



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: December 11, 2024
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP to Develop 8 Vacant Lots at 401-450 Bell Ranch Road. (Applicant: Shea Homes Limited Partnership, Applications: DRP24-002 to 009; APNs: 298-121-69 to 298-121-76; Resolution Nos. 2024)**

BACKGROUND:

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

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

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

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

CITY COUNCIL ACTION:

AGENDA ITEM # B.1.

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

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

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

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

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

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

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

DISCUSSION:

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

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

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

| Table 1 | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------|-----------------|-------------------------|---|---------------|----------------|------------------|-----------------|-----------------|-----------|-------|-------|-------------------|-------|-------|-------------------|-------|-------|----------|-------|-------|
| LOT INFORMATION | | | | | | | | | | | | | | | | | | | | | |
| Property Address: 401-450 Bell Ranch Road Lot Size (Gross): 14,005 to 35,101 SF Max. Allowable Floor Area: 4,401 to 5,830 SF Proposed Floor Area: 4,373 SF to 4,628 SF Below Max. Floor Area by: 0 to 1,791 SF Max. Allowable Height: 25 FT Max. Proposed Height: 16 FT Highest Point/Ridge: 199.68 MSL to 212.77 MSL | | | | Zoning Designation: LR (3 du/ac) # Units Allowed: 1 D/U, 1 ADU, 1 JADU # Units Ex/Proposed: 1 D/U, 1 ADU on Lots 1,3, 6, and 8 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Setbacks:</td> <td style="width: 35%;">Required</td> <td style="width: 35%;">Proposed</td> </tr> <tr> <td>Front (S)</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> </tr> <tr> <td>Interior Side (W)</td> <td style="text-align: center;">10 ft</td> <td style="text-align: center;">10 ft</td> </tr> <tr> <td>Interior Side (E)</td> <td style="text-align: center;">10 ft</td> <td style="text-align: center;">10 ft</td> </tr> <tr> <td>Rear (N)</td> <td style="text-align: center;">25 ft</td> <td style="text-align: center;">25 ft</td> </tr> </table> | | | Setbacks: | Required | Proposed | Front (S) | 25 ft | 25 ft | Interior Side (W) | 10 ft | 10 ft | Interior Side (E) | 10 ft | 10 ft | Rear (N) | 25 ft | 25 ft |
| Setbacks: | Required | Proposed | | | | | | | | | | | | | | | | | | | |
| Front (S) | 25 ft | 25 ft | | | | | | | | | | | | | | | | | | | |
| Interior Side (W) | 10 ft | 10 ft | | | | | | | | | | | | | | | | | | | |
| Interior Side (E) | 10 ft | 10 ft | | | | | | | | | | | | | | | | | | | |
| Rear (N) | 25 ft | 25 ft | | | | | | | | | | | | | | | | | | | |
| PROPOSED PROJECT INFORMATION | | | | | | | | | | | | | | | | | | | | | |
| Proposed FAR: | | | | | | | | | | | | | | | | | | | | | |
| Lot # | Lot Size | Max. FAR | Prop. SF | Garage Exemption | Prop. FAR | Below Max. FAR | | | | | | | | | | | | | | | |
| Lot 1 | 14,040 | 4,407 | 4,807 SF | - 400 SF | 4,407 SF | 0 SF | | | | | | | | | | | | | | | |
| Lot 2 | 14,051 | 4,409 | 4,807 SF | - 400 SF | 4,407 SF | 2 SF | | | | | | | | | | | | | | | |
| Lot 3 | 14,056 | 4,410 | 4,773 SF | - 400 SF | 4,373 SF | 37 SF | | | | | | | | | | | | | | | |
| Lot 4 | 14,058 | 4,410 | 4,807 SF | - 400 SF | 4,407 SF | 3 SF | | | | | | | | | | | | | | | |
| Lot 5 | 14,005 | 4,401 | 4,801 SF | - 400 SF | 4,401 SF | 0 SF | | | | | | | | | | | | | | | |
| Lot 6 | 25,225 | 5,336 | 3,960 SF | - 400 SF | 3,560 SF | 1,776 SF | | | | | | | | | | | | | | | |
| Lot 7 | 25,401 | 5,345 | 5,052 SF | - 400 SF | 4,652 SF | 693 SF | | | | | | | | | | | | | | | |
| Lot 8 | 35,101 | 5,830 | 4,928 SF | - 400 SF | 4,528 SF | 1,302 SF | | | | | | | | | | | | | | | |
| Existing Development: Vacant Required/Proposed Parking: 2 per SFR in garage Proposed Fences and Walls: Yes Proposed Accessory Structure: Attached ADUs on Lots 1 and 3 Detached ADUs on lots 6 and 8 | | | | Permit Requirements: Each lot requires a DRP for grading in excess of 100 CY and for constructing a residence that is more than 60% of the maximum FAR. | | | | | | | | | | | | | | | | | |
| PROPOSED GRADING: | | | | | | | | | | | | | | | | | | | | | |
| Lot # | Proposed Cut | Proposed Fill | Excavation for Footings | Removal and Recompaction | Total Grading | | | | | | | | | | | | | | | | |
| Lot 1 | 135 CY | 0CY | 200 CY | 0 CY | 335 CY | | | | | | | | | | | | | | | | |
| Lot 2 | 150 CY | 0CY | 200 CY | 0 CY | 350 CY | | | | | | | | | | | | | | | | |
| Lot 3 | 135 CY | 0CY | 200 CY | 0 CY | 335 CY | | | | | | | | | | | | | | | | |
| Lot 4 | 165 CY | 0CY | 200 CY | 0 CY | 365 CY | | | | | | | | | | | | | | | | |
| Lot 5 | 200 CY | 0CY | 200 CY | 0 CY | 400 CY | | | | | | | | | | | | | | | | |
| Lot 6 | 165 CY | 0CY | 200 CY | 0 CY | 365 CY | | | | | | | | | | | | | | | | |
| Lot 7 | 140 CY | 0CY | 200 CY | 0 CY | 340 CY | | | | | | | | | | | | | | | | |
| Lot 8 | 140 CY | 0CY | 200 CY | 0 CY | 340 CY | | | | | | | | | | | | | | | | |

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

The following is a discussion of the findings for a DRP as each applies to the proposed projects as well as references to recommended conditions of approval contained in each Resolution. (Attachments 1-8)

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the total proposed floor area would exceed 60 percent of the maximum allowable for the property and for grading in excess of 100 cubic yards. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolutions 2024-108 through Resolution 2024-115 provide a full discussion of the findings.

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

DRP Finding #1

General Plan Consistency

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

Specific Plans and Special Overlays

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

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

Zoning Ordinance Consistency

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach Official Zoning Map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The project includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

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

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

The maximum floor area for each lot is as follows:

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

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

Maximum Building Height:

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

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

Required Off-Street Parking:

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

Fences, Walls and Retaining Walls:

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

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

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

and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code as it relates to height.

Water Efficient Landscape:

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

DRP Finding #2

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

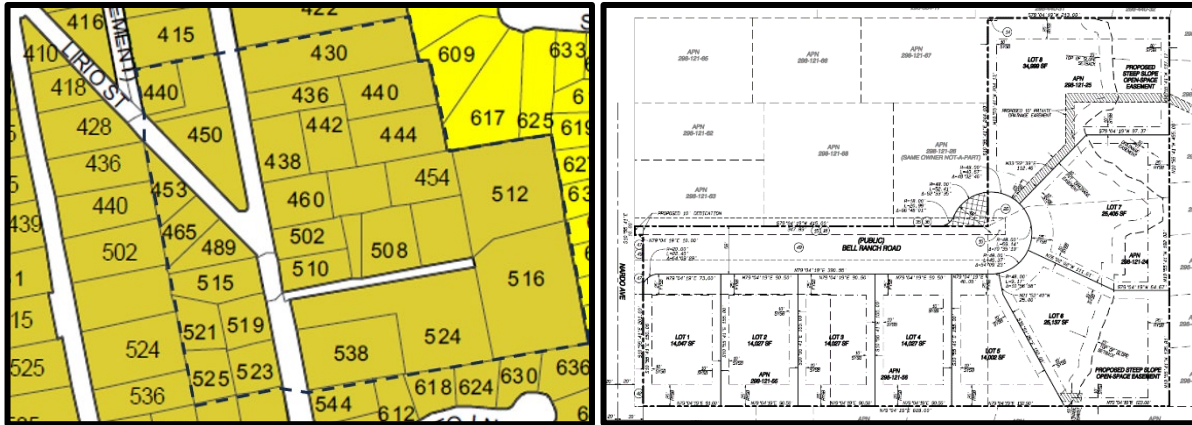
1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

Relationship with Adjacent Land Uses:

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

Neighborhood Comparison:

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



The properties evaluated in this comparison are also located in the LR Zone and are also developed with single-family homes ranging in size from 650 square feet to 6,201 square feet. The existing square footage information is obtained through the County Assessor records. It should be noted that the County Assessor does not include garages, covered patios or enclosed exterior areas, accessory buildings, or unfinished basements in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the garage and covered porch area:

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

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

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

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

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

Building and Structure Placement:

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

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

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

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

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

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

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

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

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

Landscape:

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

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

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

Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible. The City’s third-party landscape architect will perform a final inspection during the construction phase of the project to ensure that the landscaping was completed per plan.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

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

Grading:

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

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

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

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:

Each project consists of the construction of a single-family residence on individual vacant residential lots; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of approval, the Applicant will be required to pay the City’s Park Impact Fee for each lot.

Property Frontage and Public Right-of-Way Improvements:

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

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on November 29, 2024. Staff received one letter with concerns regarding drainage while drafting the staff report and it has been attached to this report (attachment 10). Otherwise there has not been any other any correspondence in support or opposition to the proposed project.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the projects in the attached Resolutions of Approval, Resolution 2024-108 through Resolution 2024-115, for Council’s consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolutions of Approval.

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

CEQA COMPLIANCE STATEMENT:

An Initial Study/Mitigated Negative Declaration was adopted for the Major Subdivision and Tentative Parcel Map to develop the initial subdivision. The development of each individual lot is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures including one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolutions 2024-108, Resolution 2024-109, Resolution 2024-110, Resolution 2024-111, Resolution 2024-112, Resolution 2024-113, Resolution 2024-114, Resolution 2024-115.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

CITY STAFF RECOMMENDATION:

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find each project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves each project, adopt each resolution: Resolution 2024-108, Resolution 2024-109, Resolution 2024-110, Resolution 2024-111, Resolution 2024-112, Resolution 2024-113, Resolution 2024-114, and Resolution 2024-115 conditionally approving the construction of new single-story, single-family residences with attached garages, and perform associated site improvements on the 8 vacant lots within the Drift Subdivision at 401-450 Bell Ranch Road, Solana Beach.



Alyssa Muto, City Manager

Attachments:

1. Resolution 2024-108
2. Resolution 2024-109
3. Resolution 2024-110
4. Resolution 2024-111
5. Resolution 2024-112
6. Resolution 2024-113
7. Resolution 2024-114
8. Resolution 2024-115
9. Project Plans Lots 1-8
10. Public Comment Letter

RESOLUTION 2024-108

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

**APPLICANT: SHEA HOMES LIMITED PARTNERSHIP
CASE NO.: DRP24-002
APN: 298-121-69**

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

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

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct a 4,061 square-foot single family residence (including the covered porch and patio) with an attached 746 square-foot two-car garage, an attached 528 square foot ADU and perform associated site improvements at 401 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:
- III. FINDINGS
 - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

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

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

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

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

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach Official Zoning Map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The proposed residence will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

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

| | |
|---|-----------------------|
| 0.50 for first 6,000 ft ² | 3,000 ft ² |
| 0.175 for 6,000 to 15,000 ft ² | 1,407 ft ² |
| <hr/> | |
| Maximum Allowable Floor Area: | 4,407 ft ² |

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

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 746 square-foot garage provides two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the off-street parking exemption, the total gross floor area of the project would be 4,407 square feet, which is at the maximum square footage allowable for the property.

Maximum Building Height:

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

Required Off-Street Parking:

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

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls

located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air. Fence and wall height is measured from the pre-existing grade or the grade established with the Final Map.

Currently, the plans show a proposed 3-foot solid stucco wall with a 2.5 foot tall fence that is 50% open to light and air on top of the wall starting at the west side of the attached ADU that follows the side yard property line approximately 5 feet east of the actual property line where it is located within the exterior side yard setback. Then the wall would turn into a 6 foot tall solid wooden fence as it follows the rear and interior property lines where it ends with a gate at the east side of the proposed garage. The fence/wall shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Water Efficient Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

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

- a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

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

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

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

- c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the originally proposed anchor trees is maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The two required off-street parking spaces would be located within the proposed garage, which would be accessed by a new driveway located at the northeast corner of the property. A new pedestrian walkway would follow the west side of the proposed driveway and access the main entry to the primary residence.

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

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

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

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

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

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

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

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

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

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

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

V. CONDITIONS:

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 11, 2024 and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on December 11, 2024, and that the maximum height of the proposed addition will not exceed 15.93 feet above the existing grade (or 212.93 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the

City's third-party landscape professional.

- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees is maintained, the alternative tree or plant species have a mature height that is 16 feet or (or lower than), the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.
- IX. All new exterior lighting fixtures shall be in conformance with the 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- IV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

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

conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2022 California Fire Code Chapter 33:

1. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.
 2. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
 3. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.
- III. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section

903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL).

- VII. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.
- VIII. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1204.

C. Engineering Department Conditions:

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

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

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

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

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

D. City Council Conditions:

V. ENFORCEMENT

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

VI. EXPIRATION

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

VII. INDEMNIFICATION AGREEMENT

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

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

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2024-109

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

**APPLICANT: SHEA HOMES LIMITED PARTNERSHIP
CASE NO.: DRP24-003
APN: 298-121-70**

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

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

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct a 4,151 square-foot single family residence (including the covered porch) with an attached 656 square-foot two-car garage and perform associated site improvements at 409 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

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

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

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

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach Official Zoning Map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The proposed residence will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

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

| | |
|---|-----------------------------|
| 0.50 for first 6,000 ft ² | 3,000 ft ² |
| 0.175 for 6,000 to 15,000 ft ² | 1,409 ft ² |
| <u>Maximum Allowable Floor Area:</u> | <u>4,409 ft²</u> |

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

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 656 square-foot garage provides two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the off-street parking exemption, the total gross floor area of the project would be 4,407 square feet, which is 2 square feet below the maximum allowable for the property.

Maximum Building Height:

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

Required Off-Street Parking:

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

Fences, Walls and Retaining Walls:

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

Currently, the plans show a proposed 6-foot wood fence starting at the west side of the proposed residence outside of the front yard setback that follows the rear and side property lines and meets back up to the other side of the residence with a proposed gate. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Water Efficient Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

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

- a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.***

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

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

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

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

- c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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

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

plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The two required off-street parking spaces would be located within the proposed garage, which would be accessed by a new driveway located at the northeast corner of the property. A new pedestrian walkway would follow the west side of the proposed driveway and access the main entry to the primary residence.

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

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

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities*

or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).

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

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

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

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

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

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

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

V. CONDITIONS:

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC

Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.

- II. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on December 11, 2024, and that the maximum height of the proposed addition will not exceed 15.94 feet above the existing grade (or 211.94 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a mature height of 16 feet or lower than, the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape

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

- IX. All new exterior lighting fixtures shall be in conformance with the 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- IV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

- I. **RESPONSE MAPS:** Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- II. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site all the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2022 California Fire Code Chapter 33:
 - a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.
 - b. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and

- c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.
- III. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4” inch NST outlet, and one (1) 2 ½” inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4” high with a ½” inch stroke width for residential buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL).
- VII. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.
- VIII. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1204.

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

C. Engineering Department Conditions:

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

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

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

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

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

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

D. City Council Conditions:

V. ENFORCEMENT

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

VI. EXPIRATION

The Development Review Permit for the project shall expire 24 months from the

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

VII. INDEMNIFICATION AGREEMENT

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

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

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2024-110

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

**APPLICANT: SHEA HOMES LIMITED PARTNERSHIP
CASE NO.: DRP24-003
APN: 298-121-71**

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

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

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct a 4,034 square-foot single-family residence (including the covered porch and patio) with an attached 739 square-foot two-car garage, an attached 528 square foot ADU and perform associated site improvements at 417 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:
- III. FINDINGS
 - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

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

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

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

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

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach Official Zoning Map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The proposed residence will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

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

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

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

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 739 square-foot garage provides two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the off-street parking exemption, the total gross floor area of the project would be 4,373 square feet, which is 37 square feet below the maximum allowable for the property.

Maximum Building Height:

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

Required Off-Street Parking:

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

Fences, Walls and Retaining Walls:

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

in height with an additional 2 feet that is 50% open to light and air. Fence and wall height is measured from the pre-existing grade or the grade which was established by the Final Map.

Currently, the plans show a proposed 6-foot wood fence starting at the west side of the proposed residence outside of the front yard setback that follows the rear and side property lines and meets back up to the other side of the residence with a proposed gate. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Water Efficient Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

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

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The property and the surrounding neighborhood are located in the LR Zone. Surrounding properties are also located within the LR Zone and are developed with one- and two-story single-family residences. The property is located on the southeast corner of the intersection of S. Nardo Avenue and Bell Ranch

Road and is part of what was previously called the “Ocean Ranch Subdivision,” which consists of eight LR lots that are intended to be developed with single-family homes. The proposed project is comparatively within range of the existing development in the immediate surrounding neighborhood.

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

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

- c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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

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

final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The two required off-street parking spaces would be located within the proposed garage, which would be accessed by a new driveway located at the northwest corner of the property. A new pedestrian walkway would follow the east side of the proposed driveway and access the main entry to the primary residence.

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

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

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

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

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

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

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

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

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

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

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

V. CONDITIONS:

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

- A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on December 11, 2024, and that the maximum height of the proposed addition will not exceed 15.94 feet above the existing grade (or 210.44 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the

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

- IX. All new exterior lighting fixtures shall be in conformance with the 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- IV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

- I. **RESPONSE MAPS:** Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- II. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site all the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2022 California Fire Code Chapter 33:
 - a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.

- b. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
 - c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.
- III. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL).
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire

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

- VIII. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1204.

C. Engineering Department Conditions:

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

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

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

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

form prescribed by the City Engineer.

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

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

D. City Council Conditions:

V. ENFORCEMENT

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

VI. EXPIRATION

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

VII. INDEMNIFICATION AGREEMENT

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

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

upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2024-111

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

**APPLICANT: SHEA HOMES LIMITED PARTNERSHIP
CASE NO.: DRP24-005
APN: 298-121-72**

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

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

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct a 4,151 square-foot single family residence with an attached 656 square-foot two-car garage, and perform associated site improvements at 425 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:
- III. FINDINGS
 - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

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

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

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

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

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach Official Zoning Map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The proposed residence will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

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

| | |
|---|-----------------------------|
| 0.50 for first 6,000 ft ² | 3,000 ft ² |
| <u>0.175 for 6,000 to 15,000 ft²</u> | <u>1,410 ft²</u> |
| Maximum Allowable Floor Area: | 4,410 ft ² |

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

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 656 square-foot garage provides two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the off-street parking exemption, the total gross floor area of the project would be 4,407 square feet, which is 3 SF below the maximum allowable for the property.

Maximum Building Height:

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

Required Off-Street Parking:

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

Fences, Walls and Retaining Walls:

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

Currently, the plans show a proposed 6-foot wood fence starting at the west side of the proposed residence outside of the front yard setback that follows the rear and side property lines and meets back up to the other side of the residence with a proposed gate. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Water Efficient Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

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

- a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

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

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

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

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

- c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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

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

proposed anchor trees are maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The two required off-street parking spaces would be located within the proposed garage, which would be accessed by a new driveway located at the northwest corner of the property. A new pedestrian walkway would follow the east side of the proposed driveway and access the main entry to the primary residence.

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

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

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or*

glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).

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

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

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

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

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

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

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

V. CONDITIONS:

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

- A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on December 11, 2024, and that the maximum height of the proposed addition will not exceed 15.94 feet above the existing grade (or 207.94 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a mature height of 16 feet (or

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

- IX. All new exterior lighting fixtures shall be in conformance with the 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- IV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

- I. **RESPONSE MAPS:** Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- II. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site all the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2022 California Fire Code Chapter 33:
 - a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.

- b. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
 - c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.
- III. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL).
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.

VIII. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1204.

C. Engineering Department Conditions:

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

and

- d. Any drainage pipes, mailboxes, private cleanouts, subdrains, sewer and storm drain force pressurized and non-pressurized pipes, driveways, etc.
- VI. Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
 - VII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lots 4, 5, 6, 7, and 8. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
 - VIII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lot 4. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
 - IX. An Easement shall be recorded for private sewer.
 - X. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
 - XI. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
 - XII. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
 - XIII. The Applicant shall obtain a Grading Permit for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but

not be limited to, the following:

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

submittal. Inspection fees shall be paid prior to issuance of the grading permit.

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

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

D. City Council Conditions:

V. ENFORCEMENT

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

VI. EXPIRATION

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

VII. INDEMNIFICATION AGREEMENT

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

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

provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2024-112

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

**APPLICANT: SHEA HOMES LIMITED PARTNERSHIP
CASE NO.: DRP24-007
APN: 298-121-73**

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

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

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct a 4,123 square-foot single family residence (including the covered porch) with an attached 678 square-foot two-car garage and perform associated site improvements at 433 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

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

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

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

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach Official Zoning Map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The proposed residence will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

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

| | |
|---|-----------------------------|
| 0.50 for first 6,000 ft ² | 3,000 ft ² |
| <u>0.175 for 6,000 to 15,000 ft²</u> | <u>1,401 ft²</u> |
| Maximum Allowable Floor Area: | 4,401 ft ² |

The existing development includes a 4,123 square-foot, single-story single-family residence and a 678 square-foot attached two-car garage. The subtotal of the gross floor area with the project would be 4,801 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 678 square-foot garage provides two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the off-street parking exemption, the total gross floor area of the project would be 4,401 square feet, which is at the maximum square footage allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 16.00 feet above the existing grade or 205.50 feet above MSL. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 16.00 feet or 205.50 feet above MSL.

Required Off-Street Parking:

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

Fences, Walls and Retaining Walls:

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

Currently, the plans show a proposed 6-foot wood fence starting at the west side of the proposed residence outside of the front yard setback that follows the rear and side property lines and meets back up to the other side of the residence with a proposed gate. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Water Efficient Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

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

- a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.***

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

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

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

The proposed project includes the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The residence would consist of an open concept kitchen/dining/great room with a “morning room,” pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off of the other side of the open concept room. A 38 square foot covered porch is proposed that is included in the FAR. A 610 SF covered patio is proposed just outside of the open concept room, and it is not included in the FAR.

- c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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

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

proposed anchor trees is maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The two required off-street parking spaces would be located within the proposed garage, which would be accessed by a new driveway located at the northwest corner of the property. A new pedestrian walkway would follow the east side of the proposed driveway and access the main entry to the primary residence.

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

The Applicant is proposing 200 cubic yards of cut and 200 cubic yards of fill for footings for a total aggregate grading quantity of 400 cubic yards. The proposed grade would follow the existing topography created with the final map approved by the Subdivision.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or*

glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).

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

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

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

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

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

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

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

V. CONDITIONS:

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

- A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 11, 2024, and located in the project file with a submittal date of Month XX, 2024.
- III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on December 11, 2024, and that the maximum height of the proposed addition will not exceed 16.00 feet above the existing grade (or 205.50 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a mature height of 16 feet (or

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

- IX. All new exterior lighting fixtures shall be in conformance with the 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- IV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

- I. **RESPONSE MAPS:** Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- II. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site all the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2022 California Fire Code Chapter 33:
 - a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.

- b. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
 - c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.
- III. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL).
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire

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

- VIII. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1204.

C. Engineering Department Conditions:

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

cobble rip-rap, drainage swales, landscaping, irrigation lines;
and

- d. Any drainage pipes, mailboxes, private cleanouts, subdrains, sewer and storm drain force pressurized and non-pressurized pipes, driveways, etc.
- VI. Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lots 4, 5, 6, 7, and 8. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- VIII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lot 5. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- IX. An Easement shall be recorded for private sewer.
- X. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- XI. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- XII. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XIII. The Applicant shall obtain a Grading Permit for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but

not be limited to, the following:

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

grading permit.

- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be

implemented in the drainage design.

- m. No increased cross lot drainage shall be allowed.
- n. Prior to obtaining a building permit, the Applicant shall submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demo permit is required for removing existing structures before grading, the applicant shall obtain the demo permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

V. ENFORCEMENT

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

VI. EXPIRATION

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

VII. INDEMNIFICATION AGREEMENT

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

However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2024-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 3,300 SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 660 SQUARE FOOT ATTACHED GARAGE, A 584 SQUARE FOOT DETACHED ACCESSORY DWELLING UNIT, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 441 BELL RANCH ROAD, SOLANA BEACH.

**APPLICANT: SHEA HOMES LIMITED PARTNERSHIP
CASE NO.: DRP24-007
APN: 298-121-74**

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

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

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct a 3,300 square-foot single family residence with an attached 660 square-foot two-car garage, a detached 584 square foot ADU and perform associated site improvements at 441 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:
- III. FINDINGS
 - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

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

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

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

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

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach Official Zoning Map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The proposed residence will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 25,225 square-foot lot is as follows:

| | |
|--|-----------------------|
| 0.50 for first 6,000 ft ² | 3,000 ft ² |
| 0.175 for 6,000 to 15,000 ft ² | 1,575 ft ² |
| 0.100 for 15,000 to 20,000 ft ² | 500 ft ² |
| 0.050 for ft ² above 20,000 | 261 ft ² |
| Maximum Allowable Floor Area: | 5,336 ft ² |

The existing development includes a 3,300 square-foot, single-story single-family residence and a 660 square-foot attached two-car garage. The subtotal of the gross floor area with the project would be 3,960 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 660 square-foot garage provides two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the off-street parking exemption, the total gross floor area of the project would be 3,560 square feet, which is 1,776 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 16 feet above the proposed grade or 202.57 feet above MSL. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 16 feet or 202.57 feet above MSL.

Required Off-Street Parking:

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

Fences, Walls and Retaining Walls:

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

Currently, the plans show a proposed 6-foot wood fence starting at the west side of the proposed residence that follows the side yard property line to the top of the bluff on the west side of the property. On the east side of the residence the Applicant is proposing a gate outside of the front yard setback and a 6-foot-tall wooden fence that follows the side property line until the top of the bluff. A 6-foot-tall tubular steel view fence is proposed to follow the top of the slope and connect the wooden fences. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Water Efficient Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

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

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

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

Ranch Subdivision,” which consists of eight LR lots that are intended to be developed with single-family homes. The proposed project is comparatively within range of the existing development in the immediate surrounding neighborhood.

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

The proposed project includes the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The residence would consist of an open concept kitchen/dining/great room with a “morning room,” pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off of the other side of the open concept room. A 32 SF covered porch is proposed at the front entry that will be included in the front entry. A 413 SF covered patio is proposed just outside of the open concept room, and it is not included in the FAR.

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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

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

final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the originally proposed anchor trees is maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The two required off-street parking spaces would be located within the proposed garage, which would be accessed by a new driveway located at the northeast corner of the property. A new pedestrian walkway would follow the west side of the proposed driveway and access the main entry to the primary residence.

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

The Applicant is proposing 165 cubic yards of cut, 200 cubic yards of cut for footings for a total aggregate grading quantity of 365 cubic yards. The proposed grade would follow the topography established by the Final Map which was approved by the Subdivision.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at*

proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).

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

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

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

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

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

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

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

V. CONDITIONS:

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on December 11, 2024, and that the maximum height of the proposed addition will not exceed 16 feet above the existing grade (or 202.57 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party

landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a mature height of 16 feet (or lower than), the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.

- IX. All new exterior lighting fixtures shall be in conformance with the 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- IV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

- I. **RESPONSE MAPS:** Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- II. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site all the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2022 California Fire Code Chapter 33: All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.

- III. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.
- IV. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter Section 503.4 and 503.2.1.
- V. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- VI. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.
- VII. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL).
- VIII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.

- IX. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1204.

C. Engineering Department Conditions:

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

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

- VI. Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the Accessory Dwelling Units prior to Building Permit Issuance that is required. The fee due at building permit issuance for the proposed Residential-Accessory Dwelling Units is $(\$4,732 \times (572 \text{ SF} / 4397 \text{ SF})) = \615.58 .
- VIII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lot 6. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- IX. An Easement shall be recorded for private sewer.
- X. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- XI. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- XII. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XIII. The Applicant shall obtain a Grading Permit for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance

with Chapter 15.40 of the Solana Beach Municipal Code.

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

grading permit.

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

an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demo permit is required for removing existing structures before grading, the applicant shall obtain the demo permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

V. ENFORCEMENT

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

VI. EXPIRATION

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

VII. INDEMNIFICATION AGREEMENT

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

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

effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk-

RESOLUTION 2024-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 4,232 SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 820 SQUARE FOOT ATTACHED GARAGE, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 450 BELL RANCH ROAD, SOLANA BEACH.

**APPLICANT: SHEA HOMES LIMITED PARTNERSHIP
CASE NO.: DRP24-008
APN: 298-121-75**

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

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

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct a 4,232 square-foot single family residence with an attached 820 square-foot two-car garage and perform associated site improvements at 450 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:
- III. FINDINGS
 - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

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

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

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

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

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach Official Zoning Map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The proposed residence will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 25,401 square-foot lot is as follows:

| | |
|--|-----------------------|
| 0.50 for first 6,000 ft ² | 3,000 ft ² |
| 0.175 for 6,000 to 15,000 ft ² | 1,575 ft ² |
| 0.100 for 15,000 to 20,000 ft ² | 500 ft ² |
| 0.050 for ft ² above 20,000 | 270 ft ² |
| <hr/> Maximum Allowable Floor Area: | 5,345 ft ² |

The existing development includes a 4,232 square-foot, single-story single-family residence and a 820 square-foot attached two-car garage. The subtotal of the gross floor area with the project would be 5,052 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 820 square-foot garage provides two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the off-street parking exemption, the total gross floor area of the project would be 4,652 square feet, which is 693 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 15.95 feet above the existing grade or 199.95 feet above MSL. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 15.95 feet or 199.95 feet above MSL.

Required Off-Street Parking:

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

Fences, Walls and Retaining Walls:

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

Currently, the plans show a proposed 6-foot wood fence starting on either side of the proposed residence that goes out to and then follows the side yard property lines until they reach the top of the slope in the rear yard. There is no proposed fence shown at the top of the slope to connect the wooden fences. The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Water Efficient Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

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

- a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

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

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

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

The proposed project includes the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The residence would consist of an open concept kitchen/dining/great room with a “morning room,” pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off the other side of the open concept room. A 156 SF covered porch at the front entry will be included in the FAR and a 454 SF covered patio is proposed just outside of the open concept room that will not be included in the FAR.

- c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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

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

proposed anchor trees is maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The two required off-street parking spaces would be located within the proposed garage, which would be accessed on either side of the new driveway located at the center of the new property frontage. The main entry is proposed in the center of the residence would be accessed between the proposed garages.

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

The Applicant is proposing 140 cubic yards of cut and 200 cubic yards of cut for footings for a total aggregate grading quantity of 340 cubic yards. The proposed grade would follow the topography established by the Final Map which was approved by the Subdivision.

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

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

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

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

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

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

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

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

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

V. CONDITIONS:

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

- A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on December 11, 2024, and that the maximum height of the proposed addition will not exceed 15.95 feet above the existing grade (or 199.95 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the approved landscape plan included in the project plans presented to the City Council on December 11, 2024, prior to Building Permit issuance and consistent with the building construction plan. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. Prior to final inspection of the building permit (and occupancy), the landscape installation shall pass inspection by the City's third-party landscape professional.
- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the

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

- IX. All new exterior lighting fixtures shall be in conformance with the 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- IV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

- I. **RESPONSE MAPS:** Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 104.12.
- II. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site all the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2022 California Fire Code Chapter 33:
 - a. All wet and dry utilities shall be installed and approved by the appropriate inspecting Department

- b. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
 - c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.
- III. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL).
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire

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

- VIII. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1204.

C. Engineering Department Conditions:

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

- c. LID Roadside Swales across all property frontages including cobble rip-rap, drainage swales, landscaping, irrigation lines; and
 - d. Any drainage pipes, mailboxes, private cleanouts, subdrains, sewer and storm drain force pressurized and non-pressurized pipes, driveways, etc.
- VI. Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lot 7. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- VIII. An Easement shall be recorded for private sewer.
- IX. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- X. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- XI. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XII. The Applicant shall obtain a Grading Permit for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
- a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer.

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

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

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

D. City Council Conditions:

V. ENFORCEMENT

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

VI. EXPIRATION

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

VII. INDEMNIFICATION AGREEMENT

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

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

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2024-115

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A 4,225 SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 703 SQUARE FOOT ATTACHED GARAGE, A DETACHED 584 SQUARE FOOT ACCESSORY DWELLING UNIT, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 442 BELL RANCH ROAD, SOLANA BEACH.

**APPLICANT: SHEA HOMES LIMITED PARTNERSHIP
CASE NO.: DRP24-009
APN: 298-121-76**

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

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

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct a 4,225 square-foot single family residence (including a covered porch) with an attached 703 square-foot two-car garage, a detached 584 square foot ADU and perform associated site improvements at 442 Bell Ranch Road is conditionally approved based upon the following Findings and subject to the following Conditions:
- III. FINDINGS
 - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

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

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

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

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

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach Official Zoning Map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The proposed residence will be constructed entirely within the buildable area of the property and includes allowable two-foot encroachments into the setbacks for roof eaves. As designed, the project meets all required setbacks.

Maximum Floor Area Ratio:

The maximum allowable floor area calculation for 35,101 square-foot lot is as follows:

| | |
|--|-----------------------------|
| 0.50 for first 6,000 ft ² | 3,000 ft ² |
| 0.175 for 6,000 to 15,000 ft ² | 1,575 ft ² |
| 0.100 for 15,000 to 20,000 ft ² | 500 ft ² |
| 0.050 for ft ² above 20,000 | 755 ft ² |
| <hr/> Maximum Allowable Floor Area: | <hr/> 5,830 ft ² |

The existing development includes a 4,225 square-foot, single-story single-family residence and a 703 square-foot attached two-car garage. The subtotal of the gross floor area with the project would be 4,928 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 703 square-foot garage provides two unobstructed parking spaces, and two spaces are required in total for the project; therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With the off-street parking exemption, the total gross floor area of the project would be 4,528 square feet, which is 1,302 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 16.00 feet above the existing grade or 200.50 feet above MSL. As a condition of approval, the Applicant would be required to submit a height certification to certify that the proposed residence would not exceed 16 feet in height or 16.00 feet or 200.50 feet above MSL.

Required Off-Street Parking:

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

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional

2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air. Fence and wall height is measured from the pre-existing grade.

Currently, the plans show a proposed 6-foot wood fence starting at the west side of the garage that follows the side yard property line to the rear yard property line that then stops at the top of the slope at that point it turns into a 6 foot tall tubular steel view fence that follows the top of the slope as you move south toward the eastern side of the proposed residence. At the 10-foot side yard setback the fence turns back into the 6 foot tall wooden fence and follows the side yard property line until you reach the eastern side of the front of the proposed residence.

The fence shown on the plans is in compliance with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Water Efficient Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

- II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*
 - a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

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

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

The proposed project includes the construction of a new single-story, single-family residence with an attached garage and site improvements on a vacant lot. The residence is located in the buildable area of the property and will not exceed 16 feet in height as measured from the existing grade. The residence would consist of an open concept kitchen/dining/great room with a “morning room,” pantry, and laundry room off the kitchen and a powder room, two bedrooms with ensuite bathrooms, a flex room, study, and primary bedroom suite off the other side of the open concept room. A 29 SF covered front porch will be included in the FAR and a 610 SF covered patio outside of the open concept room will not be included in the FAR.

- c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional, a DRP modification shall be required unless one of the original anchor trees is maintained, the alternative tree or plant species have a 16 ft. mature height (or lower), the tree and plant species are native and non-invasive, and the modified landscape plan meets the City's water efficiency requirements, then an approved landscape plan revision and a final inspection are required. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The two required off-street parking spaces would be located within the proposed garage, which would be accessed by a new driveway located at the southwest corner of the street frontage. A new pedestrian walkway would follow the east side of the proposed driveway and access the main entry to the primary residence.

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

The Applicant is proposing 140 cubic yards of cut and 200 cubic yards of removal and recompaction for a total aggregate grading quantity of 340 cubic yards. The proposed grade would follow the topography created with the Final Map and approved by the Subdivision.

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

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

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

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

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

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

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

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

V. CONDITIONS:

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. The Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 11, 2024, and located in the project file with a submittal date of December 2, 2024.
- III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on December 11, 2024, and that the maximum height of the proposed addition will not exceed 16.00 feet above the existing grade (or 200.50 feet above MSL).
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless one of the originally proposed anchor trees are maintained, the alternative tree or plant species have a mature height of 16 feet (or lower than), the tree and plant species are native, non-invasive, and

meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.

- VIII. If the Applicant or subsequent property owner decides to modify the landscape plan prior to the final inspection by the City's third-party landscape professional a DRP modification shall be required unless the alternative tree or plant species have a mature height that is the same (or lower than) the height of the residence, the tree and plant species are native, non-invasive, and meet the City's water efficiency requirements, then only a landscape plan revision reviewed and approved by the City's third-party landscape architect and a final inspection is required.
- IX. All new exterior lighting fixtures shall be in conformance with the 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- IV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

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

- II. CONSTRUCTION MATERIALS: Prior to delivery of combustible building construction materials to the project site all the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2022 California Fire Code Chapter 33:
 - a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.
 - b. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
 - c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.
- III. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- IV. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 507.5.1 to 507.5.1.02.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation

per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 (NEW) or Section 903.2.01 (ADDITIONS, REMODELS) or Section 903.2.02 (NEW COMMERCIAL).

- VII. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.
- VIII. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1204.

C. Engineering Department Conditions:

- I. Prior to the completion of a final inspection, all requirements of DRP/SDP/SMAP 17-15-15 conditions as outlined in City Council Resolution No. RES 2019-046 shall be implemented to the satisfaction of the City Engineer.
- II. Prior to the completion of a final inspection for any of lots 1 through 8, all public improvements as outlined on improvement plan No. CG-3181 shall be constructed by the Applicant and accepted by the City.
- III. Per current rates, the Applicant shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property’s EDU assignment by 1.0 EDU. The proposed ADU unit would increase the property’s EDU assignment by 0.8 EDU. The cost the Applicant is responsible for is \$8,100.00 to be paid concurrently with Building Permit Issuance (1.8 EDU multiplied by \$4,500.00).
- IV. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance for every Lot. The current rate for a single-family dwelling unit is \$3,623.
- V. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) for each lot within the Ocean Ranch Subdivision with the County of San Diego prior to the release of the Public Improvement and Grading Bond and Security deposit/Final Inspection of the Building Permit. The EMRA shall be recorded for all private improvements in the Public Right-Of-Way of Bell Ranch

Road and Nardo Ave fronting or adjacent to each of lots 1 through 8 including but not limited to:

- a. 5-10' wide DG area compacted and graded at 2% towards the flow line for walking and parking purposes; and
 - b. Concrete curbs along the property frontages; and
 - c. LID Roadside Swales across all property frontages including cobble rip-rap, drainage swales, landscaping, irrigation lines; and
 - d. Any drainage pipes, mailboxes, private cleanouts, subdrains, sewer and storm drain force pressurized and non-pressurized pipes, driveways, etc.
- VI. Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit.
- VII. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the Accessory Dwelling Units prior to Building Permit Issuance that is required. The fee due at building permit issuance for the proposed Residential-Accessory Dwelling Unit is $(\$4,732 \times (572 \text{ SF} / 4754 \text{ SF})) = \569.35 .
- VIII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permits for Lot 8. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. A sewer backflow preventer on each lateral is required. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- IX. An Easement shall be recorded for private sewer.
- X. The property owner is responsible for maintenance of the master detention basin as shown on the approved plan. A Storm Water Detention Easement shall be recorded for maintenance of the detention basin(s) by the property owners in perpetuity, prior to Final Occupancy.
- XI. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

- XII. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- XIII. Prior to the issuance of any grading permits for lots 1 through 8, the applicant shall complete the construction of the mass grading operation as shown on SBGR 391 and permit No. GRD19-0004.
- XIV. The Applicant shall obtain a Grading Permit for lots 1 through 8 in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. The report shall provide a drainage discharge design which would represent the pre-existing condition to the maximum extent feasible. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.
 - d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code.

Contact the Community Development department for further information.

- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any

easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.

- I. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. Prior to obtaining a building permit, the Applicant shall submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demo permit is required for removing existing structures before grading, the applicant shall obtain the demo permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

V. ENFORCEMENT

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

VI. EXPIRATION

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

VII. INDEMNIFICATION AGREEMENT

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

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

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

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



PLAN 1 - LOT 1 - 298-121-401
401 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIFFT @ OCEAN RANCH

REQUIRED ADU NOTES:

- a. THE ADU SHALL NOT HAVE INTERIOR ACCESS TO THE PRIMARY RESIDENCE
- b. THE ADU SHALL ONLY BE USED FOR RENTALS OF TERMS OF 30 CONSECUTIVE DAYS OR MORE
- c. THE ADU OF 550 SQ. FT. OR LESS SHALL HAVE A MINIMUM OF 30-INCHES OF CLEAR COUNTER SURFACE, A MIN. 18-INCH SINK W/ A 1.5-INCH DRAIN AND GARBAGE DISPOSAL, A MINIMUM 5 CUBIC FOOT REFRIGERATOR AND A MINIMUM TWO-BURNER STOVE HARD WIRED WITH GAS OR A 220-VOLT OUTLET
- d. PER SBMC SECTION 17.20.040(D)(4)(g), ACCESSORY DWELLING UNITS SHALL PROVIDE A NEW OR SEPARATE UTILITY CONNECTION DIRECTLY BETWEEN THE ACCESSORY DWELLING UNIT AND THE UTILITY. THE CONNECTION MAY BE SUBJECT TO A CONNECTION FEE OR CAPACITY CHARGE THAT SHALL BE PROPORTIONATE TO THE BURDEN OF THE PROPOSED ACCESSORY DWELLING UNIT, BASED UPON EITHER ITS SIZE IN SQ. FT. OR THE NUMBER OF ITS PLUMBING FIXTURES, UPON THE WATER OR SEWER SYSTEM; PROVIDED, HOWEVER, THAT THIS FEE OR CHARGE SHALL NOT EXCEED THE REASONABLE COST OF PROVIDING THIS SERVICE. A SUB-METER MAY BE ALLOWED TO MEET THIS REQUIREMENTS.

SHEET INDEX

| | |
|------|---|
| A.1 | COVER SHEET |
| SP | GENERAL SITE PLAN |
| 10F2 | GENERAL GRADING NOTES |
| 20F2 | PRELIM. GRADING/SITE PLAN, DETAILS & SECTIONS |
| L.1 | LANDSCAPE PLANS |
| A.2 | FLOOR PLAN |
| A.3 | FAR CALCULATIONS |
| A.4 | ROOF PLAN |
| A.5 | BUILDING SECTIONS |
| A.6 | BUILDING ELEVATIONS |
| A.7 | BUILDING ELEVATIONS |
| A.8 | ADU FLR. PLAN & BLDG. ELEV. |

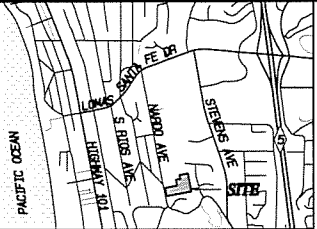
ATTACHMENT 9

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

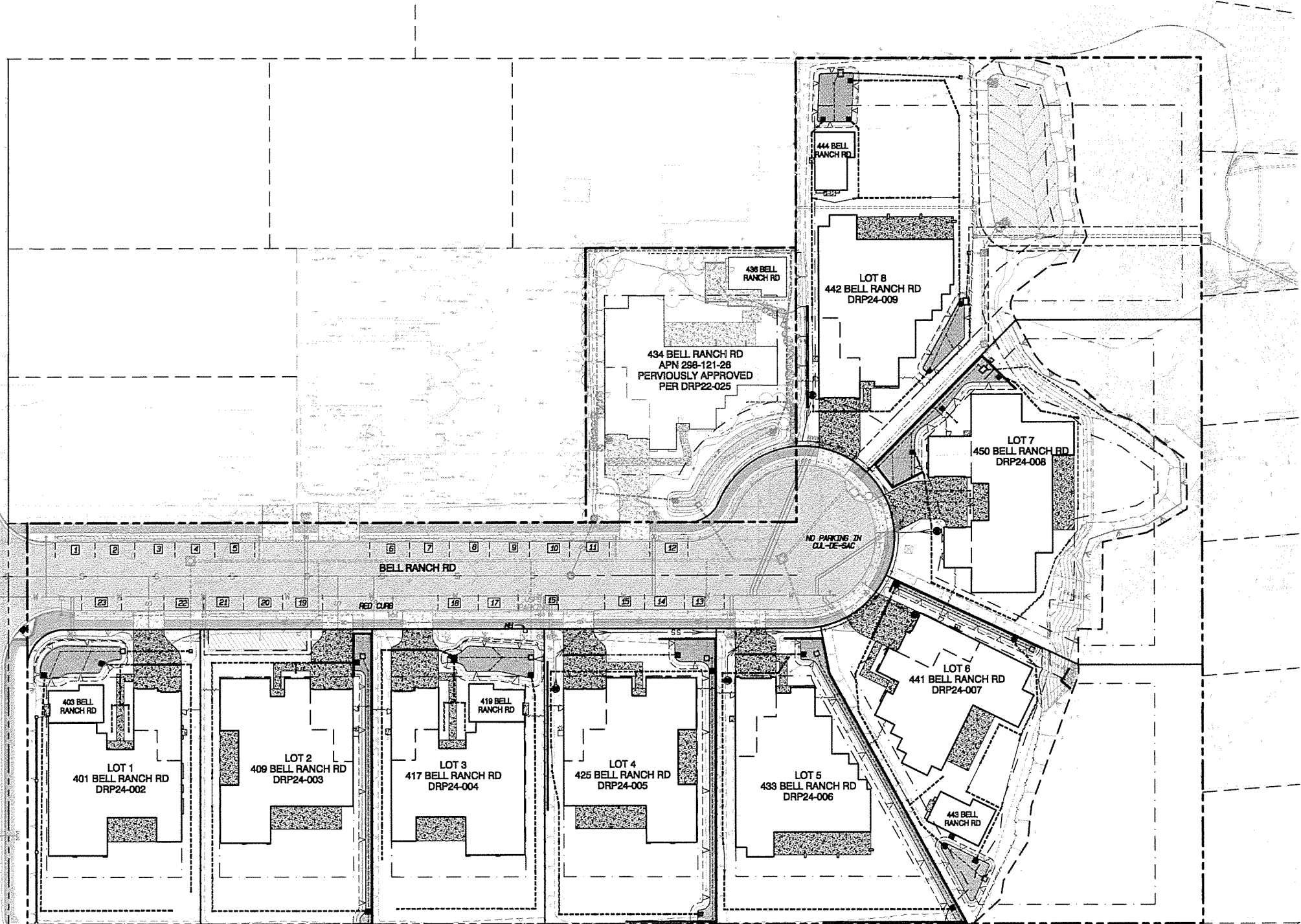
DATE: 09/16/2024

A.1

OVERALL SITE PLAN



VICINITY MAP
NOT TO SCALE



OWNER/APPLICANT

SHEA HOMES LIMITED PARTNERSHIP
5550 MESA RIDG ROAD, SUITE 200
SAN DIEGO, CA 92121
760-715-1564

A.P.N.

170

SITE ADDRESS

401-436 BELL RANCH ROAD
SOLANA BEACH CA 92075

ZONING INFORMATION

GENERAL PLAN DESIGNATION: LDC
MINIMUM PARCEL SIZE: 14,000 SF
HEIGHT: PER CODE 17.20.030.6

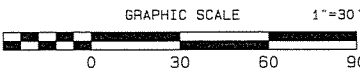
FRONT YARD (FYSD): 25'
REAR YARD (RYSD): 25'
STREET SIDE YARD (SSYSD): 10'
INTERIOR SIDE YARD (ISYSD): 10'

NOTES:

PUBLIC ROAD AND UTILITY IMPROVEMENTS PREVIOUSLY APPROVED AND SHOWN HEREIN FOR REFERENCE. SEE DMS 00-3181 AND 580R-391.

