|                        | LIVING SPACE SQ FT        |
|                        | ADU SQ FT                 |
|                        | GARAGE SQ FT              |
|                        | PATIO & DECK SQ FT        |
|                        | STAIRS / SPECIAL FEATURES |

| MAXIMUM ALLOWABLE FLOOR AREA (FAR) |                       |
|------------------------------------|-----------------------|
| Tiered Allocation                  | North Lot @ 18,302 sf |
| 0.500 for first 6,000 sf           | 3,000 sf              |
| 0.175 for 6,001 to 15,000 sf       | 1,575 sf              |
| 0.100 for 15,001 to 20,000 sf      | 330 sf                |
| Maximum Allowable FAR              | 4,905 sf              |

| FLOOR AREA SUMMARY - NORTH PARCEL |            |
|-----------------------------------|------------|
| Description of Space              | Included   |
| Main Level Living Area            | 3,144 S.F. |
| Lower Level Living Area           | 1,364 S.F. |
| Main Level Garage                 | 493 S.F.   |
| Subtotal                          | 5,001 S.F. |
| Off Street Parking Exemption      | 400 S.F.   |
| Total Proposed Floor Area         | 4,601 S.F. |
| Below Max                         | 304 S.F.   |
| Attached 1BR ADU                  | 846 S.F.   |

| MM/DD/YY | REVISION PRIOR TO SUBMITAL | REMARKS                           |
|----------|----------------------------|-----------------------------------|
| 1        | 02/02/23                   |                                   |
| 2        | 01/12/24                   | FIRST ROUND CITY CORRECTIONS      |
| 3        | 3/6/24                     | SECOND ROUND CITY CORRECTIONS     |
| 4        | 6/10/24                    | THIRD ROUND CITY CORRECTIONS      |
| 5        | 10/17/24                   | FOURTH ROUND NEIGHBOR CORRECTIONS |

**HERITAGE WEST DEVELOPMENT**  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
**APPLICANT INFO:**  
Ryan Gad  
(858)204-7457

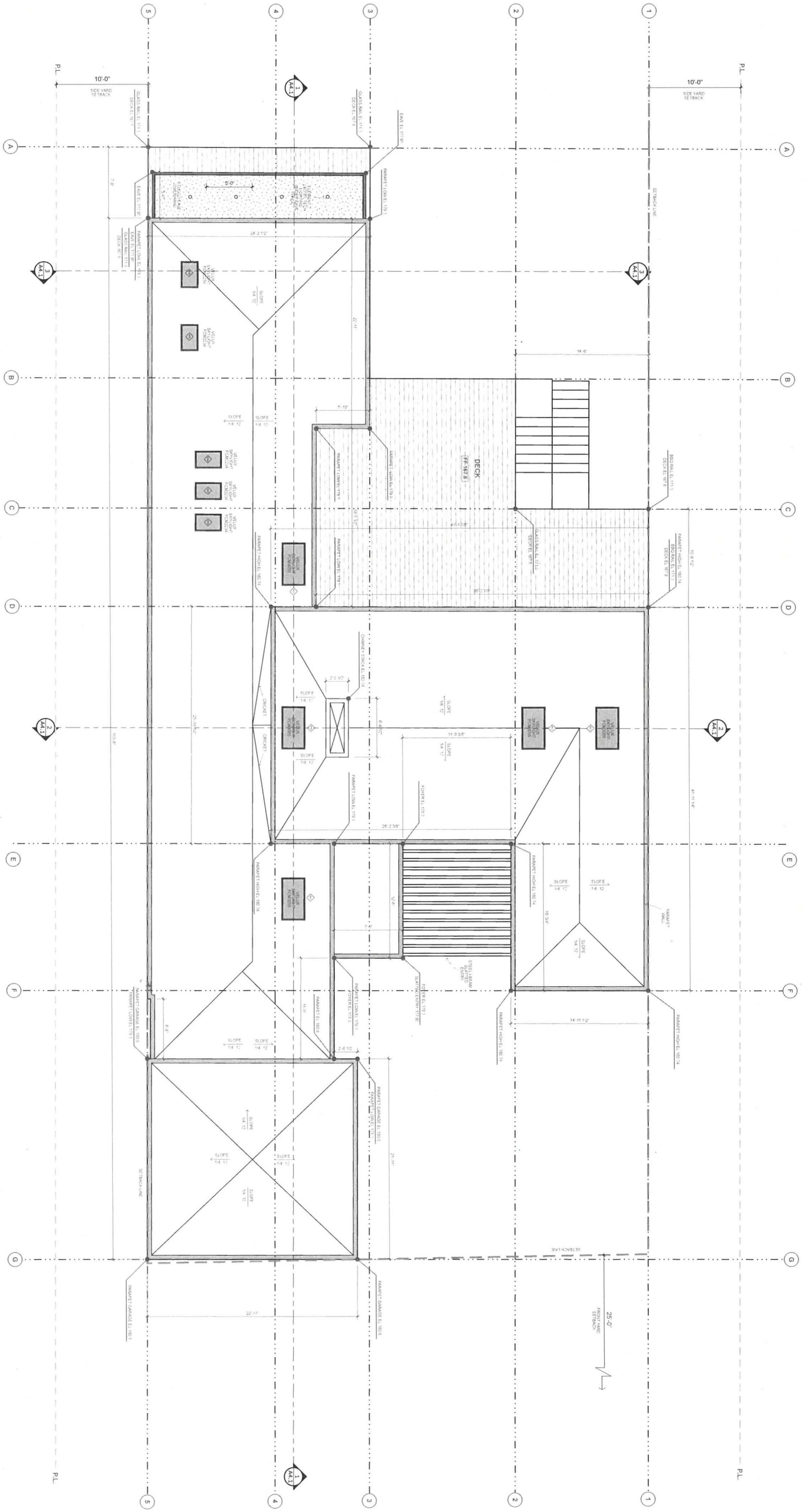
**PROJECT**  
615 N GRANADOS  
**APN#**  
263-082-17-00

**ISSUE**  
9/12/24

**FLOOR AREA  
DIAGRAM  
NORTH PARCEL**

**A.1.3**

**A** ROOF PLAN - NORTH PARCEL  
2.1 Scale: 3/16" = 1'-0"



SMADP3-009 SET8 03 17 2024.mxd

**ROOF PLAN**  
NORTH PARCEL

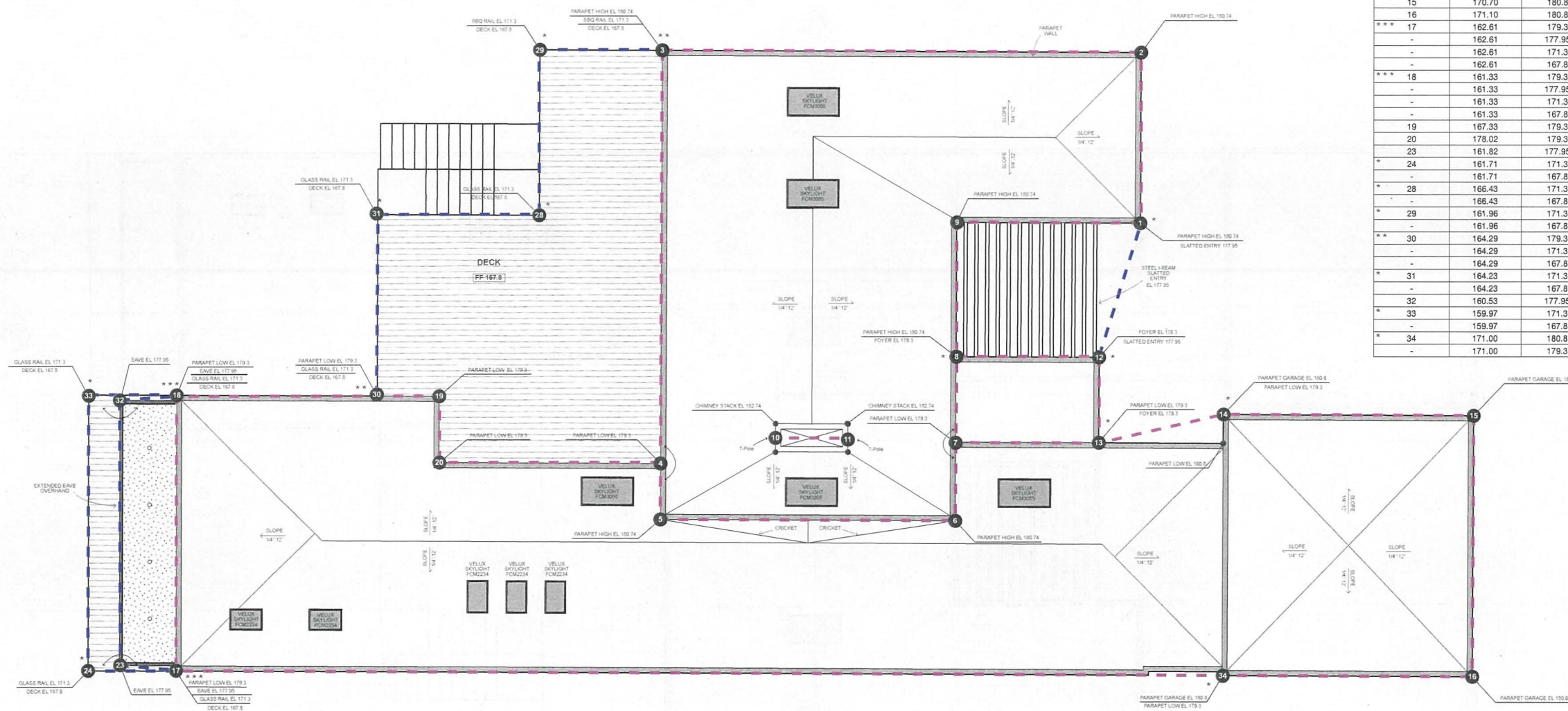
ISSUE  
9/12/24

PROJECT  
615 N GRANADOS  
APN#  
263-082-17-00

HERITAGE WEST DEVELOPMENT  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
APPLICANT INFO:  
Ryan Gad  
(858)204-7457

| MM/DD/YY | REMARKS                           |
|----------|-----------------------------------|
| 02/02/23 | REVISION PRIOR TO SUBMITAL        |
| 01/12/24 | FIRST ROUND CITY CORRECTIONS      |
| 3/6/24   | SECOND ROUND CITY CORRECTIONS     |
| 6/10/24  | THIRD ROUND CITY CORRECTIONS      |
| 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |





| KEY NOTES - STORY POLE PLAN |                        |
|-----------------------------|------------------------|
| ---                         | LIVING SPACE           |
| ---                         | DECK / RAILING / EAVE  |
| *                           | 2 STRINGS TIED TO POLE |
| **                          | 3 STRINGS TIED TO POLE |
| ***                         | 4 STRINGS TIED TO POLE |

**A**  
**2.2** STORY POLE PLAN - NORTH PARCEL  
\* Scale: 3/16" = 1'-0"

| STORY POLE # | POINT EL. | PLAN EL. | CUT / FILL | DESCRIPTION    |
|--------------|-----------|----------|------------|----------------|
| * 1          | 177.69    | 180.74   | F - 3.05'  | Parapet High   |
| -            | 177.69    | 177.95   | F - 0.26'  | Slatted Entry  |
| 2            | 165.85    | 180.74   | F - 14.89' | Parapet High   |
| ** 3         | 163.26    | 180.74   | F - 17.48' | Parapet High   |
| -            | 163.26    | 171.3    | F - 8.04'  | Glass Railing  |
| -            | 163.26    | 167.8    | F - 4.54'  | Deck           |
| 4            | 177.53    | 179.3    | F - 1.77'  | Parapet Low    |
| 5            | 178.20    | 180.74   | F - 2.54'  | Parapet High   |
| 6            | 179.01    | 180.74   | F - 1.73'  | Parapet High   |
| 7            | 178.87    | 179.3    | F - 0.43'  | Parapet Low    |
| * 8          | 178.30    | 180.74   | F - 2.44'  | Parapet High   |
| -            | 178.30    | 178.3    | F - 0.00'  | Foyer          |
| 9            | 178.33    | 180.74   | F - 2.41'  | Parapet High   |
| 10           | 178.22    | 182.74   | F - 4.52'  | T-Pole Chimney |
| 11           | 168.29    | 182.74   | F - 13.95' | T-Pole Chimney |
| * 12         | 178.62    | 178.3    | C - 0.32'  | Foyer          |
| -            | 178.62    | 177.95   | C - 0.67'  | Slatted Entry  |
| * 13         | 179.73    | 179.3    | C - 0.43'  | Parapet Low    |
| -            | 179.73    | 178.3    | C - 1.43'  | Foyer          |
| ** 14        | 170.67    | 180.8    | F - 10.13' | Parapet Garage |
| -            | 170.67    | 179.3    | F - 8.63'  | Parapet Low    |
| 15           | 170.70    | 180.8    | F - 10.10' | Parapet Garage |
| 16           | 171.10    | 180.8    | F - 9.70'  | Parapet Garage |
| *** 17       | 162.61    | 179.3    | F - 16.69' | Parapet Low    |
| -            | 162.61    | 177.95   | F - 15.34' | Eave Overhang  |
| -            | 162.61    | 171.3    | F - 8.69'  | Glass Rail     |
| -            | 162.61    | 167.8    | F - 5.19'  | Deck           |
| *** 18       | 161.33    | 179.3    | F - 17.97' | Parapet Low    |
| -            | 161.33    | 177.95   | F - 16.62' | Eave Overhang  |
| -            | 161.33    | 171.3    | F - 9.97'  | Glass Rail     |
| -            | 161.33    | 167.8    | F - 6.47'  | Deck           |
| 19           | 167.33    | 179.3    | F - 11.97' | Parapet Low    |
| 20           | 178.02    | 179.3    | F - 1.28'  | Parapet Low    |
| 23           | 161.82    | 177.95   | F - 16.13' | Eave Overhang  |
| ** 24        | 161.71    | 171.3    | F - 9.59'  | Glass Railing  |
| -            | 161.71    | 167.8    | F - 6.09'  | Deck           |
| ** 28        | 166.43    | 171.3    | F - 4.87'  | Glass Railing  |
| -            | 166.43    | 167.8    | F - 1.37'  | Deck           |
| * 29         | 161.96    | 171.3    | F - 9.34'  | Glass Railing  |
| -            | 161.96    | 167.8    | F - 5.84'  | Deck           |
| ** 30        | 164.29    | 179.3    | F - 15.01' | Parapet Low    |
| -            | 164.29    | 171.3    | F - 7.01'  | Glass Railing  |
| -            | 164.29    | 167.8    | F - 3.51'  | Deck           |
| * 31         | 164.23    | 171.3    | F - 7.07'  | Glass Railing  |
| -            | 164.23    | 167.8    | F - 3.57'  | Deck           |
| 32           | 160.53    | 177.95   | F - 17.42' | Eave Overhang  |
| * 33         | 159.97    | 171.3    | F - 11.33' | Glass Railing  |
| -            | 159.97    | 167.8    | F - 7.83'  | Deck           |
| * 34         | 171.00    | 180.8    | F - 9.80'  | Parapet Garage |
| -            | 171.00    | 179.3    | F - 8.30'  | Parapet Low    |

| MM/DD/YY | REVISION | REMARKS                           |
|----------|----------|-----------------------------------|
| 1        | 02/02/23 | REVISION PRIOR TO SUBMITAL        |
| 2        | 01/12/24 | FIRST ROUND CITY CORRECTIONS      |
| 3        | 3/6/24   | SECOND ROUND CITY CORRECTIONS     |
| 4        | 6/10/24  | THIRD ROUND CITY CORRECTIONS      |
| 5        | 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |

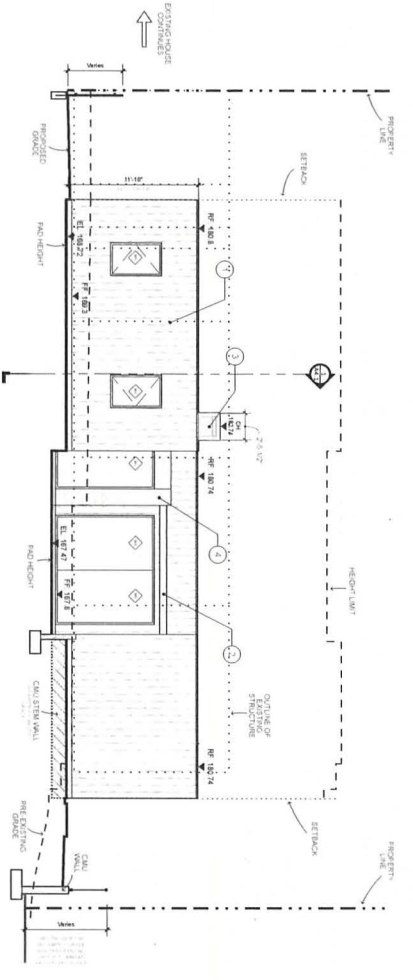
**HERITAGE WEST DEVELOPMENT**  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
**APPLICANT INFO:**  
Ryan Gad  
(858)204-7457

**PROJECT**  
615 N GRANADOS

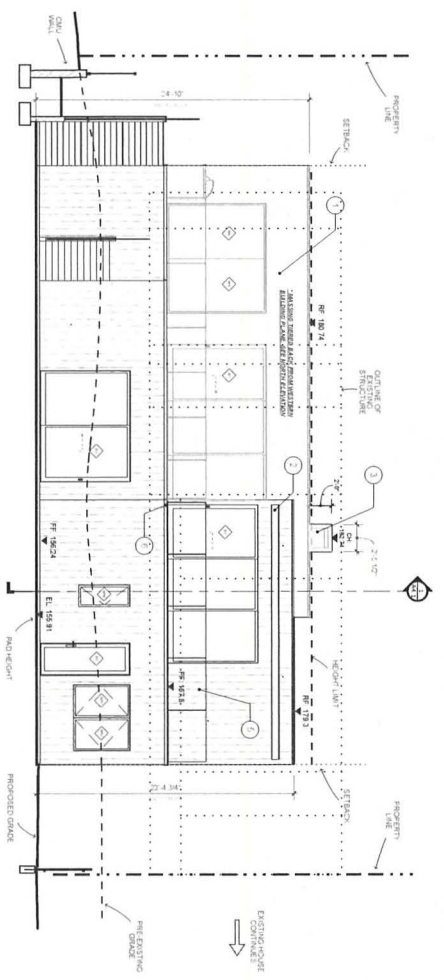
**APN#**  
263-082-17-00

**ISSUE**  
9/12/24

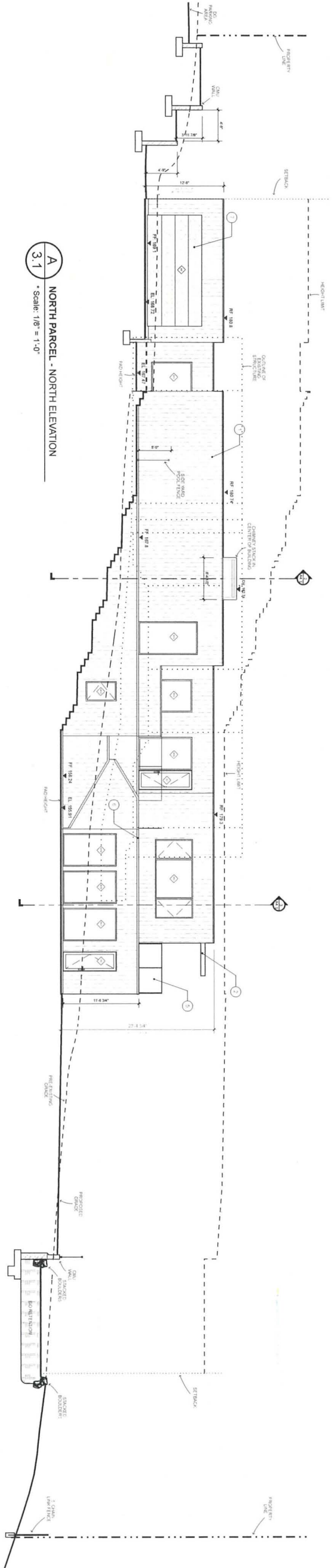
**STORY POLE PLAN**  
NORTH PARCEL



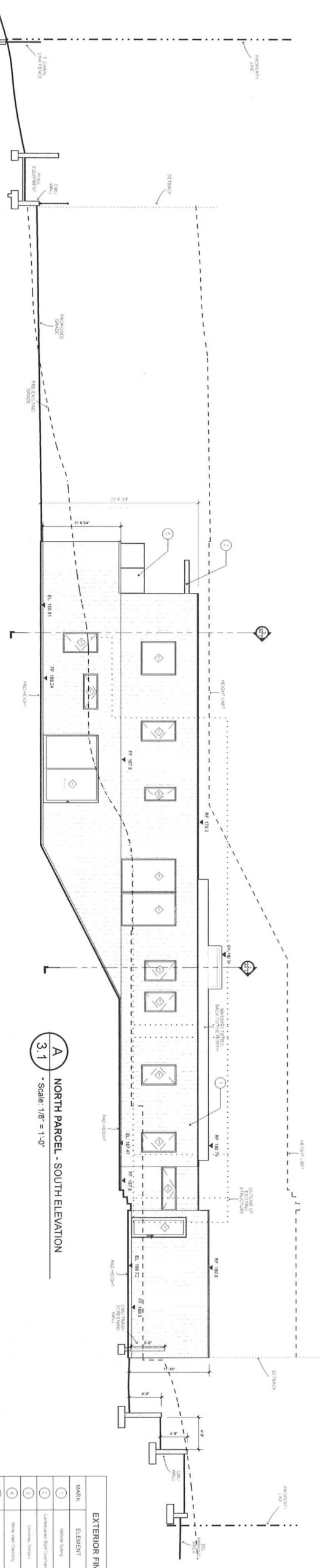
**A**  
3.1 NORTH PARCEL - EAST ELEVATION  
Scale: 1/8" = 1'-0"



**A**  
3.1 NORTH PARCEL - WEST ELEVATION  
Scale: 1/8" = 1'-0"



**A**  
3.1 NORTH PARCEL - NORTH ELEVATION  
Scale: 1/8" = 1'-0"



**A**  
3.1 NORTH PARCEL - SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE |          |                      |
|--------------------------|----------|----------------------|
| MARK                     | ELEMENT  | DESCRIPTION          |
| 1                        | Walls    | Exterior Masonry     |
| 2                        | Concrete | Exterior Concrete    |
| 3                        | Roof     | Asphalt/Flt Shingles |
| 4                        | Deck     | Composite Decking    |
| 5                        | Stair    | Concrete             |
| 6                        | Window   | Aluminum             |
| 7                        | Door     | Aluminum             |
| 8                        | Handrail | Aluminum             |
| 9                        | Gravel   | Gravel               |
| 10                       | Asphalt  | Asphalt              |

| MM/DD/YY | REVISION | REMARKS                           |
|----------|----------|-----------------------------------|
| 02/02/23 | 1        | REVISION PRIOR TO SUBMITAL        |
| 01/12/24 | 2        | FIRST ROUND CITY CORRECTIONS      |
| 3/6/24   | 3        | SECOND ROUND CITY CORRECTIONS     |
| 6/10/24  | 4        | THIRD ROUND CITY CORRECTIONS      |
| 10/17/24 | 5        | FOURTH ROUND NEIGHBOR CORRECTIONS |

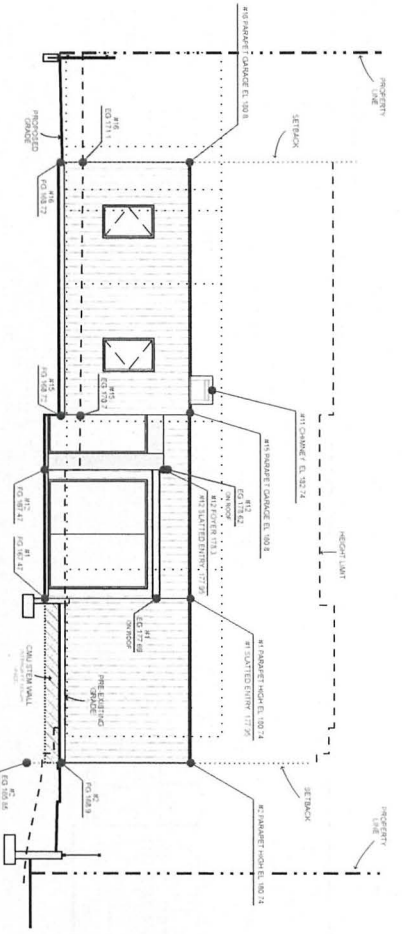
**ELEVATIONS**  
NORTH PARCEL

ISSUE  
9/12/24

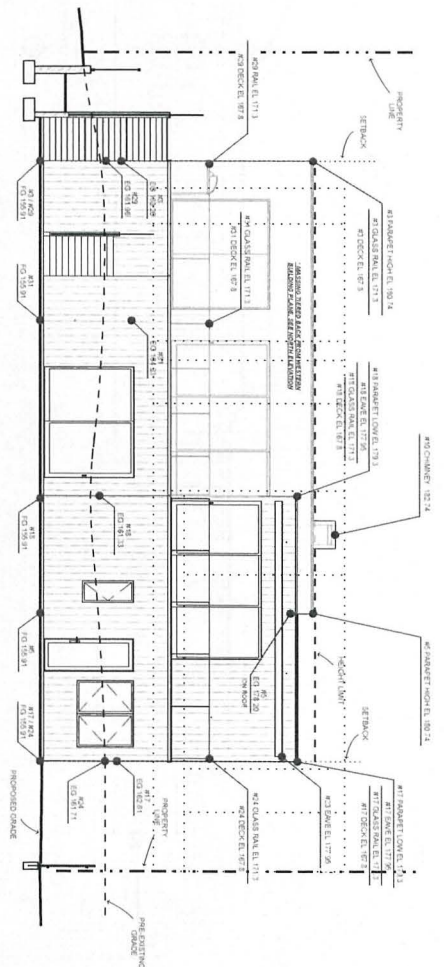
PROJECT  
615 N GRANADOS  
APN#  
263-082-17-00

HERITAGE WEST DEVELOPMENT  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
APPLICANT INFO:  
Ryan Gad  
(858)204-7457

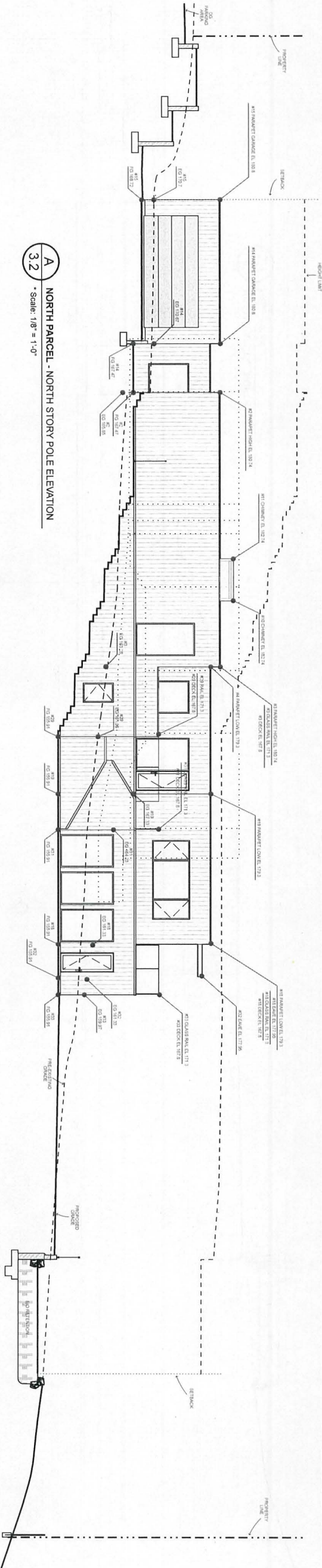




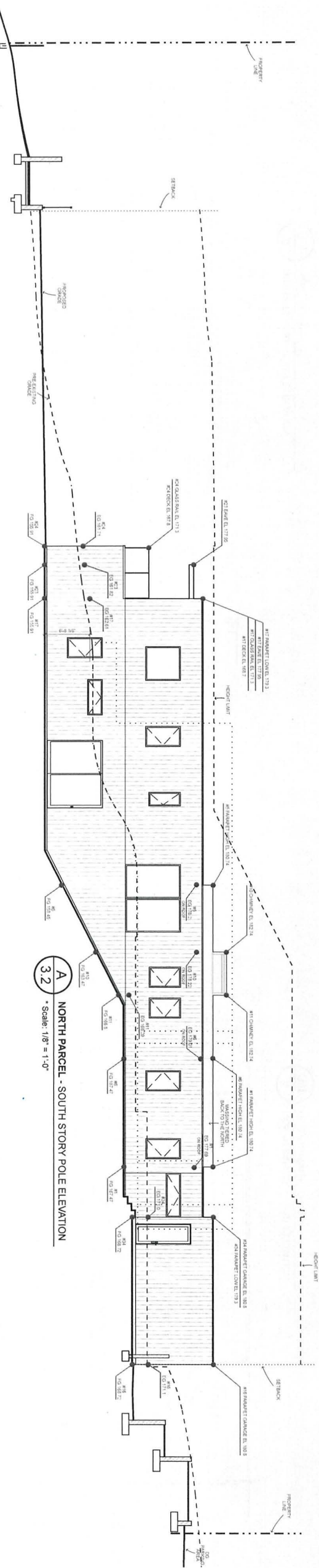
**A**  
3.2 NORTH PARCEL - EAST STORY POLE ELEVATION  
Scale: 1/8" = 1'-0"



**A**  
3.2 NORTH PARCEL - WEST STORY POLE ELEVATION  
Scale: 1/8" = 1'-0"



**A**  
3.2 NORTH PARCEL - NORTH STORY POLE ELEVATION  
Scale: 1/8" = 1'-0"



**A**  
3.2 NORTH PARCEL - SOUTH STORY POLE ELEVATION  
Scale: 1/8" = 1'-0"

| MM/DD/YY | REVISION                          | REMARKS |
|----------|-----------------------------------|---------|
| 02/02/23 | REVISION PRIOR TO SUBMITAL        |         |
| 01/12/24 | FIRST ROUND CITY CORRECTIONS      |         |
| 3/6/24   | SECOND ROUND CITY CORRECTIONS     |         |
| 6/10/24  | THIRD ROUND CITY CORRECTIONS      |         |
| 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |         |

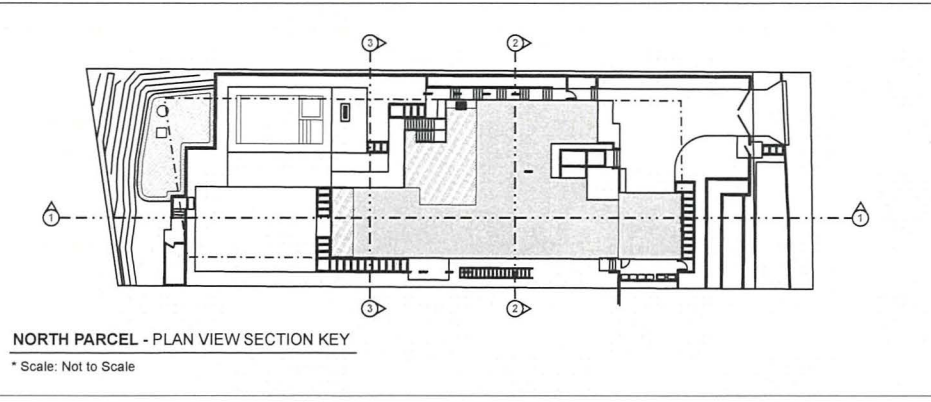
**HERITAGE WEST DEVELOPMENT**  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
**APPLICANT INFO:**  
Ryan Gad  
(858)204-7457

