



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** December 11, 2024  
**ORIGINATING DEPT:** Community Development Department - Joseph Lim, Community Development Director  
**SUBJECT:** **Consideration of a Development Review Permit, Structure Development Permit and Conditional Use Permit to Construct a Replacement Marine Safety Center at 111 S. Sierra Avenue**

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### **BACKGROUND:**

The Marine Safety Center (MSC) at Fletcher Cove was constructed in or around the 1940s. In May 2017, a Needs Assessment and Feasibility Study for the MSC was presented to the City Council. The Study determined the best course of action was to replace the existing MSC facility. This item is before the City Council to consider approval of a Development Review Permit (DRP 24-014), Structure Development Permit (SDP 24-007) and a Conditional Use Permit (CUP 24-003) to construct a replacement Marine Safety Center at 111 S. Sierra Avenue.

### **DISCUSSION:**

As documented in the 2017 Needs Assessment and Feasibility Study, the current layout, size, and functionality of the existing Marine Safety Center (MSC) does not meet the operational needs of the Marine Safety Department. The current building was established in the early 1940s and has served the Marine Safety Department operations. With the growth of the City over the decades, changes in technology that has expanded travel and tourism, and changes in rules and regulations, the Marine Safety Department has expanded its staffing and programs to serve the Solana Beach community and ensure safe and fun public beach recreational areas along the City's coastline.

Along with the changes in recreation and tourism, there are changes needed in facility requirements for employees and accessibility that reflect the need for a replacement MSC to meet building and operational standards. The replacement process for the Solana Beach Marine Safety Center began in 2017, with a Needs Assessment that Council approved. Extensive community outreach and feedback has led to the MSC plans being revised to reflect reductions in square footage and its placement being moved further

CITY COUNCIL ACTION:

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south to provide greater public open/community space, beach access and to address view corridor issues from several private properties and public vantage points. More detailed milestones during the design process are outlined later in this Staff Report.

Operational demands for Marine Safety Staff will only continue to increase as the tourism and popularity of Solana Beach continues to grow. Further, with the initiation of the 50-year Army Corps of Engineers (ACOE) beach nourishment program, the sandy beach and expanded profile necessitate increased visibility, equipment and personnel to ensure safety up and down the City’s coastline. Currently, several pieces of Marine Safety equipment are being stored either outdoors or off-site, and most of the indoor square footage is dedicated to many purposes and conflicting uses. Below provides a list of some of the deficiencies in the current building along with characteristics that a replacement facility would address.

**Personnel Areas**

<b>Existing Building</b>	<b>Proposed Building</b>
One toilet, shower, sink shared between all staff with only single capacity	Separate men’s and women’s bathrooms with private entries
Communal locker room and changing areas that need to be managed for mix-gender staffing	Separate men’s and women’s Locker Rooms with private entries
Kitchen area is multiple use room shared with first aid treatment and no dedicated seating or dining area	Dedicated areas for first aid treatment and supplies, with a separate, dedicated area for kitchen (food preparation, dining, and cleaning)

**Junior Lifeguard Program**

<b>Existing Building</b>	<b>Proposed Building</b>
Junior Lifeguard Equipment stored off site, with two trailers delivered/installed/removed each season	Dedicated Junior Lifeguard space for more professional administration functions, storage, and equipment accountability
No dedicated meeting room/ briefing area/training areas; Many training activities and departmental meetings are taking place either outdoors or offsite	Dedicated meeting room indoors allows for important conversations and training to be conducted indoors in a controlled space

**Operational Functionality**

<b>Existing Building</b>	<b>Proposed Building</b>
Dispatching staff (watch and observation from existing MSC) is outdoors under umbrella; Intense exposure of Staff and equipment to elements and area shared with public treatment area for minor injury (e.g., stingrays) patients	Dedicated, indoor dispatch tower (industry standard at every other jurisdiction’s Marine Safety Center) with privacy to speak on radio, telephone, VHF without the public overhearing
Parking for vehicles is limited; larger vehicles have outgrown the garage capacity and height. Present outdoor	Sufficient area for storage and staging of up to four emergency vehicles and/or equipment in the proposed MSC

storage included 2 vehicles along with a PWC, Equipment trailer housing Dive Rescue and Rope Rescue Gear	
Many other rescue items (rescue boards, PWC rescue sleds) are also starting to be stored outdoors	Larger garage areas will alleviate this problem and allow for all weather protection of equipment
Currently many rescue, training, and janitorial supplies are stored in a space accessed by a vertical ladder	Equipment will be accessed in a safer manner within the proposed MSC design

**Administrative Needs of Department**

<b>Existing Building</b>	<b>Proposed Building</b>
Second story current office space is shared between two employees with limited privacy	Singular or modular office spaces are possible in new design. Two employees could work simultaneously without causing disruptions
The office space is only accessible by vertical ladder	Many private or confidential meetings must take place outside of the office due to someone not being able to access the upstairs office
No dedicated meeting room or enough square footage to safely have more than a two or three person meeting; many meetings are required to be held in non-private settings or off-site	Meeting room would support meetings with employees, members of the public, or others onsite and indoors
Shared space between office use, file storage, and personal work areas	Dedicated office space, storage space, and personal space allowing for manager work areas and private conversations

**Public Use of Fletcher Cove Park and Beach**

<b>Existing Building</b>	<b>Proposed Building</b>
No public restroom for treatment; first aid treatment area is indoors	Dedicated rest room for patients along with an indoor treatment area
No visibility of park, playground, or parking lot from dispatch tower	Dispatching guard would be able to see and observe happenings in park, parking lot and playground (360 view)
Current footprint blocks the westward view from boardwalk	New design adds sightlines from Fletcher Cove Park and more public space for the park

The proposed project would replace the existing 2,971 square feet of Marine Safety building space with a new 4,309 square foot Marine Safety Center. The subject site is zoned Public Institutional and Open Space Recreation. The portion of the site that the new Marine Safety Center will be located is within the Public Institutional zoned portion of the site. The properties to the north are zoned Open Space Recreation and Medium Residential and are developed with the Fletcher Cove Community Center and single-family dwellings. Properties to the east are zoned General Commercial and are developed with commercial buildings that house a variety of commercial office, retail and restaurant

uses. Properties to the south are zoned High Residential and are developed with multi-family, multi-story condominium developments and a United States Postal Office.

Table 1 (next page) provides a comparison of the SBMC applicable zoning regulations with the proposed MSC design. Note that the lot size and maximum allowable floor area are only for the portion of the lot that is within the Public Institutional Zone.

Table 1			
LOT INFORMATION			
<b>Property Address:</b> 111 S. Sierra Avenue <b>Lot Size (Gross):</b> ~55,000 SF (PI zone portion) <b>Max. Allowable Floor Area:</b> 110,000 SF <b>Proposed Floor Area:</b> 4,309 SF <b>Max. Allowable Height:</b> 30 FT <b>Max. Proposed Height:</b> 24.6 FT <b>Highest Point/Ridge:</b> 71.9 MSL	<b>Zoning Designation:</b> Public Institutional (PI) Open Space Recreation (OSR)		
	<b>Setbacks:</b>	<b>Required</b>	<b>Proposed</b>
	Front (E)	20 ft	~219 ft
	Interior Side (N)	10 ft	~230 ft
	Interior Side (S)	10 ft	18 ft 9 in
	Rear (W)	0 ft	80+ ft*

\*Rear property line is located on the beach below the bluff.

The following outlines the development process and major milestones for the MSC Improvement Project, including key steps and processes taken by the City Council and Staff from October 2018, to January 2024.

- **October 2018:** The City Council authorized the City Manager to enter into a Professional Services Agreement (PSA) for the preparation of preliminary design plans and permit processing for the MSC Improvement Project.
- **November 2019:** Three design options were presented to the City Council, with one preferred alternative selected for further development.
- **October 2020:** An update was presented to the City Council following refinement of the preferred design alternative based on Council and public input.
- **April 2022:** To assess potential view impacts from nearby residences, story poles were installed for the selected design. Site visits were conducted, and photos were taken from residences that submitted comments about possible view impacts.
- **February 2023:** The City Council reviewed public comments regarding view impacts. After receiving public testimony, the Council directed modifications to the design to reduce these impacts.
- **November 2023:** A new design option was presented, minimizing the previously identified view impacts while ensuring the safety and functionality of the Marine Safety services could be met. Additional public testimony was heard, and the City Council directed Staff to refine the design further to address community concerns.
- **January 2024:** The tower location and height were determined by the lifeguard Staff through the use of a portable construction lift. This allowed staff to find the



furthest east and lowest elevation at which the beach and surfline would be visible while minimizing the silhouette from the public views from the east. The proposed location also provides a consistent line of sight south of the cove, which MSC staff currently does not have yet, while maintaining their line of sight to Tide Park. The revised plans were presented to City Council, who subsequently gave direction to staff to move forward with the formal View Assessment process and story poles for the design presented on January 24, 2024.

The process reflects an ongoing effort to balance the needs of the project with community concerns, particularly around preserving views for nearby residents while ensuring the MSC project meets safety and service objectives.

Staff has prepared draft findings for approval of the project in the attached Resolution for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process.

The following is a discussion of the findings for the DRP, SDP and CUP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2024-119 (Attachment 1).

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

A DRP is required because the proposed project requires grading in excess of 100 cubic yards and the property is located within the Scenic Area Overlay Zone (SAOZ). The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP.

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
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.

### General Plan Consistency

The project, as conditioned, may be found consistent with the City's General Plan designation of Public Institutional in the General Plan as it is intended to provide areas for civic and public safety uses. The proposed Marine Safety Center development is consistent with the objectives of the General Plan as it encourages the development of community serving uses which are vested with special public or social importance such as public safety facilities.

### Specific Plans and Special Overlays

The property is located in the SAOZ, which regulates development in areas of high scenic value to preserve and enhance the scenic resources present within and adjacent to such areas and to assure the exclusion of incompatible uses and structures. The project, as designed for public safety operations typical and necessary for the City's Marine Safety personnel, complies with the SAOZ development review criteria wherein the proposed development has been designed to the maximum extent feasible, so as to not interfere with or degrade those visual features, natural or manmade, of the site or adjacent sites which contribute to its scenic attractiveness.

The building characteristics are compatible with the topography, vegetation and color of the natural environment of the designated area and the building and structure placement, does not detract from the visual setting or significantly obstruct significant views of the adjacent areas.

### Zoning Ordinance Consistency

SBMC Section 17.32.010 specifies that the PI Zone is intended to provide for civic, public safety, or public utility uses as designated in the Solana Beach General Plan. SBMC Section 17.32.030 outlines property development regulations, which are analyzed below.

#### Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the PI Zone requires a 20-foot front yard setback, 10-foot interior side yard setback where the property abuts a residentially zoned property and a 0-foot rear yard setback. The proposed project will be constructed entirely within the buildable area of the property. As designed, the project meets all required zoning setbacks.

#### Maximum Floor Area Ratio:

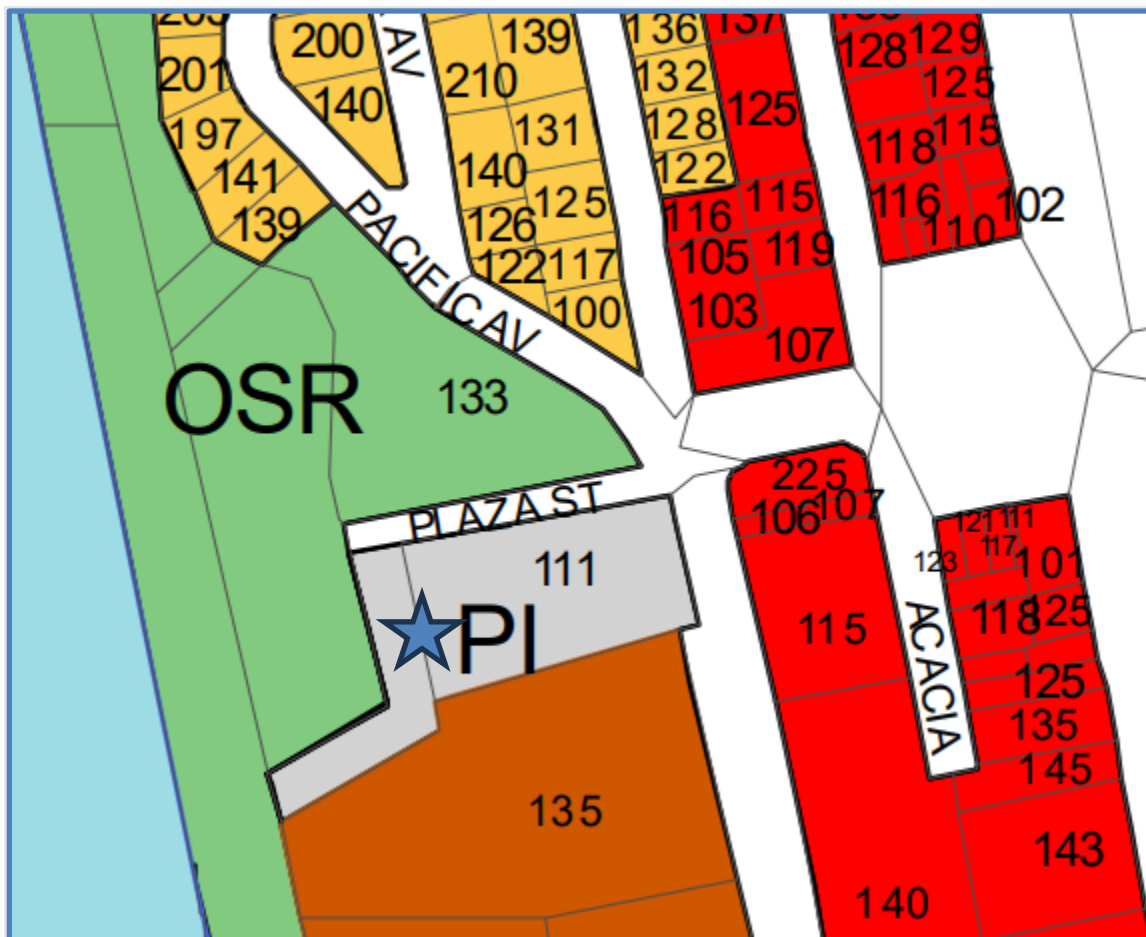
The maximum allowable floor area shall be 2.0. The existing lot is approximately 55,000 square feet which would allow for up to 110,000 square feet of floor area. The proposed development is 4,309 square feet, which includes an observation area, offices, first aid area, locker rooms, break rooms, garage, storage areas and other spaces to support Marine Safety operations. The proposed project is less than 4% of the maximum allowable floor area for the site.

