

CITY OF SOLANA BEACH

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

AGENDA

Joint REGULAR Meeting

Wednesday, July 16, 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 <u>video</u> recording captures the complete proceedings of the meeting and is available for viewing on the City's website.

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Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a <u>Records</u> <u>Request</u>.

PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are held at 6:00pm on Wednesdays and are broadcast live. Please check the City's website for the meeting schedule or any special meetings. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's <u>Public Meetings</u> webpage.

WATCH THE MEETING

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

AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch Library (157 Stevens Ave.), La Colonia Community Ctr., and online 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

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

 Correspondence received after the official posting of the agenda, but two hours prior to the meeting start time, on the meeting day, will be distributed to Council and made available online along with the agenda posting. All submittals received before the start of the meeting will be made part of the record.

• Written submittals will be added to the record and not read out loud.

And/Or

Verbal Comment Participation:

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

Public speakers have 3 minutes each to speak on each topic. Time may be donated by another individual who is present at the meeting to allow an individual up to 6 minutes to speak. Group: Time may be donated by two individuals who are present at the meeting allowing an individual up to 10 minutes to speak. Group Hearings: For public hearings only, time may be donated by two individuals who are present at the meeting allowing an individuals who are present at the meeting allowing an individuals who are present at the meeting allowing an individual up to 15 minutes to speak.

COUNCIL DISCLOSURE

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

SPECIAL ASSISTANCE NEEDED

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

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

CITY COUNCILMEMBERS Lesa Heebner Mayor				
Kristi Becker Deputy Mayor / Councilmember Dis	trict 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 <u>Solana Beach Municipal Code</u> Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: Ceremonial

None at the posting of this agenda

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

• SDGE Undergrounding Update

ORAL COMMUNICATIONS:

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

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

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

CITY MANAGER / CITY ATTORNEY REPORTS:

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

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

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern <u>by submitting to the City Clerk a speaker slip</u> (located on the back table) <u>before the Consent Calendar is addressed</u>. Those items removed from the Consent Calendar by a member of the <u>Council</u> will be trailed to the end of the agenda, while Consent Calendar items removed by the <u>public</u> 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. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for June 14, 2025 – June 27, 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. Street Maintenance & Repairs Project, Inspection and Laboratory Testing -Bid No. 2025-07 Award. (File 0830-35)

Recommendation: That the City Council

- 1. Adopt Resolution 2025-077:
 - a. Awarding a construction contract to Eagle Paving LLC in the amount of \$2,139,857.10, for the 2025 and 2026 Street Maintenance and Repairs Project, Bid No. 2025-07.
 - b. Approving an amount of \$300,000 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.
 - e. Authorizing the City Treasurer to amend the FY 2025/26 Adopted Budget as necessary between project funding sources.

2. Adopt Resolution 2025-083:

a. Authorizing the City Manager to execute a Professional Services Agreement for a one-year term, in an amount not to exceed \$65,440, with Ninyo & Moore for Pavement Inspection and Laboratory Testing for the 2025 and 2026 Street Maintenance and Repairs Project, Bid No. 2025-07.

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. Street Maintenance & Repairs Project - Bid No. 2024-06 Notice of Completion. (File 0830-35)

Recommendation: That the City Council

- 1. Resolution 2025-076:
 - a. Authorizing the City Council to accept, as complete, the FY 2023-24 Street Maintenance & Repairs Project, Bid No. 2024-06, performed by Quality Construction & Engineering.
 - b. Authorizing the City Clerk to file a Notice of Completion for the project.
 - c. Authorizing the City Manager to execute a final change order in the amount of \$42,401, for a final contract amount of \$1,110,973.60.
 - d. Authorizing the City Treasurer to amend the FY 2024/25 Adopted Budget accordingly.

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. Americans with Disability Act (ADA) Pedestrian Ramps. (File 0820-20)

Recommendation: That the City Council

1. Adopt Resolution 2025-089:

- a. Rejecting the low bid by Savi Construction as non-responsive due to not providing the required insurance.
- b. Awarding a construction contract to PAL General Engineering in the amount of \$39,000 for the ADA Pedestrian Ramps, Bid No. 2025-03.
- c. Approving an amount of \$5,850 for construction contingency.
- d. Authorizing the City Manager to execute the construction contract on behalf of the City.
- e. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

Item A.4. Report (click here)

A.5. Surf Camera for Monitoring and Recording Wave and Surf Conditions. (File 0190-20)

Recommendation: That the City Council

1. Adopt Resolution 2025-091:

- a. Authorizing the City Manager to execute a Professional Services Agreement with EyeP Solutions, Inc., in an amount not to exceed a total contract amount of \$20,443.85 (for 3 years with two 1-year allowable extensions), for continued surf camera monitoring services to include surf monitoring and cloud-based video storage of closed-circuit cameras.
- b. Appropriating \$9,595.43 in the Sand Replenishment Fund to the Professional Services expenditure account in FY 2025/26.
- c. Appropriating \$1,500.00 in the Sand Replenishment Fund to the Professional Services expenditure account in FY 2026/27.
- d. Authorizing the City Treasurer to amend the FY 2025/26 and FY 2026/27 Adopted Budget accordingly.
- e. Authorizing the City Manager to request Work-In-Kind credit from the USACE under the PED cost share agreement for the full cost of this effort.

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.

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

A.6. High Speed Internet Services to City Facilities. (File 0190-60)

Recommendation: That the City Council

1. Adopt **Resolution 2025-092** authorizing the City Manager to execute a Professional Services Agreement with Ting Fiber, Inc., in an amount not to exceed \$51,161.76, per fiscal year for high speed internet services for City facilities.

Item A.6 Report (click here)

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

A.7. Website Hosting, Maintenance Services and Future System Upgrade. (File 0190-60)

Recommendation: That the City Council

- 1. Adopt Resolution 2025-093:
 - a. Authorizing the City Manager to execute a Professional Services Agreement with 360GT in an amount not to exceed \$12,600.00, per fiscal year for website hosting and maintenance services.
 - b. Authorizing the City Manager to execute a future amendment to the Professional Service Agreement with 360GT for Drupal 11 system upgrade.
 - c. Appropriating \$4,600 from the General Fund into the IT Professional Services expenditure account for FY 2025/26 and FY 2026/27.
 - d. Authorizing the City Treasurer to amend the FY 2025/26 and FY 2026/27 Adopted Budgets accordingly.

Item A.7. 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)

<u>B. PUBLIC HEARINGS:</u> (B.1. – B.3.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by <u>submitting a speaker slip</u> (located on the back table) 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: 724 Valley Ave., Applicant: Ward, Case: DRP22-027, SDP22-024, APN: 298-161-17-00. (File 0600-40)

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

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-085** conditionally approving a DRP and SDP for a first-story addition and remodel and new second-story to an existing one-story, single-family residence and an attached two-car carport and associated site improvements at 724 Valley Avenue, Solana Beach.

Item B.1. Report (click here)

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

B.2. Public Hearing: 534 S. Cedros Ave., Applicant: Murphy, Case: DRP24-017, SDP24-012, APN: 263-062-28. (File 0600-40)

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

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-086** conditionally approving DRP and SDP to demolish the existing garage and construct a new 637 square foot attached garage and a 269 square foot addition to the first floor living area which includes the entry area and covered and enclosed area, as well as a second floor covered deck with extended eaves above the proposed garage at 534 N. Cedros Avenue, Solana Beach.

Item B.2. Report (click here)

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

B.3. Public Hearing: 406 N. Rios Ave., Applicant: Pacas, Case: MOD25-004, APN: 263-072-19. (File 0600-40)

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

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-087** conditionally approving a DRP mod. for the work completed in the rear yard as well as the proposed addition and remodel to the existing residence and site improvements in the front yard at 406 N. Rios Avenue, Solana Beach.

Item B.3. Report (click here)

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

C. STAFF REPORTS: (C.1.)

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 and Interim Improvements Update. (File 0720-15)

Recommendation: That the City Council

1. Adopt Resolution 2025-088:

- a. Approving the updated La Colonia Master Plan.
- b. Find that the interim improvements for the vacant property north of the skate park and basketball courts are exempt pursuant to Section 15304 of the California Environmental Quality Act Guidelines.
- c. Approving interim park improvements of the vacant property north of the skate park and basketball courts.
- d. Authorizing the City Manager to move forward with design and bidding for the construction of the inter improvements of the vacant property north of the skate park and basketball courts.

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.

LEGISLATIVE POLICY AND CORRESPONDENCE:

WORK PLAN COMMENTS:

Adopted June 18, 2025

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: Council Committees

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

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

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

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

CITIZEN COMMISSION(S)

a. Climate & Resiliency Commission – Zito, Becker

ADJOURN:

Next Regularly Scheduled Meeting is September 10, 2025

Always refer to the City's website for an updated schedule or contact City Hall. <u>www.cityofsolanabeach.org</u> 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 July 16, 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 July 10, 2025 at 10:15 a.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., July 16, 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 <u>Citizen Commission's Agenda webpages</u> or the City's Events <u>Calendar</u> for updates.

- Budget & Finance Commission
- Climate & Resiliency Commission

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- Parks & Recreation Commission
- Public Arts Commission
- View Assessment Commission



STAFF REPORT CITY OF SOLANA BEACH

TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT: Honorable Mayor and City Councilmembers Alyssa Muto, City Manager July 16, 2025 Finance – Rachel Jacobs, Finance Director **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: 06/14/25 through 06/27/25		
Check Register - Disbursement Fund (Attachment 1)	_	\$ 922,808.32
Net Payroll Staff P26	June 20, 2025	 279,160.65
TOTAL		\$ 1,201,968.97

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 June 14, 2025, through June 27, 2025, reflects total expenditures of \$1,201,968.97 from various City sources.

WORK PLAN: N/A

OPTIONS:

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

CITY COUNCIL ACTION: _____

July 16, 2025 Register of Demands Page 2 of 2

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

6/14/2025 - 6/27/2025

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant P26	06/18/2025	9002218	\$1,020.00
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant P26	06/18/2025	9002212	\$12,068.40
US BANK	APWA-PWX REGISTRATION AUG 2025	06/26/2025	108424	\$884.00
US BANK	APWA-PWX FLIGHT	06/26/2025	108424	\$407.36
SAN DIEGO COUNTY SHERIFFS OFFICE	MAR 25-CR TOW FEE/SB OVERTIME	06/26/2025	108449	(\$218.84)
STERLING HEALTH SERVICES, INC.	PC12 FSA CONTRIBUTIONS	06/18/2025	9002219	\$441.67
STERLING HEALTH SERVICES, INC.	P26 FSA/DCA CONTIBUTIONS	06/26/2025	9002231	\$2,486.12
STERLING HEALTH SERVICES, INC.	P26 FSA/DCA CONTIBUTIONS	06/26/2025	9002231	\$1,572.87
PAYMENTUS CORPORATION	MAY 25	06/26/2025	108446	\$1,037.38
ERON JOKIPII	RE-ISSUE CK#106752	06/26/2025	108435	\$146,562.50
JENNIFER STEIN	RE-ISSUE CK#106297	06/26/2025	108441	\$677.12
AR BOUTIQUE LLC	RE-ISSUE CK#106139	06/26/2025	108419	\$50.00
ERIN CERNEY	RFND: FCCC RENTAL 06/14/25	06/26/2025	108434	\$500.00
JACQUELINE ROSSOW	RFND: FCCC 06/13/25	06/26/2025	108440	\$500.00
	TOTAL GENERAL FU	ND		\$167,988.58
1005100 - CITY COUNCIL				
US BANK	CLOSED SESSION DINNER	06/26/2025	108424	\$157.58
US BANK	CLOSED SESSION DINNER	06/26/2025	108424	\$176.47
	TOTAL CITY COUNC			\$334.05
1005150 - CITY CLERK				·
PITNEY BOWES GLOBAL FINANCIAL SVC	LEASE:0012725773 / 04/30/25-07/29/25	06/18/2025	9002216	\$794.45
STAPLES CONTRACT & COMMERCIAL	LGL PADS/DVDS/PAPER/BNDR CLPS/SHT PRTCRS	06/18/2025	108417	\$194.63
US BANK	ADMIN DAY CLERK DEPT	06/26/2025	108424	\$32.30
US BANK	CONF MEAL	06/26/2025	108424	\$33.91
US BANK	CONF UBER 5/2/25	06/26/2025	108425	\$16.96
US BANK	HOTEL 4/29/25-5/2/25	06/26/2025	108424	\$496.12
US BANK	CONF UBER 4/29/25	06/26/2025	108425	\$26.99
US BANK	CONF HOTEL DEPOSIT	06/26/2025	108424	\$253.76
UT SAN DIEGO - NRTH COUNTY	NTC: ORD 538 INTRO	06/26/2025	108454	\$212.62
UT SAN DIEGO - NRTH COUNTY	NTC: ORD 538 ADOPT	06/26/2025	108454	\$212.62
KFORCE INC.	TEMP SERVICES 05/29/25-CLK	06/18/2025	9002213	\$960.00
	TOTAL CITY CLE	RK		\$3,234.36
1005200 - CITY MANAGER				.,
US BANK	SYMPATHY FLOWERS	06/26/2025	108424	\$136.81
US BANK	SYMPATHY FLOWERS	06/26/2025	108424	\$130.81
US BANK	CLOSED SESSION DINNER	06/26/2025	108424	\$117.04
US BANK	CCMA CONFERENCE	06/26/2025	108424	\$32.92 \$105.60
	JUN 25-LOBBYING SERVICES	06/26/2025	9002222	\$105.60
EMANUELS JONES & ASSOCIATES, LLC CINDY KREBS CONSULTING INC	RECRUITMENT SERVICES	06/26/2025	108428	\$2,785.12
CINDY KREBS CONSULTING INC			100420	\$13,000.00 \$16,177.49
	TOTAL CITY MANAG	EK		ψ10,177.4 3
1005250 - LEGAL SERVICES		06/06/0005	100404	*~~
US BANK	CLOSED SESSION DINNER	06/26/2025	108424	\$30.71

ATTACHMENT 1

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				· .
	TOTAL LEGAL SERV	VICES		\$30.71
1005300 - GENERAL FUND - FINANCE		25 06/26/2025	108437	¢2 507 40
HDL HINDERLITER DE LLAMAS & ASSOC Q4 C24 SALES US BANK FLOWERS	TAX AUDIT & CONTRACT-APR-JUN 2	06/26/2025	108424	\$2,507.46 \$84.57
US BAINK FLOWERS			100424	\$04.57
1005350 - SUPPORT SERVICES	TOTAL GENERAL FUND - FINA	ANCE		ψ2,552.05
		06/26/2025	108453	¢06.41
STAPLES CONTRACT & COMMERCIAL WHITEOUT/PC US BANK ENVELOPES	ST IT/CARD STOCK/AIR DUSTERS	06/26/2025	108424	\$86.41 \$1,206.80
	KEY SUBSCRIPTION	06/26/2025	108424	\$468.00
CULLIGAN OF SAN DIEGO JUN 25-EQUIP		06/18/2025	108409	\$400.00
BUSINESS PRINTING COMPANY INC WINDOW ENV		06/26/2025	108423	\$1,403.50
	TOTAL SUPPORT SERV			\$3,239.81
1005400 - HUMAN RESOURCES				(-)
US BANK ADMIN DAY SI	JPPLIES	06/26/2025	108424	\$114.32
US BANK ADMIN DAY SI		06/26/2025	108424	\$194.60
US BANK EFAX SUBSCRI	PTION	06/26/2025	108424	\$49.99
US BANK ADMIN DAY G	IFT CARD	06/26/2025	108424	\$30.00
US BANK ADMIN DAY G	IFT CARD	06/26/2025	108424	\$30.00
CODE 4 INVESTIGATIONS, INC. FIREFIGHTER/F	ARAMEDIC BACKGROUND	06/26/2025	9002228	\$750.00
COASTAL LIVE SCAN AND INSURANCE MAY 25-FINGE	RPRINT APP	06/26/2025	108429	\$482.00
SOPHIE KELLEY REIMB: REPOR	TER TRAINING	06/26/2025	108451	\$8.99
CAMILLE JOHNSON REIMB: REPOR	TER TRAINING	06/26/2025	108427	\$8.99
LAUREN ELSNER REMIB: REPOR	TER TRAINING	06/26/2025	108443	\$8.99
AUGUST MAHBOUBI REIMB: REPOR	TER TRAINING	06/26/2025	108420	\$8.99
SACHA GUILHEMFOUERT REIMB: REPOR	TER TRAINING	06/26/2025	108448	\$8.99
BEATRICE LUNDELL REIMB: LIVESC	AN FINGER PRINTING	06/26/2025	108421	\$69.00
	TOTAL HUMAN RESOU	RCES		\$1,764.86
1005450 - INFORMATION SERVICES				
COX COMMUNICATIONS INC 001341003973	0701 - 06/19/25-07/18/25	06/26/2025	108430	\$294.95
US BANK PI MONITOR-C	CHAMBERS	06/26/2025	108424	\$47.50
US BANK DVD RECORDE	RS-CHAMBERS	06/26/2025	108424	\$698.48
US BANK MICROPHONE	S	06/26/2025	108424	(\$155.95)
US BANK MICROPHONE	S	06/26/2025	108424	(\$155.95)
US BANK CONSTANT CO	ONTACT SUBSCRIPTION	06/26/2025	108424	\$98.00
MANAGED SOLUTION JUN 25-Office	365/IT Support	06/18/2025	9002215	\$38.00
MANAGED SOLUTION JUN 25-Office	365/IT Support	06/18/2025	9002215	\$2,611.50
	NET SERVICES-CITY FACILITIES	06/26/2025	9002232	\$3,334.86
360 GLOBAL TECHNOLOGY LLC JUN 25-WEBSI		06/18/2025	9002210	\$600.00
	TOTAL INFORMATION SERV	VICES		\$7,411.39
1005550 - PLANNING				
UT SAN DIEGO - NRTH COUNTY NTC: DRP22-02		06/26/2025	108454	\$774.78
UT SAN DIEGO - NRTH COUNTY NTC: MOD25-(06/26/2025	108454	\$801.55
UT SAN DIEGO - NRTH COUNTY NTC: DRP24-0		06/26/2025	108454	\$682.57
	TOTAL PLANI	NING		\$2,258.90
1005560 - BUILDING SERVICES				
ESGIL CORPORATION MAY 25-BUILD		00/00/0005	000000	
	ING & PLAN REVIEW/ INSPECTIONS		9002223	
	ING & PLAN REVIEW/ INSPECTIONS TOTAL BUILDING SERV		9002223	\$97,626.69 \$97,626.69
1005590 - CODE ENFORCEMENT	TOTAL BUILDING SERV	VICES		\$97,626.69
1005590 - CODE ENFORCEMENT US BANK OIL CHANGES- US BANK CAR WASH-TR	TOTAL BUILDING SERV		9002223 108424 108425	

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US BANK	WINDSHIELD WIPER FLUID	06/26/2025	108425	\$6.51
	TOTAL CODE ENFORCE	MENT		\$158.85
1006110 - LAW ENFORCEMENT				
SAN DIEGO COUNTY SHERIFFS OFFICE	MAR 25-LAW ENFORCEMENT	06/26/2025	108449	\$425,621.14
SAN DIEGO COUNTY SHERIFFS OFFICE	MAR 25-CR TOW FEE/SB OVERTIME	06/26/2025	108449	\$746.64
	TOTAL LAW ENFORCE	MENT		\$426,367.78
1006120 - FIRE DEPARTMENT				
US BANK	TOOL CHEST	06/26/2025	108424	\$231.64
US BANK	BAR OIL-CHAINSAWS	06/26/2025	108424	\$46.63
US BANK	GEAR BAG-FIRE PREVENTION	06/26/2025	108424	\$104.52
US BANK	PPE/FLASHLIGHT-FIRE PREVENTION	06/26/2025	108424	\$750.46
US BANK	SUPPLIES FOR STATION	06/26/2025	108424	\$37.75
US BANK	SUPPLIES FOR STATION	06/26/2025	108424	\$103.31
US BANK	FASTENERS AND TAPE	06/26/2025	108424	\$31.63
US BANK	CLEANING SUPPLIES	06/26/2025	108424	\$42.86
US BANK	DEPARTMENT SUPPLIES	06/26/2025	108424	\$173.92
US BANK	DEPARTMENT SUPPLIES	06/26/2025	108424	\$91.32
US BANK	DEPARTMENT SUPPLIES	06/26/2025	108424	\$52.18
US BANK	CLEANING SUPPLIES	06/26/2025	108424	\$614.42
US BANK	HEADSET REPAIRS-E237	06/26/2025	108424	\$213.50
US BANK	SAW BLADES-RESCUE TOOLS	06/26/2025	108424	\$34.70
US BANK	BAR AND OIL-CHAINSAW	06/26/2025	108424	\$39.14
UT SAN DIEGO - NRTH COUNTY	NTC: FY25 FIRE BENEFIT FEE	06/26/2025	108454	\$605.24
CULLIGAN OF SAN DIEGO	JUN/JUL 25-RENTAL-FS	06/18/2025	108409	\$50.00
	TOTAL FIRE DEPART	MENT		\$3,223.22
1006130 - ANIMAL CONTROL				
HABITAT PROTECTION, INC	JUN 25- DEAD ANIMAL REMOVAL	06/26/2025	9002225	\$160.00
	TOTAL ANIMAL CON	ITROL		\$160.00
1006170 - MARINE SAFETY				
US BANK	3 BAGS/ANCHOR	06/26/2025	108424	\$75.26
US BANK	ANCHOR BAG	06/26/2025	108424	\$65.24
US BANK	Scheduling Software	06/26/2025	108424	\$259.00
US BANK	TIRE 2481	06/26/2025	108424	\$201.47
US BANK	BATTERY	06/26/2025	108424	\$242.46
US BANK	FLAGS-LG TOWERS	06/26/2025	108424	\$208.11
USBANK	CHECKERED FLAGS	06/26/2025	108424	\$56.32
US BANK	STAKES AND BUCKETS	06/26/2025	108424	\$169.44
US BANK	CLEANING SUPPLIES	06/26/2025	108424	\$124.76
US BANK	BROOM	06/26/2025	108424	\$91.32
US BANK		06/26/2025 06/26/2025	108425 108424	\$21.60
US BANK	BATTERIES	06/26/2025	108424	\$193.60
	BLS Cert for 8 Guards	06/26/2025	108424	\$216.00
	EMR Challenge Course	06/26/2025	108424	\$376.00
US BANK US BANK	GAUZE/GEL PACKS 2 BUCKETS	06/26/2025	108425	\$209.17 \$21.72
US BANK US BANK	4 BUCKETS	06/26/2025	108424	\$21.72 \$42.36
US BANK	4 MED WATER JUGS	06/26/2025	108424	\$42.50
US BANK	RADIO LABELS	06/26/2025	108425	\$35.80
US BANK	RADIO LABELS	06/26/2025	108425	\$15.50
US BANK	GRINDER DISCS	06/26/2025	108425	\$10.73
US BANK	AED BATTERY	06/26/2025	108424	\$355.62

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US BANK	LIFEGUARD UNIFORMS	06/26/2025	108424	\$214.16
US BANK	TOWER MEDICAL SUPPLIES	06/26/2025	108424	\$100.64
US BANK	TOWER MEDICAL SUPPLIES	06/26/2025	108424	\$197.68
US BANK	MEDICAL GLOVES	06/26/2025	108424	\$63.56
US BANK	TOWER MEDICAL SUPPLIES	06/26/2025	108424	\$48.78
US BANK	HQ/TOWER LOCKS	06/26/2025	108424	\$113.14
US BANK	LG UNIFORMS	06/26/2025	108424	\$517.68
US BANK	HQ MEDICAL SUPPLIES	06/26/2025	108424	\$471.25
US BANK	HQ LAUNDRY DETERGENT	06/26/2025	108425	\$22.28
US BANK	DRINKS-SDRALERT MTG	06/26/2025	108424	\$36.87
US BANK	SIGN POSTS	06/26/2025	108424	\$39.13
US BANK	SIGN HARDWARE	06/26/2025	108425	\$10.04
US BANK	TOWER SUPPLIES	06/26/2025	108424	\$70.64
US BANK	DIVE RESCUE RECERT-MASON	06/26/2025	108425	\$20.00
US BANK	PHONE CORD	06/26/2025	108425	\$12.92
US BANK	WETSUITS	06/26/2025	108424	\$565.50
US BANK	MNDTD RPTR TRN	06/26/2025	108425	\$8.99
US BANK	MNDTD RPTR TRN	06/26/2025	108425	\$8.99
CULLIGAN OF SAN DIEGO	JUN 25-EQUIPMENT-MS	06/18/2025	108410	\$58.00
BRIAN SZYMANSKI	LIFEGUARD TOWER MAINTENANCE	06/26/2025	108432	\$3,787.23
	TOTAL MARINE SAF	ETY		\$9,395.26
1006510 - ENGINEERING				
US BANK	MSA MTG-2 PPL-THERMO PLASTIC	06/26/2025	108424	\$50.00
US BANK	GIS FEES	06/26/2025	108424	\$120.00
UT SAN DIEGO - NRTH COUNTY	NTC: BID 2025-08	06/26/2025	108454	\$712.32
UT SAN DIEGO - NRTH COUNTY	NTC: RESO 2025-039	06/26/2025	108454	\$577.45
UT SAN DIEGO - NRTH COUNTY	NTC: RESO 2025-041	06/26/2025	108454	\$537.66
WEST COAST CIVIL, INC	MAY 25-PROF SERVICES	06/26/2025	108455	\$6,175.00
CALIFORNIA BACKFLOW & CHLORINATION LLC	BACKFLOW TEST/BSI ONLINE FILING	06/26/2025	108426	\$170.00
	TOTAL ENGINEER	NG		\$8,342.43
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	06/26/2025	108444	\$16.96
CITY OF CARLSBAD	WQIP COST SHARE AGREEMENT	06/18/2025	108408	\$2,093.00
SANTA FE IRRIGATION DISTRICT	005506-014-05/02/25-06/02/25	06/18/2025	108415	\$391.35
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	06/26/2025	108444	\$16.97
MIKHAIL OGAWA ENGINEERING, INC.	MAY 25- STORMWATER PROGRAM	06/26/2025	9002226	\$10,816.87
IDRAINS LLC	H-STORMDRAIN MAINT	06/26/2025	108418	\$1,700.00
	TOTAL ENVIRONMENTAL SERVI	CES		\$15,035.15
1006530 - STREET MAINTENANCE				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	06/26/2025	108444	\$27.56
SANTA FE IRRIGATION DISTRICT	011695-000 - 05/01/25-05/31/25	06/18/2025	108415	\$105.81
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	06/26/2025	108444	\$27.55
SDG&E CO INC	UTILITIES-04/09/25-05/08/25	06/18/2025	108416	\$849.52
SDG&E CO INC	UTILITIES-04/01/25-05/08/25	06/18/2025	108416	\$701.06
US BANK	PW SAFETY MTG SUB	06/26/2025	108424	\$345.00
TRAFFIC SUPPLY, INC	CUSTOM SIGNS	06/26/2025	9002233	\$167.17
BFS GROUP OF CALIFORNIA LLC	SPRAY POINT/BLOW OFF DUSTER	06/18/2025	108411	\$20.53
	TOTAL STREET MAINTENAN	NCE		\$2,244.20
1006540 - TRAFFIC SAFETY				
SDG&E CO INC	UTILITIES-04/09/25-05/08/25	06/18/2025	108416	\$1,328.24
SDG&E CO INC	UTILITIES-04/01/25-05/08/25	06/18/2025	108416	\$655.21

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TRAFFIC SUPPLY, INC	SIGNS/POSTS	06/26/2025	9002233	\$2,086.91
TRAFFIC SUPPLY, INC	RADAR FEEDBACK SIGN/BRACKETS	06/26/2025	9002233	\$4,570.76
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS-05/25/25-06/07/25	06/26/2025	9002221	\$5,117.19
	TOTAL TRAFFIC SAFETY	,		\$13,758.31
1006550 - STREET CLEANING				
SANTA FE IRRIGATION DISTRICT	011695-000 - 05/01/25-05/31/25	06/18/2025	108415	\$62.14
PRIDE INDUSTRIES	MAY 25-TRASH ABATEMENT SERVICES	06/18/2025	108413	\$1,467.52
SCA OF CA, LLC	MAY 25- STREET SWEEPING SERVICES	06/18/2025	9002217	\$600.72
	TOTAL STREET CLEANING	i		\$2,130.38
1006560 - PARK MAINTENANCE				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	06/26/2025	108444	\$20.14
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	06/26/2025	108444	\$20.13
SANTA FE IRRIGATION DISTRICT	005979-005 - 04/02/25-06/02/25	06/26/2025	108450	\$388.50
SANTA FE IRRIGATION DISTRICT	005506-019 - 05/01/25-05/31/25	06/26/2025	108450	\$1,858.10
SANTA FE IRRIGATION DISTRICT	005506-018 - 05/01/25-05/31/25	06/26/2025	108450	\$598.17
RANCHO SANTA FE SECURITY SYS INC	CODE REMOVAL	06/18/2025	108414	\$10.00
US BANK	LCP/CITY HALL SIGNS	06/26/2025	108424	\$196.59
US BANK	LCP/CITY HALL SIGNS	06/26/2025	108424	\$196.59
US BANK	BEACH SAND RAKE	06/26/2025	108424	\$148.02
NISSHO OF CALIFORNIA	MAR 25- NEEDED LANDSCAPING SERVICES	06/26/2025	9002227	\$14,937.06
NISSHO OF CALIFORNIA	APR 25- LANDSCAPING SERVICES	06/26/2025	9002227	\$226.42
NISSHO OF CALIFORNIA	APR 25- LANDSCAPING SERVICES	06/26/2025	9002227	\$742.18
NISSHO OF CALIFORNIA	APR 25- LANDSCAPING SERVICES	06/26/2025	9002227	\$428.03
NISSHO OF CALIFORNIA	APR 25- LANDSCAPING SERVICES	06/26/2025	9002227	\$396.97
NISSHO OF CALIFORNIA	APR 25- LANDSCAPING SERVICES	06/26/2025	9002227	\$540.42
	TOTAL PARK MAINTENANCE			\$20,707.32
1006570 - PUBLIC FACILITIES				
SDG&E CO INC	UTILITIES-04/09/25-05/08/25	06/18/2025	108416	\$6,026.55
SDG&E CO INC	UTILITIES-04/01/25-05/08/25	06/18/2025	108416	\$2,254.57
US BANK	PAINT/CLEAN SUPPLIES-FIRE STN	06/26/2025	108424	\$83.53
US BANK	PAINT-FIRE STATION	06/26/2025	108424	\$80.42
24 HOUR ELEVATOR, INC	JUN 25- ELEVATOR MAINT/REPAIR	06/18/2025	108406	\$204.20
STANDARD PLUMBING SUPPLY COMPANY	PVC CEMENT/CLOSET REPAIR KIT/VACUUM BREAKER	06/26/2025	108452	\$172.21
CALIFORNIA OFFICE CLEANING, INC	MAY 25-JANITORIAL/CUSTODIAL SVC	06/18/2025	9002211	\$8,955.00
PRIDE INDUSTRIES	MAY 25-TRASH ABATEMENT SERVICES	06/18/2025	108413	\$1,467.51
JT LEWIS INC.	FY25 DOOR MAINT/REPAIRS-CH	06/18/2025	108412	\$1,500.00
JT LEWIS INC.	FY25 DOOR MAINT/REPAIRS-PW	06/18/2025	108412	\$2,000.00
JT LEWIS INC.	FY25 DOOR MAINT/REPAIRS-FS	06/18/2025	108412	\$2,400.00
REAL ESTATE CONSULTING & SERVICES INC	FY25 ON-CALL AS-NEEDED HANDYMAN-REFRB TABLE	06/26/2025	9002229	\$1,500.00
REAL ESTATE CONSULTING & SERVICES INC	FY25 ON-CALL AS-NEEDED HANDYMAN-CARPET	06/26/2025	9002229	\$2,965.00
REAL ESTATE CONSULTING & SERVICES INC	FY25 ON-CALL AS-NEEDED HANDYMAN-RPLC SWITCHES	06/26/2025	9002229	\$1,100.58
BFS GROUP OF CALIFORNIA LLC	WRECKING BAR/CHECK VALVE/PIPE NIPPLE	06/18/2025	108411	\$25.98
BFS GROUP OF CALIFORNIA LLC	PVC COUPLING/SIMPLE GREEN/HAND SOAP/PIPE ELBOW	06/18/2025	108411	\$24.83
BFS GROUP OF CALIFORNIA LLC	SEALANT/CAULKING GUN	06/26/2025	108433	\$87.32
BFS GROUP OF CALIFORNIA LLC	PLYWOOD/NUTS/BOLTS/SAND	06/26/2025	108433	\$27.53
BFS GROUP OF CALIFORNIA LLC	SEALANT/GLOVES	06/26/2025	108433	\$77.26
	TOTAL PUBLIC FACILITIES			\$30,952.49