**PROJECT**  
615 N GRANADOS  
**APN#**  
263-082-17-00

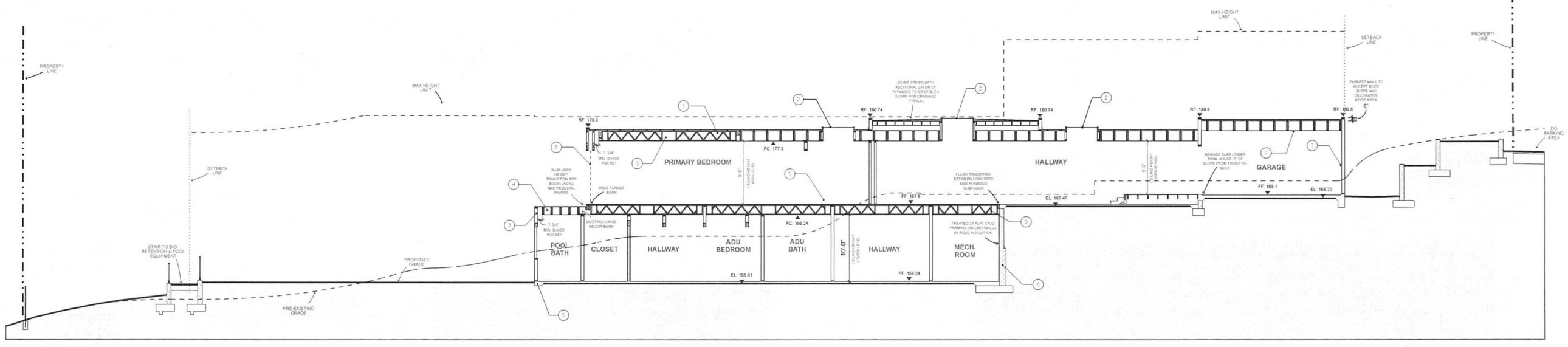
**ISSUE**  
9/12/24

**STORY POLE ELEVATIONS**  
NORTH PARCEL

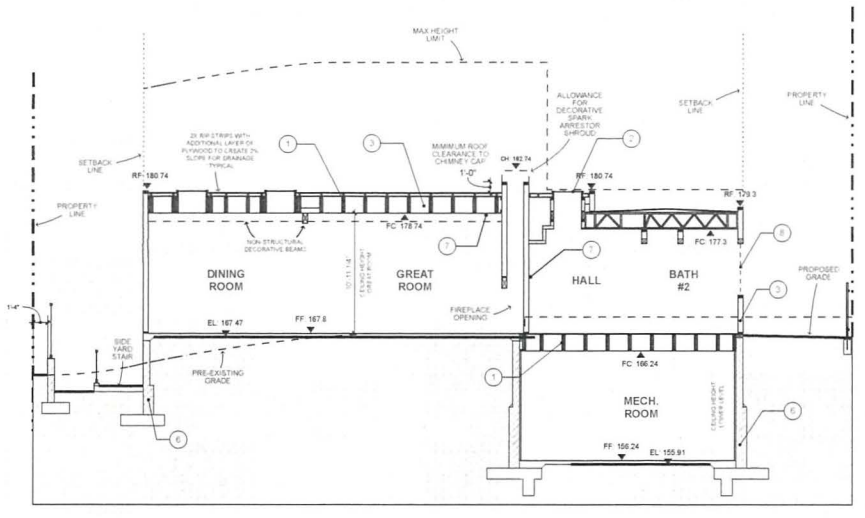




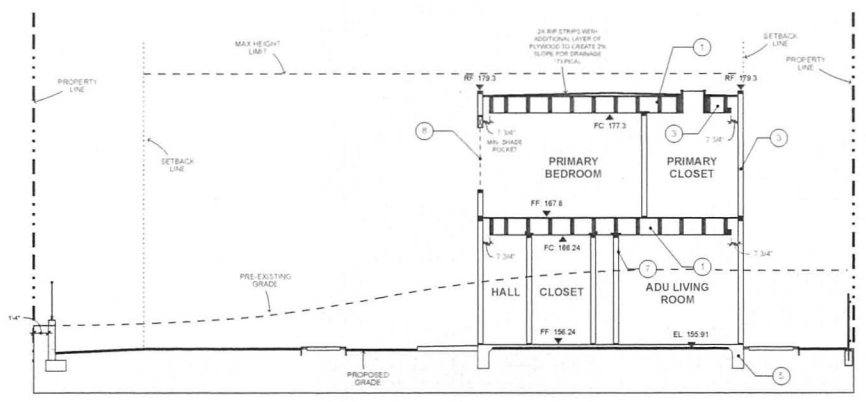
**NORTH PARCEL - PLAN VIEW SECTION KEY**  
 \* Scale: Not to Scale



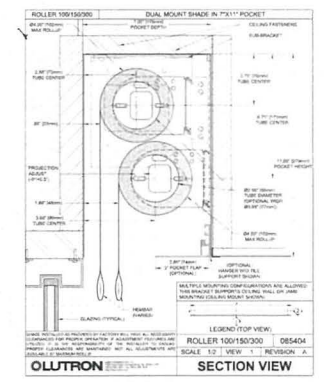
**NORTH PARCEL - SECTION #1**  
 \* Scale: 1/8" = 1'-0"



**NORTH PARCEL - SECTION #2**  
 \* Scale: 1/8" = 1'-0"



**NORTH PARCEL - SECTION #3**  
 \* Scale: 1/8" = 1'-0"



| KEY NOTES - SECTIONS |                        |  |
|----------------------|------------------------|--|
| MARK                 | ELEMENT                | DESCRIPTION  |
| 1                    | T-211 Truss Joist      | Truss Joist Open Truss Framing   |
| 2                    | Value Skylight         | Size: Type Per: Door & Window Schedule                                       |
| 3                    | Insulation             | R-Value & Type Per T-24 Sheets   |
| 4                    | T-214 Truss Joist      | Truss Joist Open Truss Framing   |
| 5                    | Continuous Siding      | Details Per: Structural Sheets   |
| 6                    | CMU Foundation Wall    | Details Per: Structural Sheets   |
| 7                    | 5/8" Sheet Pile        | 30 min Fire Rating @ Garage (Greenbook) in Garage Laundry Bath & Lower Level |
| 8                    | Window or Door Opening | Jet-Bran Ejector or Fleetside  |

| MM/DD/YY | REVISION | REVISION PRIOR TO SUBMITTAL       | REMARKS |
|----------|----------|-----------------------------------|---------|
| 1        | 02/02/23 |                                   |         |
| 2        | 01/17/24 | FIRST ROUND CITY CORRECTIONS      |         |
| 3        | 3/6/24   | SECOND ROUND CITY CORRECTIONS     |         |
| 4        | 6/10/24  | THIRD ROUND CITY CORRECTIONS      |         |
| 5        | 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |         |

**HERITAGE WEST DEVELOPMENT**  
 238 N. Cedros Ave  
 Suite 201  
 Solana Beach, CA 92075  
**APPLICANT INFO:**  
 Ryan Gad  
 (858)204-7457

**PROJECT**  
 615 N GRANADOS  
 APN#  
 263-082-17-00

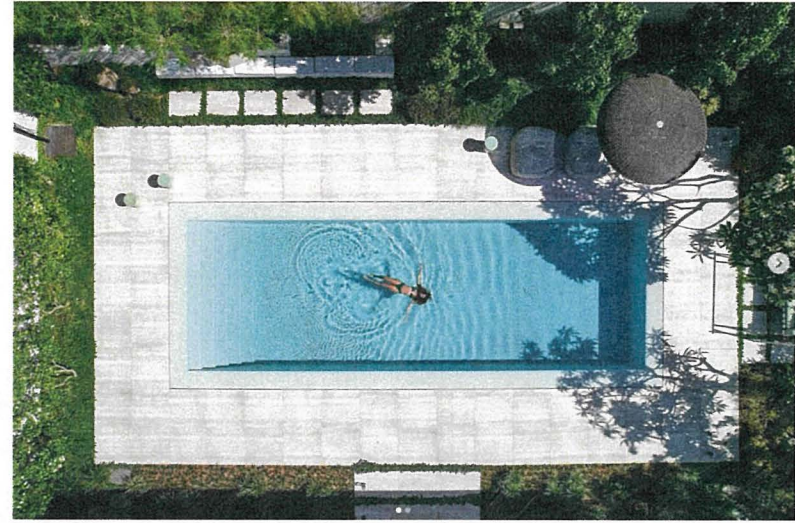
**ISSUE**  
 9/12/24

**SECTIONS**  
 NORTH PARCEL





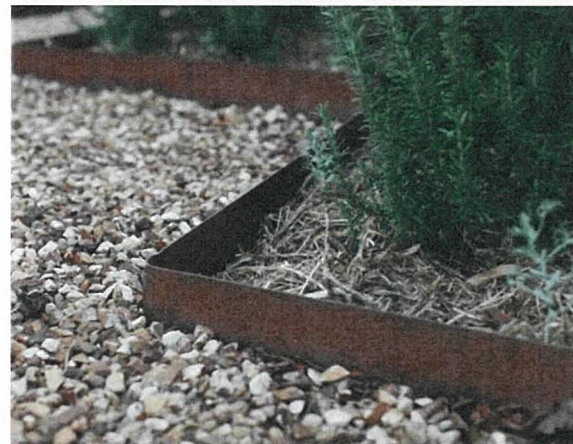
**FENCING MATERIAL** - MESH OR LATTICE FENCE (50% OPEN)



**POOL** - LIGHT COLORED PLASTER / OFF-WHITE WATERLINE TILE / NATURAL GRAY CONCRETE OR PORCELAIN TILE POOL DECK



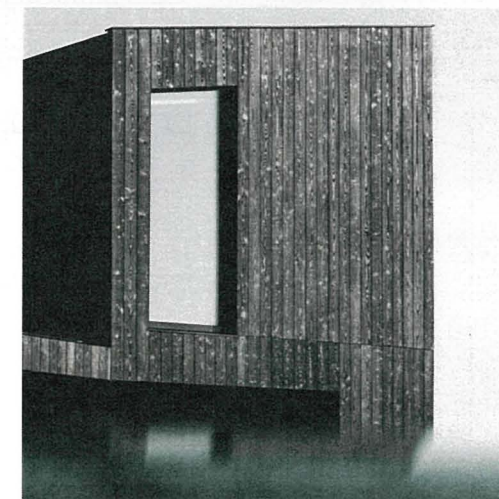
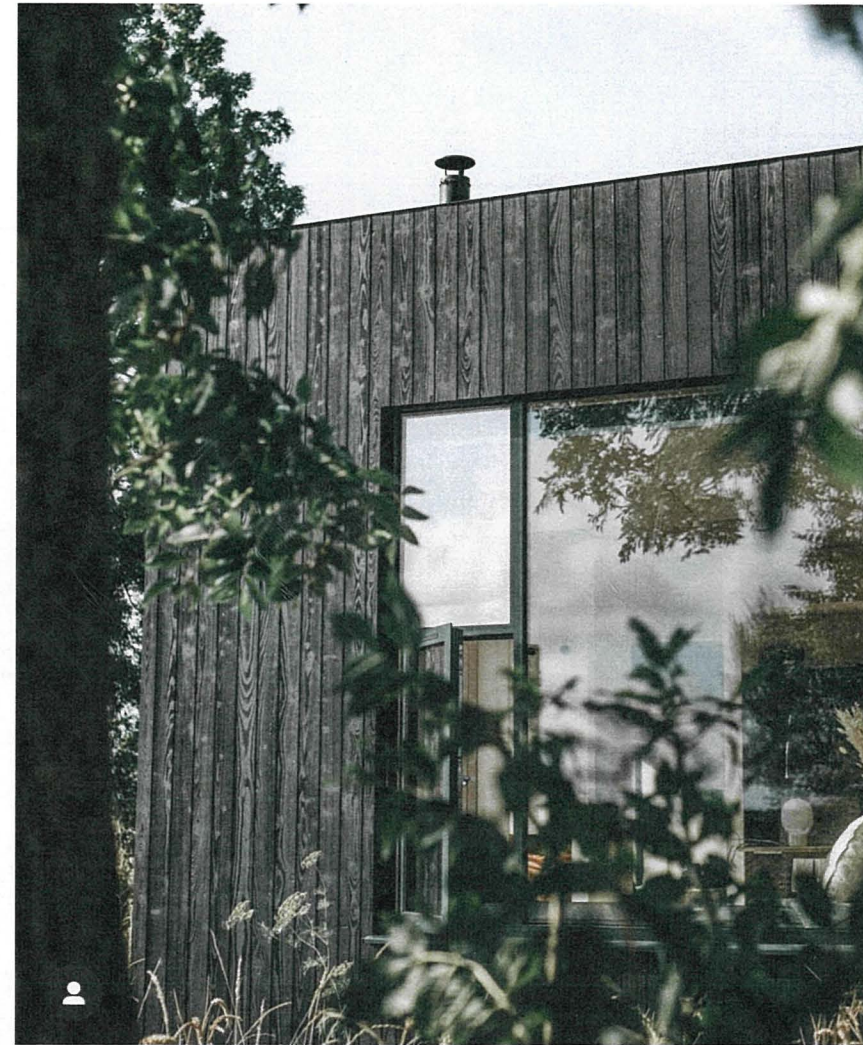
**GLASS RAILING** - CONCEALED BASE SHOE GLASS RAILING ALONG DECK



**METAL ACCENTS** - CORTEN STEEL LANDSCAPE EDGING AND COPPER BEAUTY METAL



**GENERAL OUTDOOR** - NATURAL GRAY CONCRETE FLATWORK / 3/8" GLACIER PEBBLE DECORATIVE ROCK / LUSH GREEN LANDSCAPING AGAINST DARK SIDING WITH CORTEN STEEL FREE STANDING PLANTERS



**CLADDING** - MILLBOARD ENVELLO COMPOSITE SHADOW LINE CLADDING IN BURNT CEDAR  
**FLAT ROOF** - TORCH DOWN ROOF WITH LAVA ROCK AND MATTE BLACK ALUMINUM FASCIA

| MMDDYY | REVISION PRIOR TO SUBMITAL | REMARKS                           |
|--------|----------------------------|-----------------------------------|
| 1      | 02/02/23                   | REVISION PRIOR TO SUBMITAL        |
| 2      | 01/12/24                   | FIRST ROUND CITY CORRECTIONS      |
| 3      | 3/6/24                     | SECOND ROUND CITY CORRECTIONS     |
| 4      | 6/10/24                    | THIRD ROUND CITY CORRECTIONS      |
| 5      | 10/17/24                   | FOURTH ROUND NEIGHBOR CORRECTIONS |

**HERITAGE WEST DEVELOPMENT**

238 N. Cedros Ave  
 Suite 201  
 Solana Beach, CA 92075  
**APPLICANT INFO:**  
 Ryan Gad  
 (858)204-7457

**PROJECT**

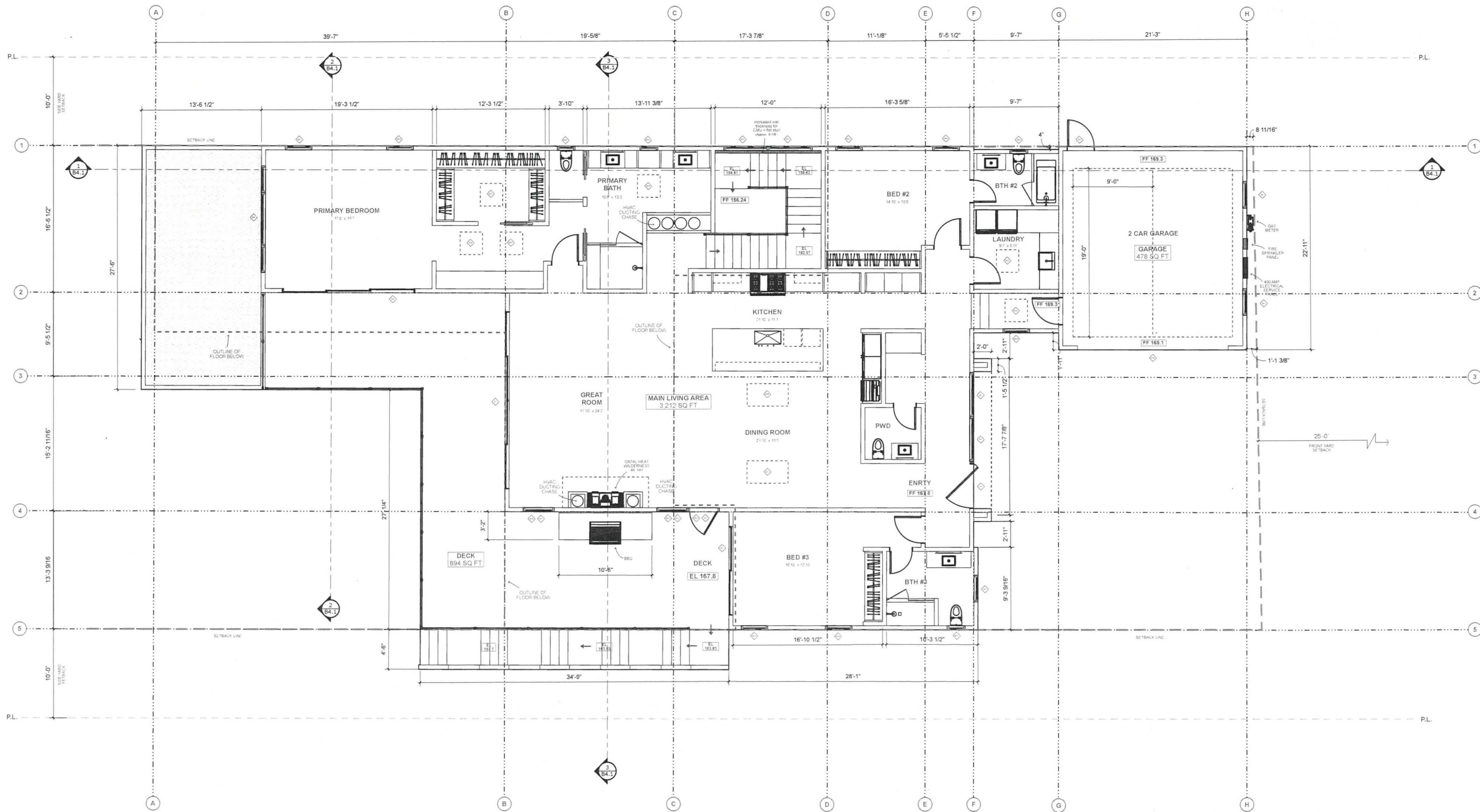
615 N GRANADOS  
 APN# 263-082-17-00

**ISSUE**

9/12/24

**MATERIALS BOARD**  
 NORTH PARCEL - MATERIALS BOARD





**B** FLOOR PLAN SOUTH PARCEL - MAIN LEVEL  
**1.1** \* Scale: 3/16" = 1'-0"

| MMDDYY     | REVISION                          | REMARKS |
|------------|-----------------------------------|---------|
| 1 02/02/23 | REVISION PRIOR TO SUBMITAL        |         |
| 2 01/12/24 | FIRST ROUND CITY CORRECTIONS      |         |
| 3 3/6/24   | SECOND ROUND CITY CORRECTIONS     |         |
| 4 6/10/24  | THIRD ROUND CITY CORRECTIONS      |         |
| 5 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |         |

**HERITAGE WEST DEVELOPMENT**  
 238 N. Cedros Ave  
 Suite 201  
 Solana Beach, CA 92075  
**APPLICANT INFO:**  
 Ryan Gad  
 (656)204-7457

**PROJECT**  
 615 N GRANADOS  
**APN#**  
 263-082-17-00

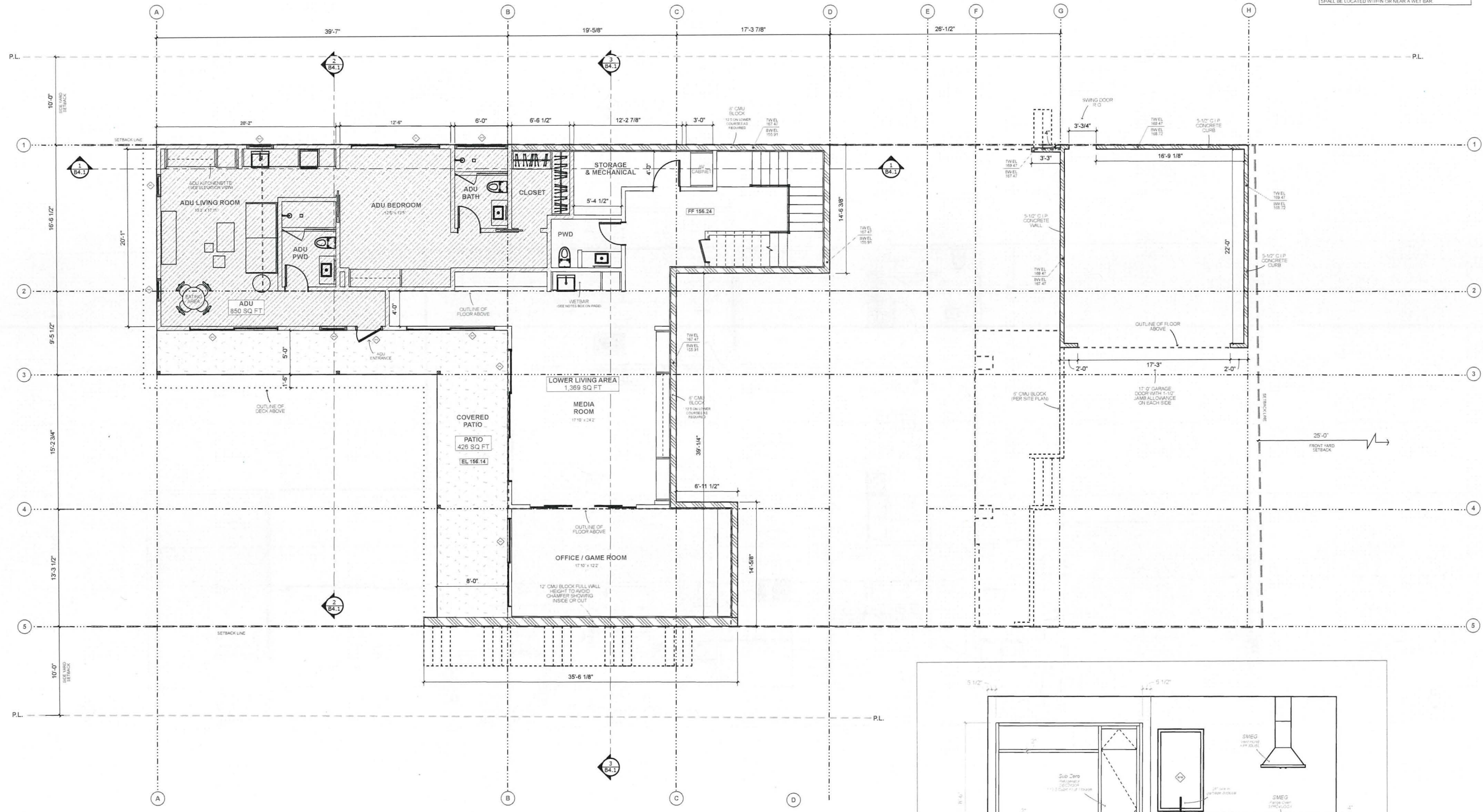
**ISSUE**  
 9/12/24

**FLOOR PLAN**  
 SOUTH PARCEL - MAIN LEVEL

**B.1.1**

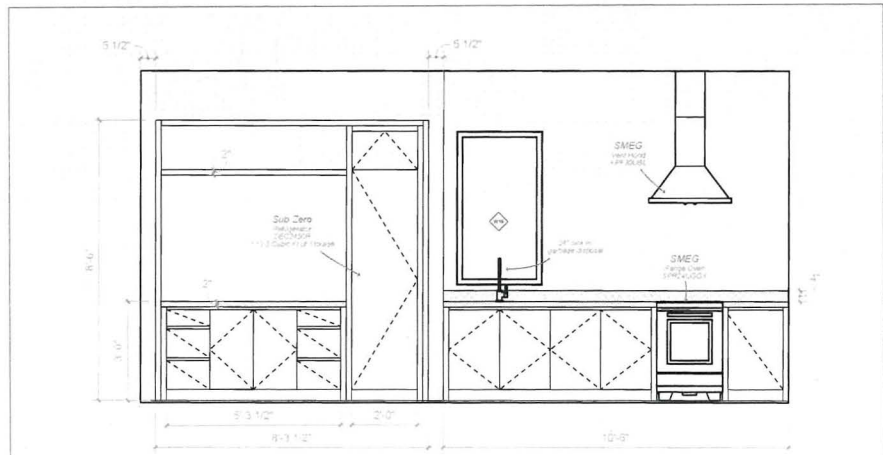


- ADU KITCHEN REQUIREMENTS:**
- A) COUNTER SURFACES AND WALL CABINETS - MINIMUM 10 FEET IN TOTAL LENGTH
  - B) MINIMUM 24-INCH SINK 1.5 INCH DRAIN WITH A GARBAGE DISPOSAL
  - C) REFRIGERATOR WITH A MINIMUM CAPACITY OF 12 CUBIC FEET
  - D) MINIMUM TWO COOKING APPLIANCES: STOVE RANGE, OVEN, MICROWAVE (HARD WIRED WITH GAS OR 220 VOLT AC OUTLET)
- WET BAR LIMITATIONS:**
- A) COUNTER SURFACES AND WALL CABINETS SHALL NOT EXCEED 10 FEET IN TOTAL LENGTH
  - B) ONLY ONE SINGLE BASIN SINK IS ALLOWED. MAXIMUM LENGTH OF 36 INCHES WITH A MAXIMUM 1.5-INCH DRAIN
  - C) ONLY ONE COMPACT REFRIGERATOR, FREEZER OR ICE MAKER WITH A MAXIMUM CAPACITY OF 5 CUBIC FEET IS ALLOWED. IF DESIGNED FOR PLACEMENT UNDER A COUNTER AND SO INSTALLED
  - D) NO GAS OR 220 VOLT AC POWER OUTLETS ARE ALLOWED IN THE VICINITY OF THE WET BAR
  - E) NO OTHER APPLIANCE, INCLUDING BUT NOT LIMITED TO STOVE, RANGE, OVEN, DISHWASHER, GARBAGE DISPOSAL OR TRASH COMPACTOR USED FOR THE PREPARATION OF FOOD SHALL BE LOCATED WITHIN OR NEAR A WET BAR



**B** FLOOR PLAN SOUTH PARCEL - LOWER LEVEL  
 1.2 \* Scale: 3/16" = 1'-0"

Attached 1BR ADU  
 1,100 sq ft FAR exempt



ELEVATION VIEW - ADU KITCHENETTE  
 \* Scale: 3/8" = 1'-0"

| MM/DD/YY | REVISIONS | REMARKS                           |
|----------|-----------|-----------------------------------|
| 02/02/23 | 1         | REVISION PRIOR TO SUBMITAL        |
| 01/12/24 | 2         | FIRST ROUND CITY CORRECTIONS      |
| 3/6/24   | 3         | SECOND ROUND CITY CORRECTIONS     |
| 6/10/24  | 4         | THIRD ROUND CITY CORRECTIONS      |
| 10/17/24 | 5         | FOURTH ROUND NEIGHBOR CORRECTIONS |

**HERITAGE WEST DEVELOPMENT**  
 238 N. Cedros Ave  
 Suite 201  
 Solana Beach, CA 92075  
**APPLICANT INFO:**  
 Ryan Gad  
 (858)204-7457

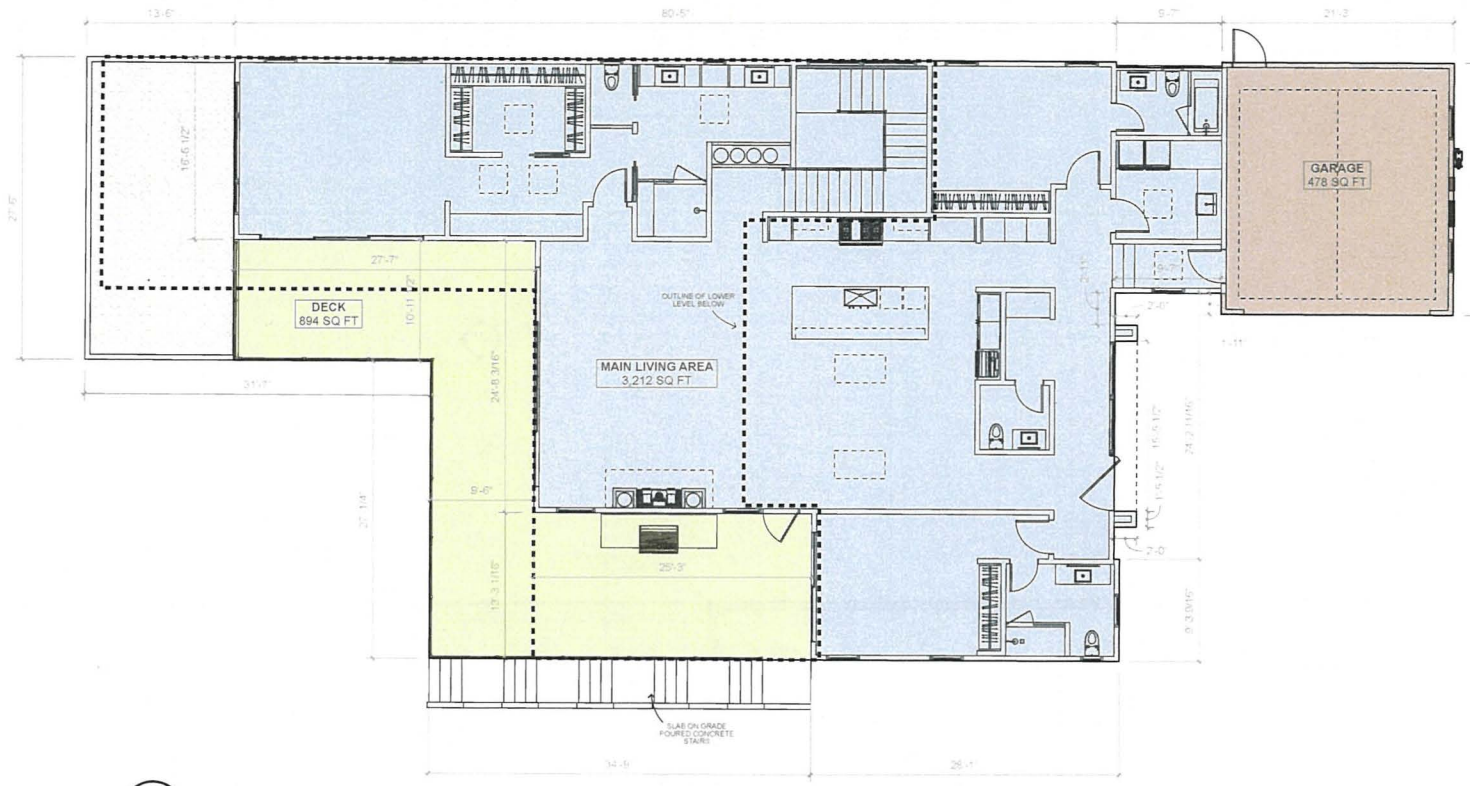
**PROJECT**  
 615 N GRANADOS  
 APN# 263-082-17-00

**ISSUE**  
 9/12/24

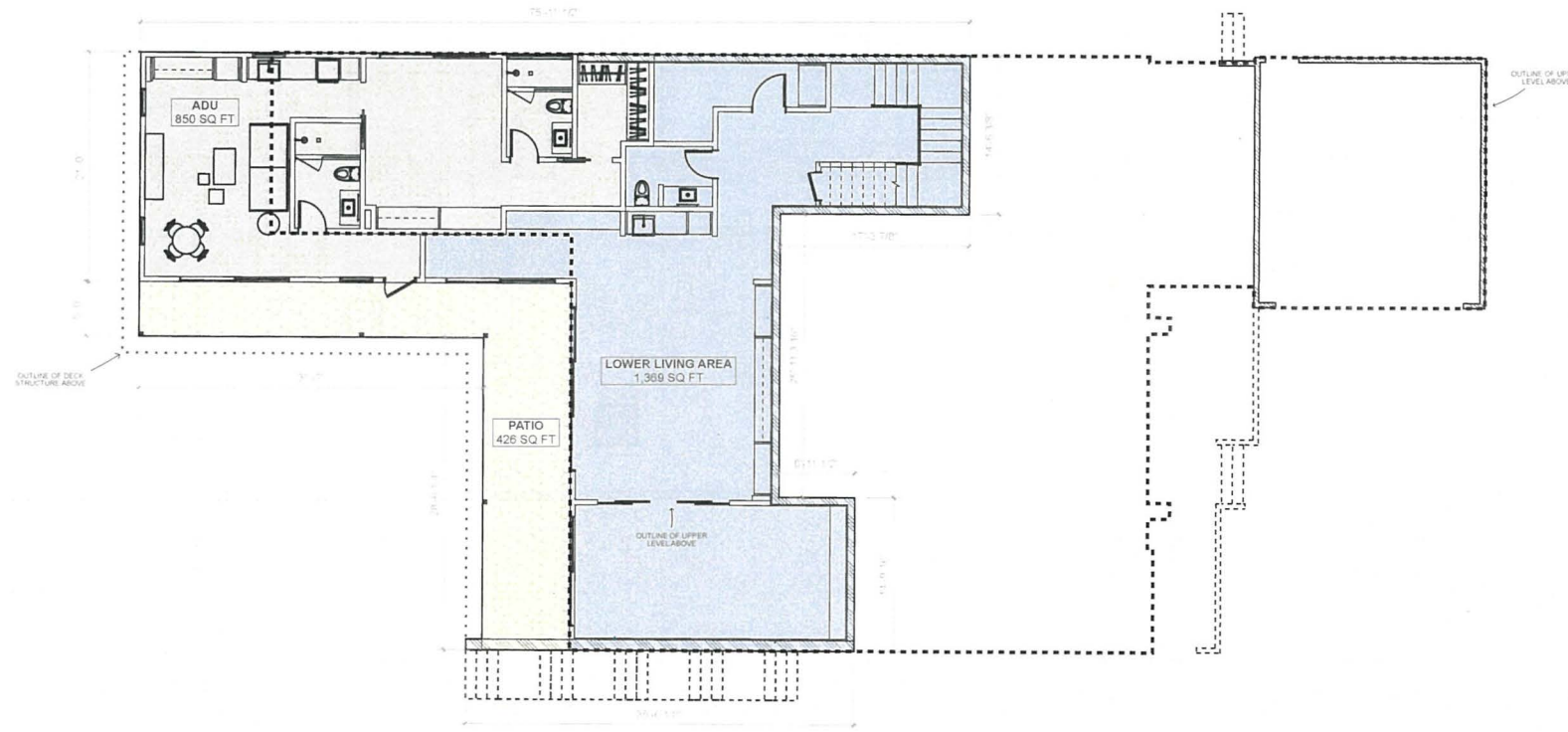
**FLOOR PLAN**  
 SOUTH PARCEL - LOWER LEVEL