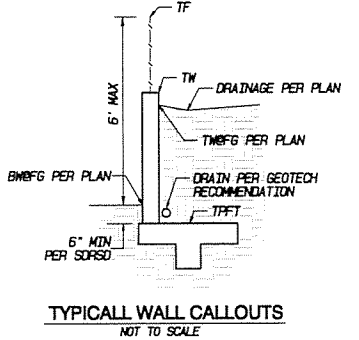
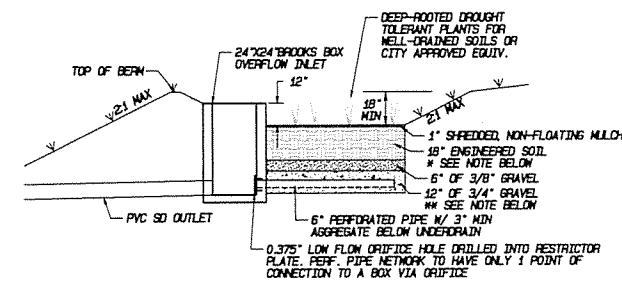
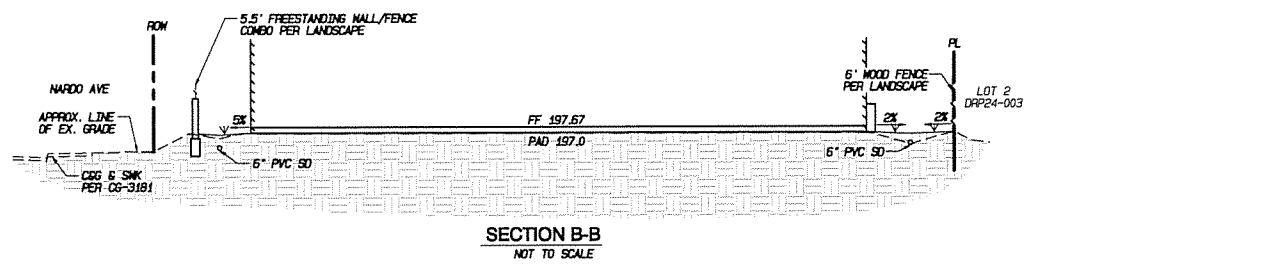
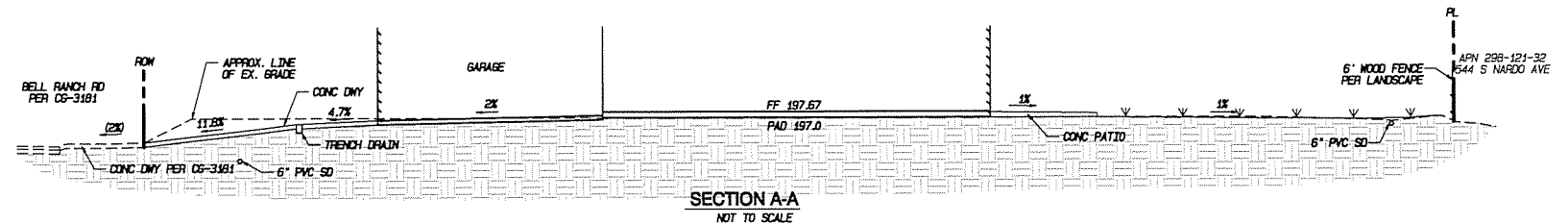
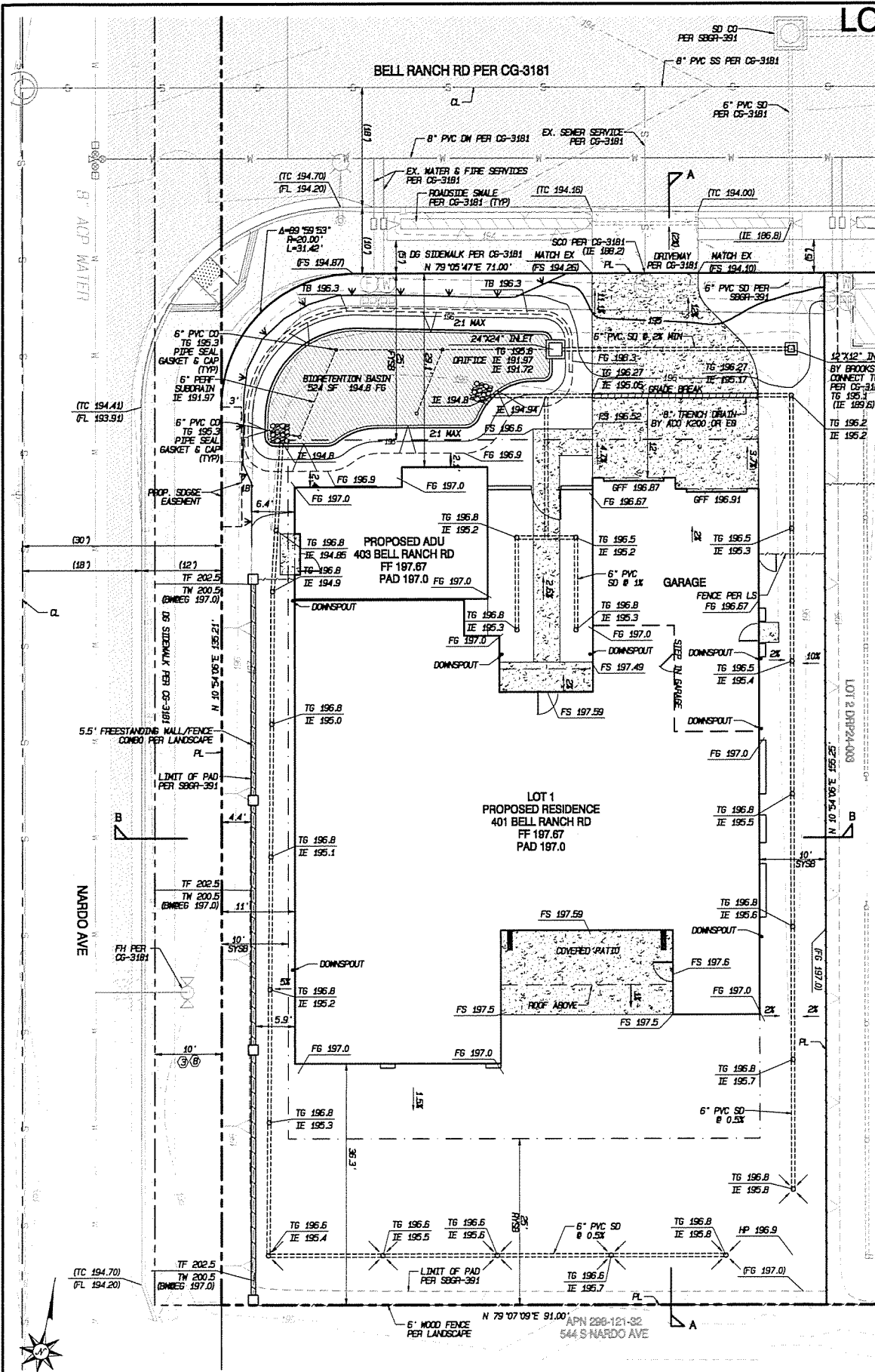
☒ DENOTES STREET PARKING SPOT PROVIDED PER TM 17-15-15. NO STRIPING PROPOSED.

APN 298-121-26 HAS BEEN PERVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREIN FOR REFERENCE ONLY.



PREPARED BY:
PASCO LARET SUITER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.209.8212 | www.pascolaret.com

LOT 1 401 & 403 BELL RANCH ROAD (DRP24-002) PRELIMINARY GRADING PLAN

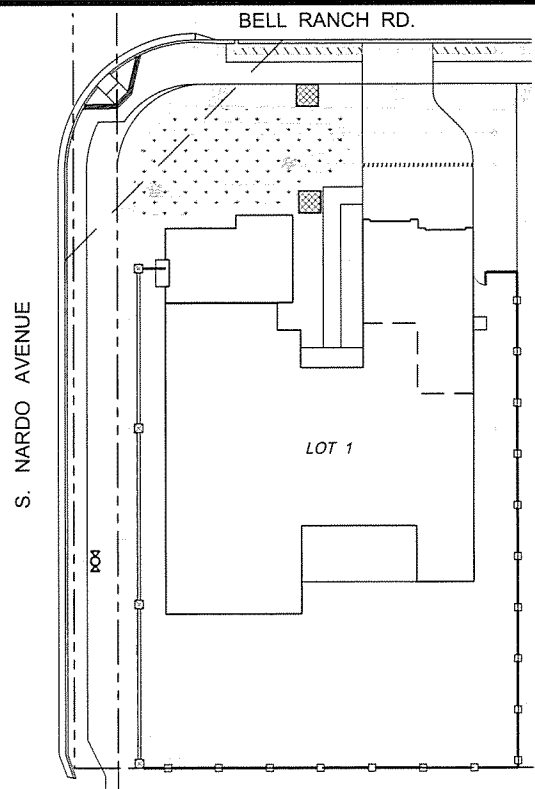


PRELIMINARY GRADING PLAN
SCALE: 1"=10'



PASCO LARET SUITER
ENGINEERS & ARCHITECTS
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.pascoengineering.com

| | | | | | | | | |
|---|-----------------------|------|------|---|---|---|--|---------------------------|
| ENGINEER OF WORK | CITY APPROVED CHANGES | APPD | DATE | RECOMMENDED FOR APPROVAL | APPROVED FOR CONSTRUCTION | BENCH MARK | CITY OF SOLANA BEACH | DRAWING NO. |
| TRG By: <u>H. JUSTIN SUITER</u> Date: _____ Drawn By: _____ R.C.E. 69964 Exp: 12/31/25 | | | | By: _____ Review Engineer: _____ Date: _____ | By: <u>MOHAMMAD SAMMAK</u> , City Engineer R.C.E. 37146 Date: _____ Exp: 6/30/24 | DESCRIPTION: 2.5' DIA. CONCRETE DRAINAGE INLET AT EAST END OF PRESSURE LINE LOCATION: BIURETENTION BASIN IN FRONT OF 754 PRESSURE LINE RECORD FROM: 195 NO. 18971 ELEV: 107.122 DATUM: NAVD 88 | PRELIMINARY GRADING PLAN FOR LOT 1 OCEAN RANCH ESTATES 401 & 403 BELL RANCH ROAD | DRP24-002 SHEET 2 OF 2 |



WATER CONSERVATION PLAN LEGEND

| SYMBOL | ZONE | DESCRIPTION | AREA | % |
|--------|------|--|----------|-----|
| | 1 | STREET TREES / LOW WATER USE BUBBLER IRRIGATION | 50 S.F. | 5% |
| | 2 | BIOFILTRATION BASINS / LOW WATER USE / DRIP IRRIGATION | 990 S.F. | 95% |

NO RECYCLED WATER USE PROPOSED. THE SITE SHALL HAVE A DEDICATED POTABLE WATER SUB-METER FOR HOMEOWNER LANDSCAPE

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula

$$ETWU = (Eto \times 0.62) [(PF \times HA) / (IE) + SLA]$$

- Eto = Maximum Applied Water Allowance in gallons per year
- ETWU = Evapotranspiration in inches per year
- PF = Plant Factor (see requirements in chart)
- HA = Hydrozone Area (square feet) Define hydrozones by water use very low, low, moderate and high
- SLA = Special Landscape Area (square feet) Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion factor to gallons per square foot
- IE = Irrigation Efficiency (see requirements in chart)

| Line | Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones) | | | | | SLA |
|--|---|-------|------|---|---|-----|
| | 1 | 2 | 3 | 4 | 5 | |
| Evapotranspiration Rate (Eto)* 41.0 for Solano Beach | 1 | 41 | | | | |
| Conversion Factor - 0.62 | 2 | 0.62 | | | | |
| (Line 1 x Line 2) | 3 | 25.42 | | | | |
| Plant Factor (PF)** | 4 | 0.3 | 0.3 | | | |
| Hydrozone Area (HA) - in square feet | 5 | 50 | 990 | | | |
| (Line 4 x Line 5) | 6 | 15 | 297 | | | |
| Irrigation Efficiency (IE)** | 7 | 0.75 | 0.81 | | | |
| (Line 6 / Line 7) | 8 | 20 | 367 | | | |
| TOTAL all Line 8's + SLA | 9 | 387 | | | | |
| Line 3 x Line 9 | 10 | 9,829 | | | | |

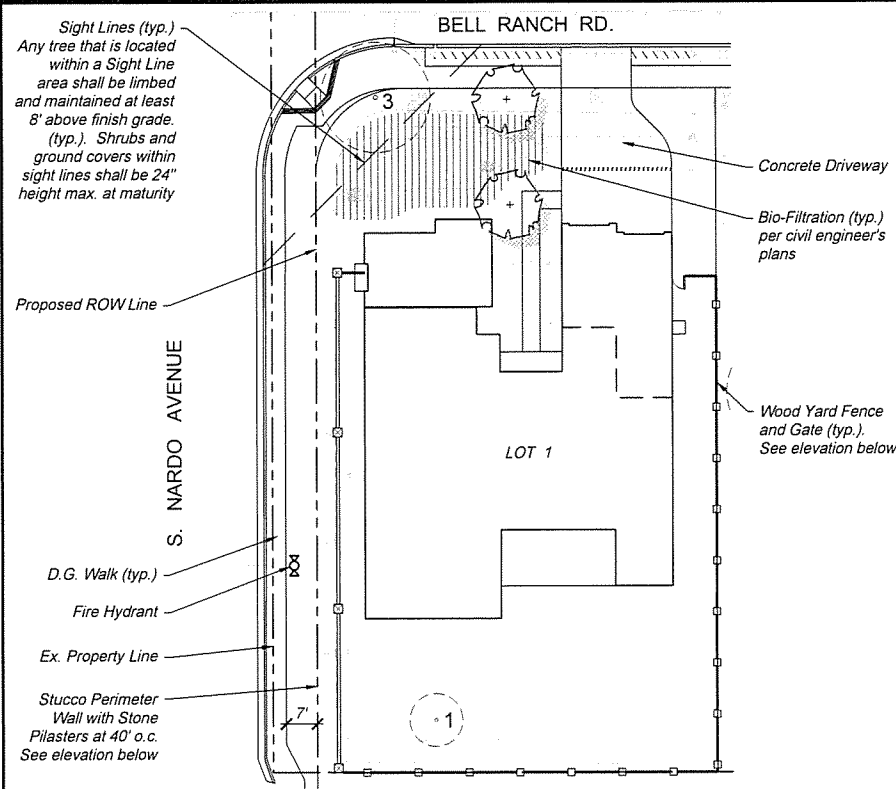
MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation

$$ETAF = \text{Evapotranspiration adjustment factor (use .55 residential, .45 non-residential)}$$

$$31.682 [(ETAF \times \text{Total Landscape Area}) / (1-ETAF) \times \text{Total SLA}] =$$

MAWA 14,540

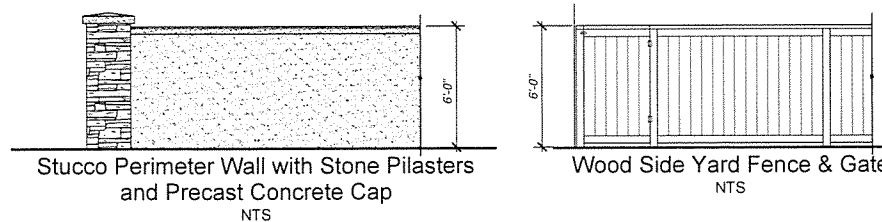
Water Conservation Plan



Landscape Concept Plan

LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

- ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-473-1965, OR CITY APPROVED EQUAL).
- ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.
- NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF ANY NON-PERMEABLE SURFACE
- TREES ARE PROHIBITED WITHIN 10' OF ANY DRIVEWAY
- PLANT MATERIALS OVER 30" HT. OR WITHOUT AN 8' MINIMUM CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT TRIANGLES
- AREAS SHALLOWER THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MULCH. BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.
- ALL SLOPES 4:1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS. THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS.
 - ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.
 - GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR 1 GALLONS AT 18" O.C.
 - PROVIDE 1 ONE GALLON SHRUB FOR EACH 100 SF OF SLOPE AND 1 FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.
 - PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE 15 GALLON TREE PER 500 SF OF SLOPE ON ALL SLOPES 5' OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 8' OR GREATER VERTICAL HEIGHT, PROVIDE ON 15 GALLON TREE PER 500 SF OR SLOPE PLUS ONE 5 GALLON TREE PER EACH 1,000SF OF SLOPE.
 - REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-800-473-1965 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS. FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.



Planting Legend

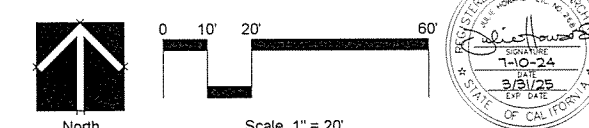
| SYMBOL | BOTANICAL NAME | COMMON NAME | MATURE WUCOLS HEIGHT | ZONE |
|----------------------|---|----------------|----------------------|------|
| | EXISTING TREES TO BE REMOVED SEE EXISTING TREE SURVEY. EXISTING TREES WILL BE MITIGATED 1:1 WITH (2) STREET TREES PER LOT FOR 9 LOTS | | | |
| | LAURUS NOBILIS | SWEET BAY | 40' MAX. | L |
| GROUND COVERS | | | | |
| | BASIN BIO-FILTRATION GROUND COVER - (1 GAL. AT 18" O.C.) | | | |
| | CAREX TUMULICOLA | FOOTHILL SEDGE | | L |

MINIMUM TREE SEPARATION DISTANCE

| IMPROVEMENT | MINIMUM DISTANCE TO STREET TREE |
|---|---------------------------------|
| TRAFFIC SIGNAL, STOP SIGN | 20 FEET |
| UNDERGROUND UTILITY LINES | 10 FEET FROM C.L. |
| ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, UTILITY POLES, ETC.) | 8 FEET |
| FIRE HYDRANTS, MAIL BOXES | 5 FEET |
| DRIVEWAYS | 10 FEET |
| STREET LIGHTS | 15 FEET |
| INTERSECTIONS | 25 FEET |

I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec 17.56 S.B.M.C. and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.

Applicant: Date: 7-10-2024
Landscape Architect: Date: 7-10-2024



HOWARD ASSOCIATES
 landscape architecture
 1951 Fourth Avenue, #302 San Diego, CA 92101 (619) 718-9660

SHEET TITLE
 LANDSCAPE CONCEPT PLAN

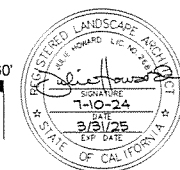
PROJECT NAME
 LOT 1
 Ocean Ranch
 538 S. Nardo Avenue
 Solana Beach, CA 92075

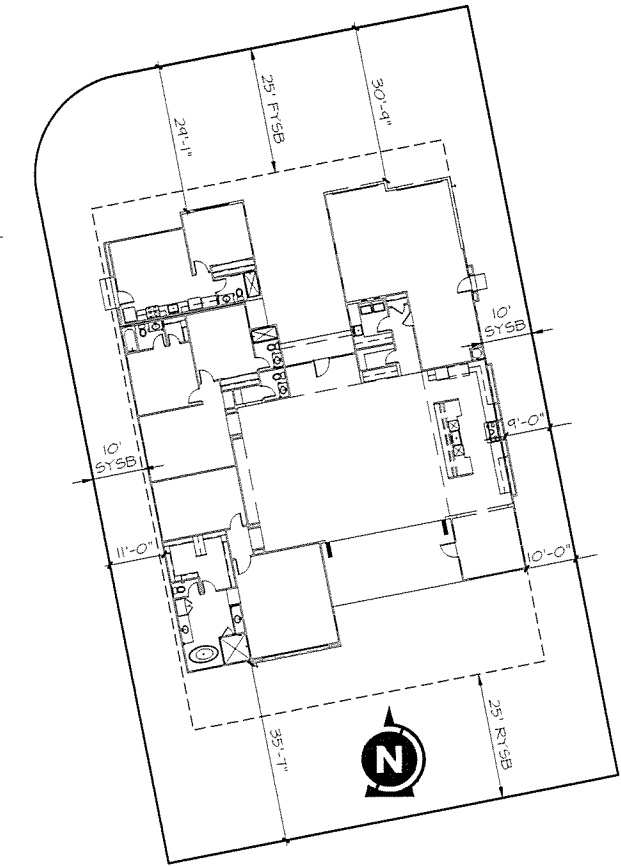
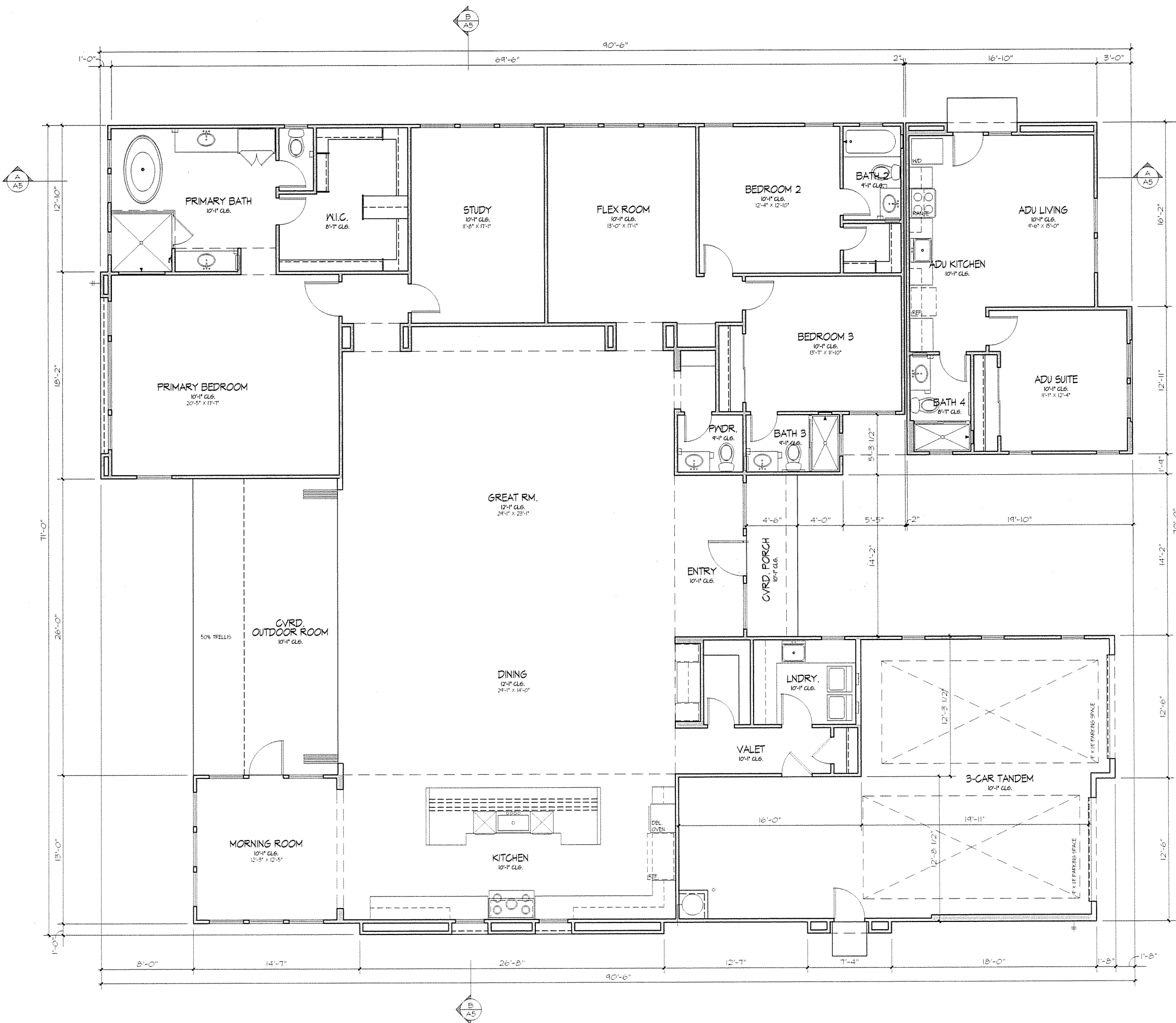
DATE: 7/10/2024
DRAWN BY: JH/BG
JOB NUMBER: 21098
FILE:

REVISIONS:

1 OF 1 SHEETS

PLA 2681





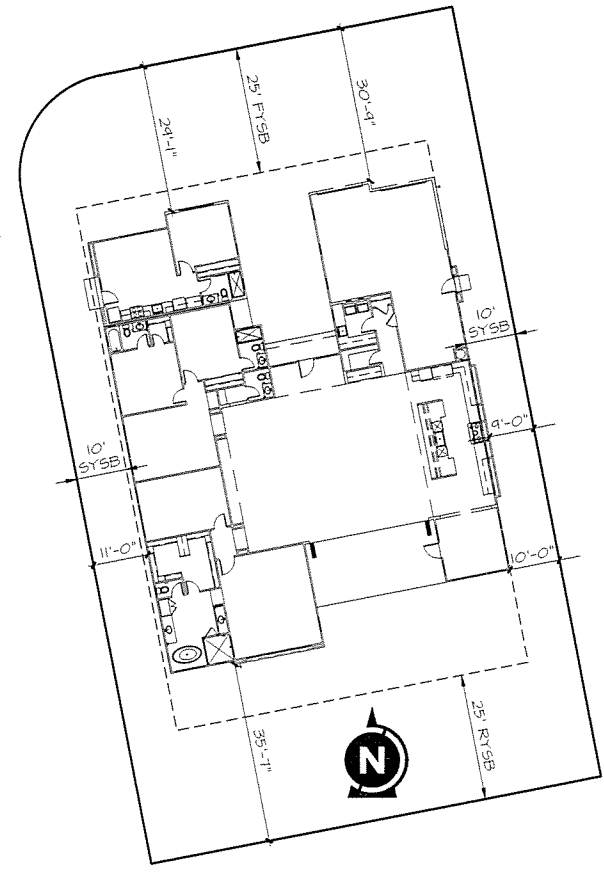
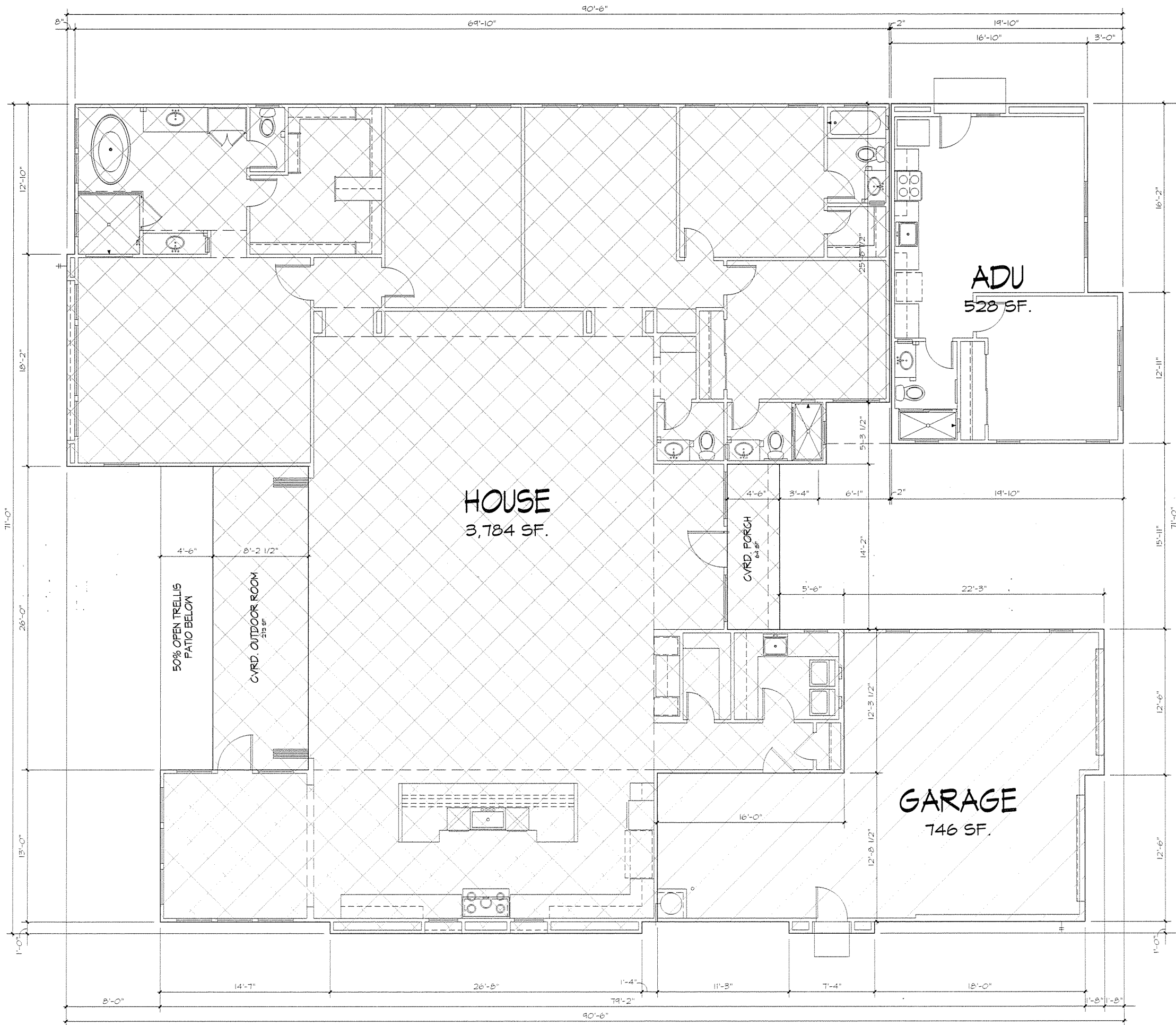
PLAN 1 - LOT 1 - 298-121-401
 401 BELL RANCH ROAD, BOLANA BEACH CA 92078
DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

| AREA CALCULATIONS | |
|---------------------------|----------|
| FIRST FLOOR FINISHED AREA | 3,745 SF |
| TOTAL FINISHED AREA | 3,745 SF |
| 3-CAR TANDEM GARAGE | 738 SF |
| COVERED PORCH | 64 SF |
| COVERED OUTDOOR ROOM | 219 SF |
| ADU FINISHED AREA | 526 SF |
| TOTAL GROSS AREA | 4,761 SF |

A.2



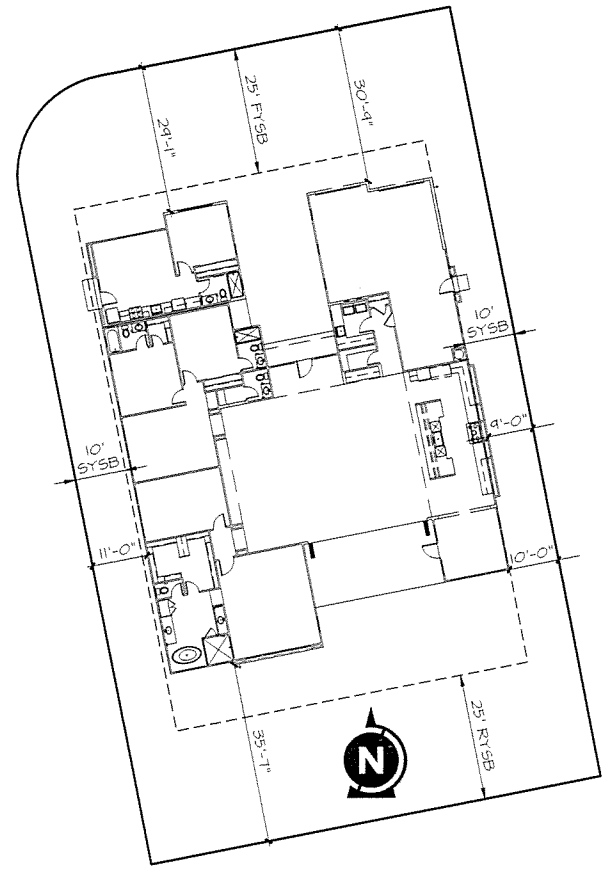
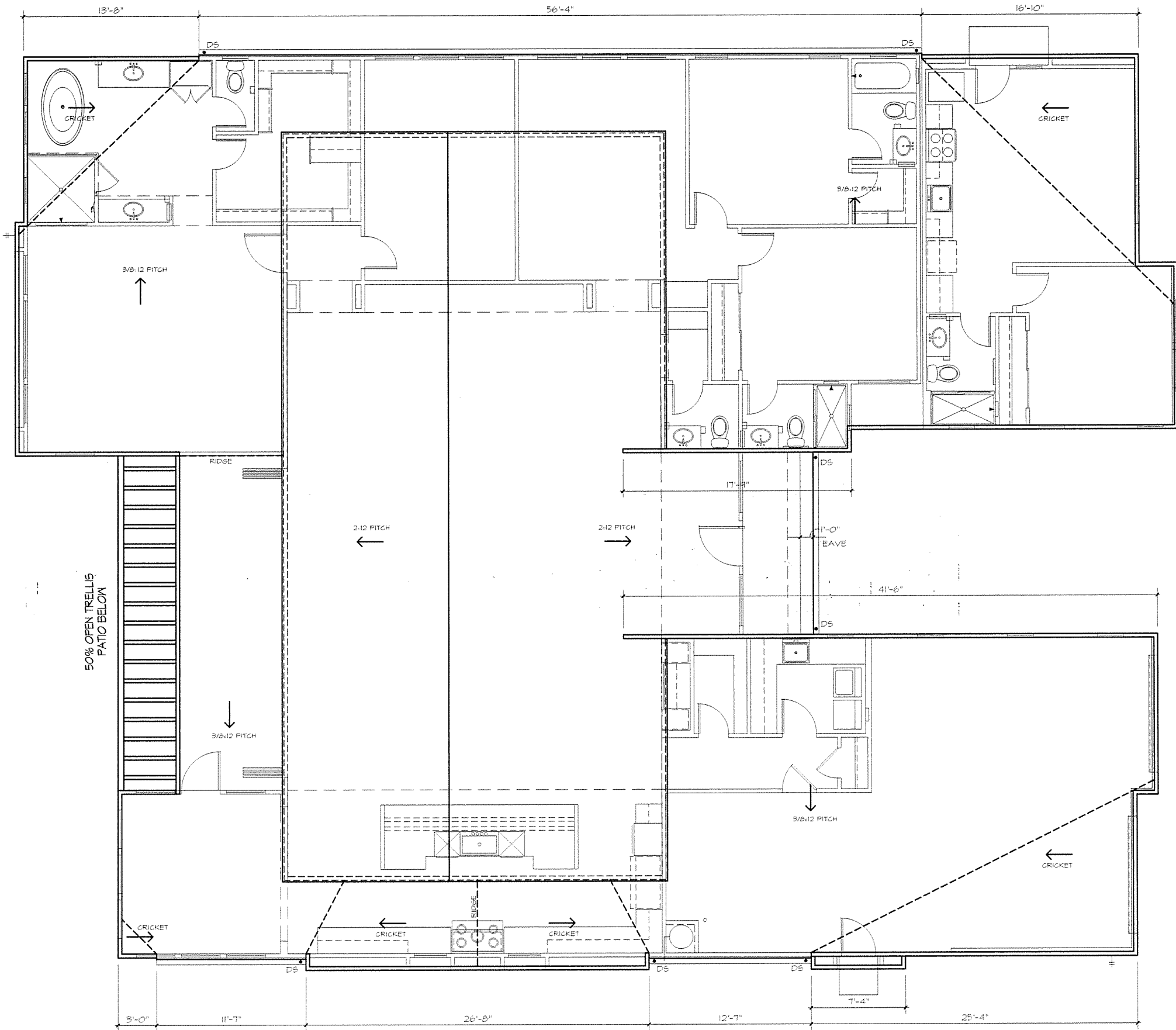
PLAN 1 - LOT 1 - 298-121-401
 401 BILL RANCH ROAD, SOLANA BEACH CA 92075

DRIIFT @ OCEAN RANCH

| FAR CALCULATIONS | |
|-----------------------------------|-----------|
| GROSS LOT AREA | 14,040 SF |
| RESIDENCE GROSS AREA | 3,784 SF |
| COVERED PORCH GROSS AREA | 64 SF |
| COVERED OUTDOOR ROOM GROSS AREA | 215 SF |
| GARAGE GROSS AREA | 746 SF |
| GARAGE DEDUCT (200 FT. PER SPACE) | -400 SF |
| TOTAL GROSS BUILDING AREA | 4,401 SF |
| 211 COVERED | 4,271 SF |

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

A.3



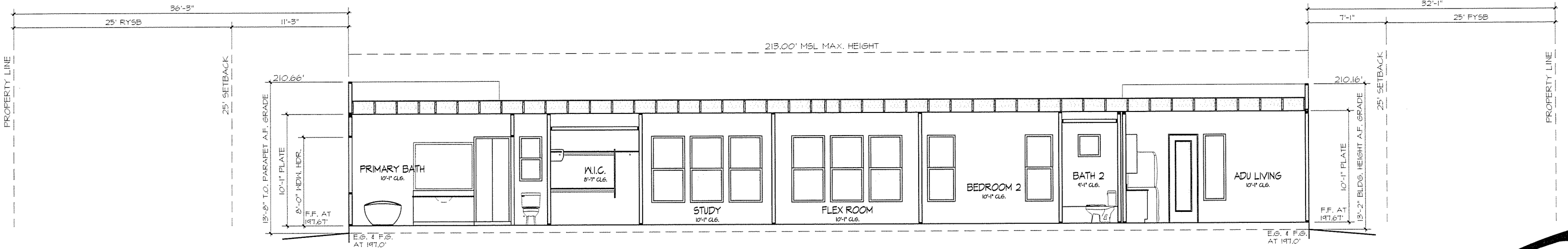
PLAN 1 - LOT 1 - 298-121-401
 401 BELL RANCH ROAD, SOLANA BEACH CA 92078

DRIFT @ OCEAN RANCH

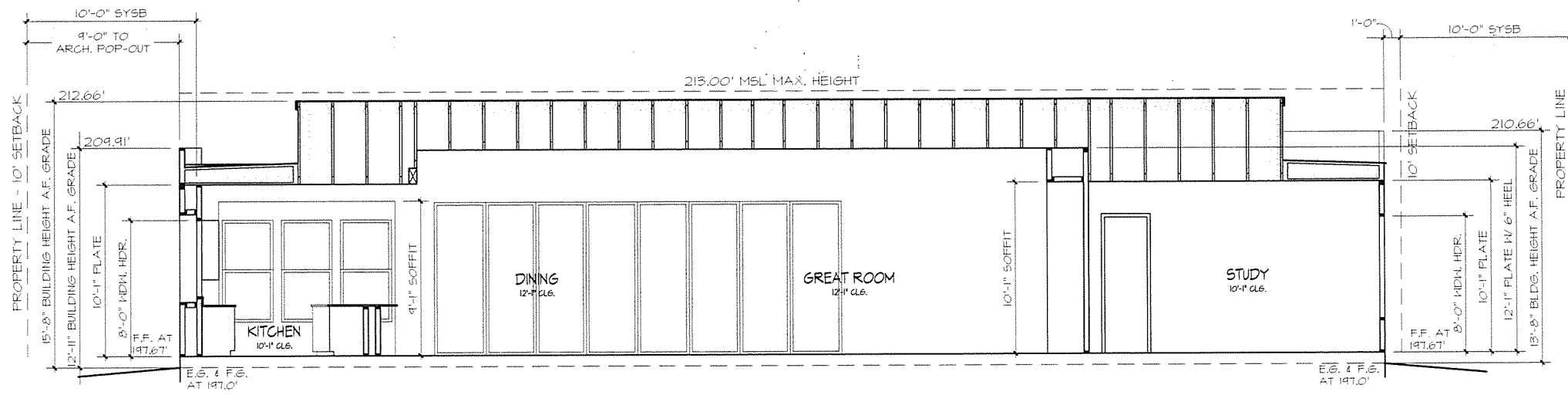
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.4



ARCHITECTURAL BUILDING SECTIONS - A



ARCHITECTURAL BUILDING SECTIONS - B



PLAN 1 - LOT 1 - 298-121-401
401 BELL RANCH ROAD, BOLANA BEACH CA 92075

DRIIFT @ OCEAN RANCH

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

DATE: 09/16/2024

A.5



NORTH ELEVATION 'C'



SOUTH ELEVATION 'C'



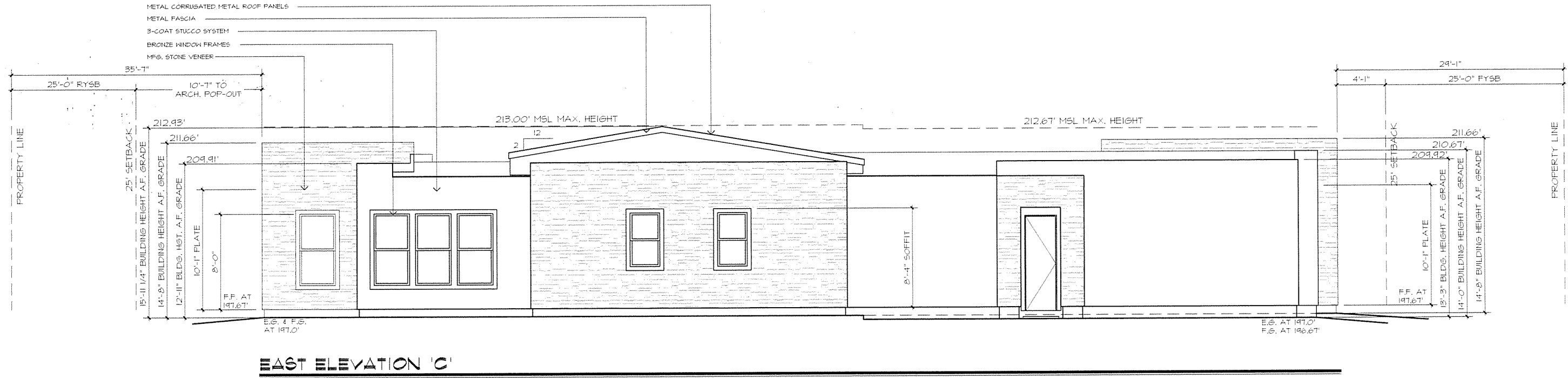
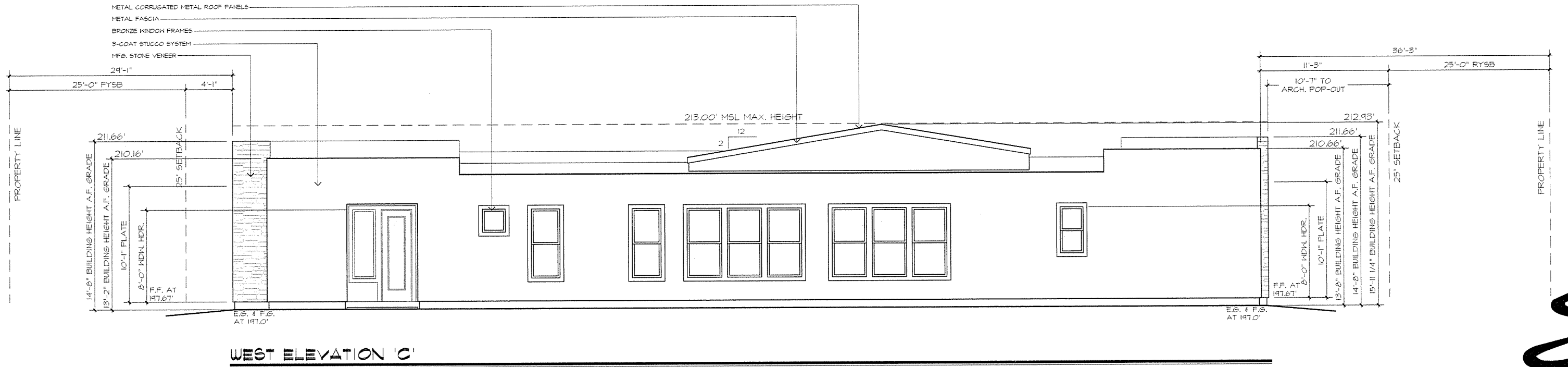
PLAN 1 - LOT 1 - 298-121-401
 401 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIFFT @ OCEAN RANCH

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

DATE: 09/16/2024

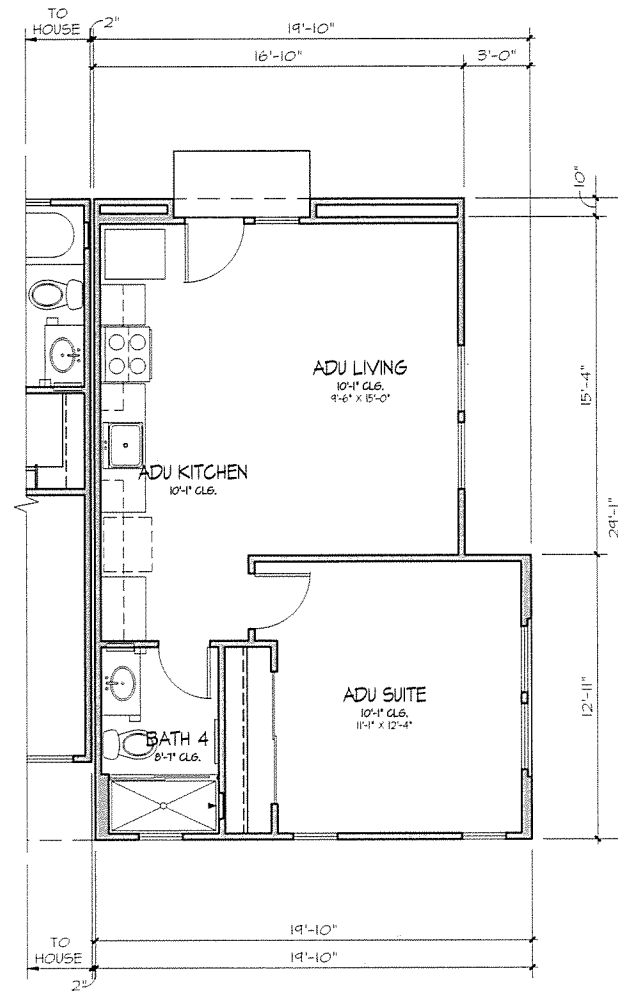
A.6



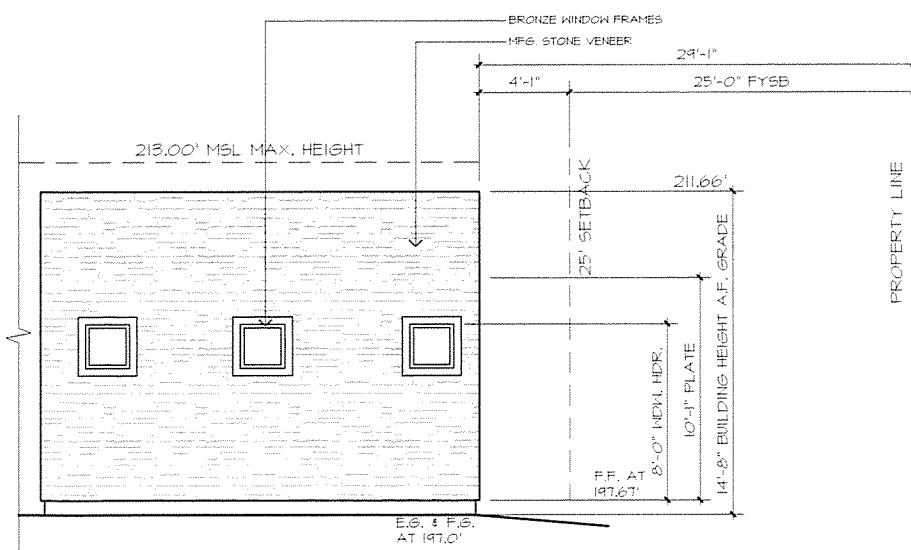
PLAN 1 - LOT 1 - 298-121-401
401 BELL RANCH ROAD, BOLANA BEACH CA 92078
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

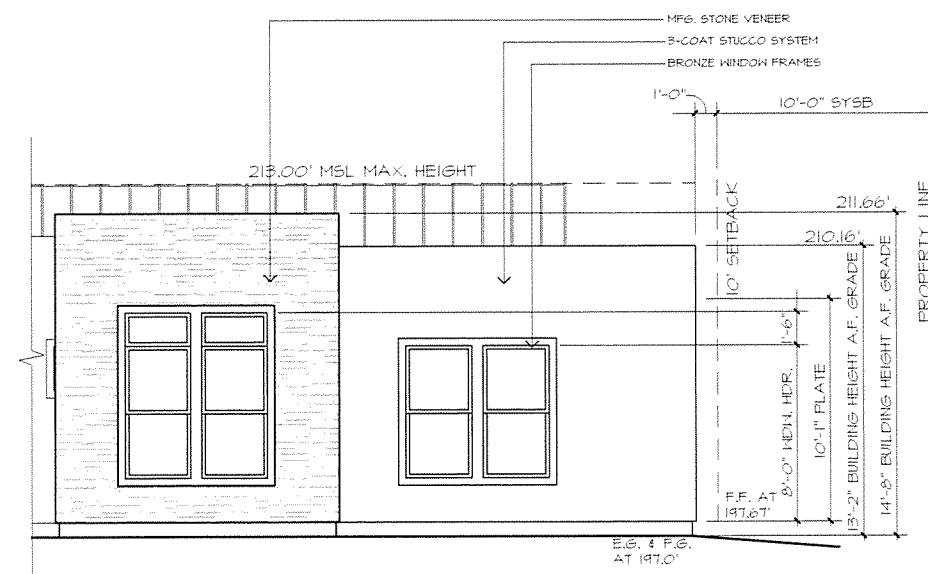
A.7



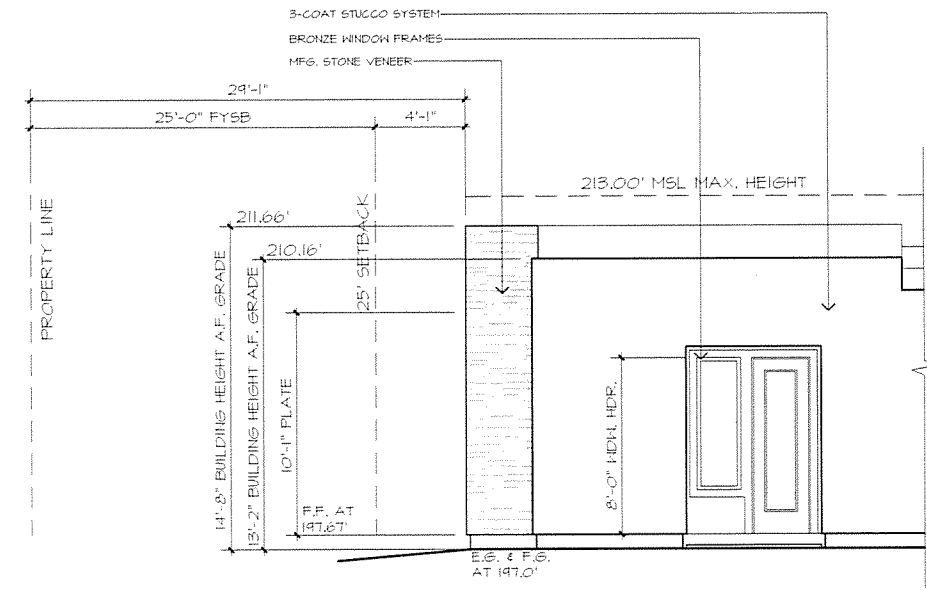
ADU - FLOOR PLAN



EAST ELEVATION 'C'



NORTH ELEVATION 'C'



WEST ELEVATION 'C'

ADU 1 - LOT 1 - 298-121-403
403 BELL RANCH ROAD, SOLANA BEACH CA 92078

DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

A.8



PLAN 2 - LOT 2 - 298-121-409
 409 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIIFT @ OCEAN RANCH

SHEET INDEX

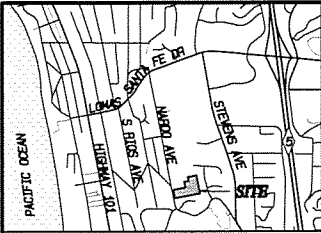
| | |
|------|--|
| A.1 | COVER SHEET |
| SP | GENERAL SITE PLAN |
| 10F2 | GENERAL GRADING NOTES |
| 20F2 | PRELIM. GRADING/SITE PLAN, DETAILS & SECTIONS |
| L.1 | LANDSCAPE PLANS |
| A.2 | FLOOR PLAN |
| A.3 | FAR CALCULATIONS |
| A.4 | ROOF PLAN |
| A.5 | BUILDING SECTIONS |
| A.6 | BUILDING ELEVATIONS |
| A.7 | BUILDING ELEVATIONS |

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

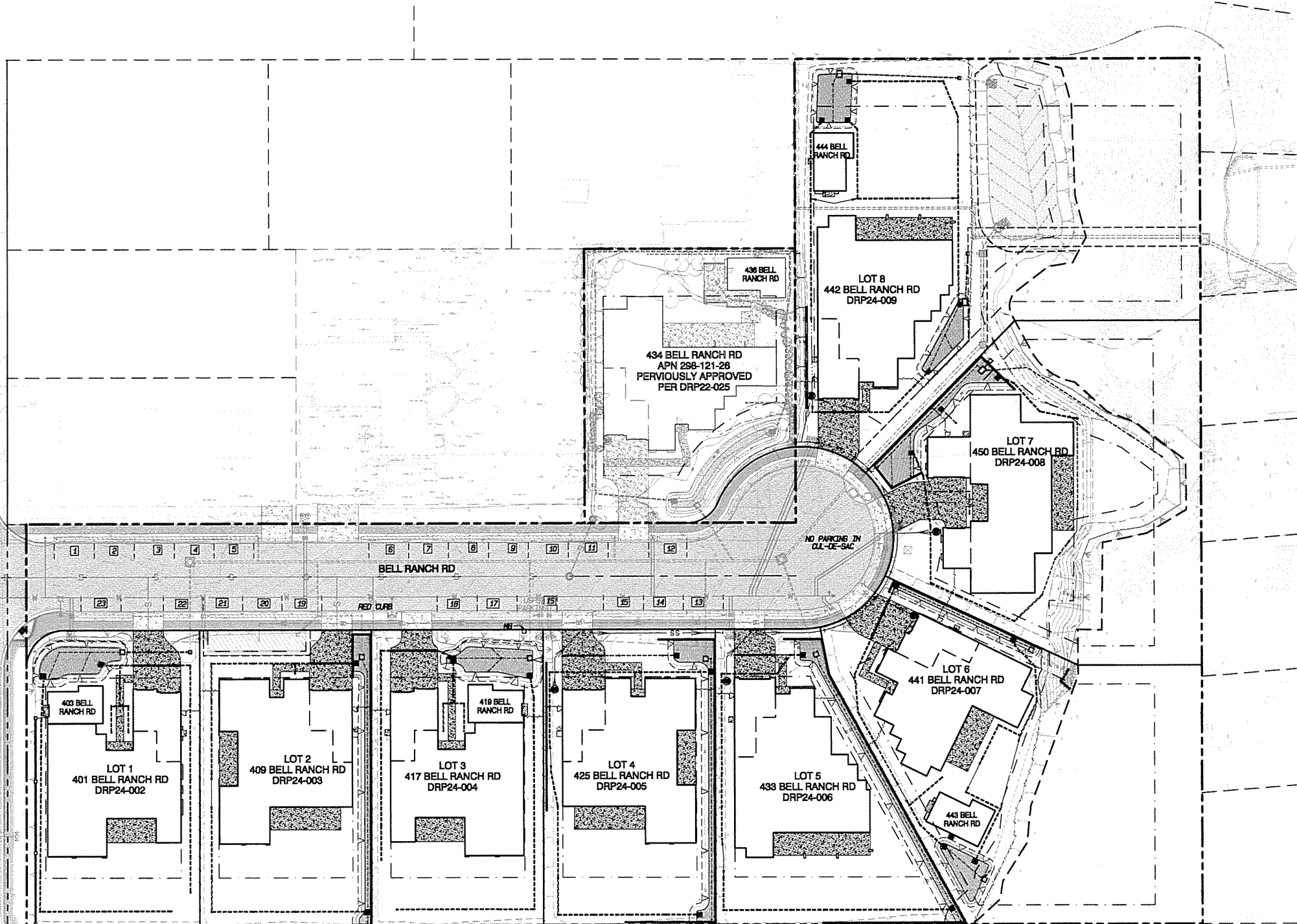
DATE: 09/16/2024

A.1

OVERALL SITE PLAN



VICINITY MAP
NOT TO SCALE



OWNER/APPLICANT

SEA HOMES LIMITED PARTNERSHIP
9300 MESA RIM ROAD, SUITE 200
SAN DIEGO, CA 92121
760-715-1584

A.P.N.
180

SITE ADDRESS

401-436 BELL RANCH ROAD
SOLANA BEACH CA 92075

ZONING INFORMATION

GENERAL PLAN DESIGNATION: LFC
MINIMUM PARCEL SIZE: 14,000 SF
HEIGHT: PER CODE 17.20.030.6

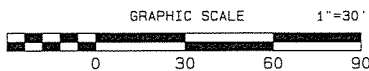
FRONT YARD (FYSD): 25'
REAR YARD (RYSD): 25'
STREET SIDE YARD (SSYSD): 10'
INTERIOR SIDE YARD (ISYSD): 10'

NOTES:

PUBLIC ROAD AND UTILITY IMPROVEMENTS PREVIOUSLY APPROVED AND SHOWN HEREON FOR REFERENCE. SEE DMGS CD-318.1 AND SB99-39.1.