1007100 - COMMUNITY SERVICES

US BANK

108424

\$117.44

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US BANK	RIBBONS-RIBBON CUTTING CEREMONY	06/26/2025	108424	\$30.72
EXTERIOR PRODUCTS INC	FY 25-FAIR BANNER	06/26/2025	9002224	\$2,730.00
EXTERIOR PRODUCTS INC	CITY STREET BANNER REPLACEMENT	06/26/2025	9002224	\$1,100.72
SAN DIEGO COUNTY BICYCLE COALITION	BIKE EDUCATION PROGRAM	06/26/2025	108422	\$1,200.00
SAN DIEGO COUNTY BICYCLE COALITION	BIKE EDUCATION PROGRAM	06/26/2025	108422	\$50.00
	TOTAL COMMUNITY SERVICE	S		\$5,228.88
1007110 - GF-RECREATION				
US BANK	PLAQUE-LA COLONIA	06/26/2025	108424	\$681.84
US BANK	CAR WASH-LIGHTNING	06/26/2025	108425	\$25.99
KELLEN MACIEJEWSKI	REIMB: CPR TRAINING	06/26/2025	108442	\$83.95
GABLE KRICH	REIMB: CPR TRAINING	06/26/2025	108436	\$88.00
	TOTAL GF-RECREATIO	N		\$879.78
110 - MEASURE S 1% TRANSACTION TAX				
PALM ENGINEERING CONSTRUCTION CO	PROJ# 9834.00 HIGHLAND DR. MEDIAN PLANTING	06/26/2025	108445	(\$162.45)
	TOTAL MEASURE S 1% TRANSACTION TA	х		(\$162.45)
1105900 - MEASURE S - 1% TRANSACTION 1	AX			
HDL HINDERLITER DE LLAMAS & ASSOC	Q4 C24- MEASURE S TAX-CONTRACT/AUDIT-APR-JUN 25	06/26/2025	108437	\$1,343.12
	TOTAL MEASURE S - 1% TRANSACTION TA	х		\$1,343.12
1106510 - MEASURE S - ENGINEERING				
PALM ENGINEERING CONSTRUCTION CO	PROJ# 9834.00 HIGHLAND DR. MEDIAN PLANTING	06/26/2025	108445	\$3,248.99
	TOTAL MEASURE S - ENGINEERIN	G		\$3,248.99
1205460 - SELF INSURANCE RETENTION				
US BANK	CLM 2502 & 2503 CERTIFIED MAIL	06/26/2025	108425	\$20.82
US BANK	CLM 2501 CERTIFIED MAIL	06/26/2025	108425	\$10.41
	TOTAL SELF INSURANCE RETENTIO	N		\$31.23
1355550 - ASSET REPLACMENT-COMM DEVI	EL .			
US BANK	DESK	06/26/2025	108424	\$217.49
	TOTAL ASSET REPLACMENT-COMM DEVI	EL		\$217.49
1356170 - ASSET REPLACEMENT-MARN SFT				
DAY WIRELESS SYSTEMS (20)	ASSET REPLACEMENT TRUCK UPFIT	06/26/2025	108431	\$8,958.52
US BANK	PWC SUPPLIES	06/26/2025	108424	\$541.75
US BANK	RACK ACCESSORIES	06/26/2025	108424	\$289.17
US BANK	2 PPE HELMETS-CLIFF RESCUE	06/26/2025	108424	\$545.71
US BANK	2 PPE HEADLAMPS	06/26/2025	108424	\$316.06
	TOTAL ASSET REPLACEMENT-MARN SFI	Υ		\$10,651.21
1605360 - OPEB OBLIGATION				
DEPARTMENT OF THE TREASURY	PCORI 33-0203789 2024	06/26/2025	108438	\$80.50
DEPARTMENT OF THE TREASURY	PCORI 33-0203789 2025	06/26/2025	108439	\$98.03
	TOTAL OPEB OBLIGATIO	N		\$178.53
2037510 - HIGHWAY 101 LANDSC #33				
SDG&E CO INC	UTILITIES-04/09/25-05/08/25	06/18/2025	108416	\$2,632.56
UT SAN DIEGO - NRTH COUNTY	NTC: FY26 MIDS	06/26/2025	108454	\$126.77
	TOTAL HIGHWAY 101 LANDSC #3	33		\$2,759.33
2047520 - MID 9C SANTA FE HILLS				
SANTA FE IRRIGATION DISTRICT	005979-006 - 04/02/25-06/02/25	06/26/2025	108450	\$1,693.47
SANTA FE IRRIGATION DISTRICT SANTA FE IRRIGATION DISTRICT	005979-006 - 04/02/25-06/02/25 005979-007 - 04/02/25-06/02/25	06/26/2025 06/26/2025	108450 108450	\$1,693.47 \$1,887.77
SANTA FE IRRIGATION DISTRICT	005979-007 - 04/02/25-06/02/25	06/26/2025	108450	\$1,887.77

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SANTA FE IRRIGATION DISTRICT	005979-025 - 05/01/25-05/31/25	06/26/2025	108450	\$699.14
SANTA FE IRRIGATION DISTRICT	005979-026 - 05/01/25-05/31/25	06/26/2025	108450	\$865.96
SANTA FE IRRIGATION DISTRICT	005979-016 - 05/01/25-05/31/25	06/26/2025	108450	\$637.68
SANTA FE IRRIGATION DISTRICT	005979-017 - 05/01/25-05/31/25	06/26/2025	108450	\$52.56
SANTA FE IRRIGATION DISTRICT	005979-018 - 05/01/25-05/31/25	06/26/2025	108450	\$127.19
SANTA FE IRRIGATION DISTRICT	005979-019 - 05/01/25-05/31/25	06/26/2025	108450	\$267.67
SANTA FE IRRIGATION DISTRICT	005979-020 - 05/01/25-05/31/25	06/26/2025	108450	\$870.35
SANTA FE IRRIGATION DISTRICT	005979-021 - 05/01/25-05/31/25	06/26/2025	108450	\$1,853.71
SANTA FE IRRIGATION DISTRICT	005979-009 - 04/02/25-06/02/25	06/26/2025	108450	\$1,077.07
SANTA FE IRRIGATION DISTRICT	005979-010 - 04/02/25-06/02/25	06/26/2025	108450	\$736.94
SANTA FE IRRIGATION DISTRICT	005979-011 - 04/02/25-06/02/25	06/26/2025	108450	\$844.14
SANTA FE IRRIGATION DISTRICT	005979-012 - 04/02/25-06/02/25	06/26/2025	108450	\$187.54
SANTA FE IRRIGATION DISTRICT	005979-014 - 05/01/25-05/31/25	06/26/2025	108450	\$1,015.22
SANTA FE IRRIGATION DISTRICT	005979-015 - 05/01/25-05/31/25	06/26/2025	108450	\$501.59
UT SAN DIEGO - NRTH COUNTY	NTC: FY26 MIDS	06/26/2025	108454	\$126.77
	TOTAL MID 9C SANTA FE HILL	S		\$16,723.10
2057530 - MID 9E ISLA VERDE				
UT SAN DIEGO - NRTH COUNTY	NTC: FY26 MIDS	06/26/2025	108454	\$126.77
	TOTAL MID 9E ISLA VERD	E		\$126.77
2077550 - MID 9H SAN ELIJO #2				
UT SAN DIEGO - NRTH COUNTY	NTC: FY26 MIDS	06/26/2025	108454	\$126.77
	TOTAL MID 9H SAN ELIJO #			\$126.77
2087580 - COASTAL RAIL TRAIL MAINT		_		¢.2011
		06/26/2025	108450	¢1 010 F 4
SANTA FE IRRIGATION DISTRICT UT SAN DIEGO - NRTH COUNTY	005506-020 - 05/01/25-05/31/25 NTC: RESO 2025-039	06/26/2025	108454	\$1,910.54 \$700.00
UT SAN DIEGO - INCIA COUNTE				\$2,610.54
2117600 - STREET LIGHTING DISTRICT	TOTAL COASTAL RAIL TRAIL MAIN	1		φ2,010.04
SDG&E CO INC	UTILITIES-04/01/25-05/08/25	06/18/2025	108416	\$9,783.64
UT SAN DIEGO - NRTH COUNTY	NTC: RESO 2025-041	06/26/2025	108454	\$600.00
	TOTAL STREET LIGHTING DISTRIC	г		\$10,383.64
2135550 - DEVELOPER PASS-THRU- PLANN	ling			
LAURIE LEVINE	MAY 25- PLAN REVIEW & INSPECTIONS	06/18/2025	9002214	\$175.00
LAURIE LEVINE	MAY 25- PLAN REVIEW & INSPECTIONS	06/18/2025	9002214	\$350.00
LAURIE LEVINE	MAY 25- PLAN REVIEW & INSPECTIONS	06/18/2025	9002214	\$262.50
LAURIE LEVINE	MAY 25- PLAN REVIEW & INSPECTIONS	06/18/2025	9002214	\$175.00
LAURIE LEVINE	MAY 25- PLAN REVIEW & INSPECTIONS	06/18/2025	9002214	\$175.00
LAURIE LEVINE	MAY 25- PLAN REVIEW & INSPECTIONS	06/18/2025	9002214	\$175.00
LAURIE LEVINE	MAY 25- PLAN REVIEW & INSPECTIONS	06/18/2025	9002214	\$262.50
LAURIE LEVINE	MAY 25- PLAN REVIEW & INSPECTIONS	06/18/2025	9002214	\$437.50
	TOTAL DEVELOPER PASS-THRU- PLANNING	5		\$2,012.50
2465200 - MISC GRANTS - CM				
US BANK	LITTER CAN LIDS-BEACHES	06/26/2025	108424	\$4,333.96
SOLANA CENTER FOR ENVIRONMENTAL	MAY 25- FOOD RECOVERY TA AND OUTREACH	06/26/2025	9002230	\$2,334.22
	TOTAL MISC GRANTS - CM	1		\$6,668.18
2556180 - JUNIOR LIFEGUARDS				
US BANK	JG TRAILER RENTAL	06/26/2025	108424	\$423.04
	JG TRAILER RENTAL PENS	06/26/2025 06/26/2025	108424 108425	\$423.04 \$19.56
US BANK US BANK				\$19.56
US BANK	PENS	06/26/2025	108425	
US BANK US BANK US BANK	PENS PENS	06/26/2025 06/26/2025	108425 108425	\$19.56 \$19.56

				Page: 8 of 8
US BANK	JG TRAILER FEE	06/26/2025	108424	\$75.00
US BANK	JG TRAILER FEE	06/26/2025	108424	\$45.00
US BANK	HARDWARE/PEGBOARD	06/26/2025	108424	\$156.31
US BANK	CHAIN FOR ANCHOR	06/26/2025	108424	\$183.69
US BANK	HARDWARE-DOCK BOXES	06/26/2025	108424	\$98.07
US BANK	ANCHOR TCKL/TOOL ORGNZR	06/26/2025	108424	(\$78.20)
BRIAN SZYMANSKI	LIFEGUARD TOWER MAINTENANCE	06/26/2025	108432	\$3,941.82
	TOTAL JUNIOR LIFEGUAR	DS		\$5,127.97
2706120 - PUBLIC SAFETY- FIRE				
US BANK	MEDICAL LICENSE-BARRON	06/26/2025	108424	\$222.50
	TOTAL PUBLIC SAFETY- FI	RE		\$222.50
4506190 - SAND REPLNSHMNT/RETENTION				
TING FIBER INC.	JUN 25-INTERNET SERVICES-TIDE BEACH PARK LG TOWER	06/26/2025	9002232	\$464.31
TING FIBER INC.	JUN 25-INTERNET SERVICES-DEL MAR SHORES LG TOWER	06/26/2025	9002232	\$464.31
SUMMIT ENVIROMENTAL GROUP, INC.	MAY 25-9926 PROF SVC	06/18/2025	9002220	\$3,080.00
	TOTAL SAND REPLNSHMNT/RETENTION	ON		\$4,008.62
5097700 - SANITATION				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	06/26/2025	108444	\$10.59
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	06/26/2025	108444	\$10.60
SANTA FE IRRIGATION DISTRICT	005506-014-05/02/25-06/02/25	06/18/2025	108415	\$1,174.07
SANTA FE IRRIGATION DISTRICT	005979-008 - 04/02/25-06/02/25	06/26/2025	108450	\$115.80
US BANK	BOULDER/EROSION CNTRL-RIOS PUMP STN	06/26/2025	108424	\$360.61
US BANK	BOULDER/EROSION CNTL-RIOS PUMP STN	06/26/2025	108424	\$330.51
RAFTELIS FINANCIAL CONSULTANTS INC	MAY 25-SEWER RATE & REVENUE PLAN STUDY	06/26/2025	108447	\$772.50
IDRAINS LLC	MAIN LINE DRAIN-CH	06/18/2025	108407	\$525.00
IDRAINS LLC	CAMERA INSP-CH	06/18/2025	108407	\$535.00
IDRAINS LLC	J-SEWER VACUUM	06/18/2025	108407	\$675.00
IDRAINS LLC	C-SEWER LINE CLEANING	06/18/2025	108407	\$10,102.68
IDRAINS LLC	J SEWER-VACUUM	06/26/2025	108418	\$675.00
	TOTAL SANITATIO	ON		\$15,287.36

REPORT TOTAL:

\$922,808.32



TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT:

STAFF REPORT CITY OF SOLANA BEACH

Honorable Mayor and City Councilmembers Alyssa Muto, City Manager July 16, 2025 Engineering Department - Jason Jung, Senior Civil Engineer **Consideration of Resolution 2025-077 Awarding a Construction Contract to Eagle Paving LLC and Resolution 2025-083 Approving a Professional Services Agreement** with Ninyo & Moore for Pavement Inspection and Laboratory Testing for the 2025 and 2026 Street Maintenance and Repairs Project

BACKGROUND:

In 2021, a City-wide pavement condition assessment was performed by Bucknam Infrastructure Group to determine the most effective way to budget, repair, replace and preserve public street pavements. Based upon this condition assessment report, the consultant that prepared the assessment developed a priority list for the City's pavement repairs and maintenance. This list was used to select street segments for this year's street maintenance and repair program.

At the March 12, 2025, City Council (Council) meeting, the Council approved the list of streets for the 2025 and 2026 Street Maintenance and Repairs Project and authorized the City Engineer to advertise for construction bids.

In addition to the pavement resurfacing shown on the attached map, this year's project includes the following:

- 1. Localized pavement repairs (digouts) throughout the City.
- 2. Repainting faded traffic striping at selected locations.
- 3. Providing buffer bike lanes along Lomas Santa Fe Drive.
- 4. Upgrading traffic signals to video detection along Lomas Santa Fe Drive.
- 5. Installation of speed cushions at undetermined locations, if approved under Council policy.

COUNCIL ACTION:

Staff advertised the project through the competitive bidding process and the City received three construction bids for the 2025 and 2026 Street Maintenance and Repairs Project, Bid 2025-07. The three bids were opened by the City Clerk and read on June 12, 2025.

Staff also issued a Request for Proposals (RFP) to solicit proposals from consultants experienced in pavement inspection and laboratory testing and specifically having access to a testing laboratory to address the inspection and testing requirements for the asphalt concrete of the 2025 and 2026 Street Maintenance and Repairs Project.

This item is before the City Council to consider adopting Resolution 2025-077 (Attachment 1) awarding a construction contract to Eagle Paving LLC, the lowest responsive and responsible bidder, for the 2025 and 2026 Street Maintenance and Repairs Project. In addition, before the City Council is consideration of Resolution 2025-083 (Attachment 2) authorizing the City Manager to execute a Professional Services Agreement (PSA) with Ninyo & Moore for Pavement Inspection and Laboratory Testing for the 2025 and 2026 Street Maintenance and Repairs Project.

DISCUSSION:

The construction documents for the 2025 and 2026 Street Maintenance and Repairs Project, Bid No. 2025-07, were prepared and the project was advertised for construction bids in May 2025. On June 12, 2025, three bids for the Bid No. 2025-07 were received and publicly opened by the City Clerk. The bids are listed below in Table 1.

Contractors	Base Bid
Eagle Paving LLC	\$ 2,139,857.10
Quality Construction & Engineering Inc	\$ 2,703,258.40
Palm Engineering Construction Company, Inc.	\$ 3,453,451.50

Table 1: Bid Results

The apparent low bid submitted by Eagle Paving LLC (Eagle Paving) was found to be complete and responsive to the bid specifications. Prior work references were checked and found to be satisfactory, and Eagle Paving has a valid contractor's license. Staff is recommending that Eagle Paving be awarded the construction contract. The contract amount is based on the City Engineer's estimated unit quantities and the contractor's bid prices. The final project cost will be based on field measurements and actual quantities completed. The estimated contract duration is 80 working days (16 weeks). The project is anticipated to be started in September 2025 and be completed by December 2025. A map of the proposed streets to be repaired is included as Attachment 3.

To address the inspection and testing requirements of the 2025 and 2026 Street Maintenance and Repairs Project, Staff also issued a Request for Proposals (RFP) to solicit proposals from consultants experienced in pavement inspection and laboratory testing, including the requirement to have access to a testing laboratory since the City does not have the capability to conduct laboratory testing. After a detailed review of the seven proposals received in response to the RFP, Staff is recommending that a contract be pursued with Ninyo & Moore. Although the other firms that submitted proposals have relevant pavement inspection and laboratory testing backgrounds and are well regarded in the area, the proposal and experience provided by Ninyo & Moore is superior to the other firms. Ninyo & Moore will independently conduct pavement inspections and laboratory testing on behalf of the City to verify all inspection and testing requirements for the asphalt concrete the 2025 and 2026 Street Maintenance and Repairs Project are met.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

The anticipated project costs are listed below in Table 2.

Table 2: Anticipated Project Costs

Item	Amount
Construction Contract – Eagle Paving LLC	\$2,139,857.10
Construction Contingency (14%)	\$300,000.00
Professional Services Agreement with Ninyo & Moore	\$65,440.00
Total	\$2,505,297.10

Project funding will be \$1,600,000 from the Fiscal Year (FY) 2024/25 Annual Pavement Management Program and \$1,100,000 from the Fiscal Year (FY) 2025/26 Annual Pavement Management Program as adopted in the Capital Improvement Program section of the Adopted Budgets. The various funding sources for the project are listed below in Table 3. Final project costs will be reported to the City Council after the completion of the construction period as part of filing the Notice of Completion.

Table 3: Project Funding Sources

Item	Amount
Gas Tax Funds – Account 2026510.66610	\$400,000
<i>TransNet</i> Funds – Account 2286510.66610	\$490,000
Regional Transportation Congestion Improvement Program	\$235,000
(RTCIP) Funds – Account 2256510.66610	
Road Repair and Accountability Act (SB1) Funds – Account	\$600,000
2476510.66610	
City CIP Funds (transferred from Measure S Surplus in FY24) -	\$500,000
Account 4596510.66610	
General Funds, Measure S – Account 1106510.66610	\$475,000
Total	\$2,700.000

WORK PLAN:

This item is listed in the FY 2025/26 Work Plan under the Ongoing Priorities section, Circulation and Parking, Item C. This item also includes improvements along Lomas Santa Fe, West of Interstate 5 that will implement some interim design solutions consistent with the Lomas Santa Fe Corridor Project as included in the Work Plan, *II. Transportation and Mobility, 1. Lomas Santa Fe Corridor Project,* and is specifically noted in 3. *Implementation of the Comprehensive Active Transportation Strategy (CATS) Study Projects* and *4. Traffic Signal Upgrades.*

OPTIONS:

- Adopt Staff recommendations and award a construction contract and approve a Professional Services Agreement for pavement inspection and laboratory testing.
- Modify aspects of this project and award construction contract as amended (if applicable).
- Reject construction bids and provide alternative direction to Staff.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council:

- 1. Adopt Resolution 2025-077:
 - a. Awarding a construction contract to Eagle Paving LLC in the amount of \$2,139,857.10, for the 2025 and 2026 Street Maintenance and Repairs Project, Bid No. 2025-07.
 - b. Approving an amount of \$300,000 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.
 - e. Authorizing the City Treasurer to amend the FY 2025/26 Adopted Budget as necessary between project funding sources.
- 2. Adopt Resolution 2025-083:
 - a. Authorizing the City Manager to execute a Professional Services Agreement for a one-year term, in an amount not to exceed \$65,440, with Ninyo & Moore for Pavement Inspection and Laboratory Testing for the 2025 and 2026 Street Maintenance and Repairs Project, Bid No. 2025-07.

July 16, 2025 Award 2025 and 2026 Street Maintenance and Repairs Project Page 5 of 5

Alyssa Muto, City Manager

Attachments:

- 1. Resolution 2025-077
- 2. Resolution 2025-083
- 3. Map of Proposed Street Resurfacing

RESOLUTION 2025-077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDING A CONSTRUCTION CONTRACT TO EAGLE PAVING LLC FOR THE 2025 AND 2026 STREET MAINTENANCE AND REPAIRS PROJECT, BID NO. 2025-07

WHEREAS, the Fiscal Year (FY) 2024/25 and current Fiscal Year (FY) 2025/26 Capital Improvement Program (CIP) budgets include funding for street maintenance and repairs; and

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

WHEREAS, on June 12, 2025, three bids for the 2025 and 2026 Street Maintenance and Repairs Project, Bid No. 2025-07, were received and publicly opened by the City Clerk. At that time, it was determined that Eagle Paving LLC was the apparent low bidder with a construction estimate of \$2,139,857.10; and

WHEREAS, Staff recommends a construction contingency of approximately 14%, in the amount of \$300,000, for unanticipated extra work and additional street repairs.

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 Eagle Paving LLC, in the amount of \$2,139,857.10, for the 2025 and 2026 Street Maintenance and Repairs Project, Bid No. 2025-07.
- 3. That the City Council approves an amount of \$300,000 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 amount of the construction contingency.
- 6. That the City Council authorize the City Treasurer to amend the FY 2025/26 Adopted Budget as necessary between the project funding sources.

PASSED AND ADOPTED this 16th day of July 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

RESOLUTION 2025-083

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH NINYO & MOORE FOR PAVEMENT INSPECTION AND LABORATORY TESTING FOR THE 2025 AND 2026 STREET MAINTENANCE AND REPAIRS PROJECT, BID NO. 2025-07

WHEREAS, the 2025 and 2026 Street Maintenance and Repairs include pavement repairs and maintenance which requires pavement inspections and various types of testing of the asphalt concrete to ensure a successful project; and

WHEREAS, to address the inspection and testing requirements of the 2025 and 2026 Street Maintenance and Repairs Project, Staff issued a Request for Proposals (RFP) to solicit proposals from consultants experienced in pavement inspection and laboratory testing, and specifically having access to a testing laboratory; and

WHEREAS, after a detailed review of seven proposals received in response to the RFP, Staff is recommending that a contract be pursued with Ninyo & Moore, and after review, the proposal and experience provided by Ninyo & Moore is superior to the other firms.

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.
- That the City Council authorizes the City Manager to execute a professional services agreement for a one-year term, in an amount not to exceed \$65,440, with Ninyo & Moore for Pavement Inspection and Laboratory Testing for the 2025 and 2026 Street Maintenance and Repairs Project, Bid No. 2025-07.

PASSED AND ADOPTED this 16th day of July 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





TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT:

STAFF REPORT CITY OF SOLANA BEACH

Honorable Mayor and City Councilmembers Alyssa Muto, City Manager July 16, 2025 Engineering Department – Dan Goldberg, City Engineer Consideration of Resolution 2025-076 Approving a Final Change Order and Authorizing the City Clerk to File a Notice of Completion for the 2024 Street Maintenance & Repairs Project

BACKGROUND:

On June 26, 2024, the City Council awarded a construction contract for the 2024 Street Maintenance & Repairs Project, Bid 2024-06, to Quality Construction & Engineering.

This item is before the City Council for consideration of Resolution 2025-076 (Attachment 1) approving a final change order for additional work, reporting the final project costs, accepting the project as complete and directing the City Clerk to file a Notice of Completion.

DISCUSSION:

Quality Construction & Engineering completed all work on this project in accordance with the approved plans and specifications to the satisfaction of the City Engineer. The City will release the 5% retention (\$55,548.68) 35 days after the approval of the Notice of Completion by the City Council.

The following are highlights of the 2024 annual street maintenance project:

- Pavement overlays on 10 street segments totaling 302,000 square feet (SF).
- Slurry seals on three street segments totaling 183,000 SF.
- Replacement of traffic striping and legends on all resurfaced street segments.
- Localized pavement repairs (dig-outs) throughout the City, totaling 16,000 SF.
- Repainted faded traffic striping at various locations.
- Replacement of damaged sidewalks and cross gutters.
- Replacement of eight pedestrian curb ramps to meet current standards.

CITY COUNCIL ACTION:

• Installation of speed cushions on North Granados, north of Cliff Street, and on Highland Drive, east of San Andres. Replacement of one speed cushion on Glencrest Drive that was removed for pavement overlay.

Change Order No. 1 was executed to add the following additional work:

- Via Mil Cumbres pavement overlay extended approximately 680 feet to the 2014 overlay limit.
- Del Mar Shores access stairs concrete repairs.
- Two speed cushions for a total of four.
- Additional pavement dig-out repairs.
- South Sierra and South Acacia sidewalk replacements, installation of tree grates and planting 15 trees.

Staff is requesting approval of a second and final change order to add the following:

- Installation of tree collars at the South Sierra tree grates.
- Additional pavement dig-out repairs.
- Repainting of additional faded traffic striping and markings.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

Project funding, at the time of the award, was from the Fiscal Year (FY) 2023/24 Annual Pavement Management Program. Funding included \$200,000 in Gas Tax Funds, \$210,000 in TransNet Funds, \$300,000 in Road Repair and Accountability Act (SB1) Funds, and \$390,000 in General Funds, for a total budget of \$1,100.000.

Subsequently, at the July 10, 2024, Council meeting, the City Council approved the FY 2024-25 budget adjustments that included \$80,000 for the South Acacia and South Sierra sidewalk improvements. This scope of work was added with Change Order 1.

The construction base contract amount was \$927,487.60. The City Council authorized a construction contingency in the amount of \$172,512.40, for the total project funding of \$1,100,000, at the time of the award. Change Order No. 1 was executed in the amount of \$141,085, which was within the approved contingency amount. The second and final change order, for which Staff is requesting City Council approval, is for an amount of \$42,401, which exceeds the remaining contingency. An amount of \$10,973.60 would be funded by the \$80,000 budget adjustment for South Sierra and South Acacia sidewalk improvements, so no additional appropriation is needed.

The remaining \$69,026.40 budgeted for South Sierra and South Acacia sidewalk improvements will be returned to Coastal/Visitors Fund unreserved fund balance.

WORK PLAN:

This project was listed in the FY 2023/24 Work Plan under the Community Character priorities.

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments/modifications.
- Do not approve Staff recommendations.

CITY STAFF RECOMMENDATION:

Staff recommends the City Council consider adoption of Resolution 2024-076:

- 1. Authorizing the City Council to accept, as complete, the FY 2023-24 Street Maintenance & Repairs Project, Bid No. 2024-06, performed by Quality Construction & Engineering.
- 2. Authorizing the City Clerk to file a Notice of Completion for the project.
- 3. Authorizing the City Manager to execute a final change order in the amount of \$42,401, for a final contract amount of \$1,110,973.60.
- 4. Authorizing the City Treasurer to amend the FY 2024/25 Adopted Budget accordingly.

Alýssa Muto, City Manager

Attachments:

1. Resolution 2025-076

RESOLUTION 2025-076

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A FINAL CHANGE ORDER AND ACCEPTING AS COMPLETE THE 2024 STREET MAINTENANCE & REPAIRS PROJECT, BID NO. 2024-06 AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION

WHEREAS, on June 26, 2024, the City Council awarded a construction contract for the 2024 Street Maintenance & Repairs Project, Bid No. 2024-06, to Quality Construction & Engineering; and

WHEREAS, the 2024 Street Maintenance & Repairs Project has now been completed in accordance with the plans and specifications included as part of the public works contract with Quality Construction & Engineering to the satisfaction of the City Engineer; and

WHEREAS, additional street maintenance and improvements were performed by the contractor at the request of the City.

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

- 1. That the above recitations are true and correct.
- 2. That the City Council accepts, as complete, the FY 2023-24 Street Maintenance & Repairs Project, Bid No. 2024-06, performed by Quality Construction & Engineering.
- 3. That the City Council authorizes the City Clerk to file a Notice of Completion for the project.
- 4. That the City Council authorizes the City Manager to execute a final change order in the amount of \$42,401, for a final contract amount of \$1,110,973.60.
- 5. That the City Council authorizes the City Treasurer to amend the FY 2024/25 Adopted Budget accordingly.

Resolution 2025-076 2024 Street Maintenance & Repair Project NOC Page 2 of 2

PASSED AND ADOPTED this 16th day of July 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 –ABSTAIN:Councilmembers –ABSENT:Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



BACKGROUND:

At the October 25, 2023, City Council (Council) meeting, the City Council authorized a Community Development Block Grant (CDBG) Funding application for Americans with Disabilities Act (ADA) pedestrian ramp improvements at various public street intersections. The County of San Diego approved funding for the Fiscal Year (FY) 2024/25 CDBG improvement project and issued a notice to proceed on November 22, 2024.

The City Council awarded the project to Savi Construction on April 23, 2025. However, Savi Construction failed to provide the insurance required under the contract terms.

This item is before the Council to consider approving Resolution 2025-089 (Attachment 1) that would reject the lowest bid by Savi Construction and award a construction contract to the second lowest responsible and responsive bidder, PAL General Engineering.

DISCUSSION:

Staff prepared the construction documents for the installation of six pedestrian ramps and advertised the project for competitive bidding. The pedestrian ramps are located at the intersections of Pacific Avenue/Ocean Street, Pacific Avenue/Solana Vista Drive, Pacific Avenue/West Cliff Street, and Pacific Avenue/Hill Street.

CITY COUNCIL ACTION:

AGENDA ITEM # A.4.
On April 1, 2025, 10 bids for ADA Pedestrian Ramp Improvements, Bid No. 2025-03, were received and publicly opened by the City Clerk. The bid results are listed on the table on the following page.

Contractors	Base Bid
SAVI Construction	\$35,400.00
PAL General Engineering	\$39,000.00
Sael Construction Corporation	\$43,500.00
A.B. Hashmi	\$64,500.00
Montano Pipeline	\$71,250.00
Fordyce Construction	\$71,400.00
Blue Pacific Engineering	\$75,000.00
LC Paving & Sealing	\$75,804.00
Frank & Son Paving	\$79,999.80
Palm Engineering Construction	\$83,730.00

Bid Results

As previously noted, Savi Construction was awarded the contract by Council on April 23, 2025; however, Savi was not able to provide the required insurance specified in the bid documents. Staff is requesting that the City Council reject the low bid submitted by SAVI Construction as non-responsive to the bid documents and award the construction contract to the second bidder, PAL General Engineering (PAL). The PAL bid has been determined to be complete and they have successfully completed many construction projects for Solana Beach in the past.

The contract duration will be for 15 working days (three weeks) of construction work within the right of way. Staff anticipates that should the Council approve the contract with PAL, the project can be completed by the end of October, 2025.

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:

In addition to the \$39,000 contract amount, Staff is recommending a construction contingency of \$5,850 (15%) for unforeseen conditions and unanticipated changes, for a total construction budget of \$44,850 to be charged to CDBG-CIP Construction account 2406510-66610. The City received County approval for \$52,132 in CDBG funds for FY 2024/25. The Capital Improvement Program has appropriated \$52,132 in CDBG funds

for FY 2024/25. No additional appropriation is necessary. Unused CDBG funds will be reallocated to a future year.

WORK PLAN:

This project is not identified in the FY 2025/26 Work Plan.

OPTIONS:

- Adopt Staff recommendations and award 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 2025-089:

- 1. Rejecting the low bid by Savi Construction as non-responsive due to not providing the required insurance.
- 2. Awarding a construction contract to PAL General Engineering in the amount of \$39,000 for the ADA Pedestrian Ramps, Bid No. 2025-03.
- 3. Approving an amount of \$5,850 for construction contingency.
- 4. Authorizing the City Manager to execute the construction contract on behalf of the City.
- 5. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-089

RESOLUTION 2025-089

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDING A CONSTRUCTION CONTRACT TO SAVI CONSTRUCTION FOR AMERICANS WITH DISABILITIES ACT PEDESTRIAN RAMPS

WHEREAS, on October 25, 2023, the City Council authorized a Community Development Block Grant (CDBG) application for Americans with Disabilities Act (ADA) pedestrian ramp improvements; and

WHEREAS, the City of Solana Beach has received approval from the County of San Diego Department of Housing and Community Development for a CDBG improvement project in the amount of \$52,132; and

WHEREAS, on April 1, 2025, ten bids for ADA Pedestrian Ramps, Bid No. 2025-03, were received and publicly opened by the City Clerk; and

WHEREAS, Staff recommends that Council reject the low bid as non-responsive to the bid requirements and award the contract to the second bidder, PAL General Engineering; and

WHEREAS, Staff recommends a 15% construction contingency of \$5,850 for unforeseen changes.

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 reject the low bid by Savi Construction as nonresponsive due to not providing the required insurance.
- 3. That the City Council awards the construction contract to PAL General Engineering in the amount of \$39,000, for the ADA Pedestrian Ramps, Bid No. 2025-03.
- 4. That the City Council approves an amount of \$5,850 for construction contingency.
- 5. That the City Council authorizes the City Manager to execute the construction contract on behalf of the City.
- 6. That the City Council authorizes the City Manager to approve cumulative

Resolution 2025-089 Award ADA Pedestrian Ramps Page 2 of 2

change orders up to the construction contingency amount.

PASSED AND ADOPTED this 16th day of July 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

Honorable Mayor and City Councilmembers TO: FROM: Alyssa Muto, City Manager July 16, 2025 MEETING DATE: IT Department – Scott Sampio, Network Systems Engineer **ORIGINATING DEPT:** SUBJECT: Council Consideration of Resolution 2025-091 Citv Authorizing the City Manager to Enter into a Professional Service Agreement with EyeP Solution for Surf Camera Services.

BACKGROUND:

In 2021, as part of the U.S. Army Corps of Engineers (USACE) Coastal Storm Damage Reduction Project, the City contracted with Siemens Industry for the purchase, installation closed circuit cameras (CCTV) and continued monitoring of waves and surf at three predesignated locations. These three locations are the Marine Safety Headquarters at Fletcher Cove, the Tide Beach Park satellite lifeguard station at the top of the public beach staircase and the Del Mar Shores Beach satellite lifeguard station located at the midway point of the public beach access way. The purpose of the video cameras and use of CCTV technology allowed the City to record and establish a baseline of existing wave and surf conditions in the City before the placement of sand. The cameras are also used to objectively evaluate post-project wave and surf conditions for two years following the conclusion of the USACE project.

This item is before the City Council for consideration of Resolution 2025-091 (Attachment 1), which would authorize the City Manager to execute a Professional Service Agreement with EyeP Solutions for surf camera monitoring services to include wave and surf monitoring and cloud-based video storage of closed-circuit cameras.

DISCUSSION:

As part of the sand replenishment project in Solana Beach in 2024, by USACE, the City purchase cameras and contracted for monitoring and recording of the wave and surf conditions. As the contract was concluding for the operations of the cameras, Staff performed a needs assessment and conducted an RFP to retain services that can meet the City's continued obligation to monitor the wave and surf conditions. These services involve continued surf monitoring and cloud-based video storage of closed-circuit cameras. An RFP for these services was advertised for a total of four (4) weeks starting on April 22, 2025. Staff provided the RFP to all service providers that it could identify that may be capable of performing the work. Five (5) service providers submitted proposals: EyeP Solutions, Amtec Security, Halcyon Security, Amperage Security and HD Relay. Staff provided a cost breakdown of each service provider below.

CITY COUNCIL ACTION: _____

Vendor	3 year Licensing	2 Additional years	Total for 5 years
EyeP Solutions	\$ 12,595.43	\$ 7,848.42	\$20,443.85
Amtec Security	\$ 24,430.80	\$17,787.20	\$42,218.00
Halcyon Security	\$ 28,000.00	N/A	\$ 28,000.00*
Amperage Security	\$ 81,297.30	N/A	\$ 81,297.30
Halcyon Security*	\$ 16,308.15	N/A	\$ 16,308.15

*Cost is only for a 24 month proposal

Pursuant to Solana Beach Municipal Code (SBMC) section 3. 08. 140, because of their unique nature, it is in the best interest of the public, as allowed by state law, that contracts for professional services such as computer consultants, engineers, or other professional or consultant services of a similar nature, or at the discretion of the purchasing officer, be selected on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, negotiated between parties rather than on the basis of cost alone. Therefore, the City is not limited to awarding professional services contracts to the lowest responsible bidder, but rather on the basis of demonstrated competence and qualifications for the types of service to be performed at a fair and reasonable price.