**B.1.2**





**B**  
**1.3** FLOOR PLAN SOUTH PARCEL - MAIN LEVEL  
\* Scale: 1/8" = 1'-0"



**B**  
**1.3** FLOOR PLAN SOUTH PARCEL - LOWER LEVEL  
\* Scale: 1/8" = 1'-0"

| FLOOR AREA DIAGRAM KEY |                           |
|------------------------|---------------------------|
| [Blue Box]             | LIVING SPACE SQ FT        |
| [Light Blue Box]       | ADU SQ FT                 |
| [Brown Box]            | GARAGE SQ FT              |
| [Yellow Box]           | PATIO & DECK SQ FT        |
| [Dashed Box]           | STAIRS / SPECIAL FEATURES |

| MAXIMUM ALLOWABLE FLOOR AREA (FAR) |                       |
|------------------------------------|-----------------------|
| Tiered Allocation                  | South Lot # 17,532 sf |
| 0.500 for first 6,000 sf           | 3,000 sf              |
| 0.175 for 6,001 to 15,000 sf       | 1,575 sf              |
| 0.100 for 15,001 to 20,000 sf      | 253 sf                |
| Maximum Allowable FAR              | 4,828 sf              |

| FLOOR AREA SUMMARY - SOUTH PARCEL |            |
|-----------------------------------|------------|
| Description of Space              | Included   |
| Main Level Living Area            | 3,212 S.F. |
| Lower Level Living Area           | 1,369 S.F. |
| Main Level Garage                 | 478 S.F.   |
| Subtotal                          | 5,059 S.F. |
| Off Street Parking Exemption      | 400 S.F.   |
| Total Proposed Floor Area         | 4,659 S.F. |
| Below Max                         | 169 S.F.   |
| Attached 1BR ADU                  | 850 S.F.   |

| MM/DD/YY | REVISION | REMARKS                           |
|----------|----------|-----------------------------------|
| 1        | 02/02/23 | REVISION PRIOR TO SUBMITAL        |
| 2        | 01/17/24 | FIRST ROUND CITY CORRECTIONS      |
| 3        | 3/6/24   | SECOND ROUND CITY CORRECTIONS     |
| 4        | 6/10/24  | THIRD ROUND CITY CORRECTIONS      |
| 5        | 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |

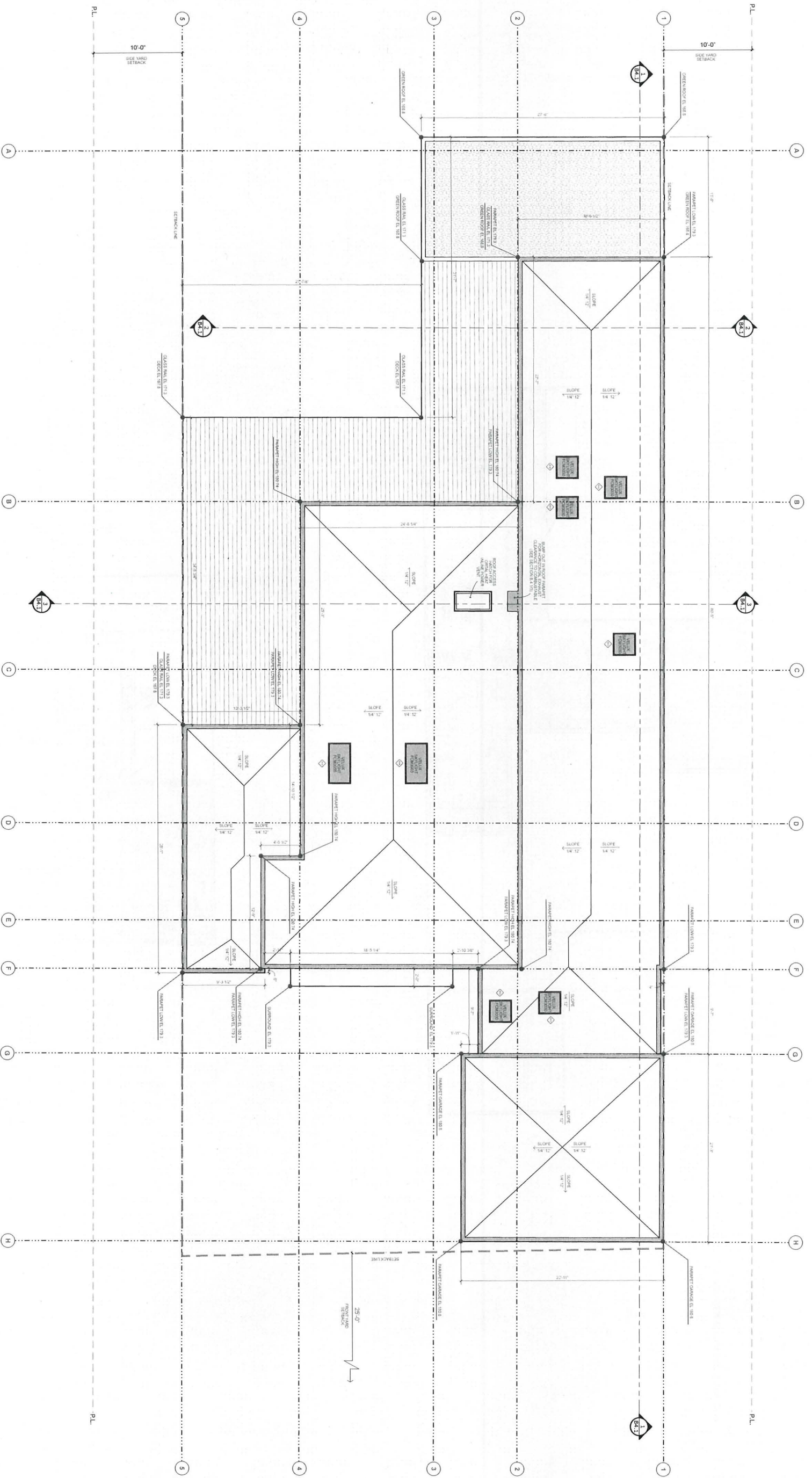
**HERITAGE WEST DEVELOPMENT**  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
**APPLICANT INFO:**  
Ryan Gad  
(858)204-7457

**PROJECT**  
615 N GRANADOS  
**APN#**  
263-082-17-00

**ISSUE**  
9/12/24

**FLOOR AREA  
DIAGRAM  
SOUTH PARCEL**

**B.1.3**



**B**  
2.1 ROOF PLAN - SOUTH PARCEL  
Scale: 3/16" = 1'-0"

SMAP23-002 SET 8 02.17.2025.pdf

**B.2.1**

**ROOF PLAN**  
SOUTH PARCEL

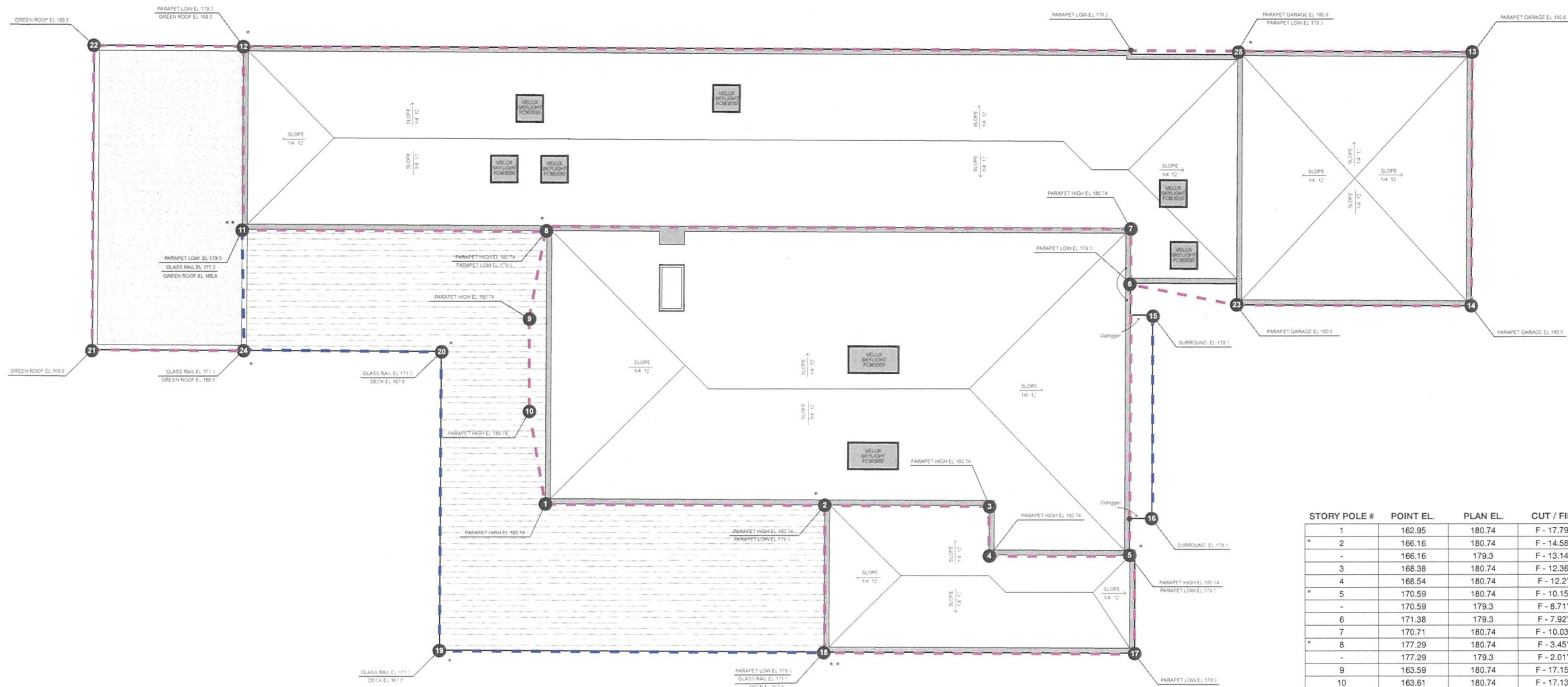
ISSUE  
9/12/24

PROJECT  
615 N GRANADOS  
APN#  
263-082-17-00

HERITAGE WEST DEVELOPMENT  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
APPLICANT INFO:  
Ryan Gad  
(858)204-7457

|   | MM/DD/YY | REMARKS                           |
|---|----------|-----------------------------------|
| 1 | 02/02/23 | REVISION PRIOR TO SUBMITAL        |
| 2 | 01/12/24 | FIRST ROUND CITY CORRECTIONS      |
| 3 | 3/6/24   | SECOND ROUND CITY CORRECTIONS     |
| 4 | 6/10/24  | THIRD ROUND CITY CORRECTIONS      |
| 5 | 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |





**KEY NOTES - STORY POLE PLAN**

|     |                        |
|-----|------------------------|
|     | LIVING SPACE           |
|     | DECK / RAILING / EAVE  |
| *   | 2 STRINGS TIED TO POLE |
| **  | 3 STRINGS TIED TO POLE |
| *** | 4 STRINGS TIED TO POLE |

**B**  
2.2 STORY POLE PLAN - SOUTH PARCEL  
Scale: 3/16" = 1'-0"

| STORY POLE # | POINT EL. | PLAN EL. | CUT / FILL | DESCRIPTION        |
|--------------|-----------|----------|------------|--------------------|
| 1            | 162.95    | 180.74   | F - 17.79' | Parapet High       |
| * 2          | 166.16    | 180.74   | F - 14.58' | Parapet High       |
| -            | 166.16    | 179.3    | F - 13.14' | Parapet Low        |
| 3            | 168.38    | 180.74   | F - 12.36' | Parapet High       |
| 4            | 168.54    | 180.74   | F - 12.20' | Parapet High       |
| * 5          | 170.59    | 180.74   | F - 10.15' | Parapet High       |
| -            | 170.59    | 179.3    | F - 8.71'  | Parapet Low        |
| 6            | 171.38    | 179.3    | F - 7.92'  | Parapet Low        |
| 7            | 170.71    | 180.74   | F - 10.03' | Parapet High       |
| * 8          | 177.29    | 180.74   | F - 3.45'  | Parapet High       |
| -            | 177.29    | 179.3    | F - 2.01'  | Parapet Low        |
| 9            | 163.59    | 180.74   | F - 17.15' | Parapet High       |
| 10           | 163.61    | 180.74   | F - 17.13' | Parapet High       |
| ** 11        | 161.67    | 179.3    | F - 17.63' | Parapet Low        |
| -            | 161.67    | 171.3    | F - 9.63'  | Glass Railing      |
| -            | 161.67    | 168.8    | F - 7.13'  | Green Roof         |
| * 12         | 162.53    | 179.3    | F - 16.77' | Parapet Low        |
| -            | 162.53    | 168.8    | F - 8.35'  | Green Roof         |
| 13           | 171.88    | 180.8    | F - 8.92'  | Parapet Garage     |
| 14           | 180.80    | 180.8    | F - 0'     | Parapet Garage     |
| 15           | 171.25    | 179.3    | F - 8.05'  | Outrigger Surround |
| 16           | 171.20    | 179.3    | F - 8.1'   | Outrigger Surround |
| 17           | 169.94    | 179.3    | F - 9.36'  | Parapet Low        |
| ** 18        | 166.06    | 179.3    | F - 13.24' | Parapet Low        |
| -            | 166.06    | 171.3    | F - 5.24'  | Glass Railing      |
| -            | 166.06    | 167.8    | F - 1.74'  | Deck               |
| * 19         | 160.86    | 171.3    | F - 10.44' | Glass Railing      |
| -            | 160.86    | 167.8    | F - 6.94'  | Deck               |
| * 20         | 162.38    | 171.3    | F - 8.92'  | Glass Railing      |
| -            | 162.38    | 167.8    | F - 5.42'  | Deck               |
| 21           | 156.34    | 168.8    | F - 12.46' | Green Roof         |
| 22           | 159.77    | 168.8    | F - 9.03'  | Green Roof         |
| 23           | 171.89    | 180.8    | F - 8.91'  | Parapet Garage     |
| * 24         | 159.90    | 171.3    | F - 11.4'  | Glass Rail         |
| -            | 159.90    | 168.8    | F - 8.9    | Green Roof         |
| * 25         | 171.49    | 180.8    | F - 9.31   | Parapet Garage     |
| -            | 171.49    | 179.3    | F - 7.81   | Parapet Low        |

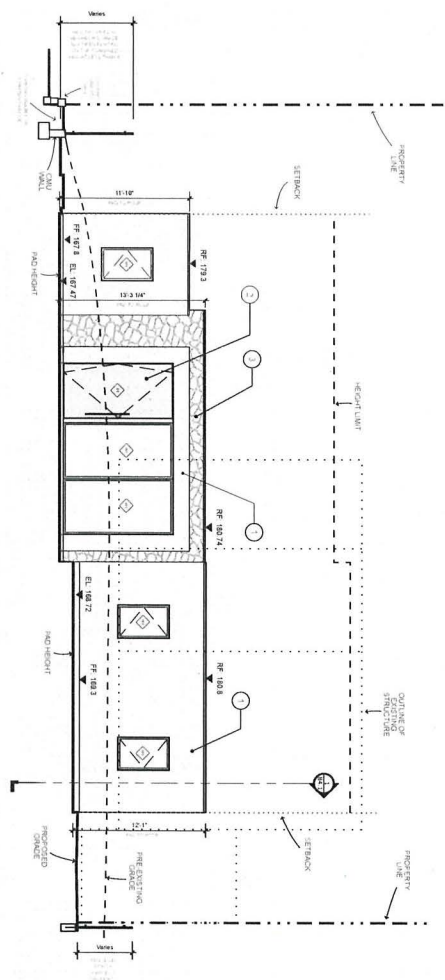
| MMDDYY     | REVISION                          | REMARKS |
|------------|-----------------------------------|---------|
| 1 02/02/23 | REVISION PRIOR TO SUBMITAL        |         |
| 2 01/12/24 | FIRST ROUND CITY CORRECTIONS      |         |
| 3 06/24    | SECOND ROUND CITY CORRECTIONS     |         |
| 4 6/10/24  | THIRD ROUND CITY CORRECTIONS      |         |
| 5 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |         |

**HERITAGE WEST DEVELOPMENT**  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
**APPLICANT INFO:**  
Ryan Gad  
(858)204-7457

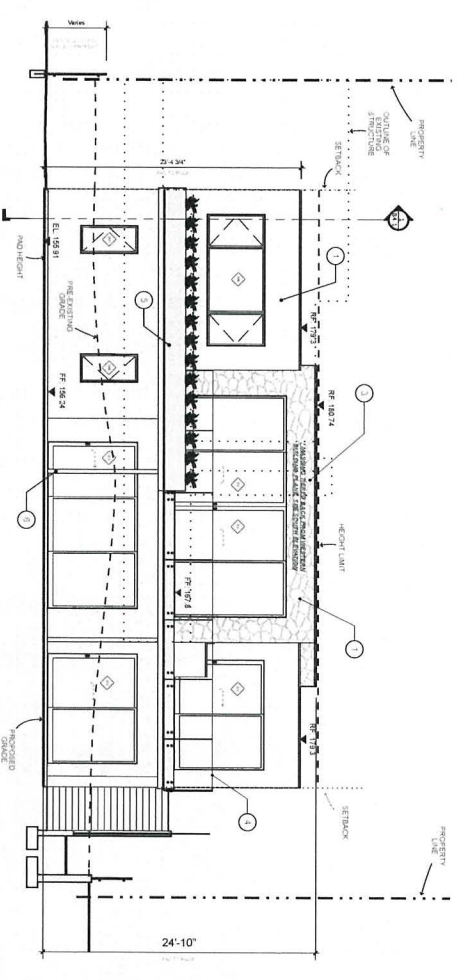
**PROJECT**  
615 N GRANADOS  
APN#  
263-082-17-00

**ISSUE**  
9/12/24

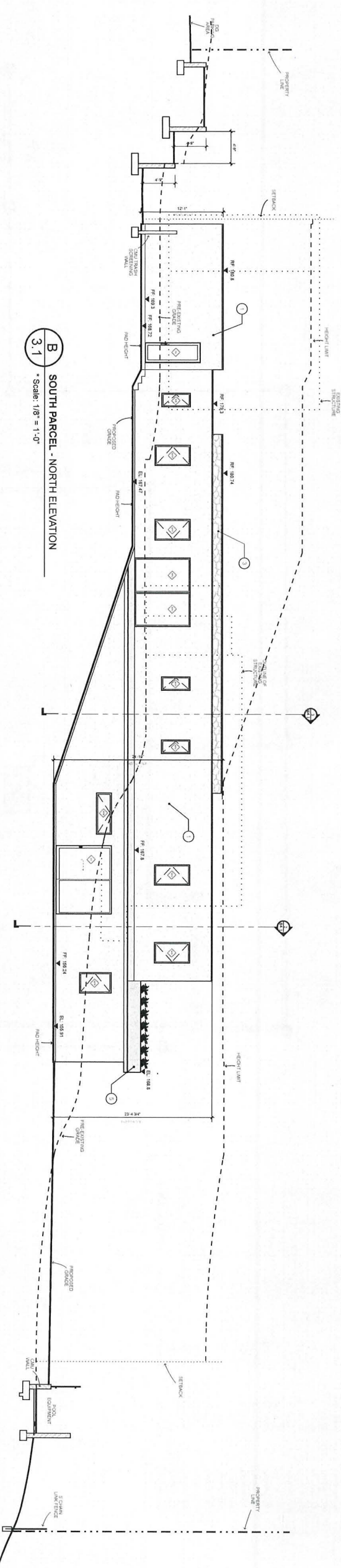
**STORY POLE PLAN**  
SOUTH PARCEL



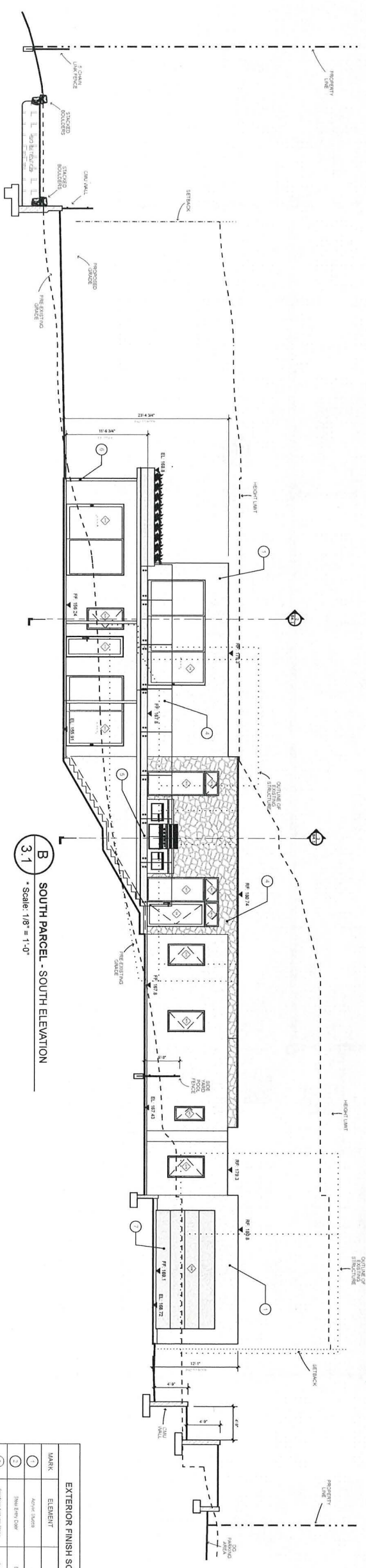
**B**  
3.1 SOUTH PARCEL - EAST ELEVATION  
Scale: 1/8" = 1'-0"



**B**  
3.1 SOUTH PARCEL - WEST ELEVATION  
Scale: 1/8" = 1'-0"



**B**  
3.1 SOUTH PARCEL - NORTH ELEVATION  
Scale: 1/8" = 1'-0"



**B**  
3.1 SOUTH PARCEL - SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

| MARK | ELEMENT     | DESCRIPTION |
|------|-------------|-------------|
| 1    | WALL FINISH | WALL FINISH |
| 2    | WALL FINISH | WALL FINISH |
| 3    | WALL FINISH | WALL FINISH |
| 4    | WALL FINISH | WALL FINISH |
| 5    | WALL FINISH | WALL FINISH |
| 6    | WALL FINISH | WALL FINISH |
| 7    | WALL FINISH | WALL FINISH |
| 8    | WALL FINISH | WALL FINISH |
| 9    | WALL FINISH | WALL FINISH |
| 10   | WALL FINISH | WALL FINISH |

| MM/DD/YY | REVISIONS | REMARKS                           |
|----------|-----------|-----------------------------------|
| 02/02/23 | 1         | REVISION PRIOR TO SUBMITAL        |
| 01/12/24 | 2         | FIRST ROUND CITY CORRECTIONS      |
| 3/6/24   | 3         | SECOND ROUND CITY CORRECTIONS     |
| 6/10/24  | 4         | THIRD ROUND CITY CORRECTIONS      |
| 10/17/24 | 5         | FOURTH ROUND NEIGHBOR CORRECTIONS |

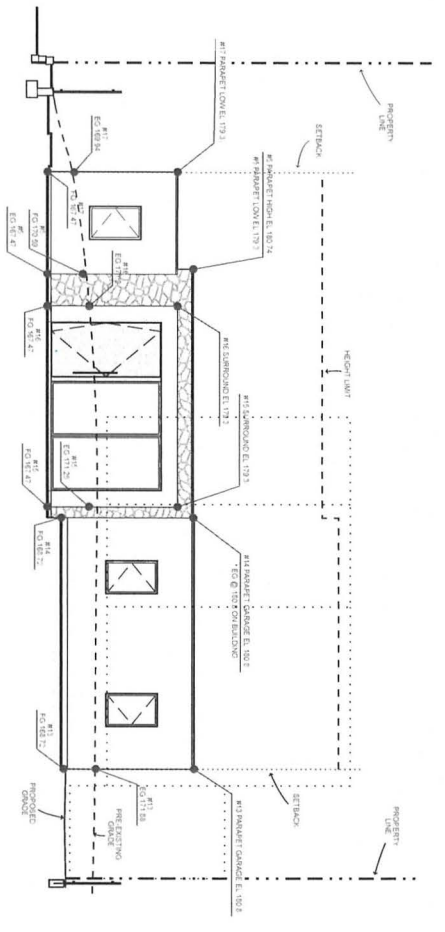
**HERITAGE WEST DEVELOPMENT**  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
**APPLICANT INFO:**  
Ryan Gad  
(858)204-7457

**PROJECT**  
615 N GRANADOS  
**APN#**  
263-082-17-00

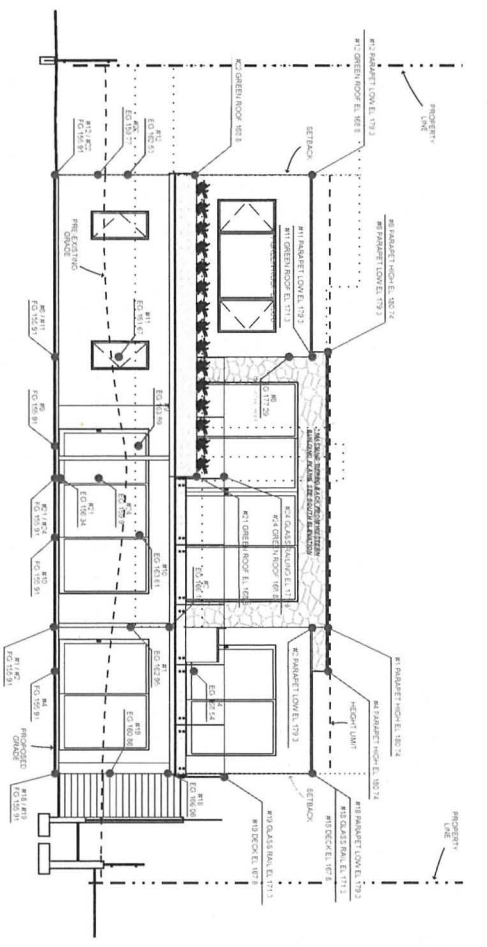
**ISSUE**  
9/12/24

**ELEVATIONS**  
SOUTH PARCEL

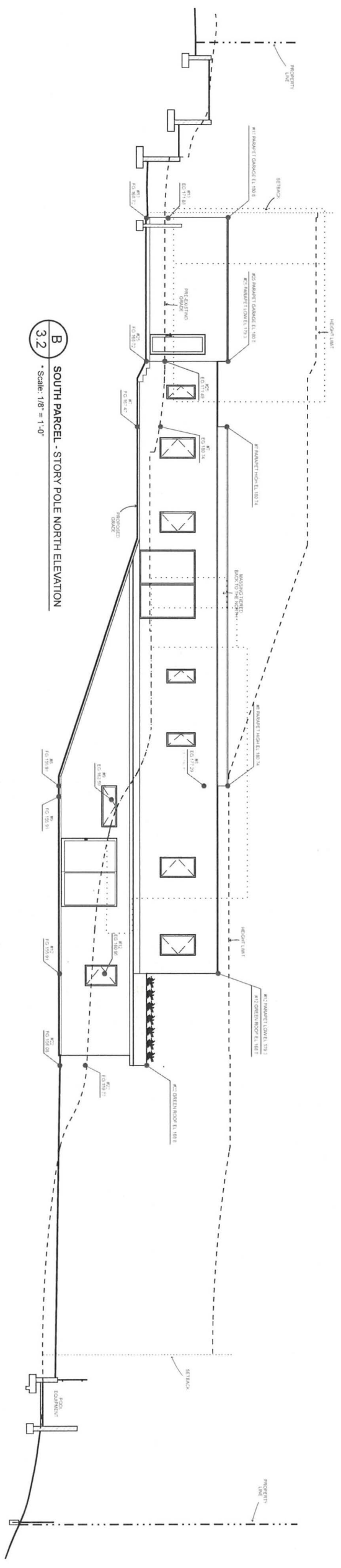




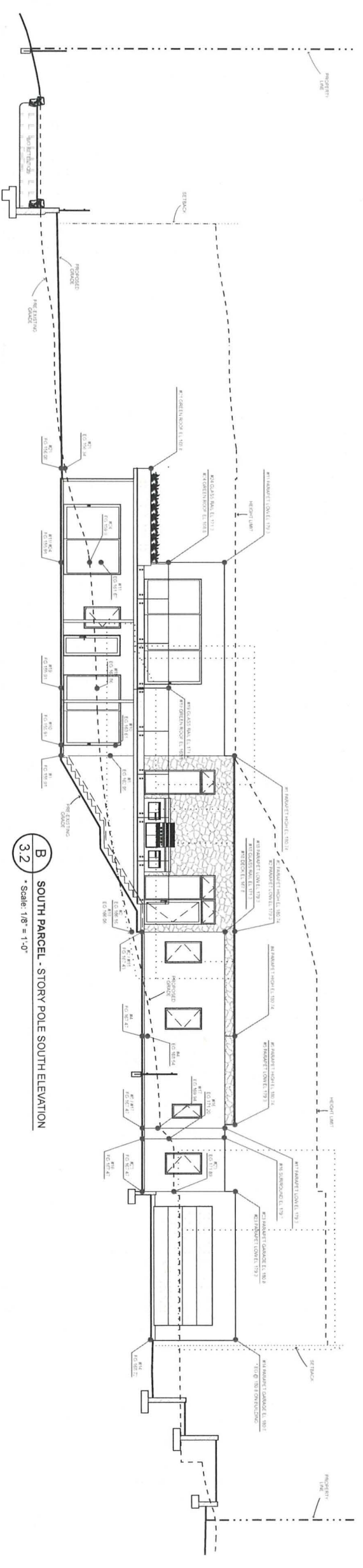
**B**  
3.2 SOUTH PARCEL - STORY POLE EAST ELEVATION  
Scale: 1/8" = 1'-0"



**B**  
3.2 SOUTH PARCEL - STORY POLE WEST ELEVATION  
Scale: 1/8" = 1'-0"



**B**  
3.2 SOUTH PARCEL - STORY POLE NORTH ELEVATION  
Scale: 1/8" = 1'-0"



**B**  
3.2 SOUTH PARCEL - STORY POLE SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

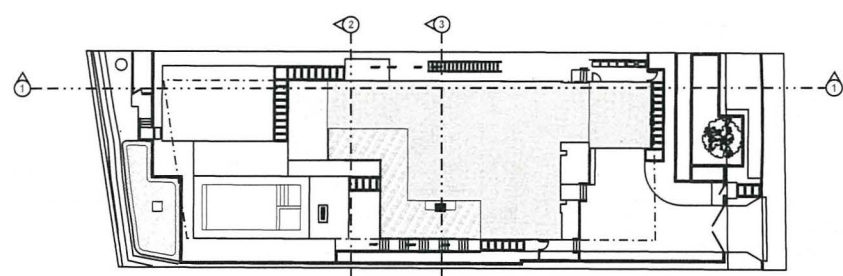
| MM/DD/YY | REVISION PRIOR TO SUBMITAL        | REMARKS |
|----------|-----------------------------------|---------|
| 02/02/23 | FIRST ROUND CITY CORRECTIONS      |         |
| 01/12/24 | SECOND ROUND CITY CORRECTIONS     |         |
| 3/6/24   | THIRD ROUND CITY CORRECTIONS      |         |
| 6/10/24  | FOURTH ROUND CITY CORRECTIONS     |         |
| 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |         |