☒ DENOTES STREET PARKING SPOT PROVIDED PER TM 17-15-15. NO STRIPING PROPOSED.

APN 298-121-26 HAS BEEN PREVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREON FOR REFERENCE ONLY.



PREPARED BY:
PASCO LARET SUITER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.298.8212 | www.pascolaret.com

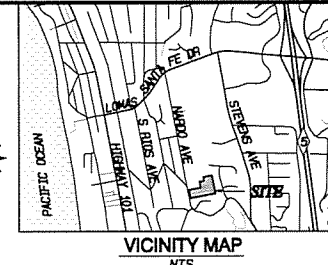
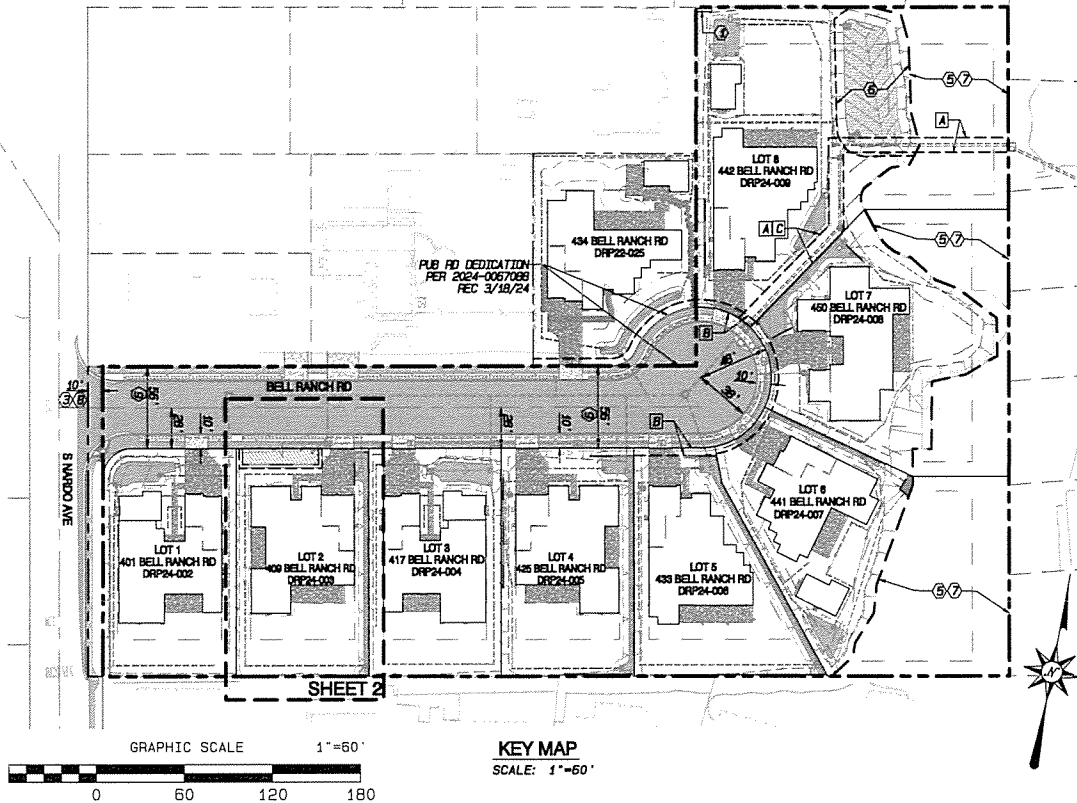
GENERAL NOTES

- 1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENTS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
4. A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES: UNDERGROUND S.A. 814
7. THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT
8. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE MARKING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTIGUOUS TRANSITION FROM CUT OR FILL SURFACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, FLOODING, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED IN THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS: CUT 2:1 FILL 2:1
CUT: 150 CY FILL: 10 CY EXP: 150 CY
REMEDIAL GRADING: 0 CY REMOVAL/RECOMPACTION
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
14. SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
15. ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
16. THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
17. FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
18. ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
19. UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AS AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. 58964 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN." THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
20. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORINGS, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

EROSION CONTROL NOTES

- 1. 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.
2. 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.
3. 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 CONFORMING TO THE FOLLOWING:
NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LB/ACRE.
LBS/ACRE % PURITY/ACRE SEED SPECIES
20 50% PLUS ATRIPLEX GLAUCA
50 70% PLUS PLANTAGE INSULARIS
8 ENCELIS FARINOSA
6 SCARIFIED LOTUS SCOPARIUS
7 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.
5. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
6. SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2% AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
7. SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
8. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
9. THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
10. THE CONTRACTOR SHALL 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.
11. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

LOT 2 409 BELL RANCH ROAD (DRP24-003) PRELIMINARY GRADING PLAN



LEGAL DESCRIPTION

LOT 2 OF MAP NO. 16605 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, 3/18/24.

A.P.N. 298-121-70

OWNER/APPLICANT SHEA HOMES LIMITED PARTNERSHIP 9350 MESA RIM ROAD, SUITE 200 SAN DIEGO, CA 92121 760-715-1584

TOPOGRAPHIC SURVEY GENERATED BY AERIAL AND HAND SHOT METHODS, GATHERED IN 2016, 2017 & 2018 BY PASCO LARET SUTTER & ASSOC. 115 ABERDEEN DRIVE CARLSBAD, CA 92007 658-259-8212

ZONING INFORMATION GENERAL PLAN DESIGNATION LP; MINIMUM PARCEL SIZE: 14,000 SF HEIGHT: PER CODE 17.20.030.6

EARTHWORK QUANTITIES:

M: GRADING ASSOCIATED WITH PROJECT: 150 CY CUT (STORMWATER BASIN EXCAVATION) & 0 CY FILL

X: EXCAVATION FOR FOOTINGS: 200 CY; Y: REMOVAL/RECOMPACTION FOR SLABS: 0 CY;

Z: TOTAL GRADING: 350 CY

* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.

IMPERVIOUS AREA TABULATION

TOTAL EXISTING IMPERVIOUS AREA ON-SITE: 0 SF TOTAL PROPOSED IMPERVIOUS AREA ON-SITE: 6,577 SF NET INCREASE IN IMPERVIOUS AREA: 6,577 SF

AREA CALCULATIONS (SEE SHEET A.2)

Table with 2 columns: Description and Area. Includes First Floor Finished Area (4,088 SF), Total Finished Area (4,088 SF), 3-Car Tandem Garage (656 SF), Covered Porch (30 SF), Covered Outdoor Room (446 SF), Total Gross Area (5,220 SF).

FAR CALCULATIONS (SEE SHEET A.3)

Table with 2 columns: Description and Area. Includes Gross Lot Area (14,051 SF), Livable Gross Area (4,121 SF), Covered Porch Area (30 SF), Garage Gross Area (656 SF), Garage Deduct (200 FT. PER SPACE) (-400 SF), Total Gross Building Area (4,407 SF), Allowable (4,408 SF).

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

STANDARD SPECIFICATIONS

- (1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS
(2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS

- (1) SAN DIEGO REGIONAL STANDARD DRAWINGS
(2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

LEGEND

Legend table with columns: ITEM DESCRIPTION and SYMBOL. Lists various symbols for subdivision boundaries, lot lines, proposed setbacks, elevations, contours, utilities, and paving materials.

Table comparing existing and proposed area calculations for non-landscaped area, irrigated landscape, water features, and total lot area.

Table showing area of work for ungraded landscape, water features, decorative landscape, and aggregate landscape area.

UTILITY NOTE:

UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.

OWNER'S CERTIFICATE

I, SARAH MORRELL, AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE ON THIS GRADING PLAN.

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

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

SARAH MORRELL DATE SHEA HOMES LIMITED PARTNERSHIP

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2016-043.

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 ME OF RESPONSIBILITIES FOR PROJECT DESIGN.

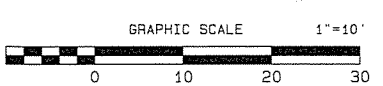
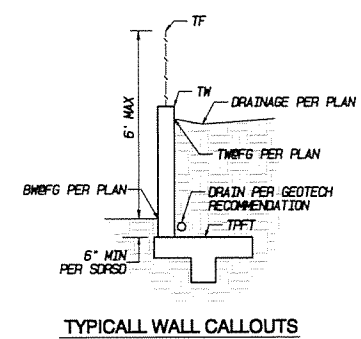
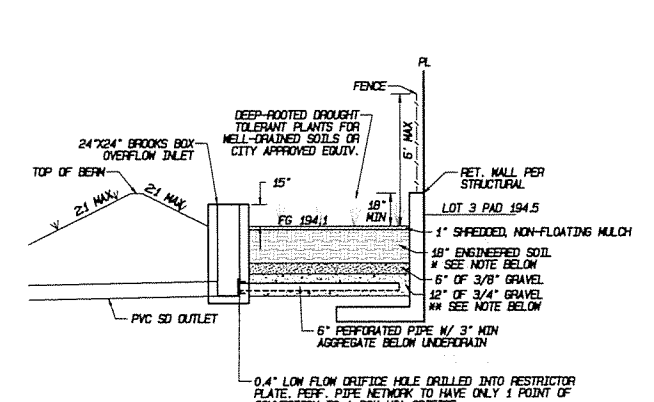
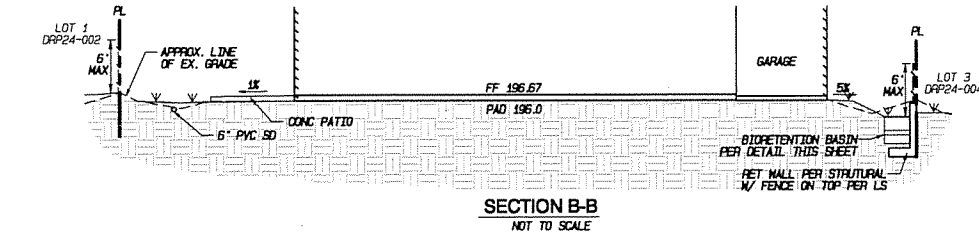
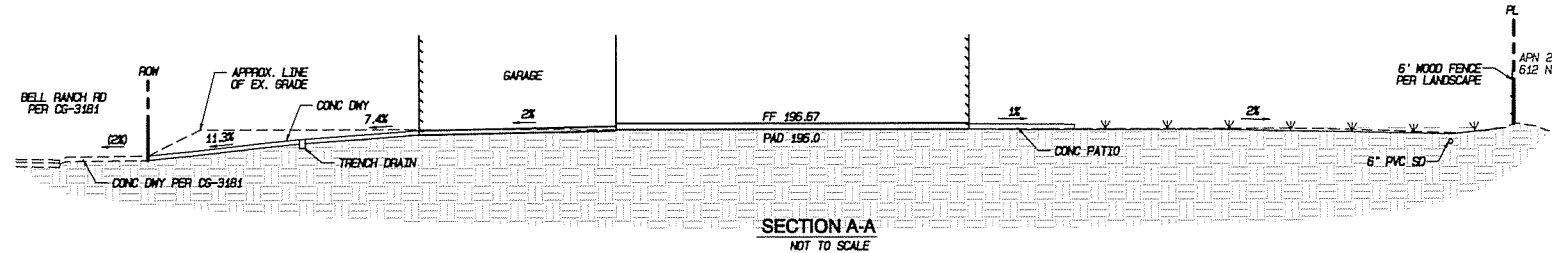
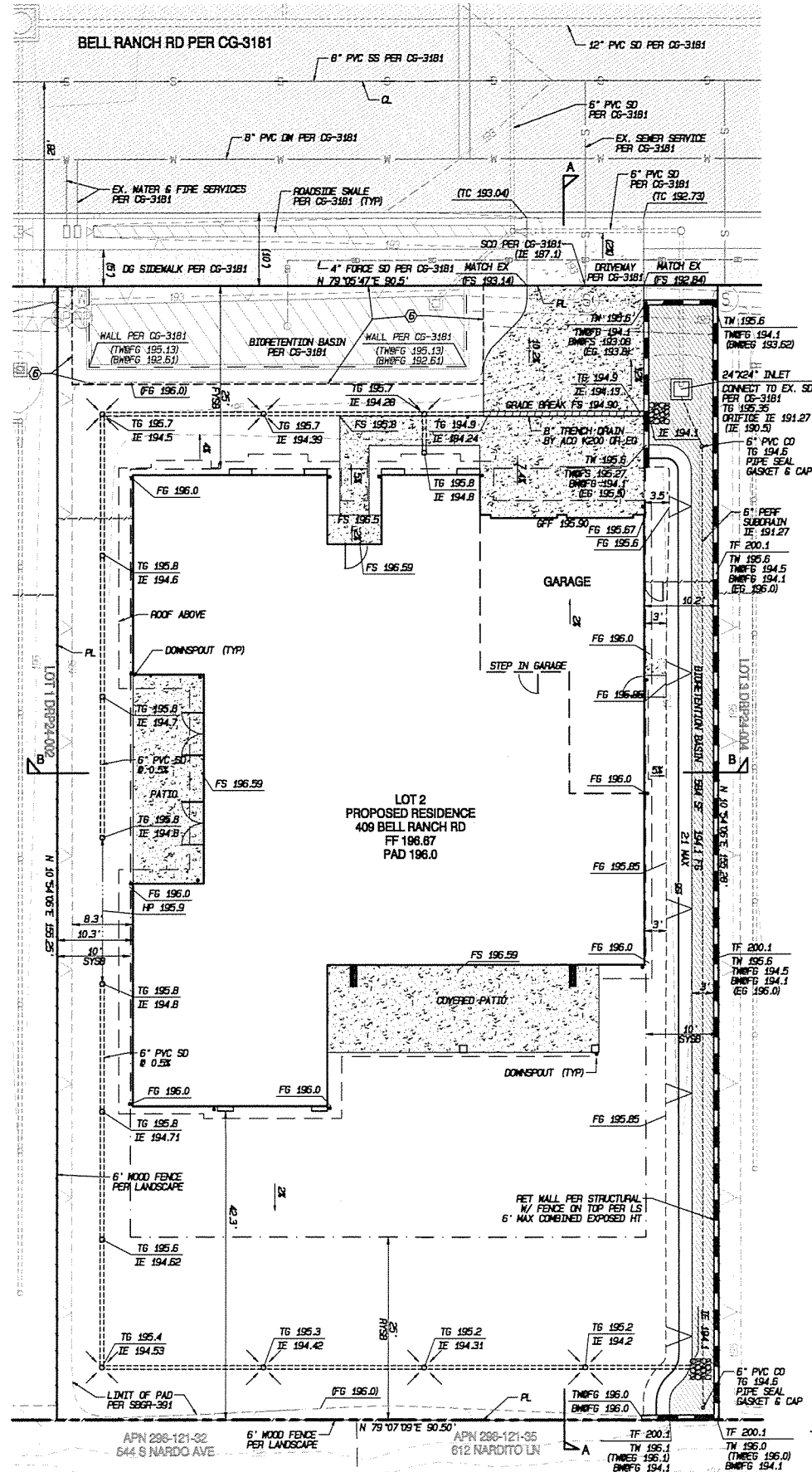
By: M. JUSTIN SUTTER RCE No. 68964 EXP 12/31/2025 PASCO LARET SUTTER & ASSOCIATES



COASTAL COMMISSION PERMIT NO.

Approval table with columns: ENGINEER OF WORK, CITY APPROVED CHANGES, APPD, DATE, RECOMMENDED FOR APPROVAL, APPROVED FOR CONSTRUCTION, BENCH MARK, CITY OF SOLANA BEACH, DRAWING NO. Includes signatures for Pasco Laret Suter and Mohammad Sammak.

LOT 2 409 BELL RANCH ROAD (DRP24-003) PRELIMINARY GRADING PLAN

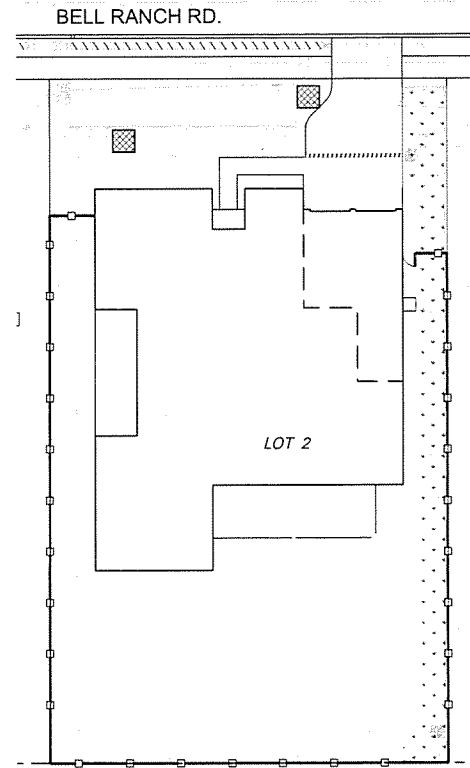


PRELIMINARY GRADING PLAN
SCALE: 1"=10'

PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 659.259.9212 | www.pascoengineering.com

| | | | | | | | | |
|---|-----------------------|------|------|---|--|--|--|----------------------------------|
| ENGINEER OF WORK | CITY APPROVED CHANGES | APPD | DATE | RECOMMENDED FOR APPROVAL | APPROVED FOR CONSTRUCTION | BENCH MARK | CITY OF SOLANA BEACH | DRAWING NO. |
| TRG By: _____ Date: _____ Drawn By: W. JUSTIN SUITER R.C.E. 68964 Exp: 12/31/25 | | | | By: _____ Date: _____ Review Engineer: | By: MOHAMMAD SAMMAK , City Engineer R.C.E. 37146 Date: 6/30/24 Exp: | DESCRIPTION: 2" DISC ON CONCRETE DRAINAGE INLET AT EAST END OF PRESSURE PLATE. LOCATION: CONCRETE DRAINAGE INLET 800 FEET SOUTH/EAST OF PRESSURE PLATE FROM DE PRESSURE PLATE RECORD FROM: 6/5/10, 10/27/11 ELEV.: 107.122 DATUM: NAVD 83 | PRELIMINARY GRADING PLAN FOR LOT 2 OCEAN RANCH ESTATES 409 BELL RANCH ROAD | DRP24-003 SHEET 2 OF 2 |

COASTAL COMMISSION PERMIT NO.



Water Conservation Plan

WATER CONSERVATION PLAN LEGEND

| SYMBOL | ZONE | DESCRIPTION | AREA | % |
|----------|------|--|------------|-----|
| [Symbol] | 1 | STREET TREES / LOW WATER USE BUBBLER IRRIGATION | 50 S.F. | 5% |
| [Symbol] | 2 | BIOFILTRATION BASINS / LOW WATER USE / DRIP IRRIGATION | 1,053 S.F. | 95% |

NO RECYCLED WATER USE PROPOSED. THE SITE SHALL HAVE A DEDICATED POTABLE WATER SUB-METER FOR HOMEOWNER LANDSCAPE

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62)(PF \times HA) / (IE - SLA)$$

- ETWU = Maximum Applied Water Allowance in gallons per year
- ETo = Evapotranspiration in inches per year
- PF = Plant Factor (see requirements in chart)
- HA = Hydrozone Area (square feet). Define Hydrozones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square feet). Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion factor to gallons per square foot
- IE = Irrigation Efficiency (see requirements in chart)

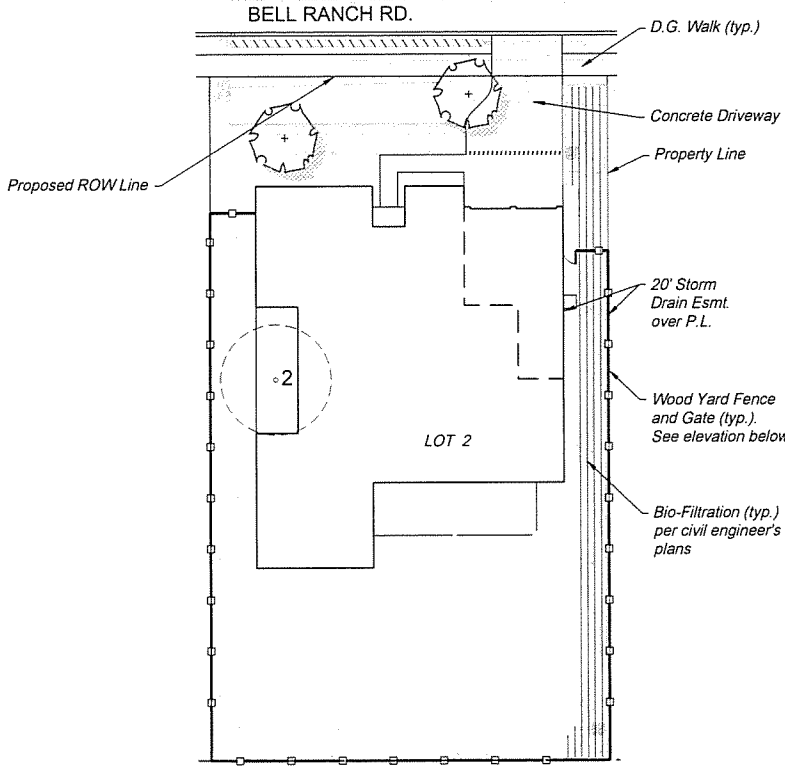
| CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET | | | | | | |
|---|---|------|-------|---|---|--------|
| Line | Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones) | | | | | SLA |
| | 1 | 2 | 3 | 4 | 5 | |
| Evapotranspiration Rate (Eto)* 41.0 for Solana Beach | 1 | | 41 | | | |
| Conversion Factor - 0.62 | 2 | | 0.62 | | | |
| (Line 1 x Line 2) | 3 | | 25.42 | | | |
| Plant Factor (PF)** | 4 | 0.3 | 0.3 | | | |
| Hydrozone Area (HA) - in square feet | 5 | 50 | 1,053 | | | |
| (Line 4 x Line 5) | 6 | 15 | 316 | | | |
| Irrigation Efficiency (IE)** | 7 | 0.75 | 0.81 | | | |
| (Line 6 / Line 7) | 8 | 20 | 390 | | | |
| TOTAL all Line 8's = SLA | 9 | | 410 | | | |
| Line 3 x Line 9 | 10 | | | | | 10,422 |
| Estimated Total Water Use - ETWU (gallons per year) | | | | | | 10,422 |

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation
 ETAF = Evapotranspiration adjustment factor (use .55 residential, .45 non-residential)

$$MAWA = \frac{31.682 [(ETAF \times \text{Total Landscape Area}) / (1-ETAF) \times \text{Total SLA}]^2}{15,421}$$

WATER CONSERVATION NOTES

- ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT WATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE DRIP TUBING.
- ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.
- ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS 'LOW OR MODERATE WATER USE' BY NUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES).
- 100% OF THE LANDSCAPED AREA IS PLANTING ZONE 3, NATURALIZING/TRANSITIONAL.
- ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE HEALTHY GROWTH.
- ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND APPROPRIATE SOIL PREPARATION.
- ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
- PLANTING AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION CYCLES.



Landscape Concept Plan

LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

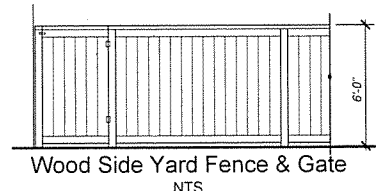
- ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAIN MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-473-1965, OR CITY APPROVED EQUAL).
- ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.
- NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
- TREES ARE PROHIBITED WITHIN 10' OF ANY DRIVEWAY.
- PLANT MATERIALS OVER 30" HT. OR WITHOUT AN 8" MINIMUM CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT TRIANGLES.
- AREAS SHALLOWER THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MULCH, BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.
- ALL SLOPES 4:1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS. THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS:
 - ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.
 - GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR 1 GALLONS AT 18" O.C.
 - PROVIDE 1 ONE GALLON SHRUB FOR EACH 100 SF OF SLOPE AND 1 FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.
 - PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE 15 GALLON TREE PER 500 SF OF SLOPE ON ALL SLOPES 5' OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 8' OR GREATER VERTICAL HEIGHT, PROVIDE ON 15 GALLON TREE PER 500 SF OF SLOPE PLUS ONE 5 GALLON TREE PER EACH 1,000 SF OF SLOPE.
 - REINFORCED STRAIN MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-800-473-1965 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.
- FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.

Planting Legend

| SYMBOL | BOTANICAL NAME | COMMON NAME | MATURE NUCOLS HEIGHT | ZONE |
|----------------------|---|-------------|----------------------|------|
| [Symbol] | EXISTING TREES TO BE REMOVED SEE EXISTING TREE SURVEY. EXISTING TREES WILL BE MITIGATED 1:1 WITH (2) STREET TREES PER LOT FOR 4 LOTS | | | |
| [Symbol] | STREET TREE (PRIVATE) - 24" BOX SIZE LAURUS NOBILIS SWEET BAY 40' MAX. L | | | |
| GROUND COVERS | | | | |
| [Symbol] | BASIN BIO-FILTRATION GROUND COVER - (1 GAL. AT 18" O.C.) CAREX TUMULICOLA FOOHILL SEDGE L | | | |

MINIMUM TREE SEPARATION

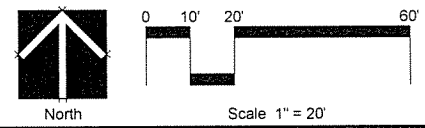
| IMPROVEMENT | DISTANCE | MINIMUM DISTANCE TO STREET TREE |
|---|----------|---------------------------------|
| TRAFFIC SIGNAL, STOP SIGN | | 20 FEET |
| UNDERGROUND UTILITY LINES | | 10 FEET FROM C.L. |
| ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, UTILITY POLES, ETC.) | | 8 FEET |
| FIRE HYDRANTS, MAIL BOXES | | 5 FEET |
| DRIVEWAYS | | 10 FEET |
| STREET LIGHTS | | 15 FEET |
| INTERSECTIONS | | 25 FEET |



Wood Side Yard Fence & Gate NTS

I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 457 - Water Efficient Landscape Regulations, Sec 17.56 SBMC and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.

Applicant: *[Signature]* Date: 7-10-2024
 Landscape Architect: *[Signature]* Date: 7-10-2024



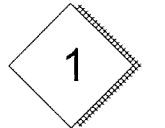
HOWARD ASSOCIATES
 landscape architecture
 1951 Fourth Avenue, #302 San Diego, CA 92101 (619) 718-9660

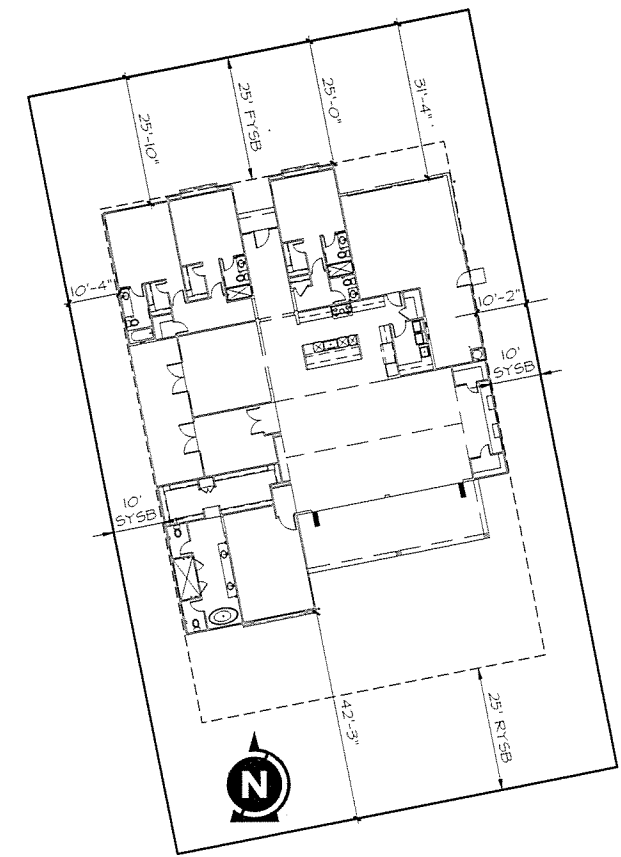
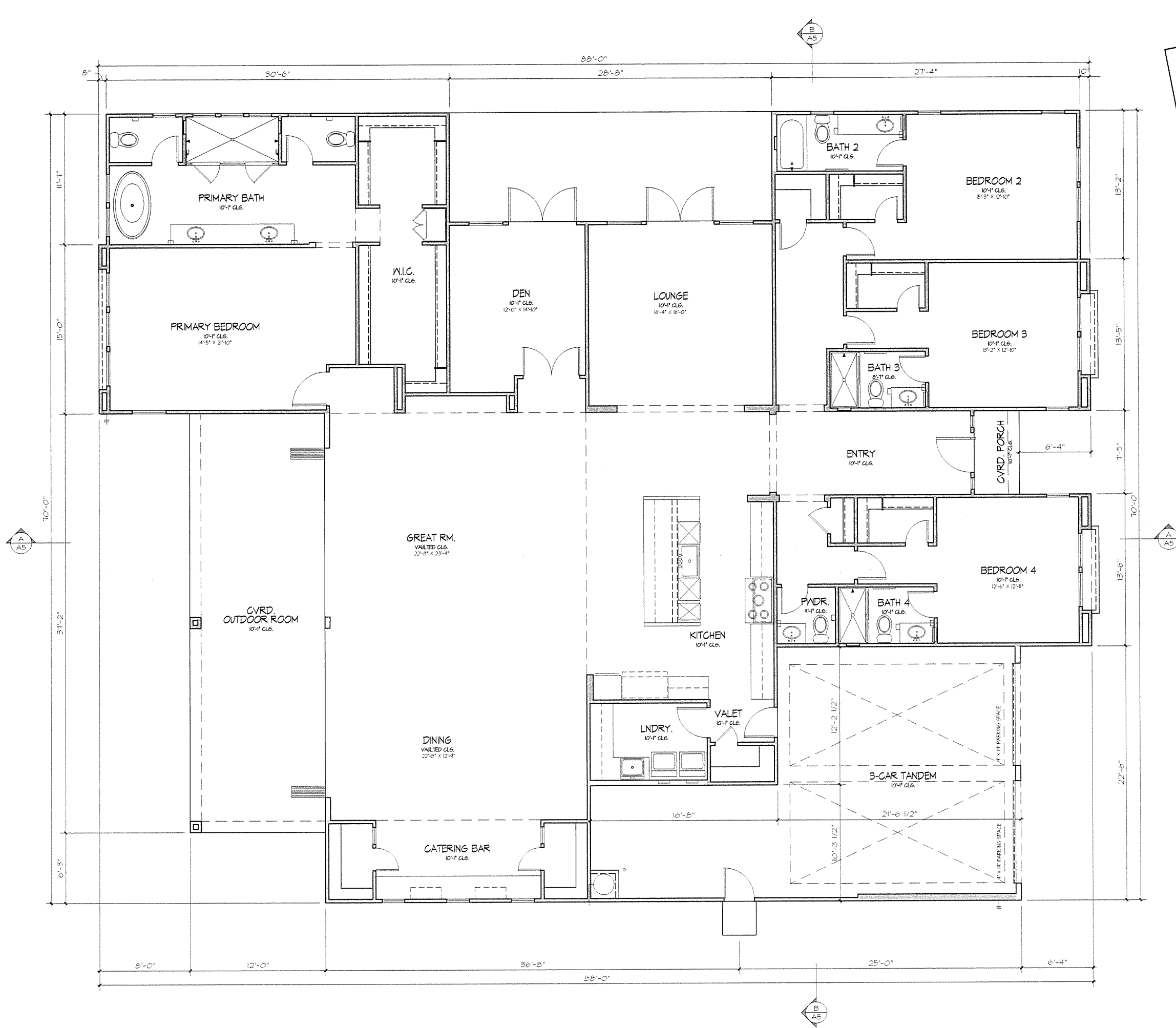
SHEET TITLE
 LANDSCAPE CONCEPT PLAN

PROJECT NAME
 LOT 2
 Ocean Ranch
 538 S. Nardo Avenue
 Solana Beach, CA 92075

DATE: 7/10/2024
 DRAWN BY: JH/BG
 JOB NUMBER: 21098
 FILE:

REVISIONS:





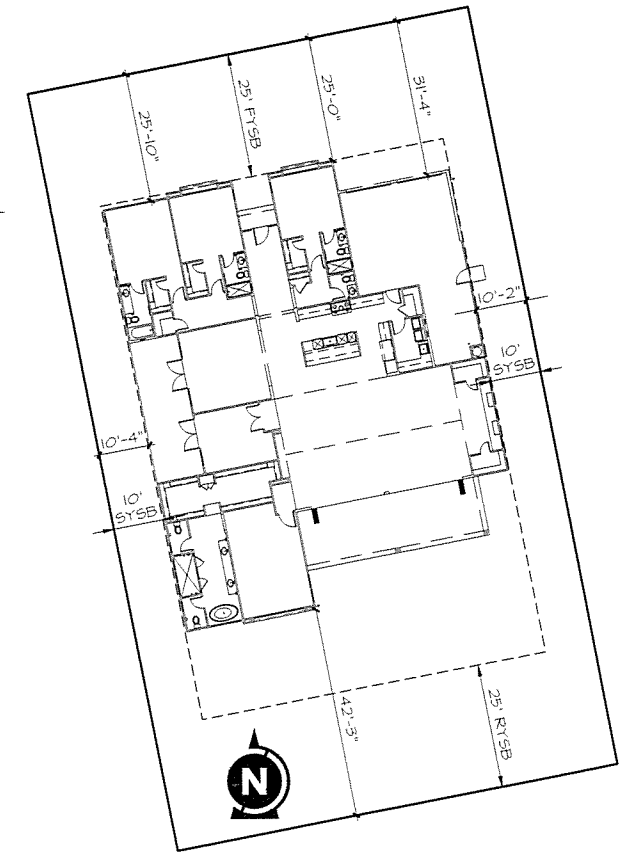
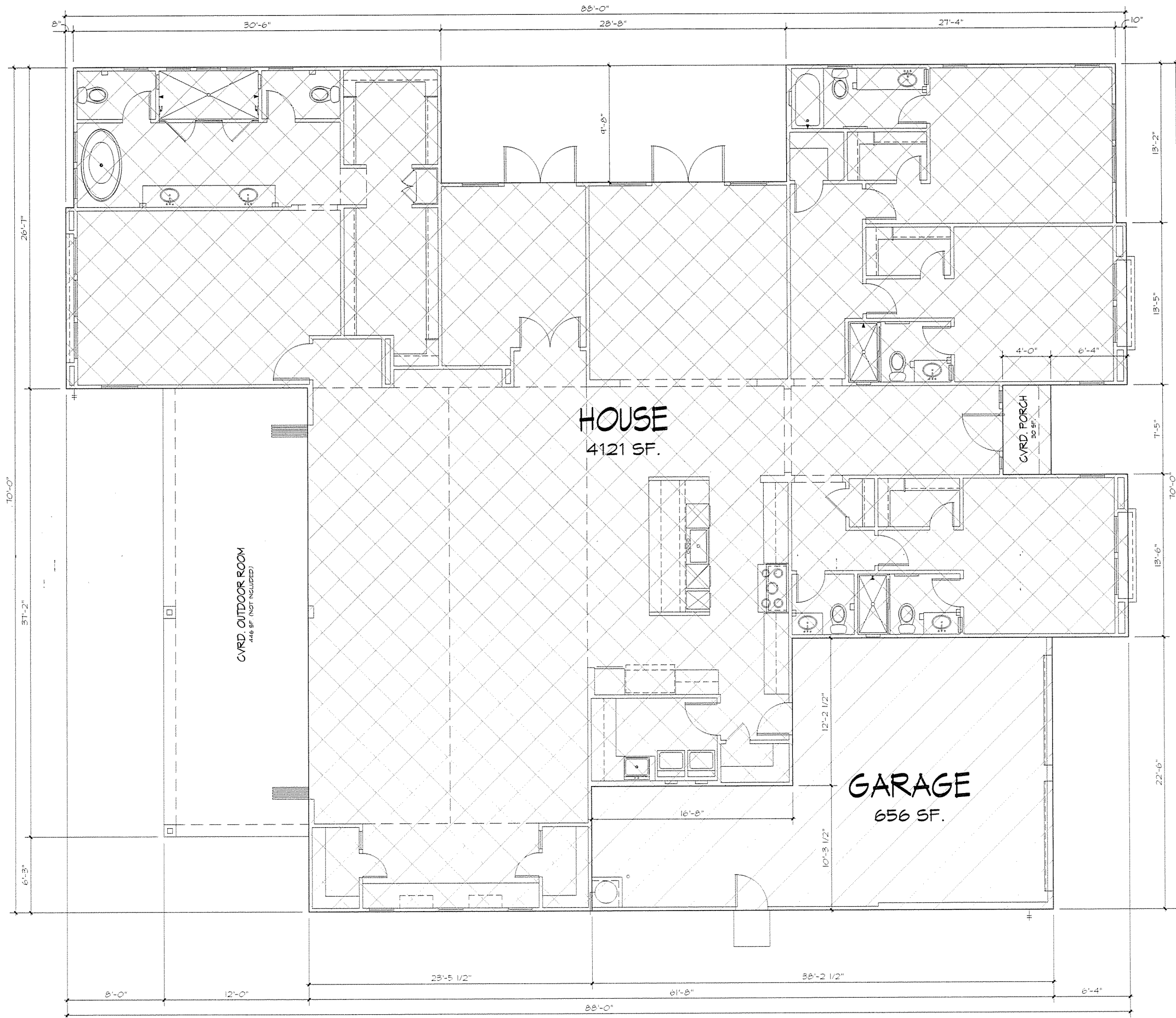
PLAN 2 - LOT 2 - 298-121-409
 409 BELL RANCH ROAD, SOLANA BEACH CA 92075
DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

| AREA CALCULATIONS | |
|---------------------------|----------|
| FIRST FLOOR FINISHED AREA | 4,088 SF |
| TOTAL FINISHED AREA | 4,088 SF |
| 3-CAR TANDEM GARAGE | 656 SF |
| COVERED PORCH | 30 SF |
| COVERED OUTDOOR ROOM | 446 SF |

A.2



PLAN 2 - LOT 2 - 298-121-409
409 BELL RANCH ROAD, SOLANA BEACH CA 92075

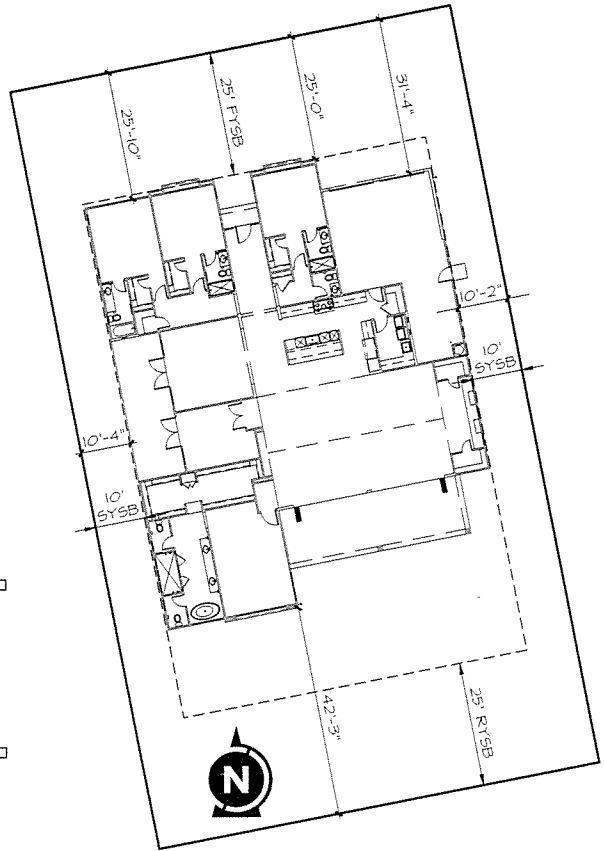
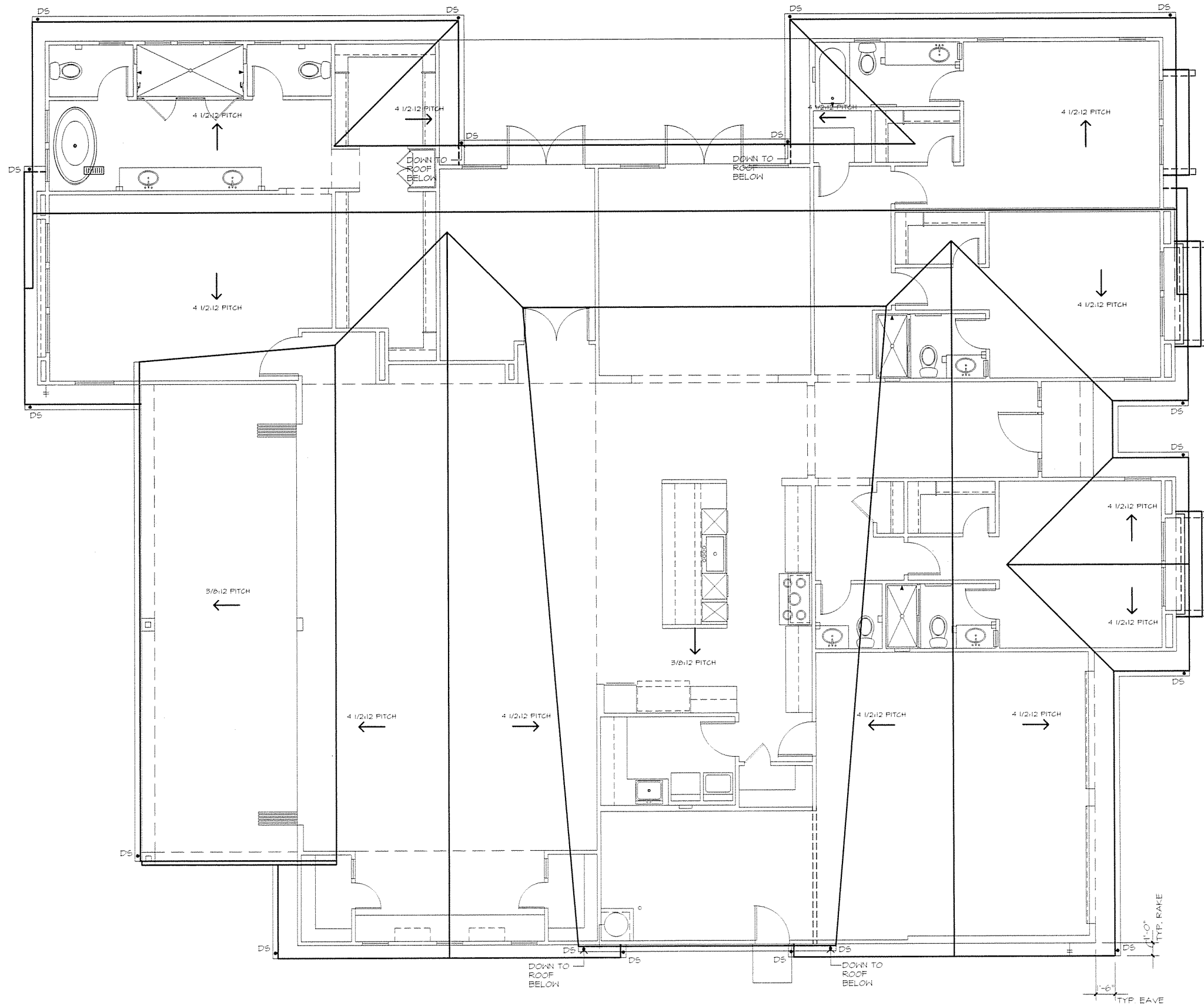
DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

| FAR CALCULATIONS | |
|-----------------------------------|-----------|
| GROSS LOT AREA | 14,051 SF |
| RESIDENCE GROSS AREA | 4,121 SF |
| COVERED PORCH GROSS AREA | 30 SF |
| GARAGE GROSS AREA | 656 SF |
| GARAGE DEDUCT (200 FT. PER SPACE) | -400 SF |
| TOTAL GROSS BUILDING AREA | 4,407 SF |

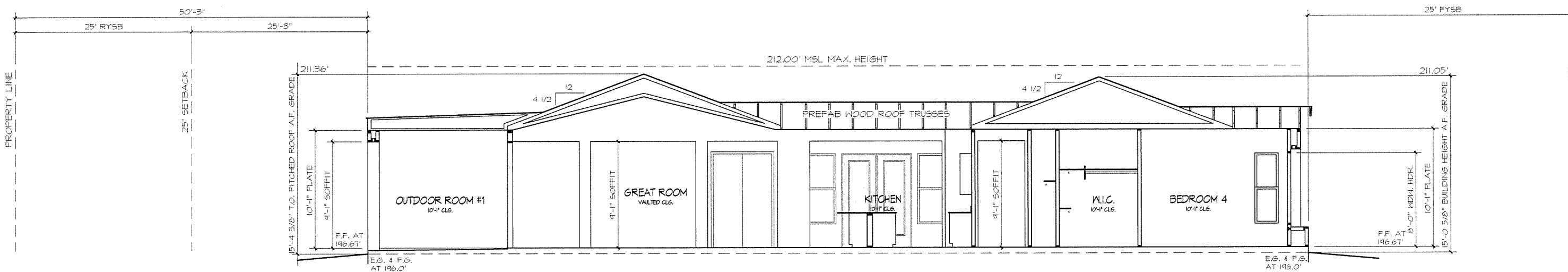
A.3



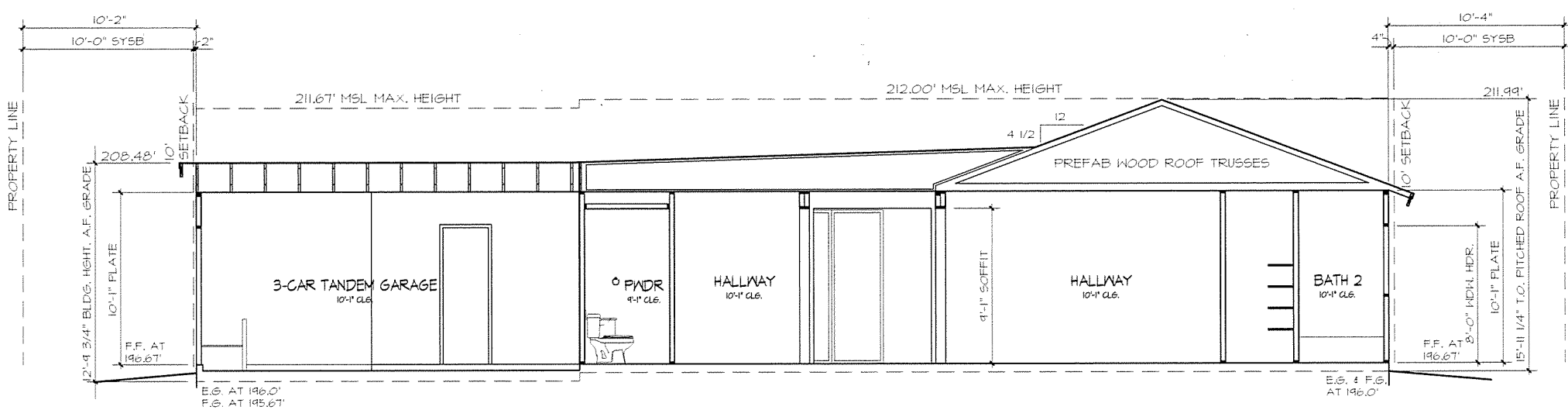
PLAN 2 - LOT 2 - 298-121-409
 409 BELL RANCH ROAD, SOLANA BEACH CA 92075
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