The City has reviewed the five proposals for preservation and maintenance of the existing cameras, cloud-based network video recorder (NVR), and the retention of recorded footage for two years as required for the ACOE beach nourishment program. Selection criteria used in reviewing the proposed camera solutions included technical capabilities, vendor experience, project approach, and understanding of the project. Of the five proposals only the submission from EyeP Solutions succinctly addressed all the needs of the RFP. Furthermore, the solution they provided using the Genetec platform is an improvement over our current system in security, redundancy, expandability and cost. The Genetec system consolidates our current system that relies on two different companies (Arcules and Siemens), simplifying maintenance and support. Additionally, the platform is very flexible for expansion if the City chooses that in the future for other monitoring needs.

Staff is recommending the authorization to enter into agreement with Eye P Solutions Inc. in an amount not to exceed \$9,596 for FY 2025/2026 and allow the City Manager to execute future agreement extensions in an amount not to exceed \$4,000 per fiscal year. As a Local Sponsor of the USACE project, the City will seek Work In Kind (WIK) credit from the USACE for the full cost of the camera procurement and installation effort to be credited toward the City's cost share requirement for PED.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

Staff is recommending appropriating funds to the professional services account in the Sand Replenishment Fund (4506190-65300). The total cost of the agreement is \$20,443.85 for 3 years with two 1-year allowable extensions. The impact of this agreement for Fiscal Year 2025/26 will be \$9,595.43, as is outlined below.

<u>Fiscal Year</u>	<u>Total Yearly Cost</u>
2025-26	\$ 9,595.43
2026-27	\$ 1,500.00
2027-28	\$ 1,500.00
2028-29	\$ 3,924.21
<u>2029-30</u>	<u>\$</u> 3,924.21
Total contract Cost	\$ 20,443.85

In 2020, the City entered into a Preconstruction Engineering Design (PED) Design Agreement (DA) with USACE which included a Project Management Plan that outlines various WIK tasks in which the City participated, one of those qualifying tasks is the surf camera monitoring. Therefore, the City will seek WIK credit for these costs under the cost share agreement with the USACE.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Deny Staff recommendation and provide direction, as needed.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-091:

- 1. Authorizing the City Manager to execute a Professional Services Agreement with EyeP Solutions, Inc., in an amount not to exceed a total contract amount of \$20,443.85 (for 3 years with two 1-year allowable extensions), for continued surf camera monitoring services to include surf monitoring and cloud-based video storage of closed-circuit cameras.
- 2. Appropriating \$9,595.43 in the Sand Replenishment Fund to the Professional Services expenditure account (4506190-65300) in FY 2025/26.
- 3. Appropriating \$1,500.00 in the Sand Replenishment Fund to the Professional Services expenditure account (4506190-65300) in FY 2026/27.

- 4. Authorizing the City Treasurer to amend the FY 2025/26 and FY 2026/27 Adopted Budget accordingly.
- 5. Authorizing the City Manager to request Work-In-Kind credit from the USACE under the PED cost share agreement for the full cost of this effort.

Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-091

RESOLUTION 2025-091

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH EYEP SOLUTIONS FOR SURF CAMERA MONITORING SERVICES

WHEREAS, in 2021 the City purchased and installed closed circuit cameras (CCTV) for the monitoring of wave and surf at three pre-designated locations, as part of the City's participation in the U.S. Army Corps of Engineers (USACE) Coastal Storm Damage Reduction Project; and

WHEREAS, the purpose of the video cameras and use of CCTV technology was to establish a baseline of existing wave and surf conditions in the City before the placement of sand and continue to monitor for two years following the conclusion of the USACE project; and

WHEREAS, the City received sand replenishment in 2024 by USACE, and has a continued obligation to monitor the wave and surf conditions; and

WHEREAS, pursuant to Solana Beach Municipal Code (SBMC) section 3. 08. 140, because of their unique nature, it is in the best interest of the public, as allowed by state law, that contracts for professional services such as computer consultants, engineers, or other professional or consultant services of a similar nature, or at the discretion of the purchasing officer, be selected on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, negotiated between parties rather than on the basis of cost alone. Therefore, the City is not limited to awarding professional services contracts to the lowest responsible bidder, but rather on the basis of demonstrated competence and qualifications for the types of service to be performed at a fair and reasonable price; and

WHEREAS, because of the nature of the service, it is in the best interest of the public, as allowed by state law, that this contract be selected on the basis of demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required and negotiated between parties rather than on the basis of cost alone; and

WHEREAS, the City issued a Request for Proposals (RFP) and reviewed multiple proposals for the continued surf camera monitoring services; and

WHEREAS, the proposal submitted by EyeP Solutionse was determined to be the most comprehensive based on the needs of the City, demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required and is to be performed at a fair and reasonable price.

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

- 1. That the above recitations are true and correct.
- 2. That the City Council authorizes the City Manager to execute a Professional Service Agreement with Eye P Solution, in an amount not to exceed a total contract amount of \$20,443.85 (for 3 years with two 1-year allowable extensions) for continued surf camera monitoring services to include .
- 3. That the City Council appropriates \$9,595.43 in the Sand Replenishment Fund to the Professional Services expenditure account (4506190-65300) in FY 2025/26.
- 4. That the City Council appropriates \$1,500 in the Sand Replenishment Fund to the Professional Services expenditure account (4506190-65300) in FY 2026/27.
- 5. That the City Council authorizes the City Treasurer to amend the FY 2025/26 and FY 2026/27 Adopted Budget accordingly.
- 6. That the City Council authorizes the City Manager or designee to request Work-in-Kind credit from the USACE under the Preconstruction Engineering Design (PED) cost share agreement for the full cost of this effort.

PASSED AND ADOPTED this 16th day of July, 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



STAFF REPORT CITY OF SOLANA BEACH

TO:HorFROM:AlysMEETING DATE:JulyORIGINATING DEPT:IT ESUBJECT:City

Honorable Mayor and City Councilmembers Alyssa Muto, City Manager July 16, 2025 IT Department – Scott Sampio, Network Systems Engineer City Council Consideration of Resolution 2025-092 Authorizing the City Manager to Enter into a Professional Service Agreement with Ting Fiber Inc for High Speed Internet Services to City Facilities.

BACKGROUND:

In October 2020, after a comprehensive Request for Proposal (RFP) process, the City Council authorized the City Manager to execute a Professional Services Agreement (PSA) with Ting Fiber, Inc. (Ting) to provide high-speed internet services for several City facilities, for 3 years with 2 allowable 1-year extensions. The high-speed Internet services are provided using the existing fiber optic network. The agreement with Ting expired June 30, 2025. Pursuant to City policy and as an essential aspect to the City's ability to continue to do business and serve the public, Staff performed a needs assessment and developed a new RFP to retain high speed internet services that can meet the City's current and future needs.

This item is before the City Council to consider approving Resolution 2025-092 (Attachment 1) authorizing the City Manager to execute an Agreement for high speed internet services (Agreement) for City facilities with Ting Fiber, Inc. (Ting).

DISCUSSION:

The RFP to retain high speed internet services was advertised for a total of four (4) weeks. Staff advertised on May 21, 2025, and provided the RFP to all service providers that it could provide the necessary service. Six (6) service providers submitted proposals: AT&T Business, Cox, Granite Telecommunications, Ting, Ubiquity and V3 Main Technologies. Staff provided a cost breakdown of each service provider below.

Vendor	Monthly Recurring	One-time costs	Total for 5 years
AT&T Business	\$ 8,305.02	N/A	\$498,301.20
Cox*	\$ 1,705.00	N/A	\$102,300.00
Granite	\$10,029.00	N/A	\$601,737.00
Telecommunications			
Ting	\$ 4,263.48	N/A	\$255,808.80
Ubiquity	\$ 4,792.00	N/A	\$287,520.00

CITY COUNCIL ACTION:		

V3 Main Technologies \$ 2,975.00 \$71,	,016.00 \$249,516.00
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*Cox Proposal does not provide a layer 2 wide area network (WAN), it only provides internet services. This would require the use of the existing WAN currently provided by Ting, which is not something Ting would provide without also providing internet service.

Staff carefully evaluated the six proposals and unanimously selected the proposal submitted by Ting as superior compared to the other proposals submitted. Staff considered the competence of each service provider, completeness of proposals, potential disruptions to City work, along with cost. As the current service provider, Ting's has provided quality internet service, consistently meeting the needs of the City. Ting's causes no disruption or change to the physical and logical network, making Ting the lowest bidder that utilizes the City's existing infrastructure. Ubiquity's proposal was the most similar proposal to Ting's, however it would still require a new WAN to be established, impacting the City's connectivity and system configuration. Again, requiring changing the physical and logical network. In short, there would be unavoidable changes to our network operations. The other proposals share these challenges and have potentially high one-time costs, as seen with V3 Technologies.

Staff is recommending authorizing the City Manager to execute a 3-year Agreement with Ting and allow the City Manager to execute two future agreement extensions of 1 year each.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The costs of the agreement are in line with what was requested in the General Fund IT Communication Budget (1005450 - 65230) and the Sand Replenishment Fund budget (4506190-65350) for FY 2025/26. The total cost of the agreement is \$255,808.80 for 3 years with two 1-year allowable extensions. The impact of this agreement for Fiscal Year 2025/26 is outlined below.

Fiscal Year	IT Communication Budget	Sand Replenishment TOT capital fund	Total yearly Cost
2025/26	\$40,018.32	\$11,143.44	\$ 51,161.76
2026/27	\$40,018.32	\$11,143.44	\$ 51,161.76
2027/28	\$40,018.32	\$11,143.44	\$ 51,161.76
2028/29	\$40,018.32	\$11,143.44	\$ 51,161.76
2029/30	\$40,018.32	\$11,143.44	\$ 51,161.76
	Tot	tal Amount for 5 years	\$255,808.80

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Deny Staff recommendation and provide direction, as needed.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-092 authorizing the City Manager to execute a Professional Services Agreement with Ting Fiber, Inc., in an amount not to exceed \$51,161.76, per fiscal year for high speed internet services for City facilities.

Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-092

RESOLUTION 2025-092

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH TING FIBER FOR HIGH SPEED INTERNET SERVICES

WHEREAS, high speed internet services are an essential aspect to the City ability to continue to do business and serve the public; and

WHEREAS, the City's previous agreement with Ting Fiber to provide high-speed internet services to City facilities, for 3 years with 2 allowable 1 year extensions expired on June 30, 2025; and

WHEREAS, the City issued a Request for Proposals (RFP) and reviewed multiple proposals for high speed internet services; and

WHEREAS, the proposal submitted by Ting Fiber Inc was the lowest cost that utilized the City's current infrastructure and determined to be the most comprehensive based on the needs of the City, demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required.

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

- 1. That the above recitations are true and correct.
- 2. That the City Council authorizes the City Manager to execute a Professional Service Agreement with Ting Fiber Inc., in an amount not to exceed a total contract amount of \$255,808.80 (for 3 years with two 1-year allowable extensions) for high speed internet services for City facilities.

PASSED AND ADOPTED this 16th day of July, 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



STAFF REPORT CITY OF SOLANA BEACH

TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT: Honorable Mayor and City Councilmembers Alyssa Muto, City Manager July 16, 2025 IT Department – Scott Sampio, Network Systems Engineer City Council Consideration of Resolution 2025-093 Authorizing the City Manager to Enter into a Professional Service Agreement with 360 Global Technology for Website Hosting, Maintenance Services and Future System Upgrade.

BACKGROUND:

In the FY 2019/2020 Work Plan, the City Council (Council) prioritized the update/overhaul of the city website. Staff issued a Request for Proposals (RFP) in February 2021, and selected 360Civic for the City's website redesign and continued hosting and maintenance. This agreement was for three years with two one-year extensions. In FY 2024/2025 360Civic was acquired by another entity, 360 Global Technology (360GT), who honored the existing agreement. With a final expiration date of June 30, 2025, after all allowable extensions were exercised, Staff re-evaluated the need for this service and issued a new RFP in May 2025.

This item is before the City Council to consider approving Resolution 2025-093 (Attachment 1) authorizing the City Manager to execute an Agreement with 360GT for website hosting, maintenance services, and future system upgrade.

DISCUSSION:

The RFP issue requested at minimum the hosting and maintenance of our current website, which consists of three distinct major parts to maintaining a website. First, hosting consists of a webserver to host the content management system (CMS), the files (documents, pictures etc), and various other components that are needed to physically run a website. These components are typically hosted by a major cloud provider. Second, is the support and maintenance of those hosted elements. Support and maintenance means keeping the website's backend updated and accessible both publicly and administratively. This does not include feature improvements or changes to the CMS. Third, is development, a catch-all term, that can mean anything from fixing a display issue on a page to something more involved like installing and testing a new plug-in. Development is charged at an hourly rate, either by purchasing a block of hours or paying by the hour as-needed.

Pursuant to City policy, Staff performed a needs assessment and developed the RFP to retain specified services that can meet the City's current and future needs. An RFP for these services was advertised for a total of four (4) weeks. Staff advertised on May 21, 2025, and provided

CITY COUNCIL ACTION: _____

the RFP to all service providers that it could provide the necessary service. Thirteen (13) service providers submitted proposals, each with their own variation of the above three elements. Because of the different ways providers can address the above, the methods and pricing varied drastically. Staff provided a cost breakdown of each service provider below.

Vendor	Annual costs	One-time costs	Total for 5 years
360GT	\$ 12,600	N/A	\$63,000
Bright Plum	\$ 18,300	N/A	\$91,500
Clovity	\$14,900 +5% increase	\$4,000	\$86,335
	each renewal year		
Datanetiix Solutions	N/A - only provided hourly	rate without additiona	al details to help
	determine cost of this prop	osal	
Drupal Partners	\$ 7,200.00	\$3,120	\$39,120
Encyphers	N/A	\$19,900	N/A
Infostride	\$23,400.00	\$18,200	\$135,200
inSegment LLC	\$423,500	N/A	N/A
Interpersonal	\$45,975 +4% increase for	\$29725	\$249,017
Frequency	each renewal year		
Kwall Company	\$62,100	\$6,000 - \$20,000	\$316,500+
Planeteria Media	\$13,550	\$9,800	\$77,550
Promotsource	\$17,920	N/A	\$89,600
Rudder LLC	\$18,600	N/A	\$93,000

Pursuant to Solana Beach Municipal Code (SBMC) section 3. 08. 140, because of their unique nature, it is in the best interest of the public, as allowed by state law, that contracts for professional services such as computer consultants, engineers, or other professional or consultant services of a similar nature, or at the discretion of the purchasing officer, be selected on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, negotiated between parties rather than on the basis of cost alone. Therefore, the City is not limited to awarding professional services contracts to the lowest responsible bidder, but rather on the basis of demonstrated competence and qualifications for the types of service to be performed at a fair and reasonable price.

After careful review, the RFP panel scored and discussed all of the proposals. While there were some strong proposals, many were disjointed and some lacked entire components required by the RFP. Staff considered demonstrated competency, completeness of proposal, potential disruption of changing hosts, as well as costs for each proposal. The proposals by Bright Plum, Datanetiix, Drupal Partners, Encypher, and Rudder were incomplete as they did not provide for significant elements needed such as migration of the City's site to the new hosting site, hosting services, and/ or did not provide clear cost for services requested in the RFP. Based on Staff's review 360GT, the City's current provider of these services, scored the highest by all panelists and is therefore Staff's recommendation.

360GT has provided all the details and requirements asked for in the RFP and did so in a clear and concise pricing model that includes hosting, support/maintenance and development (including the ca.gov conversion). Over the past year 360GT has demonstrated their ability to provide quality service and understanding of the City's needs. 360GT was able to provide development work on the City website in addition to the hosting and maintenance services, taking ownership of many issues that existed when they acquired the agreement. 360GT also completed the website's CMS upgrade to Drupal 10 as an ad hoc project.

Staff is recommending authorizing the City Manager to execute a 3 year Agreement with 360GT and allow the City Manager to execute two future agreement extensions of 1 year each. Further, Staff is recommending the City Manager be authorized to amend the agreement at a later date to include the website's next major system upgrade to Drupal 11 with scope and costs to be determined at that time.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

For Adopted Budgets FY 2025/26 and FY 2026/27 the IT Professional Services expenditure account allocated \$8,000 per year for these services and in light of the new cost seeks an additional \$4,600 from the General Fund into the IT Professional Services expenditure account (1005450 – 65300) to cover the \$12,600 yearly cost. The total cost of the agreement is \$63,000 for 3 years with two 1-year allowable extensions. The impact of this agreement for Fiscal Year 2025/26 is outlined below.

Fiscal Year	Total yearly Cost
2025/26	\$ 12,600
2026/27	\$ 12,600
2027/28	\$ 12,600*
2028/29	\$ 12,600
2029/30	\$ 12,600

Staff does anticipate an upgrade project will need to occur in 2027 for the Drupal 11. At this time the amount is unknown but likely to be between \$10,000 and \$15,000 based on the previous upgrade cost. This upgrade will likely need to take place during FY 2027/2028, but the date is currently unknown.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Deny Staff recommendation and provide direction, as needed.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-093:

- 1. Authorizing the City Manager to execute a Professional Services Agreement with 360GT in an amount not to exceed \$12,600.00, per fiscal year for website hosting and maintenance services.
- 2. Authorizing the City Manager to execute a future amendment to the Professional Service Agreement with 360GT for Drupal 11 system upgrade.
- 3. Appropriating \$4,600 from the General Fund into the IT Professional Services expenditure account for FY 2025/26 and FY 2026/27.
- 4. Authorizing the City Treasurer to amend the FY 2025/26 and FY 2026/27 Adopted Budgets accordingly.

Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-093

RESOLUTION 2025-093

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH 360 GLOBAL TECHNOLOGY FOR WEBSITE HOSTING AND MAINTENANCE SERVICES

WHEREAS, the City would like professional ongoing website hosting and maintenance services that adhere to safety standards required of government agencies; and

WHEREAS, the City's previous agreement with 360 Global Technology (360GT) to provide website hosting and maintenance, for 3 years with 2 allowable 1-year extensions expired on June 30, 2025; and

WHEREAS, pursuant to Solana Beach Municipal Code (SBMC) section 3. 08. 140, because of their unique nature, it is in the best interest of the public, as allowed by state law, that contracts for professional services such as computer consultants, engineers, or other professional or consultant services of a similar nature, or at the discretion of the purchasing officer, be selected on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, negotiated between parties rather than on the basis of cost alone. Therefore, the City is not limited to awarding professional services contracts to the lowest responsible bidder, but rather on the basis of demonstrated competence and qualifications for the types of service to be performed at a fair and reasonable price; and

WHEREAS, because of the nature of the service, it is in the best interest of the public, as allowed by state law, that this contract be selected on the basis of demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required and negotiated between parties rather than on the basis of cost alone; and

WHEREAS, the City issued a Request for Proposals (RFP) and reviewed multiple proposals for high speed internet services; and

WHEREAS, the proposal submitted by 360GT was determined to be the most comprehensive based on the needs of the City, demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required and is to be performed at a fair and reasonable price; and

WHEREAS, the City anticipates a website upgrade project will need to occur in 2027 for the Drupal 11 update, of which the City will seek to amend the agreement with 360GT to reflect the cost and scope of this project based on the specification determined at that time.

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

- 1. That the above recitations are true and correct.
- 2. That the City Council authorizes the City Manager to execute a Professional Service Agreement with 360GT, in an amount not to exceed a total contract amount of \$63,000.00 (for 3 years with two 1-year allowable extensions) for website hosting and maintenance services.
- 3. That the City Council authorizes the City Manager to execute a future amendment to the Professional Service Agreement with 360GT for Drupal 11 system upgrade.
- 4. That the City Council appropriates an additional \$4,600 to the IT Professional Service expenditure account for FY 2025/26 and FY 2026/27.
- 5. That the City Council authorizes the City Treasurer to amend the FY 2025/26 and FY 2026/27 Adopted Budgets accordingly.

PASSED AND ADOPTED this 16th day of July, 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

	STAFF REPORT CITY OF SOLANA BEACH
TO: FROM: MEETING DATE: ORIGINATING DEPT:	Honorable Mayor and City Councilmembers Alyssa Muto, City Manager July 16, 2025 Community Development Department - Tiffany Wade, Associate Planner
SUBJECT:	Public Hearing: DRP/SDP for a First-Story Addition and Remodel and New Second-Story Addition to an existing One-Story Single-Family Residence at 724 Valley Avenue (Case #: DRP22-027, SDP22-024; Applicant: Alex Ward; APN: 298-161-17-00; Resolution No. 2025-085

BACKGROUND:

The Applicant, Alex Ward, is requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a first-story addition and remodel and new second-story addition to an existing one-story, single-family residence and perform associated site improvements. The 7,382 square-foot lot is located at 724 Valley Avenue and is within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The Applicant proposes to construct a 3,164 square-foot residence with an attached carport. The proposed development includes grading in the amount of 180 cubic yards (CY) aggregate. The maximum height of the proposed residence would be 24.5 feet above the proposed grade (61.66 feet above Mean Sea Level (MSL)).

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.

The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade. The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2025-085 (Attachment 1). The project plans are included in Attachment 2.

CITY COUNCIL ACTION:

July 16, 2025 DRP22-027, SDP22-024 Ward – 724 Valley Ave. Page 2 of 14

DISCUSSION:

The subject property is located on the east side of Valley Avenue. The lot is rectangular in shape with approximately 50 feet of frontage along Valley Avenue, a northern property line of approximately 150 feet, a southern property line of approximately 136 feet, and an eastern property line of 36 feet plus approximately 19 feet of frontage at the southeast corner of the lot where it abuts the Gonzalez Street cul-de-sac. The property slopes downward from Gonzales Street to Valley Avenue with a differential of approximately 18 feet.

The properties to the north, east and south are located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The properties to the west, across Valley Avenue, are zoned Medium-High Residential (MHR).

The Applicant is requesting approval of a DRP and SDP to construct a remodel, addition, and new second-story to an existing one-story, single-family residence. The property is currently developed with a one-story, single-family residence and a covered patio. The existing residence is nonconforming in that it encroaches into the south side-yard setback area. As part of this project, the nonconformity would be abated. The existing floor area to be remodeled would maintain the finished floor at 30.93 MSL. At the approximate midpoint of the property is an existing retaining wall that is 3 feet high. The first story addition and new second story would be located east of the retaining wall, with the finished floor proposed at 37.83 MSL. Associated site improvements would include grading, drainage, hardscape and landscaping. The project plans are included in Attachment 2.

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

Table 1				
	LOT INFO	RMATION		
Property Address:	724 Valley Ave	Zoning Designation: MR (5-7 du/ac)		
Lot Size:	7,382 ft ²	# of Units Allowed:	1 SFR, 1 AD	DU, 1 JADU
Max. Allowable Floor Area:	3,242 ft ²	# of Units Requested:	1 SFR	
Proposed Floor Area:	3,164 ft ²	Setbacks:		
Below Max. Floor Area by:	78 ft ²		Required	Proposed
Max. Allowable Height:	25 ft.	Front (W, Valley Ave.)	25 ft.	37.75 ft.
Max. Proposed Height:	24.5 ft.	Interior Side (N)	5 ft.	5.00 ft.
Highest Point/Ridge:	61.66 MSL			
Overlay Zone(s):	SROZ, Coastal Zone	Interior Side (S)	5 ft.	5.00 ft.
	Zone	Front (E, Gonzales St.)	25 ft.	25.42 ft.
	PROPOSED PROJ	ECT INFORMATION		
Floor Area Breakdown:		Requested Permits:		
Existing First Floor to Remain	952.68 ft ²			
Demo of Existing Nonconform				
First Floor Addition	1,264.54 ft ²			
New Second Floor	947.04 ft ²			a second
Total Floor Area:	3,164 ft ²	story that exceeds 35% of the first floor.		
		SDP: a new structure that	at exceeds 16 fe	et in height
		from the existing grade.		
Propo	sed Grading: 180) CY of Aggregate Gradir	ng	
(80 CY Cut; 40 CY Fill; 10	CY Excavations for	⁻ Footings; 50 CY Remov	al and Recomp	paction)
Proposed Parking: 2-Car Car	port	Existing Development	: Single-Family	1
Proposed Fences and Walls:		Residence		
Proposed Accessory Dwellin				
Proposed Accessory Structu	re: No			

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2025-085 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 (Attachment 1). The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2025-085.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes 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 2025-085 provides full discussion of the findings.

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

DRP Finding #1

General Plan Consistency

The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for detached single-family dwellings on older subdivided lots and two-family and multiple family dwellings within new, large lot, planned developments, developed at a maximum density of five to seven dwelling units per acre. The lot is 7,382 square feet or 0.17 acres. Therefore, 0.17 acres X 7 dwelling units per acre = 1.18 units, or one (1) unit. The proposed project includes one (1) dwelling unit. Therefore, the project is consistent with the density and use intended 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, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Specific Plans and Special Overlays

The property is located in the SROZ, and the Coastal Zone.

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 proposed Project 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 MR Zone is intended for residential development in areas characterized primarily by detached single-family and two-family and multiple family dwellings homes on both older and newer subdivided lots. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the MR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is "d", which requires 25-foot front- and rear-yard setbacks and 5-foot interior side-yard setbacks. The subject property fronts on both Valley Avenue and Gonzales Street, therefore, it has two front yard areas and shall meet the regulations for front yard development within both the east and west front yards. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The property is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for the 7,382 square-foot lot, pursuant to the provisions of the SROZ regulations, is as follows:

0.500 X 6,000 ft ²	3,000 ft ²
0.175 for remaining lot area (1,382 SF)	242 ft ²

Total Allowable Floor Area: 3,242 ft²

The Applicant is proposing to demolish the existing covered patio area, remove the existing nonconformity, construct a first-story remodel and addition, a new second-story and attached carport to the existing one-story residence. The SBMC parking regulations require two off-street parking spaces per single-family residence. The proposed carport would accommodate two (2) unobstructed parking spaces, outside of the front-yard setback. The total proposed floor area would be 3,164 square feet, which is 78 square feet below the maximum allowable for the property. The proposed floor area (3,164 square feet) is 98% of the allowable floor area (3,242 square feet).

Maximum Building Height:

The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 24.5 feet above the proposed grade with a maximum elevation of 61.66 MSL. The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. Compliance with those provisions is discussed later in this report.

Required Off-Street Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) off-street parking spaces for a single-family residence. Two unobstructed 9-foot by 19-foot parking spaces would be accommodated within the proposed two-car carport located in the buildable area and accessed by Gonzalez Street.

Fences, Walls and Retaining Walls:

Within the front yard setback area, 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 two feet of fence 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 six feet in height with an additional 24 inches that is 50% open to light and air.

The Applicant is proposing to remove the existing walls and fencing within the front yard setback area adjacent to Valley Avenue. The proposed project includes new retaining walls and stairs that would maintain pedestrian access from Valley Avenue. A 3.5-foot-tall masonry fence and gate is proposed east of the retaining walls at the top of the slope. The existing retaining wall and fence along the north property line is proposed to remain.

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 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 inspections during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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 subject property is located within the Medium Residential (MR) Zone. Properties immediately north, east and south are also located within the MR Zone and are developed with one- and two-story single-family residences that include a similar development pattern. Two properties to the north on the east side of Valley Avenue is a lot zoned Light Industrial (LI) and is the site of a metal fabricator business. Northwest of the subject property on the west side of Valley Avenue is the site of La Colonia Park and is zoned Open Space Recreation (OSR). The residential properties across Valley Avenue are zoned High Residential (HR) and are developed with multi-family housing.

Neighborhood Comparison:

Staff compared the proposed project to 25 other properties within the surrounding area. This area includes properties along both sides of Valley Avenue, Gonzales Street, and Castro Street as shown on the following map:



The properties evaluated in this comparison are located in the MR and HR Zones and the SROZ. The existing homes range in size from 672 square feet to 3,676 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or accessory building area in the total square footage. The proposed project does not include any of the aforementioned areas. Accordingly, the building area of the proposed project is as follows:

Project Gross Building Area:	3,164 ft ²
Project Area for Comparison to Assessor's Data:	3,164 ft ²

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

#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	815 HERNANDEZ ST	6,853	2,160		3,149	MR
2	825 HERNANDEZ ST	10,537	1,026		3,794	MR
3	833 HERNANDEZ ST	7,985	1,622		3,347	MR
4	843 HERNANDEZ ST	13,490	1,254		4,311	MR
5	700 VALLEY AVENUE	8,715	2,054		3,475	MR
6	718 VALLEY AVENUE	3,946	800		2,641	MR
7	720 VALLEY AVENUE	3,948	?		2,641	MR
8	724 VALLEY AVENUE	7,382	965	3,164	3,242	MR
9	732 VALLEY AVENUE	14,546	1,122		4,496	MR
10	740 VALLEY AVENUE	13,509	1,008		4,314	MR
	731 VALLEY AVENUE		2,052			HR
11	733 VALLEY AVENUE	15,395	2,052		11,546	HR
11	735 VALLEY AVENUE		1,934			HR
	737 VALLEY AVENUE		1,934			HR
12	743/747 VALLEY AVENUE	15,702	2,016		11,777	HR
13	816 GONZALES ST	13,013	2,632		4,227	MR
14	818 GONZALES ST	13,321	2,720		4,281	MR
15	819/821 GONZALEZ ST	7,611	2,104		3,282	MR
16	825 GONZALES ST	9,496	3,017		3,612	MR
17	722 CASTRO ST	9,428	3,676		3,600	MR
18	728 CASTRO ST	6,553	2,900		3,097	MR
19	732 CASTRO ST	11,390	1,956		3,943	MR
20	734/736 CASTRO ST	9,069	3,375		3,537	MR
21	738 CASTRO ST	9,024	2,330	3,078	3,529	MR
22	742 CASTRO ST	10,466	2,210		3,782	MR
23	766 CASTRO ST	13,837	906		4,371	MR
24	721 CASTRO ST	9,342	2,360		3,585	MR
25	750 CASTRO ST	17,403	672		4,996	MR
26	763 CASTRO ST	13,392	1,500		4,294	MR

The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The 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:

The proposed two-story residence would be located in the center of the buildable area of the lot established by the required setbacks for the zone. The MR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 5-foot interior side-yard setbacks. The subject property fronts on both Valley Avenue and Gonzales Street, therefore, it has two front yard areas and shall meet the regulations for front yard development within both the east and west front yards. The proposed residence is setback 37.75 feet from the front property line adjacent to Valley Avenue, five (5) feet from both the north and south side property lines. The carport is setback 25.42 feet from the front property line adjacent to Gonzales Street.

The 2,217 square-foot first floor consists of a kitchen, dining and living area, family room, study, two bedrooms, one bathroom, powder room, and a laundry room. The 947 square-foot second story consists of the primary suite, a deck above the first floor on the west side of the property, a deck at the northeast corner of the residence, and two balconies oriented toward the courtyard. The courtyard is located in the center of the residence, south of the stairs. It is surrounded by walls on three sides, but is not covered or enclosed, and does not count towards floor area. The proposed two-car carport is located towards the northeast corner of the property would be located where the property meets the Gonzales Street cul-de-sac. A covered entryway leading to the front door is proposed to be located immediately south of the proposed carport.

Landscape:

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 the same 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 noninvasive 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:

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The two required off-street parking spaces would be located within the attached two-car carport. The carport would be accessed by a driveway at the southeast corner of the property via the cul-de-sac at the end of Gonzales Street. Pedestrian access to the property would be taken from a walkway from Gonzales Street at the southeast corner of the lot. A secondary pedestrian access to the property would be taken from a stepped walkway from Valley Avenue.

Grading:

The project includes grading in the amounts of approximately: 80 cubic yards of cut; 40 cubic yards of fill; 10 cubic yards of excavation for footings; and 50 cubic yards of removal and recompaction. The project includes grading in the amount of 180 cubic yards aggregate.

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 a two-story addition and remodel to an existing one-story singlefamily residence and an attached two-car carport on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

Structure Development Permit Compliance:

The proposed structure exceeds 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. The Applicant had story poles erected onsite, and the Story Pole Height Certification was issued by a licensed land surveyor on May 6, 2025, which showed the highest story pole certified at 61.66 MSL and 24.50 feet above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on June 11, 2025. The City did not receive any applications for View Assessment.

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicant submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.50 feet above the proposed grade or 61.66 feet

above MSL, which is the maximum proposed structure height reflected on the project plans, should the City Council make the necessary findings to approve the project.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations, and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2025-085 for the Council's consideration based upon the information in the report. The applicable SBMC sections are provided in the italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. Additionally, as a condition of project approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

Property Frontage and Public Right-of-Way Improvements:

The existing property frontage on Valley Avenue is improved with a 6-inch curb, gutter, and sidewalk. If approved, the Applicant will be required to construct two sidewalk underdrain pipes in accordance with the San Diego Regional Standard Drawing D-27 and approximately 10-foot transition curbs on both sides of the proposed improvements. The existing property frontage on Gonzales Street consists of an asphalt section on the street and a dirt driveway. If approved, the Applicant will be required to construct a G-14D driveway approach, a modified curb inlet, G-2 curb and gutter. A 1-foot width of property frontage along Gonzales Street shall be dedicated to the City of Solana Beach as Public Right-Of-Way.

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 July 2, 2025. As of the date of preparation of this Staff Report, Staff has not received any official correspondence. The Applicant has provided a letter to Council explaining the proposed project (Attachment 4).

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2025-085 for the Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Department are incorporated in the Resolution of Approval.

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Should the Council determine that the findings can be made to approve the project; the SDP will be approved concurrently with the DRP. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2025-085.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP cannot be made.

CITY STAFF RECOMMENDATION:

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

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2025-085 conditionally approving a DRP and SDP for a first-story addition and remodel and new second-story to an existing one-story, single-family residence and an attached two-car carport and associated site improvements at 724 Valley Avenue, Solana Beach.

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Alyssa Muto, City Manager

Attachments:

- 1. Resolution 2025-085 DRP/SDP
- 2. Project Plans Dated July 9, 2025
- 3. Story Pole Height Certification, May 6, 2025
- 4. Applicant Letter to City Council

RESOLUTION 2025-085

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A FIRST-STORY ADDITION AND REMODEL AND NEW SECOND-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT 724 VALLEY AVENUE, SOLANA BEACH, APN: 298-161-17-00

APPLICANT: ALEX WARD APPLICATION: DRP22-027/SDP22-024

WHEREAS, Alex Ward (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 July 16, 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 Section 15303 of the State CEQA Guidelines; and

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to construct a first-story addition and remodel and new second-story addition to an existing one-story, single-family residence and perform associated site improvements at 724 Valley 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.