**HERITAGE WEST DEVELOPMENT**  
238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
**APPLICANT INFO:**  
Ryan Gad  
(858)204-7457

**PROJECT**  
615 N GRANADOS  
**APN#**  
263-082-17-00

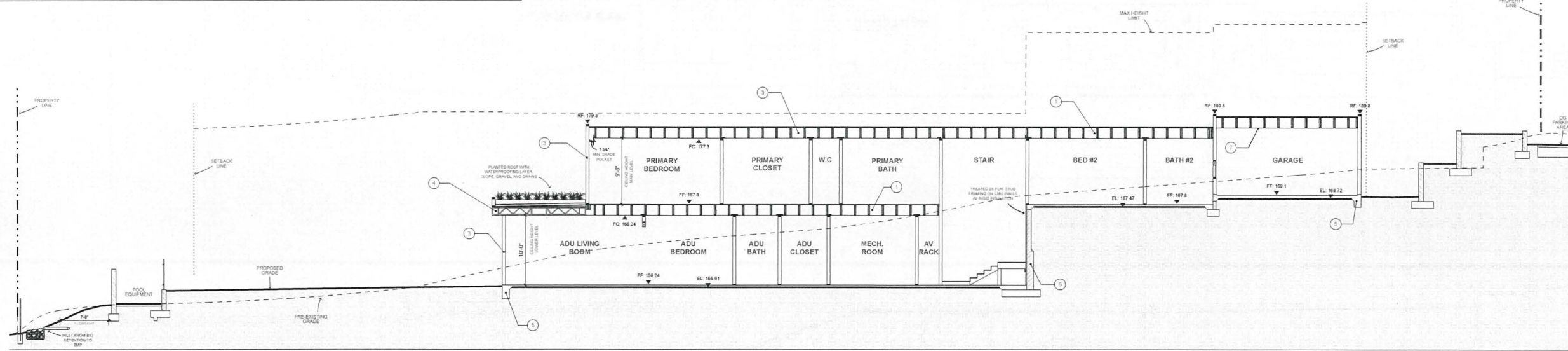
**ISSUE**  
9/12/24

**STORY POLE ELEVATIONS**  
SOUTH PARCEL



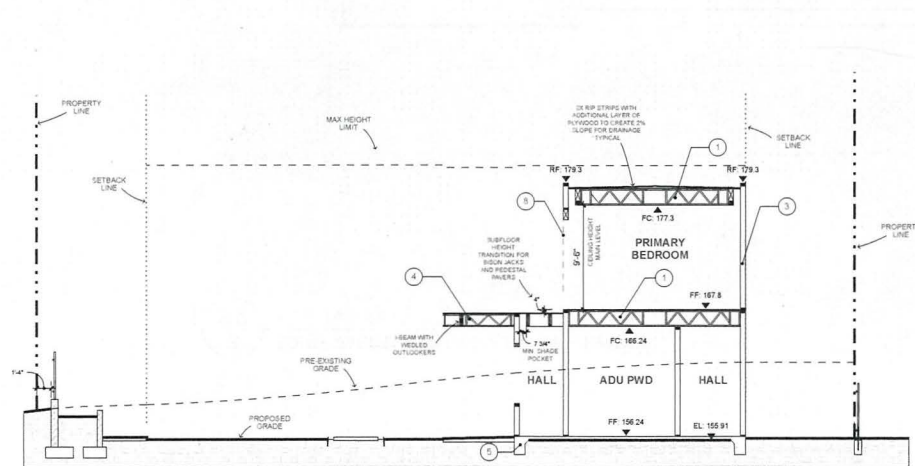
**SOUTH PARCEL - PLAN VIEW SECTION KEY**

\* Scale: Not to Scale



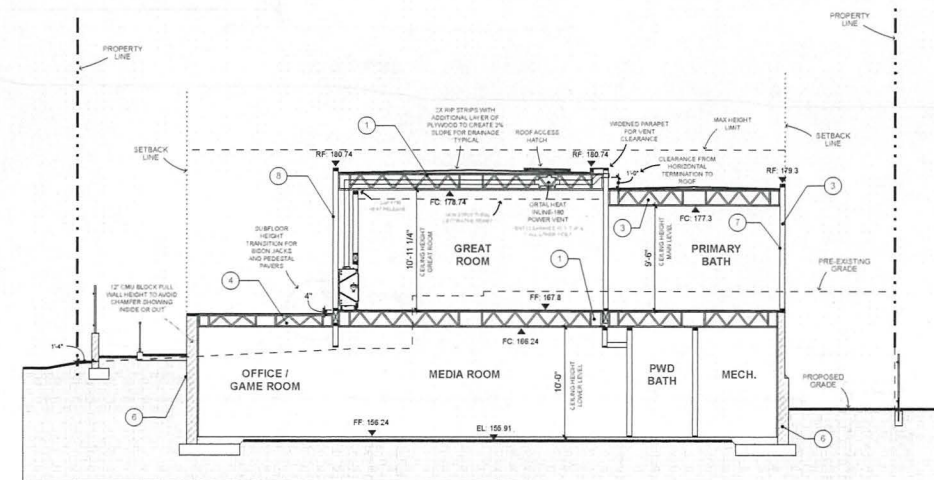
**SOUTH PARCEL - SECTION #1**

\* Scale: 1/8" = 1'-0"



**SOUTH PARCEL - SECTION #2**

\* Scale: 1/8" = 1'-0"



**SOUTH PARCEL - SECTION #3**

\* Scale: 1/8" = 1'-0"

| KEY NOTES - SECTIONS |                        |   |
|----------------------|------------------------|---|
| MARK                 | ELEMENT                | DESCRIPTION   |
| 1                    | T-118 Truss Joist      | Truss Joist Open Truss Framing  |
| 2                    | Velux Skylight         | Size / Type Per Door & Window Schedule  |
| 3                    | Insulation             | R-Value & Type Per T-24 Sheets  |
| 4                    | T-114 Truss Joist      | Truss Joist Open Truss Framing  |
| 5                    | Continuous Framing     | Details Per Structural Sheets   |
| 6                    | CMU Foundation Wall    | Details Per Structural Sheets   |
| 7                    | 1/2" Shear Rock        | 20 min Fire Rating @ Garage Overhead or Storage, Utility, Bath & Living Level |
| 8                    | Window or Door Opening | Jackover Erection or Restwood   |

| IMMIDITY | REVISION | REMARKS                           |
|----------|----------|-----------------------------------|
| 1        | 02/02/23 | REVISION PRIOR TO SUBMITAL        |
| 2        | 01/12/24 | FIRST ROUND CITY CORRECTIONS      |
| 3        | 3/6/24   | SECOND ROUND CITY CORRECTIONS     |
| 4        | 6/10/24  | THIRD ROUND CITY CORRECTIONS      |
| 5        | 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |

**HERITAGE WEST DEVELOPMENT**

238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
APPLICANT INFO:  
Ryan Gad  
(858)204-7457

**PROJECT**

615 N GRANADOS  
APN# 263-082-17-00

**ISSUE**

9/12/24

**SECTIONS**  
SOUTH PARCEL

**B.4.1**





**FENCING MATERIAL** - VERTICAL SLATTED FENCE (50% OPEN) IN WOOD OR IRON



**GLASS RAILING** - MATTE BLACK WRAPPED FASCIA WITH GLASS RAILING STANDOFFS



**POOL** - CHARCOAL GRAY FINISH WITH GRAY WATERLINE TILE / OFF-WHITE PORCELAIN TILE OR LIMESTONE DECKING



**GENERAL OUTDOOR** - NATURAL GRAY CONCRETE FLATWORK / ANCIENT OLIVES WITH GREEN FICUS HEDGING AND POPS OF COLOR WITH LAVENDER AND CHINESE STAR JASMINE



**CLADDING** - MIXTURE OF OFF-WHITE ACRYLIC STUCCO / FREE FORM NATURAL STONE / MATTE BLACK FASCIA METAL

**FLAT ROOF** - TORCH DOWN ROOF WITH LAVA ROCK AND MATTE BACK ALUMINUM FASCIA

| M/D/Y | REVISION | REMARKS                           |
|-------|----------|-----------------------------------|
| 1     | 02/02/23 | REVISION PRIOR TO SUBMITAL        |
| 2     | 01/17/24 | FIRST ROUND CITY CORRECTIONS      |
| 3     | 3/6/24   | SECOND ROUND CITY CORRECTIONS     |
| 4     | 6/10/24  | THIRD ROUND CITY CORRECTIONS      |
| 5     | 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |

**HERITAGE WEST DEVELOPMENT**

238 N. Cedros Ave  
Suite 201  
Solana Beach, CA 92075  
**APPLICANT INFO:**  
Ryan Gad  
(858)204-7457

**PROJECT**

615 N GRANADOS  
APN#  
263-082-17-00

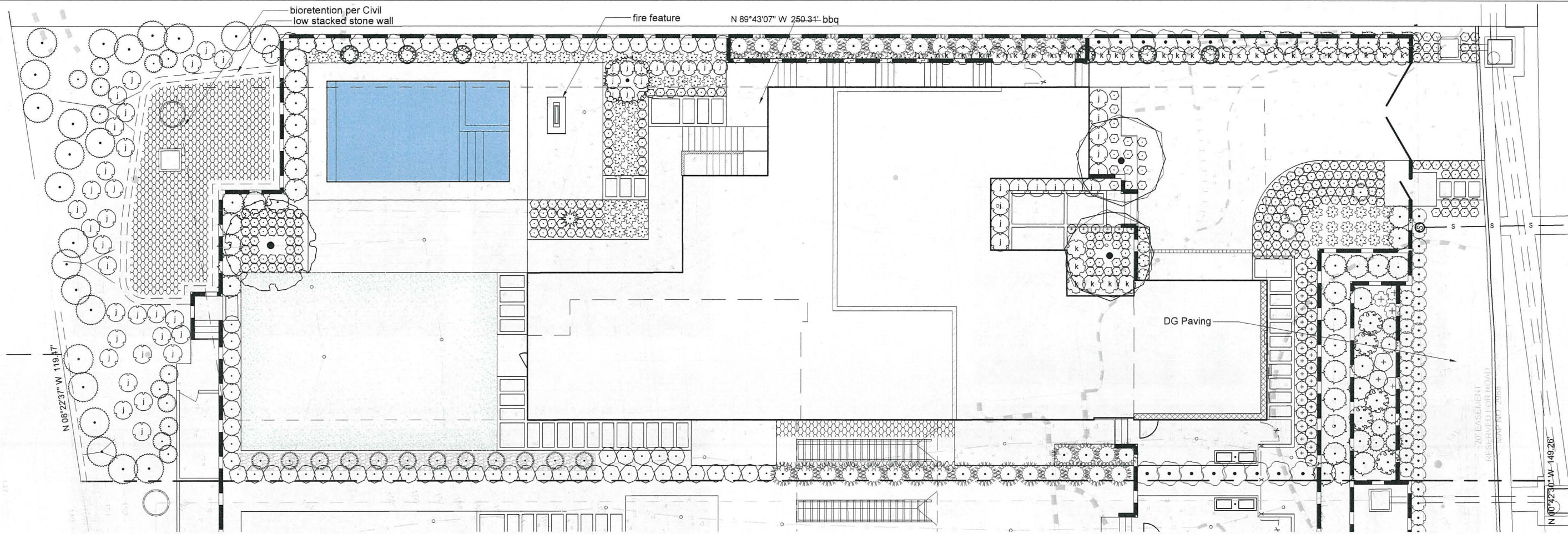
**ISSUE**

9/12/24

**MATERIALS BOARD**  
SOUTH PARCEL - MATERIALS BOARD

**B.5.1**





Revisions:

|          |
|----------|
| 07-5-24  |
| 08-30-24 |
| 09-17-24 |
| 01-17-25 |
| 02-10-25 |
| 02-12-25 |



615 GRANADOS AVE  
Solana Beach, CA

PLANT SCHEDULE

| SYMBOL        | BOTANICAL / COMMON NAME                                    | CONT   | QTY | WATER USE      | MATURE HEIGHT  |
|---------------|--|--------|-----|----------------|----------------|
| <b>TREES</b>  |  |        |     |                |                |
|               | BEUCARNEA RECURVATA / ELEPHANT'S FOOT                      | 48"BOX | 1   | LOW - MEDIUM   | 10 - 15FT. HT. |
|               | FEJOA SELLOWIANA / PINEAPPLE GUAVA                         | 48"BOX | 2   | LOW            | 10 - 15FT. HT. |
|               | OLEA EUROPAEA 'MONHER' / MAJESTIC BEAUTY® FRUITLESS OLIVE  | 72"BOX | 1   | VERY LOW - LOW | 20 - 30FT.HT.  |
| <b>SHRUBS</b> |  |        |     |                |                |
|               | AEONIUM X 'KIWI' / KIWI AEONIUM                            | 1 GAL  | 6   | LOW            | 6 - 18IN. HT.  |
|               | AGAVE ATTENUATA / AGAVE                                    | 5 GAL  | 6   | LOW            | 3 - 6FT. HT.   |
|               | AGAVE ATTENUATA 'RAY OF LIGHT' / VARIEGATED FOX TAIL AGAVE | 5 GAL  | 15  | LOW            | 3 - 6FT. HT.   |
|               | AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE                      | 5 GAL  | 1   | LOW            | 6 - 18IN. HT.  |
|               | BUXUS MICROPHYLLA / JAPANESE BOXWOOD                       | 5 GAL  | 31  | LOW            | 3 - 6FT. HT.   |
|               | DODONAEA VISCOSA 'GREEN' / GREEN HOPSEED BUSH              | 15 GAL | 36  | LOW            | 8-12FT.HT.     |
|               | DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH          | 15 GAL | 15  | LOW            | 8-12FT.HT.     |
|               | FESTUCA MAIREI / ATLAS FESCUE                              | 5 GAL  | 53  | LOW            | 18 - 36IN. HT. |
|               | FURCRAEA MACDOUGALLII / FALSE AGAVE                        | 15 GAL | 6   | LOW            | 10 - 15FT. HT. |

|                      |  |        |             |              |                |
|----------------------|--|--------|-------------|--------------|----------------|
|                      | HETEROMELES ARBUTIFOLIA / TOYON                    | 5 GAL  | 23          | LOW          | 6 - 10FT.HT.   |
|                      | JUNCUS PATENS / CALIFORNIA GRAY RUSH               | 5 GAL  | 45          | LOW          | 18 - 36IN. HT. |
|                      | KALANCHOE BRACTEATA / SILVER TEASPOONS             | 5 GAL  | 31          | LOW          | 3 - 6FT. HT.   |
|                      | LAVANDULA 'HIDCOTE' / HIDCOTE LAVENDER             | 5 GAL  | 3           | LOW          | 6 - 18IN. HT.  |
|                      | LEYMUS ARENARIUS 'GLAUCA' / BLUE RYE               | 5 GAL  | 12          | LOW          | 18 - 36IN. HT. |
|                      | LIGUSTRUM JAPONICUM TEXANUM / JAPANESE PRIVET      | 5 GAL  | 14          | MEDIUM       | 8 - 10FT.HT.   |
|                      | LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH      | 1 GAL  | 256         | LOW          | 3 - 6FT. HT.   |
|                      | MUHLENBERGIA RIGENS / DEER GRASS                   | 5 GAL  | 3           | LOW          | 3 - 6FT. HT.   |
|                      | OLEA EUROPAEA 'LITTLE OLLIE'™ / LITTLE OLLIE OLIVE | 15 GAL | 42          | LOW          | 6 - 8ft. ht.   |
|                      | PENNISTEUM SPATHIOLATUM / SLENDER VELD T GRASS     | 1 GAL  | 90          | LOW          | 18 - 36IN. HT. |
|                      | PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW         | 15 GAL | 58          | MEDIUM       | 8 - 15FT.HT.   |
|                      | SALVIA CLEVELANDII 'POZO BLUE' / CLEVELAND SAGE    | 5 GAL  | 5           | VERY LOW     | 3 - 6FT. HT.   |
|                      | SENECIO VITALIS / BLUE CHALK FINGERS               | 1 GAL  | 4           | LOW          | 6 - 18IN. HT.  |
| <b>GROUND COVERS</b> |  |        |             |              |                |
|                      | CAREX DIVULSA / EUROPEAN GREY SEDGE                | 1 GAL  | 18" o.c.    | LOW - MEDIUM | 6 - 18IN. HT.  |
| <b>SOD/SEED</b>      |  |        |             |              |                |
|                      | LIPPIA NODIFLORA 'KURAPIA S1' / KURAPIA®           | FLAT   | 12-18" o.c. | LOW          | < 6IN. HT.     |

- THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO THE CITY'S INSPECTION:
- ALL LANDSCAPE WORK HAS BEEN INSTALLED AND COMPLETED PER THE PLANS APPROVED BY THE CITY OF SOLANA BEACH.
  - A HYDRO-ZONE DIAGRAM SHALL BE PROVIDED ADJACENT TO THE IRRIGATION CONTROLLERS.
  - THE PERSON OPERATING THE SYSTEM SHALL RECEIVE ALL REQUIRED MAINTENANCE AND IRRIGATION PLANS.
  - ALL REQUIRED SOIL AMENDMENTS SHALL BE INCORPORATED AND VERIFIED BY THE LICENSED PROFESSIONAL.
  - THE FOLLOWING SHALL BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION FORM:
    - A COPY OF THE AGRONOMIC SOILS REPORT.
    - A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION.

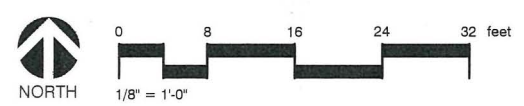
NOTE:  
AS SOILS MANAGEMENT REPORT IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO PLANTING. THE REPORT MUST CONTAIN THE RESULTS OF AGRONOMIC SOILS TEST PREPARED BY AN INDEPENDENT LAB WITH RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZERS.

NOTE:  
AT THE TIME OF COMPLETION OF THE INSTALLATION, A STATEMENT SIGNED BY THE LANDSCAPE ARCHITECT WHO PREPARED THE LANDSCAPE PLANS WILL BE REQUIRED. THE CITY WILL INSPECT FOR CONFORMANCE WITH THE APPROVED PLANS AND ANY DEVIATIONS MAY REQUIRE REMOVAL AND REPLACEMENT WITH THE SPECIFIC SPECIES AND IRRIGATION EQUIPMENT.



Disclaimer:  
These documents are the property of Stone-Grove Landscape Architects and are not to be copied, reproduced, disposed of, either directly or indirectly, used for another project or any purpose whatsoever without expressed and written permission of Stone-Grove Landscape Architects.

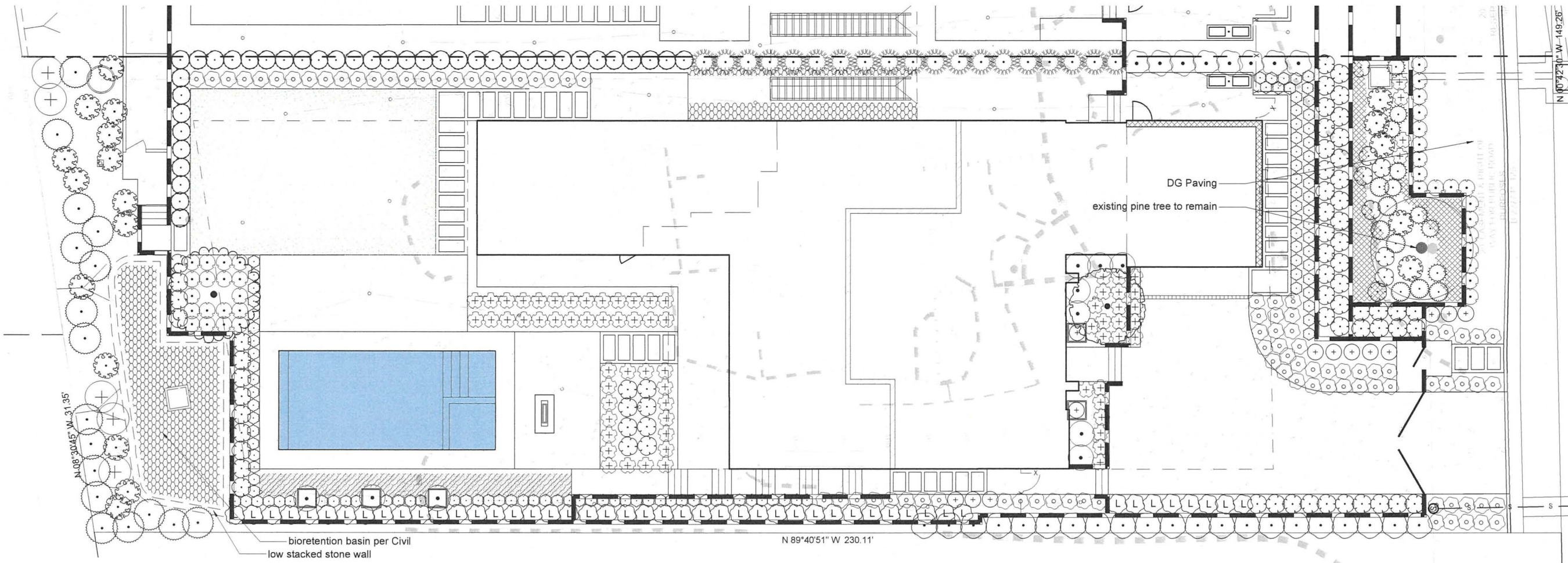
date: 06-04-24  
designed: B. Grove  
drawn: B. Grove  
checked: B. Grove  
scale:  
sheet



PLANTING PLAN

L-1  
of 6 sheets





Revisions:

|          |
|----------|
| 07-5-24  |
| 08-30-24 |
| 09-17-24 |
| 01-17-25 |
| 02-10-25 |
| 02-12-25 |



615 GRANADOS AVE  
Solana Beach, CA

PLANT SCHEDULE

| SYMBOL        | BOTANICAL / COMMON NAME  | CONT   | QTY | WATER USE      | MATURE HEIGHT     |
|---------------|--|--------|-----|----------------|-------------------|
| <b>TREES</b>  |  |        |     |                |                   |
|               | ACACIA ANEURA / MULGA  | 60"BOX | 1   | VERY LOW - LOW | 15' - 20' FT. HT. |
|               | FEIJOA SELLOWIANA / PINEAPPLE GUAVA                              | 36"BOX | 1   | LOW            | 10' - 15' FT. HT. |
| <b>SHRUBS</b> |  |        |     |                |                   |
|               | AGAVE ATTENUATA / AGAVE  | 5 GAL  | 8   | LOW            | 3 - 6 FT. HT.     |
|               | BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD | 5 GAL  | 107 | LOW            | 3 - 6 FT. HT.     |
|               | BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / TOPIARY BALL         | 5 GAL  | 13  | LOW            | 3 - 6 FT. HT.     |
|               | CEANOTHUS X 'JOYCE COULTER' / CEANOTHUS JOYCE COULTER            | 5 GAL  | 5   | VERY LOW       | 3 - 5 FT. HT.     |
|               | DODONAEA VISCOSA 'GREEN' / GREEN HOPSEED BUSH                    | 15 GAL | 19  | LOW            | 8 - 12 FT. HT.    |
|               | DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH                | 15 GAL | 8   | LOW            | 8 - 12 FT. HT.    |
|               | FESTUCA MAIREI / ATLAS FESCUE                                    | 5 GAL  | 37  | LOW            | 18 - 36 IN. HT.   |
|               | HETEROMELES ARBUTIFOLIA / TOYON                                  | 5 GAL  | 17  | LOW            | 6 - 10 FT. HT.    |
|               | LAVANDULA 'HIDCOTE' / HIDCOTE LAVENDER                           | 5 GAL  | 71  | LOW            | 6 - 18 IN. HT.    |
|               | LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET                  | 5 GAL  | 48  | LOW            | 8 - 10 FT. HT.    |
|               | MUHLENBERGIA RIGENS / DEER GRASS                                 | 5 GAL  | 7   | LOW            | 3 - 6 FT. HT.     |

|  |  |        |    |          |                |
|--|--|--------|----|----------|----------------|
|  | OLEA EUROPAEA 'LITTLE OLLIE'™ / LITTLE OLLIE OLIVE | 5 GAL  | 73 | LOW      | 6 - 8 FT. HT.  |
|  | PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW         | 15 GAL | 39 | MEDIUM   | 8 - 15 FT. HT. |
|  | ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE           | 5 GAL  | 10 | MEDIUM   | 3 - 6 FT. HT.  |
|  | SALVIA CLEVELANDII 'POZO BLUE' / CLEVELAND SAGE    | 5 GAL  | 19 | VERY LOW | 3 - 6 FT. HT.  |
|  | WESTRINGIA F. 'GREY BOX' / GREY WESTRINGIA         | 5 GAL  | 89 | LOW      | 3 - 6 FT. HT.  |
|  | WESTRINGIA FRUTICOSA / COAST ROSEMARY              | 5 GAL  | 21 | LOW      | 3 - 6 FT. HT.  |

| SYMBOL | BOTANICAL / COMMON NAME                            | CONT   | SPACING  | WATER USE | MATURE HEIGHT  |
|--------|--|--------|----------|-----------|----------------|
|        | CAREX DIVULSA / EUROPEAN GREY SEDGE                | 1 GAL  | 18" o.c. | LOW       | 6 - 18 IN. HT. |
|        | MELINIS NERVIGLUMIS / SAVANNAH GRASS               | 1 GAL  | 18" o.c. | LOW       | 6 - 18 IN. HT. |
|        | TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE | 1 GAL@ | 24" o.c. | LOW       | 3 - 6 FT. HT.  |
|        | LIPPIA NODIFLORA 'KURAPIA S1' / KURAPIA            | FLAT   |          | LOW       | < 6 IN. HT.    |

- THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO THE CITY'S INSPECTION
- A ALL LANDSCAPE WORK HAS BEEN INSTALLED AND COMPLETED PER THE PLANS APPROVED BY THE CITY OF SOLANA BEACH.
  - B A HYDRO-ZONE DIAGRAM SHALL BE PROVIDED ADJACENT TO THE IRRIGATION CONTROLLERS
  - C THE PERSON OPERATING THE SYSTEM SHALL RECEIVE ALL REQUIRED MAINTENANCE AND IRRIGATION PLANS
  - D ALL REQUIRED SOIL AMENDMENTS SHALL BE INCORPORATED AND VERIFIED BY THE LICENSED PROFESSIONAL
  - E THE FOLLOWING SHALL BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION FORM
    - 1) A COPY OF THE AGRONOMIC SOILS REPORT
    - 2) A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION

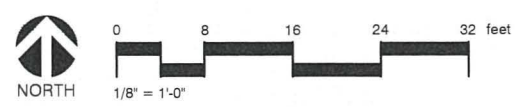
NOTE  
AS SOILS MANAGEMENT REPORT IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO PLANTING. THE REPORT MUST CONTAIN THE RESULTS OF AGRONOMIC SOILS TEST PREPARED BY AN INDEPENDENT LAB WITH RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZERS

NOTE  
AT THE TIME OF COMPLETION OF THE INSTALLATION A STATEMENT SIGNED BY THE LANDSCAPE ARCHITECT WHO PREPARED THE LANDSCAPE PLANS WILL BE REQUIRED. THE CITY WILL INSPECT FOR CONFORMANCE WITH THE APPROVED PLANS AND ANY DEVIATIONS MAY REQUIRE REMOVAL AND REPLACEMENT WITH THE SPECIFIC SPECIES AND IRRIGATION EQUIPMENT



Disclaimer:  
These documents are the property of Stone-Grove Landscape Architects and are not to be copied, reproduced, disseminated, or otherwise used for any purpose whatsoever without the expressed and written permission of Stone-Grove Landscape Architects

date: 06-04-24  
designed: B. Grove  
drawn: B. Grove  
checked: B. Grove  
scale:  
sheet



PLANTING PLAN

L-2  
of 6 sheets



|            |
|------------|
| Revisions: |
| 07-5-24    |
| 08-30-24   |
| 09-17-24   |
| 01-17-25   |

**STONE GROVE**  
LANDSCAPE ARCHITECTS  
868 J. J. BLVD. SUITE 100  
300 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

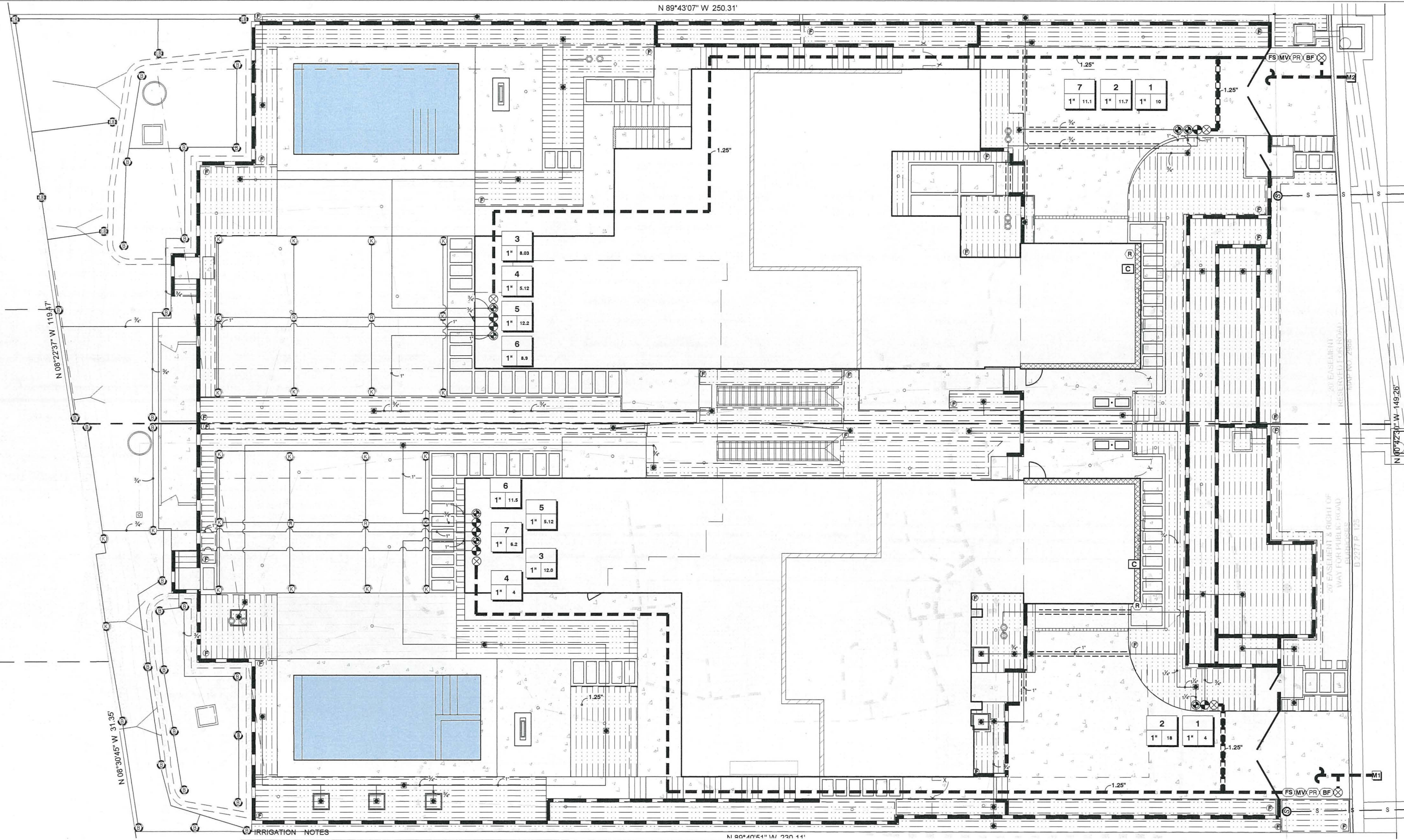
**615 GRANADOS AVE**  
Solana Beach, CA



**Disclaimer:**  
These documents are the property of Stone-Grove Landscape Architects and are not to be copied, reproduced, disposed of, either directly or indirectly, used for another project or any purpose whatsoever without expressed and written permission of Stone-Grove Landscape Architects.