#### Maximum Building Height:

The maximum building height for the PI Zone, west of Highway 101, is 30 feet. The maximum height of the proposed project as designed will be 71.9 feet above MSL or 24.60 feet above the existing grade or the certified pad height. As a condition of approval, a height certification will be required, certifying that the Marine Safety Center is in conformance with the proposed design and height approved by City Council.

Relationship with Adjacent Land Uses:

The property is located in the PI Zone. Surrounding properties (north, south and east) are located within the MR, HR and C Zones and are developed with single- and multi-family residences and commercial uses, each of which are developed with multi-story (two and three story) buildings. The property is located on the west of the intersection of Plaza Street and Sierra Avenue. The proposed two-story project is compatible with the scale, bulk and massing with existing surrounding development and is less than 4% of the maximum allowable floor area.



Building and Structure Placement:

The proposed project includes the removal of the existing 2,971 sf of marine safety facilities and the construction of a new two-story marine safety center which includes an observation area, first aid room, locker rooms, offices, garage and storage and other

marine safety support areas. The project is located in the buildable area of the property, generally occupied presently by the existing marine safety facility, and is designed to be a maximum 24.60 feet in height as measured from the existing or proposed grade. This is approximately 7.52 feet higher than the existing building height of 17.08. The proposed observation tower is only 4.72 feet higher than the existing MSC building. The building is proposed to be located on the southern portion of the site. Approximately 592 square feet of the proposed building is located within the same footprint of the existing Marine Safety Center. The remaining portion of the proposed Marine Safety Center is proposed to be developed within the unnatural slope along the southern boundary of the property. The proposed building is 18 feet 9 inches from the southern property boundary which meets the minimum 10-foot interior side yard setback requirement.

#### Landscape:

The project landscaping will comply with the water efficient landscape regulations. Landscaping is limited to planting and hardscape materials that are consistent with the existing low lying planting materials of the existing Fletcher Cove Park and revegetating areas that would be affected by the construction activity. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The proposed Marine Safety Center contains 4 parking spaces within the new garage/storage area. The outside storage area will be screened from a public view within the central courtyard. No changes to the existing parking stalls or pedestrian walkways are proposed as part of this project.

#### Grading:

The proposed project will have an aggregate grading quantity of approximately 1,225 cubic yards. Approximately 963 cubic yards of the total grading is for the garage/storage, locker rooms and offices that are proposed to be cut into the unnatural (manufactured) slope south of the existing Marine Safety Center building. The remaining 262 cubic yards of grading would be for the footprint of the proposed Marine Safety Center structure, flatwork and caissons for the project.

#### Lighting:

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area. However, because this is a public facility and supports essential safety operations, the lighting will be similar to existing condition to support evening and nighttime security needs and safety.

#### Usable Open Space:

The project consists of the construction of a 4,309 square foot Marine Safety Center on a public/institutional lot with an existing marine safety facility; therefore, usable open space and recreational facilities are neither proposed nor required for the project. The proposed footprint will be approximately 20 feet south from the northern edge of the existing building which provide opportunity to expand the Fletcher Cove park space westward around the building site.

**Structure Development Permit Compliance (SBMC Section 17.63.040.E):**

In accordance with SBMC Section 17.63.040.E, if no application for view assessment is filed within 30 days of the original date of notice, all rights to review are waived and the permit shall be approved administratively if the Development Review Permit is approved by City Council. A 30-day notice of Structure Development Permit was sent to all property owners and occupants within 300 feet of the proposed project on October 6, 2024. The deadline to submit a view assessment claim was 5:00pm on November 7, 2024. No view assessment claims were received or filed. Therefore, the SDP will be approved administratively if the DRP and CUP are approved.

**Conditional Use Permit Compliance (SBMC Section 17.68.010.F):**

General Plan Consistency

The project use, as conditioned, is consistent with the City's General Plan designation of Public Institutional in the General Plan and intended to provide areas for civic and public safety uses. The proposed Marine Safety Center development is consistent with the objectives of the General Plan as it encourages the development of community serving uses which are vested with special public or social importance such as public safety facilities.

Public Health, Safety or Welfare

The proposed project, as conditioned, will not be detrimental to public health, safety, or welfare, nor will it materially harm properties or improvements in the surrounding area. The replacement of the existing building is designed to be of a similar size and will serve the same purpose and uses as the current Marine Safety Center. Additionally, the project will not substantially increase the facility's capacity or operational impact.

Applicable Zoning Ordinance Provisions

The proposed project complies with the applicable zoning standards of the Public/Institutional Zone and does not require a variance. The proposed floor area is less than 4% of the maximum allowable floor area. With a proposed height of 24.60 feet, the building remains below the 30-foot height limit set within the Public/Institutional Zone. Additionally, the building's location adheres to all required setbacks, with the southern boundary set at 18 feet 9 inches, exceeding the minimum 10-foot setback requirement from residentially zoned property.

## **Local Coastal Program/Land Use Plan Consistency:**

### I. Policy 4.7: New Development Drainage and Erosion Control

The project, which would replace the existing Marine Safety Center with a new structure that provides for office/administrative space, all-weather storage for vehicles and equipment, water and observation tower, and restroom, locker and shower facilities for employees, as conditioned, will provide adequate drainage and erosion control facilities consistent with Policy 4.7. The development and replacement of the MSC will also provide an opportunity to improve the existing site drainage conditions.

### II. Policy 4.20: Existing, Legal Non-Conforming, Coastal Dependent Publicly Owned Facilities

The existing Marine Safety Center is an existing publicly owned, legally non-conforming facility that serves as a coastal-dependent use essential for providing safety services to the public. The current structure is situated within 40 feet of an unnaturally (manufactured) established bluff edge, with its foundation approximately 10 feet 5 inches from the edge. To the south is a manufactured slope separating a multi-family development from the existing marine safety facility. The proposed Marine Safety Center project has been designed and sited to minimize the need for shoreline protection to the extent feasible and maintain public access to the extent possible. The new Marine Safety Center will reposition the foundation of the project, including the new observation tower, further away from the bluff edge, with the storage garage and offices integrated into the existing manufactured slope to increase public access and usable space to the north where the existing structure is located. By siting the building into the slope to the south, the design would shift the closest foundation of the proposed Marine Safety Center to 13 feet 11 inches from the bluff edge. However, to improve sightlines necessary for essential public safety operations, the new observation tower will cantilever out closer to the bluff edge than the existing structure.

### III. Policies 6.1 and 6.3: Scenic Resource Protection and Public Views.

There are three public View Corridors (Corridors 4, 5, and 25) that could potentially be impacted by the proposed project. These View Corridors have been carefully evaluated, and the scenic and visual qualities of the areas have been preserved to the greatest extent feasible with the replacement MSC structure. The project has been sited and designed to fit within the existing Marine Safety Center's footprint and/or within the adjacent unnatural slope, minimizing its impact on these view corridors.

## **CEQA COMPLIANCE STATEMENT:**

The proposed new Marine Safety Center is exempt from CEQA pursuant to Section 15302 of the State CEQA Guidelines in that the proposed new structure will be substantially the same size, purpose, and capacity of the existing Marine Safety facilities.

## **FISCAL IMPACT:** N/A



**OPTIONS:**

- Approve Staff recommendation adopting Resolution 2024-119.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP, SDP and CUP.
- Deny the project if all required findings for the DRP, SDP and CUP cannot be made.

**CITY STAFF RECOMMENDATION:**

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

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



Alyssa Muto, City Manager

**Attachments:**

1. Resolution 2024-119
2. Marine Safety Center Plans and Story Pole Information

## RESOLUTION 2024-119

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT, STRUCTURE DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT TO CONSTRUCT A 4,309 SQUARE-FOOT MARINE SAFETY CENTER AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 111 S. SIERRA AVENUE, SOLANA BEACH.**

**CASE NOS.:   DRP 24-014, SDP 24-007, AND CUP 24-003**  
**APN:           298-010-66**

**WHEREAS**, the City of Solana Beach Public Works Department (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP), Structure Development Permit (SDP) and Conditional Use Permit (CUP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

**WHEREAS**, the Marine Safety Center (MSC) at Fletcher Cove was constructed in or around the 1940s; and

**WHEREAS**, in May 2017, a Needs Assessment and Feasibility Study for the MSC was presented to the City Council; and

**WHEREAS**, the Study determined the best course of action was to replace the existing MSC facility; and

**WHEREAS**, the operational demands for the Marine Safety Center and staff will continue to increase as the population and popularity of Solana Beach continues to grow; and

**WHEREAS**, currently, several pieces of marine Safety equipment are being stored either outdoor or off-site, and most of the indoor square footage is dedicated to many purposes and conflicting uses; and

**WHEREAS**, the staff report outlined some of the deficiencies in the current building that will be improved with a new replacement Marine Safety Center facility; and

**WHEREAS**, the following outlines the development process for the MSC improvement Project including key steps and processes taken by the City Council and Staff from October 2018 to November 2024:

- **October 2018:** The City Council authorized the City Manager to enter into a Professional Services Agreement (PSA) for the preparation of preliminary design plans and permit processing for the MSC Improvement Project.

- **November 2019:** Three design options were presented to the City Council, with one preferred alternative selected for further development.
- **October 2020:** An update was presented to the City Council following refinement of the preferred design alternative.
- **April 2022:** To assess potential view impacts from nearby residences, story poles were installed for the selected design. Site visits were conducted, and photos were taken from residences that submitted comments about possible view impacts.
- **February 2023:** The City Council reviewed public comments regarding view impacts. After receiving public testimony, the Council directed modifications to the design to reduce these impacts.
- **November 8, 2023:** A new design option was presented, which was intended to minimize view impacts while still ensuring the safety and functionality of the Marine Safety services. Additional public testimony was heard, and the City Council directed Staff to refine the design further to address community concerns.
- **January 24, 2024:** The tower location and height were determined by the lifeguard staff through the use of a portable construction lift. This allowed staff to find the furthest east and lowest elevation at which the beach and surfline would be visible while minimizing the silhouette from the public views from the east. The proposed location also provides a consistent line of sight south of the cove, which MSC staff currently does not have yet need, while maintaining their line of sight to Tide Park. The revised plans were presented to City Council, who subsequently gave direction to staff to move forward with the formal View Assessment process and story poles for the design presented on January 24, 2024.
- **October 6, 2024:** Story poles were installed and a 30-day notice of the Structure Development Permit was issued. The deadline to submit a view assessment claim was 5:00pm on November 7, 2024. While the City received inquiries from two separate individuals asking questions about the story poles and the view assessment process, no view claims were filed by the deadline.

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

**WHEREAS**, at the Public Hearing on December 11, 2024, the City Council received and considered evidence concerning the proposed application; and

**WHEREAS**, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Section 15302 of the State CEQA Guidelines; and

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

at the Hearing.

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

- I. That the foregoing recitations are true and correct.
- II. That the City Council finds that proposed replacement Marine Safety Center is exempt from CEQA pursuant to Section 15302 of the State CEQA Guidelines. The proposed project would replace the existing Marine Safety Center building with a new structure of substantially the same size, purpose, and capacity.
- III. That the request for a DRP, SDP and CUP to construct a 4,309 square-foot replacement Marine Safety Center and perform associated site improvements at 111 S. Sierra Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

#### IV. FINDINGS

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

General Plan Consistency: The project, as conditioned, may be found consistent with the City's General Plan designation of Public Institutional in the General Plan as it is intended to provide areas for civic and public safety uses. The proposed Marine Safety Center development is consistent with the objectives of the General Plan as it encourages the development of community serving uses which are vested with special public or social importance such as public safety facilities.

Specific Plans and Special Overlays: The property is located in the SAOZ, which regulates development in areas of high scenic value to preserve and enhance the scenic resources present within and adjacent to such areas and to assure the exclusion of incompatible uses and structures. The project, as designed for public safety operations typical and necessary for the City's Marine Safety personnel, complies with the SAOZ development review criteria wherein the proposed development has been designed to the maximum extent feasible, so as to not interfere with or degrade those visual features, natural or manmade, of the site or adjacent sites which contribute to its scenic attractiveness.

The building characteristics are compatible with the topography, vegetation and color of the natural environment of the designated area and the building and structure placement, does not detract from the visual setting or significantly obstruct significant views of the adjacent areas.