<u>General Plan Consistency</u>: The proposed project is found consistent with the General Plan, which designates the property as Medium Density Residential and is intended for detached single-family dwellings on older subdivided lots and two-family and multiple family dwellings within new, large lot, planned developments, developed at a maximum density of five to seven dwelling units per acre. The proposed development is found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the MR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is "d", which requires 25-foot front- and rear-yard setbacks and 5-foot interior sideyard setbacks. The subject property fronts on both Valley Avenue and Gonzales Street, therefore, it has two front yard areas and shall meet the regulations for front yard development within both the east and west front yards. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:
The property is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for the 7,382 square-foot lot, pursuant to the provisions of the SROZ regulations, is as follows:

0.500 X 6,000 ft ²	3,000 ft ²
0.175 for remaining lot area (1,382 SF)	242 ft ²
Total Allowable Floor Area:	3,242 ft ²

The Applicant is proposing to demolish the existing covered patio area, remove the existing nonconformity, construct a first-story remodel and addition, a new second-story and attached carport to the existing onestory residence. The SBMC parking regulations require two off-street parking spaces per single-family residence. The proposed carport would accommodate two (2) unobstructed parking spaces, outside of the frontyard setback. The total proposed floor area would be 3,164 square feet, which is 78 square feet below the maximum allowable for the property. The proposed floor area (3,164 square feet) is 98% of the allowable floor area (3,242 square feet).

Maximum Building Height:

The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 24.5 feet above the proposed grade with a maximum elevation of 61.66 MSL.

Required Off-Street Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) off-street parking spaces for a single-family residence. Two unobstructed 9-foot by 19-foot parking spaces would be accommodated within the proposed two-car carport located within the buildable area and accessed by Gonzalez Street.

Fences, Walls and Retaining Walls:

Within the front yard setback area, 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 two feet of fence 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 six feet in height with an additional 24 inches that is 50% open to light and air.

The Applicant is proposing to remove the existing walls and fencing within the front yard setback area adjacent to Valley Avenue. The proposed project includes new retaining walls and stairs that would maintain pedestrian access from Valley Avenue. A 3.5-foot-tall masonry fence and gate is proposed east of the retaining walls at the top of the slope. The existing retaining wall and fence along the north property line is proposed to remain.

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

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 inspections during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

- *II.* The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:
 - a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.

The subject property is located within the Medium Residential (MR) Zone. Properties immediately north, east and south are also located within the MR Zone and are developed with oneand two-story single-family residences that include a similar development pattern. Two properties to the north on the east side of Valley Avenue is a lot zoned Light Industrial (LI) and is the site of a metal fabricator business. Northwest of the subject property on the west side of Valley Avenue is the site of La Colonia Park and is zoned Open Space Recreation (OSR). The residential properties across Valley Avenue are zoned High Residential (HR) and are developed with multi-family housing.

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

The proposed two-story residence would be located in the center of the buildable area of the lot established by the required setbacks for the zone. The MR Zone requires a 25-foot frontyard setback, 25-foot rear-yard setback and 5-foot interior sideyard setbacks. The subject property fronts on both Valley Avenue and Gonzales Street, therefore, it has two front yard areas and shall meet the regulations for front yard development within both the east and west front yards. The proposed residence is setback 37.75 feet from the front property line adjacent to Valley Avenue, five (5) feet from both the north and south side property lines. The carport is setback 25.42 feet from the front property line adjacent to Gonzales Street.

The 2,217 square-foot first floor consists of a kitchen, dining and living area, family room, study, two bedrooms, one bathroom, powder room, and a laundry room. The 947 square foot second story consists of the primary suite, a deck above the first floor on the west side of the property, a deck at the northeast corner of the residence, and two balconies oriented toward the courtyard. The courtyard is located in the center of the residence, south of the stairs. It is surrounded by walls on three sides, but is not covered or enclosed, and does not count towards floor area. The proposed two-car carport is located towards the northeast corner of the property. A new driveway would be located where the property meets the Gonzales Street cul-de-sac. A covered entryway leading to the front door is proposed to be located immediately south of the proposed carport.

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.

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 the same 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 waterconserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The two required off-street parking spaces would be located within the attached two-car carport. The carport would be accessed by a driveway at the southeast corner of the property via the cul-de-sac at the end of Gonzales Street. Pedestrian access to the property would be taken from a walkway from Gonzales Street at the southeast corner of the lot. A second pedestrian access to the property would be taken from a stepped walkway from Valley Avenue.

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 project includes grading in the amounts of approximately: 80 cubic yards of cut; 40 cubic yards of fill; 10 cubic yards of excavation for footings; and 50 cubic yards of removal and recompaction. The project includes grading in the amount of 180 cubic yards aggregate.

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

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

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

The project consists of a two-story addition and remodel to an existing one-story single-family residence and an attached twocar carport on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

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

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

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

The Applicant is required to obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

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

The proposed structure exceeds 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. The Applicant had story poles erected onsite, and the Story Pole Height Certification was issued by a licensed land surveyor on May 6, 2025, which showed the highest story pole certified at 61.66 MSL and 24.50 feet above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on June 11, 2025. The City did not receive any applications for View Assessment.

A height certification prepared by a licensed land surveyor is required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.50 feet above the proposed grade (or 61.66 feet above MSL).

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.
 - II. Building, grading, and landscape construction plans must be in substantial conformance with the project plans presented to the City Council on July 16, 2025, and located in the project file with a submittal date of July 9, 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 height of the proposed addition will not exceed 24.50 feet above the proposed grade (or 61.66 feet above MSL) in conformance with the plans as approved by the City Council on July 16, 2025.
 - 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 July 16, 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 Citywide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- 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. An unobstructed 3-foot walkable pathway around all portions of the residence.
- II. 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 <u>Solana Beach Municipal Code Title 15</u> <u>Building and Construction Chapter 15.32 Fire Code Section 15.32.170</u> <u>Section 503 Section 503.2.1 and 503.2.3</u>.
- III. BUILDINGS AND FACILITIES: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility per the 2022 California Fire Code Chapter 5 Section 503.1.1.
- IV. GRADE: The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete, with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent) per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.2.7 and 503.2.8.
- V. 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 Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.200 Section 503.6.
- 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 per the 2019 California Fire Code Chapter 5 Section 503.4 and 503.2.1.

- VII. 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 $\frac{1}{2}$ " inch stroke width for residential buildings, 8" high with a $\frac{1}{2}$ " stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the <u>2019 California Fire Code Chapter 5 Section 505.1.</u> 724 Valley Ave shall be the main address.
- VIII. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the <u>Solana Beach Municipal Code Title 15 Building and Construction</u> <u>Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.01.</u> Sprinklers will be required in proposed and existing due to additions being over 50% of the existing structure.
 - IX. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.
 - X. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1205
- C. Engineering Department Conditions:
 - I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for all work to be done within the public right-of-way including but not limited to the items listed below. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:

On Gonzales Street:

a. Construction of the G-2 curb and gutter, G-14D driveway approach, and modified storm drain curb inlet – type B.

On Valley Avenue:

- b. Approximately 10 ft transition curb on both sides of the proposed improvements including required pavement to the satisfaction of the City Engineer, construction of the D-27 sidewalk underdrain pipes.
- II. 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 private improvements in the public right of way including but not limited to:
 - a. Sidewalk underdrain pipes on Valley Ave
 - b. Modified storm drain curb inlet on Gonzales St
 - c. Landscaping within the public right of way
- III. A 1-foot width of property frontage along Gonzales Street shall be dedicated to the City of Solana Beach as public right of way. The Applicant shall provide the Plat and Legal Description prepared by a Registered Civil Engineer. The document shall be recorded with the County of San Diego prior to Final Inspection of the Building Permit
- IV. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved waste management plan shall be submitted.
- XI. Construction fencing shall be located on the subject property unless the applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the Solana Beach Municipal Code which allows otherwise.
- XII. 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.
- XIII. The Applicant shall record a Storm Water Detention Easement for the detention basin prior to release of the Grading Bond/Final Inspection.

GRADING:

I. 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.
- c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. 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.
- The Applicant shall show all retaining walls and d. 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 constructionrelated 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 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 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 durina excavation and aradina activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- I. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water runoff. 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. Prior to obtaining a building permit, the Applicant shall submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demo permit is required for removing existing structures before grading, the applicant shall obtain the demo permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

To be completed after council hearing.

I. ENFORCEMENT

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

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

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 at a special meeting of the City Council of the City of Solana Beach, California, held on the 16th day of July 2025, 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

STANDARD CONDITIONS	FIRE DEPARTMENT NOTES	TITLE 24 ENERGY MANDATORY MEASURES	NPDES NOTES	PROJECT INF
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CHUIDANS AND RADULTES, APPROVID FIRE APPARATUS ACCESS ROADS SHALL SE PROVIDED FOR YEAR'S FACILITY, SULDING OR PORTICIN CS ADD SHALL SE CONSTRUCTION CHAPTER IS.32 FIRE COOLS SECTION 53.2170 SECTION 403 SECTION 503.21 AND SOLUTIES REST INFO YO THE HIE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPY WITH THE RECURRENTS OF THE SECTION AND SHALL EXTERION WALLS OF THE FIRST STORY OF THE BUILDING AS RADULENT FER THE COOL CHAPTER IS SECTION SOLUTION OF A FACILITY AND ALL PORTIONS OF THE EXTERION WALLS OF THE FIRST STORY OF THE BUILDING AS RADULENT FER THE COOL CHAPTER IS SECTION SOLUTION OF A FACILITY AND ALL PORTIONS OF THE EXTERION WALLS OF THE FIRST STORY OF THE BUILDING AS RADULENT FER THE COOL SECTION OF TANLE. JOINTON OF THE FIRST SECTION AND ANALL SECTION PROMINED CONGENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT FE PORTITIED WITHOUT THIS FIRE THE SECTION AND ANALL SECTION AND CALLED WITHOUT MINISTRICT. MINISTRY OF CONSTRUCTION CALL PARATURE AND PROVIDED DARROWAYS DURING CONSTRUCTION GALL SECTION OF APPROVED SECTION SOLUTION OF TANLE. JOINTON MINISTRY OF CONSTRUCTION CALL PROVIDENT AND AND ADD APPROVED SECTION SOLUTION AND AND ACCESS ROADW	 TITLE 24 ENERGY MANDALORY MEASURES DUCTS AND FANS MEASURES: LOWAUST FAN SYSTEMS HAVE BACK DRAFT OR AUTOMATIC DAMPERS159 (m)7 JORTS AND SEAMS OF DUCT SYSTEMS AND THEIR COMPONENTS SHALL NOT BE SPALED WITH COTH BACK YURDER AND FRAVE DUCT TAPE UNDESS SUCH TAPE IS USED IN COMBINATION WITH MASTIC AND DRAVES BANDS 150(m)20 FLEXIBLE DUCTS CANNOT HAVE POROUS INNER CORES 150(m)10 RESIDENTIAL LIGHTING MEASURES: LUMINAIRE RECURSTINGTIAL DE UNITUMINARES SHALL BE CLASSIFIED AS MOLHENTICAY ON COMPARIS AND AND YAVE SOUTH AND UNDER CORES 150(m) IN ACCORDANCE WITH TABLE 150.DA OR TABLE 150.DB, AS APPLICABLE. B. HYBRID LUMINAIRES: WHEN A HIGH EFFICACY AND LOW EFFICACY LIGHTING SYSTEM ARE COMBINED OGETHER IN A SINGLE LUMINARE, THE HIGH SPECIACY AUDLOW EFFICACY LIGHTING SYSTEMS SHALL SEPARATELY COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 150.00(). S. BLLAST FOR FLOURESCENT JANPS RATED 13 WATIS OR ORGATER SHALL BE ELECTIONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KR2 - 150 (gl.D. PERINAINENTLY INSTALLED UNDH'LIGHTS AND NIGHT LIGHTS INTEGRAL TO A PERINAINENTLY INSTALLED MOLH LIGHTS AND NIGHT LIGHTS INTEGRAL TO A PERINAINENTLY INSTALLED MOLH LIGHTS AND NIGHT LIGHTS INTEGRAL TO A PERINAINENTLY INSTALLED MOLH LIGHTS AND NIGHT LIGHTS INTEGRAL TO A PERINAINENTLY INSTALLED MOLH LIGHTS AND NIGHT LIGHTS INTEGRAL TO A PERINAINENTLY INSTALLED MOLH LIGHTS AND NIGHT LIGHTS INTEGRAL TO A PERINAINENTLY INSTALLED MOLHENES OF ALL DONTAINED IN TABLE 1502 AND SYMUL NOT CONTAIN ALMY CONTAIN IN A MEDIUM SCREW-BASE SOCKET 150 (N)LE J. LUCHTING INTEGRAL TO EXHAUST FANS, IN ROOMS OTHER THAN KITCHENS, SHALL MEET THA A PULCABLE REQUEREMENTS OF 1-30(0,1). S. RICCHENS, ALL INSTALLED WATTAGE OF LUMINARIES SHALL BE HIGH EFFICACY. (150,0). S. KITCHENS, ALL INSTALLED WATTAGE OF LUMINARIES SHALL BE HIGH EFFICACY. (150,0). S. KITCHENS, ALL INSTALLED WATTAGE OF LUMINARIES SHALL BE HIGH EFFICACY. (150,0). <l< td=""><td>IN THE CASE OF EMERGENCY, CALL AT WORK PHONE # 374-276-377 GR HOME PHONE # 517 HOME HOME HOME HOME HOME PHONE FILL STOCKPLES OF SOLI SHALL BE PROPERLY CONTAINED TO MININUES ERAUPHORE FROM THE SITE THOM THE SITE TO STREETS - DAMAGE FACILITES OF RADLES - SPLLS SHALL BE MEMEMENTED TO MININE TRAXPROFT FROM THE SITE TO STREETS- DRAINAGE FACILITES - OR ADJOINING PROPERLIES BY WIND OR RWIDFF. S. RUNOFF ROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION STREED WILESS TREATED TO REDUCE OR REMOVE SEDMENT AND OTHER POLUTIANTS. S. ALL CONSTRUCTION CONTRACTOR AND SUBDONTRACTOR PERSONNEL ARE 10 BE MADE AWARE OR THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD MUSSIECENTIME HARAULES INALISE MANAGEMENT PRACTICES AND GOOD MUSSIECENTIM EMEDIATES HANAL BE CONTRACTOR PERSONNEL ARE 10 BE MADE AWARE OR THE REQUIRED BEST MANAGEMENT PRACTICES AND COOD MUSSIECENTIME HEADLEST OF THE PROJECT SIE AND AVA SEGULTED CONTRUCTION STRUCTION STACTOR PROTEINES AND HERE HIS A. CONSTRUCTION STACTOR AND SUBDONTRACTOR PERSONNEL ARE 10 BE MADE AWARE OR THE REQUIRED IN SUBAL BE CONTRUCTION ATTA'SI OR RECYCLE BINS. A CONSTRUCTION STACTOR AND SUBDONTRACTOR PERSONNEL ARE 10 BE MADE AWARE ON THE REQUIRED IN SUBAL BE CONTRUCTION ATTA'SI OR RECYCLE BINS. A CONSTRUCTION STACTOR AND SUBDONTRACTOR PERSONNEL AND SOLOR RECYCLE BINS. A CONSTRUCTION STACTICE OF CONTRUMINE TO A SUBLEM ACOUNTRUM THES SHALL BE MANTANED IN SUCH A CONTINUM THAT NO MECHANGE AND CONTRUMINES AND SUBMENT AD CONTRUCTION STACTOR ON CONTRUMINES AND SUBLEMAT</td><td>PROJECT DISCRE DRP22-027 AND SDP22-0 OWNERS SUSAN AND ALEX WARG 724 VAILEY AVENUE SOLANA BEACH, CA. 920 PH: 734 276, 3707 GENERAL ACCESSOR'S ID: 288-16' ADDRESS. 724 VAILEY ZONE: MEDIUM RESIDET OVERLAY: SCALED RES PARING'S SPACES AS ARCHITECT KENNETH P. LOWE ASS S. GLENN EICHLER, AIA LICENSE 40791 32168 CAMINO CAPISTR SUITE A427 SAN JUAN CAPISTRANC CONTACT: GLENN EICHL PH: 949, 282, 9992 PROJECT DESIGN KENNETH P. LOWE ASS SUITE A427 SAN JUAN CAPISTRANC CONTACT: GLENN EICHL PH: 949, 532, 4290 CIVIL ENGINEER HACIENDA DEVELOPME ROD POSADA R.CE. # 64504 108 5TH AVENUE CHULA VISTA, CA BI910 CONTACT: ERGIN VAZ PH: 760, 566, 2749 CIVIL ENGINEER ARDILING COASTAL ENGINERENNG BRIAN AROCLINO, OSD R.CE. # 71651 PO BOX 1226 CARDIFF BY THE SEA, 0 CONTACT: BRIAN AROC PH: 760, 341, 473 LANDSCAPE ARC CONTACT: CONNER BA PH: 659, 847, 2525 HEIGHT ALLOWANCE MAXIMUM HEIGHT ALL HEIGHT ALLOWANCE MAXIMUM HEIGHT FRO</td></l<>	IN THE CASE OF EMERGENCY, CALL AT WORK PHONE # 374-276-377 GR HOME PHONE # 517 HOME HOME HOME HOME HOME PHONE FILL STOCKPLES OF SOLI SHALL BE PROPERLY CONTAINED TO MININUES ERAUPHORE FROM THE SITE THOM THE SITE TO STREETS - DAMAGE FACILITES OF RADLES - SPLLS SHALL BE MEMEMENTED TO MININE TRAXPROFT FROM THE SITE TO STREETS- DRAINAGE FACILITES - OR ADJOINING PROPERLIES BY WIND OR RWIDFF. S. 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		GENERAL NOTES 1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATORNIA BUILDING THE FOLLOWING: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA BLEGTRICAL CODE 2019 CALIFORNIA MESTORICAL BUILDING CODE 2019 CALIFORNIA MESTORICAL BUILDING CODE 2019 CALIFORNIA MESTORICAL BUILDING CODE 2019 CALIFORNIA PLAYBRY CODE 2019 CALIFORNIA REST DO BUILDING CODE 2019 CALIFORNIA REST DO BUILDING CODE 2019 CALIFORNIA PRENT BUILDING STANDARDS CODE 2019 CALIFORNIA PRENT BUILDING STANDARDS CODE 2010 CONSTRUCTION AND CERTIFICATES OF OCCUPANCY. 3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAPECTS OF SAFETY DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SAFETY. 4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES. 5. ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BETHE RESPONSIBLITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTTLIFTUSE WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE. 7. IT SHALL BE THE RESPONSIBLITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTLIFUS WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE. 8. DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, 8. ALL DIMENSIONS, AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BETTHE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTLIFUS WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE. 8. DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONAL FROM THE GOVERNING SHALL TAKE PRECEDENCE OVER PROCEBOING WITH THE WORK. 9. THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED E	DEFERRED WORK NOTES 1. ALL FIRE PROTECTION PLANS INCLUDING, BUT NOT LIMITED TO, FIRE SPRINKLER, FIRE ALARM, AND FIRE PANELS, SHALL BE A DEFERRED SUBMITTAL TO THE CITY FIRE AUTHORITY REGARDLESS OF THE SCOPE OF WORK, PLANS SHALL BE SUBMITTAL AND APPROVED BY CITY FIRE AUTHORITY PICOR TO ANY WORK BEING DONE. 2. THIS PROJECT WILL BE A REQUIREMENT TO RECORD AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA) WITH THE COUNTY OF SAN DIEGO FOR THE EXISTING PRIVATE IMPROVEMENTS WILL BE ALLOWED TO REMAIN. THE EMBLO BE RECURDED TO BE RECORDED BEFORE THE FINAL BUILDING INSPECTION IS PERFORMED. 3. "AN EASEMENT SHALL BE RECORDED FOR MAINTENANCE OF THE DETENTION BASIN BY THE PROPERTY OWNERS IN TO PERPETUITY, PRIOR TO FINAL OCCUPANCY." 4. A GRADING PLAN AND GRADING PERMIT WILL BE EXECUTED FOR THIS PROJECT.	SHEET INDE ARCHITECTURAI AGN ARCHITEC A-0 AREACAL A-1 DEMOWAI A-2 NEW FIRS A-3 NEW SEC A-4 NEW ROO A-5 NEW ELEV A-5 NEW ELEV A-7 NEW SECT CIVIL SP-1 SITE PLAN DP-1 DEMOLTR BMP EROSION PGP-1 PRELIMIN LANDSCAPE L1.0 TITLE SHE L1.1 LANDSCA L1.2 CONCEPT L1.3 IRRIGATIC L1.4 IRRIGATIC L1.4 IRRIGATIC L1.6 HYDRATIC L1.6 HYDRATIC L1.7 SOIL REPI STORY POLES A-SP STORY POLES

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3-161-17-00 EY AVENUE IDENTIAL RESIDENTIAL & AS REQUIRED

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ASSOCIATES

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MENT SOLUTIONS, INC.

1910 VAZQUEZ

EA, CA 92007 RDOLINO

RCHITECT

ANDSCAPE, INC.

ULEVARD

BASS

LOWANCE

2E ALLOWED 25'-0" EXISTING STRUCTURE 14'-6" PROPOSED CONSTRUCTION 25'-0"

SCOPE

MODEL TO INCLUDE: ORT IN BACK ON GONZALES STREET, D TO EXISTING SINGLE STORY HOME. N AN ENCLOSURE TO ACCESS 2 STORY, WITH 3 BEDROOMS, D FAMILY ROOM ADDITION IN BACK FACING GONZALES.

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TECTURAL GENERAL NOTES CALCULATIONS WALL PLAN IRST FLOOR PLAN ECOND FLOOR PLAN COOF PLAN LEVATIONS LEVATIONS CTIONS

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POLE PLAN



31258 Commo Coputiono, Suite A 427 Son Jon Coputron, CA 92475 PF, 949 632 4290 En: Cangi KPLAssoc com

Kenneth P Love Associates STAMP:



CONSULTANT:

CLIENT:

PROJECT:

SUSAN AND ALEX WARD 724 VALLEY AVENUE Solana Beach, CA 92075 734 . 276 . 3707

Modern Industrial Remodel and Addition 724 VALLEY AVENUE Solana Beach, CA 92075

22-202 AS NOTED SCALE: SHEET TITLE:

ARCHITECTURAL GENERAL NOTES

SHEET NO:

ATTACHMENT 2









DEMO WALL PLAN

JOB CONDITIONS

THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT EACH SUBCONTRACTOR PERFORMS THE WORK IN ACCORDANCE WITH ALL CODES IN A TIMELY MANNER TO FACILITATE COORDINATION WITH OTHER SUBCONTRACTORS.

CLEAN UPS AND PROTECTION

A PROTECTION: ADEQUATELY PROTECT ALL WORK FROM DAMAGE BY SUBSEQUENT CONSTRUCTION OPERATIONS. DAMAGED WORK SHALL BE REFINISHED OR REPLACED. B. <u>CLEADUR</u>, GENERAL CONTRACTOR AND/OR SUB-CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBNIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE. SOLING, PLOORS, ETC. SHALL BROTECT ALL ADJACENT WORK FROM DAMAGE. SOLING, PLOORS, ETC. SHALL BROTECT ALL ADJACENT WORK FROM DAMAGE. SOLING, PLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

LLEGEND	
	EXISTING WALLS TO REMAIN
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SEE ENGINEERING DEMOLITION PLAN, SHEET DP-1 FOR AND DETAILED SITE DEMOLITION AND SPECIFICATIONS. CURATE

SEE ENGINEERING DEMOLITION PLAN, SHEET DP-1 FOR ACCURATE AND DETAILED SITE DEMOLITION AND SPECIFICATIONS.



31258 Comice Copietrano Sude A 427 Son Juai Capittana CA 92675 Pis 949 532 4290 Em Kiro@KPLAysol.com

Kenneth P Lowe Associates STAMP;



CONSULTANT:

CLIENT:

SUSAN AND ALEX WARD 724 VALLEY AVENUE Solana Beach, CA 92075 734 . 276 . 3707

PROJECT:

MODERN INDUSTRIAL Remodel and Addition 724 VALLEY AVENUE Solana Beach, CA 92075

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DEMO WALL PLAN

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NOTES

SMOKE DETECTORS

SAME TIME.

KEY PLAN

PROVIDE SMOKE DETECTORS IN FACH HALLWAY LEADING TO SLEEPING ROOMS AND IN EACH SLEEPING ROOM OF NEW OR EXISTING CONSTRUCTION. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE DETECTORS SHALL BE INTERCONNECTED TO SOUND AT THE SAME TIME. O SMOKE DETECTORS (AFCI PROTECTED) (UL 217)



n addition to local exhaust fans in the Bathrooas and Kitchens, an exhaust fan Shall ee size to provide Venilation for the Mader. The Mainam Venilation rate for the Wicke-Bailding Bonnst fan Shall be calculated Kockring to Ashrae Stadard 622 egation 41/0, the Corditioned Roor ACCORDING TO ASTRALE STANDARD 622 EXILATION 44/A). THE CONTINUED FLOOR AREA AND THE WHEER OF EDDROOPS IN THE KNOWE (THE CONTINUE KOME AND ADDITION WILL DETERING THE MIRIAM VEHILLATION RATE. ORE OF THE LOCAL ENVASIT FANS IN THE BATRECONS OR KITCHEN HAVE BUEDT TO HET THE HYDLEREULDING VEHILLATION, PROVIDED THE DRIVING THAN THE THE MINIAM VEHILLATION REGIREDORTS. THE DICAL DRIVINGT AUT THE MYOLE-BULDING VEHILLATION REGIREDORTS. THE DICAL DRIVING FOR THE THALE BULDING EXAMPLE THE SAULL BE STILLE ACCORDING TO A SPRARE STANDARD 622 TABLE 11 AND THE SAUAST FAN SHALL OPTRATE CORTINUOSLY. THIS FAN SHALL BE ARK KING ESV/D WITH WHER I SCHE STAND BATKING, OWNERFRIDE THE MAY ME FAN SHALL BE ARK KING ESV/D WITH WHER I SCHE STAND BATKING, OWNERFRIDE THE MAY ME FAN SHALL BE ARK KING ESV/D WITH WHER I THE SOUND RATING. OWNER/BUILDER MAY USE EQUIVALENT.

THE WALE-BALDING VENTLATION DOWNOT FAN KILL OPERATE CONTINUOUSLY AND IS REGARED TO BE KATED FOR SOAD AT A WANMAN OF I SONE. THIS DOWNIST FAN CAN BE CONTROLLED BY A STANDARD CHOTE SWITCH BUT THE SWITCH MIST BE LABELD TO INFORM COLUMNIT THAT THE DRIVINGT FAN THE SWITCH MIST BE LABELD DOWNOT FAN ADO IS INFECTED TO OPERATE CONTINUOUSLY. HO SPECIFIC WORDING IN DOWNOT FAN ADO IS INFECTED TO OPERATE CONTINUOUSLY. HO SPECIFIC WORDING IN DOWNT FAN ADO IS INFECTED TO OPERATE CONTINUOUSLY. HO SPECIFIC WORDING IN DOWNT FAN ADO IS INFECTED TO OPERATE CLARE HAT THE CONTROL IS FOR ADD THE INFORTANCE OF OPERATING THE STISTEM. THIS MAT BE AS SIMPLE AS VENITLATION CONTROL! OR MIGHT INCLUDE WORDING SUCH AS. OPERATE WHEN THE MODE IS IN USE OR VOETE ON EXCEPT THEI GOVE OVER T DAYS' OR 'FAN IS TO BE LEFT ON TO INSIDE INCOME AN CALLTY'.





3. GLASS DOORS: ALL GLASS DOORS TO BE TEMPERED SAFETY GLASS

INTERIOR DOORS: 1. FLUSH WOOD DOORS: 1 3/8" SOLID CORE, (INTERIOR GRADE), WITH MULTIPLE PANELS, TO BE SELECTED BY CLIENT.

NOTES

31258 Comme Copistrate: Suite 4-427 Son Juan Capistrate: CA 92675

Kenneth P Lowe Associates sciore Space Planning Project Hund

Susan and Alex Ward 724 VALLEY AVENUE Solana Beach, CA 92075 734.276.3707

MODERN INDUSTRIAL REMODEL AND ADDITION 724 VALLEY AVENUE Solana Beach, CA 92075

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FIRST FLOOR PLAN



SMOKE DETECTORS

SMOKE DETECTORS (AFCI PROTECTED) (UL 217) O SMOKE DETECTORS (AFG PROTECTED) (UL 27) PROVIDE SMOKE DETECTORS IN EACH HALLWAY LEADING TO SLEEPING ROOMS AND IN EACH SLEEPING ROOM OF NEW OR EXISTING CONSTRUCTION. IN NEW CONSTRUCTION SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE DETECTORS SHALL BE INTERCONNECTED TO SOUND AT THE ONE THE CONSTRUCTION SOUND AT THE CONSTRUCTION SOUND AT THE CONSTRUCTION. SAME TIME.





_G VALLEY AVE-

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





31258 Corre Constrant. Suite A-427 51250 Casero Copistana Suite A-San Suon Capistrono CA 92675 Di 949 532 4290 Em Keri@KPLAssoci.com

Kenneth P Lowe Associates nteria-Architecture Space Planning Disject Managemen



CONSULTANT:

SUSAN AND ALEX WARD 724 VALLEY AVENUE Solana Beach, CA 92075 734 . 276 . 3707

Modern Industrial Remodel and Addition 724 VALLEY AVENUE Solana Beach, CA 92075

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SECOND FLOOR PLAN









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1 ALL ROOFS COVERINGS SHALL BE CLASS A TO THE SATISFACTION OF THE FIRE DEPT. AND THE 2019 CBC SECT. 1505 CHAPTER 15. 2. PROVIDE GJ. VALLEY FLASHING WHERE ROOF PITCHES CHANGE. 3. PROVIDE GJ. FLASHING AT ALL ROOF TO WALL INTERSECTIONS. 4. CONTRACTOR SHALL PROVIDE ADEOUATE ATTIC VENTLATION IN ACCORDANCE WITH THE ATTIC CALCULATIONS HEREIN. 5. GUTTERS AND DIVERTERS ARE TO BE PROVIDED BY CONTRACTOR, AS DECOURDED

REQUIRED. 6. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH

6. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
7. CONTRACTOR SHALL INSPECT ENTIRE ROOF, BOTH EXISTING & NEW, PRICH TO INSTALLATION OR REPAIR OF MAY ROOFING MATERIALS. ALL EXISTING AREAS SHALL BE REPARED AS REQUIRED.
8. TYPE TO R 'BW' GAS VENTS WITH LISTED VENT CAPS 12' IN SIZE OR SMALLER SHALL BE PERMITTED TO BE TERMINATED IN ACCORDANCE WITH TABLE 6-A, PROVIDED THEY ARE LOCATED AT LEAST 8' FROM A VERTICAL WALL OR SIMILAR OBSTRUCTION. ALL OTHER TYPE TO GAS VENTS SHALL TERMINATE NOT LESS THAN 2' ABOVE THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' PER CMC SEC. 800.4 (REFER TO TABLE 8-A FOR REQUINED CLEARANCES AT DIFFRENT ROOF SLOPES FOR VENTS MEETING THE SECOND CRITERIA).

CLASS A ROOFING

CLASS "A" ROOF: ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT AND PER THE 2019 CALIFORNIA BUILDING CODE CHAPTER 15 SECTION 1505.

BUILT-UP ROOFING

1. MANVILLE THREE PLY GRAVEL SURFACE FIBERGLASS BUILT-UP ROOF SPECIFICATION NUMBER 3 GNG OR APPROVED EQUAL. U.L. CLASS A

VENTILATION NOTES

VENTS. 10. PER SECTION 703.1 - 703.1.2.3. OF CHAPTER 7 OF THE UNIFORM MECHANICAL CODE: ANY ADDITIONAL COMBUSTION AIR REQUIREMENTS FOR ATTIC MOUNTED: FUEL-PLUMBING APPLIANCES TO BE VERIFIED BY

TITLE 24 ENGINEER. 11. OPENINGS IN VENTS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8" MINIMUM AND 1/4" AXIMUM OPENING.