**date:** 06-04-24  
**designed:** B. Grove  
**drawn:** B. Grove  
**checked:** B. Grove  
**scale:**

**sheet**  
**L-3**  
of 6 sheets



**IRRIGATION NOTES**

**POINT OF CONNECTION**  
ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWNSTREAM OF THE PROPOSED METER.

**SCREENING**  
BACK FLOW PREVENTION DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE SCREENED FROM FRONT YARD AND EXTERIOR SIDE YARD VIEWS. SCREENING MAY BE WITH ARCHITECTURAL BUILDING FEATURES OR PLANT MATERIALS OR AS REQUIRED IN CONDITIONS OF APPROVAL.

**LOW HEAD DRAINAGE**  
CONTRACTOR SHALL INSTALL CHECK VALVES AT (HUNTER "HCV") TO PREVENT LOW HEAD DRAINAGE AT EACH SPRINKLER AS REQUIRED.

**GRAPHICS:**

- MAINLINE AND LATERAL LINES SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).
- CONTRACTOR MAY GROUP VALVES TO REDUCE MAINLINES BUT IN NO CASE SHALL FLOW CHARACTERISTICS BE CHANGED BASED ON PIPE SIZING CHART.
- VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES.
- NO VALVE GROUPINGS ALLOWED IN LAWN AREAS.

1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

3 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5 THIS DESIGN IS DIAGNOSTIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.

6 DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BOUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

7 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACK FLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

9 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER AS NOTED.

10 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SICH AS SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SICH AS SLEEVE. THE SIZE REQUIRED TO ENABLY PASS WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE FINISH. ALL SLEEVES TO BE AS SHOWN ON THE PLANS.

11 ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE (IF SHOWN ON LEGEND).

12 ALL VALVE BOXES TO BE GREEN IN COLOR. SIZE AS INDICATED BY DETAILS. AND NOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.

13 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVER SPRAY ONTO BUILDING WALLS, FENCES AND HARDSCAPE. THIS INCLUDES BUT NOT LIMITED TO ADJUSTMENT OF SPRAYER PIVOT OR ADJUSTMENT SCREEN, RE-ACQUANT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

ALL SPRAY HEADS THAT DO NOT CONFORM TO PRESCRIBED NOZZLE RADIUS SHALL BE FITTED WITH PRESSURE COMPENSATING SCREENS TO ACHIEVE PROPER RADII THROW DISTANCE.

**POINT OF CONNECTION**  
ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWNSTREAM OF THE PROPOSED METER.

**SCREENING**  
BACK FLOW PREVENTION DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE SCREENED FROM FRONT YARD AND EXTERIOR SIDE YARD VIEWS. SCREENING MAY BE WITH ARCHITECTURAL BUILDING FEATURES OR PLANT MATERIALS OR AS REQUIRED IN CONDITIONS OF APPROVAL.

**LOW HEAD DRAINAGE**  
CONTRACTOR SHALL INSTALL CHECK VALVES AT (HUNTER "HCV") TO PREVENT LOW HEAD DRAINAGE AT EACH SPRINKLER AS REQUIRED.

**GRAPHICS:**

- MAINLINE AND LATERAL LINES SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).
- CONTRACTOR MAY GROUP VALVES TO REDUCE MAINLINES BUT IN NO CASE SHALL FLOW CHARACTERISTICS BE CHANGED BASED ON PIPE SIZING CHART.
- VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES.
- NO VALVE GROUPINGS ALLOWED IN LAWN AREAS.

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

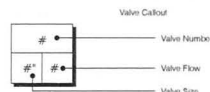
**BRIAN GROVE, LANDSCAPE ARCHITECT**

**IRRIGATION PLAN**



IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  | PSI |
|--------|---|-----|
|        | HUNTER MP2000 PROS-06-PRS30-CV SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.  | 30  |
|        | HUNTER MP3000 PROS-06-PRS30-CV SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.   | 30  |
|        | HUNTER MP3500 PROS-06-PRS30-CV SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.   | 30  |
|        | HUNTER RZWS-18-CV 18IN. LONG RZWS WITH INSTALLED 25 GPM OR 50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE  | 15  |
|        | HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.  |     |
|        | PIPE TRANSITION POINT ABOVE GRADE<br>PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.  |     |
|        | NETAFIM TLSOV<br>NETAFIM TLSOV-1/2IN. MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK OR IN COBRAIN. TUBING TO EXTEND VALVE OUT OF VALVE BOX. 2/3 IN FITS TECHLINE HCVXR, HCVXR-RWRWP, CV, DL, RW AND RWP DRIPLINES, AND PE IRRIGATION HOSE                            |     |
|        | AREA TO RECEIVE DRIPLINE<br>NETAFIM TLHCVXR-CS-053-12<br>TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM |     |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  |     |
|        | HUNTER ICV-G<br>1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.   |     |
|        | TRUE UNION BALL VALVE<br>THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.   |     |
|        | HUNTER IBV 1"<br>1IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.   |     |
|        | ZURN 975XL 1"<br>REDUCED PRESSURE BACKFLOW DEVICE   |     |
|        | HUNTER HC-12<br>12 STATION CONTROLLER WITH WI-FI CONNECTION   |     |
|        | HUNTER RFC<br>RAIN AND FREEZE SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.  |     |
|        | HUNTER HFS-100<br>FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.   |     |
|        | ZURN 70XL<br>PRESSURE REDUCING VALVE  |     |
|        | WATER METER<br>DOMESTIC WATER METER PER CIVIL ENGINEER  |     |
|        | WATER METER<br>DOMESTIC WATER METER PER CIVIL ENGINEER  |     |
|        | IRRIGATION LATERAL LINE: PVC SCHEDULE 40  |     |
|        | IRRIGATION MAINLINE: PVC SCHEDULE 40  |     |
|        | PIPE SLEEVE: PVC CLASS 200 SDR 21   |     |



PRESSURE LOSS CALCULATIONS

|                                    |   |
|------------------------------------|---|
| Generated:                         | 2023-10-10 10:07                        |
| P.O.C. NUMBER: METER 1             |   |
| Water Source Information:          | Domestic Water Meter Per Civil Engineer |
| FLOW AVAILABLE                     |   |
| Water Meter Size:                  | 1"                                      |
| Flow Available:                    | 18.2 GPM                                |
| PRESSURE AVAILABLE                 |   |
| Static Pressure at POC:            | 80 PSI                                  |
| Elevation Change:                  | 5.00 ft                                 |
| Service Line Size:                 | 1"                                      |
| Length of Service Line:            | 20 ft                                   |
| Pressure Available:                | 76 PSI                                  |
| DESIGN ANALYSIS                    |   |
| Maximum Station Flow:              | 19.47 GPM                               |
| Flow Available at POC:             | 15.2 GPM                                |
| Residual Flow Available:           | 4.27 GPM                                |
| Critical Station:                  | 2                                       |
| Design Pressure:                   | 25 PSI                                  |
| Friction Loss:                     | 3.2 PSI                                 |
| Fittings Loss:                     | 0.32 PSI                                |
| Elevation Loss:                    | 0 PSI                                   |
| Loss through Valve:                | 9.18 PSI                                |
| Pressure Req. at Critical Station: | 37.7 PSI                                |
| Loss for Fittings:                 | 0.73 PSI                                |
| Loss for Main Line:                | 7.28 PSI                                |
| Loss for POC to Valve Elevation:   | 0 PSI                                   |
| Loss for Backflow:                 | 11.7 PSI                                |
| Loss for Master Valve:             | 3 PSI                                   |
| Loss for Water Meter:              | 0.9 PSI                                 |
| Critical Station Pressure at POC:  | 61.3 PSI                                |
| Pressure Available:                | 76 PSI                                  |
| Residual Pressure Available:       | 14.7 PSI                                |
| P.O.C. NUMBER: METER 2             |   |
| Water Source Information:          | Domestic Water Meter Per Civil Engineer |
| FLOW AVAILABLE                     |   |
| Water Meter Size:                  | 1"                                      |
| Flow Available:                    | 18.2 GPM                                |
| PRESSURE AVAILABLE                 |   |
| Static Pressure at POC:            | 80 PSI                                  |
| Elevation Change:                  | 5.00 ft                                 |
| Service Line Size:                 | 1"                                      |
| Length of Service Line:            | 20 ft                                   |
| Pressure Available:                | 71 PSI                                  |
| DESIGN ANALYSIS                    |   |
| Maximum Station Flow:              | 12.23 GPM                               |
| Flow Available at POC:             | 16.2 GPM                                |
| Residual Flow Available:           | 5.97 GPM                                |
| Critical Station:                  | 5                                       |
| Design Pressure:                   | 30 PSI                                  |
| Friction Loss:                     | 2.51 PSI                                |
| Fittings Loss:                     | 0.25 PSI                                |
| Elevation Loss:                    | 0 PSI                                   |
| Loss through Valve:                | 3 PSI                                   |
| Pressure Req. at Critical Station: | 35.8 PSI                                |
| Loss for Fittings:                 | 0.85 PSI                                |
| Loss for Main Line:                | 8.46 PSI                                |
| Loss for POC to Valve Elevation:   | 0 PSI                                   |
| Loss for Backflow:                 | 11.7 PSI                                |
| Loss for Master Valve:             | 3 PSI                                   |
| Loss for Water Meter:              | 0.92 PSI                                |
| Critical Station Pressure at POC:  | 60.7 PSI                                |
| Pressure Available:                | 71 PSI                                  |
| Residual Pressure Available:       | 10.3 PSI                                |

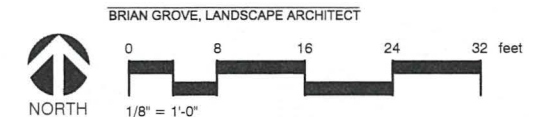
IRRIGATION NOTES

IRRIGATION NOTES

- POINT OF CONNECTION**  
ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWNSTREAM OF THE PROPOSED METER.
- SCREENING**  
BACKFLOW PREVENTION DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE SCREENED FROM FRONT YARD AND EXTERIOR SIDE YARD VIEWS. SCREENING MAY BE WITH ARCHITECTURAL BUILDING FEATURES OR PLANT MATERIALS OR AS REQUIRED IN CONDITIONS OF APPROVAL.
- LOW HEAD DRAINAGE:**  
CONTRACTOR SHALL INSTALL CHECK VALVES AT (HUNTER "HCV") TO PREVENT LOW HEAD DRAINAGE AT EACH SPRINKLER AS REQUIRED.
- GRAPHICS:**
- MAINLINE AND LATERAL LINES SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).
  - CONTRACTOR MAY GROUP VALVES TO REDUCE MAINLINES BUT IN NO CASE SHALL FLOW CHARACTERISTICS BE CHANGED BASED ON PIPE SIZING CHART.
  - VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES.
  - NO VALVE GROUPINGS ALLOWED IN LAWN AREAS.

- ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
  - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
  - THIS DESIGN IS DIAGNOSTIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.
  - DO NOT FULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EXISTENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
  - INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
  - ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
  - CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER AS NOTED.
  - ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A 6" x 4" SLEEVE TWICE THE DIAMETER OF THE PIPE/CABLE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A 3" x 4" SLEEVE. THE SIZE REQUIRED FOR THE SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS.
  - ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE IF SHOWN ON LEGEND.
  - ALL VALVE BOXES TO BE GREEN IN COLOR. SIZED AS INDICATED BY DETAILS. AND NOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.
  - ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVER-SPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF SPRINKLER PIVOT ADJUSTMENT, SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- POINT OF CONNECTION**  
ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWNSTREAM OF THE PROPOSED METER.
- SCREENING**  
BACKFLOW PREVENTION DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE SCREENED FROM FRONT YARD AND EXTERIOR SIDE YARD VIEWS. SCREENING MAY BE WITH ARCHITECTURAL BUILDING FEATURES OR PLANT MATERIALS OR AS REQUIRED IN CONDITIONS OF APPROVAL.
- LOW HEAD DRAINAGE:**  
CONTRACTOR SHALL INSTALL CHECK VALVES AT (HUNTER "HCV") TO PREVENT LOW HEAD DRAINAGE AT EACH SPRINKLER AS REQUIRED.
- GRAPHICS:**
- MAINLINE AND LATERAL LINES SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).
  - CONTRACTOR MAY GROUP VALVES TO REDUCE MAINLINES BUT IN NO CASE SHALL FLOW CHARACTERISTICS BE CHANGED BASED ON PIPE SIZING CHART.
  - VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES.
  - NO VALVE GROUPINGS ALLOWED IN LAWN AREAS.

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



IRRIGATION PLAN

| Revisions: |          |
|------------|----------|
|            | 07-5-24  |
|            | 08-30-24 |
|            | 09-17-24 |
|            |          |
|            |          |
|            |          |
|            |          |
|            |          |
|            |          |
|            |          |



615 GRANADOS AVE  
Solana Beach, CA

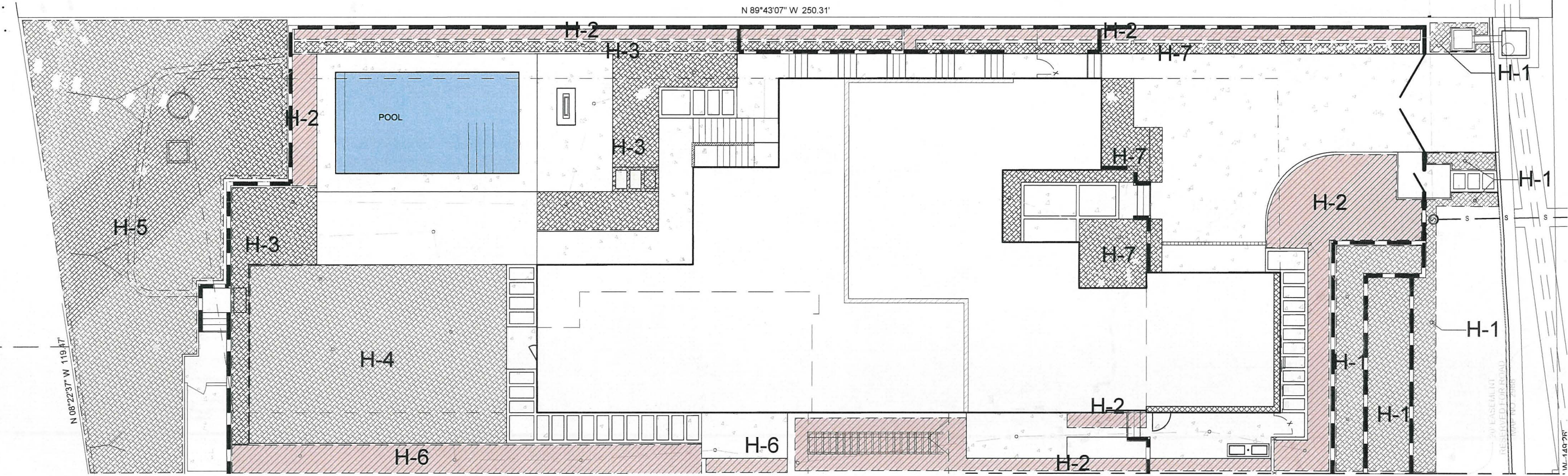


**Disclaimer:**  
These documents are the property of Stone-Grove Landscape Architects and are not to be copied, reproduced, disposed of, either directly or indirectly, used for another project or any purpose whatsoever without expressed and written permission of Stone-Grove Landscape Architects.

date: 06-04-24  
designed: B. Grove  
drawn: B. Grove  
checked: B. Grove  
scale:  
sheet

L-4  
of 6 sheets





Revisions:

|          |
|----------|
| 07-5-24  |
| 08-30-24 |
| 09-17-24 |

**STONE GROVE**  
LANDSCAPE ARCHITECTS  
200 N. CEDARS AVENUE, SOLANA BEACH, CA 92075  
858.343.1419 | WWW.STONE-GROVE.CO

615 GRANADOS AVE  
Solana Beach, CA



**Disclaimer:**  
These documents are the property of Stone-Grove Landscape Architects and are not to be copied, reproduced, disposed of, either directly or indirectly, used for another project or any purpose whatsoever without expressed and written permission of Stone-Grove Landscape Architects.

date: 06-04-24  
designed: B. Grove  
drawn: B. Grove  
checked: B. Grove  
scale:  
sheet

L-5  
of 6 sheets



**ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET**

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

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

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

| CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET |   |       |       |        |       |     |
|---|---|-------|-------|--------|-------|-----|
| Line  | Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)                | A     |       |        |       | SLA |
|   |   | A-1   | A-2   | A-3    | A-4   |     |
| 1   | Evapotranspiration Rate (ETo) See "A" below   | 41.1  |       |        |       |     |
| 2   | Conversion Factor - .62   | 0.62  |       |        |       |     |
| 3   | (Line 1 x Line 2)   | 25.42 |       |        |       |     |
| 4   | Plant Factor (PF) See "B" below   | 0.3   | 0.6   | 0.3    | 0.3   |     |
| 5   | Hydrozone Area (HA) - in square feet  | 631   | 1247  | 777    | 1281  |     |
| 6   | (Line 4 x Line 5)   | 189.3 | 748.2 | 233.1  | 384.3 |     |
| 7   | Irrigation Efficiency (IE) See "C" below  | 0.75  | 0.81  | 0.81   | .70   |     |
| 8   | (Line 6 ÷ Line 7)   | 252.4 | 923.7 | 287.78 | 549   |     |
| 9   | TOTAL of all Line 8 boxes + SLA   |       |       |        |       |     |
| 10  | Line 3 x Line 9<br>Estimated Total Water Use - ETWU (gallons per year)<br>Total shall not exceed MAWA below |       |       |        |       |     |

| A   | B  | C  |
|---|--|--|
| ETo - Evapotranspiration rate = 41 (west of I-5) 47 (east of I-5) | PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone.<br>0.1 - VLW - Very Low Water Use Plants<br>0.3 - LW - Low Water Use Plants<br>0.6 - MW - Moderate Water Use Plants<br>1.0 - HW - High Water Use Plants | IE - Irrigation Efficiency<br>Spray = .55<br>Rotor = .70<br>Bubble = .75<br>MP rotator = .75<br>Drip & Micro-spray = .81<br>A different IE may be used if supported by documentation subject to approval by the City Planner |

**MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:**

25.42 [(ETAF x \_\_\_\_\_) + (1-ETAF x \_\_\_\_\_)] = MAWA

25.42 or 29.14 Total Landscape Area Total SLA

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



**ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET**

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

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

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

| CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET |   |                              |        |        |       |     |
|---|---|------------------------------|--------|--------|-------|-----|
| Line  | Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)                | A                            |        |        |       | SLA |
|   |   | A-5                          | A-6    | A-7    | Pool  |     |
| 1   | Evapotranspiration Rate (ETo) See "A" below   | 41.1                         |        |        |       |     |
| 2   | Conversion Factor - .62   | 0.62                         |        |        |       |     |
| 3   | (Line 1 x Line 2)   | 25.42                        |        |        |       |     |
| 4   | Plant Factor (PF) See "B" below   | 0.3                          | 0.6    | 0.3    | 1     |     |
| 5   | Hydrozone Area (HA) - in square feet  | 2107                         | 385    | 473    | 493   |     |
| 6   | (Line 4 x Line 5)   | 632.1                        | 231.0  | 141.9  | 493.0 |     |
| 7   | Irrigation Efficiency (IE) See "C" below  | 0.75                         | 0.81   | 0.81   | 1     |     |
| 8   | (Line 6 ÷ Line 7)   | 842.8                        | 285.19 | 175.19 | 493.0 |     |
| 9   | TOTAL of all Line 8 boxes + SLA   | 3,809.06                     |        |        |       |     |
| 10  | Line 3 x Line 9<br>Estimated Total Water Use - ETWU (gallons per year)<br>Total shall not exceed MAWA below | 25.42 x 3,809.06 = 96,826.30 |        |        |       |     |

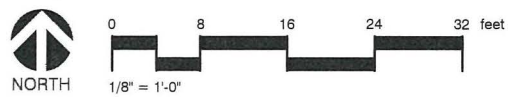
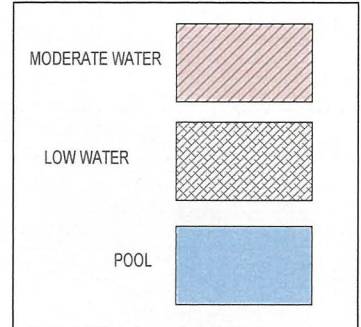
| A   | B  | C  |
|---|--|--|
| ETo - Evapotranspiration rate = 41 (west of I-5) 47 (east of I-5) | PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone.<br>0.1 - VLW - Very Low Water Use Plants<br>0.3 - LW - Low Water Use Plants<br>0.6 - MW - Moderate Water Use Plants<br>1.0 - HW - High Water Use Plants | IE - Irrigation Efficiency<br>Spray = .55<br>Rotor = .70<br>Bubble = .75<br>MP rotator = .75<br>Drip & Micro-spray = .81<br>A different IE may be used if supported by documentation subject to approval by the City Planner |

**MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:**

25.42 [(ETAF x 7394) + (1-ETAF x 0)] = MAWA = 103,375.51

25.42 or 29.14 Total Landscape Area Total SLA

Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-res 25.42 x (0.55 x 7,394) + 0 = 103,375.51



**WATER MANAGEMENT PLAN**



Revisions:

|          |
|----------|
| 07-5-24  |
| 08-30-24 |
| 09-17-24 |

**STONE GROVE**  
LANDSCAPE ARCHITECTS  
868.345.1330 WWW.STONE-GROVE.CO  
200 N. GEDDES AVENUE, SOLANA BEACH, CA 92075

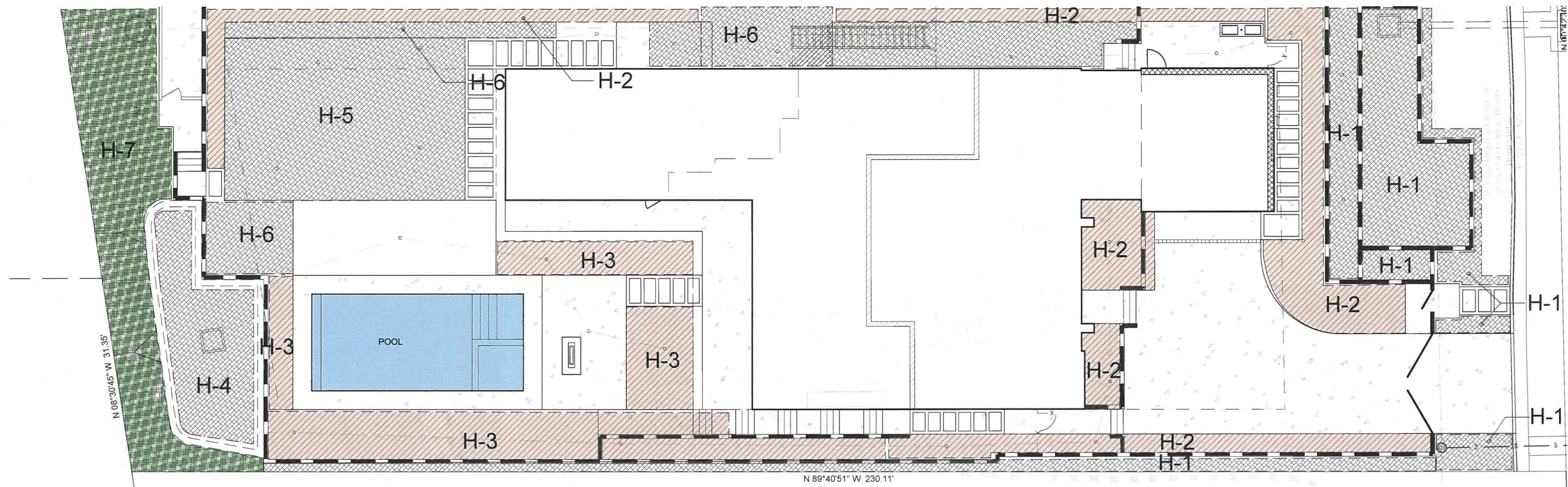
615 GRANADOS AVE  
Solana Beach, CA



**Disclaimer:**  
These documents are the property of Stone-Grove Landscape Architects and are not to be copied, reproduced, disposed of, either directly or indirectly, used for another project or any purpose whatsoever without expressed and written permission of Stone-Grove Landscape Architects.

date: 06-04-24  
designed: B. Grove  
drawn: B. Grove  
checked: B. Grove  
scale:  
sheet

**L-6**  
of 6 sheets



**ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET**

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

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

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

| CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET |   |            |       |        |       |     |
|---|---|------------|-------|--------|-------|-----|
| Line  | Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)                | Hydro-zone |       |        |       | SLA |
|   |   | A-1        | A-2   | A-3    | A-4   |     |
| 1   | Evapotranspiration Rate (ETO) See "A" below   | 41.1       |       |        |       |     |
| 2   | Conversion Factor - .62   | 0.62       |       |        |       |     |
| 3   | (Line 1 x Line 2)   | 25.42      |       |        |       |     |
| 4   | Plant Factor (PF) See "B" below   | 0.3        | 0.6   | 0.6    | 0.3   |     |
| 5   | Hydrozone Area (HA) - in square feet  | 1,149      | 1,247 | 1,071  | 383   |     |
| 6   | (Line 4 x Line 5)   | 344.7      | 748.2 | 642.6  | 114.9 |     |
| 7   | Irrigation Efficiency (IE) See "C" below  | 0.75       | 0.81  | 0.81   | 0.75  |     |
| 8   | (Line 6 ÷ Line 7)   | 459.6      | 923.7 | 793.33 | 153.2 |     |
| 9   | TOTAL of all Line 8 boxes + SLA   |            |       |        |       |     |
| 10  | Line 3 x Line 9<br>Estimated Total Water Use - ETWU (gallons per year)<br>Total shall not exceed MAWA below |            |       |        |       |     |

| A   | B   | C   |
|---|---|---|
| ETWU - Evapotranspiration rate = 41 (west of I-5)<br>47 (east of I-5) | PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone.<br>0.1 - V.L.W. - Very Low Water Use Plants<br>0.2 - L.W. - Low Water Use Plants<br>0.6 - M.W. - Moderate Water Use Plants<br>1.0 - H.W. - High Water Use Plants | IE - Irrigation Efficiency<br>Spray - .55<br>Rotor - .70<br>Bubble - .75<br>MP - .75<br>Drip & Micro-spray - .81<br>A different IE may be used if supported by documentation subject to approval by the City Planner. |

**MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:**

$$\frac{25.42}{25.42 \text{ or } 29.14} \left[ (ETAF \times \frac{25.42}{25.42 \text{ or } 29.14}) + (1-ETAF \times \frac{25.42}{25.42 \text{ or } 29.14}) \right] = \text{MAWA}$$

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



**ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET**

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

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

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

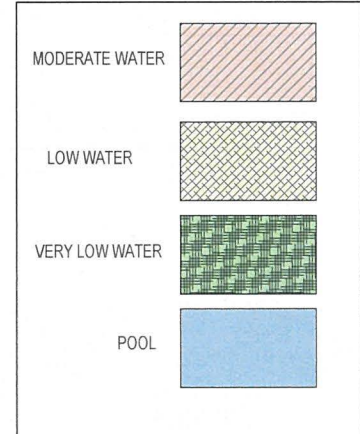
| CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET |   |                              |        |       |      |     |
|---|---|------------------------------|--------|-------|------|-----|
| Line  | Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)                | Hydro-zone                   |        |       |      | SLA |
|   |   | A-5                          | A-6    | A-7   | Pool |     |
| 1   | Evapotranspiration Rate (ETO) See "A" below   | 41.1                         |        |       |      |     |
| 2   | Conversion Factor - .62   | 0.62                         |        |       |      |     |
| 3   | (Line 1 x Line 2)   | 25.42                        |        |       |      |     |
| 4   | Plant Factor (PF) See "B" below   | 0.3                          | 0.3    | 0.1   | 1    |     |
| 5   | Hydrozone Area (HA) - in square feet  | 1,004                        | 295    | 803   | 526  |     |
| 6   | (Line 4 x Line 5)   | 301.2                        | 88.5   | 80.3  | 526  |     |
| 7   | Irrigation Efficiency (IE) See "C" below  | .70                          | 0.81   | 0.81  | 1    |     |
| 8   | (Line 6 ÷ Line 7)   | 430.29                       | 109.26 | 99.14 | 526  |     |
| 9   | TOTAL of all Line 8 boxes + SLA   | 4,498.53                     |        |       |      |     |
| 10  | Line 3 x Line 9<br>Estimated Total Water Use - ETWU (gallons per year)<br>Total shall not exceed MAWA below | 25.42 x 3,494.52<br>88,830.7 |        |       |      |     |

| A   | B   | C   |
|---|---|---|
| ETWU - Evapotranspiration rate = 41 (west of I-5)<br>47 (east of I-5) | PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone.<br>0.1 - V.L.W. - Very Low Water Use Plants<br>0.2 - L.W. - Low Water Use Plants<br>0.6 - M.W. - Moderate Water Use Plants<br>1.0 - H.W. - High Water Use Plants | IE - Irrigation Efficiency<br>Spray - .55<br>Rotor - .70<br>Bubble - .75<br>MP - .75<br>Drip & Micro-spray - .81<br>A different IE may be used if supported by documentation subject to approval by the City Planner. |

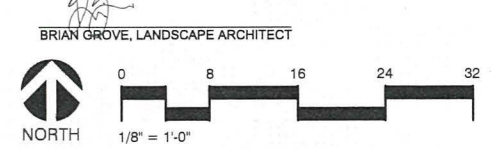
**MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:**

$$\frac{25.42}{25.42 \text{ or } 29.14} \left[ (ETAF \times \frac{25.42}{25.42 \text{ or } 29.14} \times 6,478) + (1-ETAF \times \frac{25.42}{25.42 \text{ or } 29.14} \times 0) \right] = \text{MAWA} = 90,568.92$$

Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential 25.42 x (0.55 x 6,478) + 0 = 90,568.92



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

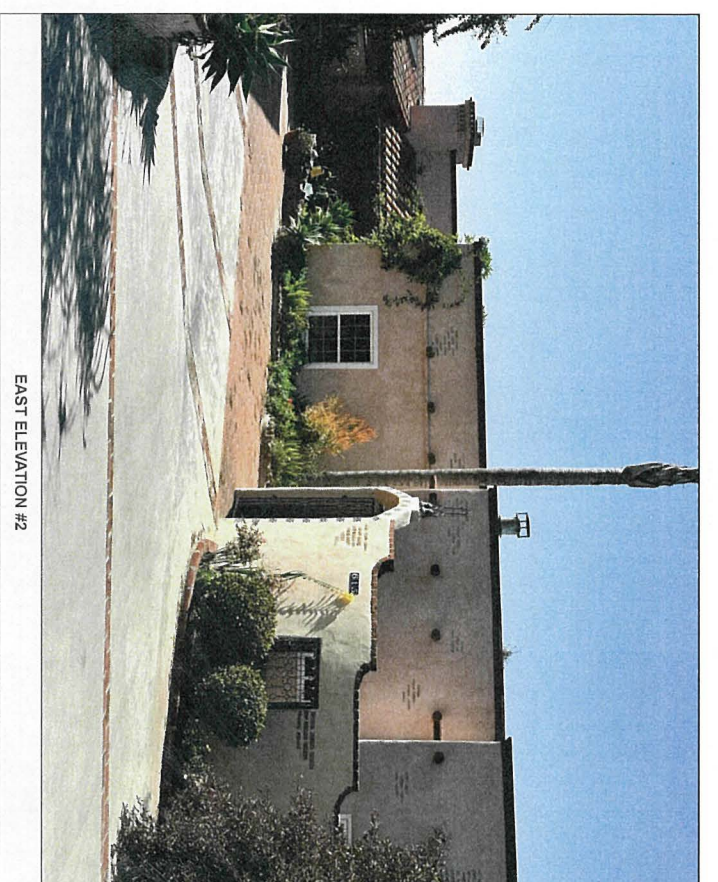


**WATER MANAGEMENT PLAN**

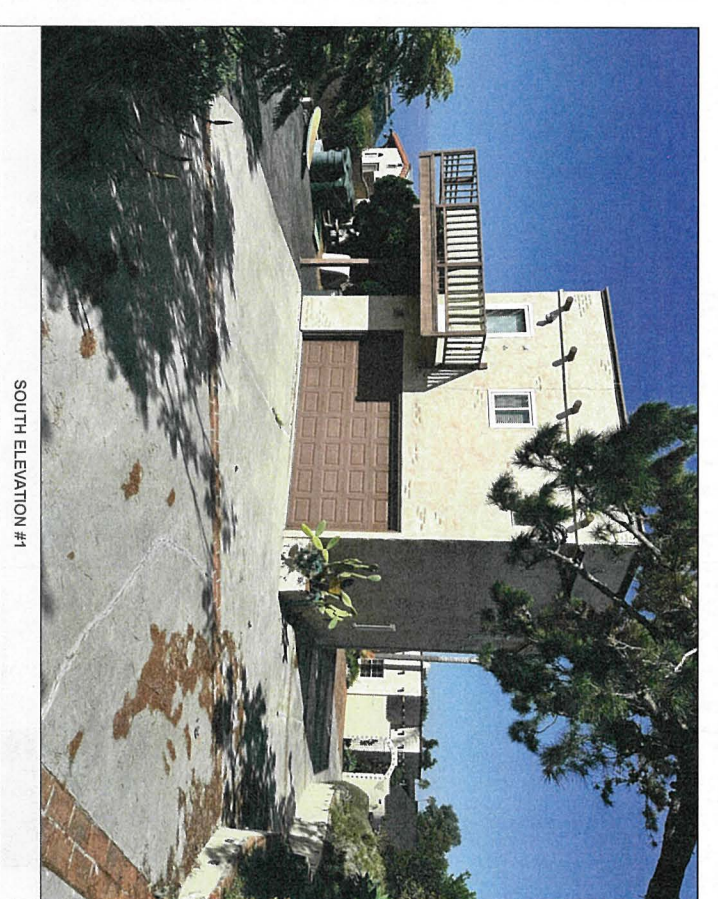




EAST ELEVATION #1



EAST ELEVATION #2



SOUTH ELEVATION #1



SOUTH ELEVATION #2



WEST ELEVATION #1



WEST ELEVATION #2

| MM/DD/YY   | REMARKS                           |
|------------|-----------------------------------|
| 1 02/02/23 | REVISION PRIOR TO SUBMITAL        |
| 2 01/12/24 | FIRST ROUND CITY CORRECTIONS      |
| 3 3/6/24   | SECOND ROUND CITY CORRECTIONS     |
| 4 6/10/24  | THIRD ROUND CITY CORRECTIONS      |
| 5 10/17/24 | FOURTH ROUND NEIGHBOR CORRECTIONS |

**HERITAGE WEST DEVELOPMENT**  
 238 N. Cedros Ave  
 Suite 201  
 Solana Beach, CA 92075  
**APPLICANT INFO:**  
 Ryan Gad  
 (858)204-7457

**PROJECT**  
 615 N GRANADOS  
**APN#**  
 263-082-17-00

**ISSUE**  
 9/12/24

**SITE PHOTOS**  
 EXISTING CONDITION



## 615 N Granados Design Chronology

Heritage West Development Co (HWDC) has always been proactive in involving neighbors early in the design process to better understand potential issues before they arise (view, privacy, etc.). It is important to get “all of the cards on the table” early on before the design gets too far along. This initial exploratory process has always worked well for us and is how we approached the design of 615 N Granados.