Zoning Ordinance Consistency: SBMC Section 17.32.010 specifies that the PI Zone is intended to provide for civic, public safety, or public utility uses as designated in the Solana Beach General Plan. SBMC Section 17.32.030 outlines property development regulations, which are analyzed below.

**Minimum Yards/Setbacks:**

Minimum yard dimensions (setbacks) for the PI Zone requires a 20-foot front yard setback, 10-foot interior side yard setback where the property abuts a residentially zoned property and a 0-foot rear yard setback. The proposed project will be constructed entirely within the buildable area of the property. As designed, the project meets all required zoning setbacks.

**Maximum Floor Area Ratio:**

The maximum allowable floor area shall be 2.0. The existing lot is approximately 55,000 square feet which would allow for up to 110,000 square feet of floor area. The proposed development is 4,309 square feet, which includes an observation area, offices, first aid area, locker rooms, break rooms, garage, storage areas and other spaces to support Marine Safety operations. The proposed project is less than 4% of the maximum allowable floor area for the site.

**Maximum Building Height:**

The maximum building height for the PI Zone, west of Highway 101, is 30 feet. The maximum height of the proposed project as designed will be 71.9 feet above MSL or 24.60 feet above the existing grade or the certified pad height. As a condition of approval, a height certification will be required, certifying that the Marine Safety Center is in conformance with the proposed design and height approved by City Council.

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

- a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and*

*massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The property is located in the PI Zone. Surrounding properties are also located within the MR, HR and C Zones and are developed with single- and multi-family residences and commercial uses each of which are developed with multi-story (two and three story) buildings. The property is located to the west of the intersection of Plaza Street and Sierra Avenue. The proposed two-story project is compatible with the scale, bulk and massing with existing surrounding development and is less than 4% of the maximum allowable floor area.

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

The proposed project includes the removal of the existing 2,971 sf of marine safety facilities and the construction of a new two-story marine safety center which includes an observation area, first aid room, locker rooms, offices, garage and storage and other marine safety support areas. The project is located in the buildable area of the property, generally occupied presently by the existing marine safety facility, and is designed to be a maximum 24.60 feet in height as measured from the existing or proposed grade. This is approximately 7.52 feet higher than the existing building height of 17.08. The proposed observation tower is only 4.72 feet higher than the existing MSC building. The building is proposed to be located on the southern portion of the site. Approximately 592 square feet of the proposed building is located within the same footprint of the existing Marine Safety Center. The remaining portion of the proposed Marine Safety Center is proposed to be developed within the unnatural slope along the southern boundary of the property. The proposed building is 18 feet 9 inches from the southern property boundary which meets the minimum 10-foot interior side yard setback requirement.

- c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the*



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

The project landscaping will comply with the water efficient landscape regulations. Landscaping is limited to planting and hardscape materials that are consistent with the existing low lying planting materials of the existing Fletcher Cove Park and revegetating areas that would be affected by the construction activity. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The proposed Marine Safety Center contains 4 parking spaces within the new garage/storage area. The outside storage area will be screened from a public view within the central courtyard. No changes to the existing parking stalls or pedestrian walkways are proposed as part of this project.

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

The proposed project will have an aggregate grading quantity of approximately 1,225 cubic yards. Approximately 963 cubic yards of the total grading is for the garage/storage, locker rooms and offices that are proposed to be cut into the unnatural (manufactured) slope south of the existing Marine Safety Center building. The remaining 262 cubic yards of grading would be for

the footprint of the proposed Marine Safety Center structure, flatwork and caissons for the project.

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

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area. However, because this is a public facility and supports essential safety operations, the lighting will be similar to existing condition to support evening and nighttime security needs and safety.

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

The project consists of the construction of a 4,309 square foot Marine Safety Center on a public/institutional lot with an existing marine safety facility; therefore, usable open space and recreational facilities are neither proposed nor required for the project. The proposed footprint will be approximately 20 feet south from the northern edge of the existing building which provide opportunity to expand the Fletcher Cove park space westward around the building site.

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

A Structure Development Permit and Conditional Use Permit are being processed concurrently with the Development Review Permit.

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

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

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

In accordance with SBMC Section 17.63.040.E, if no application for view assessment is filed within 30 days of the original date of notice, all rights to review are waived and the permit shall be approved administratively if the Development Review Permit is approved by City Council. A 30-day notice of Structure Development Permit was sent to all property owners and occupants within 300 feet of the proposed project on October 6, 2024. The deadline to submit a view assessment claim was 5:00pm on November 7, 2024. No view assessment claims were received or filed. Therefore, the SDP will be approved administratively if the DRP and CUP are approved.

- C. In accordance with Section 17.68.010.F (Conditional Use Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. *That the proposed use is in accord with the general plan, the general intent of this title, and the purposes of the zone in which the site is located.*

The project use, as conditioned, is consistent with the City's General Plan designation of Public Institutional in the General Plan and intended to provide areas for civic and public safety uses. The proposed Marine Safety Center development is consistent with the objectives of the General Plan as it encourages the development of community serving uses which are vested with special public or social importance such as public safety facilities.

- II. *That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed project, as conditioned, will not be detrimental to public health, safety, or welfare, nor will it materially harm properties or improvements in the surrounding area. The replacement of the existing building is designed to be of a similar size and will serve the same purpose and uses as the current Marine Safety Center. Additionally, the project will not substantially increase the facility's capacity or operational impact.

- III. *That the proposed use complies with each of the applicable provisions of the zoning ordinance, unless a variance is granted pursuant to SBMC 17.68.020.*

The proposed project complies with the applicable zoning standards of the Public/Institutional Zone and does not require a variance. The proposed floor area is less than 4% of the maximum allowable floor area. With a proposed height of 24.60 feet, the building remains below the 30-foot height limit set within the Public/Institutional Zone. Additionally, the building's location adheres to all required setbacks, with the southern boundary set at 18 feet 9 inches, exceeding the minimum 10-foot setback requirement from residentially zoned property.

D. The City Council finds that the proposed project is consistent with the following City's Local Coastal Program/Land Use Plan Programs:

- I. *Policy 4.7: New development shall provide adequate drainage and erosion control facilities that convey site drainage in a non-erosive manner in order to minimize hazards resulting from increased runoff, erosion, and other hydrologic impacts to streams.*

The project, which would replace the existing Marine Safety Facility with a new structure that provides for office/administrative space, all-weather storage for vehicles and equipment, water and observation tower, and restroom, locker and shower facilities for employees, as conditioned, will provide adequate drainage and erosion control facilities consistent with Policy 4.7. The development and replacement of the MSC will also provide an opportunity to improve the existing site drainage conditions.

- II. *Policy 4.20: Existing, legal non-conforming publicly owned facilities that are coastal dependent uses such as public access improvements and lifeguard facilities located within 40 feet of the edge of the bluff edge, may be maintained, repaired and/or replaced as determined necessary by the City. Any such repair or replacement of existing public facilities shall be designed and sited to avoid the need for shoreline protection to the extent feasible.*

The existing Marine Safety Center is a publicly owned, legally non-conforming facility that serves as a coastal-dependent use essential for providing safety services to the public. The current structure is situated within 40 feet of an unnaturally established bluff edge, with its foundation approximately 10 feet 5 inches from the edge. The proposed Marine Safety Center project has been designed and sited to minimize the need for shoreline protection to the extent feasible. The new Marine Safety Center will reposition the foundation of the project, including the new observation tower, further away from the bluff edge. The closest foundation of the proposed Marine Safety Center will be 13 feet 11 inches from the bluff edge. However, the new observation tower will cantilever out closer to the bluff edge than the existing structure, improving sightlines for public safety operations.

- III. *Policy 6.1: The City of Solana Beach contains scenic resources of local, regional and national importance. The scenic and visual qualities of these areas shall be protected and where feasible enhanced.*

There are three public View Corridors (Corridors 4, 5, and 25) that could potentially be impacted by the proposed project. These View Corridors have been carefully evaluated, and the scenic and visual qualities of the areas have been preserved to the greatest extent feasible. The project has been sited and designed to fit within the existing Marine Safety Center's footprint and/or within the adjacent unnatural slope, minimizing its impact on these view corridors.

- IV. *Policy 6.3: Public views to the beach, lagoons, and along the shoreline as well as to other scenic resources from major public viewpoints, as identified in Exhibit 6-1 shall be protected. Development that may affect an existing or potential public view shall be designed and sited in a manner so as to preserve or enhance designated view opportunities. Street trees and vegetation shall be chosen and sited so as not to block views upon maturity.*

There are three public View Corridors (Corridors 4, 5, and 25) that could potentially be impacted by the proposed project. These View Corridors have been carefully evaluated, and the scenic and visual qualities of the areas have been preserved to the greatest extent feasible. The project has been sited and designed to fit within the existing Marine Safety Center's footprint and/or within the adjacent unnatural slope, minimizing its impact on these view corridors

V. CONDITIONS:

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

A. Community Development Department Conditions:

- I. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 11, 2024.
- II. Prior to requesting a framing inspection, a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on December 11, 2024, and that the maximum height of the proposed addition will not exceed 24.60 feet above the existing grade (or 71.90 feet above MSL).
- III. Any proposed onsite fences, walls and retaining walls and any

proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).

- IV. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- V. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VI. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to Building Permit issuance. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional.
- VII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- VIII. During the construction of the new MSC it is acknowledged that it will be necessary to install temporary facilities for on-going Marine Safety staff, operations and equipment storage. Any temporary structures for operations, storage and/or construction shall be subject to review separately as construction methods and staging areas are determined. A Temporary Use Permit shall be processed consistent with the City's Temporary Use Provisions in the SBMC for said temporary structures.

B. Fire Department Conditions:

- I. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site, all the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department:
  - 1. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.
  - 2. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.



- II. FIRE HYDRANTS AND FIRE FLOWS: The Applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
  - III. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.
  - IV. AUTOMATIC FIRE SPRINKLER SYSTEM: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32.
  - V. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.
  - VI. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1204.
- C. Engineering Department Conditions:
- I. Prior to the completion of the final building inspection, all requirements of DRP/SDP/CUP shall be implemented to the satisfaction of the City Engineer.

- II. Construction fencing shall be located along the perimeter of the construction site to separate the construction activities from the public use of the park to the satisfaction of the City Engineer.
  
- III. A Construction level Grading Plan shall be required in accordance with Chapter 15.40 of the Solana Beach Municipal Code. The construction grading plan shall include, but not be limited to, the following:
  - a. A grading plan prepared by a Registered Civil Engineer and approved by the City Engineer shall be prepared. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
  
  - b. A Geotechnical Report prepared by a Registered Geotechnical Engineer and approved by the City Engineer shall be required. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
  
  - c. A Drainage Report prepared by a Registered Civil Engineer shall be required. This report shall address the design for on-site and off-site drainage improvements. No drainage run-off shall be discharged over the Coastal Bluff and appropriate post construction Best Management Practices shall be implemented to the Satisfaction of the City Engineer. The site drainage design and discharge methods shall duplicate the existing conditions to the maximum extent feasible. All recommendations of this report shall be incorporated into the Grading Plan.
  
  - d. Adjacent properties shall be protected during construction.
  
  - e. A haul permit for import / export of soil shall be required. All excavated material shall be transported to a legal disposal site.
  
  - f. A certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans shall be provided to the City Engineer. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.

- g. An Erosion Prevention and Sediment Control Plan shall be prepared. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- h. All proposed on-site drainage facilities intended to discharge water run-off shall be shown. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- i. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- j. Prior to obtaining a building permit, a building **pad certification** statement shall be provided by a soils engineer and a Civil engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.

D. City Council Conditions:

- IV. Authorize the City Manager to submit the application to the Coastal Commission and take any and all actions necessary to obtain necessary permits and authorizations for the implementation of this project, including regulatory permits, engineering design documents, and potential funding opportunities. The City Manager shall bring frequent updates to public hearings to inform the Council and the public on the progress of the project.