WHOLE-BUILDING VENTILATION

WHOLE-BUILDING VERVILLATION PER ASHRAE STANDARD 62.2 Table 7.1, a WHOLE BUILDING VENTILATION FAN IS REQUIRED TO RUN CONTINUOUSLY. THE MINIMUM VENTILATION RATE SHALL BE CALCULATED ACCORDING TO ASHRAW STANDARD 62.2 EQUATION 4.1(a) FAN MANUFACTURER, MODEL, AND SUND RATING TO BE DETERMINED. THE WHOLE-HOUSE VENTLATION EXHAUST FAN WILL OPERATE CONTINUOUSLY AND IS REQUIRED TO BE FARED FOR SOLVED ATA MAXIMUM OF 1 SOME. THIS EXHAUST FAN CAN BE CONTROLLED BY ASTANDARD ONVOFF SWITCH BUT THE SWITCH MUST BE LABLED TO INFORM THE COCUPANT THAT THE EXHAUST FAN IS THE WHOLE HOUSE BUILDING VENTLATION EXHAUST MAN IS INTENDED TO OPERATE CONTINUOUSLY. NO SPECIFIC WORDING IS MANDATED, BUT THE WORDING NEEDS TO MAKE CLEAR WHAT THE CONTIOL IS FOR AND THE MICORTANCE OF OPERATING THE SYSTEM. THIS MAY BE AS SIMPLE AS "VENTLATION CONTROL". OR MIGHT INCLUDE WORDING SUCH AS: "OPERATE WHEN HOUSE IS IN USE" OR "KEEP ON WHE GOVE MORE THAN 7 DAYS" OR "FAN TO BE LEFT ON TO ENSURE INDOOR AIR QUALITY"

KDLA

31258 Convex Constrant, Suite A 427 Son Juan Constrant, CA 92675 Et. 949 532 4290 En Kengek PLAstor com

Kenneth P Lowe Associates STAMP:



CONSULTANT:

CLIENT:

SUSAN AND ALEX WARD 724 VALLEY AVENUE Solana Beach, CA 92075 734.276.3707

PROJECT

MODERN INDUSTRIAL Remodel and Addition 724 VALLEY AVENUE Solana Beach, CA 92075

REVISIONS:		
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RESPECT TO THIS PROJECT & DISPLAY OR ANY OTHER OF WRITIN CONSENT OF REPORT	XILY, FEEGRAL LAW PROMISE SPORTION OF THIS DOCUME THIP. LOWE ASSOCIATES AN	ON WHICH DE OPRESS
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ROOF PLAN

A-4





ELEVATION KEY NOTES

HORIZONTAL METAL SIDING - WESTERN STATES METAL, WESTERN WAVE, A606-4 (AKA CORTEN), UNCOATED NATURAL FINISH 2 VERTICAL METAL SIDING - WESTERN STATES METAL, 7/8" CORRUGATED AZ55 (AKA GALVALUME OR ZINCALUME), ACRYLIC CLEAR COATED

3 METAL FASCIA BOARD - WESTERN STATES METAL, T-GROOVE - NR, PAINTED MATTE BLACK

4 METAL, EAVE TRIM BOARDS - WESTERN STATES METAL, T-GROOVE - NR PAINTED MATTE PATINA 5 STUCCO - MERLEX SSF, NATURAL CEMENT COLORED, SAND FINISH

CMU BLOCK - PARGED, NATURAL CMU BLOCK CEMENT COLORED, HONED FINISH

T FLEETWOOD WINDOWS - BLACK ANODIZED ALUMINUM FRAMES WITH GRAYLITE II GLASS

B VIEWRAIL - ROD RAILING, ONYX ALL BLACK EVERYTHING, MATTE BLACK POWDER COATED RAILINGS, POST AND RODS 9 VERTICAL CHARRED WOOD SIDING - NAKAMOTO FORESTRY, 8° CYPRESS SHIPLAP, SELECT GRADE, GENDAI WITH LINSEED OIL BLACK FINISH

10 TORCH DOWN ROOF - GAF, RUBEROID, TORCH APP MODIFIED BITUMEN MEMBRANE, GRANULATED WHITE 11 CARPORT STEEL POST AND BEAMS - PAINTED MATTE BLACK

12 METAL ROOF COVERING - WESTERN STATES METAL, 7/8" CORRUGATED, AZSS (AKA GALVALUME OR ZINCALUME), ACRYLIC CLEAR COATED



31258 Comme Copultant, Suite A-427 San Juan Copultant: CA 92675 Dh 949 632 4290 Em Kon@KPLAssa: com

Kenneth P Lowe Associates

STAMP:



CONSULTANT:

CLIENT:

SUSAN AND ALEX WARD 724 VALLEY AVENUE Solana Beach, CA 92075 734 . 276 . 3707

PROJECT:

MODERN INDUSTRIAL Remodel and Addition 724 VALLEY AVENUE Solana Beach, CA 92075



ELEVATIONS









31258 Comons Copistions, Suite 4-427 San Juan Copistions, CA 92675 Pb 949 632 4290 Em KengiKPLAssoc com

Kenneth P Lowe Associates riene Architecture Space Planning Project Managemen STAMP:



CONSULTANT:

CLIENT:

Susan and Alex Ward 724 VALLEY AVENUE Solana Beach, CA 92075 734 . 276 . 3707

PROJECT:

Modern Industrial Remodel and Addition 724 VALLEY AVENUE Solana Beach, CA 92075

REVISIONS: NO: DATE: DESCRIPTION Δ 09.26.24 DESIGN: KPL CHECKED: PROJECT NO KPL 22-202 SCALE: SHEET TITLE: AS NOTED

ELEVATIONS







ELEVATION KEY NOTES

HORIZONTAL METAL SIDING - WESTERN STATES METAL, WESTERN WAVE, A606-4 (AKA CORTEN), UNCOATED NATURAL FINISH 2 VERTICAL METAL SIDING - WESTERN STATES METAL, 7/6° CORRUGATED, AZ55 (AKA BALVALUME OR ZINCALUME), ACRYLIC CLEAR COATED METAL FASCIA BOARD - WESTERN STATES METAL, T-GROOVE - NR,
 PAINTED MATTE BLACK

METAL EAVE TRIM BOARDS - WESTERN STATES METAL, T-GROOVE - NR PAINTED MATTE PATINA

5 STUCCO - MERLEX SBF, NATURAL CEMENT COLORED, SAND FINISH B CMU BLOCK - PARGED, NATURAL CAMENT COLORED, SAND FINISH HONED FINISH

7 FLEETWOOD WINDOWS - BLACK ANODIZED ALUMINUM FRAMES WITH GRAYLITE II GLASS

6 VIEWRAIL - ROD RAILING, ONYX ALL BLACK EVERYTHING, MATTE BLACK POWDER COATED RAILINGS, POST AND RODS 9 VERTICAL CHARRED WOOD SIDING - NAKAMOTO FORESTRY, 6° CYPRESS SHIPLAP, SELECT GRADE, GENDAI WITH LINSEED OIL BLACK FINISH

10 TORCH DOWN ROOF - GAF, RUBEROID, TORCH APP MODIFIED BITUMEN MEMBRANE, GRANULATED WHITE

11] CARPORT STEEL POST AND BEAMS - PAINTED MATTE BLACK 12] METAL ROOF COVERING - WESTERN STATES METAL, 7/8" CORRUGATED, AZSS (AKA GALVALUME OR ZINCALUME), ACRYLIC CLEAR COATED



31258 Comes Copistrano, Suite A 427 Son Juan Copistrono, CA 92675 Ph 949 632 #290 Em Kangi KPL Assoc com

Kenneth P Lowe Associates

STAMP



CONSULTANT:

CLIENT:

SUSAN AND ALEX WARD 724 VALLEY AVENUE Solana Beach, CA 92075 734 . 276 . 3707

PROJECT.

MODERN INDUSTRIAL REMODEL AND ADDITION 724 VALLEY AVENUE Solana Beach, CA 92075

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SHALL REMAR IT'S COPHEDITED INTELEC RESPECT TO THIS PROJECT DALK FEDERAL DESPLAY OR ANY CHIEF DEPOSITION OF	IS DEREST FLORESHED BY KPLA ARE AND THAT PROPERTY. DEY ANT TO BE USED IN THAT PROPERTS THE REPRESENCEMENT SHALL BES DOCUMENT WITHOUT THE DEPIESS ASSOCIATES WO/OR OF IT'S CONSULTANTS.
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SECTIONS

A-7





STORMWATER RELATIVE TO

CONCRETE WASHOUT — CONTRACTOR SHALL E WASHOUT AREA TO CONTA CONCRETE, SLURRY, MOI STORMWATER CONVEYANCE CONTRACTOR SHALL POST

CONSTRUCTION SITE ACCE – A STABILIZED CONSTRU-EGRESS AND INGRESS TO USING MATERIAL SUCH AS

CONSTRUCTION VEHICLES – A SPECIFIC AREA AWAY FOR CONSTRUCTION VE EQUIPMENT MAINTENANCE.

EQUIPMENT MAINTENANCE. -EROSION CONTROL MU SUFFACES ESPECIALLY SI EROSION RESISTANT SURI GROUND COVER VEGETATIO - NO EXCAVATION AND GR - DUVERSION DIKES SHALL CONSTRUCTION SITE. CON USING PERMANENT AND TE - REMOVE EXISTING VEGE AREAS SHALL BE CONDUC THE NATURAL GROUND CON DO NOT REMOVE TREES EROSION. - TEMPORARY VEGETATI CONSTRUCTION IS NOT IMI EROSION SHALL BE PR PERENNIAL GRASSES TO SI - PLANT PERMANENT VEG GRADING ACTIVITIES ARE CC - WAREN USAGE FOR DUS DIN STEL CONSTRUCTION IN SCIENCE

ON-SITE CONSTRUCTION M - STORED MATERIALS SI-SEEPAGE AND SPILLAGE. THEY WILL STAY DRY OUT CONTAINMENT FOR ALL FU - ELIMINATE OR REDUCE ON-SITE. STOCKPILES MAY AGGREGATE BASE, ETC. ST STORNWATER FLOWS AND PROTECTED WITH SOLL STA SEDIMENT BARRIER AROUN

TRAINING — CONTRACTORS' EMPLI SOLANA BEACH SHALL BE BEACH STORWWATER POL SHALL BE AVAILABLE TO AND THE PRIME CONTRACT REQUIREMENTS AND THEIR

REQUIREMENTS AND THEIR WASTE MANAGEMENT - CONTRACTOR SHALL BE AND UNUSED CONSTRUCT PRODUCTS ON THE GR CONVEXANCE SYSTEM IS S ERMS/DIKES SHALL BE STORM RUNOFF. DUMPST DUMPSTER LDDS SHALL RE SHALL BE PLACED WITHIN WITH TARPS IN ORDER TO - MANY CONSTRUCTION IN VEHICLE FULDS, BROKE VEGETATION CAN BE RECY VEGETATION CAN BE RECY AN APPROPRIATE LANDFI INFORMATION ON DISPOSAL HOTLINE CUL FREE AT (B ORDER DUMPSTERS CALL D - PORLITANTS SHALL BE RECYCLING RECEPTACLES A - PORTABLE TOLLETS N FREQUENTLY FOR LEAKS. - ALL CONSTRUCTION DE AND STORNDRAIN, CONTRA THAT MAY HAVE TRAVELED



	/ACRE.
ACRE	SEED SPECIES
5	ATRIPLEX GLAUCA
	PLANTAGE INSULARIS
	ENCELIS FARINOSA
	LOTUS SCOPARIUS
5	EXCHSCHOLZIA CALIFORNI



THE PROVIDED FOR ALL EROSIVE SURFACES. SLOPED BE PROTECTED AGAINST EROSION BY INSTALLING S SUCH AS EROSION CONTROL MATS, ADEQUATE NO BONDED FIBER MATIX. G ACTIVITES ARE ALLOWED DURING WET WEATHER. : CONSTRUCTED TO CHANNEL RUNOFF AROUND THE TOR SHALL PROTECT CHANNELS AGAINST EROSION RAY EROSION CONTROL MEASURES. ION ONLY WHEN ABSOLUTELY NECESSARY. LARGE IN PHASES TO AVOID UNINCESSARY REMOVAL OF SHRUBS UNNECESSARILY; THEY HELP DECREASE MUST BE PLANTED ON SLOPES OR WHERE ATELY PLANED FOR EROSION CONTROL PURPOSES. ITED BY PLASTED ON SLOPES OR WHERE ATELY PLANED FOR EROSION CONTROL PURPOSES. ION AS SOON AS POSSIBLE, ONCE EXCAVATION AND LETE. WIRTOL SHALL BE MINIMIZED. INTROL SHALL STORAGE THESE PRODUCTS WHERE THE RAINL GONTRACTOR SHALL PROVIDE SECONDARY TORED ON FILE.	MATRIX APPLIED AT 4.000 LB/ACRE. LBS./ACRE X. PURITY/ACRE SEED SPECIES 20 70% PLUS ATRIPLEX GLAUCA 50 PLANTAGE INSULARIS 8 ENCELUS FARINOSA 6 SCARIFIED LOTUS SOOPARIUS 7 50% PLUS EXCHISCHOLZIA CALIFORNIA TOTAL 91 LBS.	10. THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENDIRER. 11. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE SYSTEM WILL BE AT THE DEVELOPER'S EXPENSE.		TC-1 STABILIZED CONSTRUCTION ENTRANCE POST-CONSTRUCTION_SITE_DESIGN_BMP's SD-1 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION SD-2 PRESERVATION OF EXISTING VEGETATION SD-3 MINIMIZE IMPERVIOUS AREA SD-4 MINIMIZE SOIL COMPACTION SD-5 IMPERVIOUS AREA DISPERSION SD-6 RUNOFF COLLECTION SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
BE CONTAINED IN A SECURE PLACE TO PREVENT TRACTOR SHALL STORE THESE PRODUCTS WHERE THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY				POST CONSTRUCTION SOURCE CONTROL BMP's [SC-1] PREVENTION OF ILLICIT DISCHARGES INTO THE MS4 [SC-2] STORM DRAIN SYSTEM STEMCILING OR SIGNAGE [SC-3] PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS
UTION OF STORMWATER FROM STOCKPILES KEPT JDE SOL, PARING MATERIALS, ASPHALT CONCRETE, ES SHALL BE LOCATED AWAY FROM CONCENTRATED DRAIN INLETS, STOCKPILES SHALL BE COVERED OR TON MEASURES AND PROVIDED WITH A TEMPORARY PERIMETER AT ALL TIMES.	, , , , , , , , , , , , , , , , , , ,			Description SC-4 PROTECT TRASH STORAGE FROM RAINFALL, RUN-ON, WIND DISPERSAL PRE/POST IMPERVIOUS AREA: 3,033 SF EXISTING IMPERVIOUS AREA: 3,033 SF PROPOSED IMPERVIOUS AREA: 3,521 SF
WHO PERFORM CONSTRUCTION IN THE CITY OF NED TO BE FAMILIAR WITH THE CITY OF SOLANA N CONTROL REQUIREMENTS. THESE BUP NOTES ONE WORKING ON SITE. THE PROPERTY OWNER(S) UST INFORM SUBCONTRACTORS ABOUT STORMWATER RESPONSIBILITIES.	LANDSCAPE		SC-1 SD-1 SD-2 WA-1 DG WALK PERMEABLE SET PERMEABLE SET	
ONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE MATERIALS. DUMPING OF UNUSED OR WASTE WHERE WATER CAN CARRY THEM INTO THE Y PROHIBITED. TERS SHALL BE DISCHARGED INTO STORMWATER. D AROUND DUMPSTERS TO DIVERT THE NATURAL SHALL BE CHECKED FREQUENTLY FOR LEAKS. CLOSED AT ALL TIMES. DUMPSTERS WITHOUT LDS UCTURES WITH IMPERIOUS ROOFING OR COVERED D RAIN CONTACT WITH ANY TRASH MATERIAL. ALS, INCLUDING SOLVENTS, WATER BASED PAINTS, SPHALT AND CONCRETE. WOOD, AND CLEARED NON-RECYCLABLE MATERIALS MUST BE TAKEN TO IR DISPOSED OF AS HAZARDOUS WASTE. FOR HAZARDOUS MATERIAL, CALL THE HAZARDOUS WASTE 14-1195, FOR INFORMATION ON LANDFILLS AND TO AT (760) 436-4151. OFF EXPOSED SURFACES. PLACE TRASH CANS AND DO THE STIE. BE IN GOOD WORKING ORDER AND CHECKED RACTOR SHALL PROVIDE SECONDARY CONTAINMENT S AWAY FROM STORMADIN INLETS ON PERVIOUS	ANDECAFE	SC = 2 SC = 4 SC = 4 SC		
AWAY FROM SIGNADIAN INLETS ON PENVIOUS HALL BE KEPT AWAY FROM THE STREET, GUTTER, MUST ROUTINELY CHECK AND CLEAN UP MATERIAL FROM CONSTRUCTION SITE		Seguoitre 136.46		50-1 50-2
02/03/2025 ROD POSADA R.C.E. NO. 54504 DATE				
рани, — — — — — — — — — — — — — — — — — — —				COASTAL COMMISSION PERMIT NO.
SOLANA BEACH FIRE DE	DEPARTMENT CITY APPROVED CHANGES APP'D DATE RECOMMENDED F	FOR APPROVAL APPROVED FOR CONSTRUCTION BENCH Date: By: Date: NW SDE CASTRO ST 100 DISK	IN CONC MON GRADING PLANS FOR:	EACH ENGINEERING DEPARTMENT DRAWING NO. DLANA BEACH, CA 92075 BMP





O. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL DEPARTURE ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL DEPARTURE ON RUNNING OF THUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETHEEN J:00 a.m. AND 6:00 J.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING DEFAILONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISESION OF THE CITY ENGINEER.

OF THE CITY ENGINEER. OF THE CITY ENGINEER. 11 ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL FACES. 12 NOTHITHSTANDING THE MINITUM FANDING THE APPROVAL OF THESE GRADING ORDINANCE. AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING ORDINANCE. AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING CONTANCE. AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING CONTANCE. AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING CONTANCE. AND NOTWITHSTANDING THE APPROVAL DUANCE TO THE PREMITTE IS RESPONSIBLE FOR THE PREVENTION OF DMAGE TO THE PROPENTY IN PROPERTY NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MICH TESULT FROM THE GRADING DESCRIBED ON THES PLAN. THE CITY WILL MOLD THE PRIMITEE RESPONSIBLE FOR COMPECTION NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.

13.SLOPE RATIOS: CUT 2:1 FILL 2:1 CUT: BO CY FILL 40 CY EXPORT 40 CY REMEDIAL GRADING: 50 CY REMOVAL/RECOMPACTION

(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE INPORT OR EXPORT AREAS.)

** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION PIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EASTHWORK QUANTITIES.

4. SPECIAL CONDITIONS: IF ANY ARCHAELOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CASE IMMEDIATELY, AND THE PERHITTER WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY, GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERHITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.

FRUM THE GITT ENGINEER TO DO SO. 5.ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARTE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.

16. THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOUAS BEFORE GRADING OPERATIONS BEGIN.

17. FINISHED GRADING AND PLANTING SMALL BE ACCOMPLISHED ON ALL SLOPES PAIDR TO OCTOBER 1. ON IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETHEEN OCTOBER 1 AND APAIL 1. FRIOR TO ANY FLANING ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEFARMENT AT THE DEVELOPMENT REVIEW STAGE. OR BY SEPARATE LANDSCAPE PLAN.

9.ALL OFF-SITE HAUL ROUTES SHALL BE SUBNITIED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.

UF WUHK. 19. JUPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT. BUT PRICE TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AS AS GRADEN AS GRADING THE APPROVED BY ATTUCE THE GRADING UNDER THE APPROVED GRADING PLAN OR AS SHONN ON THE CATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.

O THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LANS AND REGULATIONS.

EROSION CONTROL NOTES

STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.

EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.

EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL COMPORATING TO THE FOLLOWING:

NON-IARIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LB/ACRE.

L8S/ACRE	# PURITY/ACRE	SEED SPECIES
20	70x PLUS	ATRIPLEX GLAUCA
50 8		PLANTAGE INSULARIS
ខ្ន	SCARIFIED	ENCELIS FARINOSA LOTUS SCOPARIUS
5	50% PLUS	EXCHSCHOLTZIA CALIF
91		

4. THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.

CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.

5. SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREA WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.

SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.

8. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE DFFICE OF THE CITY ENGINEER. 9. THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR DASIS TO KEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENTIMER.

AND AT ALL OTHER TIMES DARECTED OF THE CIT ENDINGER. 10. THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.

L'MOINEER. 11 IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM. BENOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

UVAL	LEGAL DESCRIPTION	OWNER D CERTIFICATE
AB	LOT 20 OF LA COLONIA, IN THE	NG MEASURED ALONG THE WESTERLY LINE) OF I CONTROL OF THE PROPERTY THE CITY OF SOLANA BEACH, COUNTY OF SAN DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT NY CYDROLING TO MAD THEEPIER NO. 2228 FIFD. DIRECTION WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE
ANY	- DIEGO STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY 1943.	CCORDING TO MAP THEREOF NO. 2278, FILED DIRECTION WITH MY FULL CONSENT, I FULLY UNDERSTAND AND ALLER'T THE ECORDER OF SAN DIEGO COUNTY, JANUARY 15, TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE ON THIS GRADING PLAN.

SITE ADDRESS

OWNER/PERMITTEE

TOPOGRAPHIC SURVEY

EXISTING DEPERVIOUS AREA: 3,003 SF EXISTING PERVIOUS AREA: 4,391 SF

PROPOSED IMPERVIOUS AREA: 3.521 SF PROPOSED PERVIOUS PAVER AREA: 1.096 SF PROPOSED PERVIOUS AREA: 2,777 SF

IMPERVIOUS AREA QUANTITIES

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS. IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENEINEER HAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE FLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

DATE

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-MAY WITHIN 60 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEFENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER WY CONTROL.

SUSAN & ALEX WARD 724 VALLEY AVENUE SOLANA BEACH, CA 92075

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AN THE ENGINEER OF MORK FOR THIS PROJECT. THAT I HAVE EXCENCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 5703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2014-063. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE HE OF RESPONSIBILITIES FOR PROJECT DESIGN. ธิ์ No. 71651 อี้ Exp. 12/31/25 BRIAN ARDOLINO RCE No. 71651 EXP 12/31/2025 ARDOLINO COASTAL ENGINEERING - PORTION OF EX RET WALL TO BE REMOVED



GRAPHIC SCALE 10

	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION		
	By:			By: Review Bagtnoer Date:	By:, City Engineer R.C.E	DESCRIPTION: 3.5" NGS DISK IN HEADHALL LOCATION. 0.2 MI NORTH OF SOLAMA VISIA DRIVE ON RECORD PROME SIT OF SOLAMA SOLAMA STATE ON THE RECORD PROME SIT OF SOLAMA SOLAVEY CONTROL REXX: DATUME MAYO-88	PRELIMINARY G



PRELIMINARY GRADING PLAN

A.P.N. 298-151-17

724 VALLEY AVENUE SOLANA BEACH, CA 92075

SUSAN & ALEX WARD 724 VALLEY AVENUE SOLANA BEACH, CA 92075

HACIENDA DEVELOPMENT SOLUTIONS 106 5TH AVENUE CHULA VISTA, CA 91910 760.566.2740



Ward/Chang Residence

724 Valley Ave. Solana Beach, CA 92075



SCALE 1 TO

LANDSCAPE PACKAGE

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- IRRIGATION DETAILS L-5
- HYDROZONE PLAN & MAWA / ETWU L-6
- GRADING PLAN L-7

CONTACT INFORMATION

LANDSCAPE ARCHITECTURE

- FALLING WATERS LANDSCAPE, INC. 2235 ENCINITAS BLVD. SUITE 200 ENCINITAS, CA 92024
- (858)-847-2525
- -

ARCHITECTURE

-

- KENNETH P. LOWE ASSOCIATES . .
 - 31258 CAMINO CAPISTRANO, STE. A-427 SAN JUAN CAPISTRANO, CA 92675 (949)-632-4290

CIVIL ENGINEERING

- ARDILINO COASTAL ENGINEERING -
- PO BOX 1226 CARDIFF BY THE SEA, CA 92007
- (760)-334-31373 -

"I am familiar with the requirements for landscape and irrigation plans contained in the City of Solana Beach 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. Under penalty of perjury, I affirm that the foregoing is true and correct."

Same Thomps 04/21/2025 Garrett Prange, LA #7064

PROPERTY INFORMATION

- OWNER(S): Alex Ward and Susan Chang
- LOT SIZE: 7,382 SF (0.17 ACRES)
- APN: 298-161-17-00



PROJECT SITE HERNANDEZ ST. VIVA C1











L1.1

SCALL 1/8 +1 O



GONZAL



PLANT SCHEDULE LANDSCAPE PLAN

IBOL I	BOTANICAL / COMMON NAME	SIZE	WUCOLS	MATURE HEIGHT X WDITH	<u>QTY</u>	<u>SYMBOL</u>	BOTANICAL / CON
ES Front						SHRUBS	ΑζΑζΙΑ COGNATA Α
+ } ;	GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	24' BOX	ι	25 35H X 20W	1		AGAVE ATTENUATA /
\mathbb{R}	PROSOPIS CHILENSIS THORNLESS / THORNLESS CHILEAN MESQUIFE	24' BOX	ι	30H X 30 W	I	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	AGAVE X BLUE FLAM
						July Street	AGAVI, X BLUL GLOV
			GEIJERA PARVIFLORA / AUSTRALIAN WILLOW 24 BOX	SS SS<	State State <th< td=""><td>SE SE SE<</td><td>BOL EXEMPTION EXEMPTION EXEMPTION SHRUBS 4 BOX L 25 35 H X 20W 1 FROSOPIS CHILLINSIS THORNLESS / THORNLESS CHILLAN MESCUIFE 24' BOX L 30H X 30W 1</td></th<>	SE SE<	BOL EXEMPTION EXEMPTION EXEMPTION SHRUBS 4 BOX L 25 35 H X 20W 1 FROSOPIS CHILLINSIS THORNLESS / THORNLESS CHILLAN MESCUIFE 24' BOX L 30H X 30W 1

YMBÖL	BOTANICAL / COMMON NAME	SIZE	WUCOLS
HRUBS			
$\overline{}$	ACACIA COGNATA ACCOGO: / COUSINITT LITTLE RIVER WATTLE	5 GAL	м
R	AGAVE ATTENUATA / FOXTAIL AGAVE	EXISTING TO BE RELOCATED	L
$\langle \cdot \rangle$	AGAVE X 'BLUÉ FLAME / BLUÉ FLAME AGAVE	5 GAL	L
July July	AGAVE × BLUE GLOW / BLUE GLOW AGAVE	5 GAL	L
R	ALOL FEROX / BITTER TRLE ALOL	5 GAL	l.
\bigcirc	ALOF, RUDIKOPPE "LITTLE GEM -/ LITTLE GEM RED RIDING HOOD ALOF	• GAL	L
	ALOE X RED HOT CHILL PEPPER / RED HOT CHILL PEPPER ALOE	1 GAL	t
	CAREX PANSA / MEADOW SEDGE	1 GAL	м
- 	CAREX TUMULICOLA / FOOTHILL SLDGE	GAL	L
$\tilde{(}$	CHONDROPETALUM TECTORUM "EL CAMPO / EL CAMPO CAPE RUSH	GAL	L.
Č\$	CLEISTOCACTUS STRAUSIE/ SILVER TORCH	5 GAL	ι
J. 3. 3. 01	COTYLEDON X "CHALK FINGERS" / CHALK FINGERS COTYLEDON	1 GAL	L
Õ	ECHINOCACTUS GRUSONII / GOLDEN BARREE CACTUS	5 GAL	ι
(+)	EUPHORBIA INGENS / CANDELABRA 1REE	EXISTING TO BE RELOCATED	L
<u></u>	FESTUCA GLAUCA TLUAH BLUE / LLUAH BLUE FESCUL	1 GAL	L
~~¥na-	HARDENBERGIA VIOLACEA ALBA / IVHITE LILAC VINE	5 GAL	L
$\langle \cdot \rangle$	JUNCUS PATENS ILK BLUE / SPREADING RUSH	1 GAL	ί.
÷	KALANCHOE BEHARENSIS / FELT PLANT	5 GAL	L
	LEUCOSPERMUM X SUNRISE / SUNRISE SAEMON PINCUSHION	5 GAL	L
NIN NAME	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL	L
φ _M	PACHYCEREUS MARGINATUS / MEXICAN FENCE POST CACTUS	5 GAL	L
畿	PEDILANTHUS BRACTEATUS / SUPPER	5 GAL	L
	SALVIA ROSMARINUS HUNTINGTON CARPET / HUNTINGTON CARPET ROSEMARY	SGAL	L
ર્સ્ટર	SANSEVIERIA BACULARIS / SNAKE PLANT	+ GAL	ι
\bigcirc	WESTRINGIA FRUTICOSA WESO# / GREY BOX** COAST ROSEMARY	5 GAL	L

FALLING WATERS LANDSCAPE, INC.

Ions Enninter Britt Suite Smither, CA secol 1858 (Rational

1

SIGNATURE RYAN S. PRANGÉ CALIC #915424

VALLEY AVE









REVELONS SATE DESCRIPTION

2 and the second secon







SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
5	HUNTER ICZ-101-40 1' DRIP CONTROL ZONE KIT. 11N. ICV GLOBE VALVE WITH 11N. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	6
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-0-12 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE, 0-6 GPH EMITTERS AT 12' O.C. DRIPLINE LATERALS SPACED AT 12' APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	2.018 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
HB	SUPERIOR B401 BENT NOSE GARDEN VALVE: 3/4IN: X 3/4IN: FEMALE NPT HOSE BIBB, RED BRASS.	3
¥	LANDSCAPE PRODUCTS INC. CWV SLIP SOCKET 1/2IN, 3/2IN, IIN, II/2IN, II/2IN, 2IN, SLIP SOCKET PLASTIC BALL VALVE, QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS, I25 PSI RATING, SAME SIZE AS MAINLINE.	6
(M)	HUNTER ICV-G 1' 11NL ; 1/21NL 21NL AND 31N. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	3
BF	FEBCO LF825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER, 1" LEAD FREE	1
С	HUNTER HCC.800-M & STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, COMMERCIAL USE. METAL CABINET.	л.
RC	HUNTER RAIN-CLIK RAIN SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED, NORMALLY CLOSED SWITCH.	11()
FS	HUNTER HC-100-FLOW IN FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALEDTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	Ϋ́]
Μ	WATER METER 3/4" CITY OF SOLANA BEACH	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	240.0 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	189.0 L.F.

Generated:	2024-11-07 12:39
P.O.C. NUMBER: 01	
Water Source Information:	Clty of Solana Beach
FLOW AVAILABLE	
Water Meter Size:	3/4*
Flow Available	22.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	76 PS
Elevation Change:	0.00 ft
Service Line Size:	3
Length of Service Line:	20 ft
Pressure Available:	76 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	6.08 GPM
Flow Available at POC:	22.5 GPM
Residual Flow Available:	16.42 GPM
Critical Station:	C3
Design Pressure:	40 PSI
Friction Loss:	0.13 PSI
Fittings Loss:	0.01 PSI
Elevation Loss:	o PSI
Loss through Valve:	5.65 PSI
Pressure Req. at Critical Station:	45.8 PSI
Loss for Fittings:	0.53 PSI
Loss for Main Line:	5.35 PSI
Loss for POC to Valve Elevation:	-4.33 PSI
Loss for Backflow:	11.2 PSI
Loss for Master Valve:	2.61 PSI
Loss for Water Meter:	0.76 PSI
Critical Station Pressure at POC:	61.9 PSI
Pressure Available:	76 PSI
Residual Pressure Available:	14.1 PSI

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE
CI	HUNTER ICZ-101-40	3*	AREA FOR DRIPLINE	4.68	24.5
C2	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	2.1	67.1
C3	HUNTER ICZ-101-40	3"	AREA FOR DRIPLINE	6.08	115.5
C4	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	1,79	117.1
C5	HUNTER ICZ-101-40	1	AREA FOR DRIPLINE	3.27	125.9
C6	HUNTER ICZ-101-40	1"	AREA FOR DRIPLINE	2.28	127.4
0.550	Common Wire				189.0

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK
Cl	HUNTER ICZ-101-40	AREA FOR DRIPLINE	0.97 in/h	0.32
C2	HUNTER ICZ-101-40	AREA FOR DRIPLINE	0.97 in/h	0.32
C3	HUNTER ICZ-101-40	AREA FOR DRIPLINE	0.96 in/h	0.32
C4	HUNTER ICZ-101-40	AREA FOR DRIPLINE	0.96 in/h	0.32
C5	HUNTER ICZ-101-40	AREA FOR DRIPLINE	0.96 in/h	0.32
C6	HUNTER ICZ-101-40	AREA FOR DRIPLINE TOTALS:	0.96 in/h	0.32

SCALE: 1/8" - 1-0

04/21/2025





NOTES

PIPE DIA.

PIPE DIA.

1

2



TRUE UNION BALL ISOLATION VALVE



SHEET 5 OF



1)-TYPICAL NETAFIM TECHLINE CV REQUIREMENTS

NOT TO SCALE

A MINIMUM OF 3 SHREDDED BARK MULCH SHALL BE PROVIDED ON TOP OF FINISH SOIL GRADE OF THE DRIP IRRIGATION SYSTEM
 ALL DRIPPER TUBING SHALL BE INSTALLED 3 TO 4" BELOW GRADE TO PREVENT TRIP HAZARD.











DRP22-027 SDP22-024 724 VALLEY AVE.

0.3	0.6	0.6	
1,582	194	133	
474.6	116.4	79.8	
0.81	0.81	0.81	
585.9	143.7	98.5	
828.1			
25.42 × 8	28.1 = 21,05	0.3	

25.42 -55 1,909 -55 0 26,689,7 GALLONS/YR.



REPORT TO: 11112 SITEONE LANDSCAPE 750 SOUTH COAST HWY 101 ENCINITAS, CA 92024

SUBMITTED BY/FOR: FALLING WATERS 129099

Spectrum Analytic

1087 Jamison Road NW Washingon Court House, OH 43160-8748

11/11/2024

www.spectrumanalytic.com

ine Number	RESULTS OF ANALYSIS					CAL			ALUE		RESULTS OF ANALYSIS Pounds per Acre Available Nutrient Soluble Salts								O.N	
and runnber	Soil	Buffer	Pounds	s per Acre	Available Nu	trient	050		% Base	Saturati	on		Po	10.00		Mn	Zn Na m		Salts mmhos/cm	0.N %
LAB NO	pН	pH	P	K	Ca	Mg	CEC	к	Ca	Mg	Na	S	B	Cu	Fe			62	minoaran	
E39637	6.7	7.2	176	218	3502	672	11.5	2.0	57	22	1.2		12.134	5.0	162	60	40.2	02		
3										-	-				-	-			0.000	
5	12.1				Selest.						23					6		194. I		
8				1				-	Sec.			21 E							F. A	
9				1.13					123	The second	(a) a	Sec. 1	12.17%							
11 AVERAGI	E RESUL	rs							VOF	AVED		ESULT	9							

SURPLUS	
HIGH	
ADEQUATE	
LOW	

10

		SAMPLE INFORMA	FERTILIZER RECOMMENDATIONS IN LBS PER 1000 SQ FT												
	IDENTIFICATION	PLANT TYPE	AREA TYPE	MAINT		Туре	NITROGEN	Freq	P2O5	K2O	Mg	Fe	Mn	Zn	
WARD		BERMUDAGRASS	LAWN	EST.	0		1.00-1.50	M	0.50	1.00	0.00	0.10	0.02	0.00	aster.
1			12203) ecol	194687	and the second				Ale in	and the		i collais	alata .	in fait	3.26
6	Section 1	Land Land Land	109						13193			Mark 1		0365	
100000	Tacilian			3905_8					Paris.	Market .	a second	- 9 <u>88</u>	Bur	stay a	12 3
DECOMME		VERAGE RESULTS		1 383	宗法的	124	ŝ.	Carlos and)			234			

04/21/2025 FALLING WATERS LANDSCAPE, INC. RYAN S. PRANG CA LIC.#915424 Soil Report WARD RESIDENCE NORTH REVISIONS lp/ SHEET 7 OF 9 SCALE: 1/8' + 1-0' L1.7

INSTALLATION:

Prior to erecting the story poles, the applicant and/or representative must contact the Community Development Department to discuss the story polling process and procedures, and to review and approve the story pole plot plan prior to construction.

The story poles must be constructed as per an approved and certified story pole plan. Story poles shall be erected of white PVC pipe in combination

with wire or line to show roof lines. A similar white material may be approved by the Community Development Director and shall be requested before the poles are erected. Small pieces of brightly colored cloth or tape should be affixed to the wire or line to facilitate accurate viewing of the outline of the proposed structure. Eaves that extend beyond two feet should be shown with different colored cloth or tape.

Story poles shall be marked at every foot. Each story pole shall be numbered and shall correspond with the numbering on the approved and certified story pole plot plan. Each number on the story pole must be a minimum size of two (2) inches by three (3) inches, must be placed one (1) foot below the top and four (4) feet above the bottom of the pole, and must remain legible throughout the entire process. The use of black vinyl self-stick numbers is highly recommended

recommended. CERTIFICATION/INSPECTION The accuracy of the structural outline established by the story poles shall be verified by a signed statement of a licensed surveyor or civil engineer on a story pole plot plan. Prior to the View Assessment Commission's first duly noticed public hearing date, City Staff may make an on-site inspection to verify compliance with the approved story pole plan. In the event that the required story poles are not erected

In the event that the required story poles are not erected according to the approved story pole plan, an application may be continued from its scheduled hearing date to a subsequent meeting for that the story poles may be corrected.





S02'45'11"Fan36.58'

NEW DG OVER EXISTG ORT

NEW PAULO PAVDS Processo FA100

SETBACK

DIR

PROPOSED

EIRST FLOOR

(1040 S.F.)