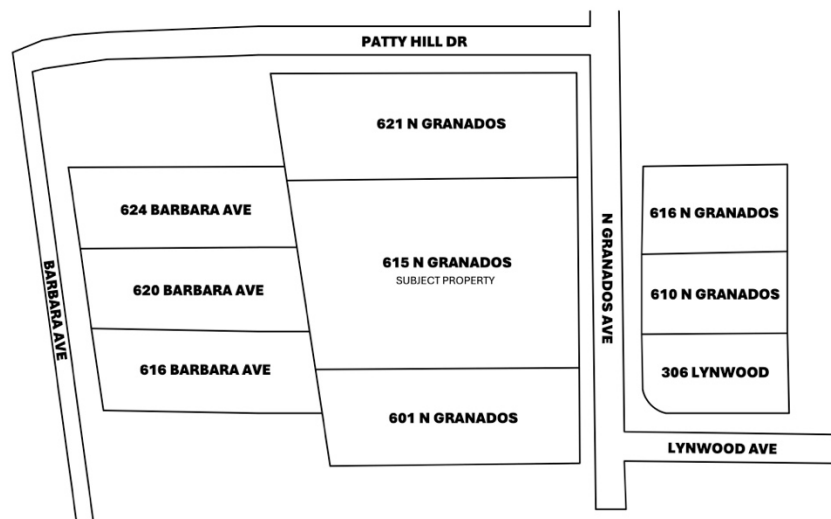
The following document is intended to memorialize how the proposed design took shape and show the effort put forth by HWDC to make various plan adjustments to help satisfy neighbor concerns along the way.

### **Existing property description:**

The lot is one of the largest parcels on the hill at just under 36,000 sq ft. The proposed plan is to demolish the existing structure, subdivide the lot into two legal parcels, and construct two new single-family residences. The existing structure was constructed in 1970 and spans nearly the entire 150’ of street frontage along N Granados and contains a two-story element over top of the existing garage. Once the lot is subdivided each parcel will be roughly 18,000 sq ft which is still larger than nearly all the properties in the LRc zone along N Granados.

### **Early interaction with neighbors:**

We made early contact with all the adjacent neighbors when we purchased the property back in 2020. We met each neighbor individually, looked at existing views from both inside and outside of their homes, and encouraged homeowners to express themselves regarding sensitive areas that might be impacted by the proposed development (views, privacy, etc.). Below is a summary of the early feedback from those meetings that led to the initial design:



- **Uphill neighbors across the street to the East (616 N Granados / 610 N Granados / 306 Lynwood Ave):**

Neighbors across the street were primarily concerned with obstruction of their existing ocean views by the new structures and / or landscaping. The owners at 610 N Granados also mentioned that the road is relatively narrow and asked if we could provide a “bump-in” for additional parking on our side of the street as no street parking currently exists. Neighbor at 610 N Granados also asked that we replace existing berm vegetation along Granados with lower growing plant material to eliminate the need for future trimming. They complained about constantly having to ask the previous owner to trim the existing Melaleuca shrubs.

- **Adjacent neighbors to the North & South (621 N Granados / 601 N Granados):**

Primary concern was privacy from their outdoor decks and angled views to the ocean across our property. The existing condition is that both adjacent homes have little privacy from their outdoor spaces and rear yards. This is a byproduct of living in a community with a grid system of parcels. Nearly all homes on the west side of the street along N Granados can see into each other’s rear yards and decks. Both adjacent homes enjoy near 180-degree ocean views from their primary living spaces and outdoor patios. We discussed doing our best to use plantings along the shared property lines that would provide additional screening where possible. The challenge with those plantings of course is the delicate balance between providing screening and not obstructing ocean views when those plantings reach maturity.

- **Neighbors below to the West (624 Barbara Ave / 620 Barbara Ave / 616 Barbara Ave):**

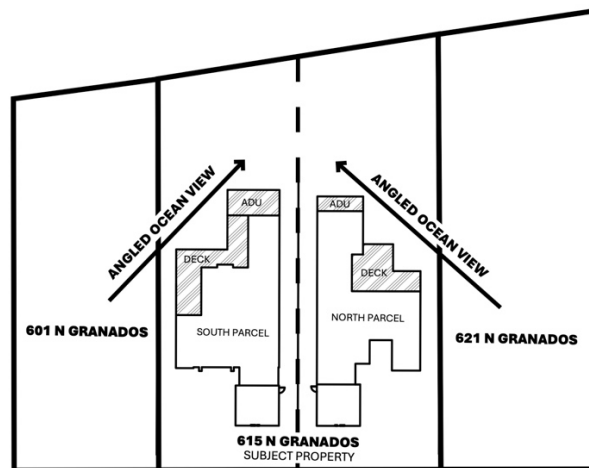
The Primary concern of the downhill neighbors to the west was storm water runoff from our property. The existing condition is problematic as there is currently no site drainage installed. When it rains the neighbors below can experience runoff from our property and the two other adjacent parcels that sit above them (621 N Granados / 601 N Granados). We assured the neighbors to the West the post-development condition would be much improved since we’d be installing drainage mechanisms to slow down and capture storm water as part of the development. None of those mechanisms currently exist.

**Initial Submittal:**

Based on those initial meetings with the neighbors we had a pretty good starting point for “putting the puzzle together” in a way that would cause the least amount of conflict and provide a net benefit to the neighborhood. We ended up with a single level flat roof design for both homes where the finished floor of the proposed structures matched the existing home and the highest point of the proposed roof was 14” lower than the existing home’s roofline. We also eliminated the existing second story massing over the garage which would provide “found” white-water views for the neighbors across the street to the east (616 Granados / 610 Granados / 306 Lynwood). In addition, we staggered the massing of



the proposed homes towards the center of the two parcels to preserve angled ocean views for the two adjacent homes to the North and South (621 N Granados / 601 N Granados).



For the downhill neighbors to the West (624 Barbara Ave / 620 Barbara Ave / 616 Barbara Ave) we proposed a storm water sump system for each property that would pump the treated storm water from our bio basins uphill directly into the 18” storm water main that runs along Patty Hill Drive. The stormwater ultimately will end up in the same storm drain system it would have had it run through the downhill neighbor’s properties onto Barbara Avenue and into the stormwater inlet there (typical). The result of the proposed system is that downhill neighbors should experience virtually zero run off from our property once these storm water mechanisms are in place.

For the neighbor at 610 Granados we provided a decomposed granite “bump in” along N Granados which creates 3 additional public parking spaces that currently don’t exist. In addition to providing this parking area, we agreed to replace the existing Melaleuca shrubs along the roadside berm with a mixture of low growing shrubs and grasses to prevent the need for future trimming to preserve ocean views. The one exception to that is “protecting-in-place” one of the large existing Monterey Pine trees on the South Parcel along Granados. We feel retaining that tree will be important for “grounding” the project into the neighborhood and making it feel like the site hasn’t been denuded of all mature vegetation. Looking to the south along the west side of N Granados we feel there are far too many homes without any large trees, or character defining landscaping, which tends to feel a bit cold / sterile to us.

Overall we felt the initial submittal was a thoughtful design. We were hopeful that story poles depicting the home’s massing, along with the other aspects of the project’s design detailed above, would be well received by the neighborhood.

### **Story Pole #1 – Install & Feedback**

After a few rounds of corrections with City staff, we finally received authorization to erect story poles depicting the building’s massing. Up until that point we had limited visual references to use as a guide so you are sort of “guessing at it” as a building designer. During that initial 30-day noticing period we met with all the neighbors that we felt could be impacted by the project, walked them through the plan set, and viewed the story poles from within their homes and outdoor spaces. The feedback was generally positive but there were a few concerns that surfaced as a result of those meetings. Below is a summary of those issues:

- **Adjacent Neighbors to the North & South (621 N Granados / 601 N Granados) –** the staggered design of the massing towards the center of the two lots didn’t quite preserve the angled views of the adjacent neighbors as well as we were hoping. Views were still impacted by the westernmost decks and deck railings.
- **Uphill Neighbors on Glenmont Drive (521 Glenmont Dr / 550 Glenmont Dr) –** unexpectedly we received two VAC claimants from properties up the hill on Glenmont Dr. One of the two claimants was outside of the noticing radius. It hadn’t occurred to us that homes on Glenmont Dr could be impacted by our structures due to the “low-slung” single level design and the large amount of grade variation between our property and homes on that street. Nonetheless, we visited the two claimants’ properties, went over the plans with them, and listened to their concerns.

### **Plan Revisions #1**

As a result of the feedback from that initial story poling we made significant plan alterations to address neighbor concerns. Below is a summary of those changes:

- **North Parcel**
  - Western leading edge of the structure was pulled back 15’-7” to the east by shrinking the planned three-car garage to a two-car garage and shifting the entire structure to the east. This allowed the floor plan to remain more-or-less intact while significantly altering the location of the building’s massing.
    - Pulling the western leading edge to the east was intended to help with the angled views of the adjacent property owners (621 Granados Ave / 601 Granados Ave) as well as the impacted views from the VAC claimants on Glenmont Dr.
- **South Parcel**
  - Western leading edge of the structure was pulled back 10’-0” to the east by shrinking the planned three-car garage to a two-car garage and shifting the entire structure to the east. The North Parcel was able to shift a bit further to the east because the originally planned three-car garage for that home was oversized. The South Parcel had a “standard” garage size, so there was less to “give up” in shrinking to a two-car garage.

- Pulling the western leading edge to the east was intended to help with the angled views of the adjacent property owners (621 Granados Ave / 601 Granados Ave) as well as the impacted views from the property owners above on Glenmont Dr.
- Eliminated the home's chimney stack which was planned to be 2' wide x 8' long and sit 2' above the plane of the roof. The chimney stack was wrapped in stone and was a nice architectural feature but was eliminated to preserve views. The fireplace was relocated and instead will exhaust horizontally through a side wall rather than vertically through a chimney stack that sits above the roof plane.
  - This chimney stack removal was meant to help alleviate view impairment from the two VAC claimants on Glenmont Dr.
- Removed the westernmost deck off the Primary Suite in lieu of a planted roof.
  - The deck railing, although planned to be glass, was encroaching into the angled ocean view of the property at 601 N Granados so we agreed to remove it. With the deck and railing removed, rather than having the Primary suite look onto a large torch down roof, we elected to make it a planted "green roof" for aesthetic purposes. This "green roof" design had the added benefit of giving the neighbor at 601 N Granados some peace-of-mind that the roof couldn't easily be converted back into a usable deck in the future.

### **Story Pole #2 – Install & Feedback**

After the initial story pole feedback, we re-surveyed and revised the story poles to reflect the changes discussed above. Although all parties agreed that the revised story poles were a big improvement, issues persisted with the two VAC claimants on Glenmont Dr. Shifting both structures to the east didn't make as large of an impact as we were hoping given the viewing angle of the two homes from above.

### **Plan Revisions #2**

- **North Parcel**
  - No changes, we didn't believe the North Parcel was impacting the VAC claimant's views and it was difficult to tell which poles we were looking at from the distance and angled view of each claimant's property.
- **South Parcel**
  - Realizing that shifting the homes to the east didn't solve the view issue for the VAC claimants on Glenmont Dr we decided to lower the finished floor, and roof, of the South Parcel by 18".
    - The garage had to remain at its original F.F. elevation as lowering it would make the driveway steeper than would be acceptable for Fire Department access. Luckily the garage is situated towards the eastern property line and isn't impactful for the VAC claimants' views.

- This elevation drop put our finished floor 18” below the existing home’s F.F. and put the highest point of our roof at 32” lower than the existing home’s parapet roof. That’s at the highest point of the roof. Most of the home’s roofline, aside from the Great Room / Kitchen, is 17”+ lower and would be 49” lower than the existing home’s roofline.
- Lowering the house by 18” resulted in 3 risers to get from the driveway to the front door and 3 risers between the garage and the Main Floor of the house. The added stairs aren’t functionally attractive but were necessary to facilitate the lowered roof height. We also had to re-work all the site’s retaining wall heights, fencing heights, exterior stairwell elevations, and grading quantities to execute the change in height.

### **Story Pole #3 – Install & Feedback**

We really thought that dropping the South Parcel 18” would solve the view issues and were surprised to hear from the two VAC claimants that the issue persisted even after the poles were surveyed and revised a third time. We looked at the poles from each of the claimant’s homes and realized that the portion that was still obstructing was the SW corner of the North Parcel’s story poles. It wasn’t just the South Parcel obstructing as we had previously thought. Around this same time we were contacted by the adjacent neighbor to the North (621 N Granados) about privacy concerns from their yard space. This concern wasn’t view related but did result in an additional story pole revisions.

### **Plan Revisions #3**

- **North Parcel**

- Lowered the finished floor, and roof, of the North Parcel by 18” to match the South Parcel
  - The garage had to remain at its original elevation as lowering it would make the driveway steeper than would be acceptable for Fire Department access. Luckily the garage is situated towards the eastern property line and isn’t impactful for the VAC claimants’ views.
  - This elevation drop put our finished floor 18” below the existing home’s F.F. and put the highest point of our roof at 32” lower than the existing home’s parapet roof. That’s at the highest point of the roof. Most of the home’s roofline, aside from the Great Room / Kitchen, is 17”+ lower and would be 49” lower than the existing home’s roofline.
  - Lowering the house by 18” resulted in 3 risers to get from the driveway to the front door and 3 risers between the garage and the Main Floor of the house. The added stairs aren’t functionally attractive but were necessary to facilitate the lowered roof height. We also had to re-work all the site’s retaining wall heights, fencing heights, exterior stairwell elevations, and grading quantities to execute the change in height.
- Eliminated a large portion of the planned “wrap” deck that connected the Living Room and Primary Suite decks. This change eliminated roughly 265 sq



ft of deck space and minimized the entertaining area that could potentially overlook the neighbor's yard at 621 N Granados. Along with eliminating the deck surface there was a 5' wide cantilevered roof element that wrapped around the north wall of the Primary Suite which was eliminated as well.

- This revision wasn't a result of a view complaint but did significantly alter the story poles for this final iteration.

- **South Parcel**

- No changes

#### **Story Pole #4 – Install & Feedback**

After resurveying and lowering the poles by 18" on the North parcel to match the South Parcel we met with each of the VAC claimants at their homes. We were pleased to find that this final adjustment eliminated 100% of the ocean view blockage from both properties. The owners at 521 Glenmont Dr were appreciative of the effort and immediately wrote our Planner to withdraw their view complaint. Unfortunately, the owners at 550 Glenmont Dr had continuing concerns about potential view impairments. Although 100% of their ocean views were restored with the building revisions, they were worried that certain plant / tree species shown on our Landscape Plan may grow into their view at maturity and requested additional changes before withdrawing their VAC claim.

#### **Plan Revisions #4**

- **North Parcel**

- Eliminated the planned Fan Palm tree part of the way up the driveway slope near the entry gate
  - This tree was planned to be near street elevation so could have grown up into views at maturity
- Replaced planned Fruitless Olive trees on each side of the entryway near front door with Pineapple Guava trees
  - Pineapple Guava trees have a lower height at maturity so will ensure that trees won't grow into views in the future
- Replaced Dragon tree with Ponytail Palm in rear yard
  - Ponytail Palm have lower height at maturity, less likely to grow into views
- Replaced property line Podocarpus hedge along driveway and upper portion of yard with Little Ollies and Dodonea
  - Little Ollies and Dodonea have lower height at maturity, less likely to grow into views

- **South Parcel**

- Eliminated planned Fruitless Olive tree on south side of entry near front door
  - The location of this tree was view claimant's biggest concern

- Replaced planned Fruitless Olive tree on north side of entry with Pineapple Guava
  - Pineapple Guava trees have lower height at maturity so will ensure that tree won't grow into views in the future
- Replaced planned Fruitless Olive tree in rear yard with Acacia Aneura tree
  - Acacia Aneura trees have lower height at maturity, less likely to grow into views
- Replaced property line Podocarpus hedge along driveway and upper portion of yard with Little Ollies and Dodonea
  - Little Ollies and Dodonea have lower height at maturity, less likely to grow into views

### **Final Design & Conclusion**

With the landscape changes detailed above we were finally able to get the final VAC claimant to withdraw their objection. As you can see, the final design presented to the City Council has been molded into its current form through countless hours of hard work and a collaborative process with all the neighborhood's stakeholders. Nothing is ever going to be perfect, and we can't expect to fully satisfy every neighbor's concern, but we feel like we've put forth a great project that strikes an appropriate balance between the neighbor's property rights and our own.

Reading through the Municipal Code, we feel the project satisfies all of the standards of review for issuing a Development Review Permit:

- 1) Relationship with Adjacent Land Uses:** the neighborhood is composed of a mixture of one-story and two-story single-family homes (above street level) with an average parcel size of around 12,000 sq ft. The proposed development involves constructing two single-family residences, both one-story above street level. The apparent bulk & scale of the proposed homes is consistent with the neighborhood as the roofline of the proposed structures sits well below the existing structure and there is an existing two-story element above the garage which is being eliminated. Each of the subdivided parcels will have a lot size of approximately 18,000 sq ft. There are only three properties along N Granados with parcel sizes that would be larger than the newly subdivided lots.
- 2) Building & Structure Placement:** as discussed in the "Design Chronology" above, a lot of thought and care went into siting the initial massing of the proposed structures to minimize adverse impacts on the surrounding properties. Those initial building layouts were further refined through a series of plan alterations resulting from neighbor interaction and feedback. Both structures tuck into the hillside where the floor level steps down to follow the natural topography of the land. This type of design reduces the apparent bulk and scale from public view and blends the structures into the natural topography of the site. Most of the homes along the west side of N Granados utilize a similar design.

We've also tucked the Accessory Dwelling Units (ADU's) underneath the homes in the most innocuous location possible. Many other homes along N Granados have chosen to place their ADU's toward the rear property line facing the Main Residence and looking back toward the living and entertaining areas of neighboring properties. This approach tends to result in the majority of the parcel being filled with structures whereas our design allows for an abundance of rear yard open space, landscaped areas, and improved privacy between properties.

Our finished grade elevations are close to tracking with the neighboring properties on either side of the parcel to minimize retaining wall heights. Our max retaining wall height along the property line is 42" with most of the wall heights being under 2' in exposed wall height. The side yard stairs, and side yard slopes, were intentionally designed to track with the existing topography of the adjacent properties for this reason.

We've also taken great care to pull back the western leading edge of our structures to be in-line with the other homes in the neighborhood despite our parcel being far deeper than most. This design results in a lot of open space and landscaping in the rear yard as we haven't built-out structures anywhere near the rear yard setback.



### 3) Landscaping:

Similar to the design of the structures, a lot of thought and planning went into the design of the home's landscaped areas. The plant palette is a well-curated mix of low maintenance and drought tolerant vegetation. We've appropriately screened areas that need screening and have been extremely sensitive to preserving neighborhood views with our tree / shrub locations and selections. As discussed in the "Design Chronology" above, we are planning to "protect-in-place" one of the large existing Monterey Pine trees along Granados. We feel that preserving this character defining tree will go a long way in making the project feel like it's always been part of the neighborhood. Aside from that pine tree, the existing residence is a

“sea of hardscape & structures” and doesn’t have much in the way of native vegetation worth preserving.

**4) Roads, Pedestrian Walkways, Parking, and Storage Areas:**

Unlike most homes along N Granados, both homes have side entry garages where the garage doors and parking areas won’t be visible from public view. Trash areas, HVAC heat pumps, electrical service panels, and gas meters are also well thought out and screen from public view through the use of screen walls, site topography, and vegetation.

**5) Grading:**

As discussed above in the “Building & Structure Placement” section, we’ve utilized a tiered design approach where the building tucks into the slope and the floor level steps down with the existing site topography. We’ve also taken great care to align our finished grades with those of adjacent properties. Both strategies aim to minimize retaining wall heights and earthwork quantities. Our grading operations are largely limited to cut versus fill, as we are nestling a portion of the structure into the existing slopeside.

**6) Lighting**

All of the project’s exterior lighting will be “Dark Sky Compliant” and conform to SBMC 17.60.060 (Exterior Lighting Regulations).

**7) Usable Open Space:**

This criteria doesn’t seem to be applicable to single family residence developments. Although as mentioned above, there will be a significant amount of open space and landscaped area in the rear yard of this property. The structure on the north parcel is setback roughly 74’ from the rear property line at it’s closest point. The structure on the south parcel is setback roughly 63’ from the rear property line at it’s closest point. The rear yard setback in the LRc zone is 25’ so there is a significant amount of developable space that has been left open intentionally as landscaped area.





# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** March 12, 2025  
**ORIGINATING DEPT:** Finance Department – Rachel Jacobs, Finance Director  
**SUBJECT:** Sewer Rate Study for FY 2026-2030

---

## **BACKGROUND:**

The City of Solana Beach (City) provides for the collection, transportation, and treatment of sewage generated within the community and some properties adjacent to the City’s boundaries in the cities of Del Mar and San Diego. The City assesses a sewer service charge that covers the administration, maintenance, debt service, and capital costs of the City’s sewer system, while maintaining reserve levels consistent with City Council Policy and the costs of the San Elijo Joint Powers Authority (SEJPA) for wastewater treatment, laboratory services, ocean outfall, and maintenance of pump stations. The sewer service charge is based on historical and projected operating expenses, revenues, capital expenditures, and debt service obligations.

In 2020, the City with assistance from Raftelis Financial Consultants, conducted a sewer rate and revenue study. As a result of that study and the impacts of COVID-19, City Council directed Staff to hold sewer rates with 0% increase for Fiscal Years (FYs) 2021-2025. The current annual assessment per Equivalent Dwelling Units (EDU) is \$682.30.

In October 2024, the City Manager executed a contract with Raftelis Financial Consultants of Los Angeles, California, to prepare an updated sewer rate and revenue study. The study is intended to analyze updated revenue and expenditure information and to develop alternative rate scenarios for City Council consideration. for a period of five years, through FY 2030.

This item is before Council to review results of the rate and revenue study and to provide direction on the annual sewer charge increase for FYs 2026-2030, and to request a public hearing date be set on May 7, 2025 pursuant to Proposition 218.

CITY COUNCIL ACTION:

---

---

**DISCUSSION:**

The City’s budget for sanitation services includes sewer service charges and other revenues and expenses for the administration, maintenance, debt service and capital costs of the City’s Sanitation District (District) and the costs of the San Elijo JPA (SEJPA) including wastewater treatment, laboratory services, ocean outfall, pump stations, capital projects and debt service.

In 2020, the City, with assistance from Raftelis Financial Consultants, conducted a 5-year sewer rate and revenue study. The sewer rate increase history for the last ten fiscal years between FY 2016 to FY 2025 is illustrated in the following table:

| <u>Sewer Service Charge History</u> |                |                   |
|-------------------------------------|----------------|-------------------|
| <u>FY</u>                           | <u>per EDU</u> | <u>% increase</u> |
| 2016                                | 618.14         | 2.5%              |
| 2017                                | 633.59         | 2.5%              |
| 2018                                | 649.43         | 2.5%              |
| 2019                                | 665.67         | 2.5%              |
| 2020                                | 682.30         | 2.5%              |
| 2021                                | 682.30         | 0.0%              |
| 2022                                | 682.30         | 0.0%              |
| 2023                                | 682.30         | 0.0%              |
| 2024                                | 682.30         | 0.0%              |
| 2025                                | 682.30         | 0.0%              |

Per the direction of the City Council, there were no rate increases for FY 2021 through FY 2025. This direction was based on the results of the previous study for projected revenues, expenditures and reserve balances, and as a relief measure that could be provided to residents and businesses as related to the impacts of COVID-19. During these years, revenues and expenditures stayed fairly consistent, with a slight reduction to reserves. During this same period, the City maintained all bond obligations, while continuing to maintain a reserve balance well in excess of the target set by the Sanitation Reserve Policy.

The 2024 Sewer Rate Study with Raftelis uses financial data provided by the City and SEJPA, Raftelis then projected the City’s sanitation revenues, expenses, and capital improvement project (CIP) costs for the next five-year period through FY 2030.

In preparing the five-year projection, consistent escalation factors, depending on the category of expense, were used to project operating expenses. These categories include salaries and fringe benefits, materials, supplies, and services, and internal service charges. These assumptions have been discussed with SEJPA for general concurrence based on preliminary budget information. The CIP costs used in this study were also provided by SEJPA based on the most current capital project planning

available and debt service payments for the City's bond obligations were based on principal and interest payments listed in the bond's amortization tables.

The following growth factors were used to project the future increased Operating and Maintenance Cost for City Operations as determined by City Staff and verified by Raftelis:

| <u>Category</u>     | <u>%increase</u> |
|---------------------|------------------|
| General             | 3.0%             |
| Salaries & Benefits | 7.0%             |
| Utilities           | 6.3%             |
| Capital             | 5.3%             |
| Depreciation        | 3.5%             |

Actual known amounts were used for debt service payments, receivables for interest and principal payments due to the Sanitation Fund for the Stevens Loan, and available bond funds for CIP projects. For FY 2025, the amount due to be repaid to the Sanitation Fund from the General Fund will be approximately \$445,600. This loan will be repaid in full in FY 2026.

Miscellaneous income remains flat in the analysis. Interest income from Chandler Investments is calculated on the FY 2025 budget with an inflation factor of 2%.

The Council consideration of the sewer fees can be focused on two areas: use of reserves and the SEJPA operating and capital expenses as overseen through the City's role on the SEJPA Board. The following section will go into more background and detail for these areas of consideration.

**Fee Proposals for Consideration:**

The City has prepared several scenarios for the Council to review when considering possible rate adjustments for the next five years. This includes a variable expenditure by the City provided by SEJPA for the projected capital improvements needed based on preliminary capital planning currently underway by the District. The analysis includes a forecasting of the Sanitation Fund's operating reserves for a five-year period from FY 2026 to FY 2030 resulting in three rate increase scenarios with two capital expense assumptions and three reserve fund usage assumptions. For all of these scenarios the annual rate increase is assumed to be the same across all five fiscal years. The following is a summary of the assumptions, the rate increase in percentage across all five years, and the year 1 (FY26) EDU cost (and differential as compared to the existing FY25 cost) for each scenario.

- 1) Assumptions: Variable (reduced in FY26 & FY 27) SEJPA CIP contribution and maximum draw down of reserves – 6.5% rate increase year over year for five years; FY26 EDU rate increases to \$726.66 (increase of \$44.36 over existing);

- 2) Assumptions: Variable (reduced FY26 & FY 27) SEJPA CIP contribution and moderate draw down of reserves – 8% rate increase year over year for five years; FY26 EDU rate increases to \$736.88 (increase of \$54.58 over existing).
- 3) Assumptions: Variable (reduced in FY26 & FY 27) SEJPA CIP contribution and no draw down of reserves – 11% rate increase year over year for five years; FY26 EDU rate increases to \$757.36 (increase of \$75.06 over existing);
- 4) Assumption: Full (projected) SEJPA CIP contribution and maximum draw down of reserves – 6.5% rate increase year over year for five years; EDU rate increases to \$726.66 (increase of \$44.36 over existing);
- 5) Assumption: Full (projected) SEJPA CIP contribution and moderate draw down of reserves – 8% rate increase year over year for five years; EDU rate increases to \$736.88 (increase of \$54.58 over existing);
- 6) Assumption: Full (projected) SEJPA CIP contribution and limited draw down of reserves over first three years – 11% rate increase year over year for five years; FY26 EDU rate increases to \$757.36 (increase of \$75.06 over existing).