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

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

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LESA HEEBNER, Mayor

APPROVED AS TO FORM:

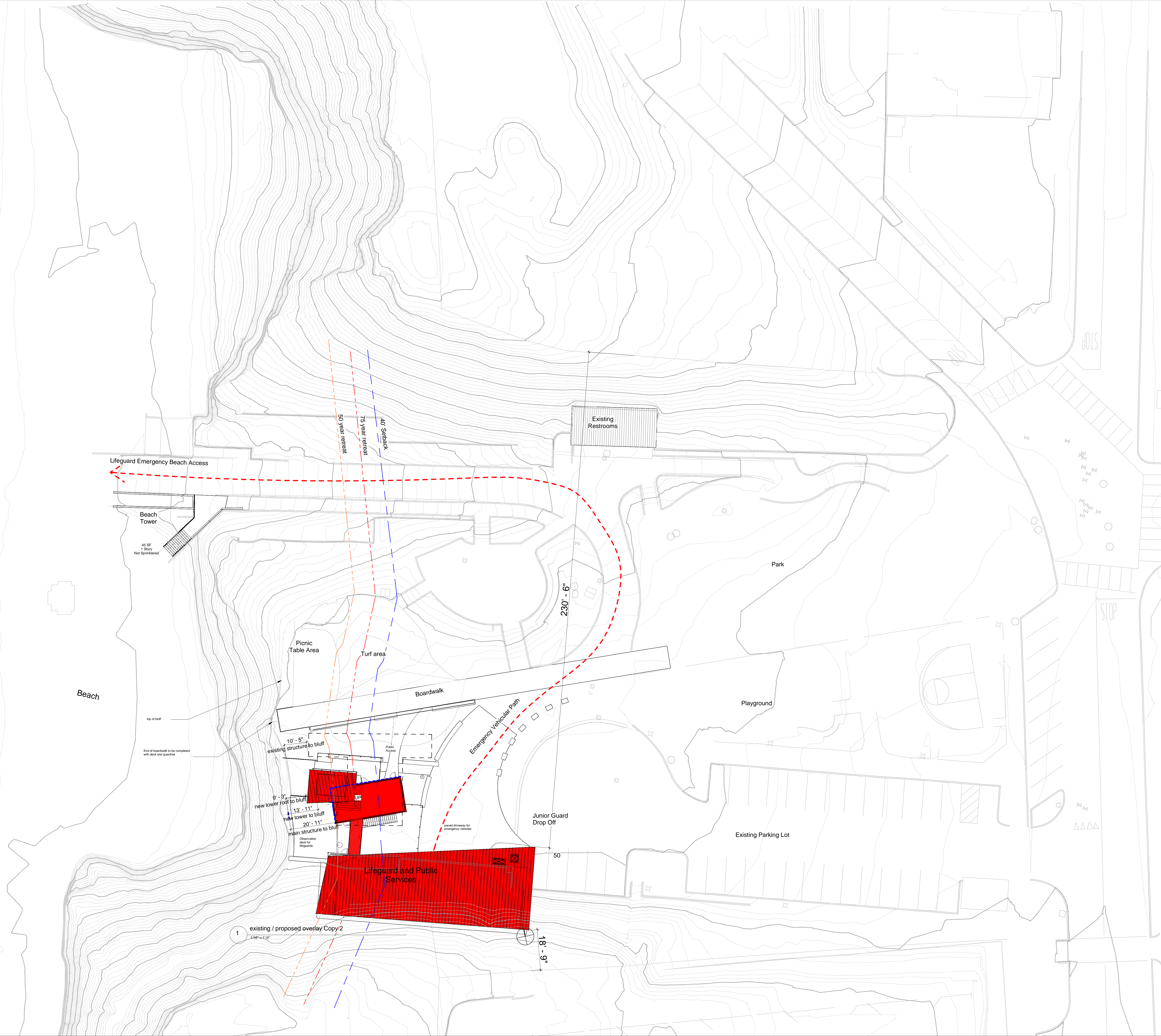
ATTEST:

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

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



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1 existing / proposed overlay Copy 2  
1/8" = 1'-0"

City of Solana Beach Safety Center  
Preliminary  
domusstudio architecture  
2800 Third Avenue  
San Diego, California 92110  
every job 26 Sep 2024

Team  
Project No.  
Drawing No.  
Project Number  
A114





SBMSC room schedule	
Room Name	Area
public entry	275 SF
first aid	125 SF
restroom	77 SF
hall	82 SF
break room / kitchen	511 SF
locker room	120 SF
locker room	120 SF
storage	64 SF
garage	1,436 SF
observation	109 SF
open office	303 SF
meeting room	218 SF
IT	25 SF
captains office	123 SF
office	125 SF
mezzanine storage	594 SF
<b>Grand total: 16</b>	<b>4,309 SF</b>

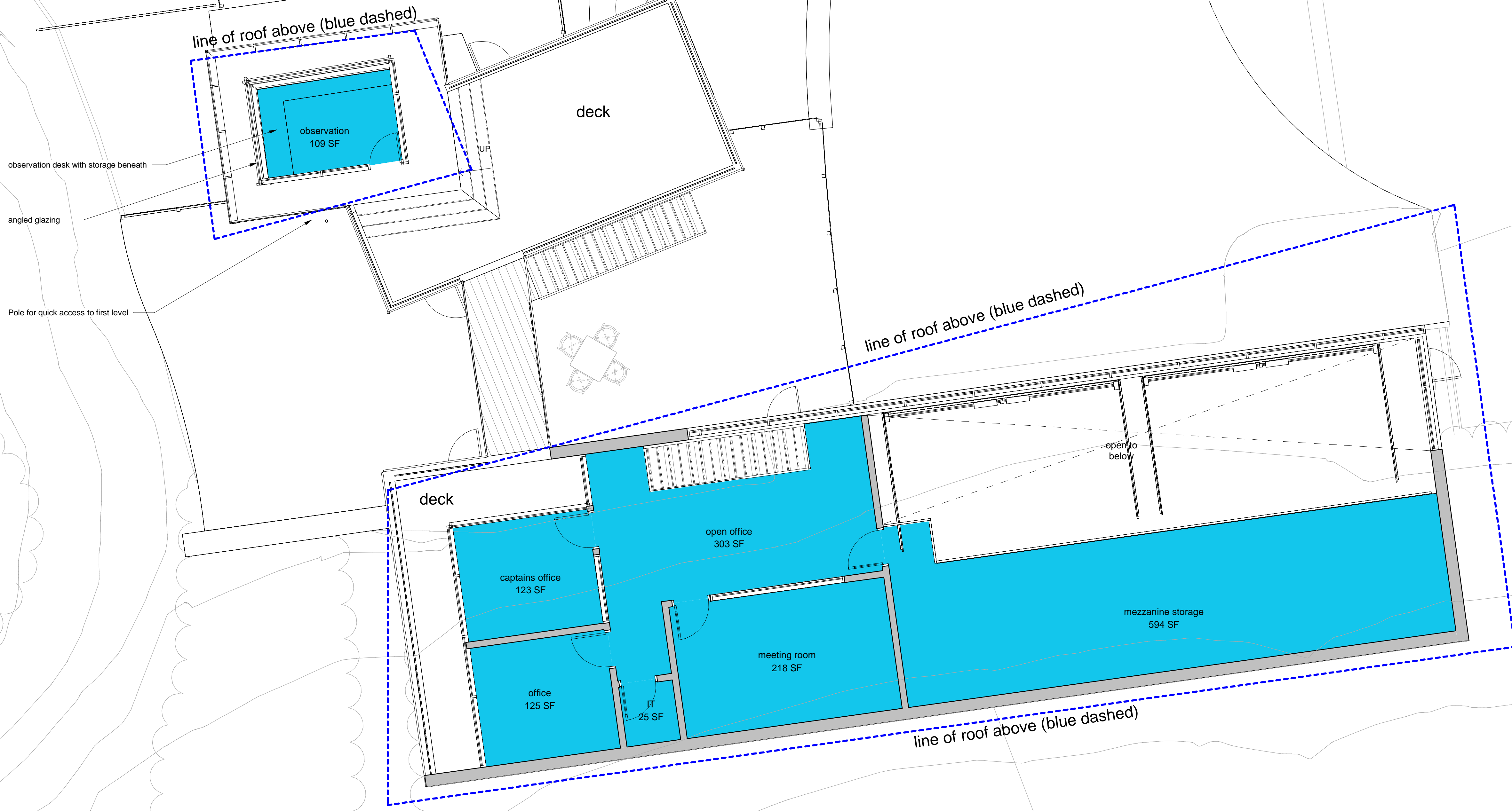
2024-10-07

# City of Solana Beach Safety Center

1 First Floor  
3/16" = 1'-0"

domusstudio architecture





2024-10-07

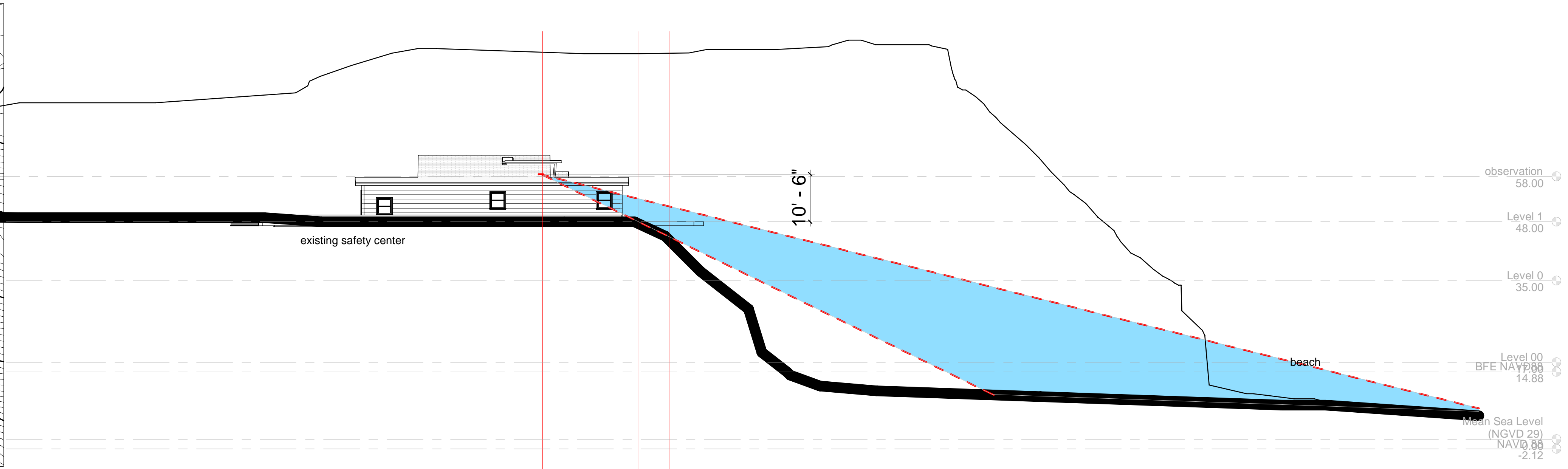
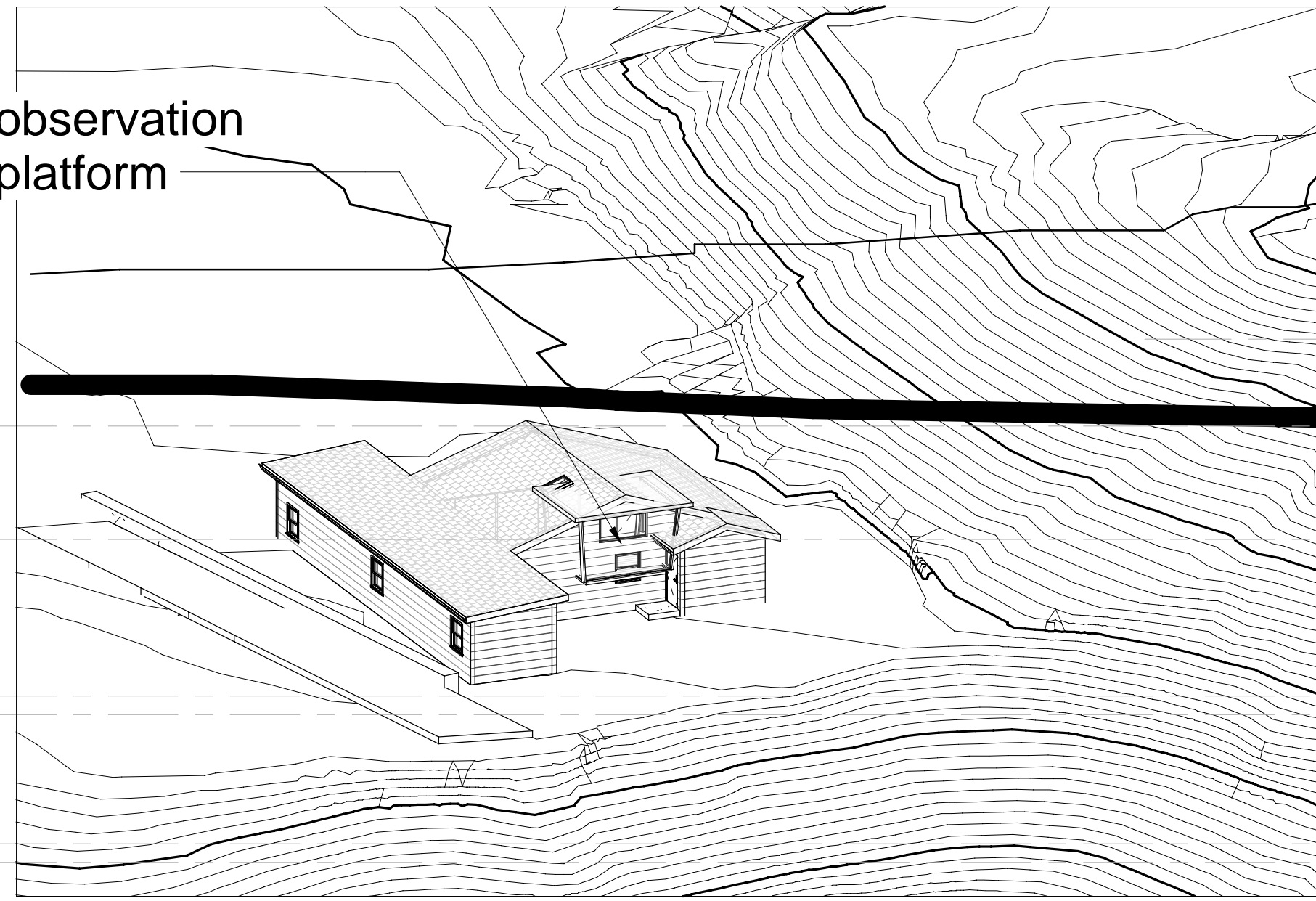
City of Solana Beach Safety Center