SP#7 EL:46.67

SP#6 EL:61.66/ 51.67

SP#5

46.67

SP#4

EL:60.0

EL: 51.67/


RECEIVED

MAY -7 2025

635 SOUTH HIGHWAY 101 • SOLANA BEACH • CALIFORNIA 92075 • (858) 720-2400 • FAX #858) 176534782 pment Dept CITY OF SOLANA BEACH

STORY POLE HEIGHT CERTIFICATION

Date: 05/06/25

Assessor's Parcel No .:

Site Address:

724 Valley Ave

Y OF SOLANA BEACH

Owner's Name:

This is to certify that on 04/18/25 the story poles located on the above referenced site were surveyed by the undersigned, and found to be in conformance with the attached story pole plot plan. In addition, the following measurements were found:

Highest point of the story poles:	61.66	_ (M.S.L.)*
Pre-existing grade:	38.07	(M.S.L.)*
Finished grade elevation:	37.16	(M.S.L.)*
Finished floor elevation:	37.83	(M.S.L.)*
TOTAL MAXIMUM HEIGHT:	24.50	

PLEASE NOTE: The story poles must show and include the total height must include

roofing materials. At framing inspection, a **Height Certification** will be required which must be in exact conformance with the maximum height shown on Story Pole Height Certification.

For additional information, please contact me at (925)457-1734 (phone number)

Kevin Nickolas

Licensed Land Surveyor

Seal of Registration:

10 LAND SUPL LAND SUPL NG. L 7392 CO NG. L 7392

*Mean Sea Level (MSL) — all measurements must utilize an established benchmark that will not change over the course of the project.





The Wards

734-276-3707 ward9139@gmail.com

724 Valley Ave, Solana Beach, CA

July 9, 2025

Dear Solana Beach City Council:

Thank you for giving us the opportunity to introduce ourselves: Alex, 52 year old father, Susan, 48 year old mother, Gabriela, 15 year old daughter and soon to be high school junior, Logan, 12 year old son and soon to be 8th grader. We also have two dogs Cleo and Merle. This illustrates our family composition today in 2025. However, when we purchased 724 VALLEY AVE in 2019, the parents felt a decade younger, the children were in elementary school, and we had one Russian Blue kitty Heather.

In 2019, when we purchased our 800 square feet bungalow, we fell in love with the Eden Gardens neighborhood with La Colonia park. The community is charmingly urban and warmly nurturing.

When the Covid pandemic hit, we were virtually on top of each other in our small home, growing children, and additional pets. We needed more space. A family friend introduced us to Mr. Ken Lowe, now our architect, and together we designed a property development plan that we felt was at once relatively modest (the proposed property is ~2500 square feet) and was an economic and efficient use of our lot. The plan creates two children's bedrooms, a master bedroom, and leaves the original structure as an open kitchen and living room. The property will now have two structures, separated by a stair tower, and an interior courtyard that offers a mix of indoor and outdoor space.

Our design is respectful of our neighborhood and just enough to accommodate our family in a modular manner. Indeed, many of the exterior aesthetic design choices were made with Baker Iron Works and other buildings along Valley Avenue in mind. We hope you agree with us.

Sincerely yours,

Alex and Susan



STAFF REPORT CITY OF SOLANA BEACH

TO:	Honorable Mayor and City Councilmembers
FROM:	Alyssa Muto, City Manager
MEETING DATE:	July 16, 2025
ORIGINATING DEPT:	Community Development Department
PROJECT PLANNER:	Corey Andrews, Principal Planner
SUBJECT:	Public Hearing: Request for Development Review Permit and Structure Development Permit for an Interior Remodel and Square Footage Addition and to Perform Associated Site Improvements at 534 N. Cedros Ave. (Case #: DRP24- 017, SDP24-012; Applicant: John Murphy; APN: 263-062-
	28; Resolution 2025-086)

BACKGROUND:

The Applicant, John Murphy, is requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish the existing garage and construct a new 637 square foot attached garage and a 269 square foot addition to the first floor living area which includes the entry area and a covered and enclosed area. The Applicant is also proposing an Accessory Dwelling Unit (ADU) above the garage. The ADU is not subject to discretionary review and required to be ministerial by State Law, the increased deck area and elongated eave on the second floor, that has been illustrated by the story poles, is subject to discretionary review. The project would require grading in the amount of 10 cubic yards of excavation for footings and 54 cubic yards of removal and recompaction. The 13,610 square-foot lot is located within the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ). The proposed addition would have a maximum building height at 24.57 feet or 95.97 MSL above the existing grade of 71.40 MSL.

The project requires a DRP because the construction is in excess of 60% of the maximum allowable floor area. The project requires an SDP because the proposed development exceeds 16 feet in height above existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2025- 086 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The subject property is located on the east side of N. Cedros Avenue and is relatively flat. The lot is rectangular in shape, except for a notch cut out of the southeast corner. There is 96.95 feet of frontage along N. Cedros Ave., a 144.40-foot northern property line, and a 127.06-foot southern property line. The existing driveway provides vehicular and pedestrian access to the property from the northwest corner of the lot. The existing 504 detached garage will be demolished and replaced with a new 637 square foot garage, in addition a 269 square foot addition that contains a pool bathroom, a laundry room, and a new entry way is proposed. The addition area also includes 56 square feet of enclosed outdoor area that is included in the FAR. The project plans are provided in Attachment 2.

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

Table 1				
	LOT INF	ORMATION		
Property Address: 534	N. Cedros Ave.	Zoning Designation	on: MR (3	3 du/ac)
Lot Size (Net):	30,610 ft ²	# of Units Allowed	1: 1 Dwe	elling Unit, 1 ADU,
Max. Floor Area:	4,332 ft ²		1 JAE	DU Ū
Proposed Floor area:	3,376 ft ²	# of Units Reques		elling Unit
Below Max. by:	956 ft ²	Setbacks:	Required	Proposed
Max. Height Allowed:	25 ft.	Front (W)	25 ft.	27 ft.
Max. Height Prop. :	24.57 ft.	Interior Side (N)	10 ft.	10 ft.
Highest Point/Ridge:	95.97 MSL	Interior Side (E)	10 ft.	11 ft. 2 in.
Existing Grade:	71.40 MSL	Rear (S)	25 ft.	15 ft. 5 in.
Overlay Zone(s):	SROZ			
Ρ	ROPOSED PRO	JECT INFORMATIC	N	
Floor Area Breakdown:		Requested Permit	s:	
Proposed Garage Addition:	637 ft ²			
Existing Main Floor:	2,870 ft ²	DRP: A DRP is required for structure that exceeds 60% of the maximum allowable FAR.		
Proposed Main Floor Addition	: 269 ft ²			
Subtotal:	3,776 ft ²			
Off-Street Parking Exemption:	- 400 ft ²	SDP: An SDP is required for a new structure that exceeds 16 feet in height from the existing grade		
Total Floor Area	3,376 ft ²	exceeds to leet in h		e existing grade
Proposed Grading: 10 cubic y recompaction.	yards of excavati	on for footings and 5	4 cubic yard	s of removal and
Proposed Parking: Proposed		Existing Development:		
Proposed Fences and Walls:		Single-Family Residence and detached Garage,		
Proposed Accessory Structu	Ire: No	pool, spa and site i	mprovement	S

The following is a discussion of the findings for a DRP and SDP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2025-086.

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

A DRP is required for a structure that exceeds 60% of the maximum allowable floor area. In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

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

The Council may approve, or conditionally approve, a DRP only if all the findings listed below can be made. Resolution 2025-086 provides a full discussion of the findings.

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

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

In addition to meeting zoning requirements, the project must also be found in compliance with the development review criteria. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

DRP Finding #1

General Plan Consistency

The proposed project is found to be consistent with the General Plan, which designates the property as Medium Density Residential in the General Plan. This zone is intended to provide for residential development in areas characterized primarily by detached single-family dwellings on older subdivided lots and two-family and multiple-family dwellings within newer, large lot, planned developments at a maximum density of 5-7 dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

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

Minimum Yards/Setbacks:

The MR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 10foot interior side-yard setbacks. The entire addition area would be located within the buildable area of the lot. The northeast corner of the existing residence does encroach into the required rear yard setback approximately 11 ft. 5 inches, however, the Applicant does not intend to modify the remainder of the existing residence, therefore it is allowed to remain.

Maximum Floor Area Ratio:

The property is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for the proposed 13,610 square foot lot, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	1,332 ft ²
Maximum Allowable Floor Area:	4,332 ft ²

The residence consists of an existing open concept kitchen, dining room, and living room as well as a laundry room and two bedrooms with ensuite bathrooms and the primary bedroom suite that will remain. The Applicant is proposing to demolish the existing garage and construct a new 637 square foot garage, a 269 square foot addition including a new pool bathroom, laundry room, entry way, and a covered and enclosed area that is included in the FAR. The remainder of the lot is improved with a swimming pool and spa

in the front usable lot area and encroaches into the required front yard setback. The pool area is surrounded by mature landscaping that is proposed to remain except for the landscaping located in the area that is required to be dedicated as a condition of approval, which will be discussed later in this report.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 637 square-feet of garage area will provide two unobstructed parking spaces; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the exemption for providing required parking in a garage, the total gross floor area of the project is 3,376 square feet, which is 956 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the MR Zone is 25 feet. The maximum height of the project is 24.57 feet above the existing grade. The proposed addition exceeds 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment which 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 are proposed in the new garage.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. A fence or wall of five feet may be permitted in the front yard setback to comply with safety requirements for a swimming pool or spa. 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.

Currently, there is a fence enclosing the entire perimeter of the property which ends with a gate on the north side of the existing garage and fully encloses the front yard area south of the garage and driveway. There is mature vegetation that screens the fence from view. With the required three-foot dedication, the existing vegetation and the westernmost portion of the fence would have to be removed and relocated outside of the dedication and on to the property. The fence would be allowed to be 5 feet in height within the front yard setback area in order to comply with the building and safety requirements for the pool. If the Applicant decides to modify any other portion of the existing fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they will be required to comply with the Municipal Code.

Landscape:

The proposed project includes 149 square feet of new landscaped area, therefore a water efficient landscape plan was not required. As a condition of approval, should the Applicant decide to modify more than 500 square feet of aggregate landscape area, they would be required to prepare a conceptual landscape plan for review by the City's third-party landscape architect and approval by City Council under a Modification to the DRP. In addition, a condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

DRP Finding #2

The development review criteria topics referenced in DRP Finding #2 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 MR Zone. Properties to the north and south are also within the MR Zone properties to the west are developed with the Cedros Seaside Row Homes that are within the Medium High Residential (MHR) Zone, properties to the east are located within the Low Medium Residential (LMR) Zone. Properties north, south and east are also located within the SROZ and are developed with one- and two-story, single-family residences.

Neighborhood Comparison:

Staff compared the proposed project to 31 other properties within the surrounding area. This area includes properties along both sides of N. Cedros Ave and the west side of Seabright Lane side as shown on the following map:

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The properties evaluated in this comparison are located within the boundaries of the MHR, MR, and LMR zones and some are within the SROZ. The properties in the MHR Zone have a FAR of 0.75 the other properties have a tiered FAR similar to the subject property. The existing homes range in size from 888 square feet to 6,810 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage but including the basement as follows:

Project Gross Building Area:	3,776 ft ²
Delete Garage:	- 637 ft ²
Delete Covered and Enclosed Area	-56 ft ²
Project Area for Comparison to Assessor's Data:	3,083 ft ²

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

Tab	le 2					
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor' s)	Proposed / Recently Approved ft ²	Max. Allowable ft²	Zone
1	701 Seabright Ln	21,700	3,004		5,175	LMR
2	649 Seabright Ln	22,100	6,810		5,175	LMR
3	639 Seabright Ln	21,300	888		4,875	LMR
4	633 Seabright Ln	11,300	2,660		3,788	LMR
5	631 Seabright Ln	11,200	1,284		3,910	LMR
6	623 Seabright Ln	9,800	2,659		3,726	LMR
7	621 Seabright Ln	14,200	1,480		4,278	LMR

Tab	le 2					
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor' s)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
8	615 Seabright Ln	24,829	2,212		5,316	LMR
9	611 Seabright Ln	10,200	2,477		3,769	LMR
10	603 Seabright Ln	10,400	2,662		3,725	LMR
11	535 Seabright Ln	10,900	3,247		3,858	LMR
12	525 Seabright Ln	7,955	3,203		3,315	LMR
13	515 Seabright Ln	10,800	2,556		3,853	LMR
14	505 Seabright Ln	10,600	984		3,805	LMR
15	607 N Cedros Ave	9,115	3,320		3,545	MR
16	536 N Cedros Ave	9,332	2,647		3,594	MR
17	534 N Cedros Ave	13,610	2,870	3,083	4,332	MR
18	520 N Cedros Ave	10,920	1,244	3,471	3,781	MR
19	508 N Cedros Ave	10,912*	1,170		3,781	MR
20	601 N Cedros Ave	15,608	1,282	5,571	11,706	MHR
21	589 N Cedros Ave	5,330	2,054		3,997	MHR
22	557 N Cedros Ave	3,042	2,292		2,281	MHR
23	535 N Cedros Ave	2,998	2,667		2,248	MHR
24	533 N Cedros Ave	3,042	2,292		2,281	MHR
25	529 N Cedros Ave	2,998	2,142		2,248	MHR
26	525 N Cedros Ave	3,042	2,292		2,281	MHR
27	517 N Cedros Ave	2,998	2,667		2,248	MHR
28	515 N Cedros Ave	3,042	2,292		2,281	MHR
29	513 N Cedros Ave	2,998	2,142		2,241	MHR
30	511 N Cedros Ave	3,042	2,292		2,281	MHR
31	505 N Cedros Ave	2,998	2,667		2,248	MHR
32	503 N Cedros Ave	3,042	2,292		2,281	MHR

Building and Structure Placement:

The 13,610 square foot lot is currently developed with an existing 2,870 square-foot single-family residence with a detached 504 square foot garage as well as site improvements including a pool, spa and landscaping. The Applicant is proposing to demolish the existing garage and construct a new 637 square foot garage, a 269 square foot addition including a new pool bathroom, laundry room, entry way, and a covered and enclosed area that is included in the FAR.

The MR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 10foot interior side-yard setbacks. The Applicant intends to construct a new ADU on top of the new garage which is not subject to discretionary review. The entire addition area would be located within the buildable area. The SBMC parking regulations require two (2) off-street parking spaces, 9ft. x 19ft. clear, per single-family residence. The SBMC sections 17.48.040 and 17.20.030 indicate that when required parking spaces are provided within a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 637 square foot garage provides two unobstructed garage parking spaces. Therefore, the project is afforded a 400 square foot exemption.

Landscape:

The proposed project includes 149 SF of new landscaped area, therefore a water efficient landscape plan was not required. As a condition of approval, should the Applicant decide to modify more than 500 square feet of aggregate landscape area, they would be required to prepare a conceptual landscape plan for review by the City's third-party landscape architect and approval by City Council under a Modification to the DRP. In addition, a condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. Currently, the property is accessed from the northwest corner of the lot from the existing driveway. The Applicant is proposing to maintain the existing driveway, demolish the existing garage, and construct a new 637 square foot garage. The SBMC indicates that required parking within a garage up to 200 square feet per space can be exempt from the calculation of floor area. Two unobstructed parking spaces that are 9 ft. by 19 ft. would be provided in the proposed garage, therefore, a 400 square foot exemption is applied to the project.

Grading:

The project includes grading in the amount of 54 yd^3 of removal and recompaction to prepare the pad for the proposed addition with an additional 10 yd^3 of excavation for new footings for the new garage and proposed additional square footage. No additional site grading is proposed.

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 a square footage addition to an existing single-story, single-family residence and site improvements; therefore, usable open space and recreational facilities

are neither proposed nor 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.

Property Frontage and Public Right-of-Way Improvements:

The existing property frontage is inadequately improved, with a rolled curb voluntarily installed by the property owner. If approved, the Applicant will be required to dedicate 8-feet of property frontage for use as public right of way. In addition, the applicant will be required to remove the existing landscaping on that dedication area and construct a 10-foot wide D.G. pathway graded at a 2% maximum slope for walking and parking purposes.

Structure Development Permit (SDP) Compliance (SBMC Section 17.63):

The proposed structure exceeds 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. The Applicant had story poles erected onsite, and the Story Pole Height Certification was issued by a licensed land surveyor on April 23, 2025, which showed the highest story pole certified at 96.05 MSL (story pole #1) which is 24.85 feet above the pre-existing grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on June 9, 2025. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

It should be noted that since the June 9, 2025, View Assessment deadline, the Applicant decided to reduce the length of the westernmost eave by one foot with no change to the roof pitch. This reduction would lower the maximum building height from 24.85 feet to 24.57 feet or 95.97 MSL. This modification has been reflected on the plans provided in Attachment 2.

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicant submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed residence will not exceed 24.57 feet above the existing grade or exceed a highest point at 95.97 MSL which is the maximum proposed structure height reflected on the project plans, should the City Council make the necessary findings to approve the project.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the *Union Tribune* more than 10 days prior to the Public Hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on July 3, 2025. As of the date of preparation of this Staff Report, Staff has not received any formal correspondence from neighbors or interested parties in support of, or in opposition to, the proposed project. Staff did, however, get copied on correspondence between a neighbor and the Applicant which contained questions regarding the scope of work.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2025-086 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in the italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. Additionally, as a condition of project approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

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

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines. Class 1 consists of minor alteration to existing private structures including additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet whichever is less.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2025-086.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP cannot be made.

CITY STAFF RECOMMENDATION:

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

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and

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3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2025-086 conditionally approving DRP and SDP to demolish the existing garage and construct a new 637 square foot attached garage and a 269 square foot addition to the first floor living area which includes the entry area and covered and enclosed area, as well as a second floor covered deck with extended eaves above the proposed garage at 534 N. Cedros Avenue, Solana Beach.

Alyssa Muto, City Manager

Attachments:

- 1. Resolution 2025-086
- 2. Project Plans

RESOLUTION 2025-086

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH THE EXISTING DETACHED GARAGE AND CONSTRUCT A NEW ATTACHED GARAGE, SQUARE FOOTAGE ADDITION AND NEW ENTRY AREA, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 534 N. RIOS AVENUE, SOLANA BEACH.

APPLICANT:John MurphyAPPLICATION:DRP24-017/SDP24-012APN:263-062-28

WHEREAS, John Murphy (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 July 16, 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 Section 15301 of the State CEQA Guidelines; and

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to demolish the existing garage and construct a new 637 square foot attached garage and a 269 square foot addition to the first floor living area which includes the entry area and covered and enclosed area, as well as a second floor covered deck with extended eaves above the proposed garage at 534 N. Cedros Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

A. In accordance with Section 17.63.040 (View Assessment) of the City of 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 must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Applicant had story poles erected onsite, and the Story Pole Height Certification was issued by a licensed land surveyor on April 23, 2025, which showed the highest story pole certified at 96.05 MSL (story pole #1) which is 24.85 feet above the pre-existing grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on June 9, 2025. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

It should be noted that since the June 9, 2025, View Assessment deadline, the Applicant decided to reduce the length of the westernmost eave by one foot with no change to the roof pitch. This reduction would lower the maximum building height from 24.85 feet to 24.57 feet or 95.97 MSL.

- B. 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.

<u>General Plan Consistency</u>: The proposed project is found to be consistent with the General Plan, which designates the property as Medium Density Residential in the General Plan. This zone is intended to provide for residential development in areas characterized primarily by detached single-family dwellings on older subdivided lots and twofamily and multiple-family dwellings within newer, large lot, planned developments at a maximum density of 5-7 dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

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

Minimum Yards/Setbacks:

The MR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 10-foot interior side-yard setbacks. The Applicant intends to construct a new ADU on top of the new garage, however, it is not subject to discretionary review. An exterior staircase is proposed between the proposed garage and the existing residence in order to provide access to the ADU. The ADU will be smaller in area than the proposed garage, additional deck area is proposed on the roof of the garage that will be covered by an extended roof and eaves. The additional deck area, roof and eaves on the second level have are subject to discretionary review because this area exceeds the minimum size necessary for the ADU and have been illustrated by the story poles.

Maximum Floor Area Ratio:

The property is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for the proposed 13,610 square foot lot, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	1,332 ft ²
Maximum Allowable Floor Area:	4,332 ft ²

The residence consists of an existing open concept kitchen, dining room, and living room as well as a laundry room and two bedrooms with ensuite bathrooms and the primary bedroom suite. The remainder of the existing lot is improved with an existing swimming pool and spa in the front yard area and has mature landscaping that is proposed to remain except for the landscaping in the proposed dedication area which will be removed. Applicant is proposing to demolish the existing garage and construct a new 637 square foot garage, a 269 square foot addition including a new pool bathroom, laundry room, entry way, and a covered and enclosed area that is included in the FAR.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 637 square-feet of garage area will provide two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the exemption for providing required parking in a garage, the total gross floor area of the project is 3,376 square feet, which is 956 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the MR Zone is 25 feet. The maximum height of the project is 24.57 feet above the existing grade of 71.40 MSL. The proposed addition exceeds 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment which 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 are proposed in the new garage.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. A fence or wall of five feet may be permitted in the front yard setback to comply with safety requirements for a swimming pool or spa. 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.

Currently, there is a fence enclosing the entire perimeter of the property which ends with a gate on the north side of the existing garage and fully encloses the front yard area south of the garage and driveway. There is mature vegetation that screens the fence from view. With the required three-foot dedication, the existing vegetation and the westernmost portion of the fence would have to be removed and relocated outside of the dedication and on to the property. The fence would be allowed to be 5 feet in height within the front yard setback area in order to comply with the building and safety requirements for the pool. If the Applicant decides to modify any other portion of the existing fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they will be required to comply with the Municipal Code.

Landscape:

The proposed project includes 149 SF of new landscaped area, therefore a water efficient landscape plan was not required. As a condition of approval, should the Applicant decide to modify more than 500 square feet of aggregate landscape area, they would be required to prepare a conceptual landscape plan for review by the City's third-party landscape architect and approval by City Council under a Modification to the DRP. In addition, a condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

- *II.* The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:
 - a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.

The property is located within the MR Zone and SROZ as are the properties located tothe north and south, properties west are developed with the Cedros Seaside Row Homes and are within the Medium High Residential (MHR) Zone, properties to the east are located within the Low Medium Residential (LMR) Zone. Properties north, south and east are also located within the SROZ and are developed with one- and two-story, single-family residences. Properties further south are in the Light Commercial (LC) Zone and are developed with a variety of commercial uses. b. Building and Structure Placement: Buildings and structures shall be sited and designed in a manner which visually and functionally enhances their intended use.

The proposed residence will be located within the buildable area of the lot. The highest point of the proposed residence will be 95.97 feet MSL and 24.57 feet above the existing grade.

The existing residence consists of an existing open concept kitchen, dining room, and living room as well as a laundry room and two bedrooms with ensuite bathrooms and the primary bedroom suite. The remainder of the existing lot is improved with an existing swimming pool and spa in the front yard area and has mature landscaping that is proposed to remain except for the landscaping in the proposed dedication area that will be removed. The Applicant will demolish the existing garage and construct a new 637 square foot garage, a 269 square foot addition including a new pool bathroom, laundry room, entry way, and a covered and enclosed area that is included in the FAR.

The residence is designed to minimize adverse impacts on the surrounding properties.

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 project includes 149 SF of new landscaped area, therefore a water efficient landscape plan was not required. As a condition of approval, should the Applicant decide to modify more than 500 square feet of aggregate landscape area, they would be required to prepare a conceptual landscape plan for review by the City's third-party landscape architect and approval by City Council under a Modification to the DRP. In addition, a condition has been added to require that native or droughttolerant 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 project includes a new attached two-car garage which will provide at least two required off-street parking spaces. Vehicular access to the garage and pedestrian access to the residence will be provided by the existing driveway location in the northwest corner of the lot.

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 project includes grading in the amount of 54 yd^3 of removal and recompaction to prepare the pad for the addition with an additional 10 yd^3 of excavation for new footings for the new garage and proposed additional square footage. No additional site grading is proposed.

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 a square footage addition to an existing single-story, single-family residence and site improvements; therefore, usable open space and recreational facilities are neither proposed nor 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.

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

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

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

The Applicant is required to obtain approval from the California Coastal Commission prior to the issuance of Building or Grading Permits.

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.
 - II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on July 16, 2025, and located in the project file with a submittal date of July 9, 2025.
 - III. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
 - IV. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor certifying that the maximum height of the proposed addition will not exceed 24.50 feet above the proposed grade (or 61.66 feet above MSL) in conformance with the plans as approved by the City Council on July 16, 2025.
 - 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. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. All new exterior lighting fixtures shall be in conformance with the Citywide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- VIII. 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.
- IX. 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.
- X. 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. Please reference the current code cycle upon submittal for building review. 2022 California Fire Code.
 - II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
 - III. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and

legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a $\frac{1}{2}$ " inch stroke width for residential buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.

- IV. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed by a C-16 licensed contractor. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) Section 903.2.02 or (NEW COMMERCIAL).
- C. Engineering Department Conditions:
 - I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC 11.20 for all work performed in the public right of way, including the frontage improvements listed below, as shown in approved plans being located the public right-of-way. The frontage improvements shall be completed to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Construction of the 10-foot wide Decomposed Granite (DG) walkway, compacted and graded at a maximum 2% slope toward the flow line, for walking and parking usage to the satisfaction of the City Engineer.
 - b. Improvements shall have transitions to adjacent structures 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 Final Inspection of the Building Permit. The EMRA shall be recorded against the property for all private improvements in the public rightof-way, including but not limited to:
 - a. 10-foot wide DG area along the property frontage on North Cedros Avenue
 - b. Non-standard concrete driveway approach

- c. Mailbox
- d. Irrigation lines and landscaping
- III. An 8-foot width of property frontage along North Cedros Avenue shall be dedicated to the City of Solana Beach as public right of way. The Applicant shall provide the Plat and Legal Description prepared by a Registered Civil 2 of 2 Engineer. The document shall be recorded with the County of San Diego prior to Final Inspection of the Building Permit.
- IV. All site walls in excess of four feet, as measured from the bottom of the footing to the top of the wall, not included as part of the Building Permit approvals shall obtain a miscellaneous Engineering Permit prior to work being performed.
- V. 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.
- VI. 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.
- D. The City Council Conditions:
 - I. N/A.
- I. ENFORCEMENT

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

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

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 at a regular meeting of the City Council of the City of Solana Beach, California, held on the 16th day of July 2025, by the following vote:

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

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

VICINITY MAP (NTS)



PROJECT TEAM

OWNER:	JOHN & HEIDI MURPHY 534 NORTH CEDROS AVE. SOLANA BEACH, CA 92075	
ARCHITECT:	BRIAN CHURCH AIA, BRIAN CHURCH ARCHITECTURE 507 S. CEDROS AVE SOLANA BEACH, CA 92075 (858) 793-3437 - OFFICE PROJECT CONTACT: BRIAN CHURCH EMAIL: brian@brianchurcharchitecture.com	

PROJECT INFORM	ATION	1				SHEET INDEX	4/28/2025 9:09:39 AM	SUBMITTALS	REVISIONS
PROJECT NAME: MURPHY AD					NO.	SHEET NAME	025 9:0	# Date Re	nsion/Submittai
ROJECT ADDRESS: 543 NORTH							4/28/20		
SOLANA BE	CNF 1)75			_ C1	SITE PLAN			
A.P.N. (S) 263-062-28-0	271	PER ROS 2428 IN	OT 21 TP 2373		C2	BMP PLAN		1	
EGAL DESCRIPTION: 152492REC	00 / SLT PAR	FER RUS 2420 IN	1012111(2013		A0	AREA PLANS		+	
					A1 A2	SECOND FLOOR PLAN			
SCOPE OF WORK					A3	ROOF PLAN			
DEMOLITION OF 504 SF DETACHE	D GARAGE AT GARAGE	E (56 SF)			A4	ELEVATIONS - OVERALL			
 ADDITION (LIVING AREA) (213 SF) NEW ATTACHED GARAGE (637 SF 					A5	ELEVATIONS - ADDITION			
. COVERED DECK AT SECOND FLO	OR (1,047 SF	=)			A6	SECTIONS			
SITE INFORMATIO	N				SP1	STORY POLE PLAN			
ONE: OVERLAY ZONE:	MR SCALE	ED RESIDENTIAL O	VERLAY ZONE					Ure	C/C
SITE AREA (GROSS):				13,610 sf				A Church Architecture 7 S. Cedros Ave	1761
ROAD DEDICATION: SITE AREA (NET)		(LESS	ROAD EASEM	-792 sf ENT) 12,818 sf				Arch os A	437
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SIDE (N) SIDE (S)	1							Brian C 507 S.	20lar (858
	*EXI	ISTING NON-CONFORMI	IG TO REMAIN						
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AREA TYPE AR	EA (SF)	RATIO	ALLOW	ED					
SITE AREA (GROSS) FIRST NEXT	13,610 6,000 7,610	.5 .175	3,00 1,33						
TOTAL ALLOWED	1,010		4,33	2.18					
BUILDING AREAS									
		EXISTING A	DD / REMOVE	PROPOSED					
FIRST FLOOR LIVING AREA		2,870 sf	+213 sf	3,083 sf					
OUTDOOR AREA (ENCLOSED)		0 sf	+56 sf	56 sf					
EXISTING GARAGE (TO BE DEMOL	ISHED)	504 sf	-504	0 sf					-
NEW ATTACHED GARAGE	~	0 sf	+637	637 sf					
SUB-TOTAL		3,374 sf	+402	3,776 sf					
GARAGE EXEMPTION		-400 sf		-400					SF
TOTAL PROPOSED FLOOR AREA		2,974 sf		3,376 sf				z	Щ
LOT COVERAGE: NET LOT COVERAGE ALLOWED LOT COVERAGE EXISTING LOT COVERAGE PROPOSED		13,110	SF x 35% = 4,58 3,37 3,94	4 sf				LION	
TOTAL LOT COVERAGE		(3,	946 ÷ 13,110 = 0	.30)					
BUILDING HEIGHT ALLOWED:	25'-0	כ"						POT5	-
BUILDING HEIGHT PROPOSED:	24'-1	10 1/4"							
OCCUPANCY GROUP:		(SINGLE-FAMILY R	ESIDENCE)					a Beach	
TYPE OF CONSTRUCTION:		PE-VA		5550)				Solane	
FIRE SPRINKLER REQUIRED:		S (MAIN HOUSE ALF	READY SPRINKL	10 1677/2018				Avenue.	
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SITE AREAS NON-LANDSCAPED AREAS NON-IRRIGATED LANDSCAPE IRRIGATED LANDSCAPE WATER FEATURES	1	EXISTING (SF) 8,844 0 4,230 481	PROPO	SED (SF) 8,752 0 4,376 481					BRIAN HURCH
DECORATIVE HARDSCAPE TOTAL LOT AREA		0 13,609		0 13,609				BATE O	2/30/25
IRRIGATED LANDSCAPE WATER FEATURES DECORATIVE HARDSCAPE AGGREGATE LANDSCAPE AREA	AF	REA OF WORK (SF) 259 0 0 259	1			SDP Set of Plans for Notice Mailed 5		SCALE: DATE: SHEET	1/2" = 1'-0 O4/28/2
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PROJECT I	NFORMAT	ION				SHEET INDEX	4/28/2025 9:09:39 AN	Coll Scontraction	S / REVISIONS evision/Submittal	
PROJECT NAME:	MURPHY ADDITIC	DN			NO.	SHEET NAME	/2025 9			
PROJECT ADDRESS:	543 NORTH CEDF SOLANA BEACH,					SITE PLAN	4/28			
A.P.N. (S)	263-062-28-00				C1 C2	BMP PLAN	-			
LEGAL DESCRIPTION:	152492REC68 / SI	Y PAR PER ROS 2428 IN	LOT 21 TR 2373	3	A0	AREA PLANS				
					A1	FLOOR PLAN		+		
SCOPE OF	WORK				A2	SECOND FLOOR PLAN				
1. DEMOLITION OF 504		RAGE			A3	ROOF PLAN	-			
2. NEW ENCLOSED OU 3. ADDITION (LIVING A	JTDOOR AREA AT G	ARAGE (56 SF)			A4 A5	ELEVATIONS - OVERALL ELEVATIONS - ADDITION	-			
 NEW ATTACHED GA COVERED DECK AT 		,047 SF)			A6	SECTIONS				
SITE INFOR	RMATION				SP1	STORY POLE PLAN				
ZONE:		MR						a	75	
OVERLAY ZONE: SITE AREA (GROSS):		SCALED RESIDENTIAL C	VERLAY ZONE	13,610 sf				tectur	920.	0
ROAD DEDICATION: SITE AREA (NET)		(LES	S ROAD EASEM	-792 sf				Brian Church Architecture 507 S. Cedros Ave	CA .	
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SIDE (S)		10' 11'-						Briar 507	Solar (858	
		*EXISTING NON-CONFORMI	NG TO REMAIN						T	1
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TOTAL ALLOWED			4,33	1 sf						
BUILDING	AREAS									
FAR BUILDING AREA		EXISTING A	DD / REMOVE	PROPOSED						
FIRST FLOOR LIVING		2,870 sf	+213 sf	3,083 sf						Č
OUTDOOR AREA (EI	NCLOSED)	0 sf	+56 sf	56 sf						1
EXISTING GARAGE	(TO BE DEMOLISHE	D) 504 sf	-504	0 sf					H	11
NEW ATTACHED GA	ARAGE	0 sf	+637	637 sf						CL L
SUB-TOTAL		3,374 sf	+402	3,776 sf					Ē	4
GARAGE EXEMPTIC	DN	-400 sf		-400					S	C
TOTAL PROPOSED	FLOOR AREA	2,974 sf		3,376 sf				7	ш	U a
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OCCUPANCY GROUP		R-3 (SINGLE-FAMILY F	ESIDENCE)					4	1000	
TYPE OF CONSTRUC		TYPE-VA	5						Autor L	
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IRRIGATED LANDSC	APE	AREA OF WORK (SF 259 0				SDP Set of Plans for Notice Mailed 5/7/2	5	DATE:	04/28/25	_
WATER FEATURES DECORATIVE HARDS AGGREGATE LAND		0 259				City of Solana Beach Planning Department		SHEET		
1. AREA OF REPLACEMEN	T AND/OR NEW WATER FEATURES.	200				RECEIVED SET III			T1	
AND/OR DECORATIVE HAR WITH THE PROJECT.	RDSCAPE ASSOCIATED			ATTACH	MENT :	2 05/07/2025 candrews				



SITE PLAN

1" = 10'-0"