A.4



ARCHITECTURAL BUILDING SECTIONS - A



ARCHITECTURAL BUILDING SECTIONS - B

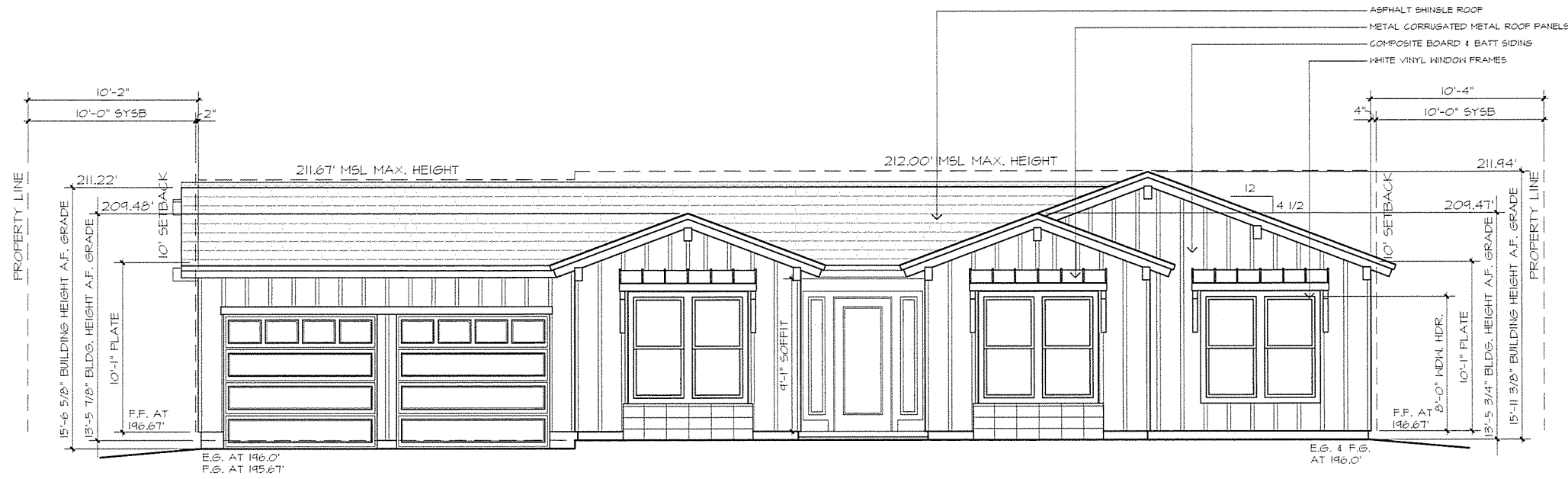


PLAN 2 - LOT 2 - 298-121-409
 409 BELL RANCH ROAD, SOLANA BEACH CA 92078

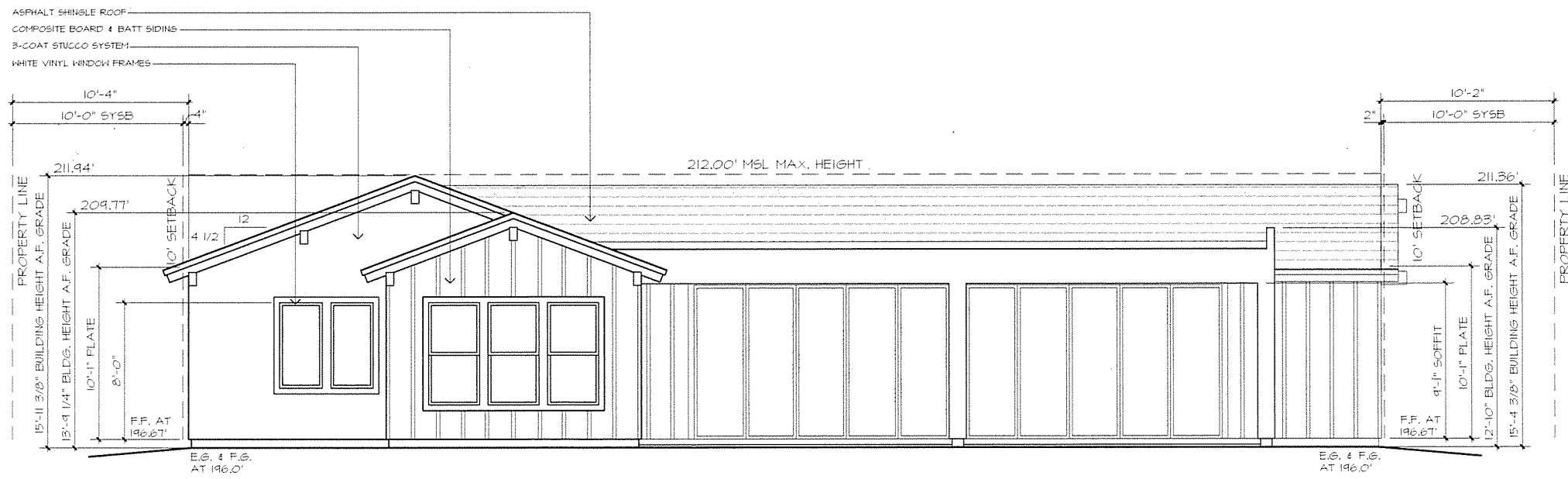
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

A.5



NORTH ELEVATION 'D'



SOUTH ELEVATION 'D'



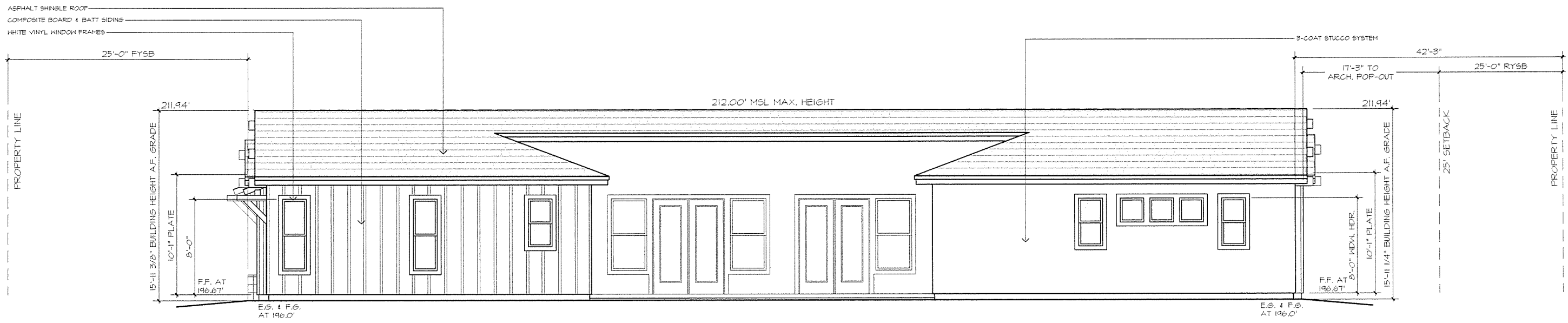
PLAN 2 - LOT 2 - 298-121-409
 409 BILL RANCH ROAD, SOLANA BEACH CA 92075

DRIFT @ OCEAN RANCH

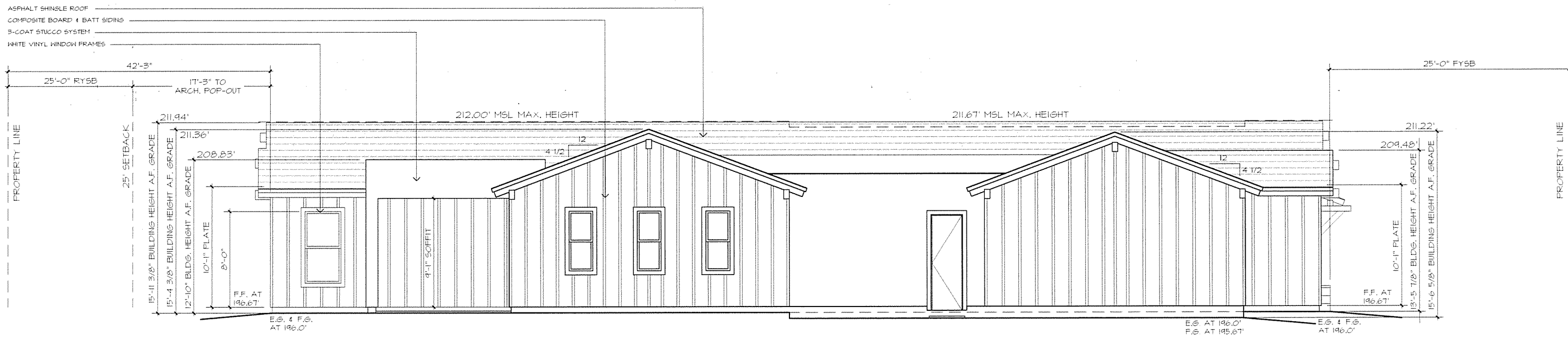
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.6



WEST ELEVATION 'D'



EAST ELEVATION 'D'



PLAN 2 - LOT 2 - 298-121-409
 409 BELL RANCH ROAD, BOLANA BEACH CA 92078

DRIIFT @ OCEAN RANCH

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

DATE: 09/16/2024

A.7



PLAN 1 - LOT 3 - 298-121-417
417 BILL RANCH ROAD, SOLANA BEACH CA 92078

DRIIFT @ OCEAN RANCH

REQUIRED ADU NOTES:

- a. THE ADU SHALL NOT HAVE INTERIOR ACCESS TO THE PRIMARY RESIDENCE
- b. THE ADU SHALL ONLY BE USED FOR RENTALS OF TERMS OF 30 CONSECUTIVE DAYS OR MORE
- c. THE ADU OF 550 SQ. FT. OR LESS SHALL HAVE A MINIMUM OF 30-INCHES OF CLEAR COUNTER SURFACE, A MIN. 18-INCH SINK W/ A 1.5-INCH DRAIN AND GARBAGE DISPOSAL, A MINIMUM 5 CUBIC FOOT REFRIGERATOR AND A MINIMUM TWO-BURNER STOVE HARD WIRED WITH GAS OR A 220-VOLT OUTLET

- d. PER SBMC SECTION 17.20.040(D)(4)(c), ACCESSORY DWELLING UNITS SHALL PROVIDE A NEW OR SEPARATE UTILITY CONNECTION DIRECTLY BETWEEN THE ACCESSORY DWELLING UNIT AND THE UTILITY. THE CONNECTION MAY BE SUBJECT TO A CONNECTION FEE OR CAPACITY CHARGE THAT SHALL BE PROPORTIONATE TO THE BURDEN OF THE PROPOSED ACCESSORY DWELLING UNIT, BASED UPON EITHER ITS SIZE IN SQ. FT. OR THE NUMBER OF ITS PLUMBING FIXTURES, UPON THE WATER OR SEWER SYSTEM; PROVIDED, HOWEVER, THAT THIS FEE OR CHARGE SHALL NOT EXCEED THE REASONABLE COST OF PROVIDING THIS SERVICE. A SUB-METER MAY BE ALLOWED TO MEET THIS REQUIREMENTS.

SHEET INDEX

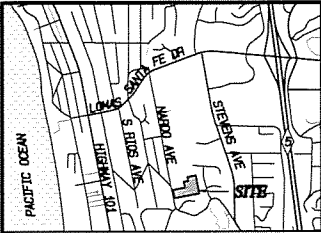
| | |
|------|---|
| A.1 | COVER SHEET |
| SP | GENERAL SITE PLAN |
| 10F2 | GENERAL GRADING NOTES |
| 20F2 | PRELIM. GRADING/SITE PLAN, DETAILS & SECTIONS |
| L.1 | LANDSCAPE PLANS |
| A.2 | FLOOR PLAN |
| A.3 | FAR CALCULATIONS |
| A.4 | ROOF PLAN |
| A.5 | BUILDING SECTIONS |
| A.6 | BUILDING ELEVATIONS |
| A.7 | BUILDING ELEVATIONS |
| A.8 | ADU FLR. PLAN & BLDG. ELEV. |

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

DATE: 09/16/2024

A.1

OVERALL SITE PLAN



VICINITY MAP
NOT TO SCALE

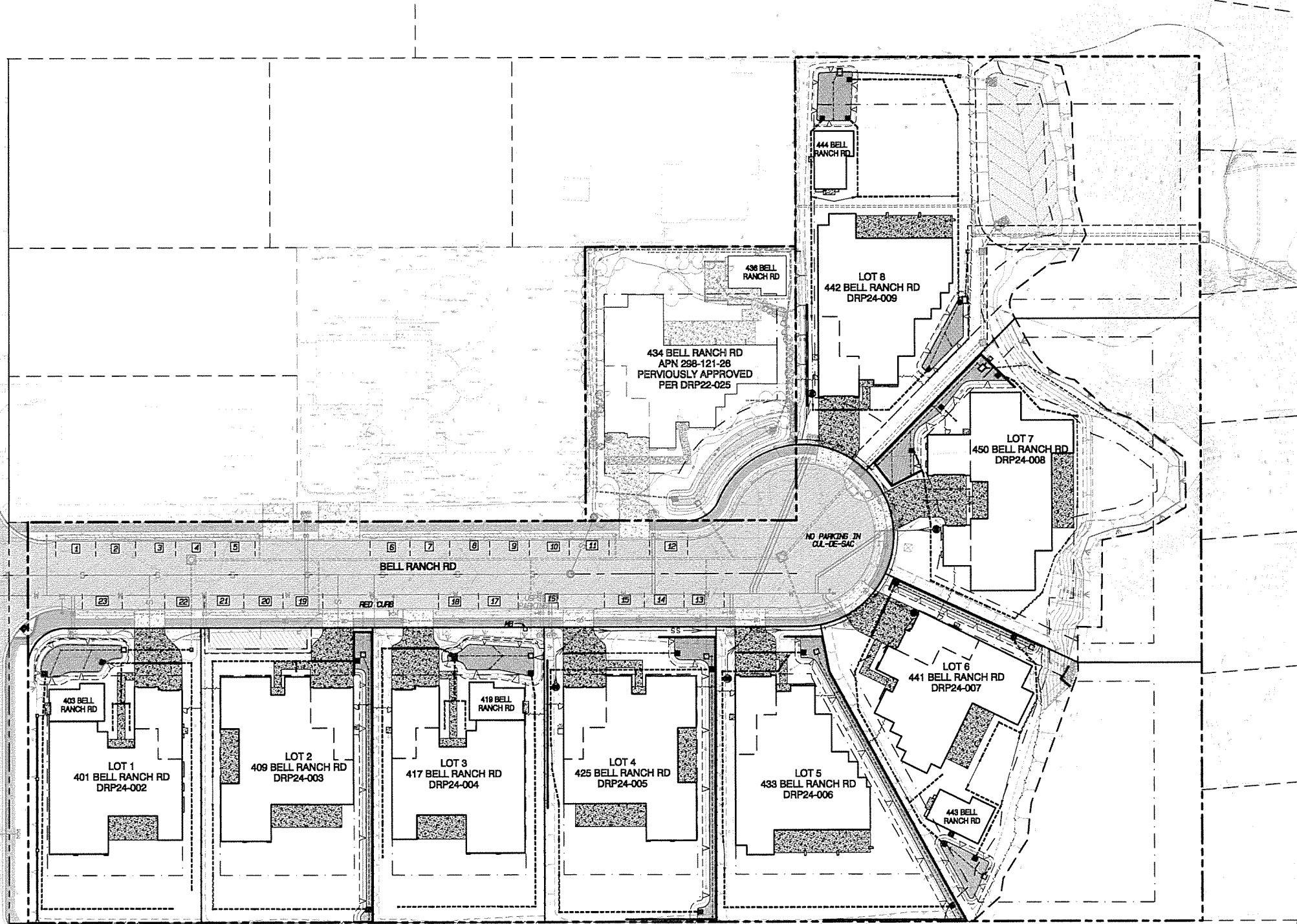
OWNER/APPLICANT
 SHEA HOMES LIMITED PARTNERSHIP
 3330 MESA RIM ROAD, SUITE 200
 SAN DIEGO, CA 92121
 760-715-1584

A.P.N.
 780

SITE ADDRESS
 401-436 BELL RANCH ROAD
 SOLANA BEACH CA 92075

ZONING INFORMATION
 GENERAL PLAN DESIGNATION: LDC
 MINIMUM PARCEL SIZE: 14,000 SF
 HEIGHT: PER CODE 17.20.030.6

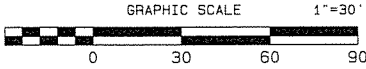
FRONT YARD (FYSD): 25'
REAR YARD (RYSD): 25'
STREET SIDE YARD (SSYSD): 10'
INTERIOR SIDE YARD (ISYSD): 10'



NOTES:
 PUBLIC ROAD AND UTILITY IMPROVEMENTS PREVIOUSLY APPROVED AND SHOWN
 HEREIN FOR REFERENCE. SEE DMSS CG-3181 AND SB99-391.

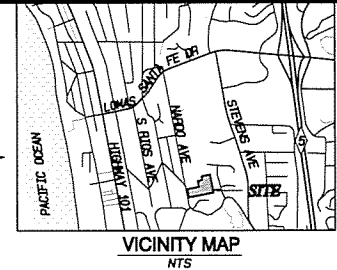
DENOTES STREET PARKING SPOT PROVIDED PER TR 17-15-15.
 NO STRIPING PROPOSED.

APN 298-121-26 HAS BEEN PREVIOUSLY APPROVED PER DRP22-025
 AND IS SHOWN HEREIN FOR REFERENCE ONLY.



PREPARED BY:
PASCO LARET SUITER
 & ASSOCIATES
 San Diego | Encinitas | Orange County
 Phone 858.298.8212 | www.pascolaret.com

LOT 3 417 & 419 BELL RANCH ROAD (DRP24-004) PRELIMINARY GRADING PLAN



WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

STANDARD SPECIFICATIONS

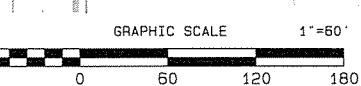
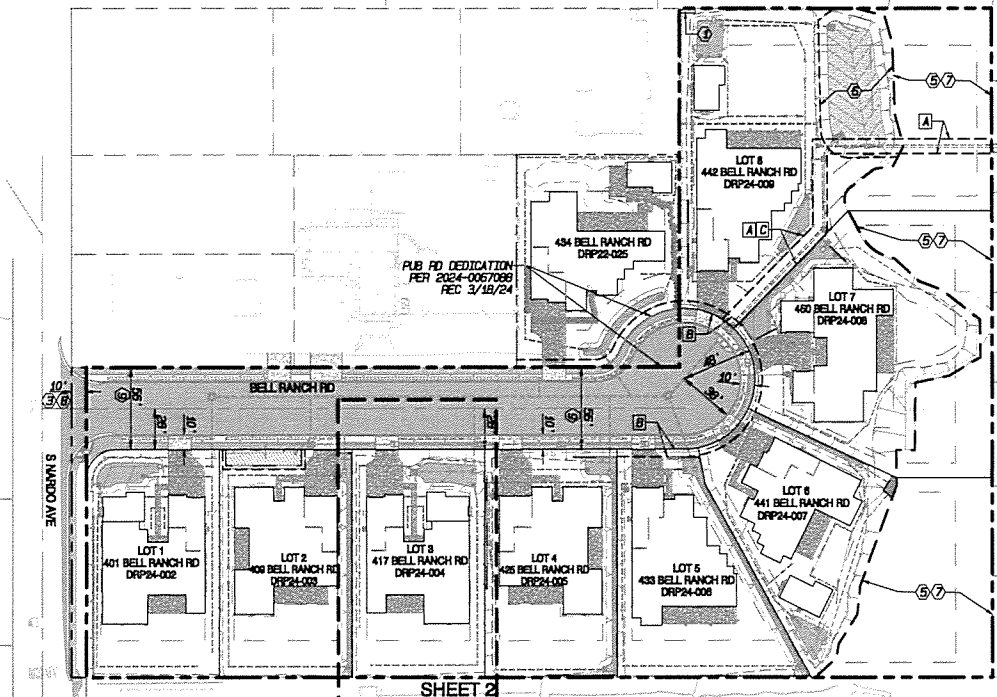
- (1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS
(2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS

- (1) SAN DIEGO REGIONAL STANDARD DRAWINGS
(2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

GENERAL NOTES

- 1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENTS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
4. A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES: UNDERGROUND S.A.
7. THE SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT
8. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE MARKING UP, REPAIR, ARRIVAL OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL SURFACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY, NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, SLIDING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS: CUT 2:1 FILL 2:1
CUT: 135 CY FILL: 0 CY EXPORT: 135 CY
REMEDIAL GRADING: 0 CY± REMOVAL/RECOMPACTION
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
14. SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
15. ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASE. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
16. THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
17. FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ALL SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
18. ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
19. UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AS AS-GRATED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBGR- has BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRATED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
20. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.



LEGAL DESCRIPTION

LOT 3 OF MAP NO. 16605 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, 3/18/24.

A.P.N. 298-121-71

OWNER/APPLICANT SHEA HOMES LIMITED PARTNERSHIP

TOPOGRAPHIC SURVEY GENERATED BY AERIAL AND HAND SHOT METHODS, GATHERED IN 2016, 2017 & 2018 BY PASCO LARET SUTIER & ASSOC.

ZONING INFORMATION GENERAL PLAN DESIGNATION LRS MINIMUM PARCEL SIZE 14,000 SF HEIGHT: PER CODE 17.20.030.6

ADU EARTHWORK QUANTITIES: GRADING ASSOCIATED WITH PROJECT: 135 CY CUT & STORMWATER BASIN EXCAVATION & 0 CY FILL

AREA CALCULATIONS (SEE SHEET A.2) FIRST FLOOR FINISHED AREA 3,745 SF

FAR CALCULATIONS (SEE SHEET A.3) GROSS LOT AREA 14,066 SF

IMPERVIOUS AREA TABULATION TOTAL EXISTING IMPERVIOUS AREA ON-SITE: 0 SF

SITE ADDRESS

417 & 419 BELL RANCH ROAD SOLANA BEACH CA 92075

LOT INFORMATION LOT 3 OF OCEAN RANCH ESTATES 14,066 SF (10.32 AC) GROSS/NET

PARKING INFORMATION REQUIRED: 2 PROPOSED: 3 IN ATTACHED GARAGE

REFERENCE DRAWINGS MAP 1749 RM 3030 SBGR-391 CG-3181 MAP 16605

ADU EARTHWORK QUANTITIES: GRADING ASSOCIATED WITH PROJECT: N/A SEE ABOVE

AREA CALCULATIONS (SEE SHEET A.2) TOTAL FINISHED AREA 3,745 SF

FAR CALCULATIONS (SEE SHEET A.3) LIVING GROSS AREA 3,757 SF

IMPERVIOUS AREA TABULATION TOTAL EXISTING IMPERVIOUS AREA ON-SITE: 0 SF

ABBREVIATIONS

- AC ASPHALT CONCRETE
AP APPROXIMATE
BM/BF BOTTOM OF WALL AT FINISH GRADE
CL CENTER LINE
DOMESTIC WATER
EX EXISTING GRADE
EL ELEVATION
EXISTING
FS FINISH SURFACE
FINISH GROUND
FR FRONT YARD SETBACK
FLM LINE
HP HIGH POINT
IE INVERT ELEVATION
LF LINEAR FEET
MAX MINIMUM
MIN CENTER EACH WAY
PL PROPERTY LINE
PROP PUBLIC
PUB PUBLIC
PVT PRIVATE
RM ROOM ELEVATION
RYSB REAR YARD SETBACK
SD STORM DRAIN
SO/SO SO SQUARE FEET
SS SANITARY SENDER
SYSB SIDE YARD SETBACK
TB TOP OF BEAM
TC TOP OF CURB
TF TOP OF FENCE
TG TOP OF GRATE
TFF TOP OF FOOTING
TW TOP OF WALL
TMFG TOP OF WALL AT FINISH GRADE
TYP TYPICAL

LEGEND

Table with 3 columns: ITEM DESCRIPTION, SYMBOL, and corresponding drawing symbols for items like SUBDIVISION BOUNDARY, LOT LINE, ADJACENT PROPERTY LINE, etc.

Table with 4 columns: NON-LANDSCAPED AREA, NON-IRRIGATED LANDSCAPE, IRRIGATED LANDSCAPE, WATER FEATURES, DECORATIVE LANDSCAPE, TOTAL LOT AREA. Values: 0, 6,280, 13,695, 369, 1,176, 14,065

Table with 2 columns: IRRIGATED LANDSCAPE, AREA OF WORK (SF). Values: 1,176, 0

UTILITY NOTE:

UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.

OWNER'S CERTIFICATE

I, SARAH MORRELL, AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE ON THIS GRADING PLAN.

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

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

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

SARAH MORRELL DATE
SHEA HOMES LIMITED PARTNERSHIP

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION No. 2016-043.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONTINUED A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.

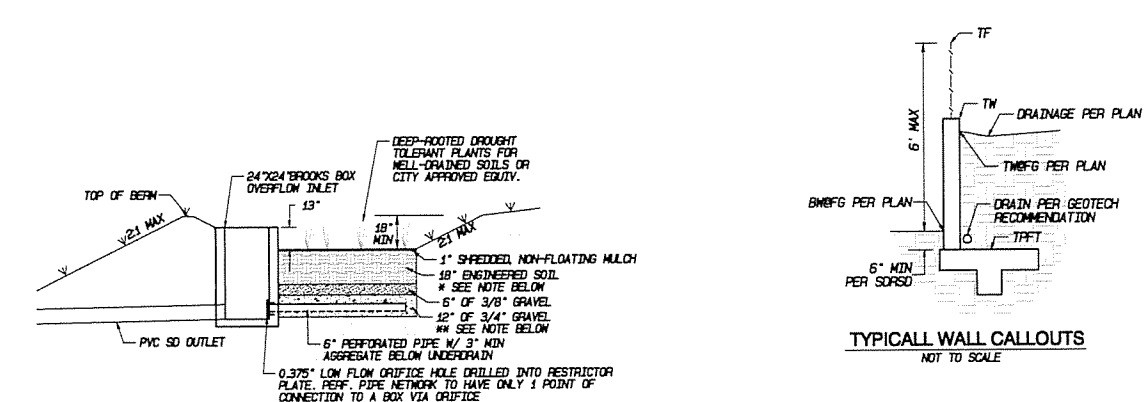
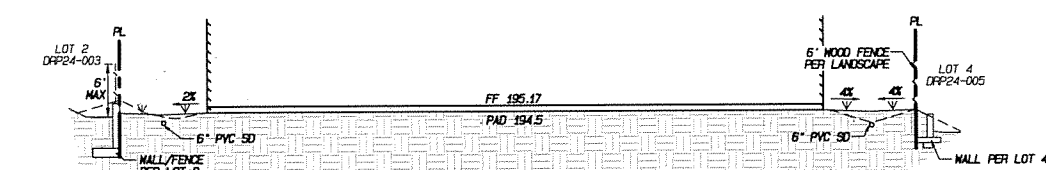
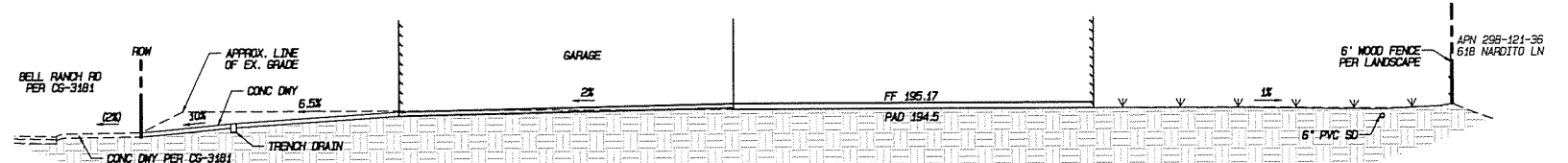
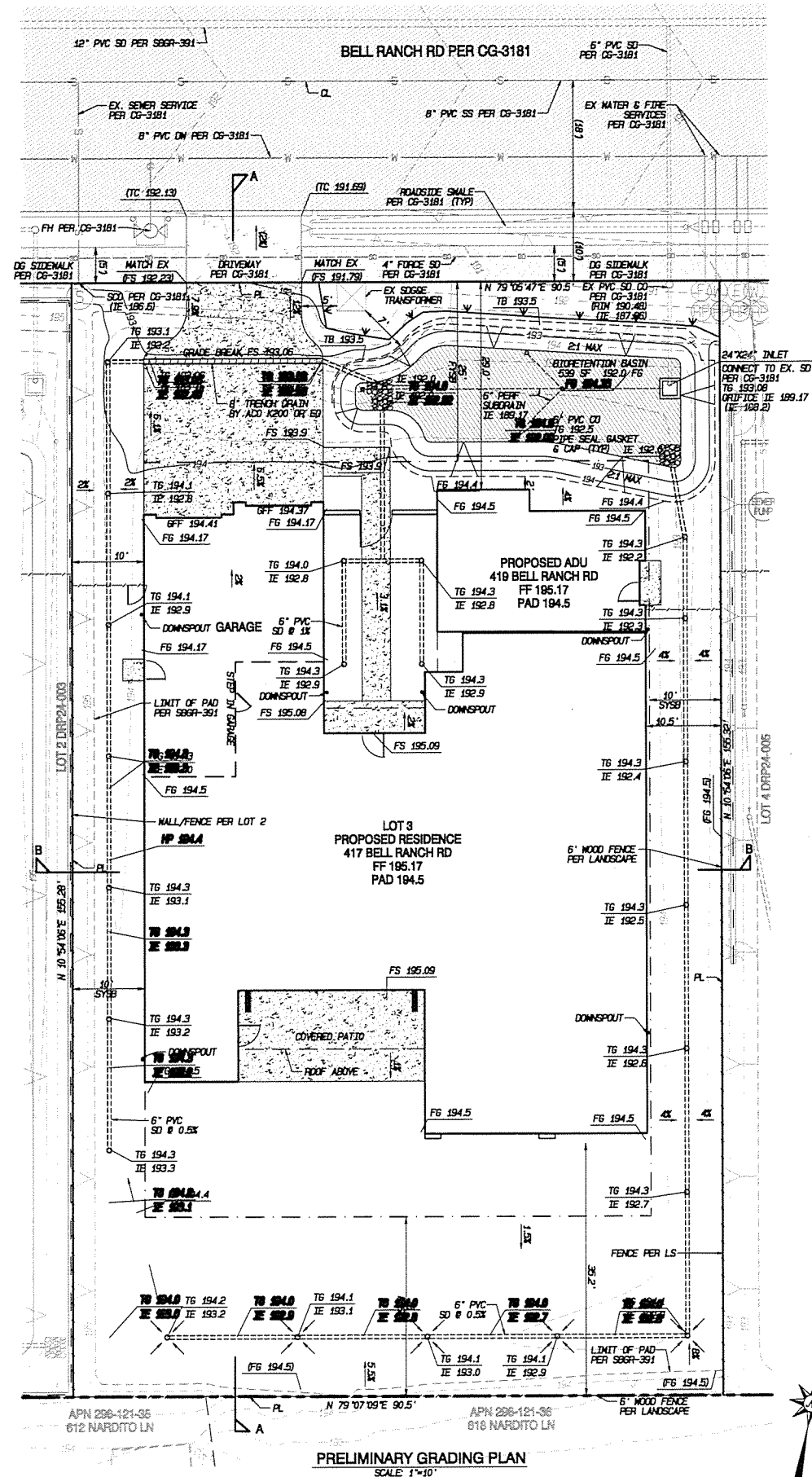
By: W. JUSTIN SUITER RCE No. 68964 EXP 12/31/2025 PASCO LARET SUTIER & ASSOCIATES
Professional Engineer Seal: WILLIAM J. SUITER No. 68964 CIVIL STATE OF CALIFORNIA

CITY OF SOLANA BEACH DRAWING NO. DRP24-004 SHEET 1 OF 2

COASTAL COMMISSION PERMIT NO.

Table with 5 columns: ENGINEER OF WORK, CITY APPROVED CHANGES, APPOINTEE, DATE, RECOMMENDED FOR APPROVAL, APPROVED FOR CONSTRUCTION, BENCH MARK, CITY OF SOLANA BEACH, DRAWING NO. Includes names, dates, and signatures for Justin Suiter, Mohammad Sammak, and William J. Suiter.

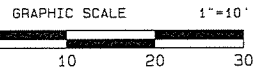
LOT 3 417 & 419 BELL RANCH ROAD (DRP24-004) PRELIMINARY GRADING PLAN



* BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 5% SAND, 5% COMPOST OR HARBORED MULCH, AND 20% TOPSOIL. FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS, AND ALSO FREE OF NOXIOUS WEEDS.
 ** 3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 12" BUT MAY BE DEEPENED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE DETAIL.

BIORETENTION BASIN DETAIL
NOT TO SCALE

COASTAL COMMISSION PERMIT NO.



PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.299.8212 | www.pascoalaret.com

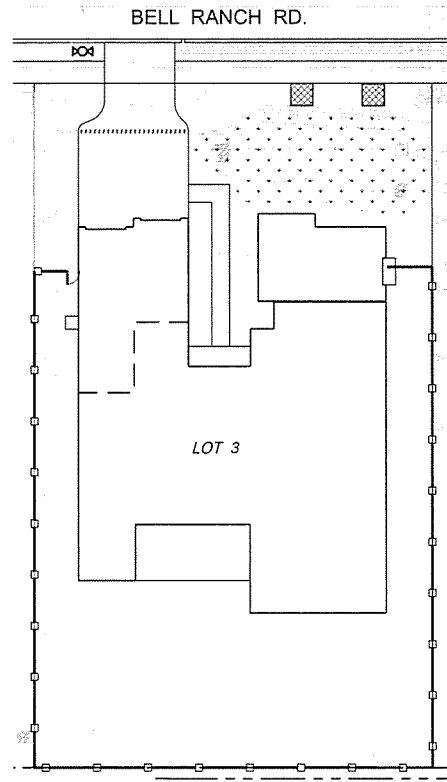
| ENGINEER OF WORK | | CITY APPROVED CHANGES | APPD. | DATE | RECOMMENDED FOR APPROVAL | APPROVED FOR CONSTRUCTION | BENCH MARK | CITY OF SOLANA BEACH | DRAWING NO. |
|------------------|------------------------|-----------------------|-------|------|------------------------------------|---------------------------|---|--|--------------|
| By: | Date: | | | | | | DESCRIPTION: 2.5" DIA. ON CONCRETE DRAINAGE INLET AT EAST END OF DRIVEWAY | PRELIMINARY GRADING PLAN FOR LOT 3 OCEAN RANCH ESTATES 417 BELL RANCH ROAD | DRP24-004 |
| Drawn By: TRG | Name: H. JUSTIN SUITER | | | | By: MOHAMMAD SAMMAK, City Engineer | R.C.E. 37145 | LOCATION: CONCRETE DRAINAGE INLET 600 FEET SOUTHWESTERLY OF DRIVEWAY IN FRONT OF 754 PRESALA CT | | SHEET 2 OF 2 |
| | R.C.E. 68964 | | | | | Exp: 6/30/24 | RECORD FROM: BUS NO. 12973 | | |
| | | | | | | | DATE: 10/1/22 | | |

| By: | Date: | By: | Date: |
|-----|-------|-----|-------|
| | | | |

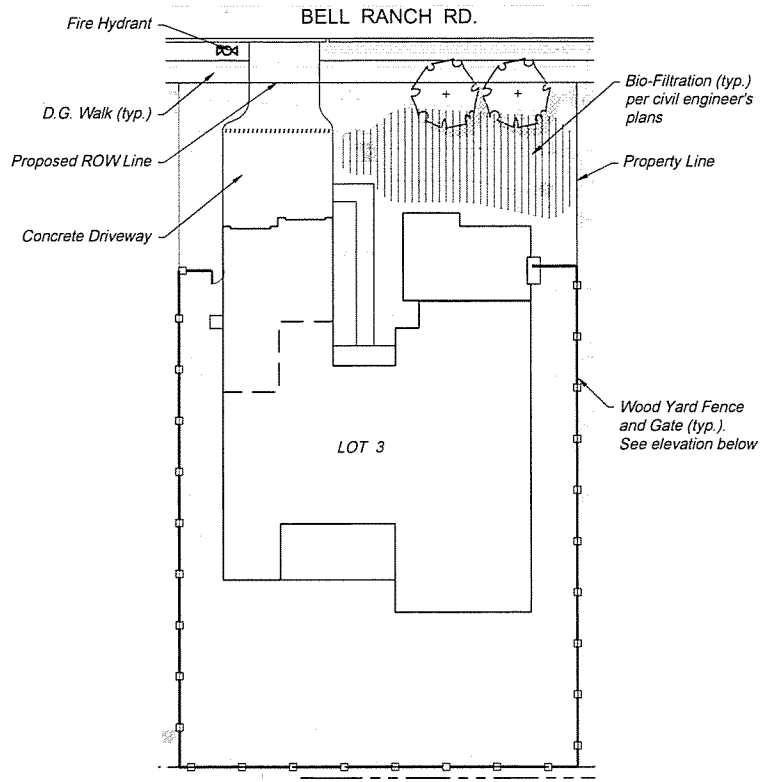
| RECOMMENDED FOR APPROVAL | APPROVED FOR CONSTRUCTION |
|--------------------------|---------------------------|
| | |

BENCH MARK
 DESCRIPTION: 2.5" DIA. ON CONCRETE DRAINAGE INLET AT EAST END OF DRIVEWAY
 LOCATION: CONCRETE DRAINAGE INLET 600 FEET SOUTHWESTERLY OF DRIVEWAY IN FRONT OF 754 PRESALA CT
 RECORD FROM: BUS NO. 12973
 DATE: 10/1/22

| CITY OF SOLANA BEACH | DRAWING NO. |
|--|--------------|
| PRELIMINARY GRADING PLAN FOR LOT 3 OCEAN RANCH ESTATES 417 BELL RANCH ROAD | DRP24-004 |
| | SHEET 2 OF 2 |



Water Conservation Plan



Landscape Concept Plan

Planting Legend

| SYMBOL | BOTANICAL NAME | COMMON NAME | MATURE WUGOLS HEIGHT | ZONE |
|----------------------|--|----------------|----------------------|------|
| TREES | | | | |
| | STREET TREE (PRIVATE) - 24" BOX SIZE | | 40' MAX. | L |
| | LAURUS NOBILIS | SHEET BAY | | |
| GROUND COVERS | | | | |
| | BASIN BIO-FILTRATION GROUND COVER - (1 GAL. AT 12" O.C.) | | | L |
| | CAREX TUMULICOLA | FOOTHILL SEDGE | | |

MINIMUM TREE SEPARATION

| IMPROVEMENT | DISTANCE | MINIMUM DISTANCE TO STREET TREE |
|---|----------|---------------------------------|
| TRAFFIC SIGNAL, STOP SIGN | | 20 FEET |
| UNDERGROUND UTILITY LINES | | 10 FEET FROM C.L. |
| ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, UTILITY POLES, ETC.) | | 8 FEET |
| FIRE HYDRANTS, MAIL BOXES | | 5 FEET |
| DRIVEWAYS | | 10 FEET |
| STREET LIGHTS | | 15 FEET |
| INTERSECTIONS | | 25 FEET |

WATER CONSERVATION PLAN LEGEND

| SYMBOL | ZONE | DESCRIPTION | AREA | % |
|--------|------|--|------------|-----|
| | 1 | STREET TREES / LOW WATER USE BUBBLER IRRIGATION | 50 S.F. | 4% |
| | 2 | BIOFILTRATION BASINS / LOW WATER USE / DRIP IRRIGATION | 1,126 S.F. | 96% |

NO RECYCLED WATER USE PROPOSED. THE SITE SHALL HAVE A DEDICATED POTABLE WATER SUB-METER FOR HOMEOWNER LANDSCAPE

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula

$$ETWU = (ETo \times 0.62) \times [PF \times HA] \div (IE \times SLA)$$

- ETWU = Maximum Applied Water Allowance in gallons per year
- ETo = Evapotranspiration in inches per year
- PF = Plant Factor (see requirements in chart)
- HA = Hydrozone Area (square feet) Define hydrozones by water use very low, low, moderate and high
- SLA = Special Landscape Area (square feet) Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion factor to gallons per square foot
- IE = Irrigation Efficiency (see requirements in chart)

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

| | Line | Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones) | | | | | SLA |
|---|------|---|--------|----|---|---|-----|
| | | 1 | 2 | 3 | 4 | 5 | |
| Evapotranspiration Rate (ETo) 41.0 for Solana Beach | 1 | | | 41 | | | |
| Conversion Factor - 0.62 | 2 | | 0.62 | | | | |
| (Line 1 x Line 2) | 3 | | 25.42 | | | | |
| Plant Factor (PF)** | 4 | 0.3 | 0.3 | | | | |
| Hydrozone Area (HA) - in square feet | 5 | 50 | 1,126 | | | | |
| (Line 4 x Line 5) | 6 | 15 | 338 | | | | |
| Irrigation Efficiency (IE)*** | 7 | 0.75 | 0.81 | | | | |
| (Line 6 / Line 7) | 8 | 20 | 417 | | | | |
| TOTAL all Line 8s + SLA | 9 | | 437 | | | | |
| Line 3 x Line 9 | 10 | | 11,109 | | | | |
| Estimated Total Water Use - ETWU (gallons per year) | | | 11,109 | | | | |

*ETo - Evapotranspiration rate 41 (east of I-5) 47 (east of I-15)

** Plant Factor (Water Use) - from WUCOLS

*** IE - Irrigation Efficiency

Select based on type of plants in hydrozone:

- 0.1 - VLW - Very Low Water Use Plants
- 0.3 - LW - Low Water Use Plants
- 0.6 - MW - Moderate Water Use Plants
- 1.0 - HW - High Water Use Plants

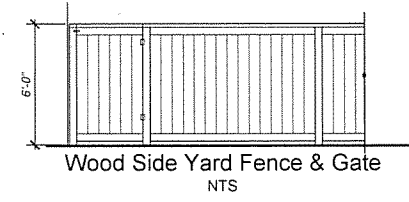
A different IE may be used if supported by documentation subject to approval by the City Planner

WATER CONSERVATION NOTES

- ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT WATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE DRIP TUBING.
- ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.
- ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS 'LOW OR MODERATE WATER USE' BY WUGOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES).
- 100% OF THE LANDSCAPED AREA IS PLANTING ZONE 3, NATURALIZING/TRANSITIONAL.
- ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE HEALTHY GROWTH
- ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND APPROPRIATE SOIL PREPARATION.
- ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
- PLANTING AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION CYCLES.

LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

- ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAIN MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-473-1965, OR CITY APPROVED EQUAL).
- ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.
- NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF ANY NON-PERMEABLE SURFACE
- TREES ARE PROHIBITED WITHIN 10' OF ANY DRIVEWAY
- PLANT MATERIALS OVER 30' HT. OR WITHOUT AN 8' MINIMUM CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT TRIANGLES.
- AREAS SHALLOWER THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MULCH, BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.
- ALL SLOPES 4:1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS. THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS:
 - ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.
 - GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR 1 GALLONS AT 18" O.C.
 - PROVIDE 1 ONE GALLON SHRUB FOR EACH 100 SF OF SLOPE AND 1 FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.
 - PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE 15 GALLON TREE PER 500 SF OF SLOPE ON ALL SLOPES 5' OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 8' OR GREATER VERTICAL HEIGHT, PROVIDE ON 15 GALLON TREE PER 500 SF OR SLOPE PLUS ONE 5 GALLON TREE PER EACH 1,000SF OF SLOPE.
 - REINFORCED STRAIN MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-800-473-1965 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.
- FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.



Wood Side Yard Fence & Gate NTS

I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec 17.55 SBMC and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.