1 Second Floor  
3/16" = 1'-0"

domusstudio architecture

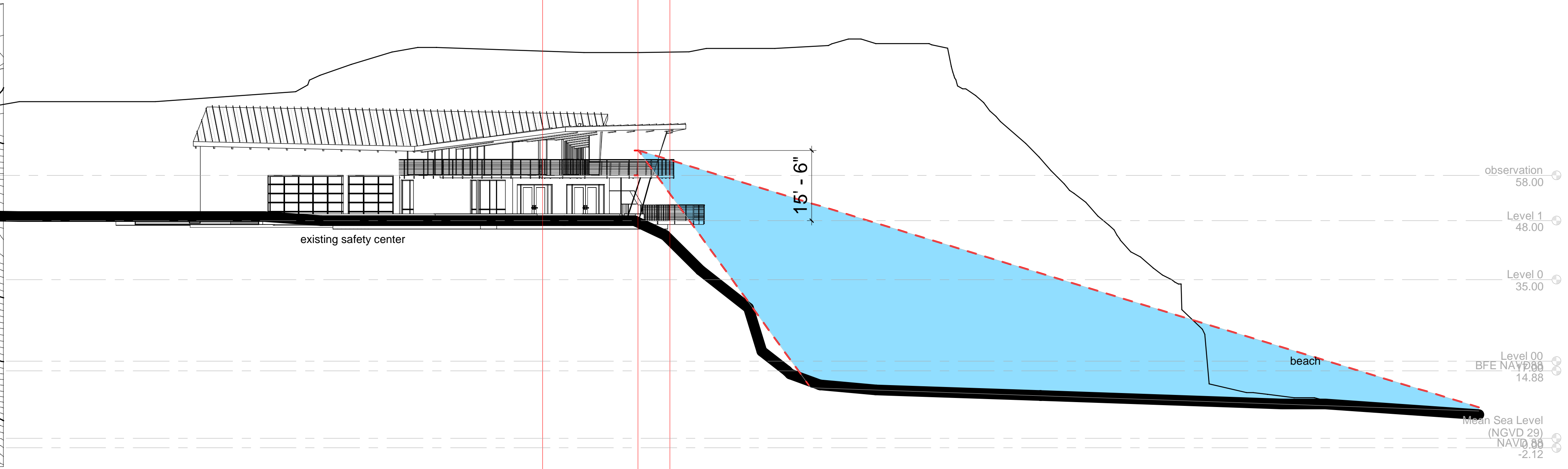
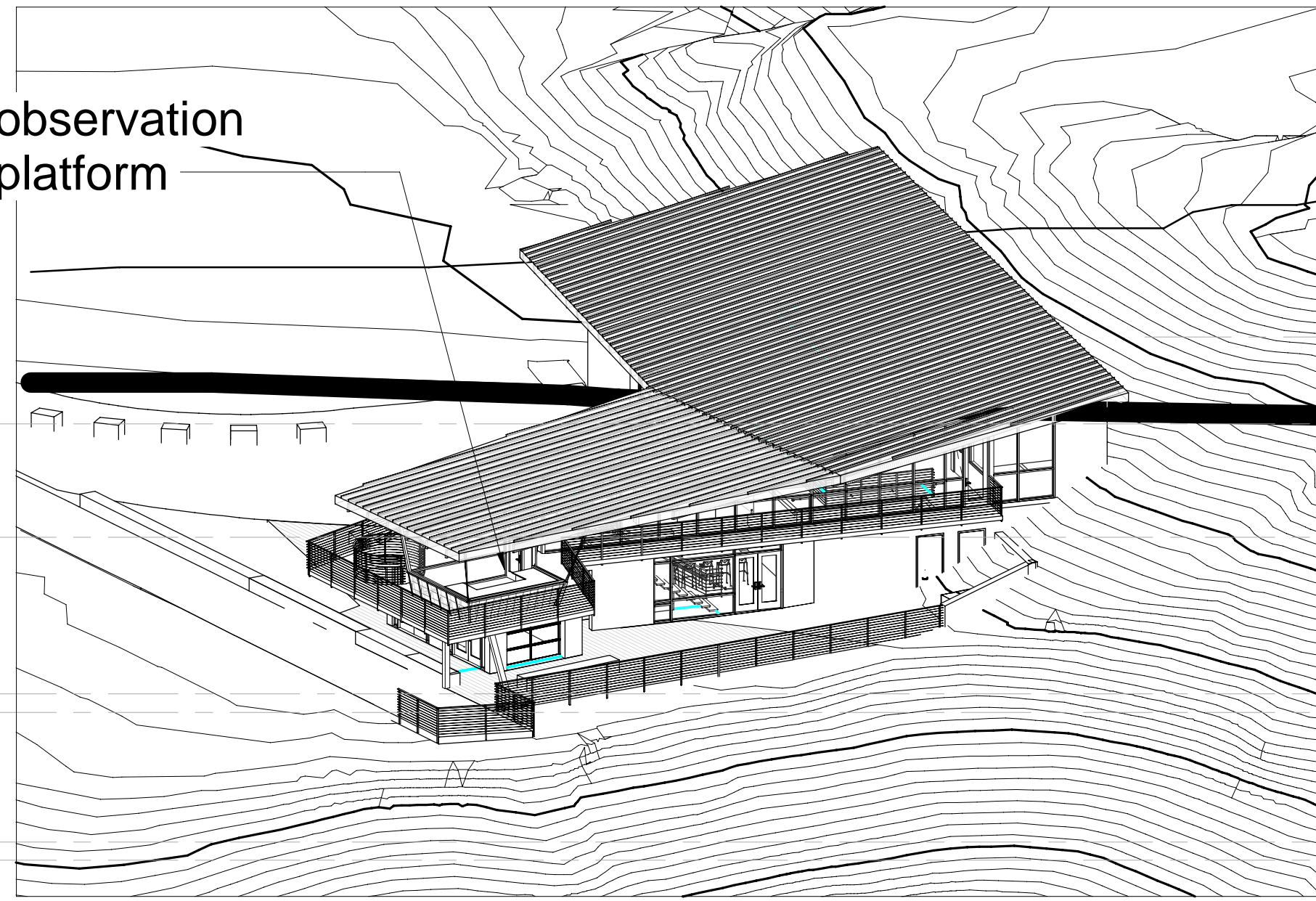


observation platform



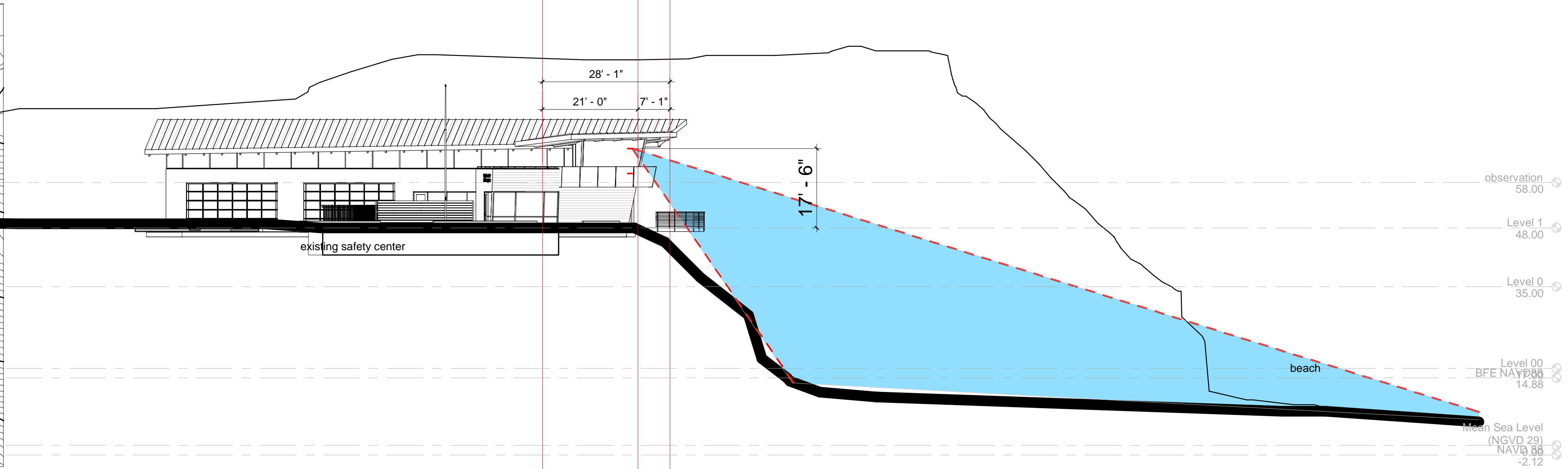
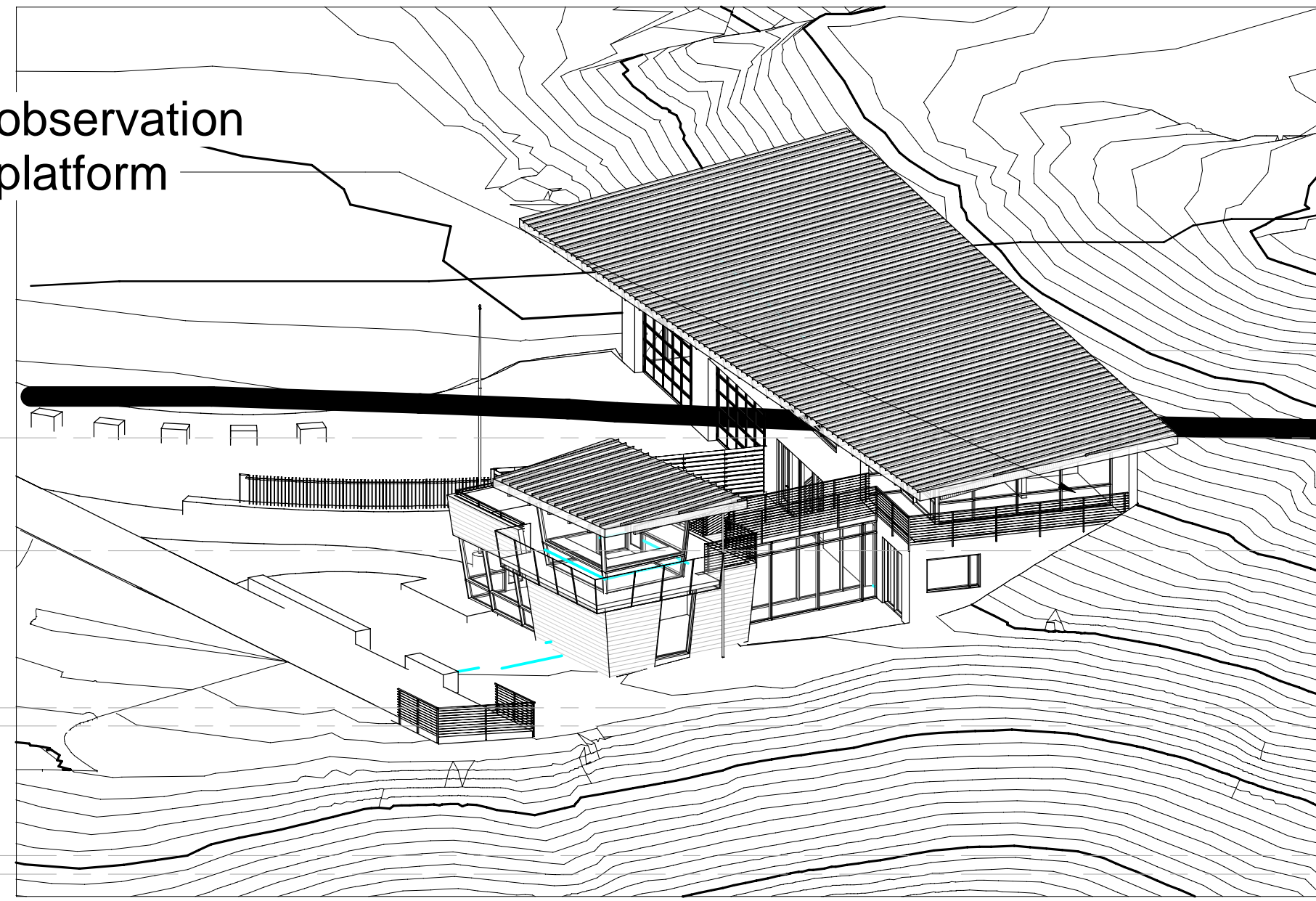
2 tower at existing roof line  
1/16" = 1'-0"

observation platform



1 2022 plan  
1/16" = 1'-0"