EXISTING SINGLE FAMILY RESIDENCE TO REMAIN

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VICINITY MAP	α	OWNER I	NFORMATION	CONTA	CT INFORMATION	PARCEL INFORMATION		PROJECT SCOPE
CIT	Y OF	NAME	JOHN & HEIDI MURPHY	NAME	BRIAN CHURCH ARCHITECTURE	APN 263-062-28-00		EXISTING
SOLANA	A BEACH	ADDRESS:	534 NORTH CEDROS	ADDRESS	507 S CEDROS AVENUE	SITE ADDRESS.		SINGLE-STORY SINGLE FAMILY RESIDENCE AND DETACHED GARAGE
		CITY	SOLANA BEACH	CITY	SOLANA BEACH	534 North Cedros Avenue, Solana Beach, CA	92075	
AVE OI		STATE	CA	STATE	CA			
WAY 1	E. CLIFF ST	ZIP	92075	ZIP	92075	I CERTIFY THAT I HAVE READ ALL ZONING REG MANAGEMENT PRACTICES (BMPs) NOTES AND		PROPOSED
A CEI	- 3/	PHONE.		PHONE	(858)793-3437	OF THE PROPOSED PROJECT		1. DEMOLITION OF 504 SF DETACHED GARAGE 2. NEW ENCLOSED OUTDOOR AREA AT GARAGE (56 SF)
	OMAS SANTA FE DRIVE	FAX		FAX		Britch	O4/28/25	3. ADDITION (LIVING AREA) (213 SF) 4. ADD ATTACHED GARAGE (637 SF)
		EMAIL		EMAIL.	brian@brianchurcharchitecture.com	DESIGNER SIGNATURE REQUIRED	DATE	5. COVERED DECK AT SECOND FLOOR (1,047 SF)

	BMP LEGEND	SHEET INDEX	, 1
PDS 659	BROW DITCH		
PDS 659	BERM		
	LOT DRAINAGE		
MATERIALS	& WASTE MANAGEMENT_BMPs: MATERIAL DELIVERY & STORAGE		
WM-4	SPILL PREVENTION AND CONTROL		
WM-8	CONCRETE WASTE MANAGEMENT		
WM-5	SOLID WASTE MANAGEMENT		
WM-9 WM-6	SANITARY WASTE MANAGEMENT HAZARDOUS WASTE MANAGEMENT		
,	i		
SS-2	Y RUNOFF CONTROL BMPs: PRESERVATION OF EXISTING		
	VEGETATION BONDED OR STABILIZED FIBER MATRIX		
SS-3	(WINTER)		
SS-4	HYDROSEEDING (SUMMER)		
SS-6 / 5	PHYSICAL STABILIZATION (WINTER)		
SS-10	ENERGY DISSIPATOR		
SC-1	SILT FENCE		
	PDS 659: SEDIMENT / DESILTING BASIN		
SC-5	FIBER ROLLS		
SC-6 / 5			
SC-7	STREET SWEEPING AND VACUUMING		
SC-10	STORM DRAIN INLET PROTECTION	I	
NS-2			
TC-1	STABILIZED CONSTRUCTION ENTRANCE		
TC-2	CONSTRUCTION ROAD STABILIZATION		
TC-3	ENTRANCE / EXIT TIRE WASH		
BASELINE SITE FEATI	BMPs FOR EXISTING AND PROPOSED JRES	:	
SD-8	DIRECT RUNOFF TO PERVIOUS AREAS		
SD-C	INSTALL GREEN ROOFS		
SD-E	INSTALL RAIN BARRELS		
SD-G SD-H	CONSERVE NATURAL FEATURES PROVIDE BUFFERS AROUND WATER BODIES		
	CONSTRUCT SURFACES FROM PERMEABLE		
SD-I	MATERIALS	-	
SD-K	SUSTAINABLE LANDSCAPING		
BASELINE	BMPs FOR POLLUTANT-GENERATING SOURCES OVERHEAD COVERING		
SC-A	SEPARATION OF FLOWS FROM ADJACENT AREAS	and a second secon	
SC-C	WIND PROTECTION	RESERVED FOR C	OUNTY STAMPS
SC-D	SANITARY SEWER		
SC-E	CONTAINMENT SYSTEM		
	L RUNOFF POLLUTANTS		
B	TRASH & REFUSE STORAGE MATERIALS & EQUIPMENT STORAGE		
C	LOADING & UNLOADING	1	
D	FUELING	;	
E	MAINTENANCE & REPAIR		
G	VERICLE & EQUIPMENT CLEANING OTHER		
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P	LOT PLAN INFORMATION	<i></i>	SHEET TITLE
	LEASE SEE "MINIMUM PLOT PLAN INFORMATION" (FOR	M PDS #090) FOR	
c	OMPLETE REQUIREMENTS:		BMP PLAN
Ę	LUTEMS LISTED ON THE "MINIMUM PLOT PLAN INFORM	AATION" MUST BE INCLUDED	
	ON THE PLOT PLAN. IF NOT SHOWN, YOUR PLANS WILL	GE NEJEU I EU	,
; F	PLOT PLANS MUST BE CLEAR AND LEGIBLE, NDICATE ALL PROPERTY LINES,		SHEET NUMBER
I	NDICATE FOOTPRINT OF ALL EXISTING / PROPOSED STI	RUCTURES,	i
i I	NDICATE FOOTPRINT OF ALL EXISTING / PROPOSED STI NDICATE REQUIRED BUILDING SETBACKS; NDICATE WELL(S) AND LEACH LINES.		
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	NDICATE FOOTPRINT OF ALL EXISTING / PROPOSED STI NDICATE REQUIRED BUILDING SETBACKS, NDICATE WELL(S) AND LEACH LINES, NDICATE DRIVEWAY, PARKING, MATERIAL, AND SLOPE (OF DRIVEWAY,	C2
	NDICATE FOOTPRINT OF ALL EXISTING / PROPOSED STI NDICATE REQUIRED BUILDING SETBACKS, NDICATE WELL(S) AND LEACH LINES, NDICATE DRIVEWAY, PARKING, MATERIAL, AND SLOPE (OF DRIVEWAY,	C2 PDS 040 (REV. 01/01/2017) BUILDING PLOT PLAN TEMPLATE



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		EA PLANS





sad CY

SECTOR CHURCH

SCALE: 1/4"+1'-0" DATE: 04/28/25 SHEET

A2







ELEVATION NOTES

- 1 WOOD FASCIA, PAINT TO MATCH EXISTING
- 2 HORIZONTAL WOOD SIDING (STAIN)
- 3 STUCCO (WHITE) TO MATCH EXISTING
- WOOD RAILING (STAIN) 4
- 5 ALUMINUM DOORS AND WINDOWS TO MATCH EXISTING
- 6 SKYLIGHT EXISTING
- 7 WOOD GARAGE DOOR (STAIN)
- 8 WOOD STAIR (STAIN)
- 9 PROPERTY LINE
- 10 SETBACK LINE
- 11 PROPERTY LINE RELOCATED DUE TO DEDICATION





8 9

- WOOD STAIR (STAIN)
- TPO ROOF TO MATCH EXISTING (SOLAR WHITE)
- 10 GLASS ENTRY DOOR
- 11 LINE OF EXISTING GRADE (NO CHANGE)

SCALE: As indicated

DATE: 04/28/25

Α5

SHEET





A6


1) STORY POLE PLAN 1/8" = 1'-0"



4 - 10"	8.0 J. 18.18				Brian Church Architecture 507 S. Cedros Ave Solana Beach, CA 92075 (858) 793-3437
					MURPHY ADDITION 534 North Cedos Avenue, Salma Breach, CA 92075 STORY POLE PLAN NOT FOR CONSTRUCTION
	S	TORY POLE SCHED	DULE NEW		Kelana Kelana
POLE			POLE	POLE	os Aven
#	BASE	ТОР	LENGTH	LENGTH	
1	71.20'	96.05' 96.05'	24.85 24.65	24' - 10 1/4'' 24' - 7 3/4''	34 Nor
2 3	71.40'	96.05	19.16	19' - 2"	
4	72.10'	92.56'	20.46	20' - 5 1/2"	ACTION AND AND AND AND AND AND AND AND AND AN
5	71.90'	92.95'	21.05	21' - 0 1/2"	CHURCH
6	71.30'	95.72'	24.42	24' - 5"	53Bir Clund
7	71.60'	95.72'	24.12	24' - 1 1/2"	04/30/23
8	72.00'	92.95'	20.95	20' - 11 1/2"	SCALE: As indicated DATE: 04/28/25
					SHEET

SP1



STAFF REPORT CITY OF SOLANA BEACH

TO:	Honorable Mayor and City Councilmembers
FROM:	Alyssa Muto, City Manager
MEETING DATE:	July 16, 2025
ORIGINATING DEPT:	Community Development Department – Corey Andrews
	Principal Planner
SUBJECT:	Development Review Permit (DRP) Modification for an
	Existing Single-Family Residence with an Attached Garage
	at 406 N. Rios Avenue. (Applicants: Petr and Katelyn
	Pacas; Application: MOD25-004; APN: 263-072-19;
	Resolution No. 2025-087)

BACKGROUND:

Petr and Katelyn Pacas, referred to as the Applicant, received City Council approval in September 2022, for a 3,224 square foot, split-level single-family residence, an attached garage, a 541 square foot detached Accessory Dwelling Unit (ADU) and perform associated site improvements with the adoption of Resolution 2022-117.

Since that approval, the Applicant decided to scale back the project and process a building permit for an interior remodel and a square footage addition that did not necessitate discretionary review. During the review of the plans, Staff determined that the improvements shown as "existing" in the rear yard area, had not been completed with the necessary permits. Therefore, the Applicant is requesting a DRP modification (MOD) to receive retroactive approval for the work completed in the rear yard, as well as the proposed addition and remodel of the existing home.

The proposed MOD includes the construction of a 676 square foot addition to the existing residence which includes 49 square feet of covered and enclosed patio area, a 50 square foot addition to the existing garage, and the addition of an attached 423 square foot Accessory Dwelling Unit (ADU) that is not subject to discretionary review. The residence would not exceed 13.5 feet, or 109.5 MSL as measured from the existing grade; existing grade is 96.0MSL. The "Proposed" grading for the project includes the 125 cubic yards of excavation and export completed in 2018 in order to provide a flat usable rear yard

CITY COUNCIL ACTION:

area at the same level of the existing residence, as well as 7 cubic yards of excavation for the proposed remodel and addition, and 5 cubic yards of excavation for the new footings. Additional site improvements include the construction of retaining walls and landscaping that were completed in 2018, and additional landscaping in the front yard to be completed with the remodel. A DRP would have been required when the work was completed in 2017 for grading in excess of 100 CY (aggregate) which is why the DRP MOD is being requested today.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2025-087(Attachment 1).

DISCUSSION:

In 2022, the Applicant processed a DRP and Structure Development Permit (SDP) to demolish the existing structure onsite, construct a two-story replacement 3,224 square foot, split-level single-family residence, an attached garage, a 541 square foot detached Accessory Dwelling Unit (ADU) and perform associated site improvements. The plans at that time indicated that the grading and retaining walls in the rear yard were "existing to remain." The City Council was able to make the required findings to approve that project and adopt Resolution 2022-117. Since the time of that approval, the Applicant decided not to move forward with the project. Instead, they decided to process a square footage addition and remodel of the existing residence that did not require discretionary review.

During the building permit plan check it was brought to Staff's attention that the work notated as "existing to reman" in the rear yard was completed in 2018 without the approval of a DRP/DRP MOD, grading permit, and building permit. This work included approximately 125 cubic yards of excavation and export from the rear yard area and the construction of retaining walls on the north, east, and southern sides of the rear yard to support the higher grades on adjacent properties.

If the City Council can make the required findings to approve this project, the DRP MOD would serve as retroactive approval for the work that was completed in 2018, and approval for the proposed remodel, addition, and site work in the front yard area. As a condition of project approval, the Applicant would be required to obtain grading and building permits to legalize the work that was completed and a separate building permit to construct the proposed square footage addition, remodel, and site improvements in the front yard.

The 9,014 square-foot property is located at the northeast corner of the intersection of N. Rios Avenue and E. Cliff Street. The property is relatively flat with an upward slope of approximately 2.5 feet as you move west to east along the 172-foot depth of the lot.

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

Table 1							
LOT INFORMATION							
Property Address:	406 N. Rios Ave.	Zoning Designation	n: LR (3 d	du/ac)			
Lot Size (Gross):	9,014 ft ²	# of Units Allowed:	1 D/U,	1 ADU, and 1			
Max. Allowable Floor Area:	3,527 ft ²		JADU				
Proposed Floor Area:	2,055 ft ²	# of Units Requeste	ed: 1 D/U a	and 1 ADU			
Below Max. Floor Area by:	1,472 ft ²	Setbacks:	Required	Proposed			
Max. Allowable Height:	25 ft.	Front (W)	*25 ft.	22 ft.			
Max. Proposed Height:	13.5 ft.	Exterior Side (N)	10 ft.	7 ft.**			
Highest Point/Ridge:	109.5 MSL	Interior Side (S)	10 ft.	10 ft.			
Existing Grade:	96.0 MSL	Rear (E)	25 ft.	33 ft.			
Existing Development: Existing residence and attached garage Proposed Parking: 2 spaces in Fences and Walls: Yes	 *Reduced to 20 ft. as the right of way is 60 ft in width. ** Existing nonconformity to remain. Proposed Grading: 125 yd³ previously exported, 7 yd³ of excavation and export for the proposed remodel, 5 yd³ of excavation for new footings. 						
D							
Floor Area Breakdown:		Required Permit:					
Existing First Floor Living Area Proposed First Floor Addition Covered and Enclosed Patio Existing Garage Area	1,276 ft ² 627 ft ² 49 ft ² 453 ft ²	DRP: for grading in e	excess of 10	0 cubic yards.			

Staff has prepared draft findings for approval of the project in the attached Resolution 2025-087 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines any portion of the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

50 ft² 2.455 ft²

- 400 ft² 2.055 ft²

Existing Garage Area Proposed Garage Addition

Total Floor Area:

Off-Street Parking Exemption

Subtotal

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2025-087.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2025-087 provides a full discussion of the findings.

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

DRP Finding #1

General Plan Consistency

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

Specific Plans and Special Overlays

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

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

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

Zoning Ordinance Consistency

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is "c", which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The lot is located in the northeast corner of the intersection of N. Rios Avenue and E. Cliff Street and has frontage on both streets. The SBMC definitions indicate that the shorter street frontage should be considered the front lot line. The lot is rectangular in shape and has 81.67 feet of frontage on N. Rios Avenue which is the western or front lot line, 103.75 feet of frontage on E. Cliff Street which is the southern side lot line, a 79.41-foot eastern rear property line and a northern property line of 123.37. The property is relatively flat with an upward slope of approximately 2.5 feet as you move west to east along the entire length of the lot.

The existing residence was constructed prior to the City's incorporation. The northern wall of the residence encroaches three feet into the required side yard setback. If the Applicant is modifying less than 50% of the foundation, exterior walls, and existing roof structures, it is Staff's policy to allow the existing nonconformity to remain. The Applicant has shown that they are below the 50% threshold, and they are not proposing to reconstruct the existing nonconformity, therefore, it is proposed to remain with the subject project.

A three-foot dedication is required along N. Rios Avenue. This would result in a right-ofway that exceeds 55 feet in width once the property on the west side of N. Rios Ave. is redeveloped, therefore, the required front yard setback can be reduced to 20 feet. The remodeled residence would be approximately 22 feet from the front property line after the dedication. The south side of the residence would meet the required 10-foot exterior side yard setback and exceed the required 25-foot rear yard setback by approximately 8 feet 10 inches.

Maximum Floor Area Ratio:

The 9,014 square foot lot is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	527 ft ²
Maximum Allowable Floor Area:	3,527 ft ²

As designed, 627 square feet of living area would be added to the existing 1,276 square foot living area, 50 square feet of area would be added to the existing 453 square foot garage and 49 square feet of covered and enclosed patio would be added to the front entry. The 1,903 square foot floor would consist of an open concept kitchen, dining, living room off of the new covered entry, a laundry room, pantry two bedrooms, one bathroom and the primary bedroom suite.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 503 square-foot garage area will provide two unobstructed parking spaces, outside of the required setbacks, therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With this exemption, the total gross floor area of the project is 2,055 square feet, which is 1,472 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the project is 13.50 feet above the existing grade of 96.0 MSL with the highest point at 109.5 feet above MSL. The proposed addition does not exceed 16 feet in height from the preexisting grade. Therefore, the project is not subject to the requirements of SBMC Chapter 17.63 – View Assessment.

Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Two unobstructed 9-foot by 19-foot parking spaces are proposed in the attached garage outside of the existing nonconforming area.

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.

An existing block wall surrounds the property and was not modified with the work completed in 2018. This wall is proposed to remain as is. As previously mentioned, two tiered retaining walls (one two-foot wall and one three-foot wall) were constructed when the previous grading work was completed in the rear yard and the Applicant will be conditioned to obtain a grading and building permit for these walls. Fences and walls are measured from the pre-existing grade therefore, these retaining walls do not exceed the maximum fence and wall heights. A 6 ft fence was constructed at the property line from the northern side of the residence around the rear property line to the southern property line which is also proposed to remain. 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 indicates that they would be required to comply with the Municipal Code.

Landscape:

The work completed prior in 2018, and the proposed landscape work would have required a water efficient landscape plan. However, because a majority of the landscape work is existing to remain, the Applicant provided a very basic "conceptual" landscape plan that shows compliance with the water efficiency regulations and indicates three proposed plant types: blue chalk stick (Senecio Vitalis) in the areas of low water use and the Waxleaf Privet (Ligustrum japonicum) and Rose 'Iceberg' Bushes (Rosa 'Korbin') in the areas with moderate water use. The City's third-party landscape architect reviewed what was provided and indicated that it is sufficient information for the conceptual review, but a full construction level landscape plan would be required as part of the building permit review. The City's consultant will review the construction drawings to verify consistency with the conceptual planting plan and perform an inspection after the landscape installation is complete to verify consistency with both the water efficient landscape regulations and the approved planting plan.

DRP Finding #2

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

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

Relationship with Adjacent Land Uses:

The property is located within the LR Zone and SROZ as are the properties located in the immediate surrounding neighborhood on North Rios Avenue, E. Cliff Street and the east side of Seabright Lane and the west side of Granados Ave. These properties are developed with a mix of one-and two-story single-family residences. The project, as designed, could be found consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The maximum proposed floor area would be 1,472 square feet below the maximum allowable for the property.

Neighborhood Comparison:

Staff compared the proposed project to 38 nearby properties within the surrounding neighborhood which are shown on the following map and located on both sides of north Rios Avenue, the north side of E. Cliff Street, the east side of Seabright Lane, and the west side of Granados Ave.

514 506 517 510 509 507 508 465 446 509 438 455	514	519 515
509 508 465	464	505-07
400 400	452	441
43 432 427 430 439 426	438	435
438 422 420 427 418 418 407	424	421
LC 414 410 120 400 145 406	230	409
400 406 218 220	234	42 260
EC.	HEE ST	

The properties evaluated in this comparison are also located in the LR and LMR Zones and SROZ, and the lot sizes range from approximately 9,014 square feet to 21,197 square feet. The surrounding properties are developed primarily with single-family homes ranging in size from 759 square feet to 4,520 square feet.

The existing square footage information is obtained through the County Assessor records. It should be noted that the County Assessor does not include garages, covered patios or enclosed exterior areas, accessory buildings, or unfinished basements in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the garage:

	July 16, 2025 MOD25-004-Pacas Residence 406 N. Rios Ave. Page 9 of 15
Project Gross Building Area:	2,455 ft ²
Delete covered and enclosed areas	- 49 ft ²
Delete Attached Garage:	- 503 ft ²
Project Area for Comparison to Assessor's Data:	1,903 ft ²

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

Table 2						
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	446 Seabright Lane	10,884	1,413	3,273	3,855	LMR
2	432 Seabright Lane	10,673	840		3,819	LMR
3	422 Seabright Lane	21,197	828		5,135	LMR
4	418 Seabright Lane	10,134	759		3,723	LMR
5	414 Seabright Lane	9,892	1,596		3,681	LMR
6	400 Seabright Lane	10,190	1,920		3,733	LMR
7	145 E. Cliff Street	11,320	1,946		3,931	LMR
8	427 N. Rios Avenue	11,895	4,054		4,032	LMR
9	509 N. Rios Avenue	10,643	3,418	3,770	3,813	LMR
10	508 N. Rios Avenue	11,275	2,231		3,923	LR
11	438 N. Rios Avenue	10,819	1,719		3,843	LR
12	430 N. Rios Avenue	9,936	1,926		3,689	LR
13	426 N. Rios Avenue	10,773	2,843		3,835	LR
14	422 N. Rios Avenue	10,241	1,408		3,742	LR
15	418 N. Rios Avenue	10,648	1,268		3,813	LR
16	410 N. Rios Avenue	10,227	1,858	2,061	3,740	LR
17	406 N. Rios Avenue	9,014	1,285	1,903	3,527	LR
18	218 E. Cliff Street	11,276	1,196		3,923	LR
19	220 E. Cliff Street	17,513	2,646	2,877	4,826	LR
20	407 Barbara Avenue	10,065	2,800		3,711	LR
21	427 Barbara Avenue	9,541	3,534		3,620	LR
22	439 Barbara Avenue	10,291	2,238		3,751	LR
23	455 Barbara Avenue	9,400	3,530		3,595	LR
24	465 Barbara Avenue	11,166	2,659		3,904	LR
25	464 Barbara Avenue	10,529	3,191		3,793	LR
26	452 Barbara Avenue	10,407	2,982		3,771	LR

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27	438 Barbara Avenue	10,117	1,765	3,720	LR
28	424 Barbara Avenue	11,158	1,622	3,903	LR
29	408 Barbara Avenue	10,236	3,030	3,741	LR
30	230 E. Cliff Street	11,866	1,946	4,027	LR
31	234 E. Cliff Street	11,090	1,812	3,891	LR
32	242 E. Cliff Street	10,122	1,166	3,721	LR
33	260 E. Cliff Street	10,829	3,010	3,845	LR
34	409 N. Granados Ave.	9,472	1,360	3,608	LR
35	421 N. Granados Ave.	19,657	4,520	5,041	LR
36	435 N. Granados Ave.	11,677	2,488	3,994	LR
37	441 N. Granados Ave.	11,668	2,794	3,992	LR
38	505 N. Granados Ave.	12,513	2,223	4,140	LR

Building and Structure Placement:

The existing residence was constructed prior to the City's incorporation. The northern wall of the residence encroaches three feet into the required side yard setback. If the Applicant is modifying less than 50% of the foundation, exterior walls, and existing roof structures, it is Staff's policy to allow the existing nonconformity to remain. The Applicant has shown that they are below the 50% threshold, and they are not proposing to reconstruct the nonconformity, therefore, it is proposed to remain with the remodel project.

As designed, 627 square feet of living area would be added to the existing 1,276 square foot living area, 50 square feet of area would be added to the existing 453 square foot garage and 49 square feet of covered and enclosed patio would be added to the front entry. The 1,903 square foot floor area would consist of an open concept kitchen, dining, living room off of the new covered entry, a laundry room, pantry two bedrooms, one bathroom and the primary bedroom suite. As designed, the proposed square footage additions would be within the buildable area.

The maximum building height for the LR Zone is 25 feet. The maximum height of the project is 13.50 feet above the existing grade of 96.0 MSL with the highest point at 109.5 feet above MSL. The proposed addition does not exceed 16 feet in height from the preexisting grade. Therefore, the proposed residence could be found to be designed to minimize adverse impacts on the surrounding properties by the limited appearance of the structure from South Rios Avenue.

Landscape:

The work completed in 2018and the proposed landscape work would have required a water efficient landscape plan. However, because a majority of the landscape work is existing to remain, the Applicant provided a very basic "conceptual" landscape plan that shows compliance with the water efficiency regulations and indicates three proposed plant types: blue chalk stick (Senecio Vitalis) in the areas of low water use and the Waxleaf Privet (Ligustrum japonicum) and Rose 'Iceberg' Bushes (Rosa 'Korbin') in the areas with moderate water use. The City's third-party landscape architect reviewed what was provided and indicated that it is sufficient information for the conceptual review, but a full construction level landscape plan would be required as part of the building permit review. The City's consultant will review the construction drawings to verify consistency with the conceptual planting plan and perform an inspection after the landscape installation is complete to verify consistency with both the water efficient landscape regulations and the approved planting plan.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

The existing driveway is located in the southwest corner of the lot at the intersection of N. Rios Ave. and Cliff Street and accesses the garage south facing garage door. The Applicant is proposing to remove the existing driveway and provide a new driveway at the northwest corner of the lot adjacent to the existing garage. This requires the Applicant to relocate the garage door from the southern elevation to the western elevation. The project includes the addition of 50 square feet to the western side of the garage at the new access door. This addition would not encroach into the required side yard setback. Two parking spaces that are 9 ft. by 19 ft. clear are provided in the garage area, outside of the required setbacks, therefore, the project qualifies for a 400 square foot exemption for providing the required parking in the garage.

Pedestrian access to the property would be provided with a paved pathway from the driveway and another from N. Rios Ave. at the center of the lot. The trash and recycling is proposed to be located within the side yard area behind a new wood fence.

Grading:

Prior to 2018, the rear yard area had the same finished surface elevation as the residence for the first 20 feet(approximately) beyond the eastern elevation of the residence. Then retaining walls supported the remaining 23 feet (approximately) of the lot at about three to four feet above the finished floor of the residence as illustrated in the Google street View and Nearmap aerial photos provided below:

July 16, 2025 MOD25-004-Pacas Residence 406 N. Rios Ave. Page 12 of 15



Approximately 125 cubic yards of soil was excavated and exported off-site so that the rear yard was all at the same finished surface level. Two stepped Retaining walls were constructed on the north, east, and south sides of the rear yard where the soil was removed in order to support the higher grade levels on adjacent properties. The first retaining wall is approximately two feet and the second is approximately three feet. As shown in the current aerial photo below:



This work would have required a DRP/DRP MOD, grading permit, and building permit. If approved, this MOD would serve as the DRP approval for this work. As a condition of approval, the Applicant would need to obtain building and grading permits for the existing retaining walls.

As part of the MOD, an additional 7 cubic yards of site grading to relocate the proposed driveway and 5 cubic yards of excavation for the new footings for the square footage addition.

Lighting:

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

Usable Open Space:

The project consists of the construction of an interior remodel and square footage addition to an existing single-family residence with an attached garage and retroactive approval of yard improvements; therefore, usable open space and recreational facilities are neither proposed nor 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.

Property Frontage and Public Right-of-Way Improvements:

The existing property frontage is unimproved, with some vegetation and a non-standard driveway. If approved, the Applicant will be required to remove the existing landscaping and construct a 10-foot wide Decomposed Granite (D.G.) area graded at a 2% maximum slope for walking and parking purposes. In addition, construction of a 9-inch sloping concrete curb for drainage conveyance will be required if the project is approved. The Applicant will also be responsible for dedicating a three-foot width of the property frontage to the City for use as public right of way. The driveway approach will be reconstructed as a condition of approval to meet current standards.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on July 3, 2025. As of the publication of this report, no correspondence has been received on the current design of the project.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures including one single-family residence or a second dwelling unit in a residential Zone.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2025-087
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP and cannot be made.

CITY STAFF RECOMMENDATION:

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

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find 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 2025-087 conditionally approving a DRP mod. for the work completed in the rear yard as well as the proposed addition and remodel to the existing residence and site improvements in the front yard at 406 N. Rios Avenue, Solana Beach.

Alyssa Muto, City Manager

Attachments:

- 1. Resolution 2025-087
- 2. Project Plans

RESOLUTION 2025-087

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT MODIFICATION FOR A REMODEL, SQUARE FOOTAGE ADDITION, AND SITE IMPROVEMENTS FOR AN EXISTING SINGLE-STORY SINGLE FAMILY RESDIENCE AND RETROACTIVE APPROVAL FOR GRADING AND SITE IMPROVEMENTS IN THE REAR YARD AREA AT 406 N. RIOS AVENUE, SOLANA BEACH.

APPLICANT:	Petr and Katelyn Pacas
APPLICATION:	MOD25-004
APN:	263-072-19

WHEREAS, Petr and Katelyn Pacas (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP) Modification (MOD) 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 July 16, 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 Section 15303 of the State CEQA Guidelines; and

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP mod. for retroactive approval for the work completed in the rear yard as well as a remodel and proposed addition of 726 square feet to the existing single story residence with an attached garage and additional site improvements in the front yard at 406 N. Rios Avenue, Solana Beach 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.

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

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

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

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is "c", which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The lot is located in the northeast corner of the intersection of N. Rios Avenue and E. Cliff Street and has frontage on both streets. The SBMC definitions indicate that the shorter street frontage should be considered the front lot line. The lot is rectangular in shape and has 81.67 feet of frontage on N. Rios Avenue which is the western or front lot line, 103.75 feet of frontage on E. Cliff Street which is the southern side lot line, a 79.41-foot eastern rear property line and a northern property line of 123.37. The property is relatively flat with an upward slope of approximately 2.5 feet as you move west to east along the entire length of the lot.

The existing residence was constructed prior to the City's incorporation. The northern wall of the residence encroaches three feet into the required side yard setback. If the Applicant is modifying less than 50% of the foundation, exterior walls, and existing roof structures, it is Staff's policy to allow the existing nonconformity to remain. The Applicant has shown that they are below the 50% threshold, and they are not proposing to reconstruct the existing nonconformity, therefore, it is proposed to remain with the subject project.

A three-foot dedication is required along N. Rios Avenue. This would result in a right-of-way that exceeds 55 feet in width once the property to the west is redeveloped, therefore, the required front yard setback can be reduced to 20 feet. The remodeled residence would be approximately 22 feet from the front property line after the dedication. The south side of the residence would meet the required 10-foot exterior side yard setback and exceed the required 25-foot rear yard setback by approximately 8 feet 10 inches.

Maximum Floor Area Ratio:

The 9,014 square foot lot is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	527 ft ²
Maximum Allowable Floor Area:	3,527 ft ²

As designed, 627 square feet of living area would be added to the existing 1,276 square foot living area, 50 square feet of area would be added to the existing 453 square foot garage and 49 square feet of covered and enclosed patio would be added to the front entry. The 1,903 square foot living area would consist of an open concept kitchen, dining, living room off of the new covered entry, a laundry room, pantry two bedrooms, one bathroom and the primary bedroom suite.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a

garage, up to 200 square feet of floor area is exempted for each required space. The proposed 503 square-foot garage area will provide two unobstructed parking spaces, outside of the required setbacks, therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With this exemption, the total gross floor area of the project is 2,055 square feet, which is 1,472 square foot below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the project is 13.50 feet above the existing grade of 96.0 MSL with the highest point at 109.5 feet above MSL. The proposed addition does not exceed 16 feet in height from the pre-existing grade. Therefore, the project is not subject to the requirements of SBMC Chapter 17.63 – View Assessment.

Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Two unobstructed 9-foot by 19-foot parking spaces are proposed in the attached garage outside of the existing nonconforming area.

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.

An existing block wall surrounds the existing property and was not modified with the work completed in 2018. This wall is proposed to remain as is. As previously mentioned, two tiered retaining walls (one two-foot wall and one three-foot wall) were constructed when the previous grading work was completed in the rear yard and the Applicant will be conditioned to obtain a grading and building permit for these walls. Fences and walls are measured from the pre-existing grade therefore, these retaining walls do not exceed the maximum fence and wall heights. A 6 ft fence was constructed at the property line from the northern side of the residence around the rear property line to the southern property line which is also proposed to remain. 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 indicates that they would be required to comply with the Municipal Code.

Landscape:

The work completed in 2018 and the proposed landscape work would have required a water efficient landscape plan. However, because a majority of the landscape work is existing to remain, the Applicant provided a very basic "conceptual" landscape plan that shows compliance with the water efficiency regulations and indicates three proposed plant types: blue chalk stick (Senecio Vitalis) in the areas of low water use and the Waxleaf Privet (Ligustrum japonicum) and Rose 'Iceberg' Bushes (Rosa 'Korbin') in the areas with moderate water use. The City's third-party landscape architect reviewed what was provided and indicated that it is sufficient information for the conceptual review. but a full construction level landscape plan would be required as part of The City's consultant will review the the building permit review. construction drawings to verify consistency with the conceptual planting plan and perform an inspection after the landscape installation is complete to verify consistency with both the water efficient landscape regulations and the approved planting plan.

- *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 as are the properties located in the immediate surrounding neighborhood on North Rios Avenue, E. Cliff Street and the east side of Seabright Lane and the west side of Granados Ave. These properties are developed with a mix and one-and two-story single-family residences. The project, as designed, could be found consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The maximum proposed floor area would be 1,472 square feet below the maximum allowable for the property.

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

The existing residence was constructed prior to the City's incorporation. The northern wall of the residence encroaches three feet into the required side yard setback. If the Applicant is modifying less than 50% of the foundation, exterior walls, and existing roof structures, it is Staff's policy to allow the existing nonconformity to remain. The Applicant has shown that they are below the 50% threshold, and they are not proposing to reconstruct the nonconformity, therefore, it is proposed to remain with the remodel project.

As designed, 627 square feet of living area would be added to the existing 1,276 square foot living area, 50 square feet of area would be added to the existing 453 square foot garage and 49 square feet of covered and enclosed patio would be added to the front entry. The 1,903 square foot living area would consist of an open concept kitchen, dining, living room off of the new covered entry, a laundry room, pantry two bedrooms, one bathroom and the primary bedroom suite. As designed, the proposed square footage additions would be within the buildable area.

The maximum building height for the LR Zone is 25 feet. The maximum height of the project is 13.50 feet above the existing grade of 96.0 MSL with the highest point at 109.5 feet above MSL. The proposed addition does not exceed 16 feet in height from the pre-existing grade. Therefore, the proposed residence could be found to be designed to minimize adverse impacts on the surrounding properties by the limited appearance of the structure from South Rios Avenue.

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 work completed in 2018 and the proposed landscape work would have required a water efficient landscape plan. However, because a majority of the landscape work is existing to remain, the Applicant provided a very basic "conceptual" landscape plan that shows compliance with the water efficiency regulations and indicates three proposed plant types: blue chalk stick (Senecio Vitalis) in the areas of low water use and the Waxleaf Privet (Ligustrum japonicum) and Rose 'Iceberg' Bushes (Rosa 'Korbin') in the areas with moderate water use. The City's thirdparty landscape architect reviewed what was provided and indicated that it is sufficient information for the conceptual review, but a full construction level landscape plan would be required as part of the building permit review. The City's consultant will review the construction drawings to verify consistency with the conceptual planting plan and perform an inspection after the landscape installation is complete to verify consistency with both the water efficient landscape regulations and the approved planting plan.

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

The existing driveway is located in the southwest corner of the lot at the intersection of N. Rios Ave. and Cliff Street and accesses the garage from a south facing garage door. The Applicant is proposing to remove the existing drive and provide a new driveway at the northwest corner of the lot adjacent to the existing garage. This requires the Applicant to relocate the vehicular access to the garage from the southern elevation to the western elevation. The project includes the addition of 50 square feet to the western side of the garage at the new access door. This addition would not encroach into the required side yard setback. Two parking spaces that are 9 ft. by 19 ft. clear are provided in the garage area, outside of the required setbacks, therefore, the project qualifies for a 400 square foot exemption for providing the required parking in the garage.

Pedestrian access to the property would be provided with a paved pathway from the driveway and another from N. Riso Ave. at the center of the lot. The trash and recycling is proposed to be located within the side yard area behind a new wood fence.

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.