The following tables illustrate the six scenarios: % rate increase, FY26 rate, \$ rate increase, FY26 SEJPA CIP, \$ and % increase over FY 25, FY25 Ending Fund Balance, FY30 Ending Fund Balance, and net change between FY25 and FY30 in \$ and %:

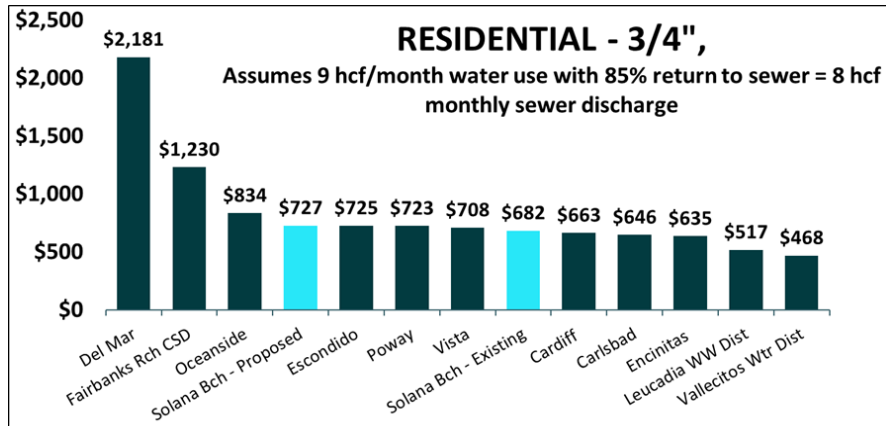
| Scenarios | EDU Rate       |             |                  | SEJPA CIP             |         | Operating Fund Balance |                  |               |        |
|-----------|----------------|-------------|------------------|-----------------------|---------|------------------------|------------------|---------------|--------|
|           | %rate increase | FY2026 Rate | \$ Rate increase | Increase over FY25 \$ | %       | FY2025 Ending FB       | FY2030 Ending FB | Change        |        |
|           |                |             |                  |                       |         |                        |                  | \$            | %      |
| 1         | 6.5%           | \$ 726.66   | \$ 44.36         | \$319,422             | 50.66%  | \$12,581,267           | \$ 8,184,831     | \$(4,396,436) | -34.9% |
| 2         | 8.0%           | \$ 736.88   | \$ 54.58         | \$319,422             | 50.66%  | \$12,581,267           | \$ 9,736,487     | \$(2,844,780) | -22.6% |
| 3         | 11.0%          | \$ 757.36   | \$ 75.06         | \$319,422             | 50.66%  | \$12,581,267           | \$ 13,025,717    | \$ 444,450    | 3.5%   |
| 4         | 6.5%           | \$ 726.66   | \$ 44.36         | \$772,856             | 122.56% | \$12,581,267           | \$ 7,434,093     | \$(5,147,174) | -40.9% |
| 5         | 8.0%           | \$ 736.88   | \$ 54.58         | \$772,856             | 122.56% | \$12,581,267           | \$ 8,985,749     | \$(3,595,518) | -28.6% |
| 6         | 11.0%          | \$ 757.36   | \$ 75.06         | \$772,856             | 122.56% | \$12,581,267           | \$ 12,274,979    | \$ (306,288)  | -2.4%  |

**Fee Benchmarking:**

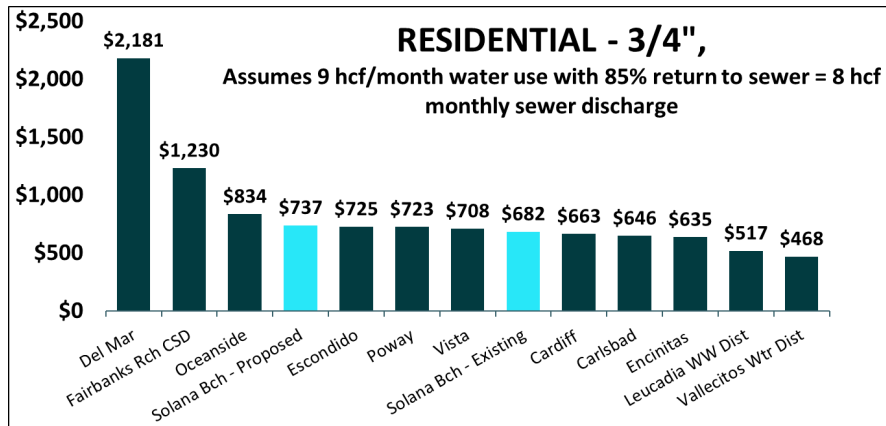
The cost per EDU existing and projected based on the scenarios can be compared against neighboring jurisdictions in the San Diego region for benchmarking. Raftelis conducted a survey of current sewer rates showing a range of \$467.88 to \$2,067.36. These survey results have been compared against the three rate increase scenarios described above.



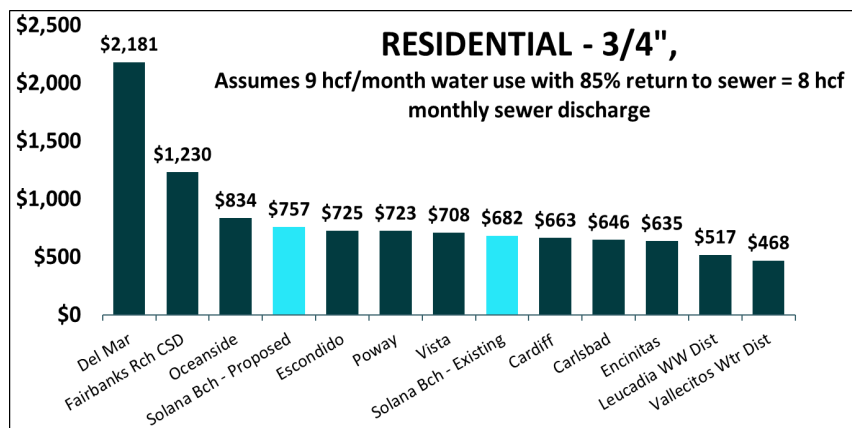
Below are the survey results compared to a 6.5% rate increase.



Below are the survey results compared to an 8% rate increase.



Lastly, below are the survey results compared to an 11% rate increase.



**Sanitation Fund Reserves:**

With respect to reserves, the City Sanitation Reserve Policy provides reserve minimums, reserve targets, and acceptable uses for Operating Capital Reserve, Debt Service Reserve, Emergency Capital & Equipment Reserve, and Asset Replacement Reserve.

- Operating Capital Reserve
  - Minimum reserve - 30% of annual operating expenditures
  - Target reserve – 65% of annual operating expenditures
- Debt Service Reserve
  - Minimum reserve – 50% of annual debt service payments
  - Target reserve – 100% of annual debt service payments
- Emergency Capital & Equipment Reserve
  - Minimum reserve – 10% of total depreciable assets
  - Target reserve – 15% of total depreciable assets
- Asset Replacement Reserve
  - Minimum reserve – 105% of annual asset depreciation
  - Target reserve – 115% of annual asset depreciation

City has obligations for maintenance of the reserves at the limits above. Presently, the reserves are projected at \$12,581,267 for FY 2025, \$5,351,102 above the total target of \$7,230,165.

The chart below illustrates the FY 2030 Total Target Reserve compared to the FY 2030 Ending Fund Balance and the \$ and % above(below) the Target:

| Scenarios | Operating Fund Balance Target |                     |                        |          |
|-----------|-------------------------------|---------------------|------------------------|----------|
|           | FY2030 Target                 | FY2030 Fund Balance | Above(below) Target \$ | Target % |
| 1         | \$ 8,316,720                  | \$ 8,184,831        | \$ (131,889)           | -1.6%    |
| 2         | \$ 8,316,720                  | \$ 9,736,487        | \$ 1,419,767           | 17.1%    |
| 3         | \$ 8,316,720                  | \$ 13,025,717       | \$ 4,708,997           | 56.6%    |
| 4         | \$ 8,316,720                  | \$ 7,434,093        | \$ (882,627)           | -10.6%   |
| 5         | \$ 8,316,720                  | \$ 8,985,749        | \$ 669,029             | 8.0%     |
| 6         | \$ 8,316,720                  | \$ 12,274,979       | \$ 3,958,259           | 47.6%    |

**SEJPA Operations and Capital Projections:**

With respect to the City’s role on SEJPA, the City has two seats of the four-person SEJPA Board. The SEJPA annual budget preparation and approval is a separate process guided by SEJPA staff for the Board. This annual process is underway with preliminary projections available as provided by SEJPA staff. Additionally, a capital planning effort – facilities master plan – is underway to review the current condition of assets and programming for a five-year capital plan that will go before the SEJPA Board

in late 2025 – early 2026. The following section describes the coordination with SEJPA on the operational and capital programming and expenses projected for this study.

SEJPA Operational Expenses (OpEx)

Operational expenses include personnel, supplies, maintenance and services for wastewater treatment, laboratory services, ocean outfall, Solana Beach pump station, Solana Beach urban and stormwater services, and Solana Beach generator maintenance services.

While there is room for consideration by the SEJPA Board on these projections through the budget process, increases in costs are typically related to inflation to those operational costs rather than expansion of operations. The assumptions used in the study for OpEx were provided by SEJPA, as illustrated in the following table:

| SEJPA O&M Cost |             |           |
|----------------|-------------|-----------|
| FY             | Amount      | %increase |
| 2025           | \$2,301,815 |           |
| 2026           | \$2,474,451 | 7.5%      |
| 2027           | \$2,647,663 | 7.0%      |
| 2028           | \$2,819,761 | 6.5%      |
| 2029           | \$2,988,946 | 6.0%      |
| 2030           | \$3,153,338 | 5.5%      |

To help calibrate the high variability we have seen in actual costs over the last couple of years since COVID, City Staff recommends completion of a new Sewer Rate Study be completed in FY 2028, which also aligns with the City of Encinitas’ Sewer Rate Study and can provide a more collaborative approach to these SEJPA expenditures.

SEJPA Capital Expenses (CapEx)

SEJPA’s Capital Improvement Program (CIP) prioritizes environmental protection, fiscal responsibility, and community benefits including the safety of their staff and the public when developing and ranking agency infrastructure needs. The District strives to replace aging assets prior to failure or significant decline in service performance and invest in energy efficiency and sustainable practices. Over the last five years, significant capital projects included:

- Upgrading pretreatment systems to improve performance during intense storms, increase operational efficiency, and allow the capture and reuse of stormwater;
- Expanding our recycled water system to decrease reliance on imported water and improve local sustainability;
- Replacing the land portion of the ocean outfall system to ensure treated flows safely reach the ocean;

- Modernizing the Water Campus to meet the needs of our agency, improve public access, and provide beneficial amenities to the communities we serve;
- Upgrades to SEJPA’s Supervisory, Control, and Data Acquisition (SCADA) system and operator control space; and
- Building 600 kW photovoltaic solar energy system to meet up to 25% of the water campus power needs with renewable energy.

The Capital Program is funded through a combination of sources with costs allocated to programs based on infrastructure benefits and in accordance with the capacity share owned/leased by contributions agencies. Funding sources include:

- Annual capital contributions from customer agencies for shared facilities (i.e., Wastewater Program, Ocean Outfall Program, Laboratory Program);
- Annual capital contributions by specific customer agencies for special projects undertaken by SEJPA (i.e., Pump Station upgrades);
- Recycled Water Revenues (recycled water sales and incentive programs) that fund the recycled water reserve, a portion of which is designated for recycled water capital improvements;
- Financing including bond measures and private loans; and
- Grants from State of California and the United States Federal Government

The SEJPA is revising its facilities master plan and related costs. This master plan would identify the CIP needs for the treatment plant starting in FY 2026 through FY 2036. It is expected that the SEJPA’s master plan will be completed during the 2025 fiscal year which would address the treatment plant’s infrastructure needs including the aging recycled water and ocean outfall systems.

In the absence of the new master plan, and while there may be additional projects that may be identified in the facilities master plan, SEJPA staff provided a project needs list for Fiscal Year 2026-2028, illustrated below with the total estimated cost:

| <b>Project Need by Plant Area FY 26-28</b>  | <b>Est. Cost</b>    |
|---|---------------------|
| <b>Headworks:</b> Safety improvements on concrete channels; grit and screening building improvements; replace two grit classifiers              | \$ 555,000          |
| <b>Primary Sedimentation &amp; Flow Equalization:</b> Primary Sedimentation basin concrete tank and equipment refurbishment                     | \$ 1,010,000        |
| <b>Aeration Basin and Effluent Pump Station:</b> Effluent pump station rehabilitation; Replacement of RAS pumps; Blower building rehabilitation | \$ 3,160,000        |
| <b>Secondary Sedimentation:</b> Clarifier launder replacement; electrical system replacement  | \$ 1,260,000        |
| <b>Sludge Digestion:</b> Replacement of heating system; Digester No. 2 concrete and floating cover rehabilitation                               | \$ 2,780,000        |
| <b>Odor Control Facilities:</b> ORF 1 recirculation pump replacement  | \$ 60,000           |
| <b>Campus Wide:</b> SCADA 3.0 (Total project est'd \$1.6 million; wastewater cost allocation of 50%)  | \$ 805,000          |
| <b>TOTAL</b>  | <b>\$ 9,630,000</b> |
| Annual CIP Pay-Go Contribution FY 26-28   | \$ 3,210,000        |



In correlation with the anticipated project needs for FY26-28, SEJPA Staff provided two scenarios for increased contribution for the SEJPA CIP. SEJPA provided a flat projection (year over year, with annual CPI adjustment) for work that may be expected under the five-year capital program currently under review. Upon request from the City, SEJPA also provided a variable, or graduated, schedule for the next five years for projected capital expenses based on preliminary information available at the time of the City’s study.

Scenario A includes the full SEJPA CIP contribution request, which matches Encinitas’ Cost of Service study report.

Scenario B is a more gradual funding escalation with a lower overall request that provides alignment with Encinitas in FY 2028. This strategy contributes enough to accomplish the baseline of required work.

| Scenario A     |             |           | Scenario B     |             |           |
|----------------|-------------|-----------|----------------|-------------|-----------|
| SEJPA CIP Cost |             |           | SEJPA CIP Cost |             |           |
| FY             | Amount      | %increase | FY             | Amount      | %increase |
| 2025           | \$ 630,578  |           | 2025           | \$ 630,578  |           |
| 2026           | \$1,403,434 | 122.6%    | 2026           | \$ 950,000  | 50.7%     |
| 2027           | \$1,497,304 | 6.7%      | 2027           | \$1,200,000 | 26.3%     |
| 2028           | \$1,516,103 | 1.3%      | 2028           | \$1,516,103 | 26.3%     |
| 2029           | \$1,576,747 | 4.0%      | 2029           | \$1,576,747 | 4.0%      |
| 2030           | \$1,639,817 | 4.0%      | 2030           | \$1,639,817 | 4.0%      |

**City Operations and Capital Projections:**

The City provides administration, capital improvements, maintenance, and inspection of the City’s sanitary sewer system; in addition to the SEJPA expenditures.

City Operational Expenses (OpEx)

City operational expenses include personnel, materials, supplies, maintenance, professional services, and internal service charges. Included in the City OpEx, pursuant to the Agreement for the Lease of Transmission Capacity between the City of Encinitas – Cardiff Sanitary Division and the City of Solana Beach, an annual flat-rate capacity charge of \$47,246.59 is paid, as well as a variable O&M component, estimated based on the City’s percentage of flows through the Olivenhain Sewer Pump Station/Trunk sewer. This amount is approximately \$65,000 per fiscal year.

City of Solana Beach Capital Improvement Program (CIP): ,

The City has its own Capital Improvement Program for City related projects, outside of the SEJPA CIP. The City completed the recommended repair/replacement projects from the 2011 comprehensive condition assessment of the sanitary distribution system.

Annually, the City completes drain and pipeline video assessments for a fifth of the City’s sanitary distribution system. This information is evaluated by City Staff to create a list of repair/replacement projects. The City budgeted \$500,000 annually for FY 2020 – 2025 for Sanitary Sewer Pipeline Rehabilitation. To adequately address replacement of the remaining aging infrastructure, it is recommended that the City’s Sanitation District budget \$350,000 per year to work towards maintaining the current level of service.

**Debt Service Payments:** The District has two bond issues that have debt service requirement covenants. The total annual debt service is approximately \$1,173,294 per fiscal year.

The 2017 Wastewater Revenue Refunding Bonds were issued in the amount of \$6,865,000.

| 2017 WW Revenue Bonds |            |            |       |         |
|-----------------------|------------|------------|-------|---------|
| FY                    | Principal  | Interest   | Total |         |
| 2025                  | \$ 330,000 | \$ 174,006 | \$    | 504,006 |
| 2026                  | \$ 340,000 | \$ 164,106 | \$    | 504,106 |
| 2027                  | \$ 350,000 | \$ 153,906 | \$    | 503,906 |
| 2028                  | \$ 370,000 | \$ 136,406 | \$    | 506,406 |
| 2029                  | \$ 380,000 | \$ 121,606 | \$    | 501,606 |
| 2030                  | \$ 400,000 | \$ 102,606 | \$    | 502,606 |

The SEJPA’s 2017 Revenue Bond was issued in the amount of \$22,115,000. These annual debt payments are split between the City of Solana Beach and City of Encinitas. The City of Solana Beach’s portion of these debt payments are shown in the table below:

| 2017 SEJPA Revenue Bonds |            |            |       |         |
|--------------------------|------------|------------|-------|---------|
| FY                       | Principal  | Interest   | Total |         |
| 2025                     | \$ 255,000 | \$ 414,288 | \$    | 669,288 |
| 2026                     | \$ 267,500 | \$ 401,538 | \$    | 669,038 |
| 2027                     | \$ 280,000 | \$ 388,163 | \$    | 668,163 |
| 2028                     | \$ 295,000 | \$ 374,163 | \$    | 669,163 |
| 2029                     | \$ 310,000 | \$ 359,413 | \$    | 669,413 |
| 2030                     | \$ 325,000 | \$ 343,913 | \$    | 668,913 |

**Rate Increase Duration:**

While the City typically completes the sewer fee study for a period of five years. Due to a high uncertainty of future costs (labor, materials, energy, etc.), and the pending 5-Year Capital Planning effort presently underway by SEJPA, the City Manager is recommending to the Council that an update to this study be completed at the conclusion of year 2 (FY27) of this fee cycle, allowing for review of assumptions and consideration of the fee structure before the end of year 3 (FY28) (adopted for start in year 4 – FY29). Furthermore, this will allow for the City of Solana Beach to adjust the

fee cycle to be more closely aligned with City of Encinitas, with whom the City shares SEJPA Board authority and oversight of the District.

### **Next Steps**

Staff is requesting Council review the scenarios in Attachments 1 through 6 and decide 1) what the rate increase should be; and the term of the rate increase (3 or 5 fiscal years); and set a public hearing date of May 7, 2025, for the introduction and first reading of the proposed ordinance that would approve the rate increase(s). If the Council decides to increase the annual service charge, the City will prepare and coordinate the mailing of the Notice of Public Hearing pursuant to Proposition 218. This is a necessary step under state law and is required prior to submittal to the County of San Diego for inclusion into property tax documents for FY 26 by the deadline date of August 10<sup>th</sup>.

### **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

### **FISCAL IMPACT:**

An increase to the annual Sewer service charge will provide the necessary funding for the administration, maintenance, debt service and capital costs of the City's Sanitation District, and the costs of the San Elijo JPA operations, including the wastewater treatment, laboratory services, ocean outfall, pump stations, capital projects and debt service.

### **WORK PLAN:** N/A


### **OPTIONS:**

- Direct Staff on the annual sewer service charge and term of charge.
- Direct Staff to set a public hearing date on May 7, 2025 pursuant to Proposition 218 to consider an increase in the annual sewer charge.

### **CITY STAFF RECOMMENDATION:**

Staff recommends that the City Council:

1. Provide direction to Staff for setting the annual sewer service charge rate and the duration of the rate; and set a public hearing date on May 7, 2025 pursuant to Proposition 218 to consider an increase in the annual sewer charge.



Alyssa Muto, City Manager

Attachments

1. Scenario 1 – 6.5% rate increase; variable SEJPA CIP, FY 2026-2030
2. Scenario 2 – 8% rate increase; variable SEJPA CIP, FY 2026-2030
3. Scenario 3 – 11% rate increase; variable SEJPA CIP, FY 2026-2030
4. Scenario 4 – 6.5% rate increase; full SEJPA CIP, FY 2026-2030
5. Scenario 5 – 8% rate increase; full SEJPA CIP, FY 2026-2030
6. Scenario 6 – 11% rate increase; full SEJPA CIP, FY 2026-2030



## Scenario 1

- Rate increase 6.5%
  - \$726.66 per EDU, increase of \$44.36

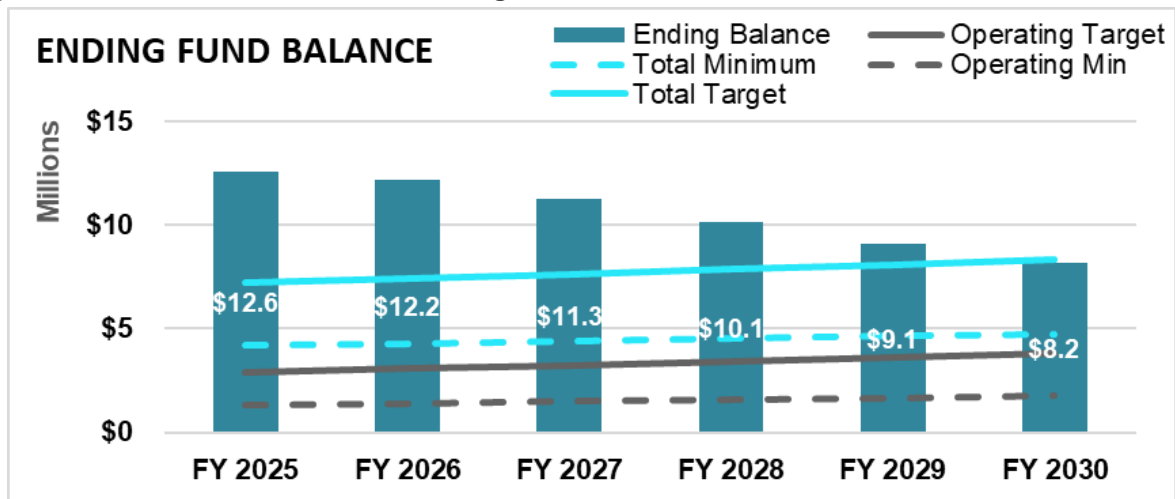
- Gradual, lower SEJPA CIP Contributions

| SEJPA CIP Cost |             |            |
|----------------|-------------|------------|
| FY             | Amount      | % increase |
| 2025           | \$ 630,578  |            |
| 2026           | \$ 950,000  | 50.7%      |
| 2027           | \$1,200,000 | 26.3%      |
| 2028           | \$1,516,103 | 26.3%      |
| 2029           | \$1,576,747 | 4.0%       |
| 2030           | \$1,639,817 | 4.0%       |

- Net Cash Flow impacts

|                      | FY 2026             | FY 2027             | FY 2028               | FY 2029               | FY 2030             |
|----------------------|---------------------|---------------------|-----------------------|-----------------------|---------------------|
| Revenue              | \$ 6,387,494        | \$ 6,812,001        | \$ 7,266,189          | \$ 7,752,141          | \$ 8,272,087        |
| City O&M             | \$ (2,271,267)      | \$ (2,391,796)      | \$ (2,519,605)        | \$ (2,655,170)        | \$ (2,798,998)      |
| SEJPA O&M            | \$ (2,442,081)      | \$ (2,613,026)      | \$ (2,782,873)        | \$ (2,949,845)        | \$ (3,112,087)      |
| City CIP             | \$ (368,585)        | \$ (388,156)        | \$ (408,767)          | \$ (430,473)          | \$ (453,330)        |
| SEJPA CIP            | \$ (950,000)        | \$ (1,200,000)      | \$ (1,516,103)        | \$ (1,576,747)        | \$ (1,639,817)      |
| City Debt Service    | \$ (504,106)        | \$ (503,906)        | \$ (506,406)          | \$ (501,606)          | \$ (502,606)        |
| SEJPA Debt Service   | \$ (669,038)        | \$ (668,163)        | \$ (669,163)          | \$ (669,413)          | \$ (668,913)        |
| <b>Net Cash Flow</b> | <b>\$ (817,583)</b> | <b>\$ (953,046)</b> | <b>\$ (1,136,728)</b> | <b>\$ (1,031,113)</b> | <b>\$ (903,664)</b> |

- Ending Fund Balance with Minimums & Targets



## Scenario 2

- Rate increase 8%
  - \$736.88 per EDU, increase of \$54.58

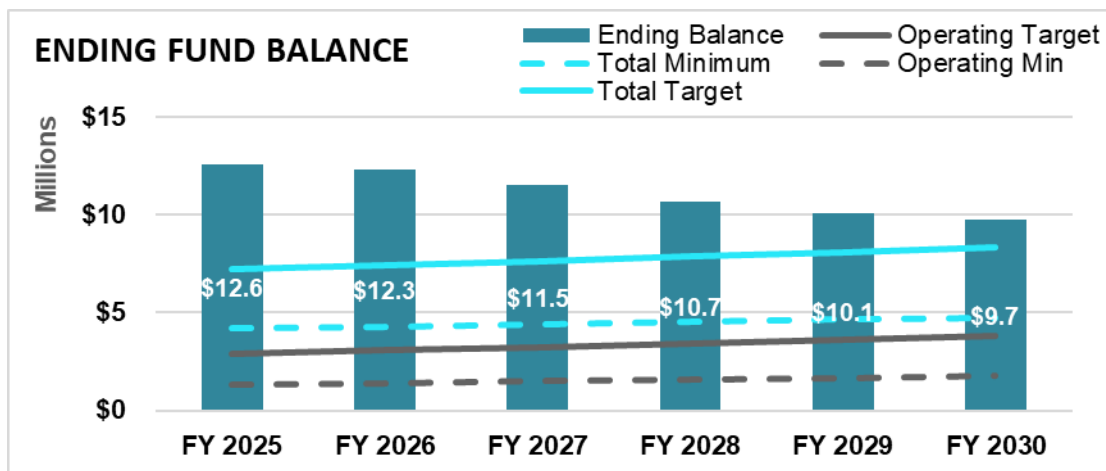
- Gradual, lower SEJPA CIP Contributions

| SEJPA CIP Cost |             |            |
|----------------|-------------|------------|
| FY             | Amount      | % increase |
| 2025           | \$ 630,578  |            |
| 2026           | \$ 950,000  | 50.7%      |
| 2027           | \$1,200,000 | 26.3%      |
| 2028           | \$1,516,103 | 26.3%      |
| 2029           | \$1,576,747 | 4.0%       |
| 2030           | \$1,639,817 | 4.0%       |

- Net Cash Flow impacts

|                      | FY 2026             | FY 2027             | FY 2028             | FY 2029             | FY 2030             |
|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Revenue              | \$ 6,471,824        | \$ 6,993,794        | \$ 7,560,115        | \$ 8,174,570        | \$ 8,841,266        |
| City O&M             | \$ (2,271,267)      | \$ (2,391,796)      | \$ (2,519,605)      | \$ (2,655,170)      | \$ (2,798,998)      |
| SEJPA O&M            | \$ (2,442,081)      | \$ (2,613,026)      | \$ (2,782,873)      | \$ (2,949,845)      | \$ (3,112,087)      |
| City CIP             | \$ (368,585)        | \$ (388,156)        | \$ (408,767)        | \$ (430,473)        | \$ (453,330)        |
| SEJPA CIP            | \$ (950,000)        | \$ (1,200,000)      | \$ (1,516,103)      | \$ (1,576,747)      | \$ (1,639,817)      |
| City Debt Service    | \$ (504,106)        | \$ (503,906)        | \$ (506,406)        | \$ (501,606)        | \$ (502,606)        |
| SEJPA Debt Service   | \$ (669,038)        | \$ (668,163)        | \$ (669,163)        | \$ (669,413)        | \$ (668,913)        |
| <b>Net Cash Flow</b> | <b>\$ (733,253)</b> | <b>\$ (771,253)</b> | <b>\$ (842,802)</b> | <b>\$ (608,684)</b> | <b>\$ (334,485)</b> |

- Ending Fund Balance with Minimums & Targets



## Scenario 3

- Rate increase 11%
  - \$757.36 per EDU, increase of \$75.06

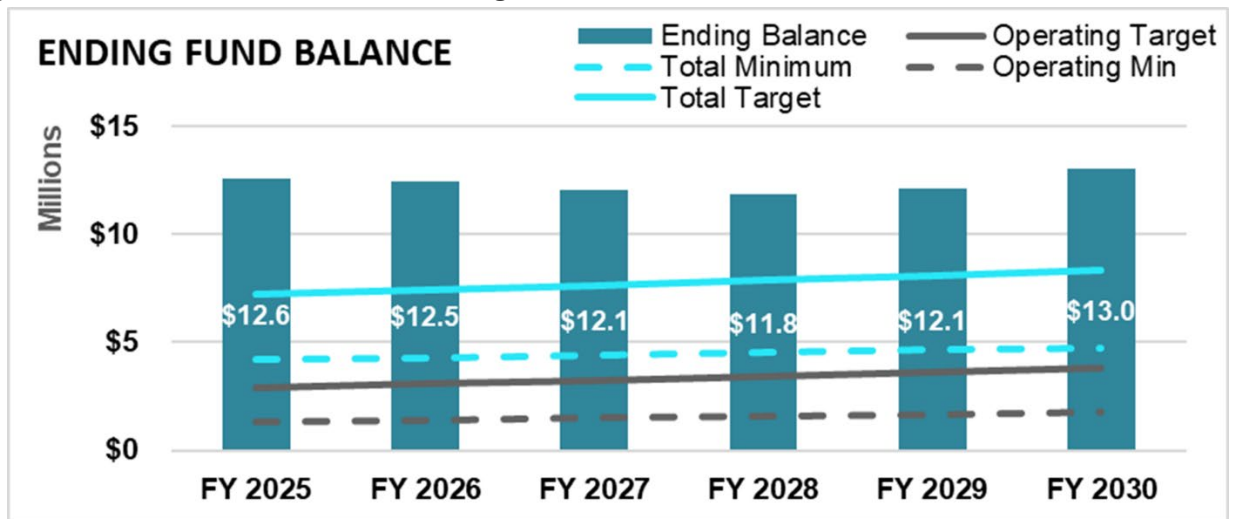
- Gradual, lower SEJPA CIP Contributions

| SEJPA CIP Cost |             |            |
|----------------|-------------|------------|
| FY             | Amount      | % increase |
| 2025           | \$ 630,578  |            |
| 2026           | \$ 950,000  | 50.7%      |
| 2027           | \$1,200,000 | 26.3%      |
| 2028           | \$1,516,103 | 26.3%      |
| 2029           | \$1,576,747 | 4.0%       |
| 2030           | \$1,639,817 | 4.0%       |

- Net Cash Flow impacts

|                      | FY 2026             | FY 2027             | FY 2028             | FY 2029           | FY 2030           |
|----------------------|---------------------|---------------------|---------------------|-------------------|-------------------|
| Revenue              | \$ 6,640,484        | \$ 7,365,006        | \$ 8,172,918        | \$ 9,073,849      | \$ 10,078,540     |
| City O&M             | \$ (2,271,267)      | \$ (2,391,796)      | \$ (2,519,605)      | \$ (2,655,170)    | \$ (2,798,998)    |
| SEJPA O&M            | \$ (2,442,081)      | \$ (2,613,026)      | \$ (2,782,873)      | \$ (2,949,845)    | \$ (3,112,087)    |
| City CIP             | \$ (368,585)        | \$ (388,156)        | \$ (408,767)        | \$ (430,473)      | \$ (453,330)      |
| SEJPA CIP            | \$ (950,000)        | \$ (1,200,000)      | \$ (1,516,103)      | \$ (1,576,747)    | \$ (1,639,817)    |
| City Debt Service    | \$ (504,106)        | \$ (503,906)        | \$ (506,406)        | \$ (501,606)      | \$ (502,606)      |
| SEJPA Debt Service   | \$ (669,038)        | \$ (668,163)        | \$ (669,163)        | \$ (669,413)      | \$ (668,913)      |
| <b>Net Cash Flow</b> | <b>\$ (564,593)</b> | <b>\$ (400,041)</b> | <b>\$ (229,999)</b> | <b>\$ 290,595</b> | <b>\$ 902,789</b> |

- Ending Fund Balance with Minimums & Targets



## Scenario 4

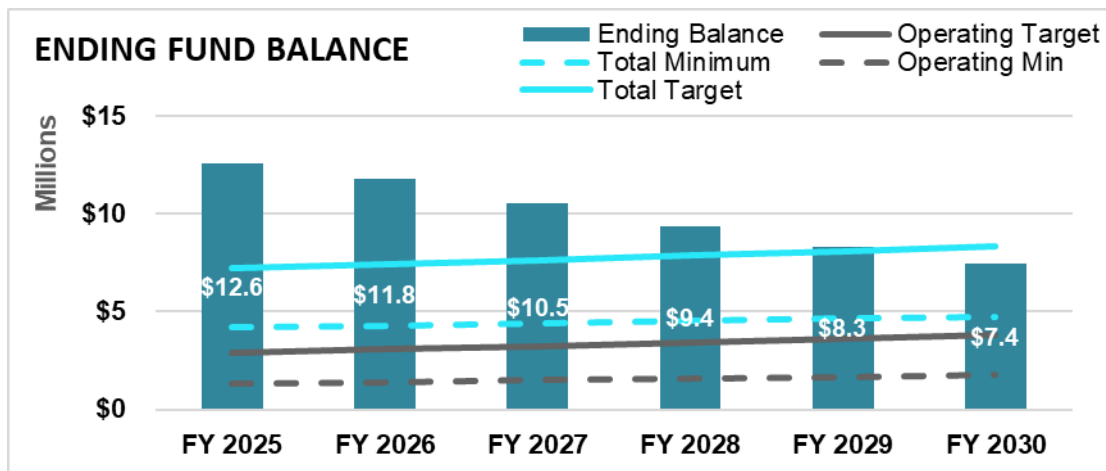
- Rate increase 6.5%
  - \$726.66 per EDU, increase of \$44.36
- SEJPA CIP Contributions, full request to match Encinitas

| SEJPA CIP Cost |             |            |
|----------------|-------------|------------|
| FY             | Amount      | % increase |
| 2025           | \$ 630,578  |            |
| 2026           | \$1,403,434 | 122.6%     |
| 2027           | \$1,497,304 | 6.7%       |
| 2028           | \$1,516,103 | 1.3%       |
| 2029           | \$1,576,747 | 4.0%       |
| 2030           | \$1,639,817 | 4.0%       |