observation platform



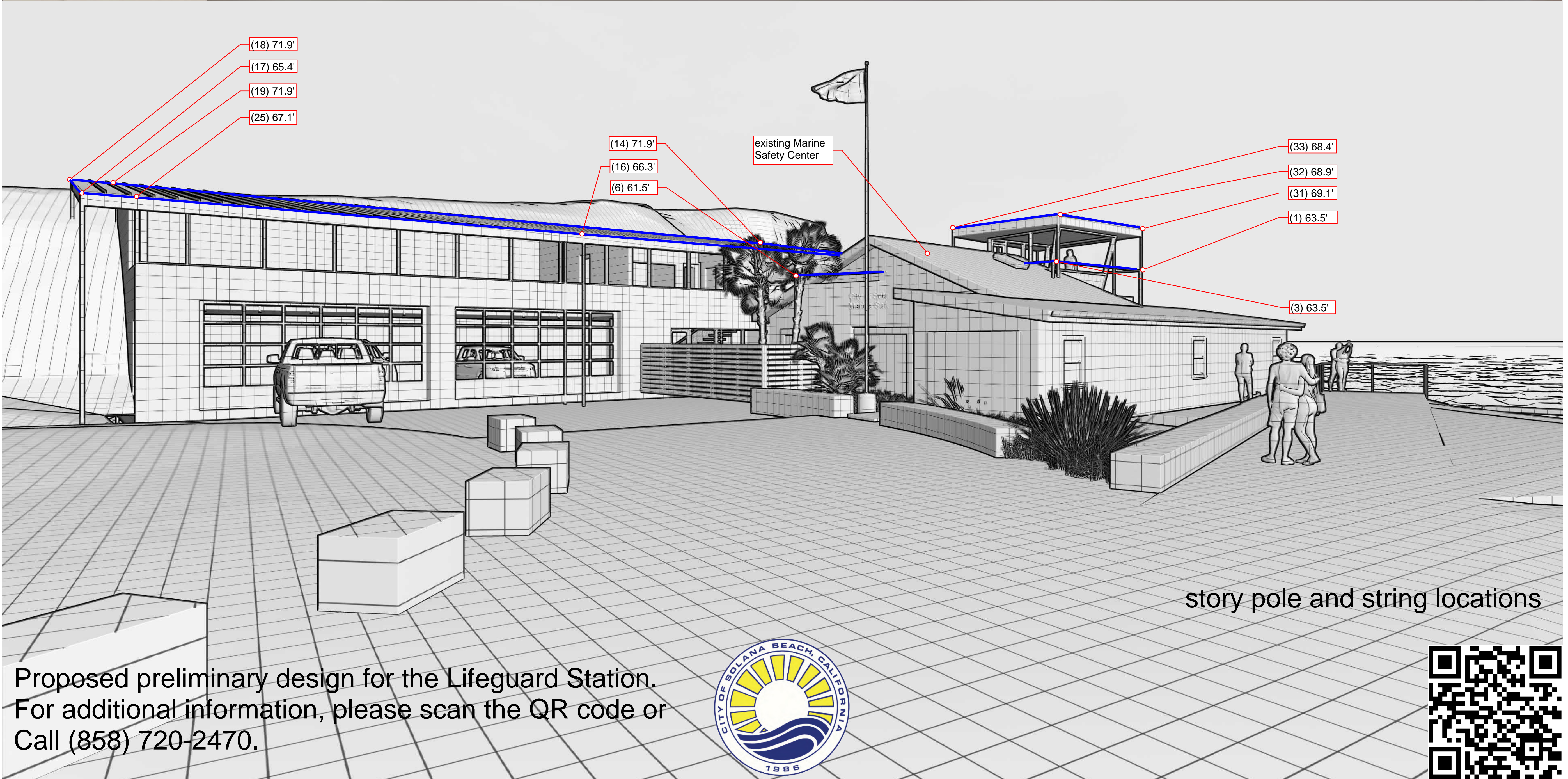
3 2023 plan  
1/16" = 1'-0"

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concept rendering



story pole and string locations

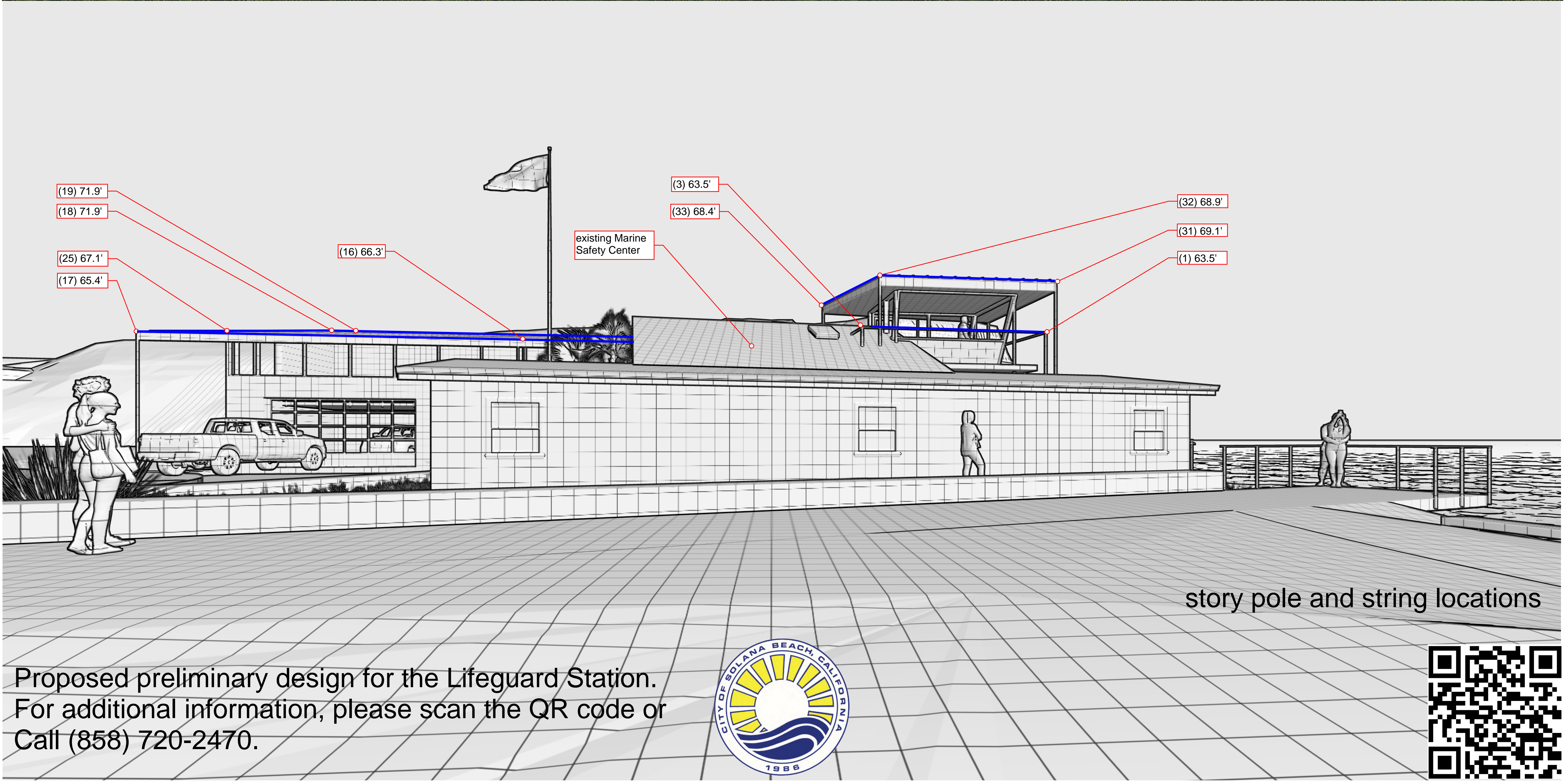
Proposed preliminary design for the Lifeguard Station.  
 For additional information, please scan the QR code or  
 Call (858) 720-2470.







concept rendering

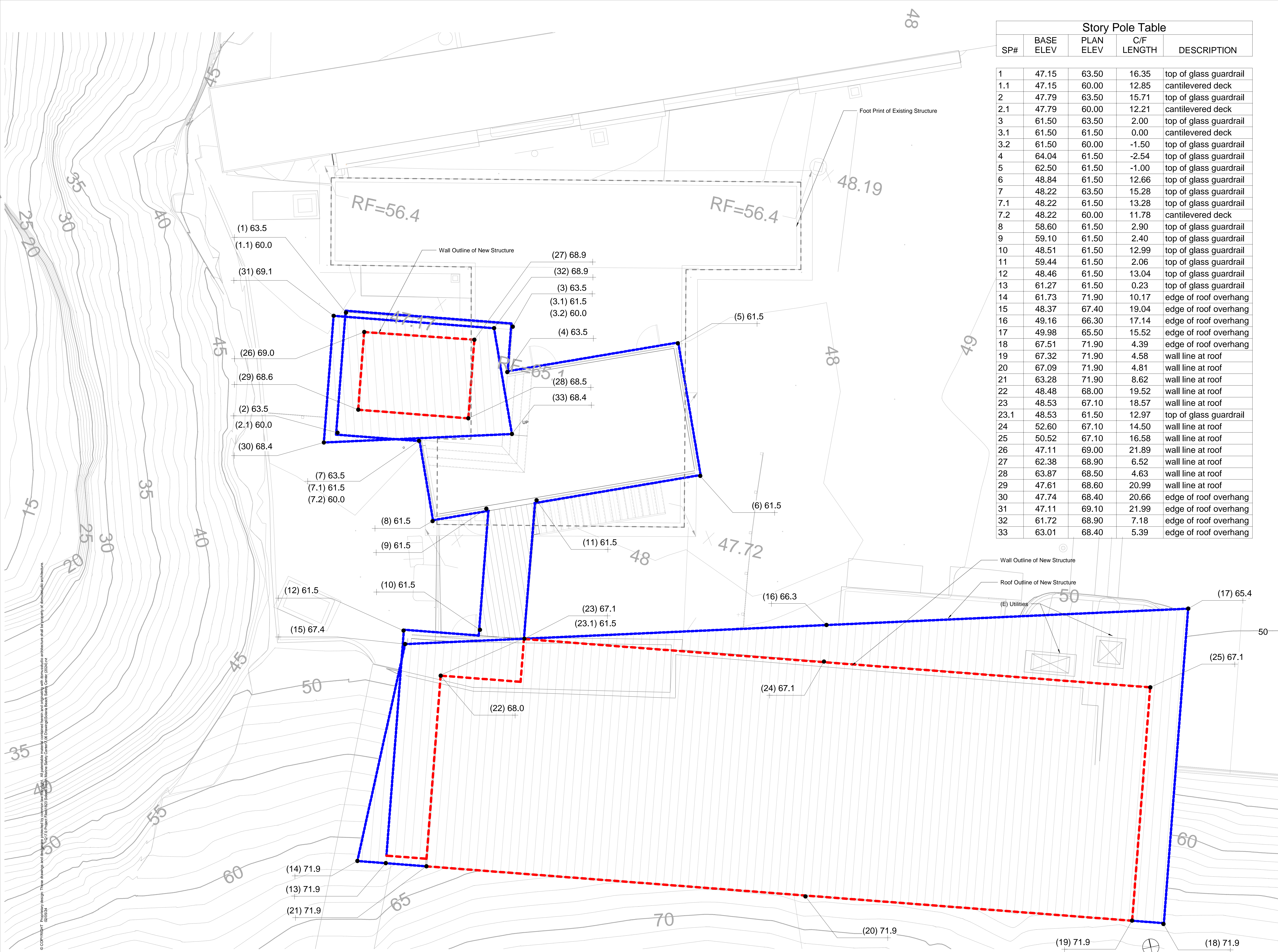


story pole and string locations

Proposed preliminary design for the Lifeguard Station.  
 For additional information, please scan the QR code or  
 Call (858) 720-2470.







Story Pole Table				
SP#	BASE ELEV	PLAN ELEV	C/F LENGTH	DESCRIPTION
1	47.15	63.50	16.35	top of glass guardrail
1.1	47.15	60.00	12.85	cantilevered deck
2	47.79	63.50	15.71	top of glass guardrail
2.1	47.79	60.00	12.21	cantilevered deck
3	61.50	63.50	2.00	top of glass guardrail
3.1	61.50	61.50	0.00	cantilevered deck
3.2	61.50	60.00	-1.50	top of glass guardrail
4	64.04	61.50	-2.54	top of glass guardrail
5	62.50	61.50	-1.00	top of glass guardrail
6	48.84	61.50	12.66	top of glass guardrail
7	48.22	63.50	15.28	top of glass guardrail
7.1	48.22	61.50	13.28	top of glass guardrail
7.2	48.22	60.00	11.78	cantilevered deck
8	58.60	61.50	2.90	top of glass guardrail
9	59.10	61.50	2.40	top of glass guardrail
10	48.51	61.50	12.99	top of glass guardrail
11	59.44	61.50	2.06	top of glass guardrail
12	48.46	61.50	13.04	top of glass guardrail
13	61.27	61.50	0.23	top of glass guardrail
14	61.73	71.90	10.17	edge of roof overhang
15	48.37	67.40	19.04	edge of roof overhang
16	49.16	66.30	17.14	edge of roof overhang
17	49.98	65.50	15.52	edge of roof overhang
18	67.51	71.90	4.39	edge of roof overhang
19	67.32	71.90	4.58	wall line at roof
20	67.09	71.90	4.81	wall line at roof
21	63.28	71.90	8.62	wall line at roof
22	48.48	68.00	19.52	wall line at roof
23	48.53	67.10	18.57	wall line at roof
23.1	48.53	61.50	12.97	top of glass guardrail
24	52.60	67.10	14.50	wall line at roof
25	50.52	67.10	16.58	wall line at roof
26	47.11	69.00	21.89	wall line at roof
27	62.38	68.90	6.52	wall line at roof
28	63.87	68.50	4.63	wall line at roof
29	47.61	68.60	20.99	wall line at roof
30	47.74	68.40	20.66	edge of roof overhang
31	47.11	69.10	21.99	edge of roof overhang
32	61.72	68.90	7.18	edge of roof overhang
33	63.01	68.40	5.39	edge of roof overhang

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 City of Solana Beach Safety Center, Fletcher Cove  
 2800 Third Avenue  
 San Diego, California 92110  
 domusstudio ARCHITECTURE  
 26 Sept 2024

1 Story Pole Plan Wall and Railing  
1/4" = 1'-0"





# CITY OF SOLANA BEACH

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

## STORY POLE HEIGHT CERTIFICATION

Date: SEPT. 26, 2024

Assessor's Parcel No.: 298-010-66

Site Address: 111 S. SIERRA AVE.