Prior to 2018, the rear yard area had the same finished surface elevation as the residence for the first 20 feet(approximately) beyond the eastern elevation of the residence. Then retaining walls supported the remaining 23 feet (approximately) of the lot at about three to four feet above the finished floor of the residence.

Approximately 125 cubic yards of soil was excavated and exported off-site so that the rear yard was all at the same finished surface level. Two stepped Retaining walls were constructed on the north, east, and south sides of the rear yard where the soil was removed in order to support the higher grade levels on adjacent properties. The first retaining wall is approximately two feet and the second is approximately three feet.

This work would have required a DRP, grading permit, and building permits. If approved, this MOD would serve as the DRP approval for this work. As a condition of approval, the Applicant would need to obtain building and grading permits for the existing retaining walls.

As part of the MOD, an additional 7 cubic yards of site grading to relocate the proposed driveway and 5 cubic yards of excavation for the new footings for the square footage addition.

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

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

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

The project consists of the construction of an interior remodel and square footage addition to an existing single-family residence with an attached garage and retroactive approval of yard improvements; therefore, usable open space and recreational facilities are neither proposed nor 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.

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

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

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

The Applicant is required to obtain approval from the California Coastal Commission prior to the issuance of Building or Grading Permits.

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.
 - II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on July 16, 2025, and located in the project file with a submittal date of July 8, 2025.
 - III. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
 - IV. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or

Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.

- V. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VI. All new exterior lighting fixtures shall be in conformance with the Citywide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- VII. 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.
- VIII. 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.
- IX. 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. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- C. Engineering Department Conditions:
 - I. The Applicants shall obtain an Encroachment Permit in accordance with SBMC Section 11.20 for all work performed within the public right of way or easements granted to the City, including the work 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 10 foot wide Decomposed Granite (D.G.) area compacted and graded at maximum 2% towards the flow line in the street for walking and parking purposes to the satisfaction of the City Engineer.
- b. Construction of the 9-inch sloping curb along the property frontage with transitions to the existing improvements to the satisfaction of the City Engineer.
- c. Construction of the SDRSD modified driveway approach with transitions to the proposed D.G. pathway
- II. A three-foot width of property frontage along North Rios Avenue shall be dedicated to the City of Solana Beach as Public Right-of-Way. The Applicants shall provide the Plat and Legal Description prepared by a Registered Civil Engineer. The document shall be recorded with the County of San Diego prior to release of the grading bond.
- III. The applicant will be responsible for providing a safe path of entry and egress from the property during construction, until the existing driveway approach at the southwest corner of the property, with access from North Rios Avenue, is replaced according to the approved plan.
- IV. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- V. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with Chapter 11.20 of the SBMC which allows otherwise.
- VI. Grading
 - The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The project engineer will be responsible for certifying the existing unpermitted improvements, such as the retaining walls and undocumented fill in the Eastern portion of the property. Additionally, the project engineer will need to provide 3 plans as follows:
 - i. A plan showing the site conditions prior to construction of the unpermitted improvements.

- ii. A plan showing the existing site conditions, including an engineer's estimate of the quantities of grading associated with the installation of all unpermitted improvements.
- iii. A plan showing proposed improvements to be constructed.
- c. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer, certifying the stability of the undocumented fill and detailing corrective measures to be taken. 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.
- d. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for the detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre- existing condition. 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.
- e. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- f. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- g. Cut and fill slopes shall be set back from site boundaries and building in accordance with SBMC Section 15.40.140 and to the satisfaction of the City Engineer.

- h. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- i. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- j. The Applicants shall obtain haul permit for import/export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- k. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as- built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as- built conditions.
- I. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and nonstorm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation, grading and other construction related activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- m. The Applicants shall show all proposed onsite private drainage facilities intended to discharge water runoff. 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.
- n. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001, requirements shall be implemented in the drainage design.
- o. No increased cross lot drainage shall be allowed.

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- D. The City Council Conditions:
 - I. N/A.

I. ENFORCEMENT

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

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

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 at a regular meeting of the City Council of the City of Solana Beach, California, held on the 16th day of July 2025, 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





AL NOTES IED FROM THE EXTERIOR WALL SURFACES. DUNDED BY THREE OR MORE WALLS AND RDS FLOOR AREA.	
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1.276 SF 627 SF 50 SF 435 SF 49 SF 49 SF 2.878 SF 2.878 SF -423 SF 2.878 SF -423 SF 2.055 SF 2.116 SF	
N CALCULATIONS	
TED WALL UNCHANGED WALL LENGTH LENGTH - 0" 54:-6 1/8" - 6" 17'-10 3/16" - 6 15/16" -7 3/16" - 1 15/16" 0"-0" - 1 15/16" 0"-7 3/8" - 9 1/2" 7'-2 1/2" - 0" 17'-2 1/4" - 9 1/16" 0"-0" - 6 5/8" 6'-9 1/2" - 6 5/8" 6'-9 1/2" - 6 9/16 107'-6" 52% TO REMAIN	
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CONSTRUCTION BMP GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER CONTROL BOARD (SDRWOCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING / IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION REVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER OUALITY MANAGEMENT PLAN (SWOMP) FOR POST-CONSTRUCTION BMPS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
- ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
 THE CONTRACTOR MAN AND ADDRESS FOR WHICH THE CONTRACTOR ADDRESS FOR WHICH
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES. CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
- 6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT BAIN EVENT WITHCHEVER IS SOONER.
- 9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE. PRIOR TO RESUMING CONSTRUCTION ACTIVITY ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH ON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
 ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWIPP/PVPCF
- ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP, WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
- 15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- 16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE. DURING, AND AFTER EVERY PANIL VEVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
 CONSTRUCTION ENTRANCE AND EXIT. TEMPCRARY CONSTRUCTION ENTRANCE AND EXISTS SHALL
- CONSTRUCTION ENTRANCE AND EXIT. TEMPORARY CONSTRUCTION ENTRANCE AND EXISTS SHA BE CONSTRUCTED IN ACCORDANCE WITH CASOA FACT SHEET TC-1 OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM INCESSARY TO ACCOMMODATE VEHICLES AND EOUIPMENT WITHOUT BY-PASSING THE ENTRANCE.
 - CCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3"STORM WATER MANAGEMENT

AND DISCHARGE CONTROL".



1 BMP PLAN

1" = 10'-0"

PDS 659 BROW PDS 659 BERM DIREC MATERIALS & WASTE WM-1 MATER WM-4 SPILL F WM-5 SOLID WM-6 HAZARI WM-8 CONCRE WM-9 SANITA TEMPORARY RUNOFF C SS-2 PRESER SS-3 BONDE SS-4 HYDRO SS-6 / SS-8 STRAW SS-7 PHYSI SS-10 ENERGY SC-1 SILT FE SC-2 SEDIM SC-5 FIBER SC-6 / SC-8 GRAVE SC-7 STREE SC-10 STORM SF-1 SITE F NS-2 DEWA' TC-1 STABIL TC-2 CONS. TC-3 ENTRA POST-CONSTRUCTION 4.3.1 MAIN' HYDRO 4.3.2 CONS 4.3.3 MINIM 4.3.4 MINIM 4.3.5 IMPER 4.3.6 RUNO 4.3.7 LANDS 4.3.8 HARV POST CONSTRUCTION 4.2.1 PREV STOR PROT PROT PROT 4.2.5 ADDIT A ON-S В INTER С INTER D NEED I E LANDS F POOLS G FOOD Η TRASH INDUS OUTD J K VEHIC VEHIC Μ FUEL Ν LOADI 0 FIRE S Ρ MISC Q PLAZA

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PRE 2018 APPROXIMATED AREAS

EXISTING RESIDENCE PER 2023 SURVEY

PRE EXISTING PERVIOUS AREA APPROXIMATION

PRE EXISTING CONCRETE APPROXIMATION

PRE EXISTING IMPERVIOUS PAVER APPROXIMATION

PRE EXISTING CMU RETAINING WALL APPROXIMATION

PRE EXISTING PERVIOUS - OUTSIDE OF PROPERTY LINE

PRE EXISTING CMU RETAINING WALL - OUTSIDE OF PROPERTY LINE

-SURVEY TEXT- STRIKEOUT OF CURRENT SITE CONDITION





CONTOUR LOT LINE OVERHEAD EDGE OF EXISTING BUKEDING WOOD FE BANBOO FREE STA RETAINING EXISTING POWER F TREE, PL

AC AC BLK BRK BW E C, CONC C.O. EL ELEV EM FF FL FLD BK

I THIS TOP PROJECT, REGURRE REGURE 2. THIS 15 -THE PRO RECORD EASEMEN LOCATION J THE LOC RECORDS DURING & GUARA

THE TILE RE "COMMITMENT COMMITMENT EXCEPTIONS 3. EASEM RECORDS. 11 ANY J OTHER EASE

THE FOLLOW PURPOSE AN EA 7671, B AN EAS BOOK FACILIT CONTAU THE F

> THAT PORTICI TORNSHIP SAN DIEGO, (COMMONLY APN: 263-1

FOINT NO. 2 OF SOLANA AND 6 FEET

PACIFIC OCEAN

VICINIT THOMAS BROS. NO SCALE

LEGEND	_		
TION STD DWG SYMBOL		COFFEY ENGINEERING, INC.	
Y LINE (RECORD) N45'45'45'W	-	<u> </u>	
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S WALL BRUSHLINE	-	COFFEY EN	
o PP	1	Ū 🖁 🛛	
ANT, PALM			
ABBREVIATIONS			
ASPHALTIC CONCRETE FS FRUSH SURFACE ASSESTIGS CEMENT GM GAS METER			
BLOCK H HIGH BRICK H9 HOSE B:88	ł		
CENTER LINE LIP LOW PRESSURE		San Lang	
LENTER LINE L.P. LOW PRESSURE CONCRETE PLTR PLANTER CLEARUDT PAUL PARKENT ELECTRIC SCO SEVER CLEANULT ELECTRIC SCO SEVER CLEANULT		an clis	
		No. 8733	
RINSH FLOOR TW GRADE AT TOP OF WALL FLOW LINE TYP TYPICAL		AT OF CALIFOR	
RELD BOOK WIR WATER METER		10/08/21	
NOTES		Ork	1
PORTHELIC SUBJECT WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC		70	
POGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC T, MO SOME AREAS MAY HAVE CREATER OR LESSER DETAM. BASED ON PROJECT SURVIS CHANGES TO THE SCORE, DESINGER, OR LOCATION OF WORK MAY E THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW			
SWENTS A IOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY OFERTY LIES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC DURPS, DAWAINES, OR DESCRIPTIONS THE FROMERY LURES AND/OR MIS SHOWN HEREON HAVE EERD INGLUDED TO REFRESENT THEIR APPROXIMATE NIS RELATIVE TO THE TOPOGRAPHIC FEATURES.			
CATIONS OF UTUTIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM			
IS PROMOLD BY UTUITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED THE SURVEY THE FLOTING OF UTUITES ON THIS PLAN DOES NOT CONSTITUTE MATTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE			
EASEMENTS			
ICPORT USED FOR THIS TOFDORAPHIC SURVEY WAS THES TOFDORAPHIC SURVEY AND THE IT FOR TITLE INSURANCE "ISSUED BY WESTICD AND THLE INSURANCE COMPANY, T NO. EBDOID4, ADDRTED BB-D1-2016, TECHNICAL CORRECTIONS 04-002-2018.			
AT THE TIME OF THIS REPORT ARE AS FOLLOWS:			
IENTS, CLAIMS OF EASEMENT OR ENCLUMBRAINCES WHICH ARE NOT SHOWN BY THE PUBLI	c		
NID ALL EASEMENTS, AGREEMENTS AND RESTRICTIONS OF RECORD.			
EMENTS NOT DISCLOSED BY THIS REPORT MAY BE PRESENT ON THE SUBJECT PROPERTY			
WING EASEMENTS WERE DISCOVERED UPON REVEW OF PUBLIC DOCUMENTS FOR ANOTHER			
ASEMENT FOR SEWER PURPOSES PER GRANT DEED RECORDED MAY 20, 1959 IN BOOK PAGE 554 (OVER THE SOUTHERLY 7 FEET OF THE SUBJECT PROPERTY)			
ASEMENT FOR SEWER PURPOSES PER GRANT DEED RECORDED SEPTEMBER 17, 1957 M 6750, PAGE 284 (LOCATOR) IS DESCREDED AS THE TRUE LOCATION OF THE SEWER THE FROM THE MORTH LINE OF SAD LAND TO ITS CONNECTION.") THE DESCREPTION WAS NO DESCREDED WIDTH AND IS DEPENDENT ON THE TRUE LOCATION OF FEATURES IN FILD.	r		
LEGAL DESCRIPTION		Pacas Residence 406 N Rios Avenue 5an Diego, CA 92075	
ON OF THE NORTHWEST DUARTER OF THE SOUTIMEST DUARTER OF SECTION 35. 13 SOUTH, RANCE 4 WEST, SAN BERNARENO BASE AND MERDIAN, IN THE COUNTY OF STATE OF CALIFORNIA, ACCOREDING TO UNITED STATES GOVERNMENT SURVEY		CAS Resider N Rios Avenue Diego, CA 92075	
, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES COVERNMENT SURVEY (KNOWN AS 406 N RIOS AVE, SOLANA BEACH, CA 92075-1244.)		Si (60	
072-19		CA RO	
BENCHMARK		S I	l
2012 "ENC-43", 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH	1	Pacas Reside 406 N Rios Avenue San Diego, CA 920'	l
2012 "ENC-43", 35" NATIONAL GEODETIC SURVEY DISC IN HEADMALL, O.2 MILES NOMI I VISTA DRIVE ON THE EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDE ET WEST OF CARDIFF BY THE SEA SIGN	n	Pa 406 San	
8.664; DATUM: NAVD 88; SOURCE: ROS 18979, CITY OF SOLANA BEACH SURVEY CONTRO	Ĺ.		
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DEMO PLAN GENERAL NOTES

CUTTING AND DEMOLITION SHALL BE DONE BY METHODS WHICH WILL NOT JEOPARDIZE STRUCTURAL INTEGRITY OF THE EXISTING CONSTRUCTION, AND WHICH WILL NOT DAMAGE PORTIONS OF STRUCTURE TO REMAIN. DEMOLITION WORK SHALL NOT BE COMMENCED ON ANY UTILITY

UNTIL A NEW OR INTERIM UTILITY CONNECTION HAS BEEN MADE IN SUCH A WAY TO MAINTAIN CONTINUOUS UNINTERRUPTED SERVICE TO ALL PORTIONS OF THE EXISTING BUILDING. AT ALL AREAS OF DEMOLITION PATCH, REPAIR, AND FINISH

EXISTING SURFACES TO REMAIN TO MATCH ADJACENT. ANY DAMAGE TO EXISTING AREA WILL BE REPAIRED TO LIKE-NEW

THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOBSITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING. REMOVE ALL CEILING MATERIALS, MECHANICAL, PLUMBING,

ELECTRICAL AND EQUIPMENT, ETC. AS NOTED OR NECESSARY TO COMPLETE WORK IN CONFORMANCE WITH THESE DOCUMENTS. DUCT WORK, PIPING, ELECTRICAL LINES, ETC. SERVING AREAS OUTSIDE LIMITS OF CONSTRUCTION ARE TO REMAIN IN SERVICE OR BE RELOCATED WITH MINIMUM DISRUPTION TO OPERATIONS CONTRACTOR TO COORDINATE WITH ELECTRICAL MECHANICAL AND PLUMBING DRAWINGS FOR DEMOLITION SCOPE AND POSSIBLE RE-USE OF FIXTURES, PRODUCTS OR EQUIPMENT. EXISTING PLUMBING, ELECTRICAL, AND MECHANICAL NOT LITILIZED IN THE SCHEME SHALL BE CAPPED OFF BELOW FLOOR FINISH LINE AND/OR INSIDE WALLS. CONTRACTOR TO MAINTAIN REQUIRED BATING OF FLOORS AND WALLS, VERIFY WITH

ARCHITECT ALL EXPOSED PENETRATIONS. REMOVE ALL ITEMS ON WALLS TO BE DEMOLISHED U.O.N. REMOVE ALL WALLS, CASEWORK, EQUIPMENT, ACCESSORIES, FIXTURES AND OTHER ITEMS SHOWN DASHED U.O.N. CONTRACTOR TO REVIEW DEMO WALL MODIFICATION

CALCULATIONS TABLE AND SHEET GOO6 PRIOR TO DEMO. ALL DEMOLITION SHALL NOT EXCEED APPROVED AMOUNT.

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DEMO PLAN KEY NOTES

PROPERTY LINE

REMOVE EXISTING FLOOR FINISH, PLUMBING

FIXTURES, CABINETRY

REMOVE EXISTING FLOOR FINISH

DEMO MASONRY FIREPLACE

DEMO ENTRY COLUMNS & ROOF

REMOVE EXISTING EXTERIOR FLOOR FINISH REMOVE EXISTING WATER HEATER

REMOVE EXISTING HVAC EQUIPMENT

REMOVE EXISTING PLANTERS

DEMO WOOD FENCE & GATE

DEMO SHED

DEMO GARDEN WALLS & FENCING

REMOVE GUTTERS & DOWNSPOUT, TYP.

DEMO EXTERIOR WALL VENT

DEMO EXISTING 200 AMP PANEL

DEMO EXISTING UNPERMITTED SITE WALLS &

(N) AC CONDENSER

(E) SEWER EASEMENT

(E) CONC. LANDING TO REMAIN

(N) ROLLED CURB & DG PARKING, PER CoSB

CITY STANDARDS.

WALL MODIFICATION CALCULATIONS

EXIST. WALL LENGTH	MODIFIED WALL LENGTH	UNCHANGED WALL LENGTH
54' - 6 1/8"	0' - 0"	54' - 6 1/8"
25' - 4 3/16"	7' - 6 ^w	17' - 10 3/16"
9' - 1"	5' - 8 15/16"	3' - 4 1/16"
24' - 1 15/16"	24' - 1 15/16"	0° - 0 ^H
15' - 5 7/8"	14' - 10 1/2"	0' - 7 3/8"
24' - 0"	16' - 9 1/2"	7' - 2 1/2"
18' - 2 1/4"	1' - 0"	17' - 2 1/4"
11' - 9 1/16"	11' - 9 1/16"	0' - 0"
25' - 6 1/8"	18' - 8 5/8"	6' - 9 1/2"
208' - 0.9/16"	100' - 6 9/16	107' - 6"

52% TO REMAIN

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EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN

NEW WALL







×.



EXISTING R ROOF TO BE DE EXISTING ROOF 50%

EXISTING VS. DEMO ROOF

ROOF TOTAL:	2,201	SF	
DEMOLISHED:	909	SF	= 41.3%
F TO REMAIN:	1,283	SF	= 58.7%
OF EXISTING:	1,100.5	SF	

ROOF HATCH LEGEND



EXISTING OVERHANG TO BE DEMO'D EXISTING ROOF TO BE DEMO'D

EXISTING ROOF STRUCTURE TO REMAIN

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FOR REFERENCE

1. SEE A103 FOR COMPLETE NOTES





FOR REFERENCE ONLY











NOTES	PROJECT:
LL-OUTS ARE SHOWN FROM TOP OF	PACAS RESIDENCE
SOP OF STRUCTURAL SHEATHING	REMODEL
TERIOR ELEVATION AND EXTERIOR	406 NORTH RIOS AVENUE, SOLANA BEACH, CA 92075
	ADU ADDRESS: 408 NORTH RIOS AVENUE
	ARCHITECT:
CEILING	architecture
FLOOR SLAB	
R SLAB	ANDREW E. CROCKER, AIA 646 VALLEY AVENUE, SUITE C2
	SOLANA BEACH, CA 92075 T: 858.345.1295
-	
<u>S</u>	CONSULTANT:
R WALLS TION	
	AGENCY STAMP:
	STAMP:
	CONTRACTOR OF
	15/19 20124
	No. 02447 No. 02447 Pan 20127
	No. 0 2947 No. 0 2947 Ran 2017 55 10 OF CALIFOR
	No. 02047 No. 02047 Pan 21157
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	1 DELTA 1 01/29/2025 THESE DRAWINGS, SPECIFICATIONS AND THE CONCEPTS EMBODIED IN THEM ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT, AND MAY NOT BE USED, DISCLOSED, OR DUPLICATED WITHOUT THE WITHEN DES DECURED ON KOT, UNLESS OTHERWISE AGREED BY CONTRACT.
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NOTES	PROJECT:
L-OUTS ARE SHOWN FROM TOP OF OP OF STRUCTURAL SHEATHING	PACAS RESIDENCE REMODEL
ERIOR ELEVATION AND EXTERIOR	REWIODEL
	406 NORTH RIOS AVENUE, SOLANA BEACH, CA 92075 ADU ADDRESS: 408 NORTH RIOS AVENUE
	ARCHITECT:
511110	F architecture
EILING OOR SLAB	
ILAB	ANDREW E. CROCKER, AIA
	646 VALLEY AVENUE, SUITE C2 SOLANA BEACH, CA 92075 T: 858 345.1295
	CONSULTANT:
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	NO: REVISION: DATE: 2 DELTA 2 02/26/2025
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PROPOSED FLOOR S

INSULATION NOTES

R-30 INSULATION AT ROOF R-15 INSULATION AT EXTERIOR 1 SLAB ON GRADE - NO INSULATIO

		1 PERVIOUS PAVER
	· · · · · · · · · · · · · · · · · · ·	Lundel Gunn









GENERAL IRRIGATION NOTES 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. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.

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 THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS

REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE **BEGINNING WORK** THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR

DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT, IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER. 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 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

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.

CONTRACTOR TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAINLINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH

ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 2" AND 3" SLEEVING FOR NON-VEHICULAR PAVING SHALL BE PVC1220 SCH. 40. YPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4 ALL 4" AND LARGER SLEEVING BELOW VEHICULAR PAVING SHALL BE PVC1220 SCH.80 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SI FEVES UNDER BROW DITCHES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 6" THICK ON ALL SIDES OF PIPE. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.

ALL OUICK 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 IBRIGATION HEADS ADJACENT TO THE STREET SHALL BE HELD A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE. SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY

ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS. WHEN VERTICAL OBSTRUCTIONS (PROPS STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS PREVENTING PROPER COVERAGE, THE IBRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT

NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE VIA DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NO REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS, AND COSTS ASSOCIATED WITH SAID REVISIONS SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7 FPS. ALL 12 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. CHECK VALVES SHALL BE USED TO PREVENT ALL LOW HEAD DRAINAGE





E. CLIFF STREET

WATER CALCULATIONS

IRRIGATION POINT OF CONNECTION (P.O.C	.) 'A'			
	LINE	HYDROZONE 1 (DRIP)	HYDROZONE 2 (DRIP)	SLA
EVAPOTRANSPIRATION RATE (ETo)	1		41	
CONVERSION FACTOR - 0.62	2		.62	
LINE 1 x LINE 2	3		25.42	
PLANT FACTOR (PF)	4	.30	.60	
HYDROZONE SF (HA)	5	161.00	335.00	
LINE 4 x LINE 5	6	48.30	201.00	
IRRIGATION EFFICIENCY (IE)	7	.81	.81	
LINE 6 x LINE 7	8	39.12	162.81	
TOTAL OF ALL LINE 8 BOXES	9		201.93	
LINE 3 × LINE 9 (ETWU) SHALL NOT EXCEED WAMA	10	ESTIMATED TO	DTAL WATER USE = 5,1	33 GAL. PER YEAR

ETWU = (ETO)(0	.62)(PF X HA	/ IE + SLA)
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MAXIMUM APPLIED WATER ALLOWANCE (MAWA) ETo = 41 IN/YR LA = 496 SQ FT SLA = 0 SQ FT ETAF* = .55 MAWA = (ETo)(0.62)[(ETAF X LA) + ((1 - ETAF) X SLA)] (41)(.62)[(.55 x 496) + ((1 - .55) x 0)] (25.42)[(272.8) + (.45 x 0)] (25.42)272.8 + 0 6 934 6 GAL. PER YEAR MAXIMUM APPLIED WATER ALLOWANCE = 6,934.6

*EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) USE: .55 RESIDENTIAL .45 NON- RESIDENTIAL

REFERENCE TABLES ETo: WEST OF I-5 41 EAST OF I-5 47

HYDROZONE CATEGORY	PF: PLANT FACTOR
HIGH WATER USE	1.00
MODERATE WATER USE	0.60
*LOW WATER USE	0.30
VERY LOW WATER USE	0.10
SPECIAL LANDSCAPE AREA	1.00

IRRIGATION METHOD CODE	IE: IRRIGATION EFFICIENCY
HIGH WATER USE	0.81
MODERATE WATER USE	0.75
*LOW WATER USE	0.70
VERY LOW WATER USE	0.75
SPECIAL LANDSCAPE AREA	0.55

1 HYDROZONE MAP & WATER CALCULATION 1/8" = 1'-0"



HYDROZONE	HZ 2	
VALVE #		~ ®
WATER METHOD	DRIP	
AREA	335 SF	(R1)
PLANT FACTOR	MODERATE	

LANDSCAPE NOTES

- ALL LANDSCAPE TO MEET COSB PLANTING CODE REFER TO THE COSB LANDSCAPE MANUAL FOR PROHIBITED PLANTS.
- 3
- GROUND COVER AND SMALL SHRUBS PROPOSED. NO TREES ARE PROPOSED AS PART OF THIS PERMIT.



TO: FROM: MEETING DATE: ORIGINATING DEPT:

SUBJECT:

STAFF REPORT CITY OF SOLANA BEACH

Honorable Mayor and City Councilmembers
 Alyssa Muto, City Manager
 July 16, 2025
 DEPT: Engineering Department – Anda Wright, Associate Civil Engineer
 Update to City Council on the La Colonia Park Master Plan and Interim Improvements

BACKGROUND:

In 2008, the City Council approved the La Colonia Master Plan that included various upgrades to the existing park. Since the approval of the Master Plan, the City acquired the vacant property north of the existing skate park and basketball courts in 2018. Over the past few years staff and the City's consultant Van Dyke Landscape Architects (VDLA) have worked with the community and presented alternatives to determine City Council's preferences for the future development of the vacant site as well as the redevelopment/improvements of the existing park site.

In February 2025, the Council provided final direction on the La Colonia Master Plan update for land uses within the recently expanded La Colonia Park. This item is intended to provide the City Council with the La Colonia Master Plan Land Use Plan consistent with the direction received from City Council for consideration and adoption.

This item also includes the presentation of potential interim improvements for the vacant properties north of the La Colonia Skate Park and Basketball Court (Interim Improvements). Staff further seeks City Council feedback and direction on the interim improvement of the vacant properties to allow staff to move forward with design and bid for construction of those interim improvements.

The City Council will be considering adoption of Resolution 2025-088 (Attachment 1) that would approve the updated La Colonia Park Master Plan, approve a conceptual layout plan for the vacant properties north of the La Colonia Skate Park and Basketball Court, and authorize the City Manager to move forward the design and bid for construction of the interim improvements of the vacant property.

CITY COUNCIL ACTION:

DISCUSSION:

La Colonia Park Master Plan Update

Staff has been working on an update to the La Colonia Master Plan for several years. In February 2025, Staff presented an overall draft land use plan for the entirety of La Colonia Park along with two alternatives for a community center building on the vacant properties. During the meeting, Council provided direction to Staff for the finalization of the Master Plan update. At this meeting, the City Council also directed Staff to move forward with the Alternative 2 (Attachment 2) Conceptual Plan for a community structure in the northwest portion of the expansion area. This scenario would have a youth center and a senior center both on the lowest/basement level, a small area for City programming on the first level (at grade with Stevens) and a larger area for City uses on the second level. Under this alternative, a future Youth and Senior Center would be three levels, two levels above grade when viewed from Stevens and one level below grade. The parking lot in this alternative would take up most of the building area within Level 1 (the level even with Stevens). This would provide approximately 32 parking spaces attached to the proposed building.

In addition to the community center building, Council also provided direction on auxiliary uses of the vacant properties including proposed placement of the pickleball courts, event lawn, fruit trees, picnic area, parking and a drop-off zone accessed from Valley Avenue. Updates to uses within the existing La Colonia Park were also noted should the future Youth and Senior Community Center and City offices be implemented. Attachment 3 shows the revised locations of these elements.

La Colonia Community Center Renovations

Additional direction was provided to staff for renovations to the existing community center building. These conceptual alterations were shown in Attachment 4 and included possible windows along both the east and west walls of the middle "classroom". A new door was proposed to be added near the northwest corner of this same building wing so that the public could enter the City offices without going into the classroom. The City offices were reduced in size to allow for a larger classroom. Finally, the existing double door entrance to the large meeting room that is currently separated by a column have been combined into one large folding glass door that can provide one large opening from the meeting room to the outside patio, creating more of an indoor/outdoor space. All these building enhancements would allow significantly more light into the existing building. Staff will continue to work with members of the community to find a suitable home for the "Tree of Life" mural at the current entrance to the big room of the existing community center prior to the design of the new meeting room entrance improvements. The work on renovations of the existing community center will move forward independently but concurrently with other projects for La Colonia Park.

Interim Improvements to Vacant Properties North of the La Colonia Skate Park and Basketball Court

City Staff has prepared a high-level conceptual plan (Attachment 4) to initiate early discussion with both the City Council and the community on the interim improvements to the vacant properties north of the La Colonia Skate Park and Basketball Court. This initial concept, developed in-house by the Engineering Department, is intended as a preliminary framework to gather input from the City Council and the community, and provide direction to staff to further design and bid for implementation of the improvements.

The conceptual design outlines a temporary park that seeks to preserve the site's existing rolling topography by minimizing grading. The plan demonstrates a thoughtful integration with the adjacent established La Colonia Park, featuring a meandering decomposed granite pathway that begins at Stevens Avenue and gently descends toward the eastern end of the property. The design features gently sloped walking paths set at various elevations, with connecting surfaces made from railroad ties or similar organic materials to provide a continuous and accessible walking experience. Additional elements include benches, wood trellis shaded seating area, signage and a flexible event lawn space. The upper landscaped areas adjacent to Stevens would be planted with drought-tolerant vegetation.

Street parking is currently available along Stevens Avenue within the public right-of-way, located farther south in front of the existing park, but not directly in front of the vacant lots. Stevens Avenue is narrower in front of the vacant lots than in front of La Colonia Park, so parking is not allowed in front of the vacant lots. For the time being, Staff recommends leaving the recently improved existing concrete sidewalk. The design of the Stevens Avenue frontage will be done as part of the proposed Youth and Senior Community Center design. Staff however, recommends reviewing the parking along Stevens Avenue in front of the existing La Colonia Park for increased parking through an alternate angled parking design while maintaining the bike lanes.

While the current phase of conceptual park planning focuses on transforming the vacant land into a functional park that connects to, and complements the adjacent La Colonia Park, it is important to recognize the City's long-term objective of developing a community center on the site to accommodate future City needs. Accordingly, the Interim Improvements should strategically account for foundational elements of the future community center such as pedestrian and vehicular access from Stevens Avenue and Valley Avenue, as well as future green space and parking layouts. This forward-thinking approach will help reduce the need for future demolition, reconstruction, and associated budget and time expenditures.

A central focus of the upcoming design phase will be extensive community engagement. This will include public meetings, opportunities for input during Council sessions, and direct outreach efforts. The City will promote public participation through e-blasts, social media, announcements from the Mayor, targeted email communication, and the potential use of the City's electronic changeable message sign.

CEQA COMPLIANCE STATEMENT:

The implementation of the La Colonia Master Plan Project will be further evaluated for the appropriate level of environmental review once the siting and design components have been determined. The interim improvement project to the vacant lot north of the skate park and basketball courts is exempt from the California Environmental Quality Act pursuant to 15304 Minor Alterations to Land, which is a Class 4 exemption consisting of minor public alteration in the condition of land.

FISCAL IMPACT:

The construction cost for this project will be prepared when the final design is prepared. The Fiscal Year 2025/26 Capital Improvement Program (CIP) budget allocated \$50,000 for project design from Park Development Impact Fees (PDIF) Fund account 4536510.66600 and \$200,000 for project construction from Park Development Impact Fees (PDIF) Fund account 4536510.66610. An additional \$50,000 was allocated for construction in the Fiscal Year 2026/27 CIP budget from Park Development Impact Fees (PDIF) Fund account 4536510.66610. Neither allocation has been used during the design phase, as City Staff has completed the design work in-house for the interim improvements.

WORK PLAN:

The Project is consistent with the Youth, Senior, and Community Well-Being, Section IV, Item Number 1 that is included in the 2025/26 Work Plan.

OPTIONS:

- Receive report.
- Provide direction.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-088 as follows:

- 1) Approving the updated La Colonia Master Plan.
- 2) Find that the interim improvements for the vacant property north of the skate park and basketball courts are exempt pursuant to Section 15304 of the California Environmental Quality Act Guidelines.
- 3) Approving interim park improvements of the vacant property north of the skate park and basketball courts.

4) Authorizing the City Manager to move forward with design and bidding for the construction of the inter improvements of the vacant property north of the skate park and basketball courts.

Alyssa Muto, City Manager

Attachments:

- 1. Resolution 2025-088
- 2. Conceptual Plan for future Community Center Building
- 3. Proposed renovation to existing La Colonia Community Center building
- 4. Conceptual Plan for interim improvements of vacant properties north of the La Colonia Park Skate Park and Basketball Court

RESOLUTION 2025-088

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE LA COLONIA PARK MASTER PLAN AND INTERIM IMPROVEMENTS

WHEREAS, in 2008, the City Council approved the La Colonia Master Plan that included various upgrades to the existing park; and

WHEREAS, since the approval of the Master the City acquired the vacant property north of the existing skate park and basketball courts in 2018; and

WHEREAS, over the past few years staff and the City's consultant Van Dyke Landscape Architects (VDLA) have engaged the community and presented alternatives to determine City Council's preferences for the future development of the vacant site as well as the redevelopment/improvements of the existing park site; and

WHEREAS, in February 2025, the Council provided final direction on the La Colonia Master Plan update for land uses within the recently expanded La Colonia Park; and

WHEREAS, staff further seeks City Council feedback and direction on the interim improvement of the vacant properties to allow staff to move forward with design and bid for construction of those interim improvements.

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

- 1. That the above recitations are true and correct.
- 2. That the City Council approves the updated La Colonia Park Master Plan.
- 3. That the interim improvements for the vacant property north of the skate park and basketball court are exempt for the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15304 (Minor Alterations to Land).
- 4. The City Council approves interim improvements for the vacant property north of the skate park and basketball court
- 5. Authorize the City Manager to move forward with design and bidding for construction of the interim improvements of the vacant property north of the skate park and basketball courts.

ATTACHMENT 1

Resolution 2025-088 La Colonia Park Master Plan Update & Interim Improvements Page 2 of 2

PASSED AND ADOPTED this 16th day of July 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



SITE PLAN

ATTACHMENT 2

LA COLONIA MASTER PLAN



12 FEB 2025

COMMUNITY BUILDING REMODEL



1 P - COMMUNITY BUILDING REMODEL





ATTACHMENT 3

A3



ATTACHMENT 4