- Net Cash Flow impacts

|                      | FY 2026               | FY 2027               | FY 2028               | FY 2029               | FY 2030             |
|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|---------------------|
| Revenue              | \$ 6,387,494          | \$ 6,812,001          | \$ 7,266,189          | \$ 7,752,141          | \$ 8,272,087        |
| City O&M             | \$ (2,271,267)        | \$ (2,391,796)        | \$ (2,519,605)        | \$ (2,655,170)        | \$ (2,798,998)      |
| SEJPA O&M            | \$ (2,442,081)        | \$ (2,613,026)        | \$ (2,782,873)        | \$ (2,949,845)        | \$ (3,112,087)      |
| City CIP             | \$ (368,585)          | \$ (388,156)          | \$ (408,767)          | \$ (430,473)          | \$ (453,330)        |
| SEJPA CIP            | \$ (1,403,434)        | \$ (1,497,304)        | \$ (1,516,103)        | \$ (1,576,747)        | \$ (1,639,817)      |
| City Debt Service    | \$ (504,106)          | \$ (503,906)          | \$ (506,406)          | \$ (501,606)          | \$ (502,606)        |
| SEJPA Debt Service   | \$ (669,038)          | \$ (668,163)          | \$ (669,163)          | \$ (669,413)          | \$ (668,913)        |
| <b>Net Cash Flow</b> | <b>\$ (1,271,017)</b> | <b>\$ (1,250,350)</b> | <b>\$ (1,136,728)</b> | <b>\$ (1,031,113)</b> | <b>\$ (903,664)</b> |

- Ending Fund Balance with Minimums & Targets





## Scenario 5

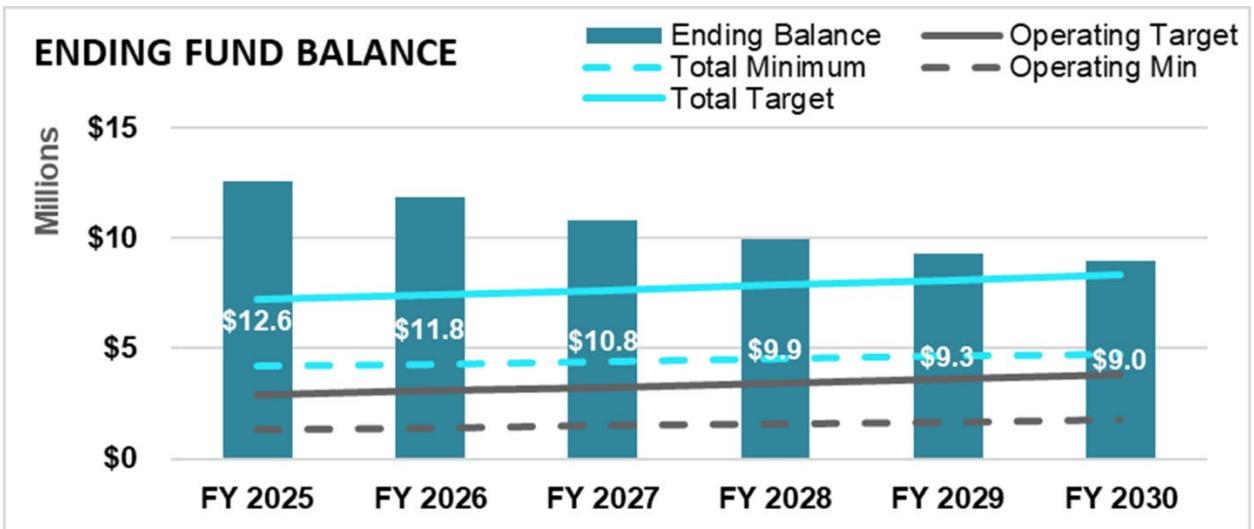
- Rate increase 8%
  - \$736.88 per EDU, increase of \$54.58
- SEJPA CIP Contributions, full request to match Encinitas

| SEJPA CIP Cost |             |            |
|----------------|-------------|------------|
| FY             | Amount      | % increase |
| 2025           | \$ 630,578  |            |
| 2026           | \$1,403,434 | 122.6%     |
| 2027           | \$1,497,304 | 6.7%       |
| 2028           | \$1,516,103 | 1.3%       |
| 2029           | \$1,576,747 | 4.0%       |
| 2030           | \$1,639,817 | 4.0%       |

- Net Cash Flow impacts

|                      | FY 2026               | FY 2027               | FY 2028             | FY 2029             | FY 2030             |
|----------------------|-----------------------|-----------------------|---------------------|---------------------|---------------------|
| Revenue              | \$ 6,471,824          | \$ 6,993,794          | \$ 7,560,115        | \$ 8,174,570        | \$ 8,841,266        |
| City O&M             | \$ (2,271,267)        | \$ (2,391,796)        | \$ (2,519,605)      | \$ (2,655,170)      | \$ (2,798,998)      |
| SEJPA O&M            | \$ (2,442,081)        | \$ (2,613,026)        | \$ (2,782,873)      | \$ (2,949,845)      | \$ (3,112,087)      |
| City CIP             | \$ (368,585)          | \$ (388,156)          | \$ (408,767)        | \$ (430,473)        | \$ (453,330)        |
| SEJPA CIP            | \$ (1,403,434)        | \$ (1,497,304)        | \$ (1,516,103)      | \$ (1,576,747)      | \$ (1,639,817)      |
| City Debt Service    | \$ (504,106)          | \$ (503,906)          | \$ (506,406)        | \$ (501,606)        | \$ (502,606)        |
| SEJPA Debt Service   | \$ (669,038)          | \$ (668,163)          | \$ (669,163)        | \$ (669,413)        | \$ (668,913)        |
| <b>Net Cash Flow</b> | <b>\$ (1,186,687)</b> | <b>\$ (1,068,557)</b> | <b>\$ (842,802)</b> | <b>\$ (608,684)</b> | <b>\$ (334,485)</b> |

- Ending Fund Balance with Minimums & Targets



## Scenario 6

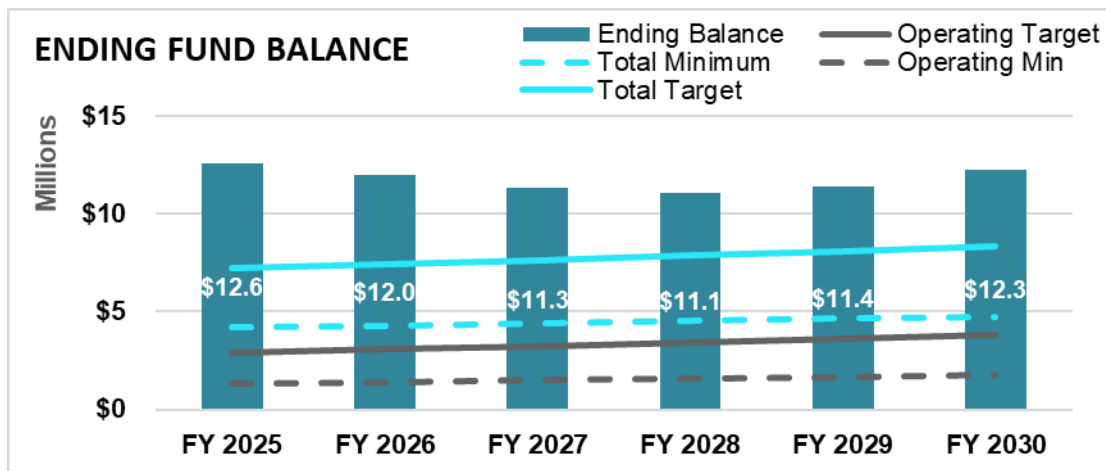
- Rate increase 11%
  - \$757.36 per EDU, increase of \$75.06
- SEJPA CIP Contributions, full request to match Encinitas

| SEJPA CIP Cost |             |            |
|----------------|-------------|------------|
| FY             | Amount      | % increase |
| 2025           | \$ 630,578  |            |
| 2026           | \$1,403,434 | 122.6%     |
| 2027           | \$1,497,304 | 6.7%       |
| 2028           | \$1,516,103 | 1.3%       |
| 2029           | \$1,576,747 | 4.0%       |
| 2030           | \$1,639,817 | 4.0%       |

- Net Cash Flow impacts

|                      | FY 2026               | FY 2027             | FY 2028             | FY 2029           | FY 2030           |
|----------------------|-----------------------|---------------------|---------------------|-------------------|-------------------|
| Revenue              | \$ 6,640,484          | \$ 7,365,006        | \$ 8,172,918        | \$ 9,073,849      | \$ 10,078,540     |
| City O&M             | \$ (2,271,267)        | \$ (2,391,796)      | \$ (2,519,605)      | \$ (2,655,170)    | \$ (2,798,998)    |
| SEJPA O&M            | \$ (2,442,081)        | \$ (2,613,026)      | \$ (2,782,873)      | \$ (2,949,845)    | \$ (3,112,087)    |
| City CIP             | \$ (368,585)          | \$ (388,156)        | \$ (408,767)        | \$ (430,473)      | \$ (453,330)      |
| SEJPA CIP            | \$ (1,403,434)        | \$ (1,497,304)      | \$ (1,516,103)      | \$ (1,576,747)    | \$ (1,639,817)    |
| City Debt Service    | \$ (504,106)          | \$ (503,906)        | \$ (506,406)        | \$ (501,606)      | \$ (502,606)      |
| SEJPA Debt Service   | \$ (669,038)          | \$ (668,163)        | \$ (669,163)        | \$ (669,413)      | \$ (668,913)      |
| <b>Net Cash Flow</b> | <b>\$ (1,018,027)</b> | <b>\$ (697,345)</b> | <b>\$ (229,999)</b> | <b>\$ 290,595</b> | <b>\$ 902,789</b> |

- Ending Fund Balance with Minimums & Targets





# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** March 12, 2025  
**ORIGINATING DEPT:** Public Works/Engineering Department – Dan Goldberg, Acting Public Works Director/City Engineer  
**SUBJECT:** **Approving the Project Lists and Authorizing the City Engineer to Advertise for Construction Bids for the FY 2024/25 and the FY 2025/26 Street Maintenance and Repairs Projects**

---

### **BACKGROUND:**

Solana Beach has approximately 46 miles of roadways to maintain. The most efficient and cost-effective pavement maintenance and rehabilitation strategy is to use a pavement management program. This type of program inventories and classifies pavement conditions to determine the most effective way to budget, repair, replace and preserve roadway surfaces. In addition, certain federal and state funding sources require the use of a pavement management program. Solana Beach performed a citywide pavement management program update in 2021, covering the five-year period from 2021 to 2026.

This item is before the City Council for consideration of Resolution 2025-015 (Attachment 1) to approve the list of streets for the Fiscal Year (FY) 2024/25 and the FY 2025/26 Street Maintenance and Repairs Projects and authorize the City Engineer to advertise the projects for construction bids.

### **DISCUSSION:**

The main components of the proposed pavement maintenance programs for FY 2024/25 and FY 2025/26 would include full-width pavement overlays and localized replacements of failed pavement (potholes). Listed below are two separate projects that cover roadways within all four Council districts of the City. One project is pavement repairs and modified striping on Lomas Santa Fe Drive (LSF). The project would overlay and restripe LSF from the eastern edge of North County Transit District railroad right of way to east of Solana Hills Drive, where the Caltrans right of way begins, and overlay Solana Hills Drive from

COUNCIL ACTION:

---

---

LSF to the driveway near the Carl’s Jr. restaurant (106 Solana Hills Drive). The reason for including the portion of Solana Hills Drive with the LSF project is that due to traffic volumes, Staff is recommending the LSF overlay to be done at night with work starting around 7:00 pm. Since the section of Solana Hills Drive proposed to be included with the LSF work also has heavy daytime volumes, doing this work at night could help alleviate congestion at this intersection. The other project is a street repair project on various roads throughout the City. This is similar to the street repair project that is performed every year.

**Project 1 – Lomas Santa Fe Pavement Repairs Project**

| <b>Overlays</b>      |  |                        |
|----------------------|--|------------------------|
| <b>Street</b>        | <b>From</b>                                | <b>To</b>              |
| Lomas Santa Fe Drive | North County Transit District right of way | Interstate 5           |
| Solana Hills Drive   | Lomas Santa Fe Drive                       | 106 Solana Hills Drive |

In addition to pavement resurfacing, the LSF Pavement Repairs project includes the following:

**Localized Street Repairs**

Dig-outs and replacement of failed pavement (potholes) within the project limits will be performed.

**Traffic Striping**

Since the striping on LSF would be completely removed by the overlay, Staff will take the opportunity to provide enhanced bicycle lanes, where possible. The vehicle travel lanes will be reduced in width as necessary to provide buffers for the bike lanes.

Maps showing the proposed limits of the Lomas Santa Fe Pavement Repairs are included in this report as Attachment 2.

As it relates to this stretch of Lomas Santa Fe, staff is exploring alternate signalization on Lomas Santa Fe at Cedros Street. This pilot project would seek to address north-bound turn (left turn) queuing on Lomas Santa Fe eastbound during high peak hours by providing for a yielded left-turn when a driver determines it is appropriate. If determined to be feasible by the City Engineer, the design and implementation would be done under a separate project and contract for signalization services and would take into account multi-modal improvements associated with this project.



**Project 2 – Citywide Pavement Repairs Project**

| <b>Overlays</b>     |                     |                        |
|---------------------|---------------------|------------------------|
| <b>Street</b>       | <b>From</b>         | <b>To</b>              |
| Cerro Verde Drive   | Cerro Largo Drive   | End                    |
| El Pedregal Court   | Via Mil Cumbres     | End                    |
| Highland Drive (E)  | 1129 Highland Drive | End                    |
| Highland Drive (E)  | Via La Senda        | Uno Verde Court        |
| Highland Drive (W)  | Ida Avenue          | Highland Court         |
| La Sobrina Court    | San Andres Drive    | End                    |
| Loma Corta Drive    | Via Mil Cumbres     | End                    |
| North Sierra Avenue | Estrella Street     | West Cliff Street      |
| Ramona Place        | Highland Drive      | End                    |
| Santa Madera Court  | Santa Rufina Drive  | End                    |
| San Rodolfo Drive   | Stevens Avenue      | 106 Solana Hills Drive |
| Santa Rufina Court  | Santa Victoria      | End                    |

In addition to pavement resurfacing, Project 2 includes the following specific work:

**Localized Street Repairs**

Dig-outs and replacement of failed pavement (potholes) throughout the City will be performed.

**Traffic Striping**

Pavement striping and markings damaged or covered by the project would be replaced and additional striping would be performed in other areas in the City, as needed.

**Sidewalk Repairs**

Damaged and tree lifted sidewalks and curbs will be repaired.

A map of proposed street repairs to be included with the Citywide Pavement Repairs Project is included in this report as Attachment 3.

Staff has also included a map of the recently completed 2024 Street Maintenance and Repairs Project (Attachment 4).

The authorization to go out to bid for both Project 1 and Project 2 concurrently as one project would enable Staff to obtain bids and potentially award a contract(s) for both projects so that the work will be completed during FY 2025/26. This could also result in some cost savings for mobilization, demobilization and other economies of scale if the award for both projects were to be issued to a single contractor.

**CEQA COMPLIANCE STATEMENT:**

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

**FISCAL IMPACT:**

Project funding for the FY 2024/25 Street Maintenance and Repairs Project will be from the FY 2024/25 Annual Pavement Management Program as adopted in the Capital Improvement Program section of the Adopted Budget. The funding includes \$200,000 in Gas Tax Funds, account 2026510.66610, \$210,000 in *TransNet* Funds, account 2286510.66610, \$300,000 in Road Repair and Accountability Act (SB1) Funds, account 2476510.66610, \$500,000 in City CIP Funds (transferred from Measure S Surplus in FY24), account 4596510.66610, and \$390,000 in General Funds – Measure S, account 1106510.66610. It is anticipated that funding for the FY 2025/26 Street Maintenance and Repairs Project will be \$1,100,000. Actual funding amounts for the FY 2025/26 project will be identified when the FY 2025/26 and FY 2026/27 two-year budget is adopted later this year. The funding available for the FY 2024/25 project is \$1,600,000 and the FY 2025/26 project is expected to be \$1,100,000.

The engineer's estimates for these proposed projects are based on construction costs from last year's pavement rehabilitation project. If the bid amounts for the proposed projects are higher than the available funding, Staff will seek authorization from Council for the appropriation of additional funding.

**WORK PLAN:**

The FY 2024/25 Street Maintenance and Repairs Project is listed in the FY 2024/25 Work Plan under the Circulation and Parking section of Ongoing Priorities and Monitoring.


**OPTIONS:**

- Approve the list of streets scheduled for maintenance and repairs as part of the FY 2024/25 and FY 2025/26 Street Maintenance and Repairs Projects and authorize the City Engineer to advertise for construction bids.
- Revise the list of streets scheduled for maintenance and repairs as part of the FY 2024/25 and FY 2025/26 Street Maintenance and Repairs Projects and authorize the City Engineer to advertise for construction bids.
- Provide further direction, as needed.

**CITY STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2025-015:

1. Approving Project 1 – Lomas Santa Fe Pavement Repairs Project for construction.
2. Approving the list of streets scheduled for maintenance and repairs as part of Project 2 – Citywide Pavement Repairs Project for construction.
3. Authorizing the City Engineer to advertise both projects for construction bids as funding becomes available for each project.



Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-015
2. Area map of Lomas Santa Fe Pavement Repairs Project (Project 1)
3. Area map of Citywide Pavement Repairs Project (Project 2)
4. Area map of completed 2024 Citywide Pavement Repairs Project

## RESOLUTION 2025-015

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE LIST OF STREETS FOR THE FY 2024/25 AND THE FY 2025/26 STREET MAINTENANCE AND REPAIRS PROJECTS AND AUTHORIZING THE CITY ENGINEER TO ADVERTISE FOR CONSTRUCTION BIDS

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

**WHEREAS**, project funding for the FY 2024/25 Street Maintenance and Repairs Project will be from the FY 2024/25 Annual Pavement Management Program as adopted in the Capital Improvement Program section of the Adopted Budget; and

**WHEREAS**, it is anticipated that funding for the FY 2025/26 Street Maintenance and Repairs Project will be the same as the current fiscal year. Actual funding amounts for the FY 2025/26 project will be identified when the FY 2025/26 and FY 2026/27 two-year budget is adopted later this year; and

**WHEREAS**, the main components of the proposed pavement maintenance programs for FY 2024/25 and FY 2025/26, if approved, would include full-width pavement overlays and localized replacements of failed pavement (potholes); and

**WHEREAS**, there are two separate projects being considered. One project is pavement repairs and modified striping on Lomas Santa Fe Drive (LSF). The LSF project would overlay and restripe LSF from the eastern edge of North County Transit District railroad right of way to east of Solana Hills Drive where the Caltrans right of way begins and overlay Solana Hills Drive from LSF to the driveway near the Carl's Jr. restaurant. The other project is a street repair project on various roads throughout the City. This is similar to the street repair project that is performed every year; and

**WHEREAS**, the authorization to bid for both projects concurrently would allow for the work for both project to be completed during FY 2025/26.

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

1. That the above recitations are true and correct.
2. That the City Council approves Project 1 – Lomas Santa Fe Pavement Repairs Project for construction.



- 3. That the City Council approves the list of streets scheduled for maintenance and repairs as part of Project 2 – Citywide Pavement Repairs Project for construction.
  
- 4. That the City Council authorizes the City Engineer to advertise both projects for construction bids as funding becomes available for each project.

**PASSED AND ADOPTED** this 12th day of March 2025, 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

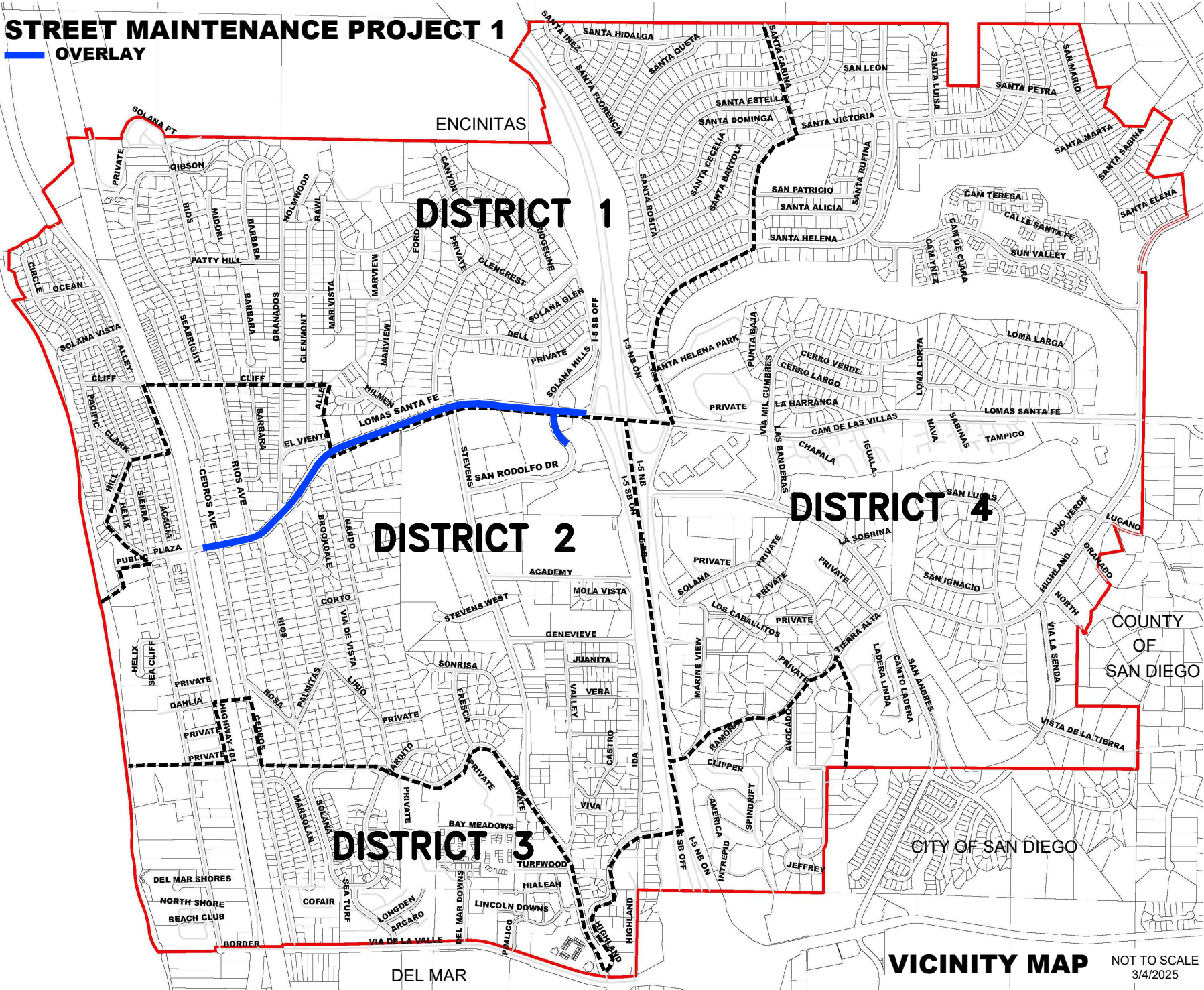
APPROVED AS TO FORM:

ATTEST:

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

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

# STREET MAINTENANCE PROJECT 1 OVERLAY



**DISTRICT 1**

**DISTRICT 2**

**DISTRICT 3**

**DISTRICT 4**

COUNTY OF SAN DIEGO

CITY OF SAN DIEGO

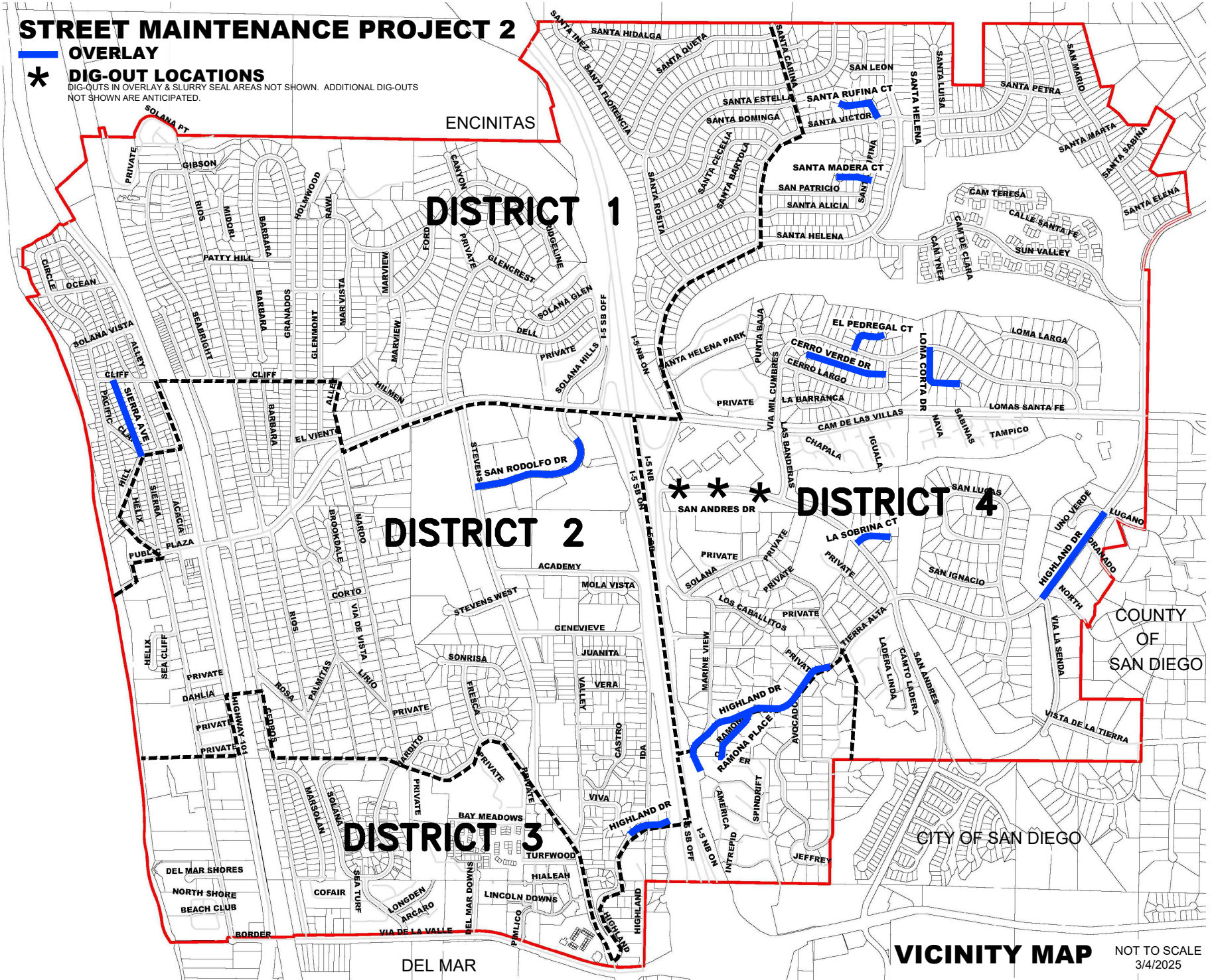
DEL MAR

**VICINITY MAP** NOT TO SCALE  
3/4/2025



# STREET MAINTENANCE PROJECT 2

-  **OVERLAY**
  -  **DIG-OUT LOCATIONS**
- DIG-OUTS IN OVERLAY & SLURRY SEAL AREAS NOT SHOWN. ADDITIONAL DIG-OUTS NOT SHOWN ARE ANTICIPATED.



**DISTRICT 1**

**DISTRICT 2**

**DISTRICT 3**

**DISTRICT 4**

COUNTY OF SAN DIEGO

CITY OF SAN DIEGO

DEL MAR

**VICINITY MAP** NOT TO SCALE  
3/4/2025

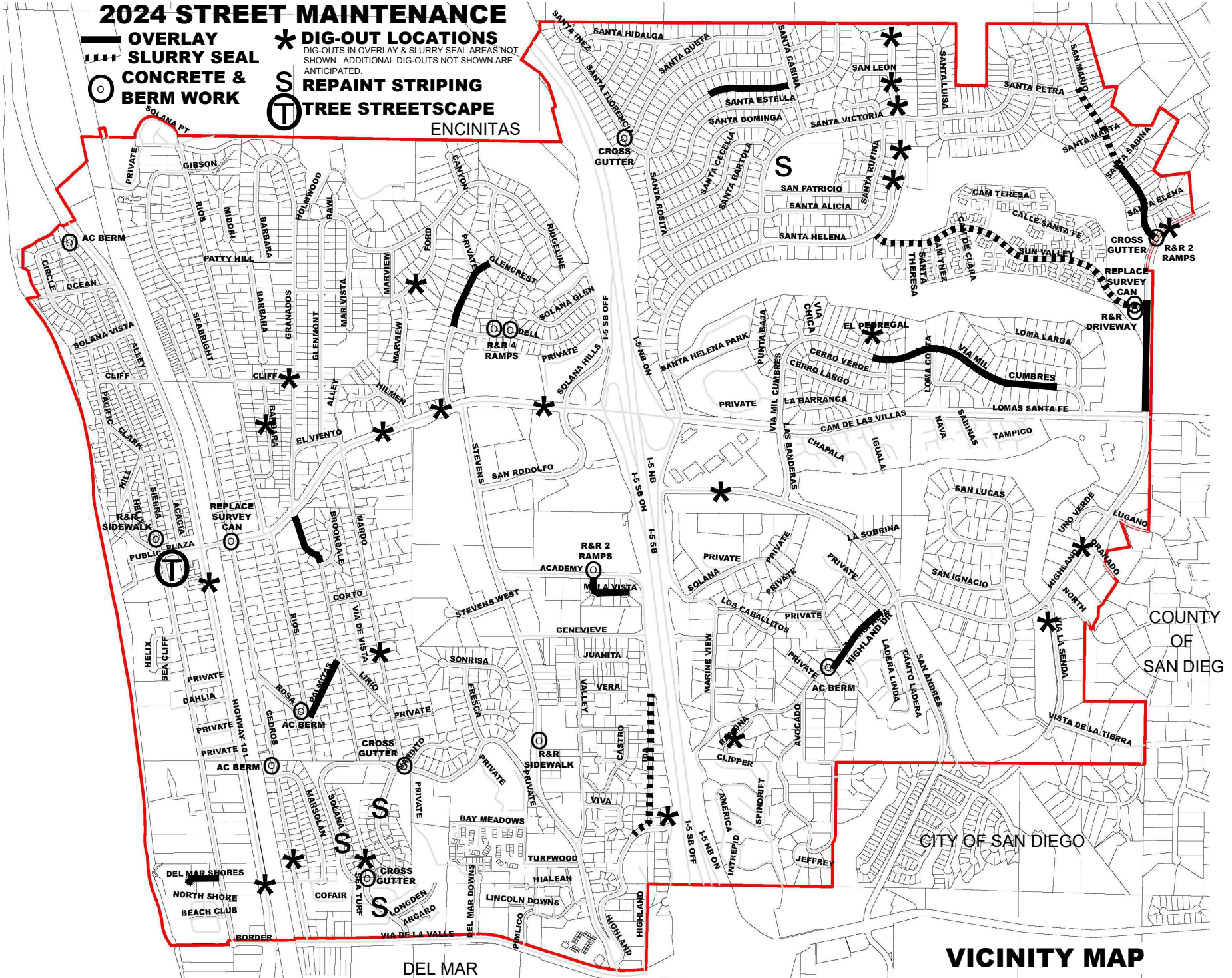


# 2024 STREET MAINTENANCE

-  **OVERLAY**
-  **SLURRY SEAL**
-  **CONCRETE & BERM WORK**

-  **DIG-OUT LOCATIONS**  
DIG-OUTS IN OVERLAY & SLURRY SEAL AREAS NOT SHOWN. ADDITIONAL DIG-OUTS NOT SHOWN ARE ANTICIPATED.
-  **REPAINT STRIPING**
-  **TREE STREETSCAPE**

ENCINITAS



COUNTY OF SAN DIEGO

CITY OF SAN DIEGO

DEL MAR

## VICINITY MAP