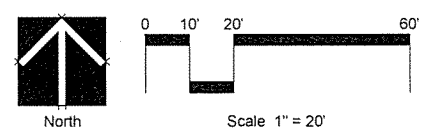
Applicant: *Julie Howard* Date: 7-10-2024
 Landscape Architect Date:

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation

ETAF - Evapotranspiration adjustment factor (use .55 residential, .45 non-residential)

$$31.682 [(ETAF \times \text{Total Landscape Area}) + (1-ETAF) \times \text{Total SLA}] = \text{MAWA}$$

| | |
|------|--------|
| MAWA | 16,442 |
|------|--------|

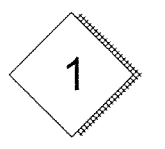


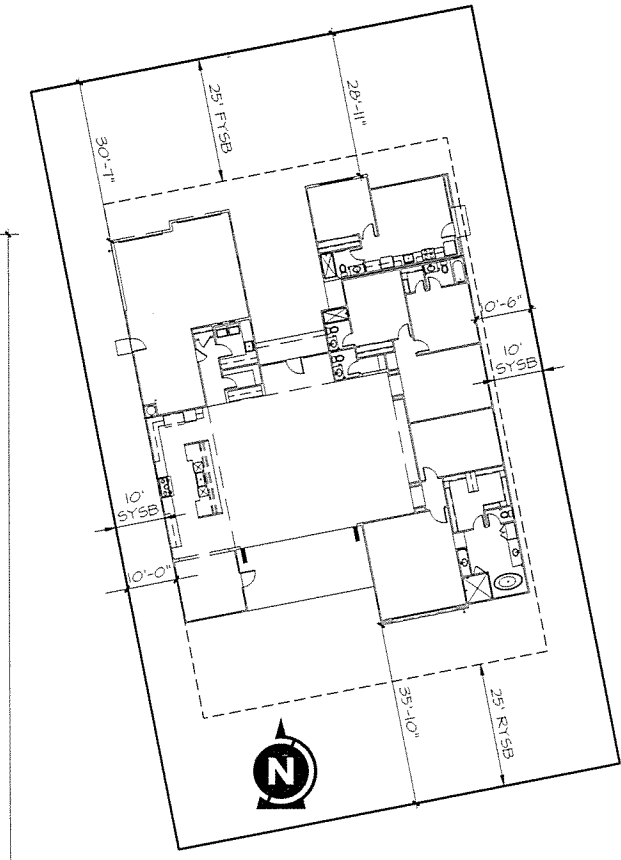
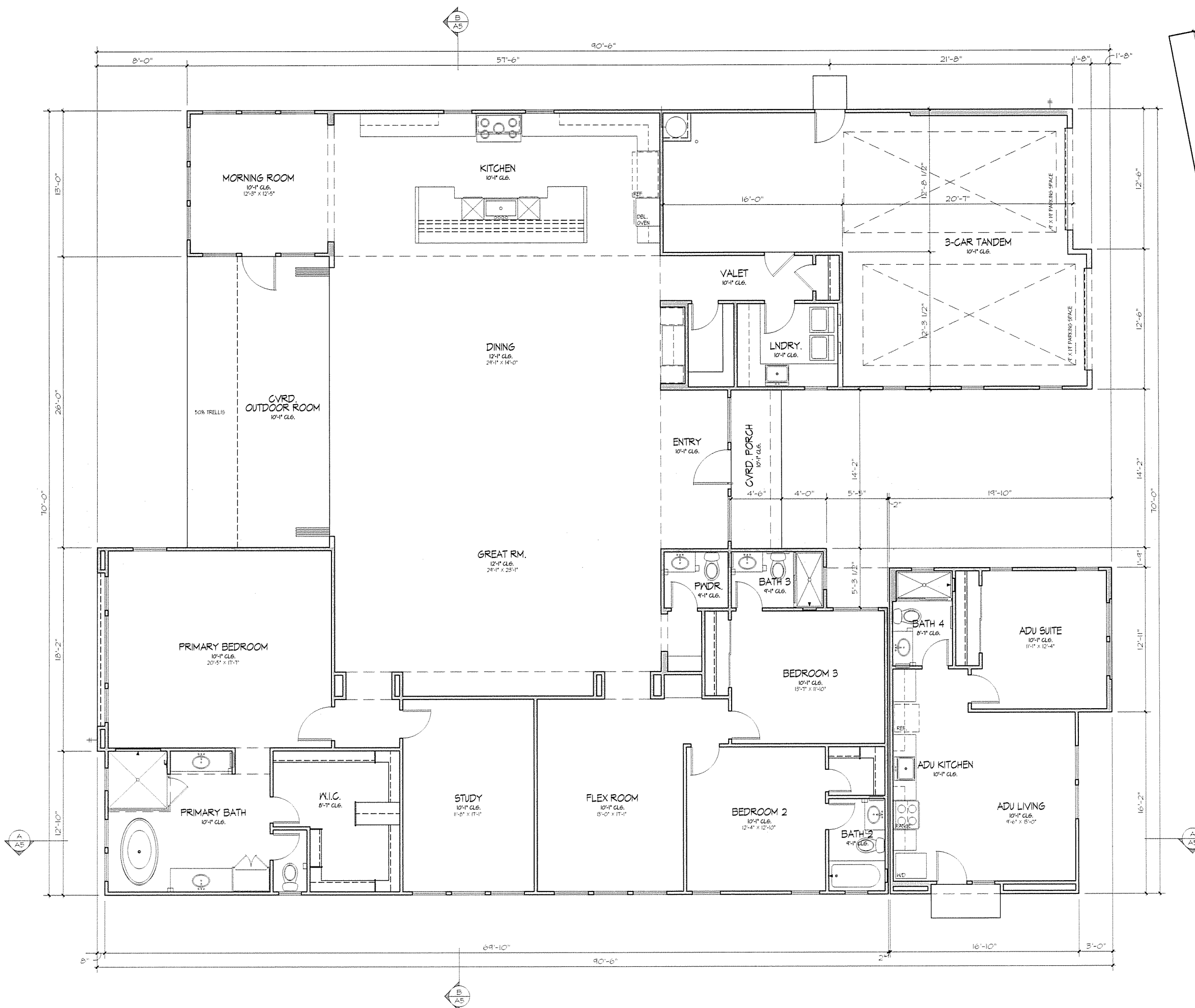
HOWARD ASSOCIATES
 landscape architecture
 1951 Fourth Avenue, #302 San Diego, CA 92101 (619) 718-9660

SHEET TITLE
LANDSCAPE CONCEPT PLAN

PROJECT NAME
 LOT 3
 Ocean Ranch
 538 S. Nardo Avenue
 Solana Beach, CA 92075

DATE: 7/10/2024
 DRAWN BY: JH/BG
 JOB NUMBER: 21098
 FILE:
 REVISIONS:



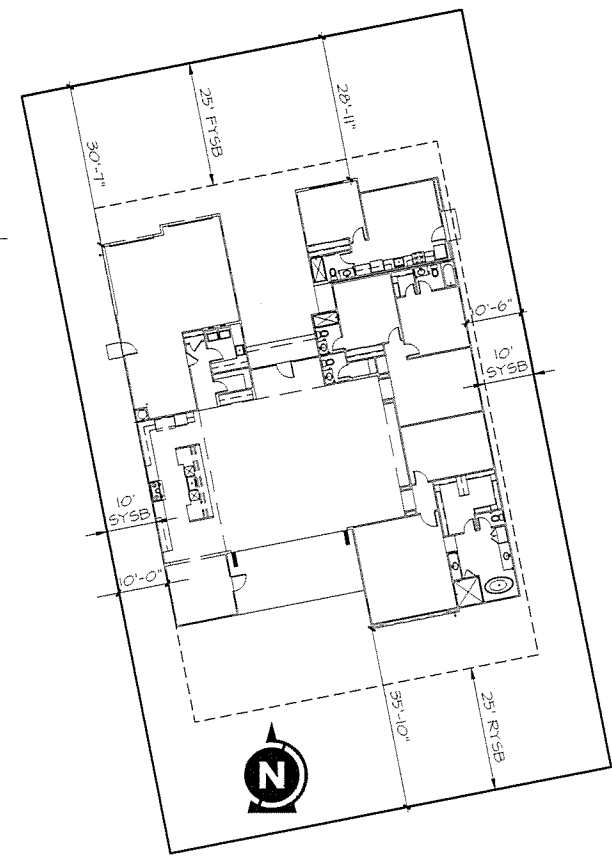
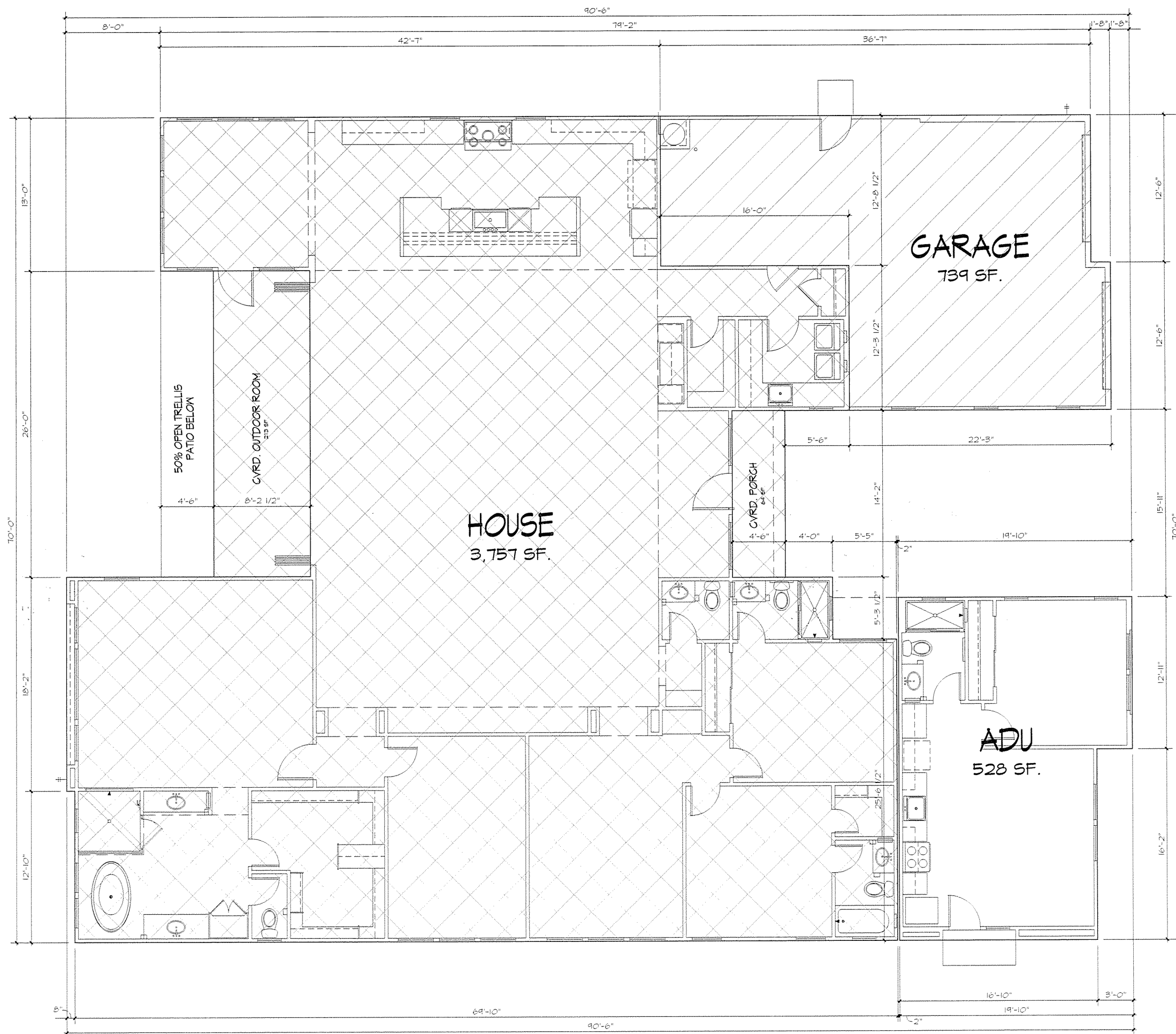


PLAN 1 - LOT 3 - 298-121-417
 417 BELL RANCH ROAD, SOLANA BEACH CA 92078
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

| AREA CALCULATIONS | |
|---------------------------|----------|
| FIRST FLOOR FINISHED AREA | 3,745 SF |
| TOTAL FINISHED AREA | 3,745 SF |
| 3-CAR TANDEM GARAGE | 798 SF |
| COVERED PORCH | 64 SF |
| COVERED OUTDOOR ROOM | 218 SF |
| ADU FINISHED AREA | 528 SF |
| TOTAL GROSS AREA | 4,761 SF |

A.2



PLAN 1 - LOT 3 - 298-121-417
417 BELL RANCH ROAD, BOLANA BEACH CA 92076

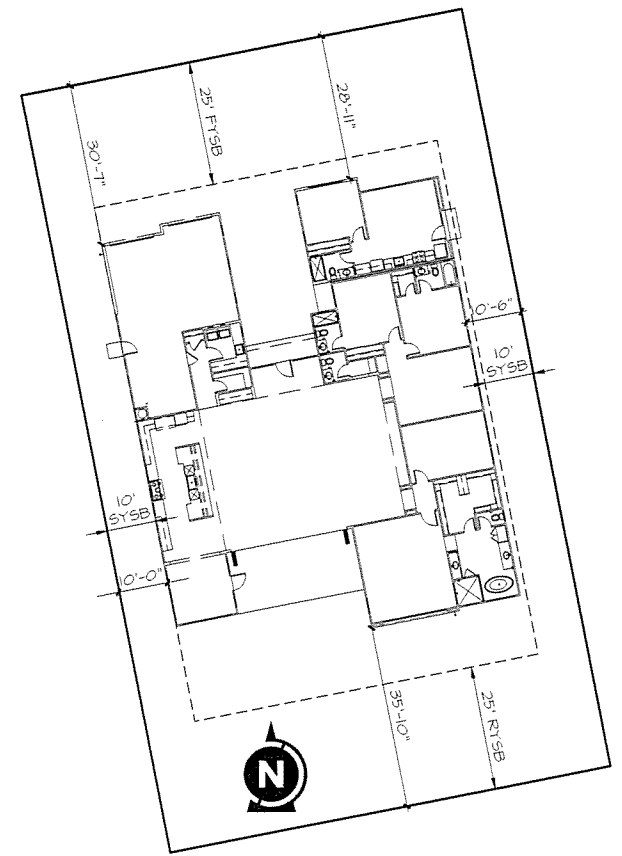
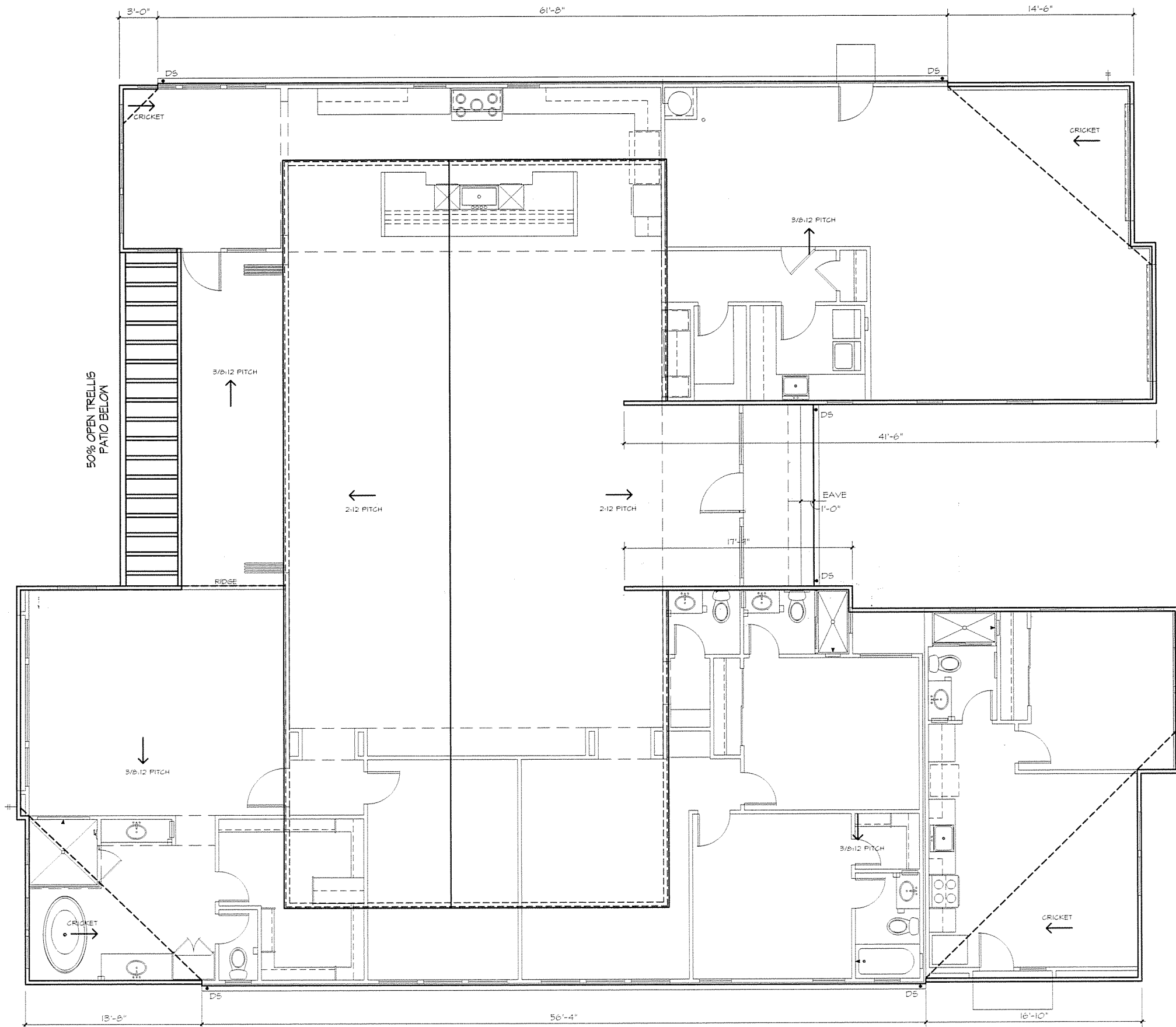
DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

| FAR CALCULATIONS | |
|-----------------------------------|-----------|
| GROSS LOT AREA | 14,056 SF |
| RESIDENCE GROSS AREA | 3,757 SF |
| COVERED PORCH GROSS AREA | 64 SF |
| COVERED OUTDOOR ROOM GROSS AREA | 213 SF |
| GARAGE GROSS AREA | 739 SF |
| GARAGE DEDUCT (200 FT. PER SPACE) | -400 SF |
| TOTAL GROSS BUILDING AREA | 4,373 SF |
| ALLOWABLE | 4,410 SF |

A.3



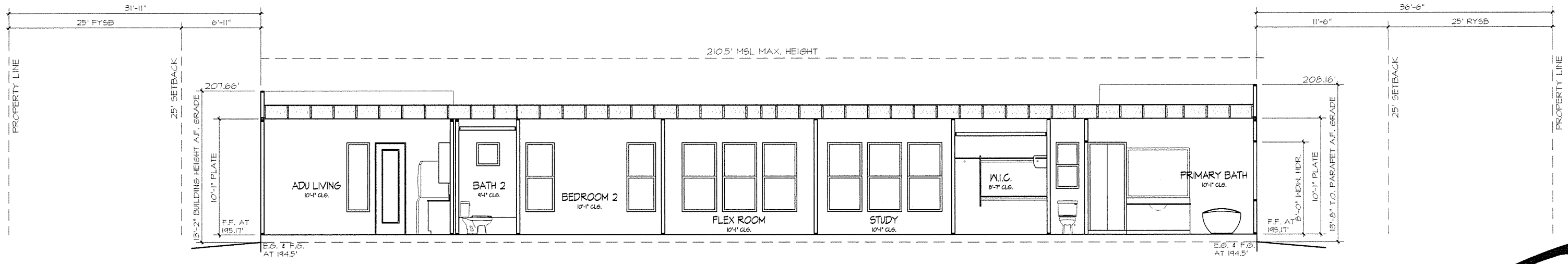
PLAN 1 - LOT 3 - 298-121-417
 417 BELL RANCH ROAD, SOLANA BEACH CA 92076

DRIFT @ OCEAN RANCH

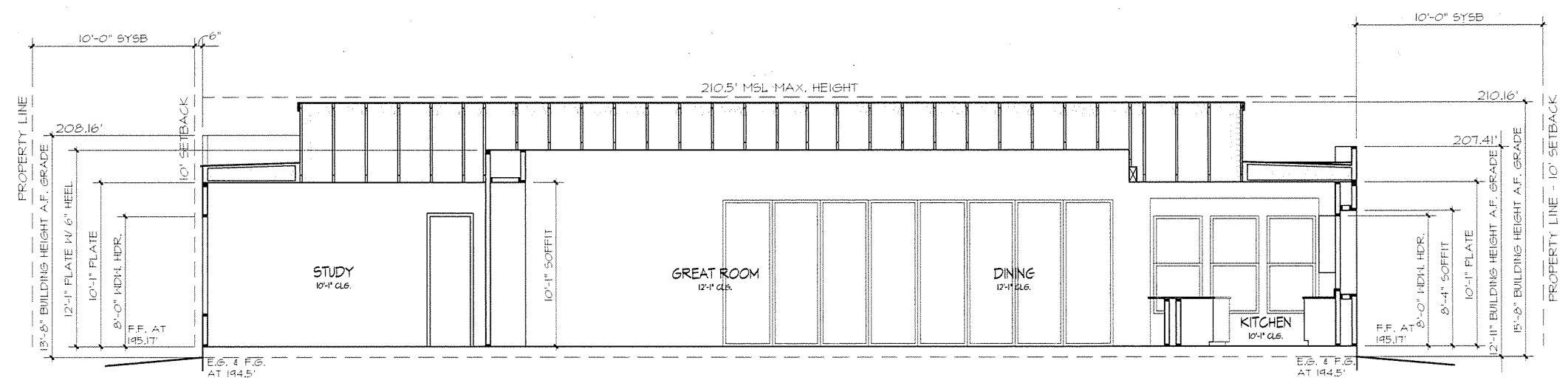
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.4



ARCHITECTURAL BUILDING SECTIONS - A



ARCHITECTURAL BUILDING SECTIONS - B



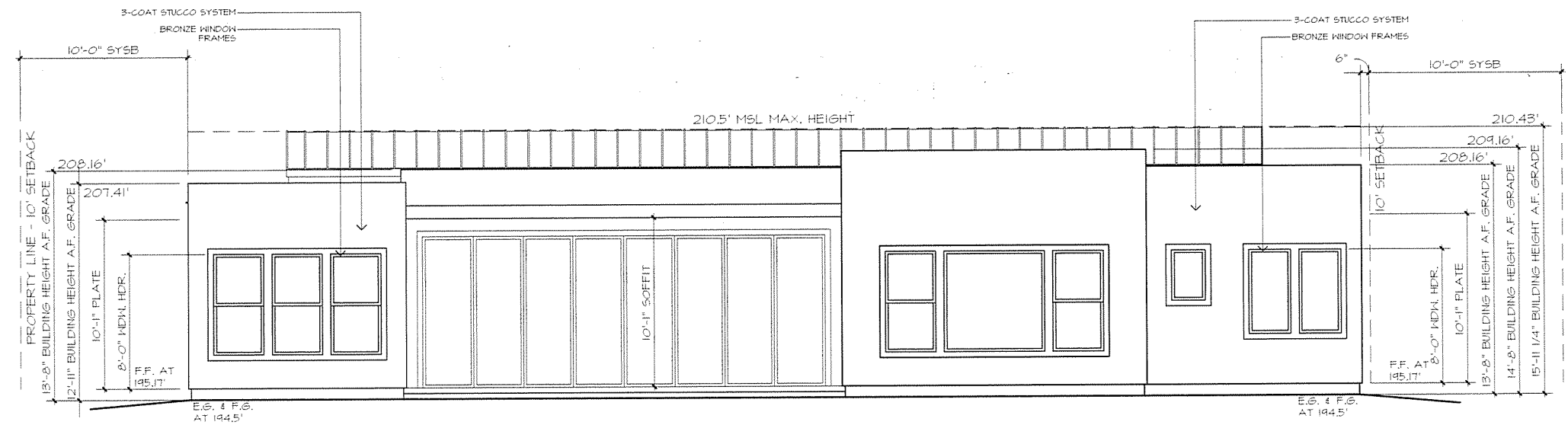
PLAN 1 - LOT 3 - 298-121-417
 417 BELL RANCH ROAD, SOLANA BEACH CA 92075
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

A.5



NORTH ELEVATION 'A'



SOUTH ELEVATION 'A'



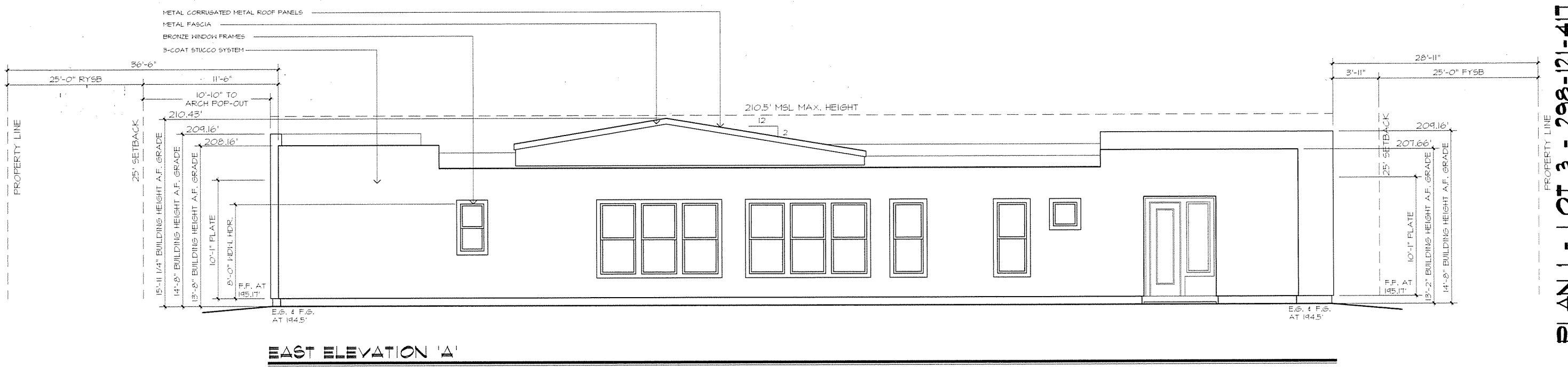
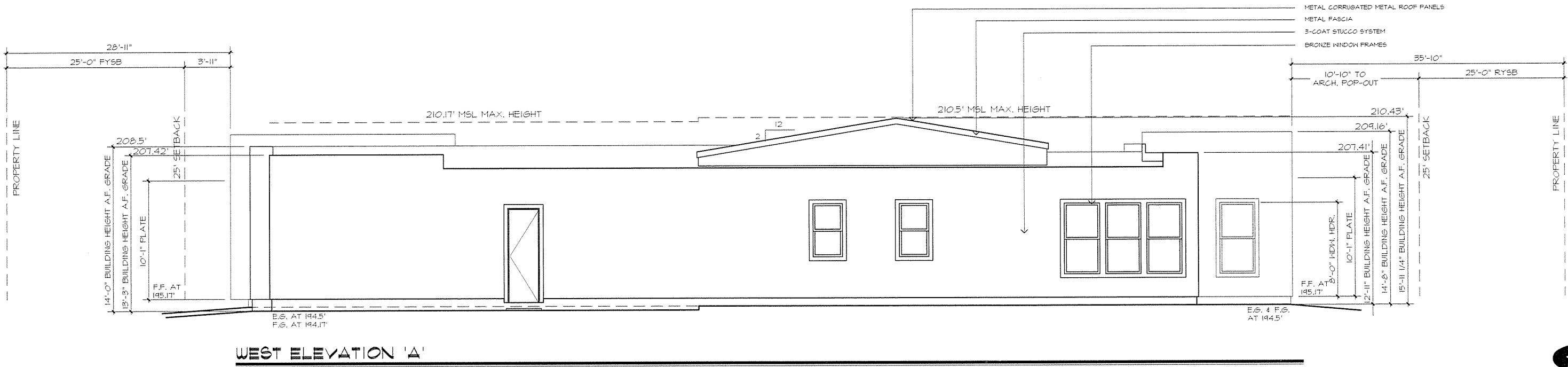
PLAN 1 - LOT 3 - 298-121-417
 417 BELL RANCH ROAD, BOLANA BEACH CA 92078

DRIFT & OCEAN RANCH

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

DATE: 09/16/2024

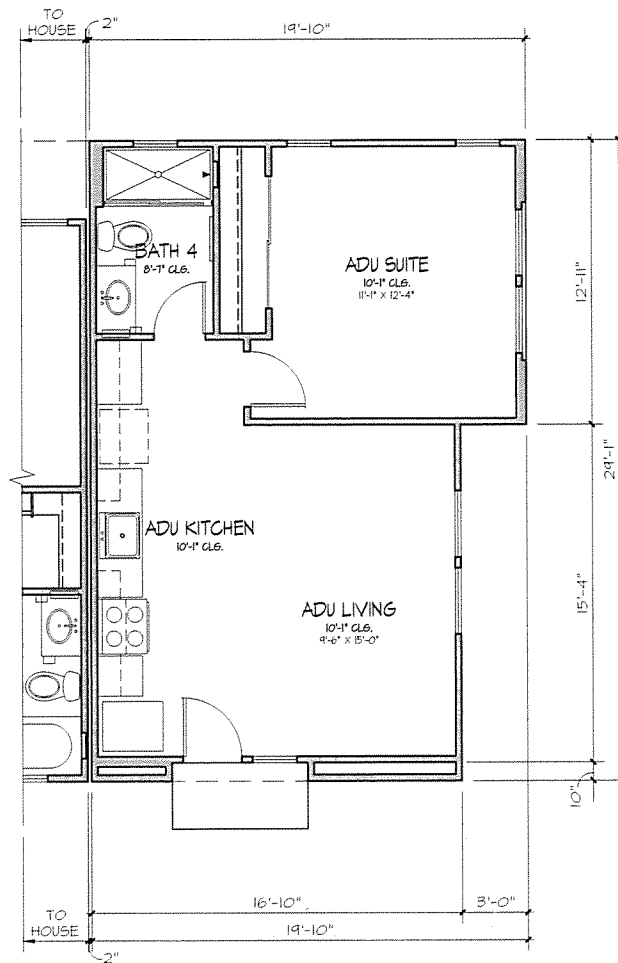
A.6



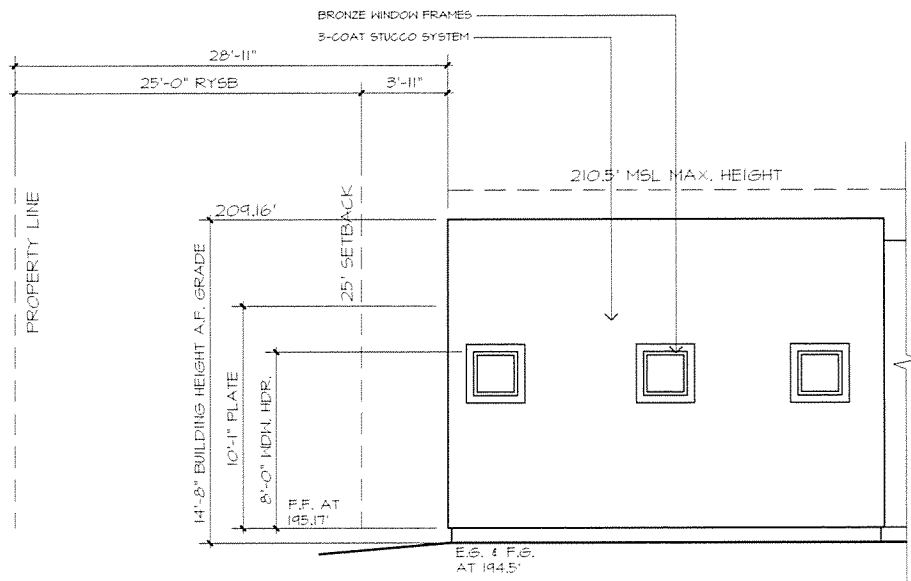
PLAN 1 - LOT 3 - 298-121-417
417 BELL RANCH ROAD, SOLANA BEACH CA 92076
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

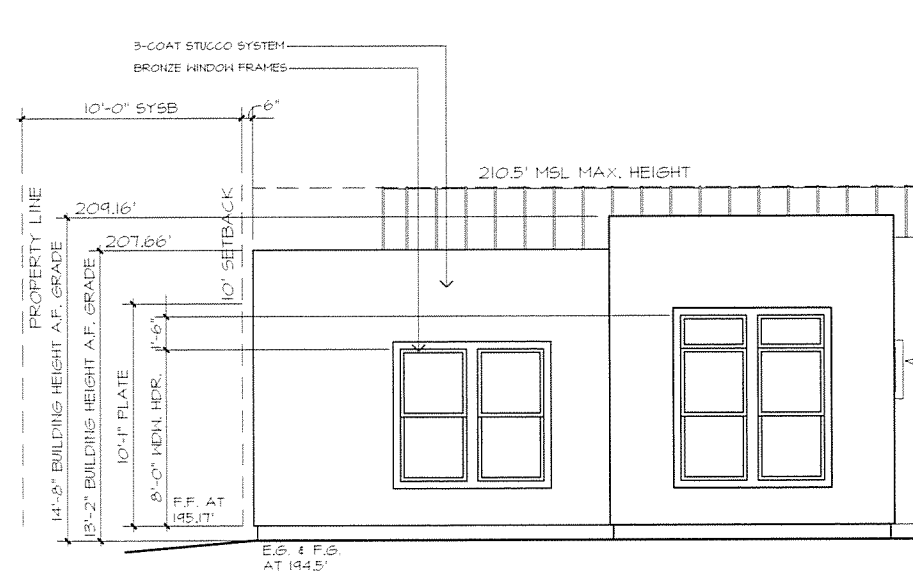
A.7



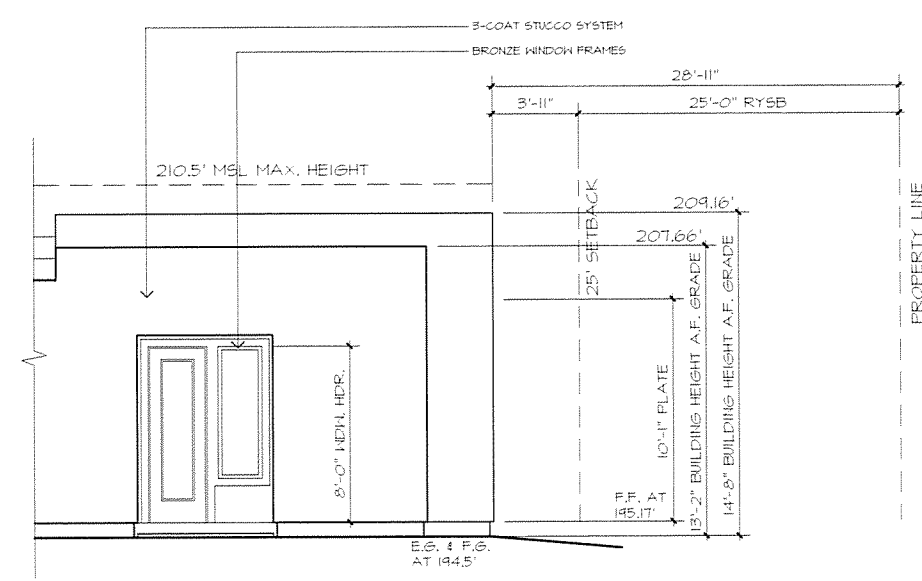
ADU - FLOOR PLAN



WEST ELEVATION 'A'



NORTH ELEVATION 'A'



EAST ELEVATION 'A'



ADU 1 - LOT 3 - 298-121-419
419 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

A.8



PLAN 2 - LOT 4 - 298-121-425
 425 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIFFT @ OCEAN RANCH

SHEET INDEX

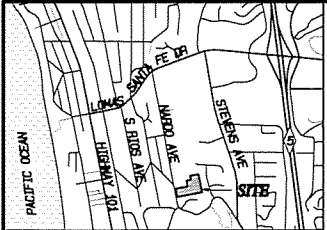
| | |
|------|--|
| A.1 | COVER SHEET |
| SP | GENERAL SITE PLAN |
| 10F2 | GENERAL GRADING NOTES |
| 20F2 | PRELIM. GRADING/SITE PLAN, DETAILS & SECTIONS |
| L.1 | LANDSCAPE PLANS |
| A.2 | FLOOR PLAN |
| A.3 | FAR CALCULATIONS |
| A.4 | ROOF PLAN |
| A.5 | BUILDING SECTIONS |
| A.6 | BUILDING ELEVATIONS |
| A.7 | BUILDING ELEVATIONS |

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

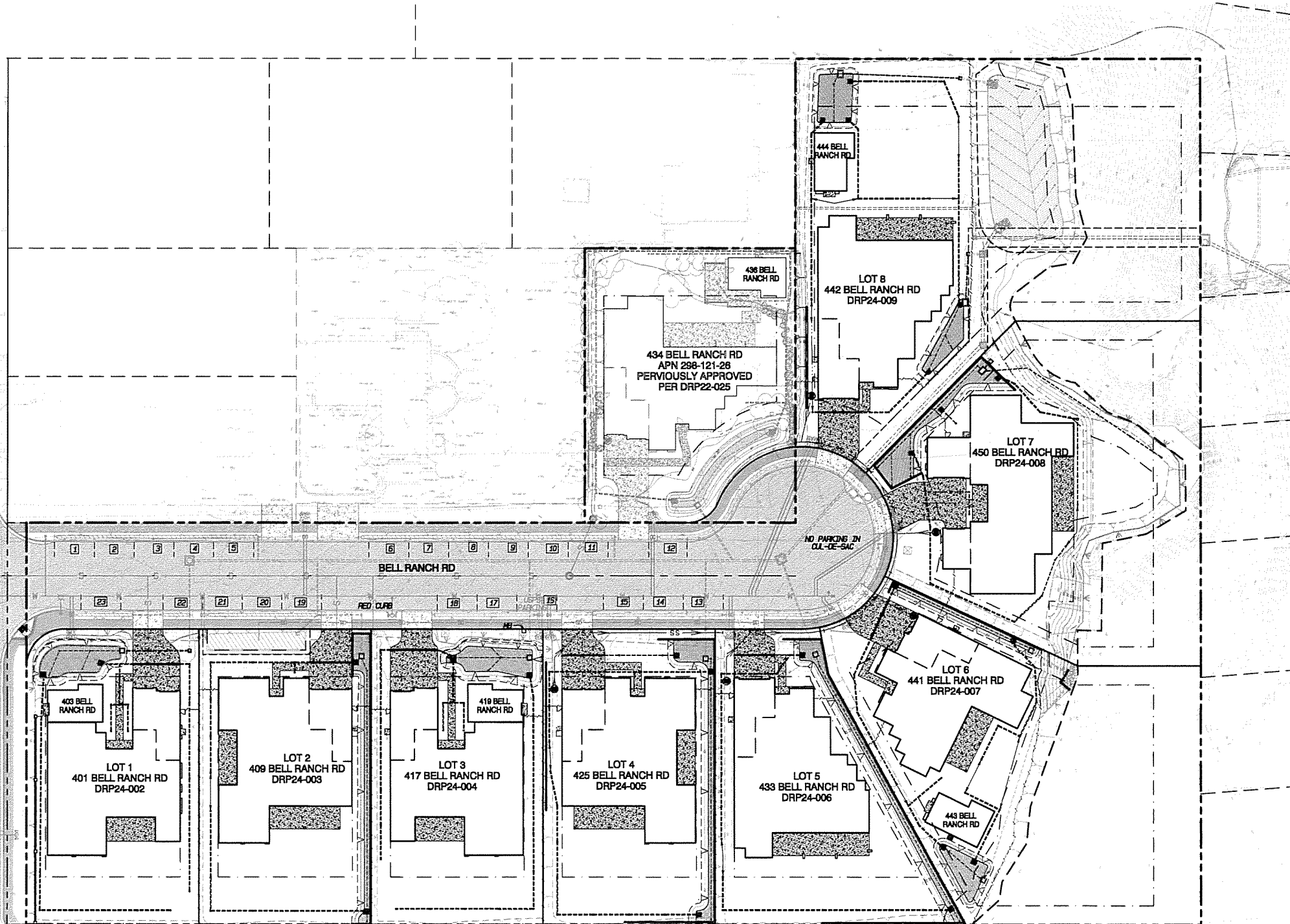
DATE: 09/16/2024

A.1

OVERALL SITE PLAN



VICINITY MAP
NOT TO SCALE



OWNER/APPLICANT

SHEA HOMES LIMITED PARTNERSHIP
6550 MESA RIM ROAD, SUITE 200
SAN DIEGO, CA 92121
760-715-1564

A.P.N.

TBD

SITE ADDRESS

401-436 BELL RANCH ROAD
SOLANA BEACH CA 92075

ZONING INFORMATION

GENERAL PLAN DESIGNATION: LDC
MINIMUM PARCEL SIZE: 14,000 SF
HEIGHT: PER CODE 17.20.030.6

FRONT YARD (FYSD): 25'
REAR YARD (RYSD): 25'
STREET SIDE YARD (SSYSD): 10'
INTERIOR SIDE YARD (ISYSD): 10'

NOTES:

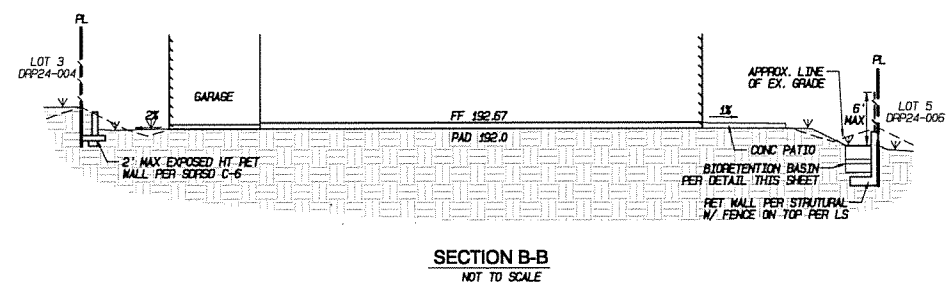
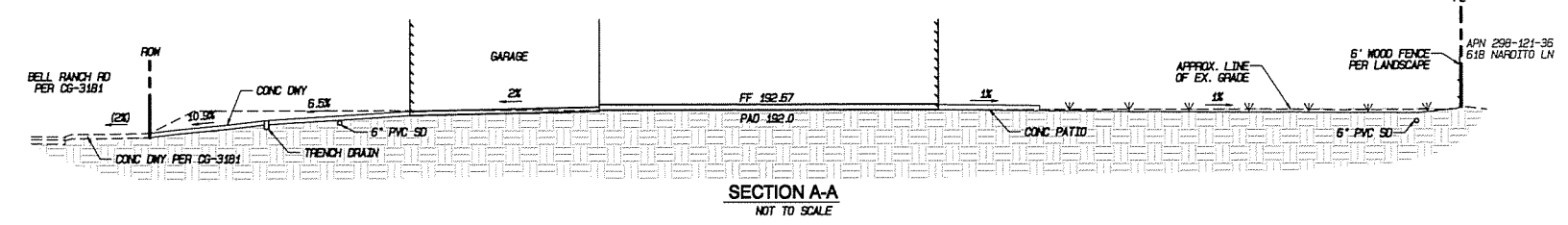
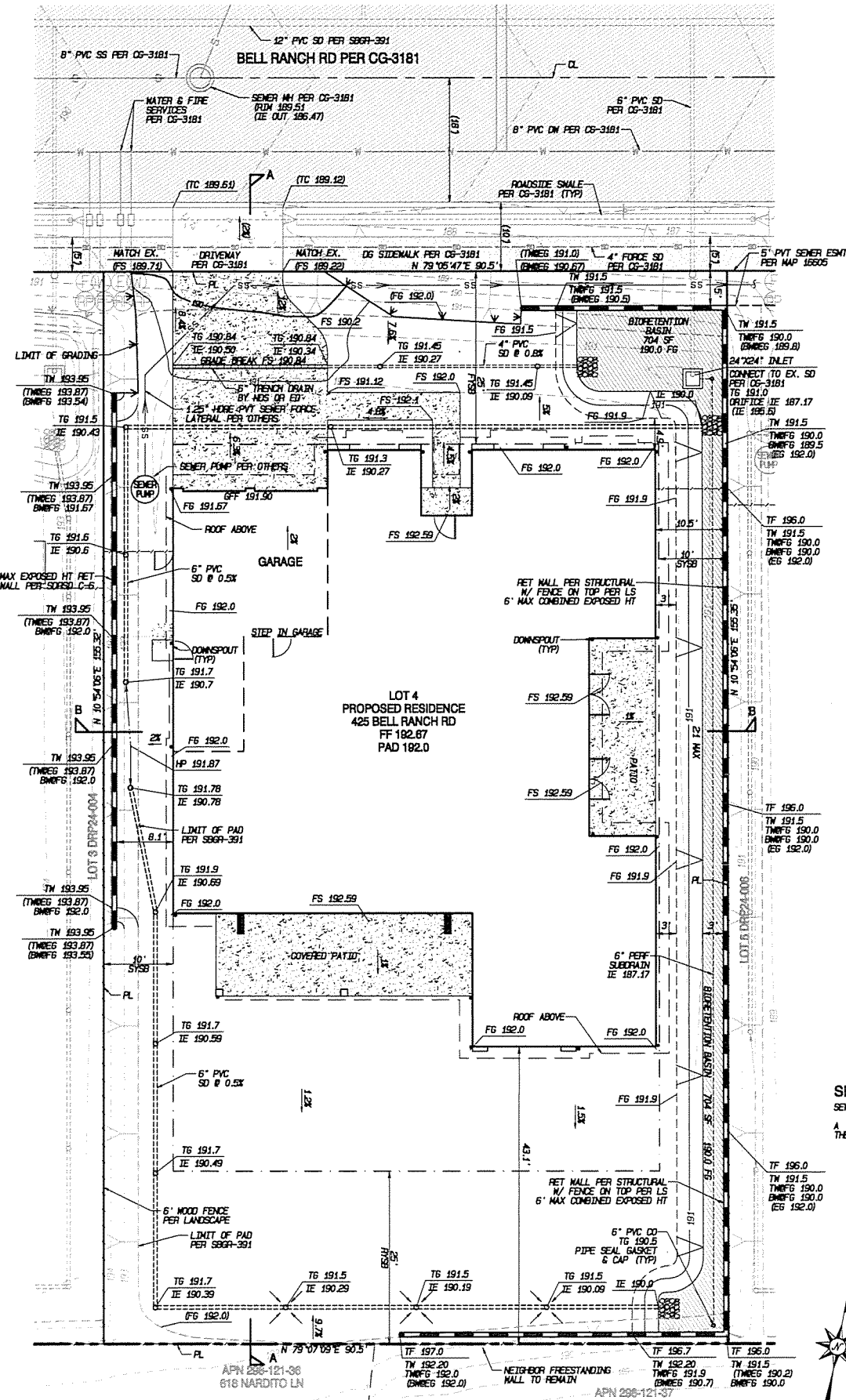
PUBLIC ROAD AND UTILITY IMPROVEMENTS PREVIOUSLY APPROVED AND SHOWN HEREIN FOR REFERENCE. SEE DMSS 00-3181 AND 036A-351.

[X] DENOTES STREET PARKING SPOT PROVIDED PER TN 17-15-15. NO STRIPING PROPOSED.

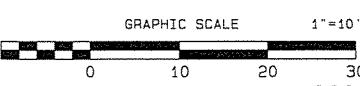
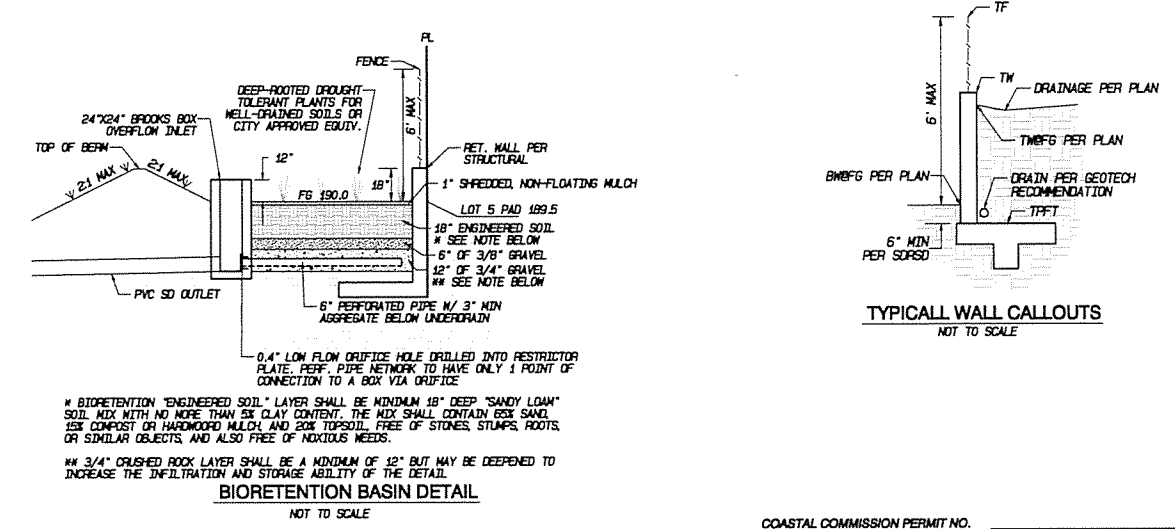
APN 298-121-26 HAS BEEN PREVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREIN FOR REFERENCE ONLY.

PREPARED BY:
PASCO LARET SUIITER
& ASSOCIATES
San Diego | Escondido | Orange County
Phone 858.298.8212 | www.pascolaret.com

LOT 4 425 BELL RANCH ROAD (DRP24-005) PRELIMINARY GRADING PLAN



SEWER PUMP NOTES:
SEWER PUMP DESIGN TO BE PROVIDED AT CONSTRUCTION DRAWING PHASE OF PROJECT.
A HOLD HARMLESS AGREEMENT WILL BE REQUIRED AND A BACKFLOW PREVENTER ON THE LATERAL IS TO BE CONSTRUCTED.



PASCO LARET SUITER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.pascolaret.com

| | | | | | | | | |
|---|-----------------------|------|------|---|--|---|---|----------------------------------|
| ENGINEER OF WORK | CITY APPROVED CHANGES | APPD | DATE | RECOMMENDED FOR APPROVAL | APPROVED FOR CONSTRUCTION | BENCH MARK | CITY OF SOLANA BEACH | DRAWING NO. |
| By: <u>JUSTIN SUITER</u> Name: <u>JUSTIN SUITER</u> R.C.E. <u>68964</u> | | | | By: <u>MOHAMMAD SAMMAK</u> Review Engineer Date: <u>6/30/24</u> | By: <u>MOHAMMAD SAMMAK</u> City Engineer R.C.E. <u>37146</u> Date: <u>6/30/24</u> | DESCRIPTION: 2.5" DISC ON CONCRETE DRAINAGE INLET AT EAST END OF DRIVEWAY LOCATION: CONCRETE DRAINAGE INLET 190 FEET SOUTH EASTERLY OF PRESSA ST IN FRONT OF 754 PRESSA CT RECORD FROM: BUS NO. 18871 ELEV: 107.122 DATUM: NAVD 88 | PRELIMINARY GRADING PLAN FOR LOT 4 OCEAN RANCH ESTATES 425 BELL RANCH ROAD | DRP24-005 SHEET 2 OF 2 |

COASTAL COMMISSION PERMIT NO.

WATER CONSERVATION PLAN LEGEND

| SYMBOL | ZONE | DESCRIPTION | AREA | % |
|--------|------|--|------------|-----|
| | 1 | STREET TREES / LOW WATER USE BUBBLER IRRIGATION | 50 S.F. | 4% |
| | 2 | BIOFILTRATION BASINS / LOW WATER USE / DRIP IRRIGATION | 1,220 S.F. | 96% |

NO RECYCLED WATER USE PROPOSED. THE SITE SHALL HAVE A DEDICATED POTABLE WATER SUB-METER FOR HOMEOWNER LANDSCAPE

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula

$$ETWU = (ETo) \times (0.62) \times (PF \times HA) \div (IE) + SLA$$

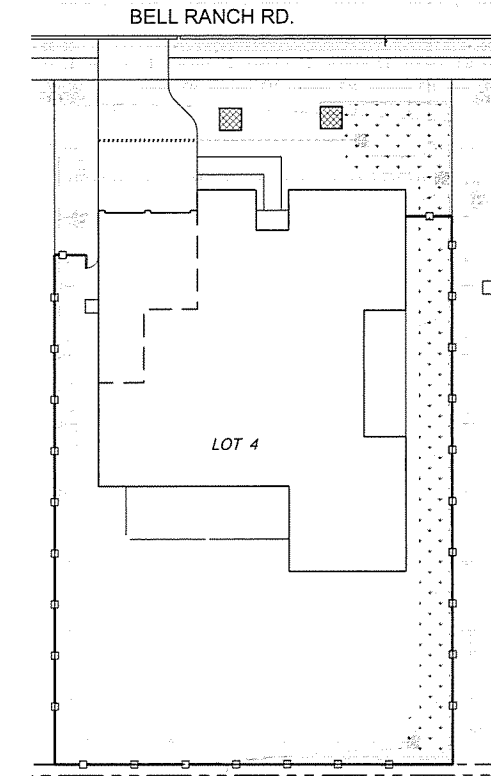
- ETWU = Maximum Applied Water Allowance in gallons per year
- ETo = Evapotranspiration in inches per year
- PF = Plant Factor (see requirements in chart)
- HA = Hydrozone Area (square feet) Define hydrozones by water use very low, low, moderate and high
- SLA = Special Landscape Area (square feet) Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion factor to gallons per square foot
- IE = Irrigation Efficiency (see requirements in chart)

| CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET | | | | | | |
|---|---|-----------|-------|---|---|-----|
| Line | Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones) | Hydrozone | | | | SLA |
| | | 1 | 2 | 3 | 4 | |
| Evapotranspiration Rate (ETo) 41.0 for Solana Beach | 1 | 41 | | | | |
| Conversion Factor - 0.62 | 2 | 0.62 | | | | |
| (Line 1 x Line 2) | 3 | 25.42 | | | | |
| Plant Factor (PF)** | 4 | 0.3 | 0.3 | | | |
| Hydrozone Area (HA) - in square feet | 5 | 50 | 1,220 | | | |
| (Line 4 x Line 5) | 6 | 15 | 366 | | | |
| Irrigation Efficiency (IE)** | 7 | 0.75 | 0.81 | | | |
| (Line 6 / Line 7) | 8 | 20 | 452 | | | |
| TOTAL all Line 8's = SLA | 9 | 472 | | | | |
| Line 3 x Line 9 | 10 | 11,994 | | | | |
| Estimated Total Water Use - ETWU (gallons per year) | | 11,994 | | | | |

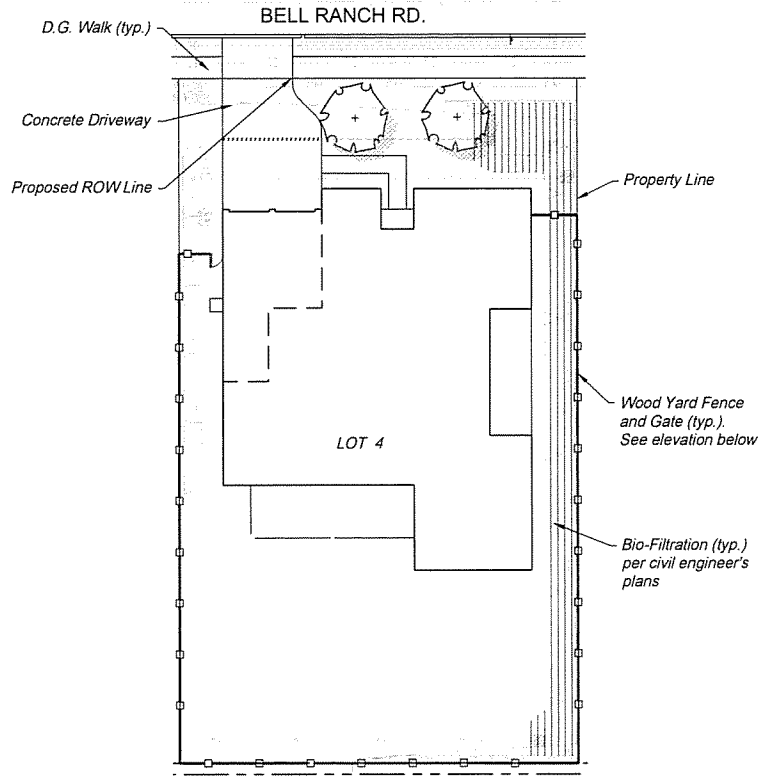
MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation
 ETAF = Evapotranspiration adjustment factor (use .55 residential, .45 non-residential)

$$31,682 [(ETAF \times \text{Total Landscape Area}) \div (1-ETAF) \times \text{Total SLA}] =$$

MAWA 17,756



Water Conservation Plan



Landscape Concept Plan

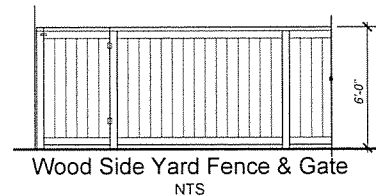
LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

- ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAIN MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-478-1965, OR CITY APPROVED EQUAL).
- ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.
- NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
- TREES ARE PROHIBITED WITHIN 10' OF ANY DRIVEWAY.
- PLANT MATERIALS OVER 30" HT. OR WITHOUT AN 8' MINIMUM CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT TRIANGLES.
- AREAS SHALLOWER THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MULCH. BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.
- ALL SLOPES 4:1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS. THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS.
 - ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.
 - GROUND COVERS MUST BE PLANTED ON LINERS OR FLATS AT 12" O.C. OR 1 GALLONS AT 18" O.C.
 - PROVIDE 1 ONE GALLON SHRUB FOR EACH 100 SF OF SLOPE AND 1 FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.
 - PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE 15 GALLON TREE PER 500 SF OF SLOPE ON ALL SLOPES 5' OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 8' OR GREATER VERTICAL HEIGHT, PROVIDE ONE 15 GALLON TREE PER 500 SF OF SLOPE PLUS ONE 5 GALLON TREE PER EACH 1,000SF OF SLOPE.
 - REINFORCED STRAIN MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-800-478-1965 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.
- FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.