Owner's Name: CITY of SOLANA BEACH

This is to certify that on SEPTEMBER 26, 2024 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:	<u>71.90'</u>	(M.S.L.)* <u>SP#21</u>
Pre-existing grade:	<u>63.28'</u>	(M.S.L.)*
Finished grade elevation:	<u>47.3'</u>	(M.S.L.)*
Finished floor elevation:	<u>—</u>	(M.S.L.)*

**TOTAL MAXIMUM HEIGHT:** 24.60'

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

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

  
\_\_\_\_\_  
Licensed Land Surveyor



Seal of Registration:

\*Mean Sea Level (MSL) — all measurements must utilize an established benchmark that will not change over the course of the project. ON SITE, STORM DRAIN C/O IN PARKING CIRCLE

ELEV. = 50.82'

**C-STORY POLES, INC.**

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

Solana Beach Marine Safety Center  
 Fletch Cove, Solana Beach  
 W.O. CSP 22-1632  
 CC, SM, RM

9/29/2024

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

SP#	BASE ELEV	PLAN ELEV	C/F LENGTH	DESCRIPTION *
1*	47.15	63.50	F - 16.35	UPR T
	47.15	60.00	F - 12.85	LWR
2*	47.79	63.50	F - 15.71	UPR T
	47.79	60.00	F - 12.21	LWR
3**	61.50	63.50	F - 2.00	UPR R
	61.50	61.50	F - 0.00	MID
	61.50	60.00	C - -1.50	LWR
4	64.04	61.50	C - -2.54	R
5	62.50	61.50	C - -1.00	R
6	48.84	61.50	F - 12.66	B @ EVE
7**	48.22	63.50	F - 15.28	UPR T @ BENCH
	48.22	61.50	F - 13.28	MID
	48.22	60.00	F - 11.78	LWR
8	58.60	61.50	F - 2.90	R
9	59.10	61.50	F - 2.40	R
10	48.51	61.50	F - 12.99	ATT @ WALL TO WOOD
11	59.44	61.50	F - 2.06	R
12	48.46	61.50	F - 13.04	T/B
13	61.27	61.50	F - 0.23	T/B
14	61.73	71.90	F - 10.17	T
15	48.37	67.40	F - 19.04	T
16	49.16	66.30	F - 17.14	B @ EVE
17	49.98	65.50	F - 15.52	T
18	67.51	71.90	F - 4.39	T
19	67.32	71.90	F - 4.58	T
20	67.09	71.90	F - 4.81	T
21	63.28	71.90	F - 8.62	T
22	48.48	68.00	F - 19.52	B @ WALL O/S
23*	48.53	67.10	F - 18.57	UPR B @ WALL O/S
	48.53	61.50	F - 12.97	LWR

VERTICAL BENCHMARK  
 STORM DRAIN CLEANOUT IN PARKING CIRCLE = 50.82

**C-STORY POLES, INC.**

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

Solana Beach Marine Safety Center  
 Fletch Cove, Solana Beach  
 W.O. CSP 22-1632  
 CC, SM, RM

9/29/2024

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

SP#	BASE ELEV	PLAN ELEV	C/F LENGTH	DESCRIPTION *
24	52.60	67.10	F - 14.50	T
25	50.52	67.10	F - 16.58	T
26	47.11	69.00	F - 21.89	T
27	62.38	68.90	F - 6.52	R
28	63.87	68.50	F - 4.63	R
29	47.61	68.60	F - 20.99	T
30	47.74	68.40	F - 20.66	T
31	47.11	69.10	F - 21.99	T
32	61.72	68.90	F - 7.18	R
33	63.01	68.40	F - 5.39	R



Proposed Marine Safety Center



Overlay of proposed Marine Safety center with existing structure and story poles



Existing Marine Safety center and story poles viewed from park

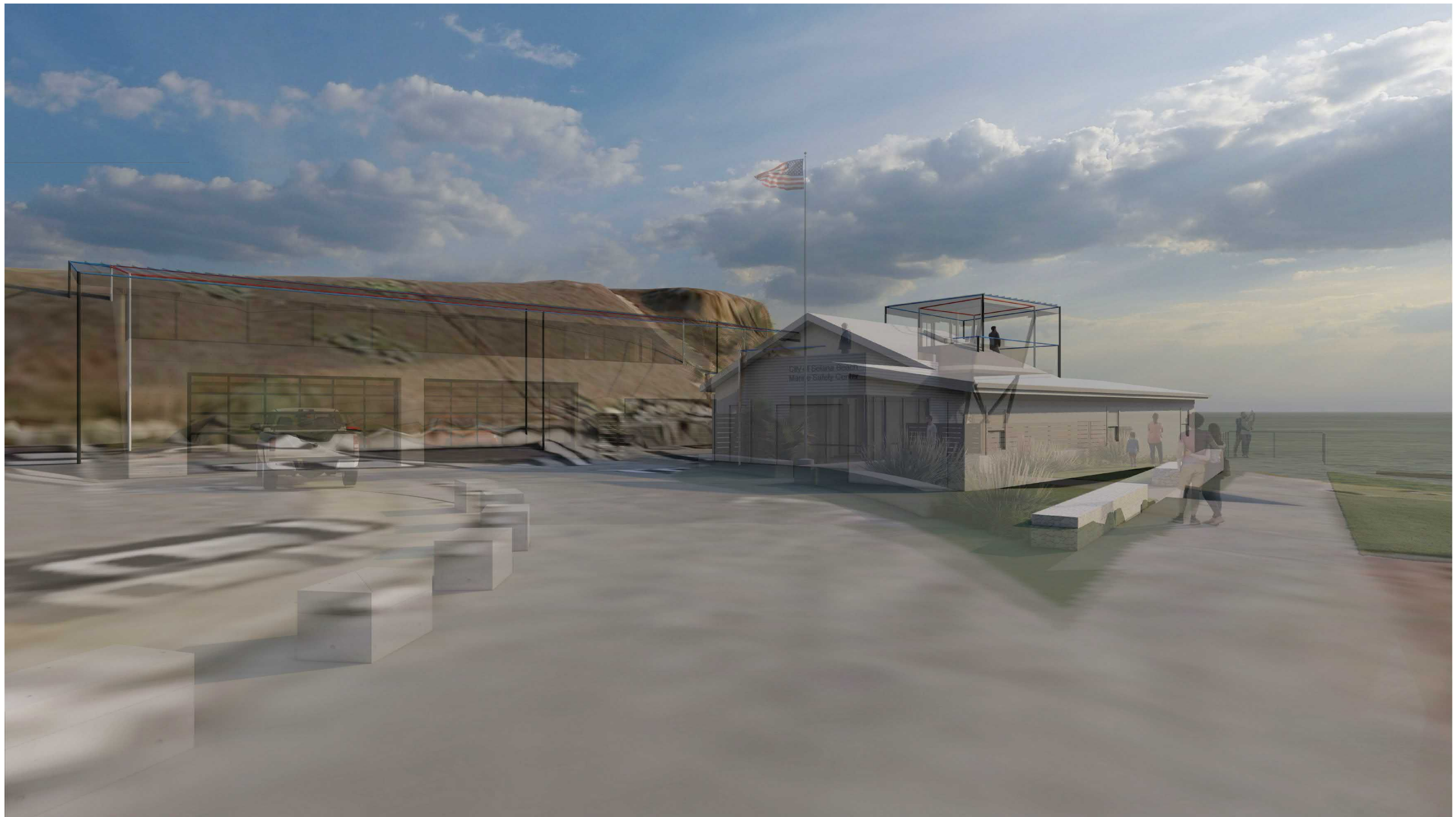




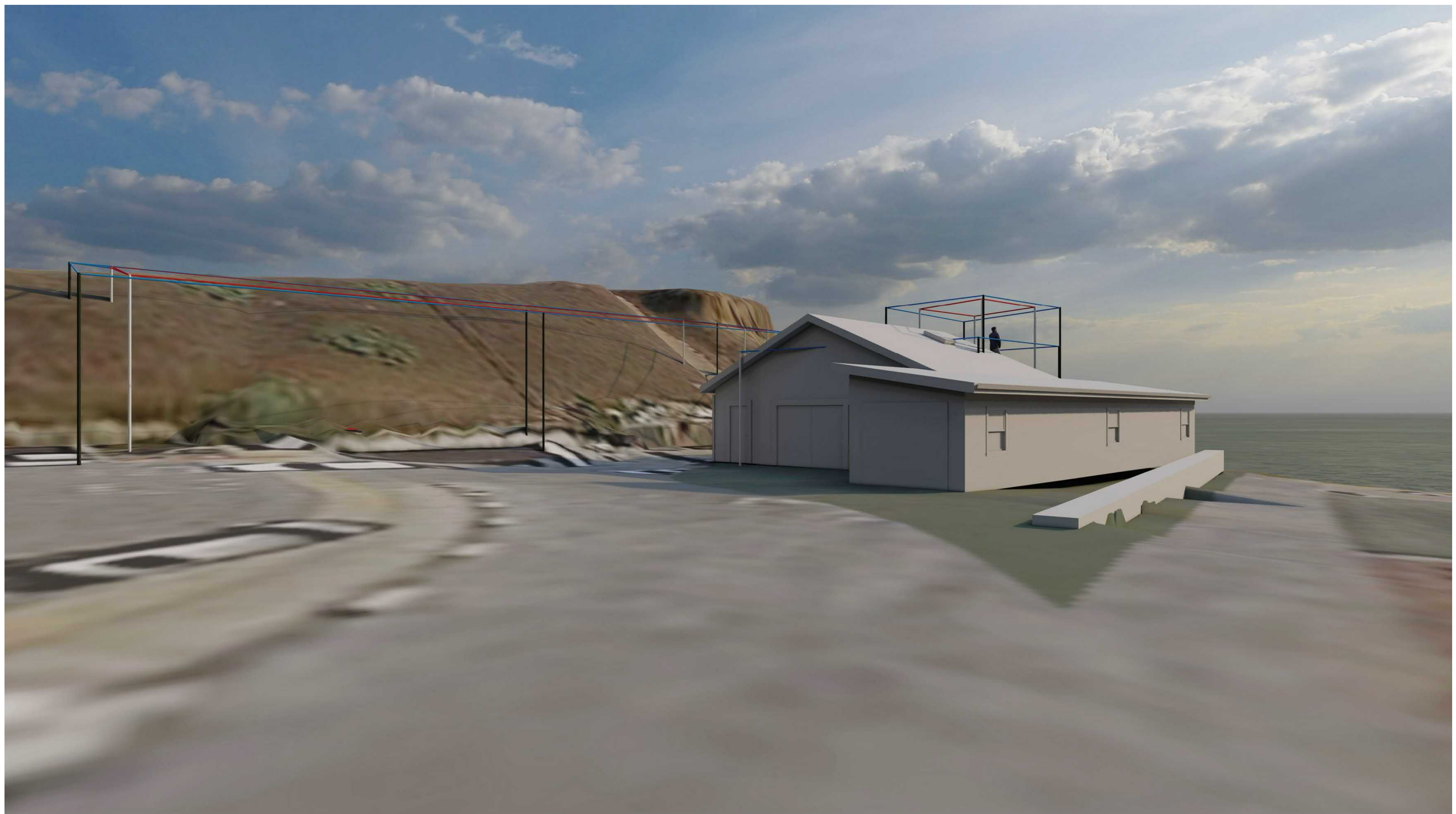
Proposed Marine Safety Center



Overlay of proposed Marine Safety center with existing structure and story poles



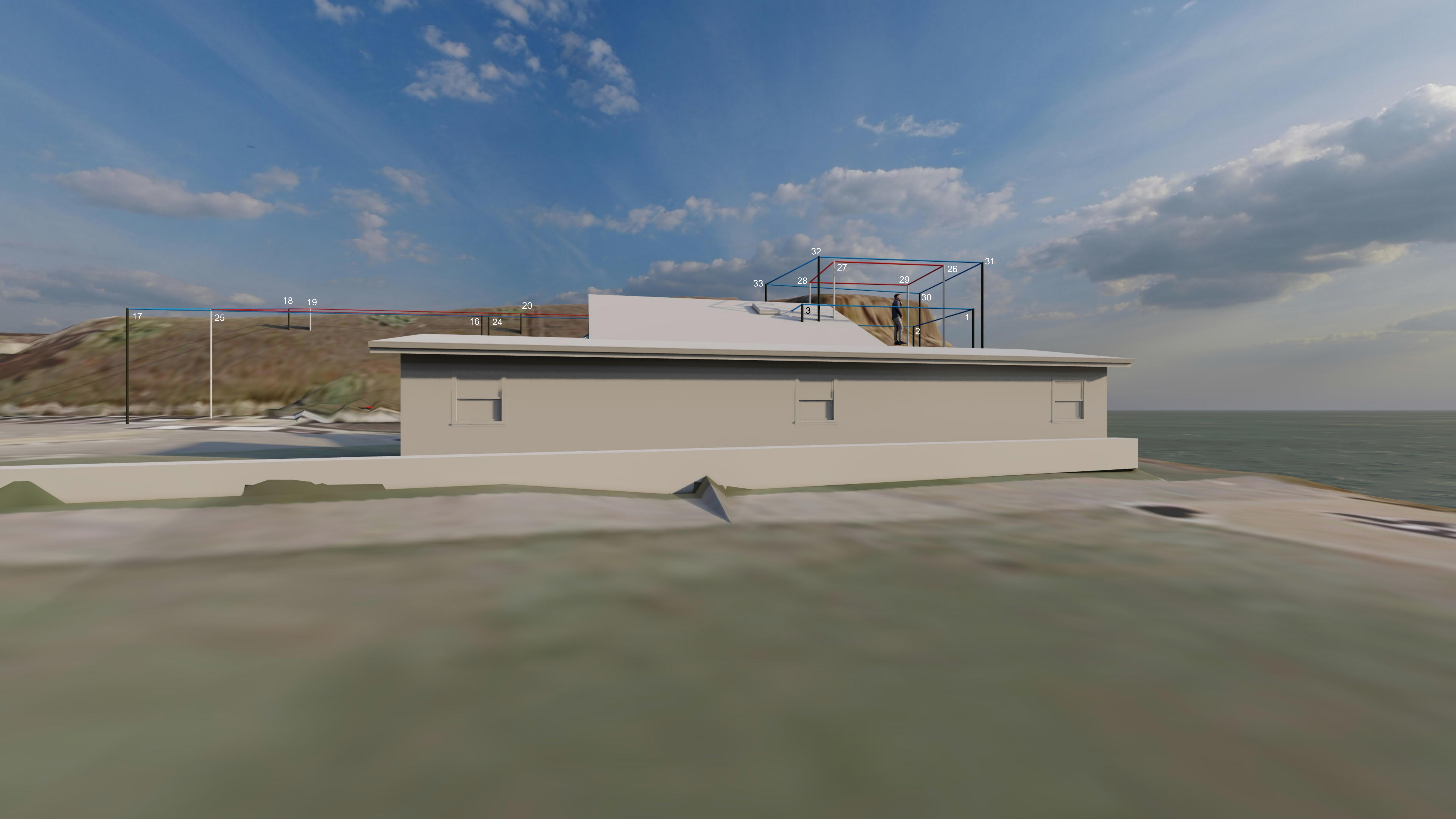
Existing Marine Safety center and story poles viewed from parking lot