Planting Legend

| SYMBOL | BOTANICAL NAME | COMMON NAME | MATURE WUCOLS HEIGHT | ZONE |
|----------------------|--|----------------|----------------------|------|
| TREES | | | | |
| | STREET TREE (PRIVATE) - 24" BOX SIZE | | | |
| | LAURUS NOBILIS | SWEET BAY | 40' MAX. | L |
| GROUND COVERS | | | | |
| | BASIN BIO-FILTRATION GROUND COVER - (1 GAL. AT 18" O.C.) | | | |
| | CAREX TUMULICOLA | FOOTHILL SEDGE | | L |

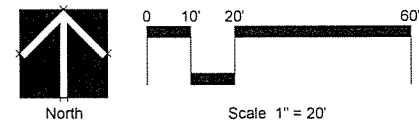
| MINIMUM TREE SEPARATION DISTANCE | | MINIMUM DISTANCE TO STREET TREE |
|---|--|---------------------------------|
| TRAFFIC SIGNAL, STOP SIGN | | 20 FEET |
| UNDERGROUND UTILITY LINES | | 10 FEET FROM C.L. |
| ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, UTILITY POLES, ETC.) | | 8 FEET |
| FIRE HYDRANTS, MAIL BOXES | | 5 FEET |
| DRIVEWAYS | | 10 FEET |
| STREET LIGHTS | | 15 FEET |
| INTERSECTIONS | | 25 FEET |



Wood Side Yard Fence & Gate NTS

I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec 17.56 SBMC and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.

Applicant: Date: 7-10-2024
 Landscape Architect: Date: 7-10-2024



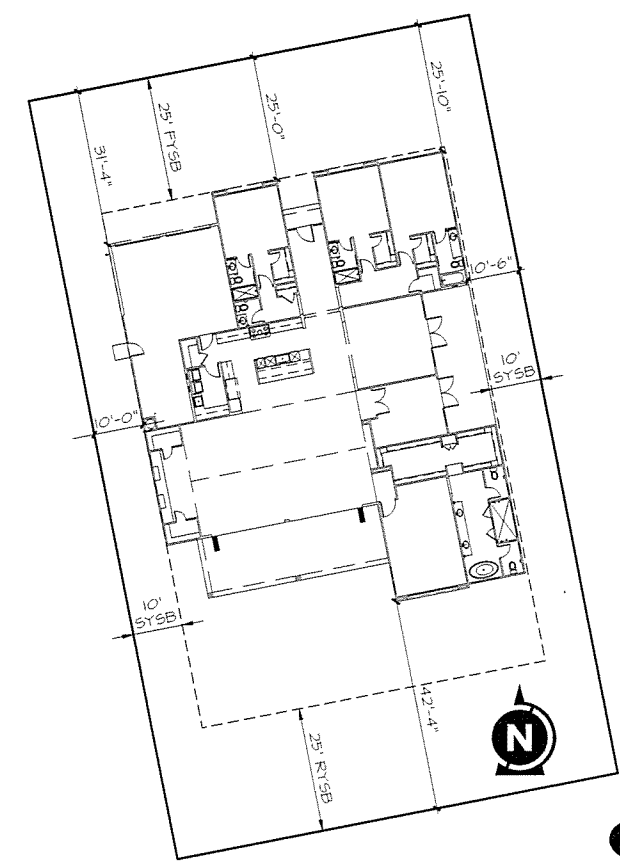
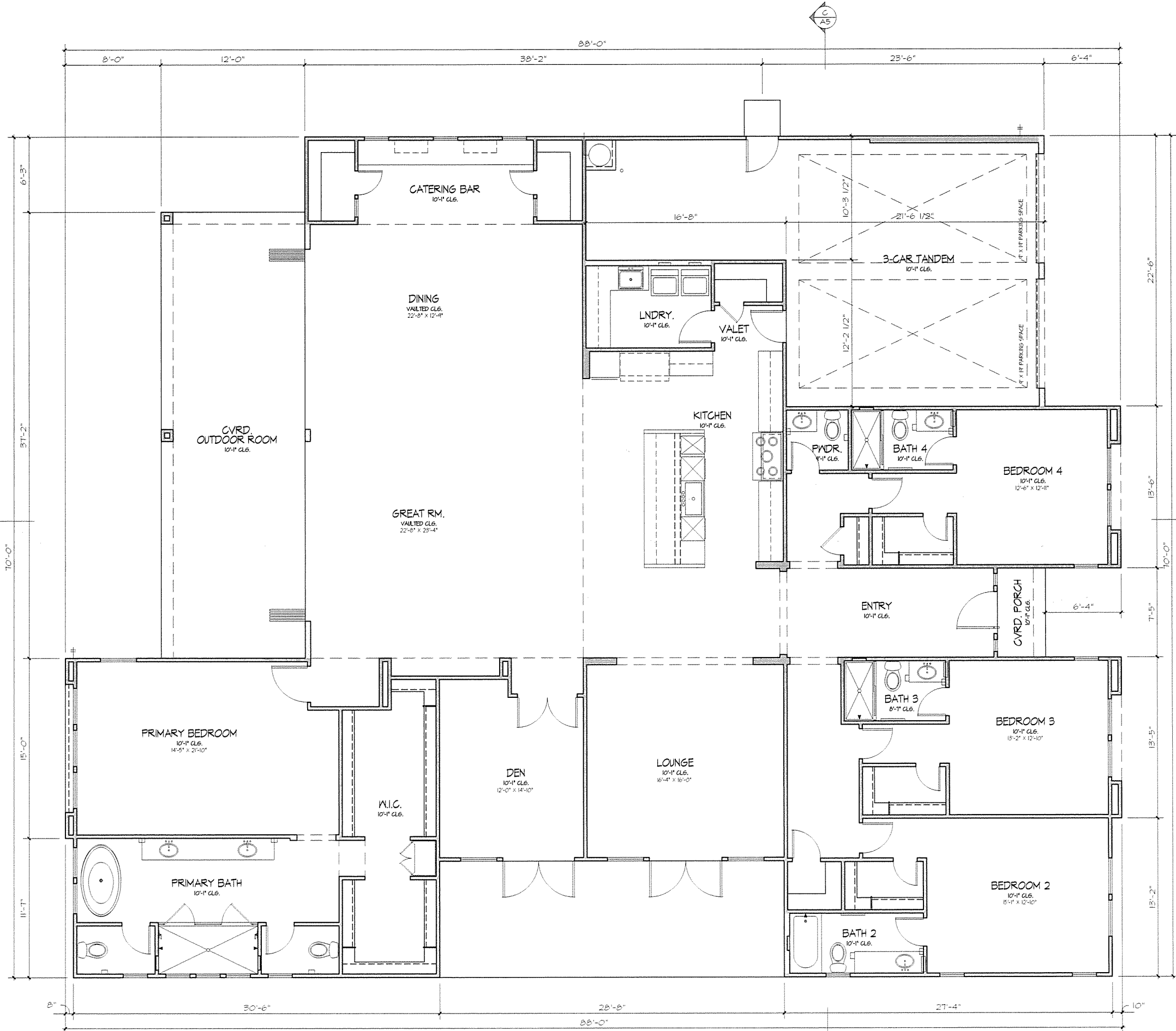
HOWARD ASSOCIATES
 landscape architecture
 1951 Fourth Avenue, #302 San Diego, CA 92101 (619) 718-9660

SHEET TITLE
LANDSCAPE CONCEPT PLAN

PROJECT NAME
LOT 4
Ocean Ranch
 538 S. Nardo Avenue
 Solana Beach, CA 92075

DATE: 7/10/2024
 DRAWN BY: JH/B6
 JOB NUMBER: 21098
 FILE:

REVISIONS:

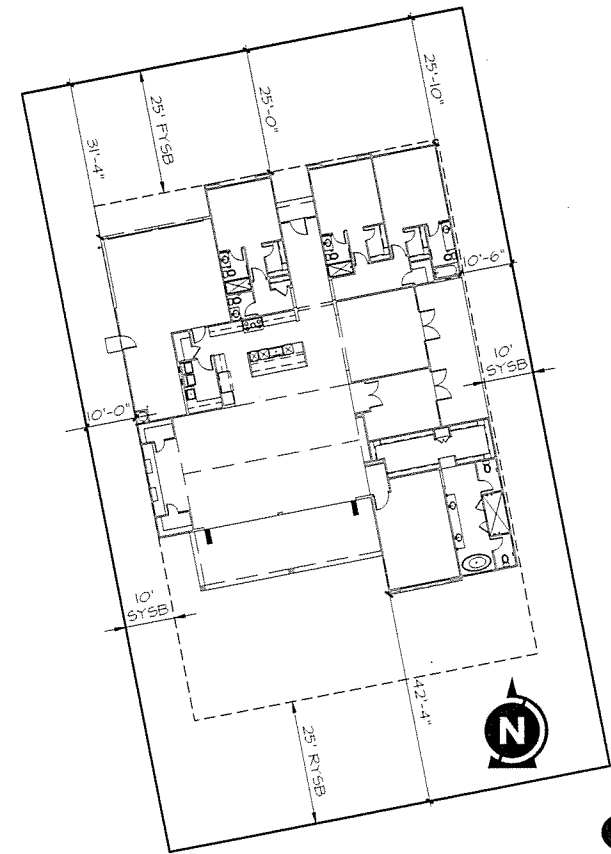
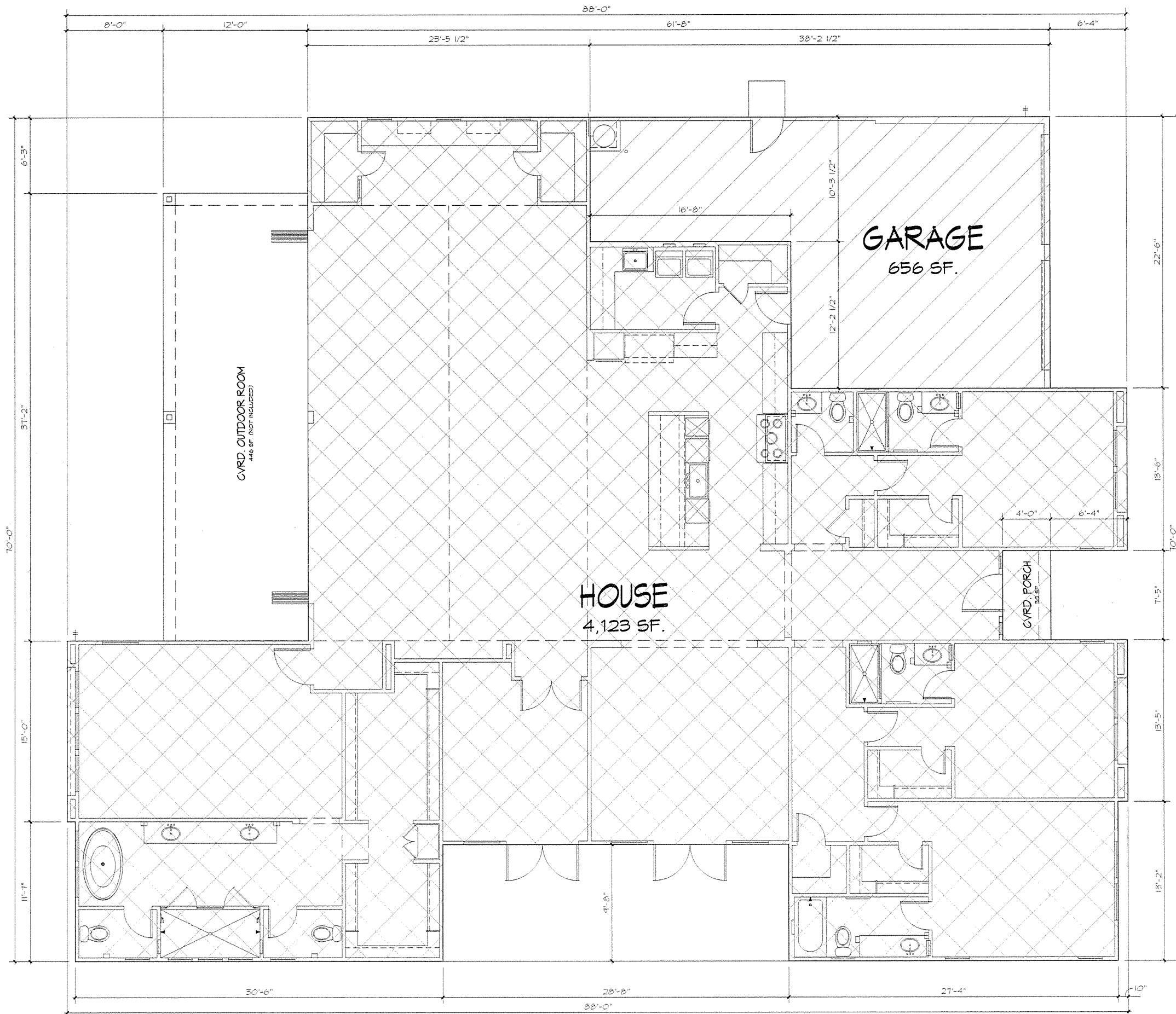


PLAN 2 - LOT 4 - 298-121-425
 425 BILL RANCH ROAD, BOLANA BEACH CA 92078
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

| AREA CALCULATIONS | |
|---------------------------|----------|
| FIRST FLOOR FINISHED AREA | 4,088 SF |
| TOTAL FINISHED AREA | 4,088 SF |
| 3-CAR TANDEM GARAGE | 656 SF |
| COVERED PORCH | 30 SF |
| COVERED OUTDOOR ROOM | 446 SF |

A.2



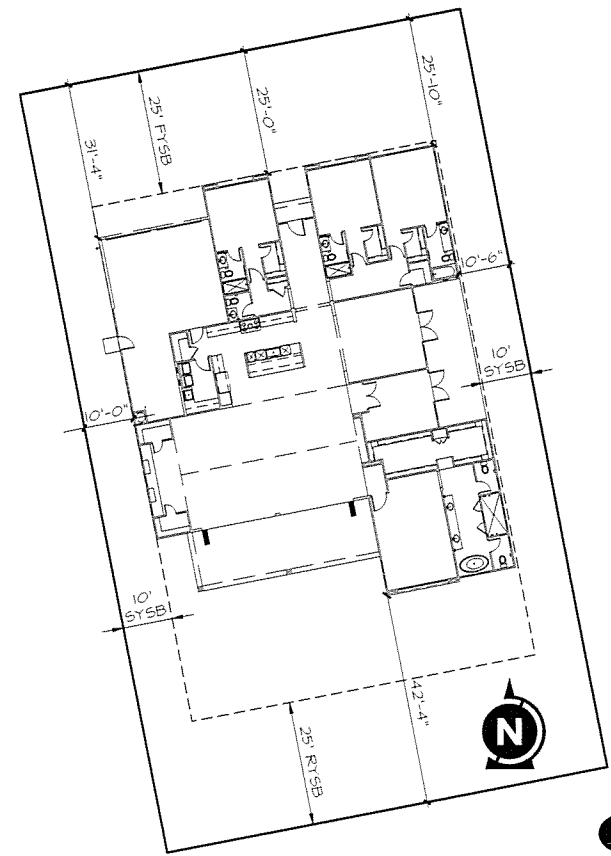
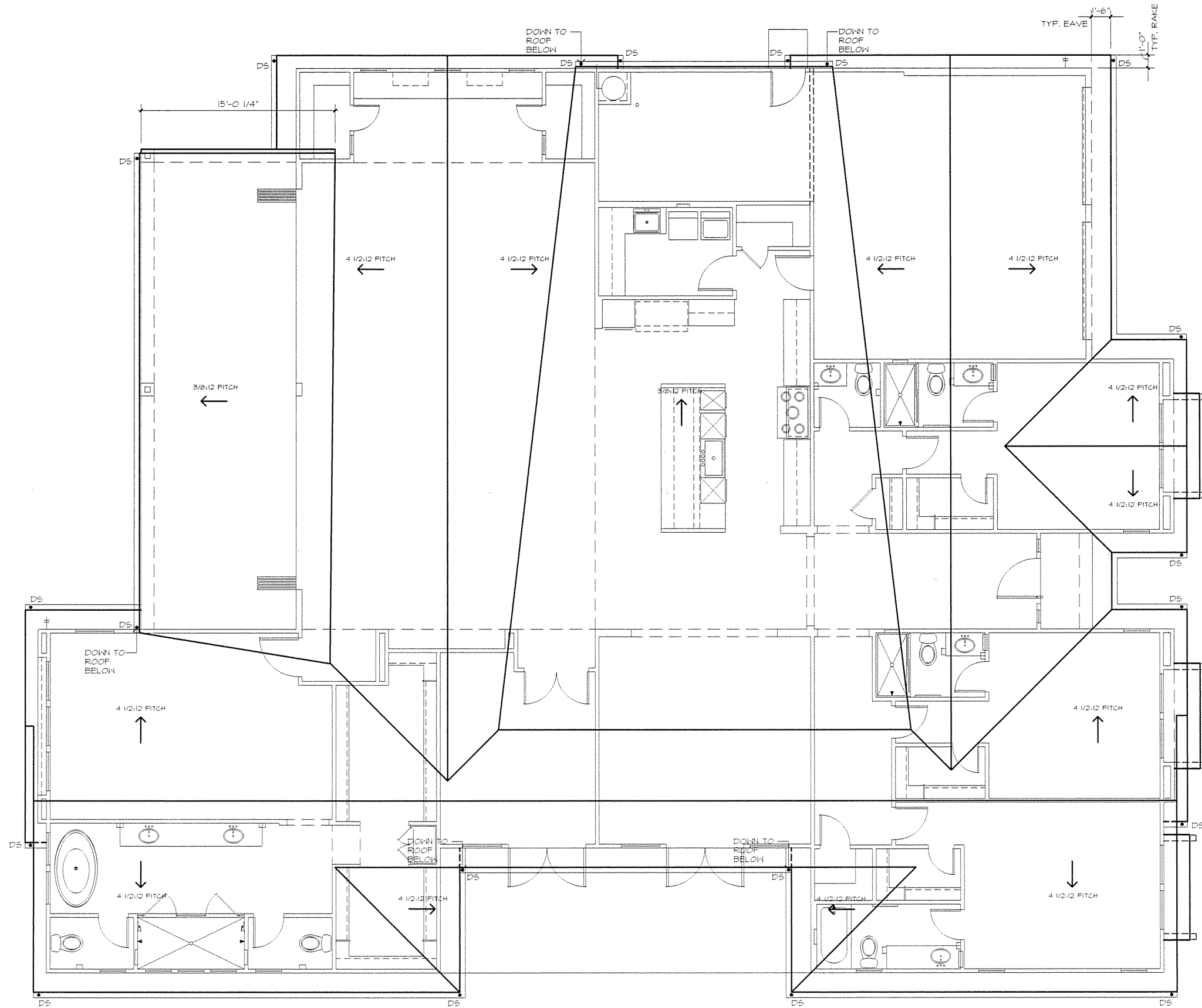
PLAN 2 - LOT 4 - 298-121-425
425 BELL RANCH ROAD, SOLANA BEACH CA 92078

DRIIFT @ OCEAN RANCH

| FAR CALCULATIONS | |
|-----------------------------------|-----------|
| GROSS LOT AREA | 14,058 SF |
| RESIDENCE GROSS AREA | 4,121 SF |
| COVERED PORCH GROSS AREA | 30 SF |
| GARAGE GROSS AREA | 656 SF |
| GARAGE DEDUCT (200 FT. PER SPACE) | -400 SF |
| TOTAL GROSS BUILDING AREA | 4,407 SF |

SCALE: 1/4" = 1'-0"
DATE: 09/16/2024

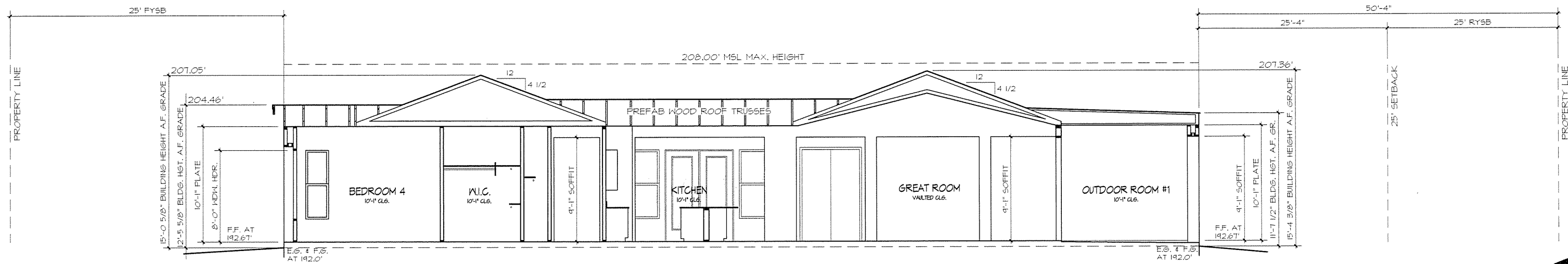
A.3



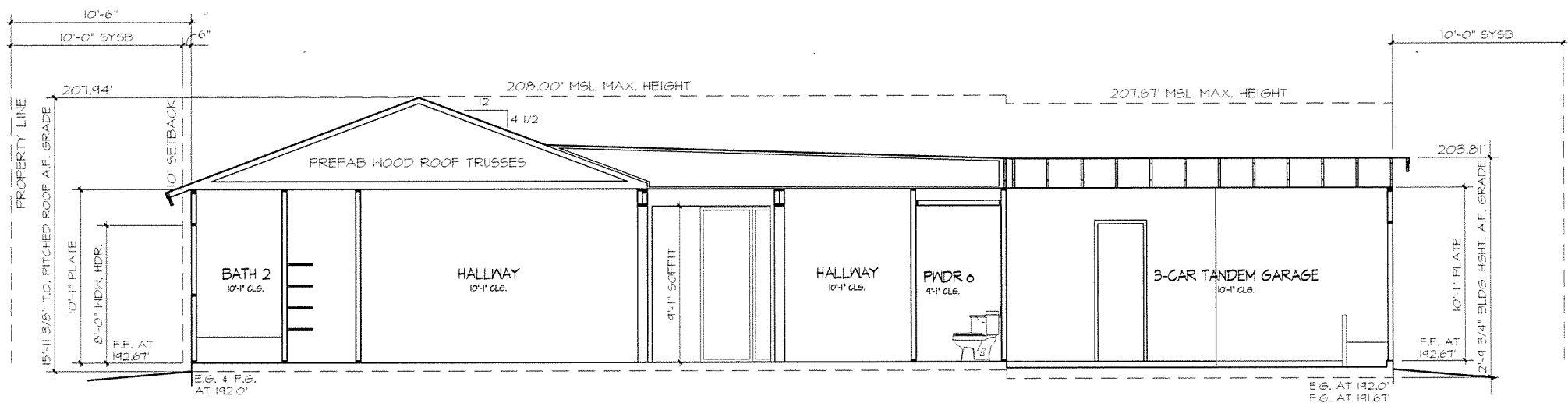
PLAN 2 - LOT 4 - 298-121-425
 425 BILL RANCH ROAD, SOLANA BEACH CA 92075
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

A.4



ARCHITECTURAL BUILDING SECTIONS - A



ARCHITECTURAL BUILDING SECTIONS - B



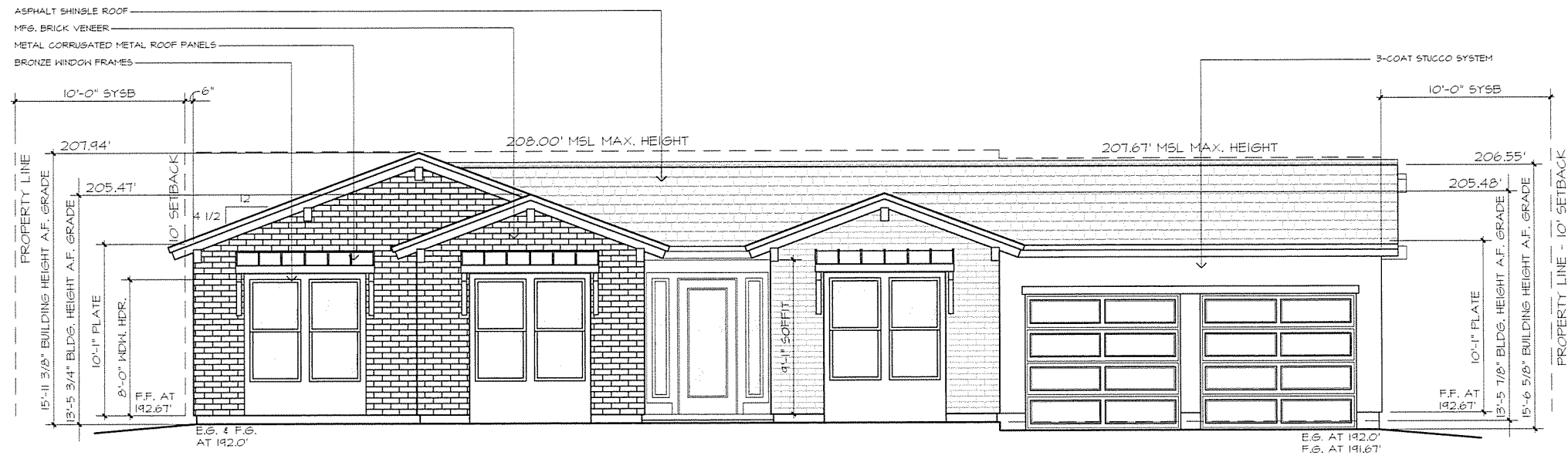
PLAN 2 - LOT 4 - 298-121-425
 425 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIFT @ OCEAN RANCH

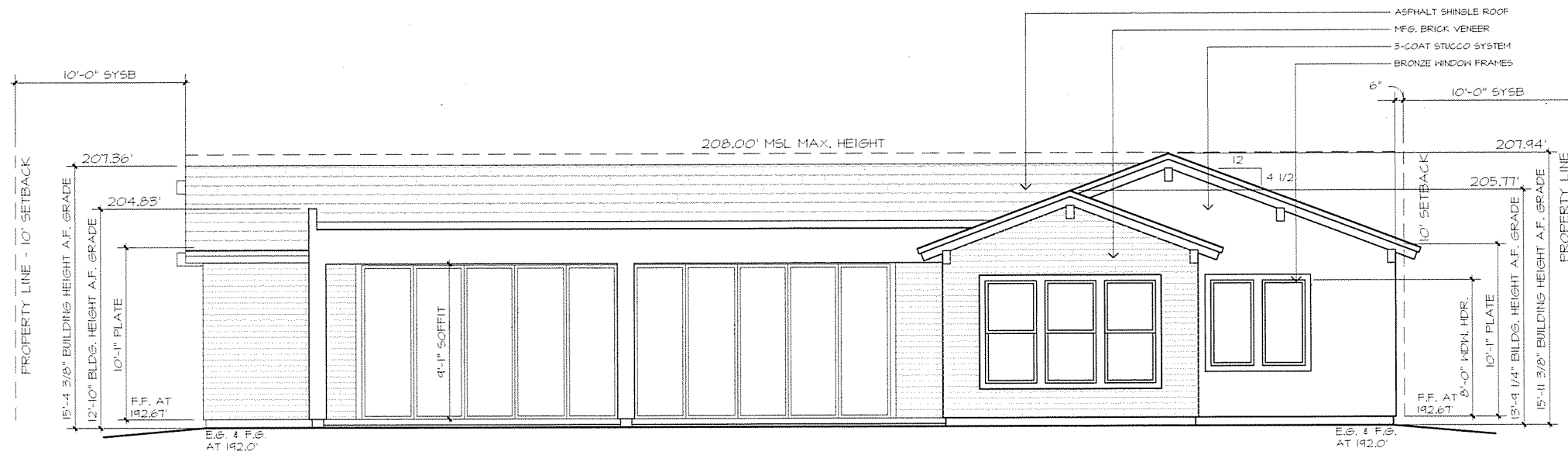
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.5



NORTH ELEVATION 'E'



SOUTH ELEVATION 'E'



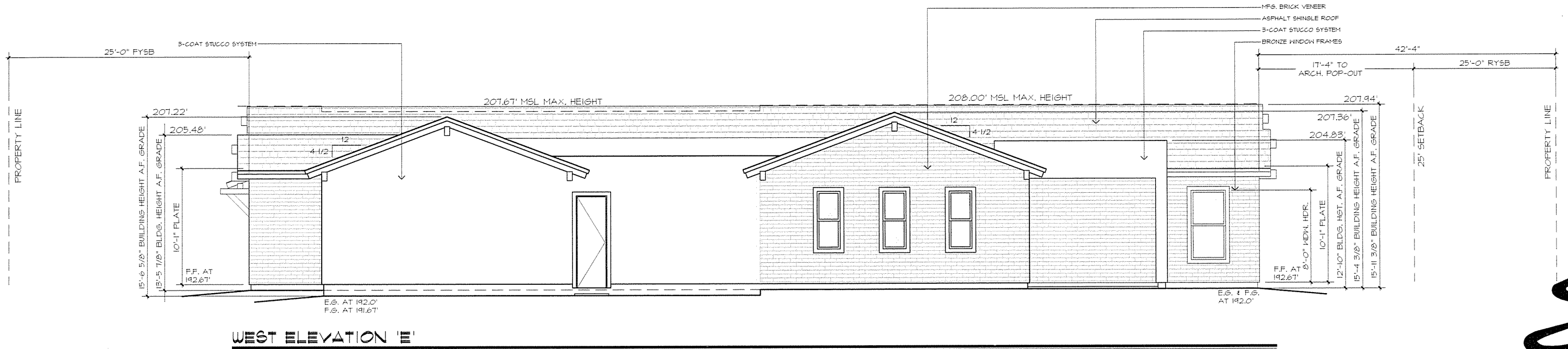
PLAN 2 - LOT 4 - 298-121-425
 425 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

A.6



WEST ELEVATION 'E'



EAST ELEVATION 'E'



PLAN 2 - LOT 4 - 298-121-425
 425 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIIFT @ OCEAN RANCH

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

DATE: 09/16/2024

A.7



PLAN 3 - LOT 5 - 298-121-433
 433 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIIFT @ OCEAN RANCH

SHEET INDEX

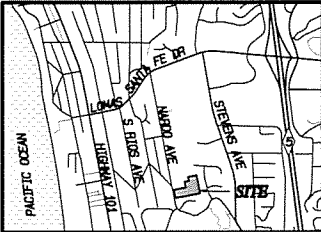
| | |
|------|--|
| A.1 | COVER SHEET |
| SP | GENERAL SITE PLAN |
| 1OF2 | GENERAL GRADING NOTES |
| 2OF2 | PRELIM. GRADING/SITE PLAN, DETAILS & SECTIONS |
| L.1 | LANDSCAPE PLANS |
| A.2 | FLOOR PLAN |
| A.3 | FAR CALCULATIONS |
| A.4 | ROOF PLAN |
| A.5 | BUILDING SECTIONS |
| A.6 | BUILDING ELEVATIONS |
| A.7 | BUILDING ELEVATIONS |

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

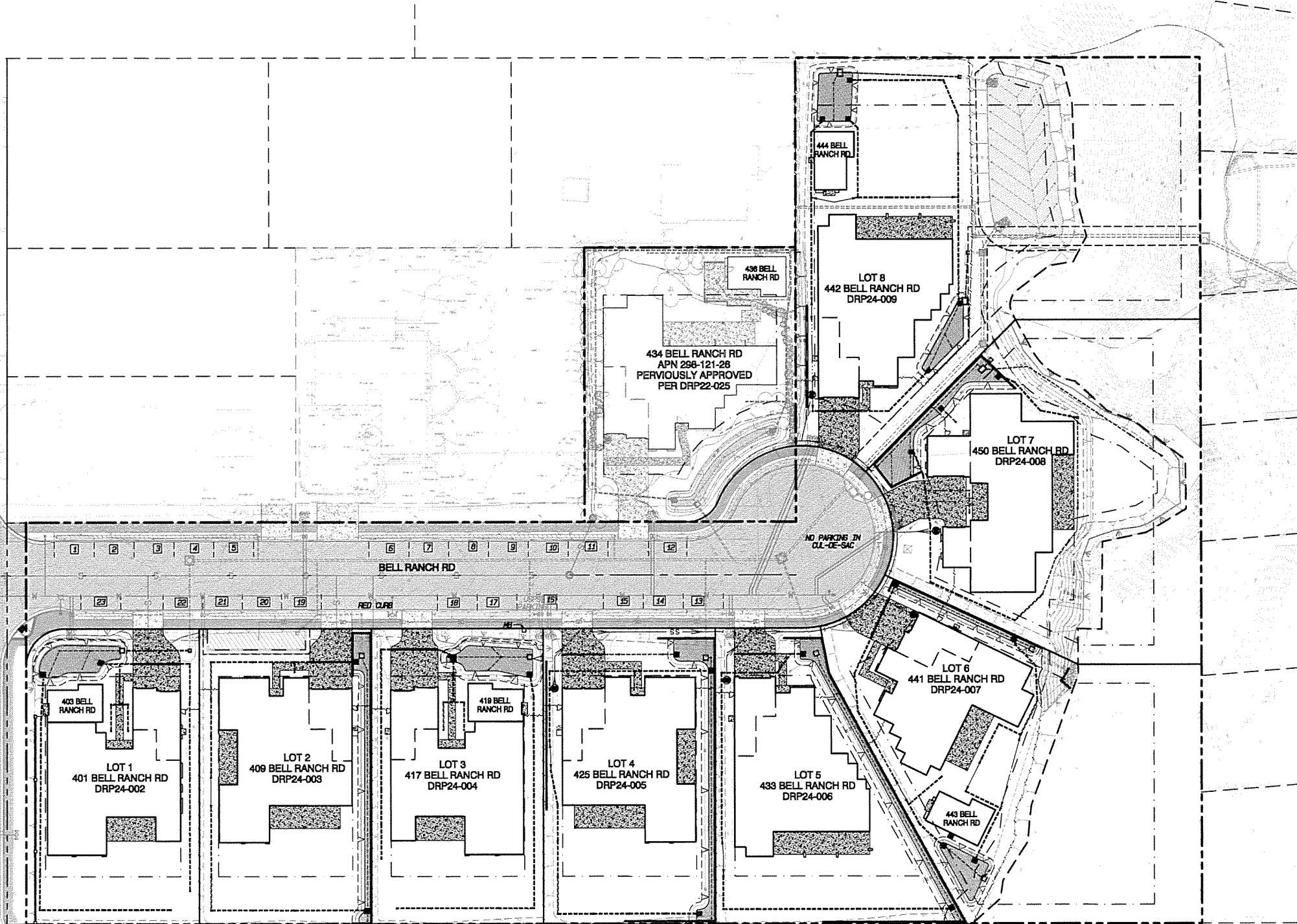
DATE: 07/16/2024

A.1

OVERALL SITE PLAN



VICINITY MAP
NOT TO SCALE



OWNER/APPLICANT

SHEA HOMES LIMITED PARTNERSHIP
9590 MESA RIDG ROAD, SUITE 200
SAN DIEGO, CA 92121
760-715-1584

A.P.N.

T80

SITE ADDRESS

401-435 BELL RANCH ROAD
SOLANA BEACH CA 92075

ZONING INFORMATION

GENERAL PLAN DESIGNATION: LFC
MINIMUM PARCEL SIZE: 14,000 SF
HEIGHT: PER CODE 17.20.030.6

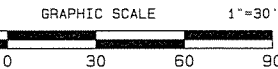
FRONT YARD (FYSD): 25'
REAR YARD (RYSD): 25'
STREET SIDE YARD (SSYS): 10'
INTERIOR SIDE YARD (ISYS): 10'

NOTES:

PUBLIC ROAD AND UTILITY IMPROVEMENTS PREVIOUSLY APPROVED AND SHOWN HEREIN FOR REFERENCE. SEE DMGS CG-3181 AND SBGR-391.

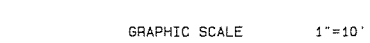
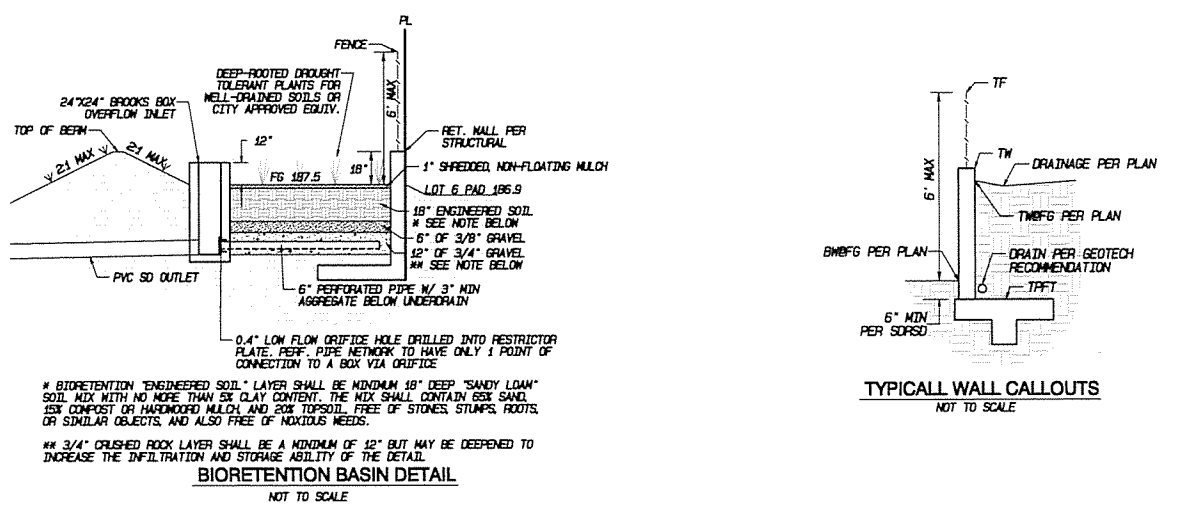
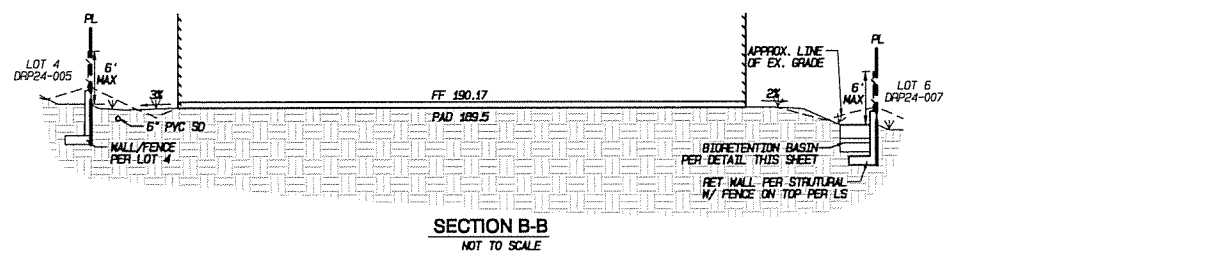
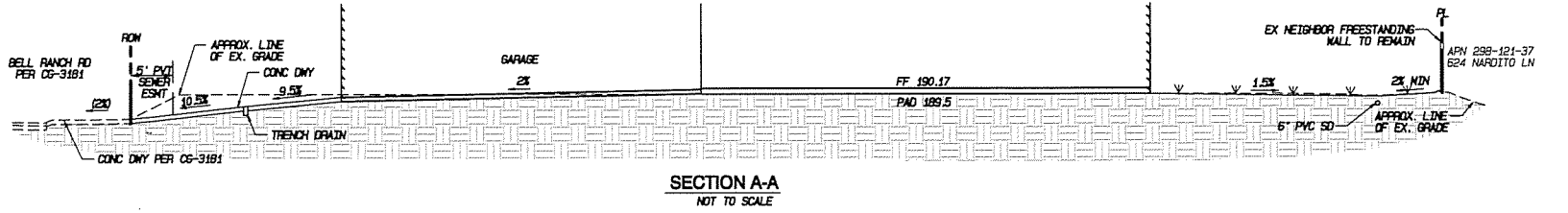
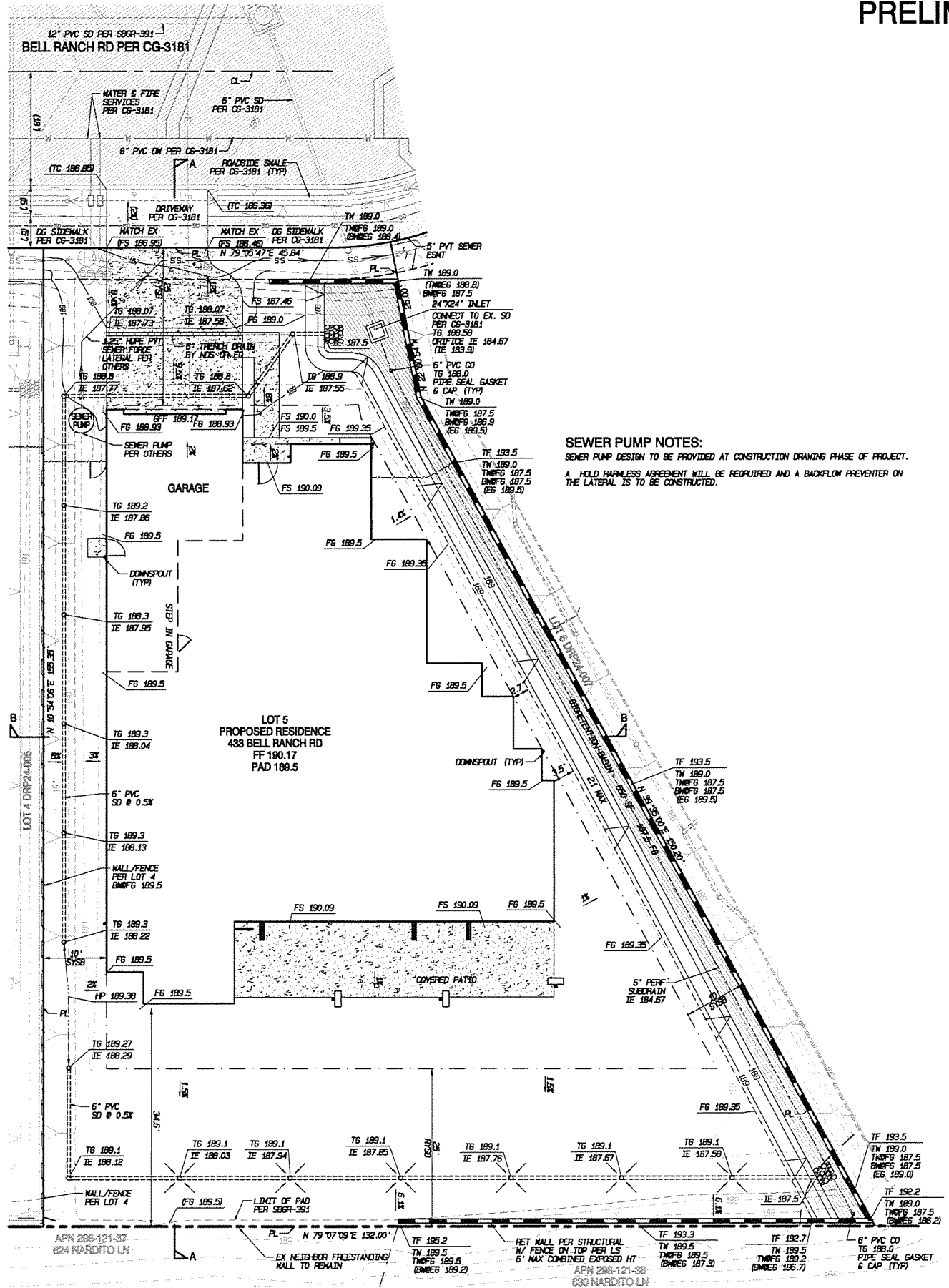
☒ DENOTES STREET PARKING SPOT PROVIDED PER TM 17-15-15. NO STRIPING PROPOSED.

APN 298-121-26 HAS BEEN PREVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREIN FOR REFERENCE ONLY.



PREPARED BY:
PASCO LARET SUITER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.299.8212 | www.pascolaret.com

LOT 5 433 BELL RANCH ROAD (DRP24-006) PRELIMINARY GRADING PLAN

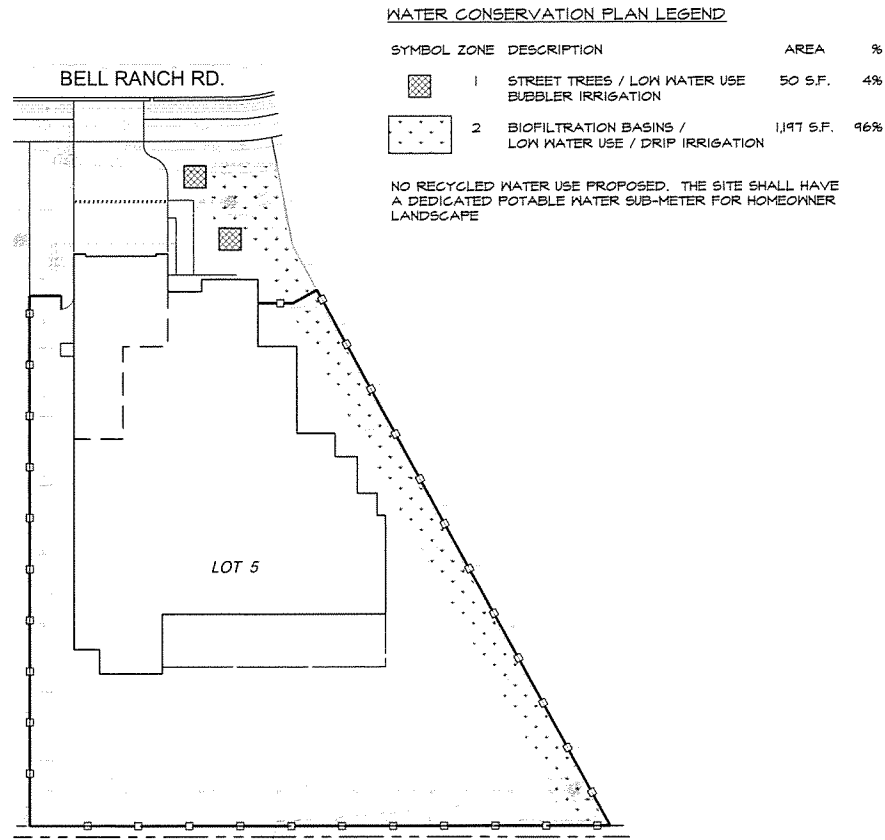


PRELIMINARY GRADING PLAN
SCALE 1"=10'

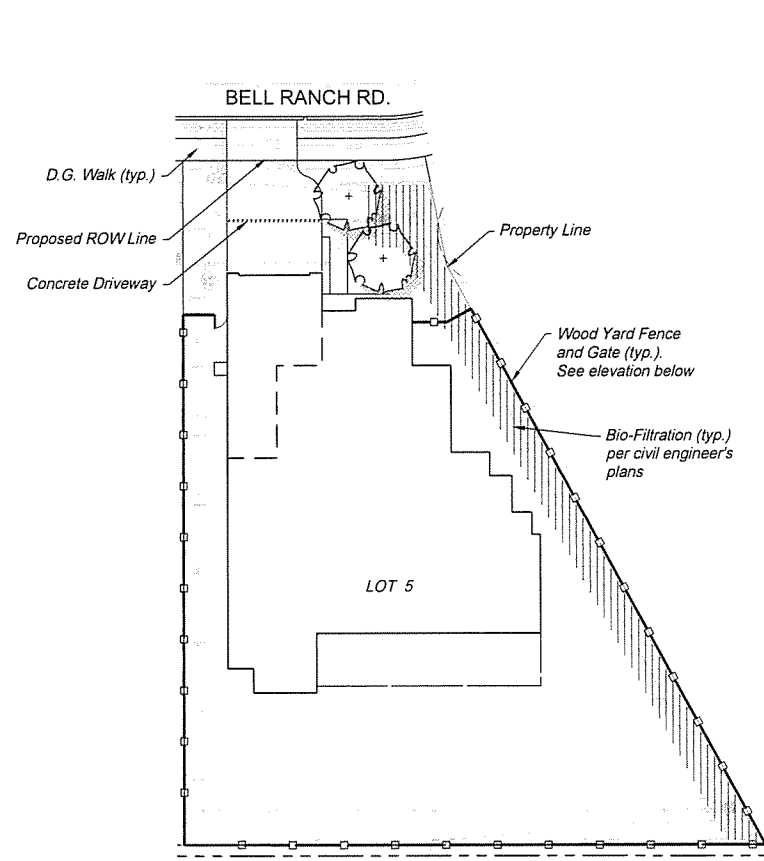
PASCO LARET SUITER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plasceingrading.com

| | | | | | | | | |
|---|-----------------------|------|------|---|---|---|--|---------------------------|
| ENGINEER OF WORK | CITY APPROVED CHANGES | APPD | DATE | RECOMMENDED FOR APPROVAL | APPROVED FOR CONSTRUCTION | BENCH MARK | CITY OF SOLANA BEACH | DRAWING NO. |
| TRG By: _____ Date: _____ Drawn By: H. JUSTIN SUITER R.C.E. 69964 Exp: 12/31/25 | | | | By: _____ Date: _____ Review Engineer: | By: MOHAMMAD SAMNAK , City Engineer R.C.E. 37146 Date: 6/30/24 | Description: 2.5" DISC ON CONCRETE DRAINAGE INLET AT EAST END OF FRESCA CT Location: CONCRETE DRAINAGE INLET 800 FEET SOUTHEASTLY OF FRESCA ST. IN FRONT OF 754 FRESCA CT Record From: DRS NO. 18971 ELEV.: 107.122 DATUM: NAVD 88 | PRELIMINARY GRADING PLAN FOR LOT 5 OCEAN RANCH ESTATES 433 BELL RANCH ROAD | DRP24-006 SHEET 2 OF 2 |

COASTAL COMMISSION PERMIT NO.