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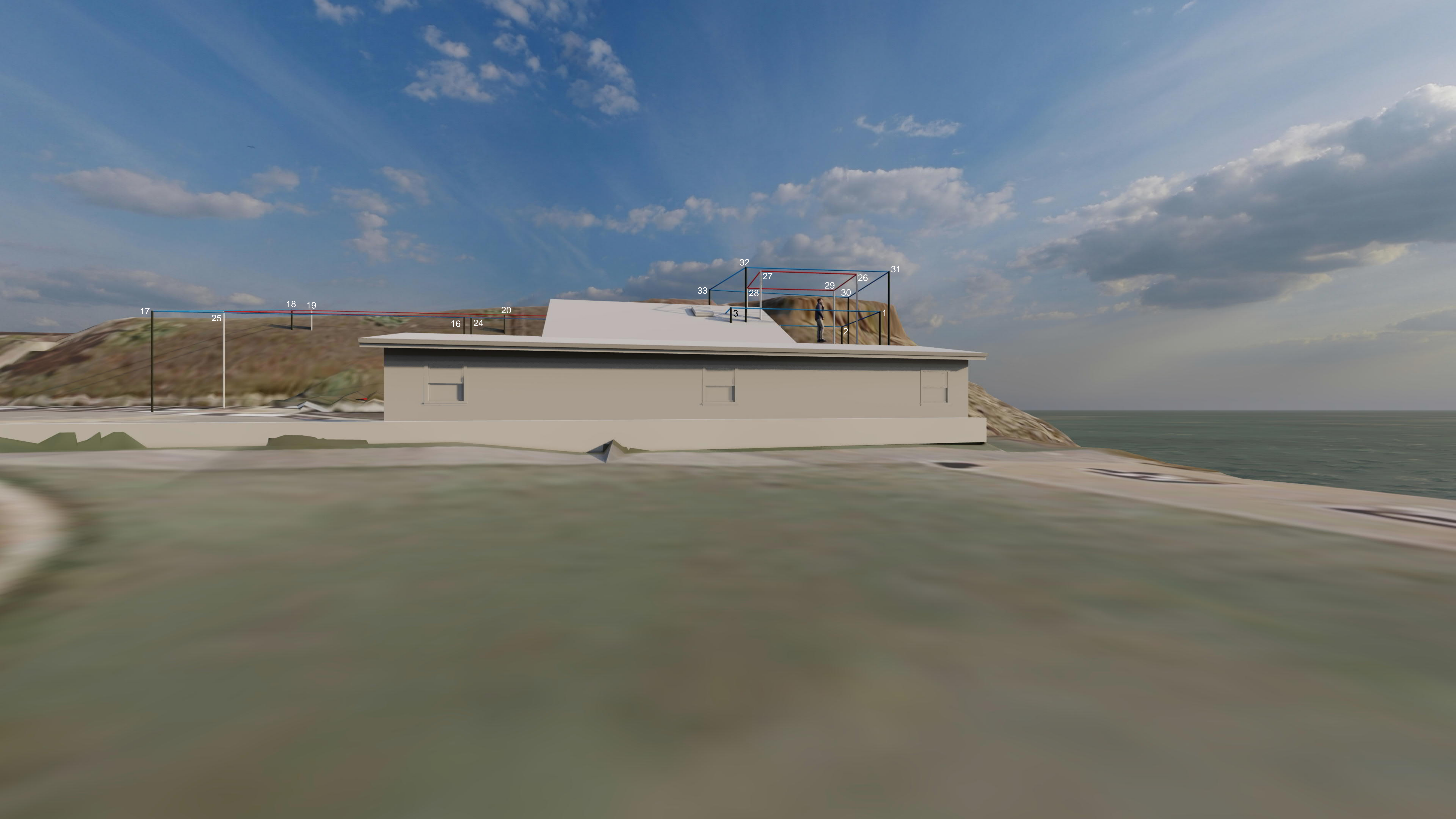
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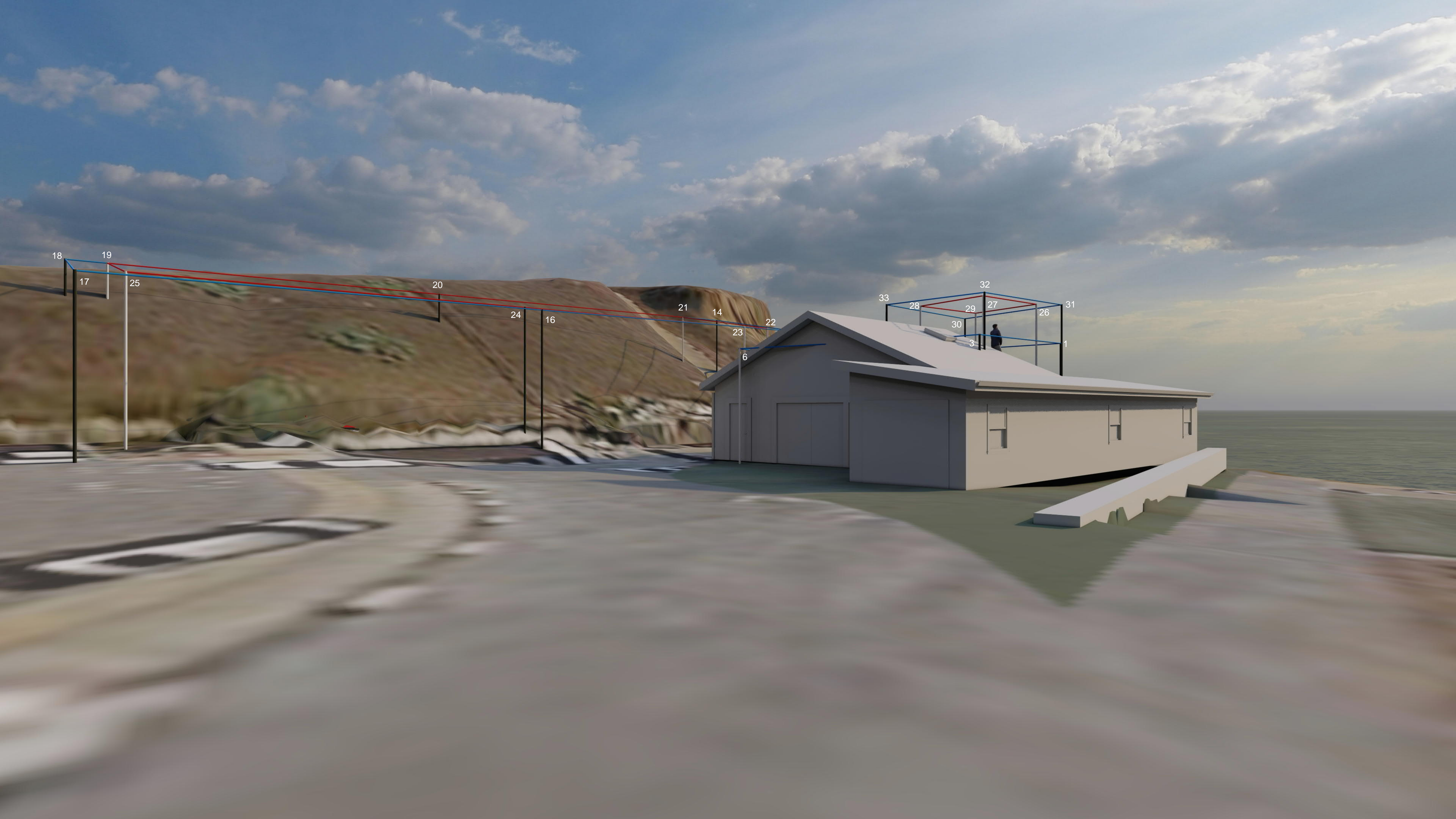
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City of Solana Beach  
Marine Safety Center





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City of Solana Beach  
Marine Safety Center





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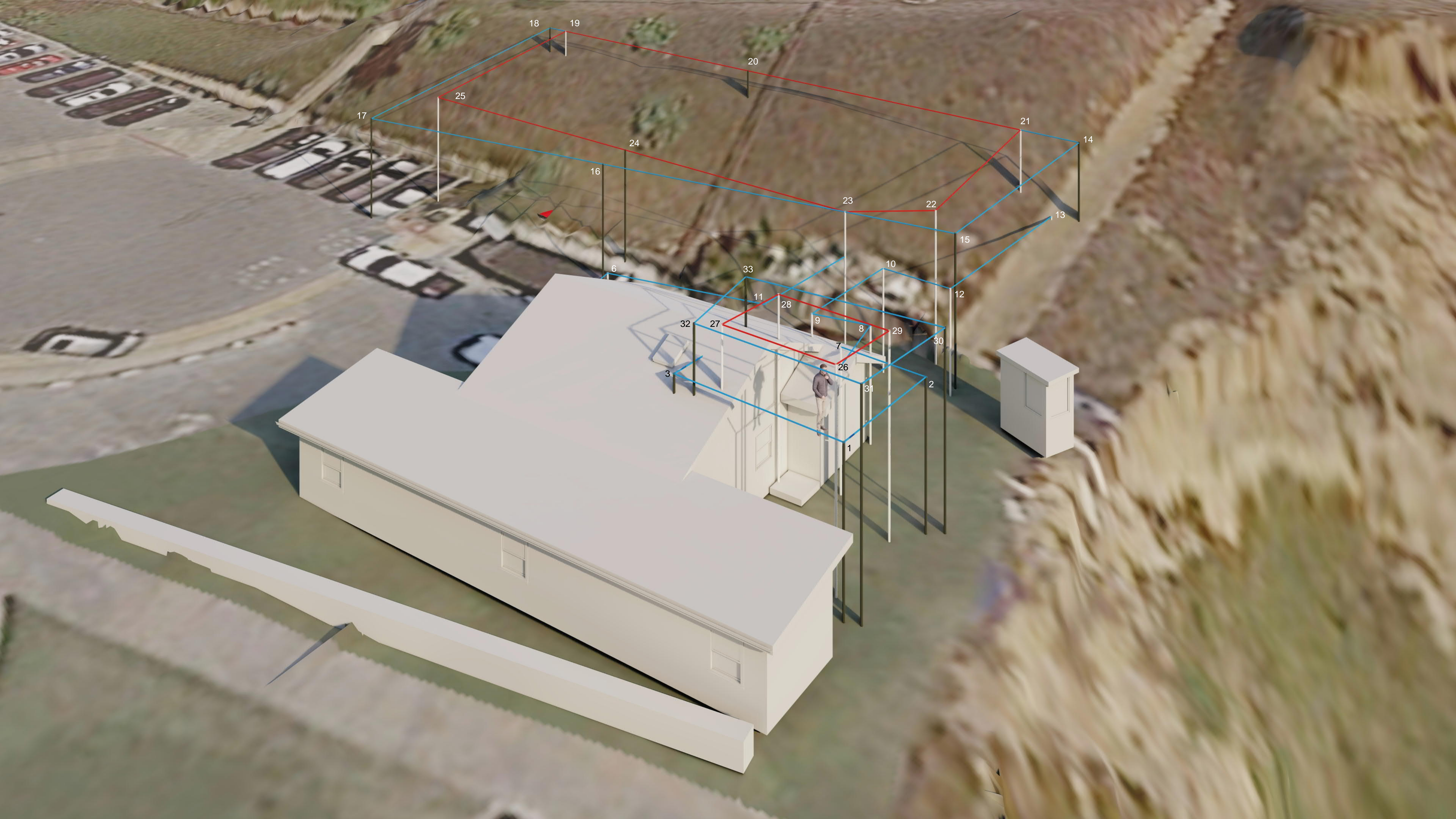
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