Water Conservation Plan



Landscape Concept Plan

Planting Legend

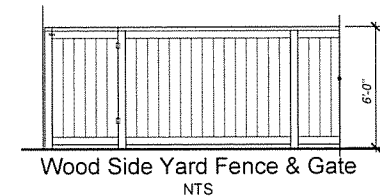
| SYMBOL | BOTANICAL NAME | COMMON NAME | MATURE WUCOLS HEIGHT | ZONE |
|----------------------|--|----------------|----------------------|------|
| TREES | | | | |
| | STREET TREE (PRIVATE) - 24" BOX SIZE | | | |
| | LAURUS NOBILIS | SWEET BAY | 40' MAX. | L |
| GROUND COVERS | | | | |
| | BASIN BIO-FILTRATION GROUND COVER - (1 GAL. AT 18" O.C.) | | | |
| | CAREX TUMULICOLA | FOOTHILL SEDGE | | L |

MINIMUM TREE SEPARATION

| IMPROVEMENT | DISTANCE | MINIMUM DISTANCE TO STREET TREE |
|---|----------|---------------------------------|
| TRAFFIC SIGNAL, STOP SIGN | | 20 FEET |
| UNDERGROUND UTILITY LINES | | 10 FEET FROM C.L. |
| ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, UTILITY POLES, ETC.) | | 8 FEET |
| FIRE HYDRANTS, MAIL BOXES | | 5 FEET |
| DRIVEWAYS | | 10 FEET |
| STREET LIGHTS | | 15 FEET |
| INTERSECTIONS | | 25 FEET |

LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

- ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAIN MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-473-1965, OR CITY APPROVED EQUAL).
- ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.
- NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
- TREES ARE PROHIBITED WITHIN 10' OF ANY DRIVEWAY.
- PLANT MATERIALS OVER 30" HT. OR WITHOUT AN 8" MINIMUM CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT TRIANGLES.
- AREAS SHALLOWER THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MULCH. BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDINGS APPLICATIONS WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.
- ALL SLOPES 4:1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS. THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS.
 - ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.
 - GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR 1 GALLONS AT 18" O.C.
 - PROVIDE 1 ONE GALLON SHRUB FOR EACH 100 SF OF SLOPE AND 1 FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.
 - PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE 15 GALLON TREE PER 500 SF OF SLOPE ON ALL SLOPES 5' OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 8' OR GREATER VERTICAL HEIGHT, PROVIDE ONE 15 GALLON TREE PER 500 SF OR SLOPE PLUS ONE 5 GALLON TREE PER EACH 1,000 SF OF SLOPE.
 - REINFORCED STRAIN MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-800-473-1965 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.
- FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula

$$ETWU = (ETo) \times 0.62 \times [(PF \times HA) / (IE) - SLA]$$

- ETWU - Maximum Applied Water Allowance in gallons per year
- ETo - Evapotranspiration in inches per year
- PF - Plant Factor (see requirements in chart)
- HA - Hydrozone Area (square feet). Define hydrozones by water use, very low, low, moderate and high
- SLA - Special Landscape Area (square feet). Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 - Conversion factor to gallons per square foot
- IE - Irrigation Efficiency (see requirements in chart)

| CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET | | | | | | |
|---|---|-----------|-------|--------|---|-----|
| Line | Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones) | Hydrozone | | | | SLA |
| | | 1 | 2 | 3 | 4 | |
| Evapotranspiration Rate (Eto)* 41.0 for Solana Beach | 1 | | | 41 | | |
| Conversion Factor - 0.62 | 2 | | | 0.62 | | |
| (Line 1 x Line 2) | 3 | | | 25.42 | | |
| Plant Factor (PF)** | 4 | 0.3 | 0.3 | | | |
| Hydrozone Area (HA) - in square feet | 5 | 50 | 1,197 | | | |
| (Line 4 x Line 5) | 6 | 15 | 359 | | | |
| Irrigation Efficiency (IE)*** | 7 | 0.75 | 0.81 | | | |
| (Line 6 / Line 7) | 8 | 20 | 443 | | | |
| TOTAL all Line 8's + SLA | 9 | | | 463 | | |
| Line 3 x Line 9 | 10 | | | 11,778 | | |
| Estimated Total Water Use - ETWU (gallons per year) | | | | | | |

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation

ETAF - Evapotranspiration adjustment factor use .55 residential, .45 non-residential

$$31.682 [(ETAF \times \frac{ETWU}{Total Landscape Area}) / (1-ETAF) \times \frac{ETWU}{Total SLA}] =$$

MAWA 17,434

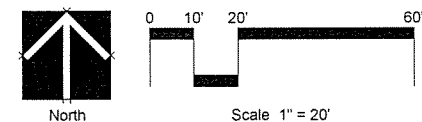
WATER CONSERVATION NOTES:

- ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT WATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE DRIP TUBING.
- ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.
- ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS 'LOW OR MODERATE WATER USE' BY WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES).
- 100% OF THE LANDSCAPED AREA IS PLANTING ZONE 3, NATURALIZING/TRANSITIONAL.
- ALL PLANTINGS AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE HEALTHY GROWTH.
- ALL PLANTINGS AREAS SHALL RECEIVE COMPLETE AND APPROPRIATE SOIL PREPARATION.
- ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
- PLANTINGS AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION CYCLES.

- ** Plant Factor (Water Use) - from WUCOLS
 - *** IE - Irrigation Efficiency
 - Spray = 0.55
 - Rotar = 0.70
 - Bubbler = 0.75
 - MP Rotators = 0.75
 - Drip & Micro-spray = 0.81
- A different IE may be used if supported by documentation subject to approval by the City Planner

I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec. 17.56 SBMC and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.

Applicant: Date: 7-10-2024
 Landscape Architect: Date: 7-10-2024



HOWARD ASSOCIATES
 landscape architecture
 1951 Fourth Avenue, #302 San Diego, CA 92101 (619) 718-9660

SHEET TITLE
 LANDSCAPE CONCEPT PLAN

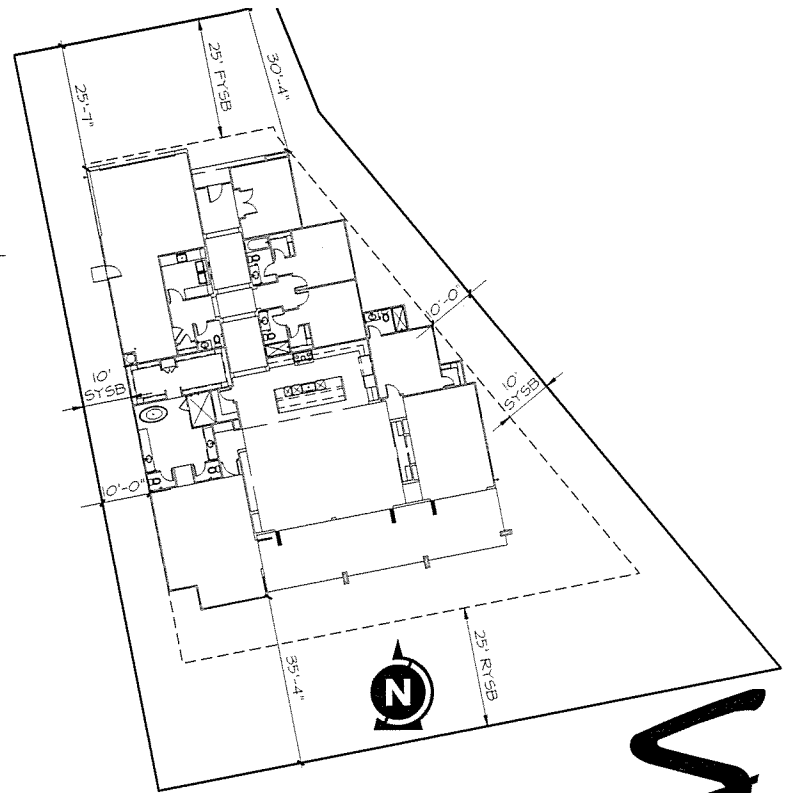
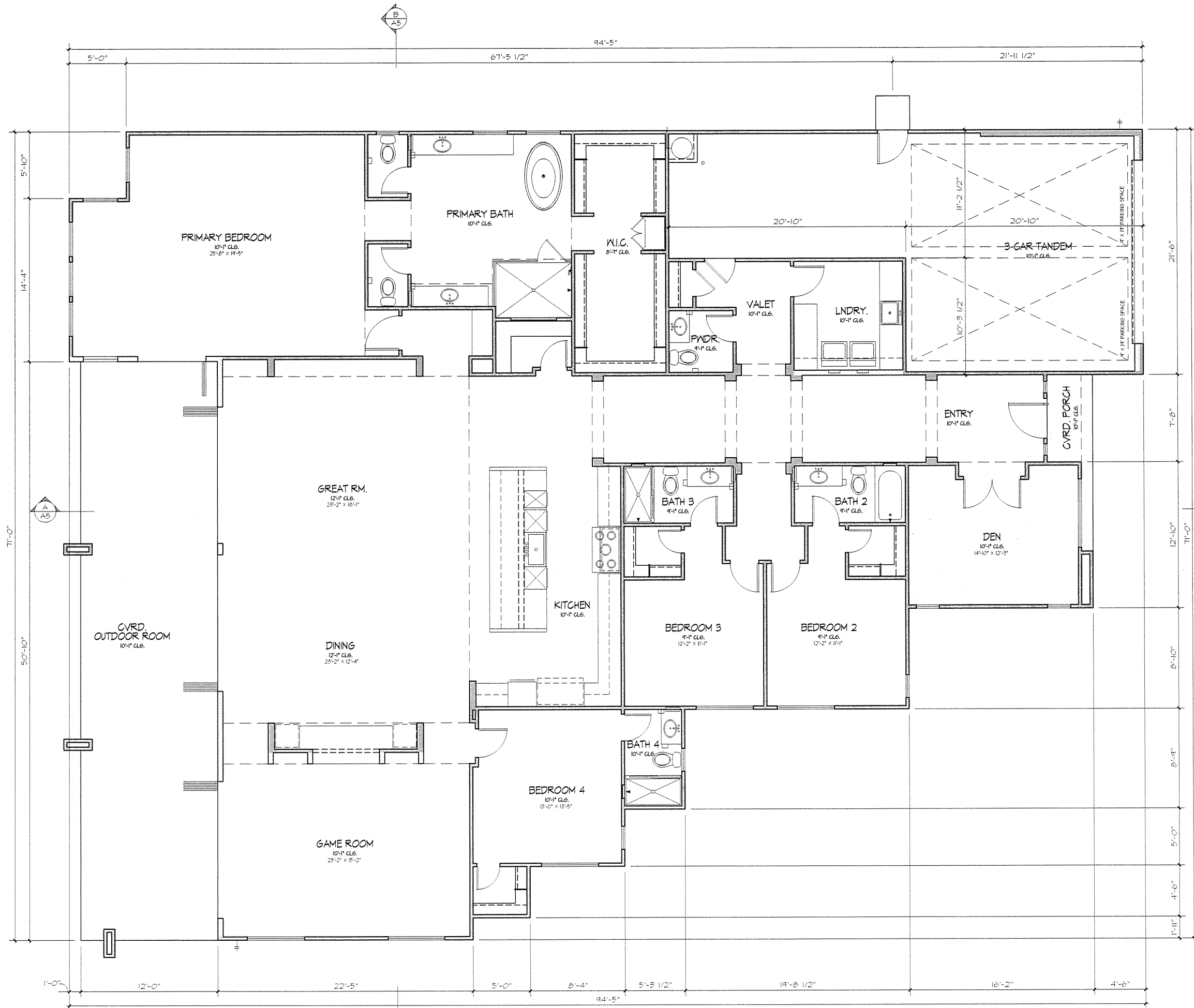
PROJECT NAME
 LOT 5
 Ocean Ranch
 538 S. Nardo Avenue
 Solana Beach, CA 92075

DATE: 7/10/2024
 DRAWN BY: JH/BG
 JOB NUMBER: 21098
 FILE:

REVISIONS:

1

OF 1 SHEETS

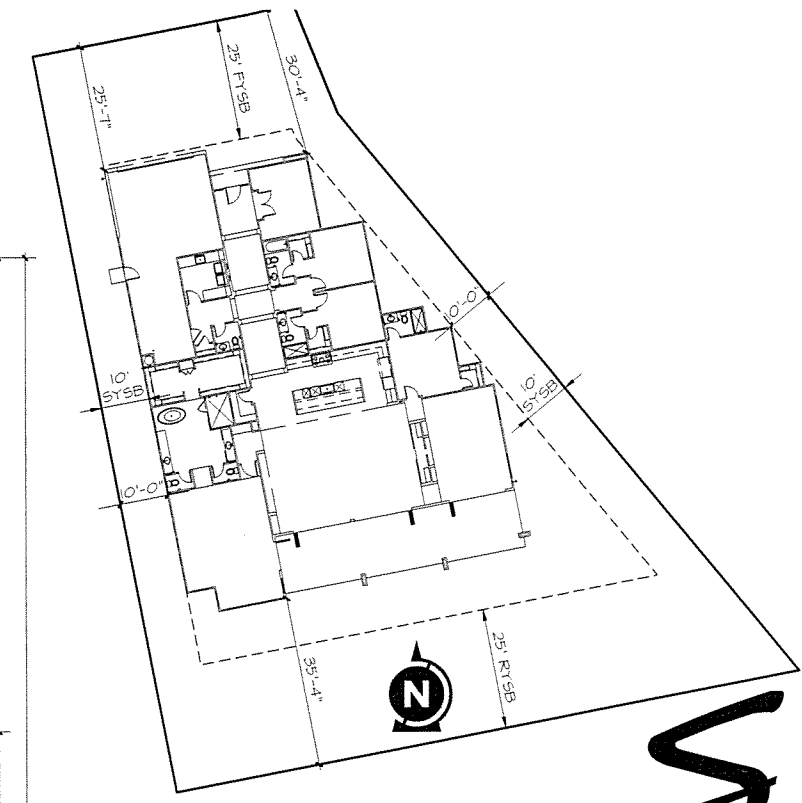
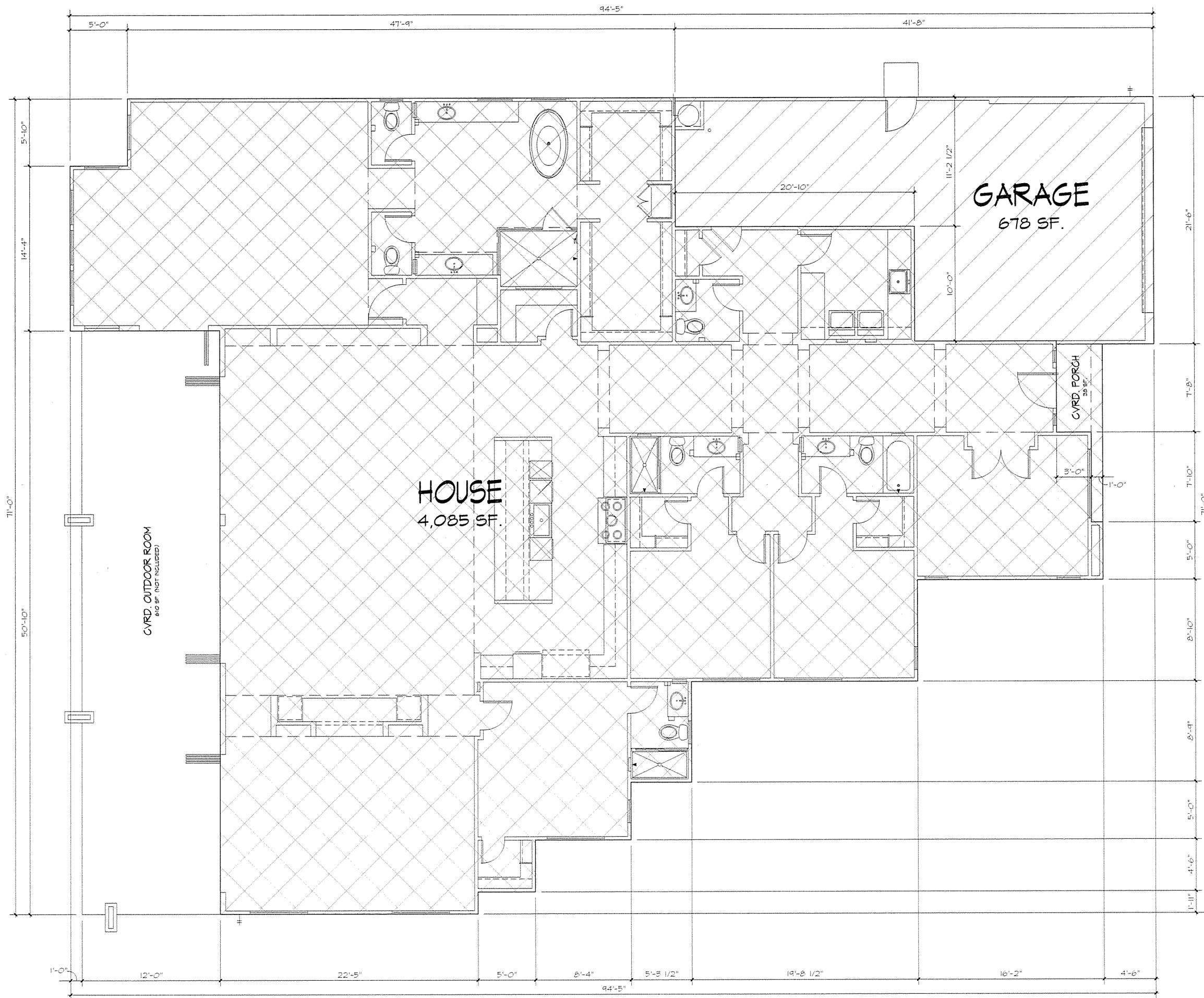


PLAN 3 - LOT 5 - 298-121-433
 433 BELL RANCH ROAD, SOLANA BEACH CA 92075
DRIIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

| AREA CALCULATIONS | |
|---------------------------|----------|
| FIRST FLOOR FINISHED AREA | 4,080 SF |
| TOTAL FINISHED AREA | 4,080 SF |
| 3-CAR TANDEM GARAGE | 878 SF |
| COVERED PORCH | 31 SF |
| COVERED OUTDOOR ROOM | 610 SF |

A.2



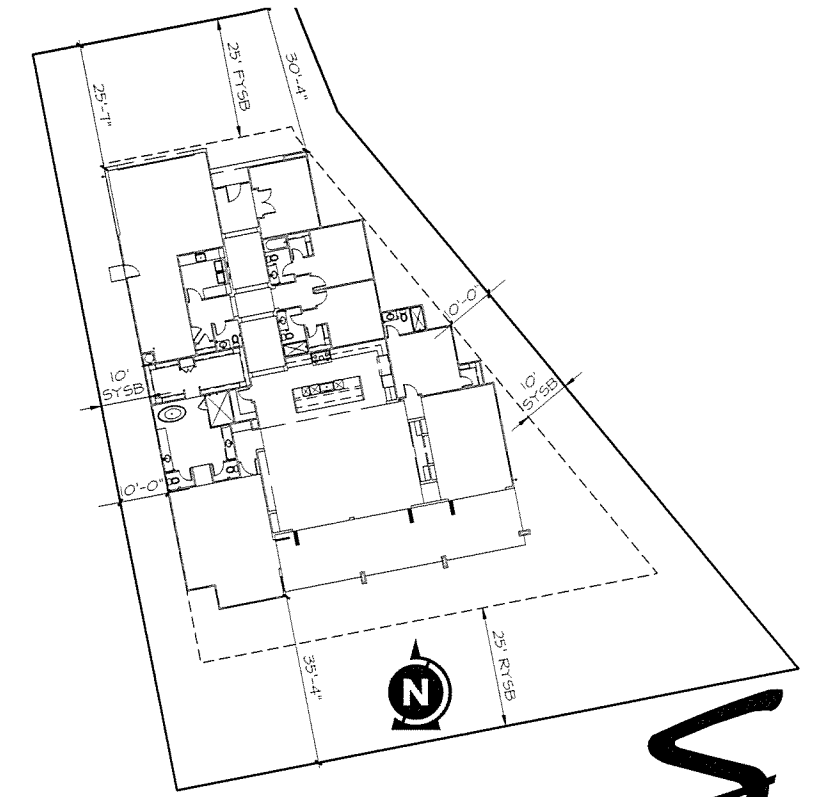
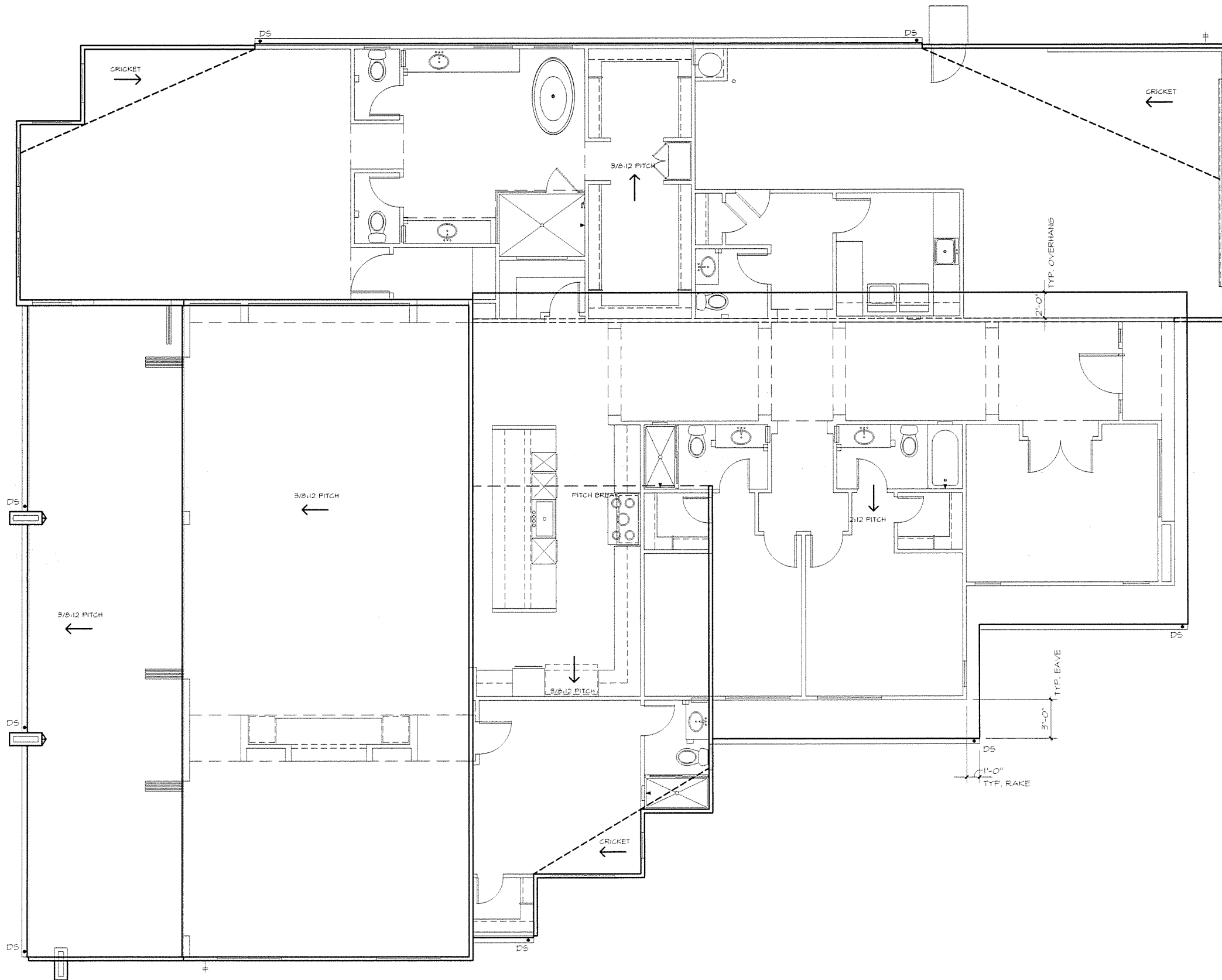
PLAN 3 - LOT 5 - 298-121-433
433 BELL RANCH ROAD, BOLANA BEACH CA 92078

DRIFFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
DATE: 09/16/2024

| GAR CALCULATIONS | |
|-----------------------------------|-----------|
| GROSS LOT AREA | 14,005 SF |
| RESIDENCE GROSS AREA | 4,085 SF |
| COVERED PORCH GROSS AREA | 39 SF |
| GARAGE GROSS AREA | 678 SF |
| GARAGE DEDUCT (200 FT. PER SPACE) | -400 SF |
| TOTAL GROSS BUILDING AREA | 4,401 SF |

A.3

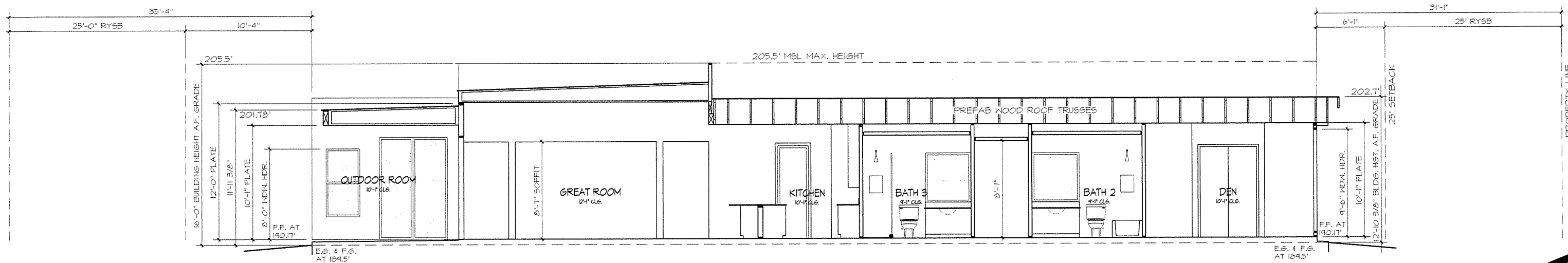


PLAN 3 - LOT 5 - 298-121-433
 433 BELL RANCH ROAD, SOLANA BEACH CA 92075
DRIFT @ OCEAN RANCH

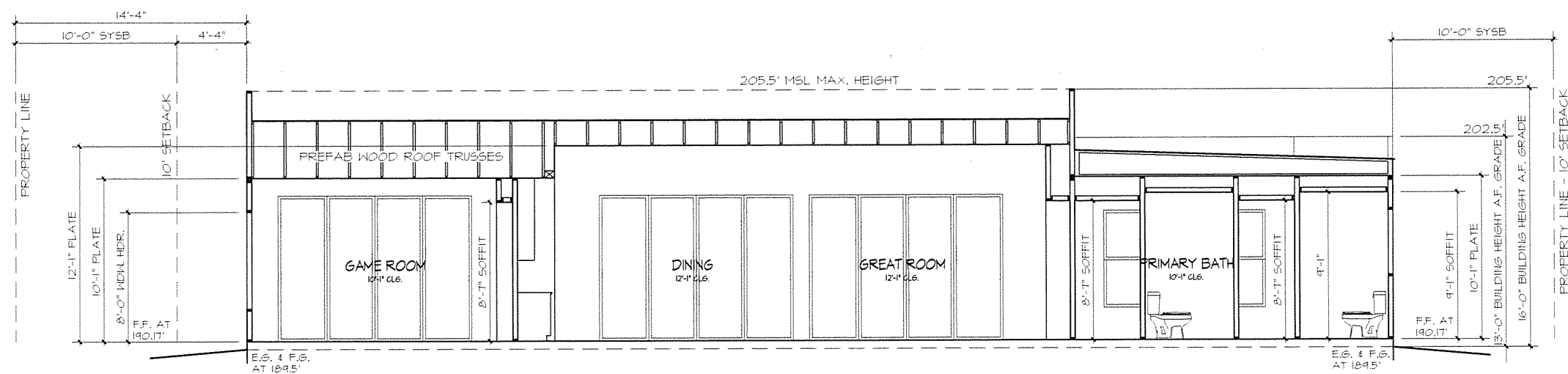
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.4



ARCHITECTURAL BUILDING SECTIONS - A



ARCHITECTURAL BUILDING SECTIONS - B



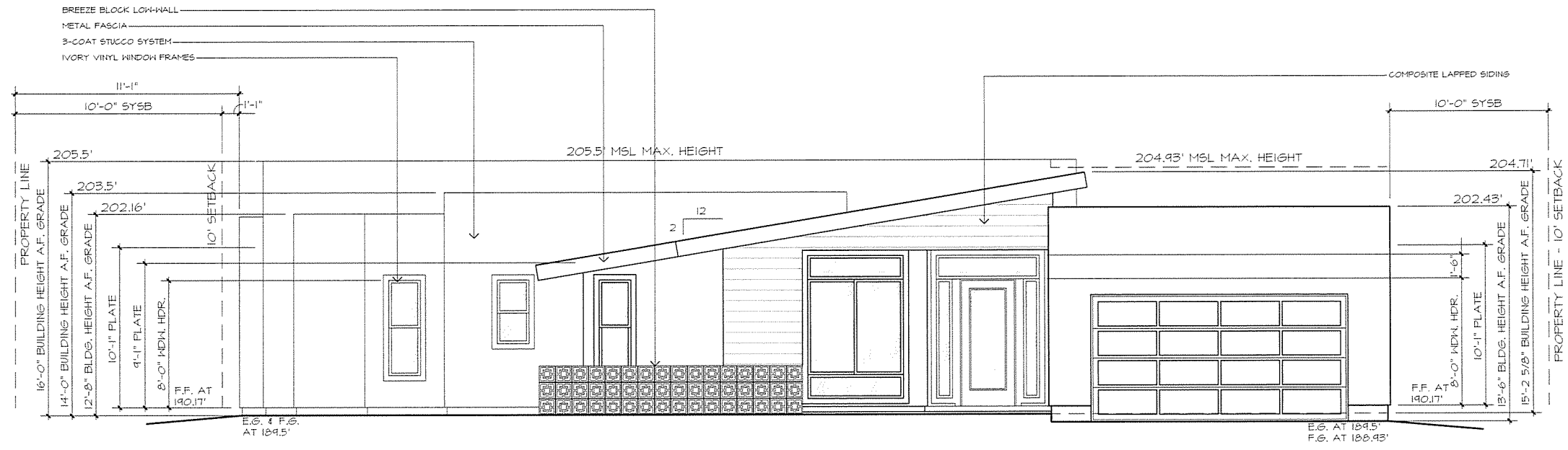
PLAN 3 - LOT 5 - 298-121-433
 433 BELL RANCH ROAD, SOLANA BEACH CA 92078

DRIFT @ OCEAN RANCH

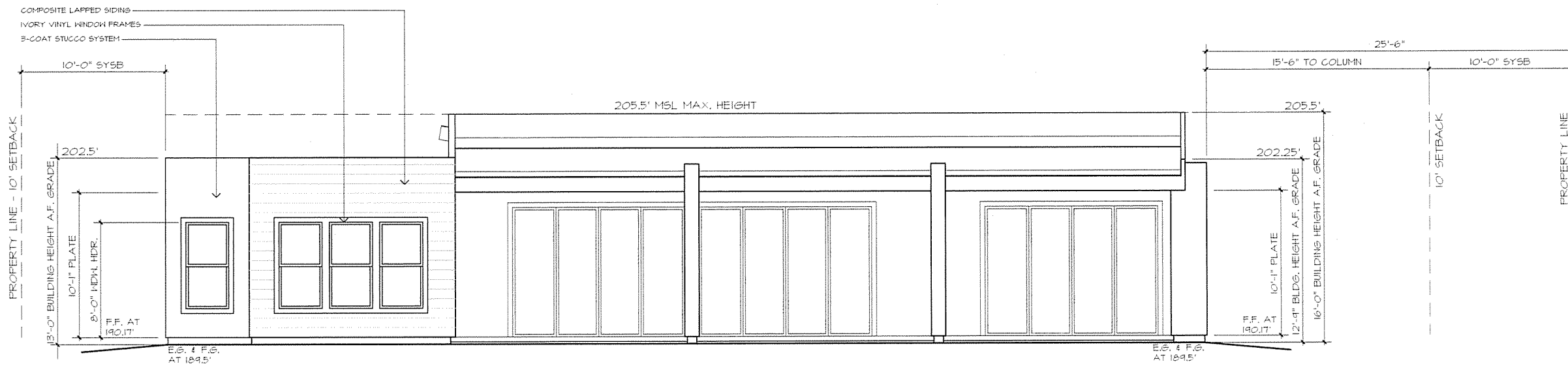
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.5



NORTH ELEVATION 'C'



SOUTH ELEVATION 'C'

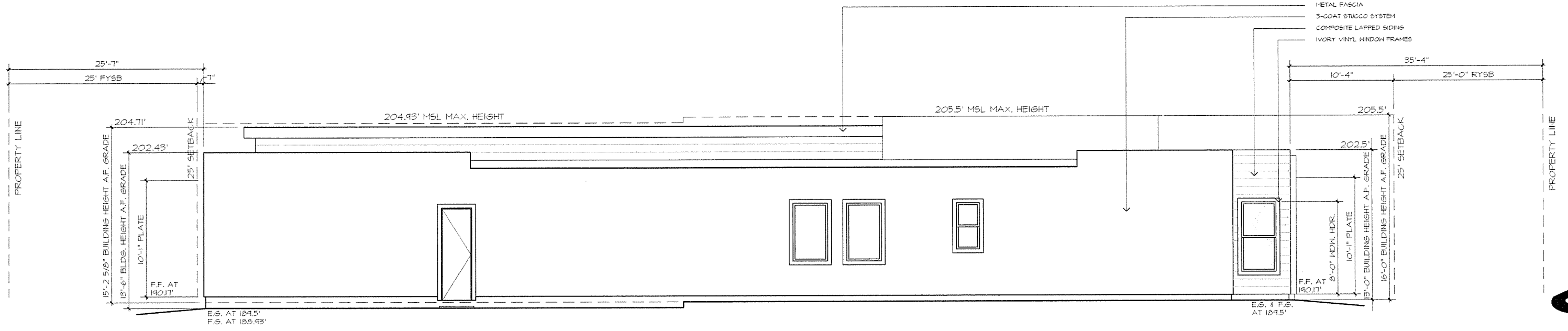


PLAN 3 - LOT 5 - 298-121-433
 433 BELL RANCH ROAD, BOLANA BEACH CA 92078
DRIFT @ OCEAN RANCH

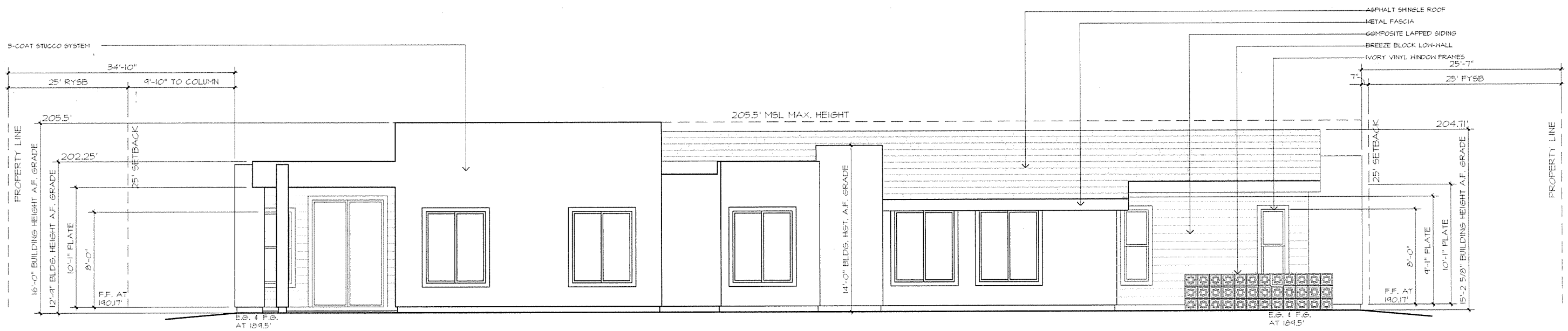
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.6



WEST ELEVATION 'C'



EAST ELEVATION 'C'



PLAN 3 - LOT 5 - 298-121-433
 433 BELL RANCH ROAD, BOLANA BEACH CA 92078
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

A.7



PLAN 4 - LOT 6 - 298-121-441
 441 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIIFT @ OCEAN RANCH

REQUIRED ADU NOTES:

- a. THE ADU SHALL NOT HAVE INTERIOR ACCESS TO THE PRIMARY RESIDENCE
- b. THE ADU SHALL ONLY BE USED FOR RENTALS OF TERMS OF 30 CONSECUTIVE DAYS OR MORE
- c. THE ADU OF 550 SQ. FT. OR LESS SHALL HAVE A MINIMUM OF 30-INCHES OF CLEAR COUNTER SURFACE, A MIN. 18-INCH SINK W/ A 1.5-INCH DRAIN AND GARBAGE DISPOSAL, A MINIMUM 5 CUBIC FOOT REFRIGERATOR AND A MINIMUM TWO-BURNER STOVE HARD WIRED WITH GAS OR A 220-VOLT OUTLET

- d. PER SBMC SECTION 17.20.040(D)(4)(o), ACCESSORY DWELLING UNITS SHALL PROVIDE A NEW OR SEPARATE UTILITY CONNECTION DIRECTLY BETWEEN THE ACCESSORY DWELLING UNIT AND THE UTILITY. THE CONNECTION MAY BE SUBJECT TO A CONNECTION FEE OR CAPACITY CHARGE THAT SHALL BE PROPORTIONATE TO THE BURDEN OF THE PROPOSED ACCESSORY DWELLING UNIT, BASED UPON EITHER ITS SIZE IN SQ. FT. OR THE NUMBER OF ITS PLUMBING FIXTURES, UPON THE WATER OR SEWER SYSTEM; PROVIDED, HOWEVER, THAT THIS FEE OR CHARGE SHALL NOT EXCEED THE REASONABLE COST OF PROVIDING THIS SERVICE. A SUB-METER MAY BE ALLOWED TO MEET THIS REQUIREMENTS.

SHEET INDEX

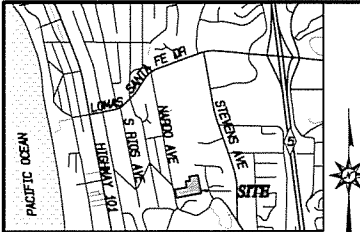
| | |
|------|---|
| A.1 | COVER SHEET |
| SP | GENERAL SITE PLAN |
| 10F2 | GENERAL GRADING NOTES |
| 20F2 | PRELIM. GRADING/SITE PLAN, DETAILS & SECTIONS |
| L.1 | LANDSCAPE PLANS |
| A.2 | FLOOR PLAN |
| A.3 | FAR CALCULATIONS |
| A.4 | ROOF PLAN |
| A.5 | BUILDING SECTIONS |
| A.6 | BUILDING ELEVATIONS |
| A.7 | BUILDING ELEVATIONS |
| A.8 | ADU FLR. PLAN & BLDG. ELEV. |

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

DATE: 09/16/2024

A.1

OVERALL SITE PLAN



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT

SHEA HOMES LIMITED PARTNERSHIP
5650 MESA RIDG ROAD, SUITE 200
SAN DIEGO, CA 92121
760-715-1584

A.P.N.

TBD

SITE ADDRESS

401-436 BELL RANCH ROAD
SOLANA BEACH CA 92075

ZONING INFORMATION

GENERAL PLAN DESIGNATION: LFC
MINIMUM PARCEL SIZE: 14,000 SF
HEIGHT: PER CODE 17.20.030.6

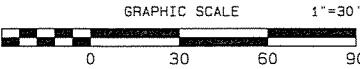
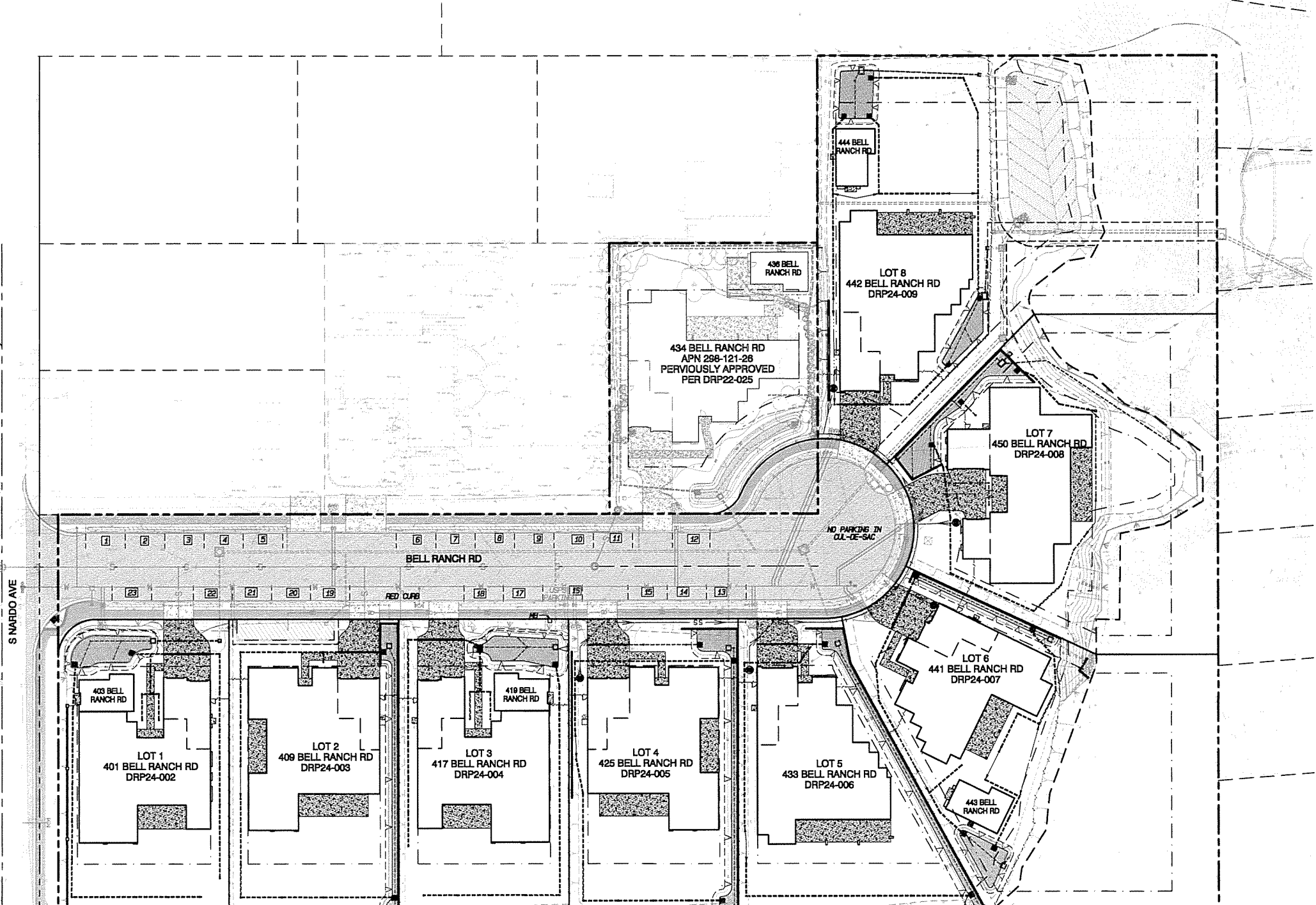
FRONT YARD (FYSD): 25'
REAR YARD (RYSD): 25'
STREET SIDE YARD (SSYSD): 10'
INTERIOR SIDE YARD (ISYSD): 10'

NOTES:

PUBLIC ROAD AND UTILITY IMPROVEMENTS PREVIOUSLY APPROVED AND SHOWN HEREIN FOR REFERENCE. SEE DMSS CG-3181 AND SBGR-391.

[X] DENOTES STREET PARKING SPOT PROVIDED PER TM 17-15-15. NO STRIPING PROPOSED.

APN 298-121-26 HAS BEEN PREVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREIN FOR REFERENCE ONLY.

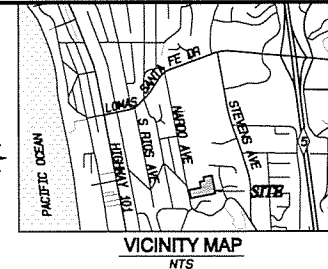
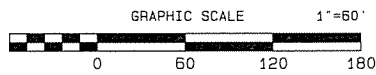
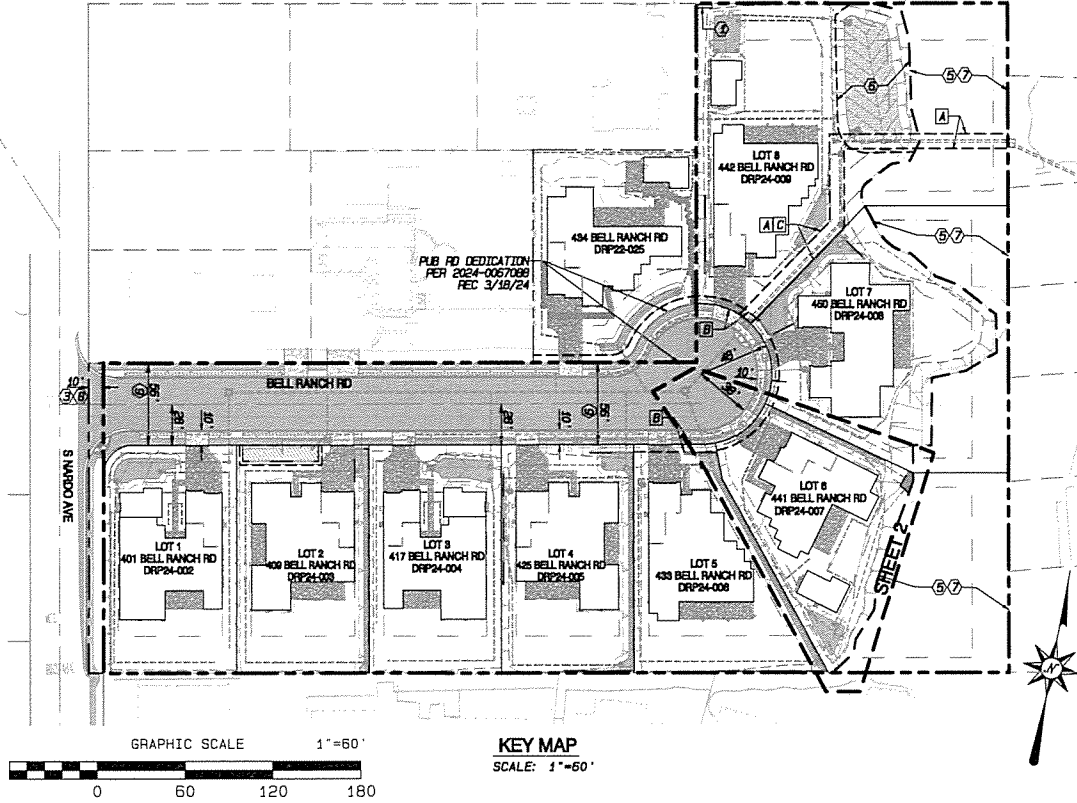


PREPARED BY:
PASCO LARET SUITER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.pascoengineering.com

GENERAL NOTES

- 1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
4. SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES: UNDERGROUND S.A. 811
7. THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT
8. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCES CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE MARKING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M., EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE CONTINUED TRANSITION FROM CUT OR FILL SURFACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY, TO PERSONS SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY, INCLUDING SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY ENGINEER AND PERMITTEE SHALL BE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS: CUT 2:1 FILL 2:1
CUT: 165 CY FILL: 0 CY EXPORT: 165 CY
REMEDIAL GRADING: 0 CY± REMOVAL/RECOMPACTION
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
14. SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
15. ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
16. THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
17. FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
18. ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
19. UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AS AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: THE GRADING UNDER PERMIT NO. SBGR- has been performed in substantial conformance with the approved grading plan or as shown on the attached AS-GRADED PLAN. THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
20. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
EROSION CONTROL NOTES
1. STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND TO MANAGE AND PREVENT RELEASE OF WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
2. 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.
3. 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 CONFORMING TO THE FOLLOWING:
NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LB/ACRE.
LBS/ACRE % PURITY/ACRE SEED SPECIES
20 70% PLUS ATRIPLEX GLAUCOA
50 PLANTAGINE INSULARIS
8 ENCELIS FARINOSA
6 SCARIFIED LOTUS SCOPARIUS
7 50% PLUS EXCHSCHOLZTIA CALIF.
91
4. THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
5. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
6. SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
7. SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
8. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
9. THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
10. THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND MAINTAINING OPERATIONS DURING EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
11. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

LOT 6 441 & 443 BELL RANCH ROAD (DRP24-007) PRELIMINARY GRADING PLAN



LEGAL DESCRIPTION: LOT 6 OF MAP NO. 16606 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, 3/18/24.
A.P.N.: 299-121-74
SITE ADDRESS: 441 & 443 BELL RANCH ROAD, SOLANA BEACH CA 92075
OWNER/APPLICANT: SHEA HOMES LIMITED PARTNERSHIP, 5950 MESA RIM ROAD, SUITE 200, SAN DIEGO, CA 92121
TOPOGRAPHIC SURVEY: GENERATED BY AERIAL AND HAND SHOT METHODS, GATHERED IN 2016, 2017 & 2018 BY PASCO LARET SUTTER & ASSOC.
ZONING INFORMATION: GENERAL PLAN DESIGNATION: LRP; MINIMUM PARCEL SIZE: 14,000 SF; HEIGHT: PER CODE 17.20.030.6

EARTHWORK QUANTITIES:
* GRADING ASSOCIATED WITH PROJECT: 165 CY CUT (STORMWATER BASIN EXCAVATION) & 0 CY FILL
X: EXCAVATION FOR FOOTINGS: 200 CY±
Y: REMOVAL/RECOMPACTION FOR SLABS: 0 CY±
Z: TOTAL GRADING: 365 CY
** EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.

ADU EARTHWORK QUANTITIES:
* GRADING ASSOCIATED WITH PROJECT: N/A SEE ABOVE
X: EXCAVATION FOR FOOTINGS: 50 CY±
Y: REMOVAL/RECOMPACTION FOR SLABS: 0 CY±
Z: TOTAL GRADING: 50 CY
** EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.

IMPERVIOUS AREA TABULATION
TOTAL EXISTING IMPERVIOUS AREA ON-SITE: 0 SF
TOTAL PROPOSED IMPERVIOUS AREA ON-SITE: 5,776 SF
NET INCREASE IN IMPERVIOUS AREA: 5,776 SF

AREA CALCULATIONS (SEE SHEET A.2) and FAR CALCULATIONS (SEE SHEET A.3) tables showing floor area, gross lot area, and livable gross area.

WORK TO BE DONE: THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:
STANDARD SPECIFICATIONS: (1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS; (2) CALIFORNIA DEPARTMENT OF TRANSPORTATION 'MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES'; (3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
STANDARD DRAWINGS: (1) SAN DIEGO REGIONAL STANDARD DRAWINGS; (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS.

ABBREVIATIONS and LEGEND table defining symbols for various features like asphalt concrete, center line, existing grade, and proposed setbacks.

UTILITY NOTE: UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.
OWNER'S CERTIFICATE: I, AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE ON THIS GRADING PLAN.

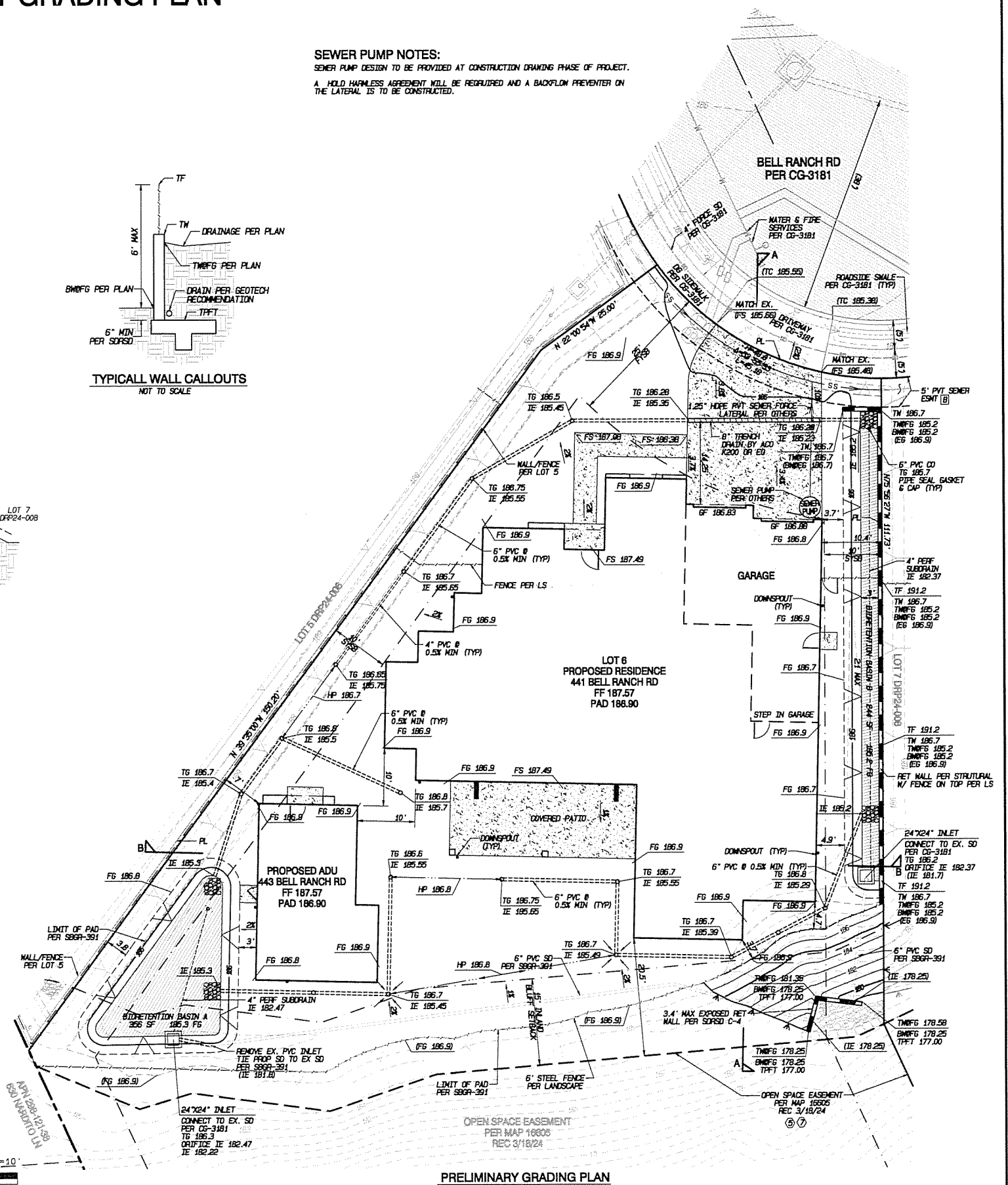
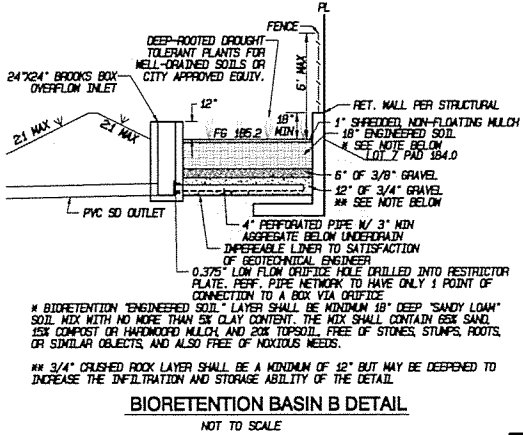
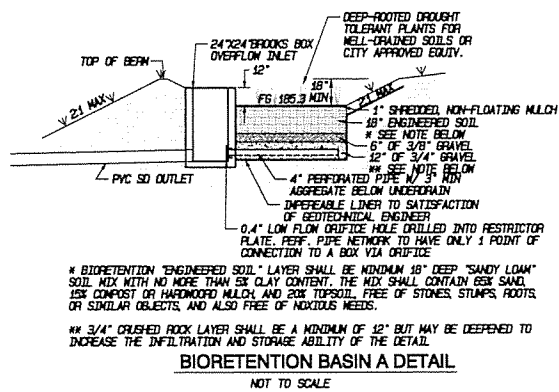
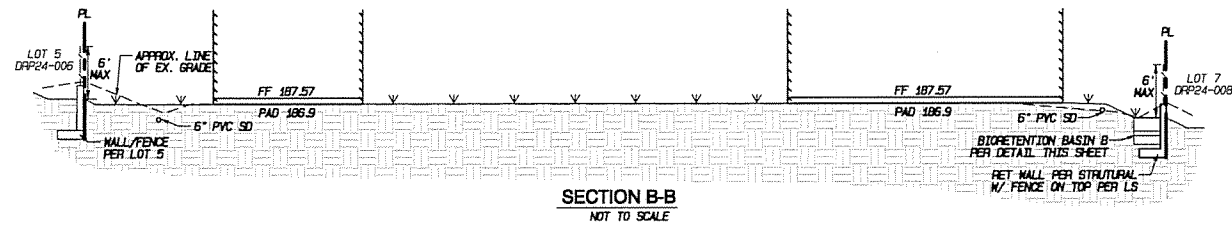
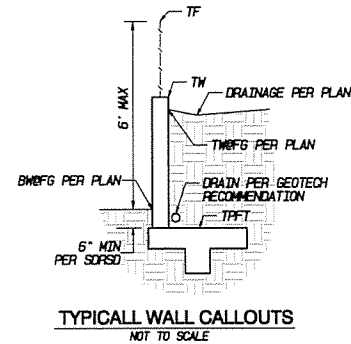
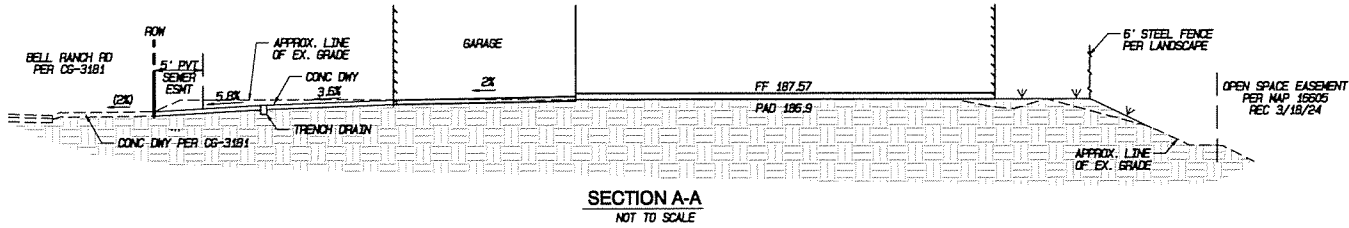
SARAH MORRELL, SHEA HOMES LIMITED PARTNERSHIP, DATE
DECLARATION OF RESPONSIBLE CHARGE: I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2016-043.
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 ME OF RESPONSIBILITIES FOR PROJECT DESIGN.



Project information table including Engineer of Work (Pasco Laret Sutter), City Approved Changes, Recommended for Approval, Approved for Construction, Bench Mark, City of Solana Beach, and Drawing No. (DRP24-007).

LOT 6 441 & 443 BELL RANCH ROAD (DRP24-007) PRELIMINARY GRADING PLAN

SEWER PUMP NOTES:
SEWER PUMP DESIGN TO BE PROVIDED AT CONSTRUCTION PHASE OF PROJECT.
A HOLD HARMLESS AGREEMENT WILL BE REQUIRED AND A BACKFLOW PREVENTER ON THE LATERAL IS TO BE CONSTRUCTED.



PRELIMINARY GRADING PLAN
SCALE: 1"=10'

COASTAL COMMISSION PERMIT NO. _____

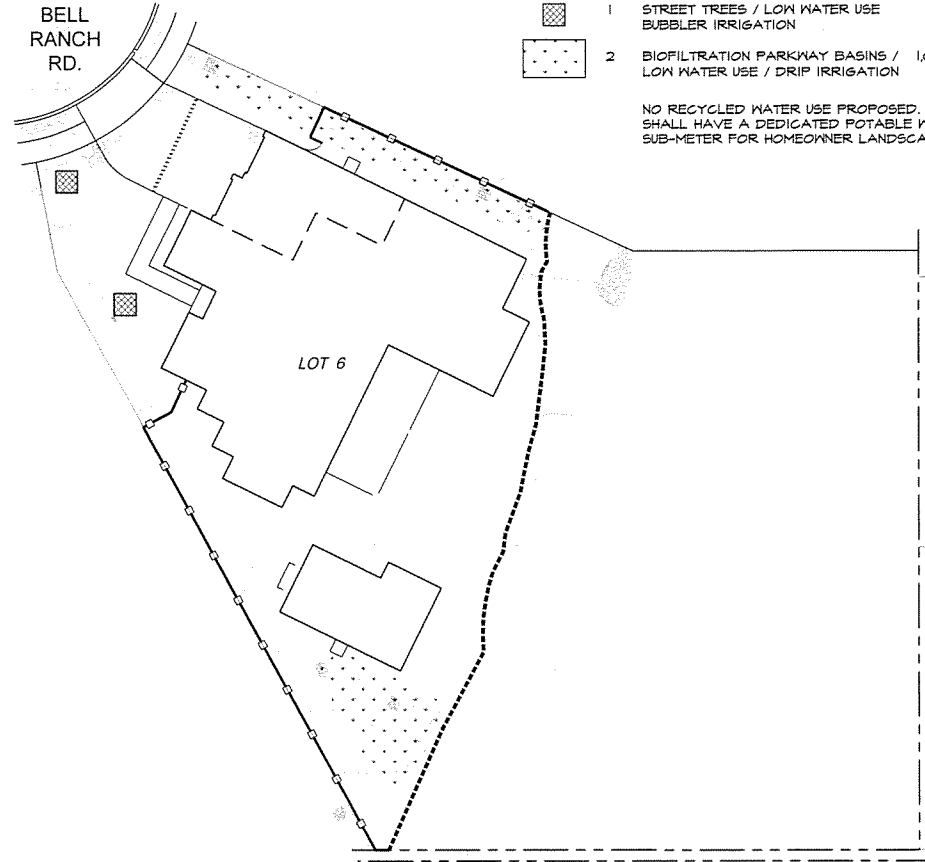
| | | | | | | | | |
|---|------------------------------|-------------|-------------|---|---|---|---|----------------------------------|
| ENGINEER OF WORK | CITY APPROVED CHANGES | APPD | DATE | RECOMMENDED FOR APPROVAL | APPROVED FOR CONSTRUCTION | BENCH MARK | CITY OF SOLANA BEACH | DRAWING NO. |
| TRG Drawn By: _____ Name: W. JUSTIN SUITER R.C.E. 68964 Exp: 12/31/25 | | | | By: _____ Review Engineer: _____ Name: MOHAMMAD SAMMAK , City Engineer R.C.E. 37146 Date: 6/30/24 | By: _____ Date: _____ Name: _____ R.C.E. _____ Date: _____ | DESCRIPTION: 2.5" DISC ON CONCRETE DRAINAGE INLET AT EAST END OF PRESDA CT LOCATION: UNDER DRAINAGE INLET 600 FEET SOUTH/EASTWISLY OF PRESDA ST IN FRONT OF 754 PRESDA CT RECORD FROM: BUS NO. 18971 ELEV.: 177.222 DATUM: NAVD 88 | PRELIMINARY GRADING PLAN FOR: LOT 6 OCEAN RANCH ESTATES 441 BELL RANCH ROAD | DRP24-007 SHEET 2 OF 2 |

PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.pascoalairting.com

WATER CONSERVATION PLAN LEGEND

| SYMBOL | ZONE | DESCRIPTION | AREA | % |
|----------|------|--|------------|-----|
| [Symbol] | 1 | STREET TREES / LOW WATER USE BUBBLER IRRIGATION | 50 S.F. | 5% |
| [Symbol] | 2 | BIOFILTRATION PARKWAY BASINS / LOW WATER USE / DRIP IRRIGATION | 1,004 S.F. | 95% |

NO RECYCLED WATER USE PROPOSED. THE SITE SHALL HAVE A DEDICATED POTABLE WATER SUB-METER FOR HOMEOWNER LANDSCAPE



Water Conservation Plan

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula

$$ETWU = (Eto)(0.62)(PF \times HA) / (IE - SLA)$$

- ETWU = Maximum Applied Water Allowance in gallons per year
- Eto = Evapotranspiration in inches per year
- PF = Plant Factor (see requirements in chart)
- HA = Hydrozone Area (square feet) Define hydrozones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square feet) Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion factor to gallons per square foot
- IE = Irrigation Efficiency (see requirements in chart)

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

| Line | Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones) | | | | | SLA |
|--|---|------|-------|---|---|-----|
| | 1 | 2 | 3 | 4 | 5 | |
| Evapotranspiration Rate (Eto)* 41.0 for Solana Beach | 1 | | 41 | | | |
| Conversion Factor - 0.62 | 2 | | 0.62 | | | |
| (Line 1 x Line 2) | 3 | | 25.42 | | | |
| Plant Factor (PF)** | 4 | 0.3 | 0.3 | | | |
| Hydrozone Area (HA) - in square feet | 5 | 50 | 1,004 | | | |
| (Line 4 x Line 5) | 6 | 15 | 301 | | | |
| Irrigation Efficiency (IE)*** | 7 | 0.75 | 0.81 | | | |
| (Line 6 / Line 7) | 8 | 20 | 372 | | | |
| TOTAL all Line 8s + SLA | 9 | | 392 | | | |
| Line 3 x Line 9 | 10 | | 9,861 | | | |

| | | |
|--|---|--|
| *Eto - Evapotranspiration rate 41 (west of I-5) 47 (east of I-5) | ** Plant Factor (Water Use) - from MUCOLS Select based on type of plants in hydrozone: 0.1 - VLW - Very Low Water Use Plants 0.3 - LW - Low Water Use Plants 0.6 - MW - Moderate Water Use Plants 1.0 - HW - High Water Use Plants | *** IE - Irrigation Efficiency Spray - 0.55 Rotor - 0.70 Bubble - 0.75 NP Rotators - 0.75 Drip & Micro-spray - 0.81 |
|--|---|--|

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation
ETAF = Evapotranspiration adjustment factor (use .55 residential, .45 non-residential)

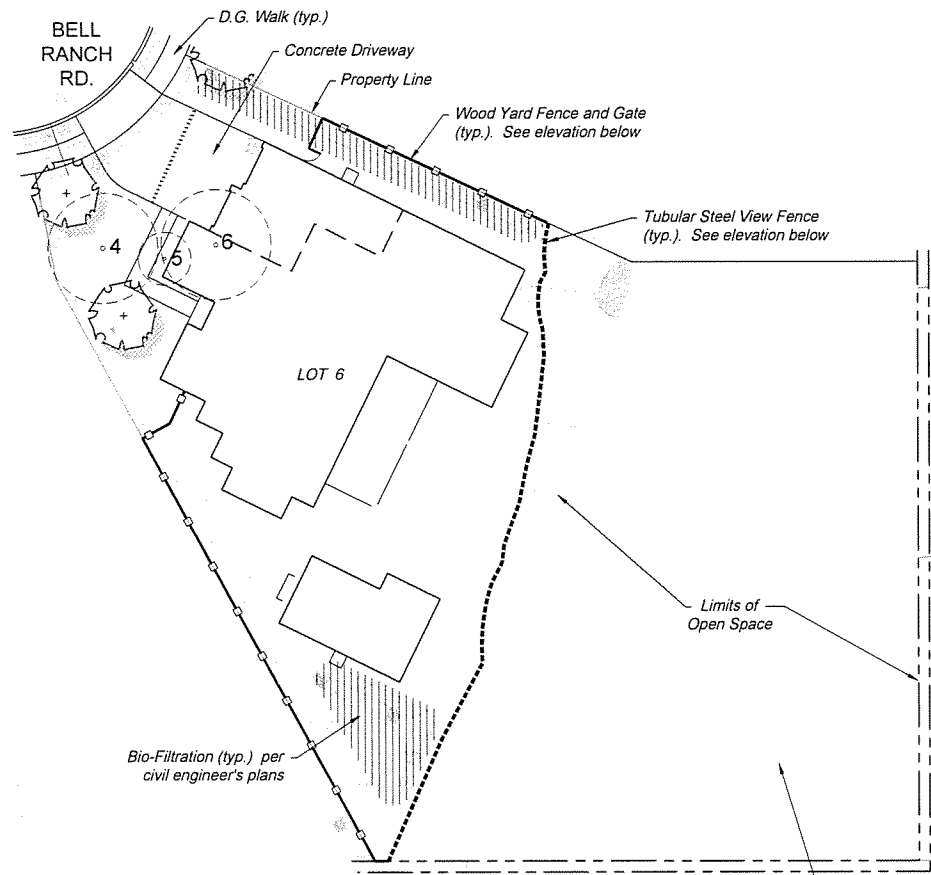
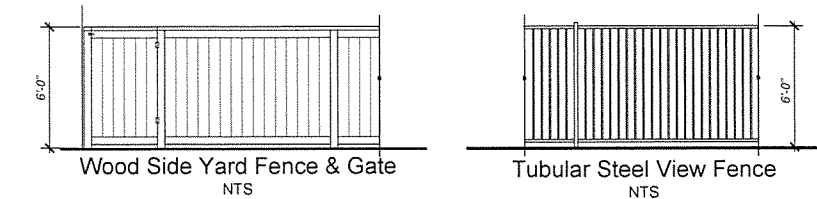
$$31.682 [(ETAF \times \text{Total Landscape Area}) / (1 - ETAF) \times \text{Total SLA}] = \text{MAWA} \quad 14,736$$

WATER CONSERVATION NOTES

- ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT WATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE DRIP TUBING.
- ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.
- ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS 'LOW OR MODERATE WATER USE' BY MUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES).
- 100% OF THE LANDSCAPED AREA IS PLANTING ZONE 3, NATURALIZING/TRANSITIONAL.
- ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE HEALTHY GROWTH.
- ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND APPROPRIATE SOIL PREPARATION.
- ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
- PLANTING AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION CYCLES.

LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

- ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-473-1965, OR CITY APPROVED EQUAL).
- ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.
- NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
- TREES ARE PROHIBITED WITHIN 10' OF ANY DRIVEWAY.
- PLANT MATERIALS OVER 30' HT. OR WITHOUT AN 8' MINIMUM CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT TRIANGLES.
- AREAS SHALLOWER THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MULCH. BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.
- ALL SLOPES 4:1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS. THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS.
 - ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.
 - GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR 1 GALLONS AT 18" O.C.
 - PROVIDE 1 ONE GALLON SHRUB FOR EACH 100 SF OF SLOPE AND 1 FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.
 - PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE 15 GALLON TREE PER 500 SF OF SLOPE ON ALL SLOPES 5' OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 8' OR GREATER VERTICAL HEIGHT, PROVIDE ON 15 GALLON TREE PER 500 SF OR SLOPE PLUS ONE 5 GALLON TREE PER EACH 1,000 SF OF SLOPE.
 - REINFORCED STRAW MATS (SC 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-800-473-1965 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.
- FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.



Landscape Concept Plan

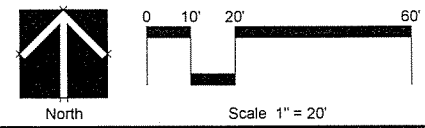
Planting Legend

| SYMBOL | BOTANICAL NAME | COMMON NAME | MATURE WUCOLS HEIGHT | ZONE |
|----------|---|-------------|----------------------|------|
| [Symbol] | EXISTING TREES TO BE REMOVED SEE EXISTING TREE SURVEY. EXISTING TREES WILL BE MITIGATED 1:1 WITH (2) STREET TREES PER LOT FOR 4 LOTS | | | |
| [Symbol] | STREET TREE (PRIVATE) - 24" BOX SIZE LAURUS NOBILIS SHEET BAY 40' MAX. L | | | |
| [Symbol] | GROUND COVERS BASIN BIO-FILTRATION GROUND COVER - (1 GAL. AT 18" O.C.) CAREX TUMULICOLA FOOHILL SEDGE L | | | |

| IMPROVEMENT | DISTANCE | MINIMUM DISTANCE TO STREET TREE |
|---|----------|---------------------------------|
| TRAFFIC SIGNAL, STOP SIGN | | 20 FEET |
| UNDERGROUND UTILITY LINES | | 10 FEET FROM C.L. |
| ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, UTILITY POLES, ETC.) | | 8 FEET |
| FIRE HYDRANTS, MAIL BOXES | | 5 FEET |
| DRIVEWAYS | | 10 FEET |
| STREET LIGHTS | | 15 FEET |
| INTERSECTIONS | | 25 FEET |

I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 457 - Water Efficient Landscape Regulations, Sec. 17.56 SBMC and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.

Applicant: [Signature] Date: 7-10-2024
Landscape Architect: [Signature] Date: 7-10-2024



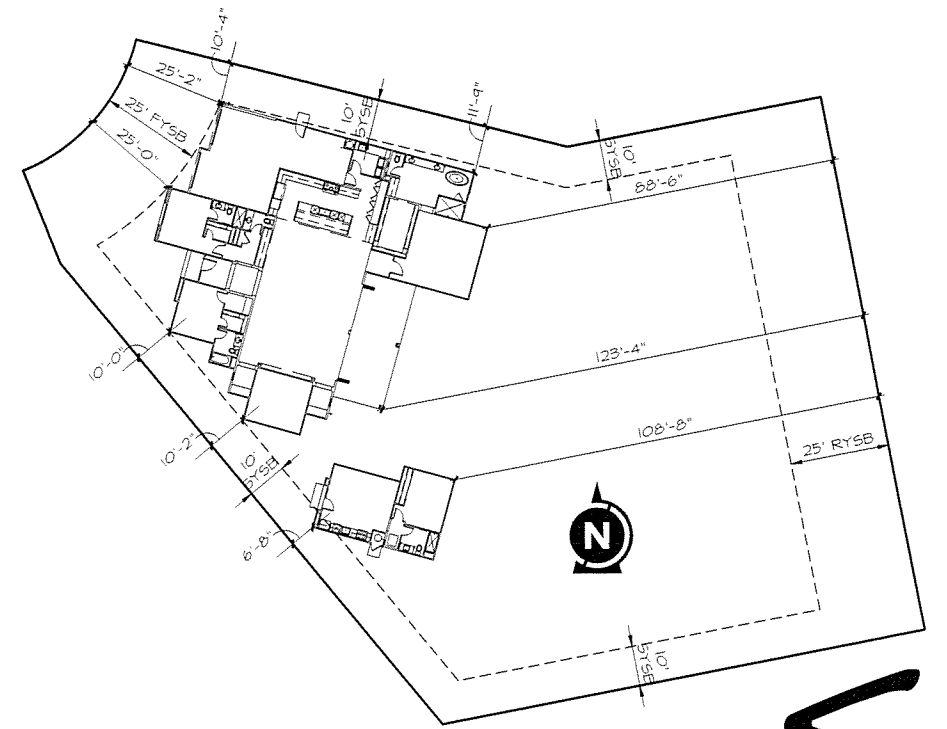
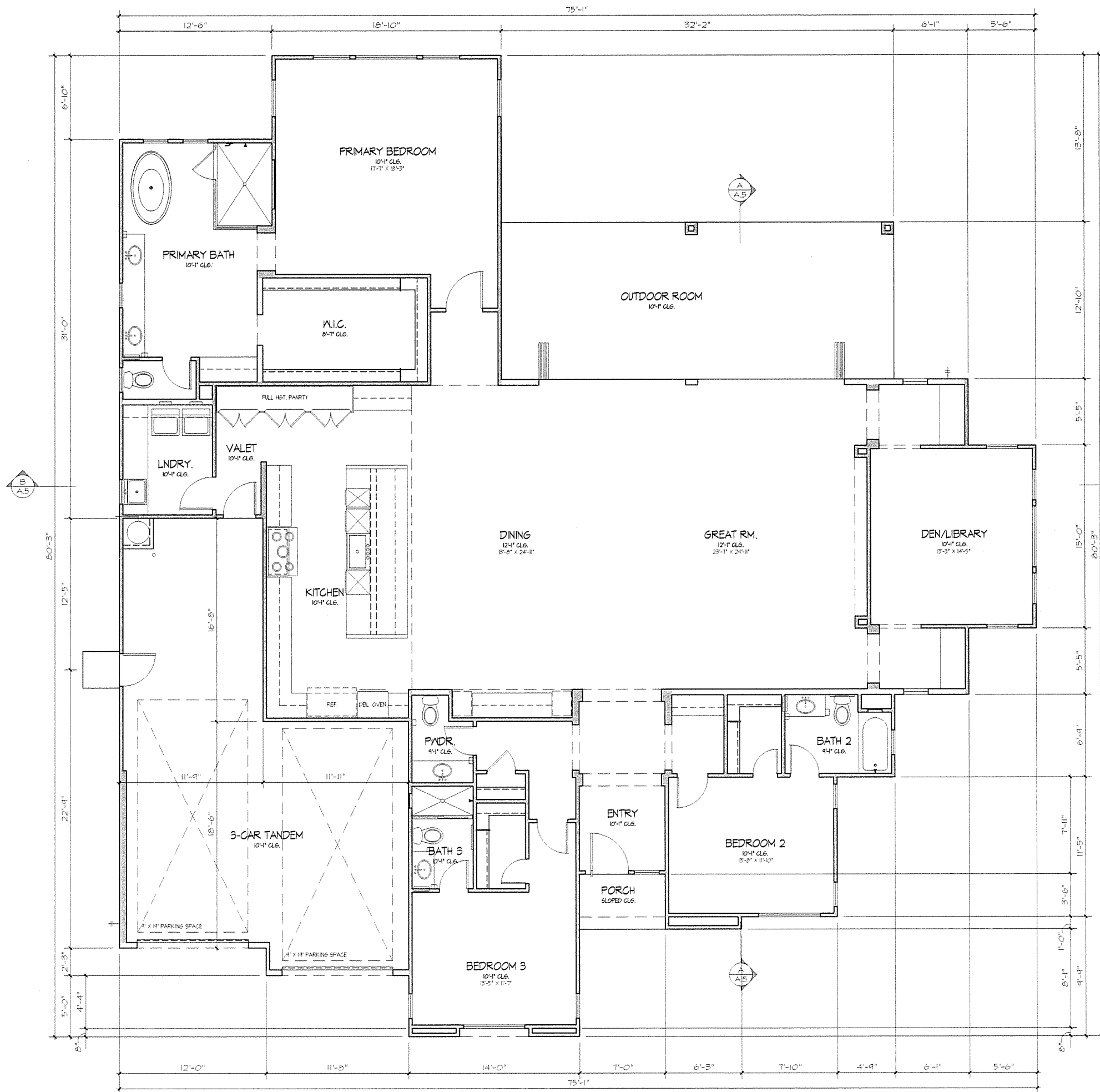
HOWARD ASSOCIATES
landscape architecture
1951 Fourth Avenue, #302 San Diego, CA 92101 (619) 718-9660

SHEET TITLE
LANDSCAPE CONCEPT PLAN

PROJECT NAME
LOT 6
Ocean Ranch
538 S. Nardo Avenue
Solana Beach, CA 92075

DATE: 7/10/2024
DRAWN BY: JH/BG
JOB NUMBER: 21098
FILE:
REVISIONS:

1 OF 1 SHEETS



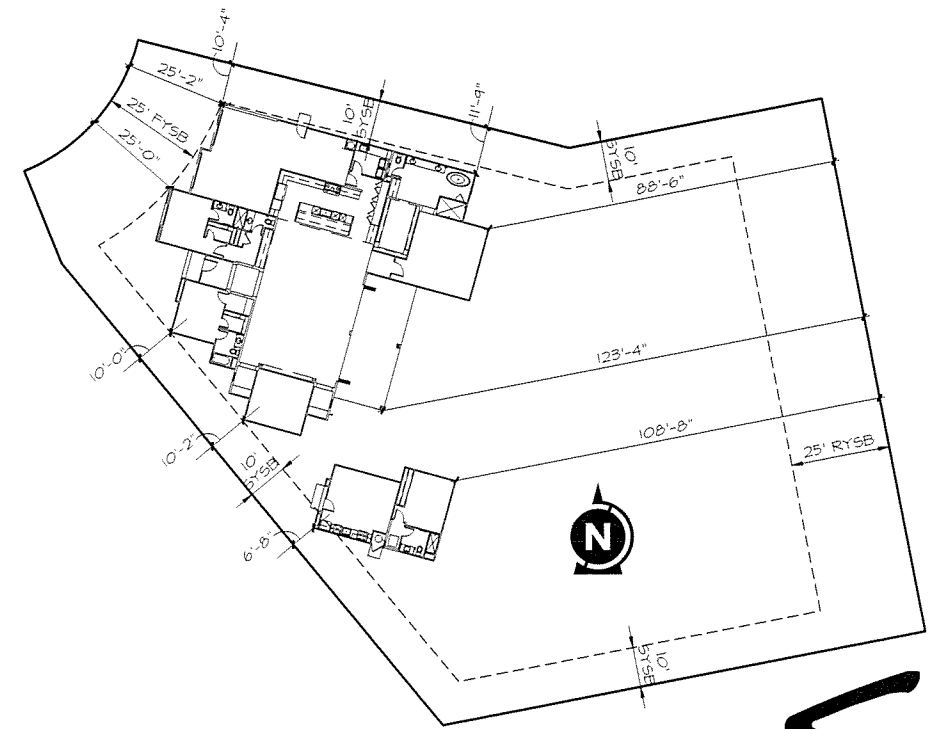
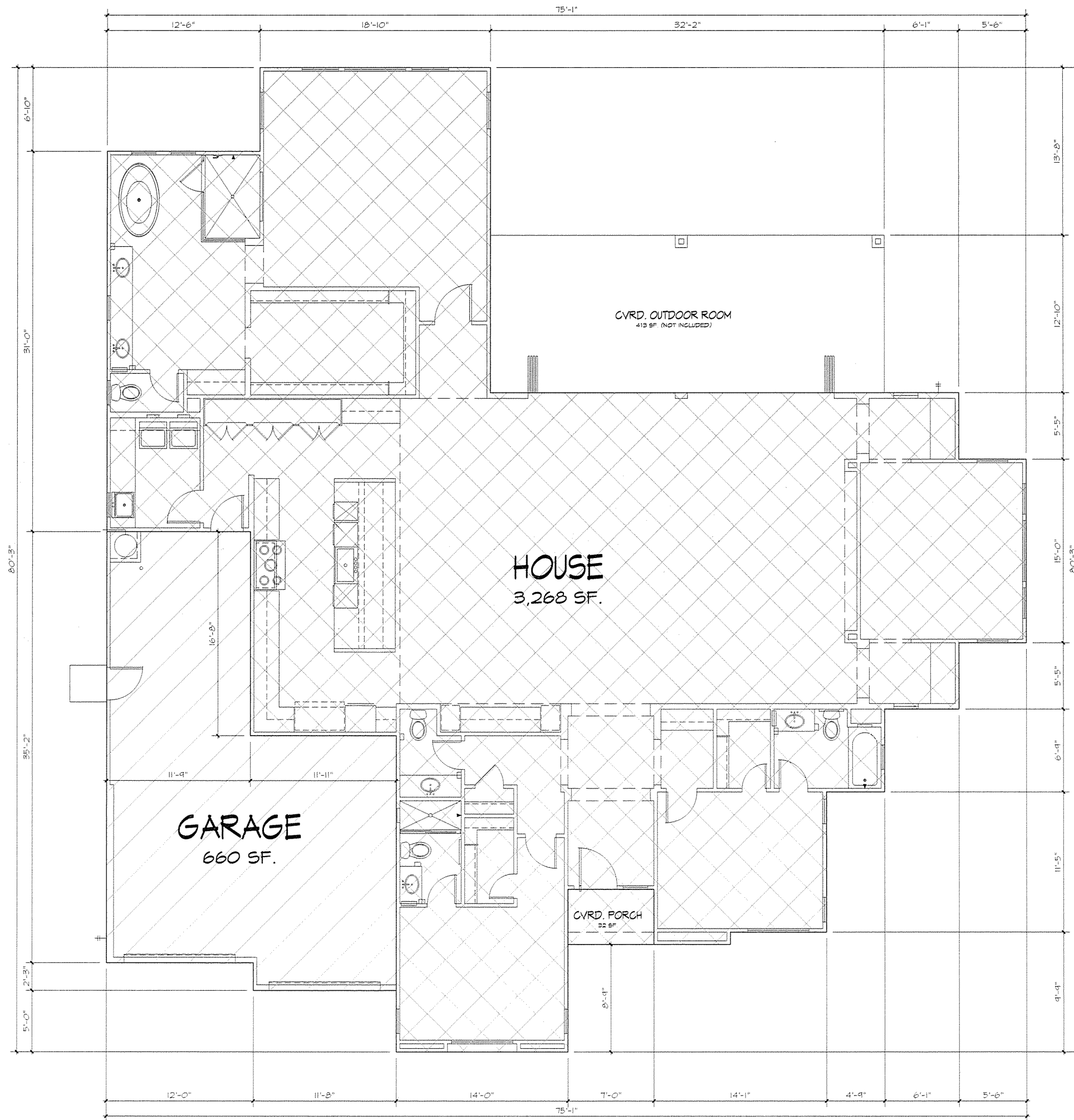
PLAN 4 - LOT 6 - 298-121-441
 441 BILL RANCH ROAD, BOLANA BEACH CA 92076
DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

| AREA CALCULATIONS | |
|---------------------------|----------|
| FIRST FLOOR FINISHED AREA | 3,253 SF |
| TOTAL FINISHED AREA | 3,253 SF |
| 3-CAR TANDEM GARAGE | 660 SF |
| COVERED PORCH | 32 SF |
| COVERED OUTDOOR ROOM | 419 SF |
| TOTAL GROSS AREA | 4,355 SF |

A.2



PLAN 4 - LOT 6 - 298-121-441
441 BILL RANCH ROAD, SOLANA BEACH CA 92076

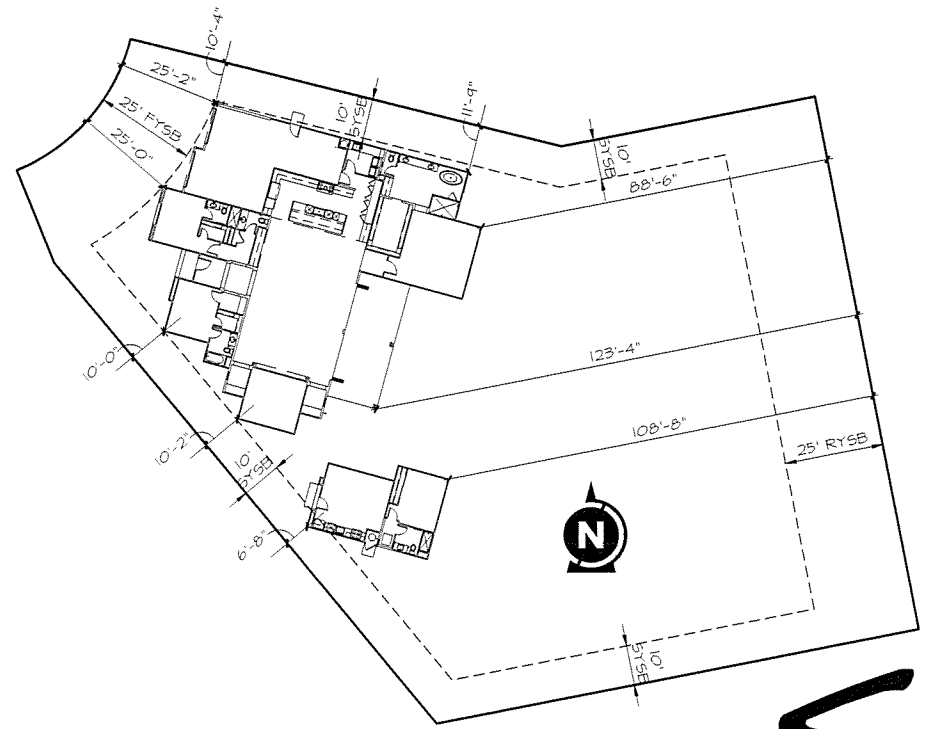
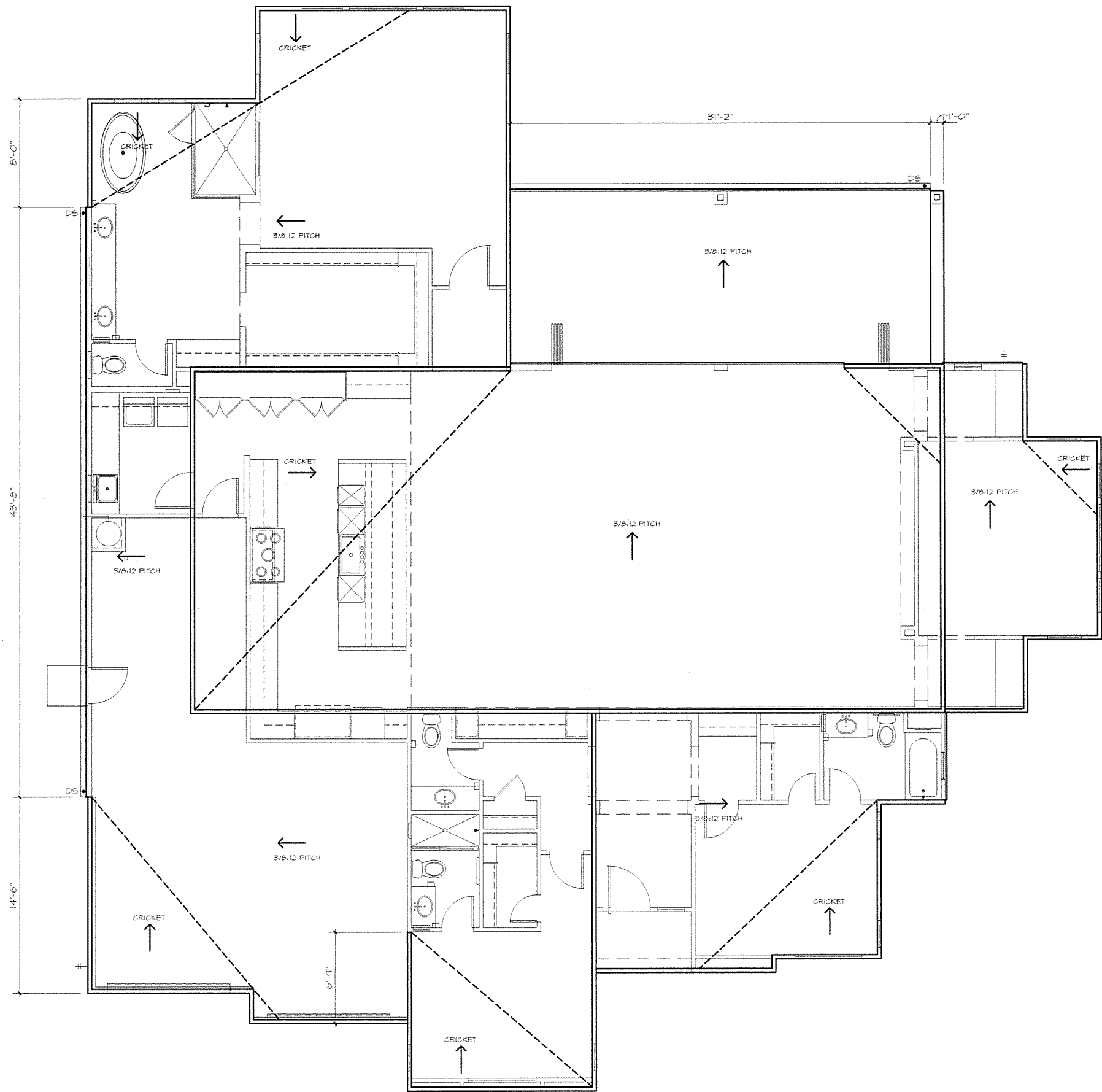
DRIIFT @ OCEAN RANCH

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

DATE: 09/16/2024

| FAR CALCULATIONS | |
|-----------------------------------|-----------|
| GROSS LOT AREA | 25,225 SF |
| RESIDENCE GROSS AREA | 3,268 SF |
| COVERED PORCH GROSS AREA | 32 SF |
| GARAGE GROSS AREA | 660 SF |
| GARAGE DEDUCT (200 FT. PER SPACE) | -400 SF |
| TOTAL GROSS BUILDING AREA | 3,560 SF |
| ALLOWABLE | 5,326 SF |

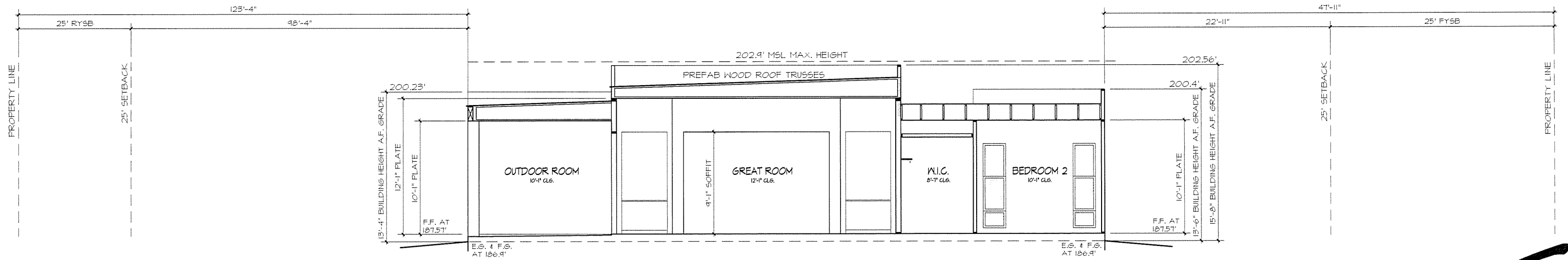
A.3



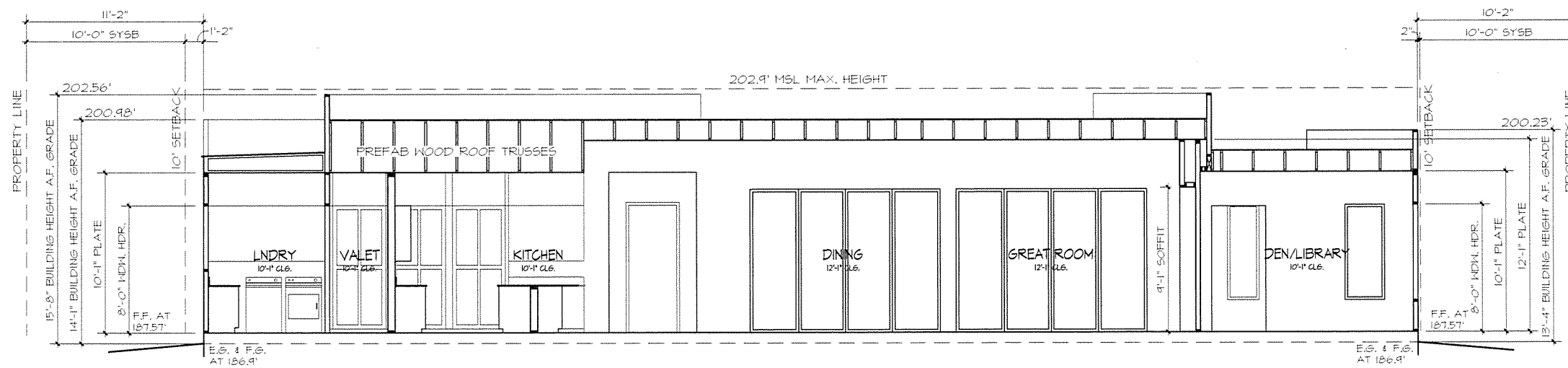
PLAN 4 - LOT 6 - 298-121-441
 441 BELL RANCH ROAD, BOLANA BEACH CA 92076
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

A.4



ARCHITECTURAL BUILDING SECTIONS - A



ARCHITECTURAL BUILDING SECTIONS - B



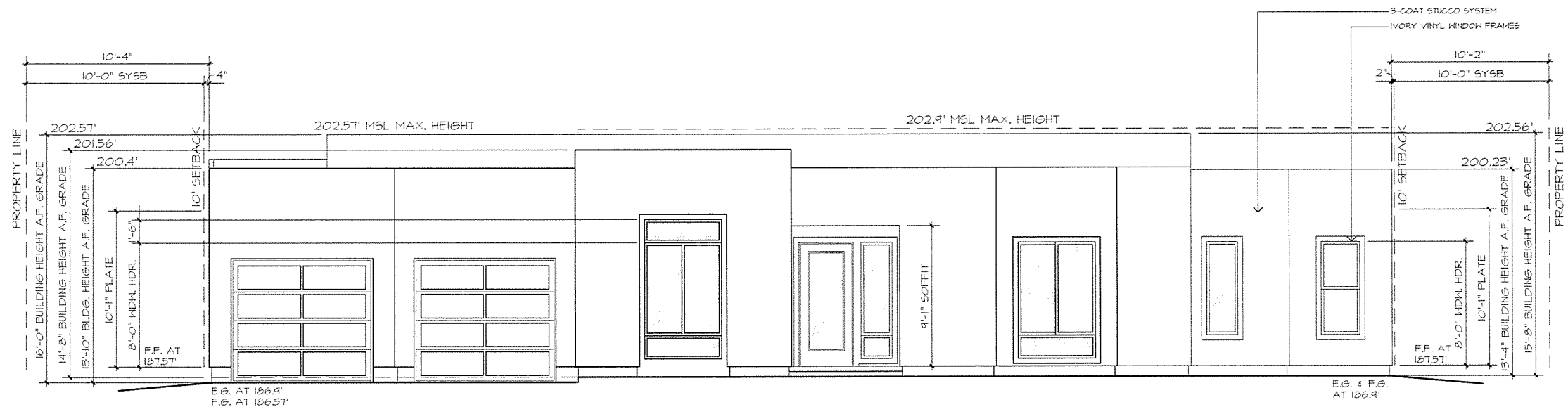
PLAN 4 - LOT 6 - 298-121-441
 441 BELL RANCH ROAD, BOLANA BEACH CA 92078

DRIIFT @ OCEAN RANCH

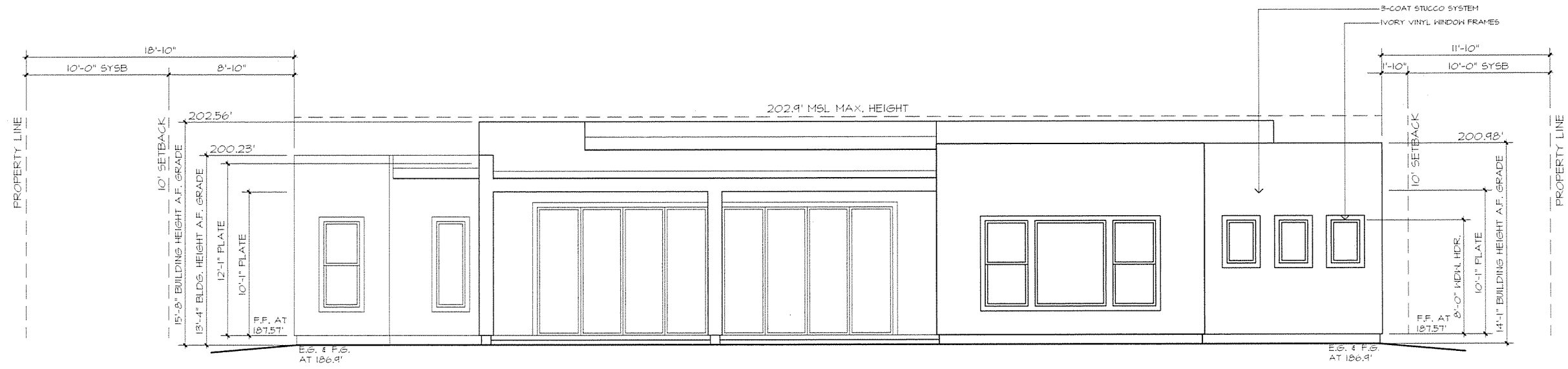
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.5



WEST ELEVATION 'A'



EAST ELEVATION 'A'



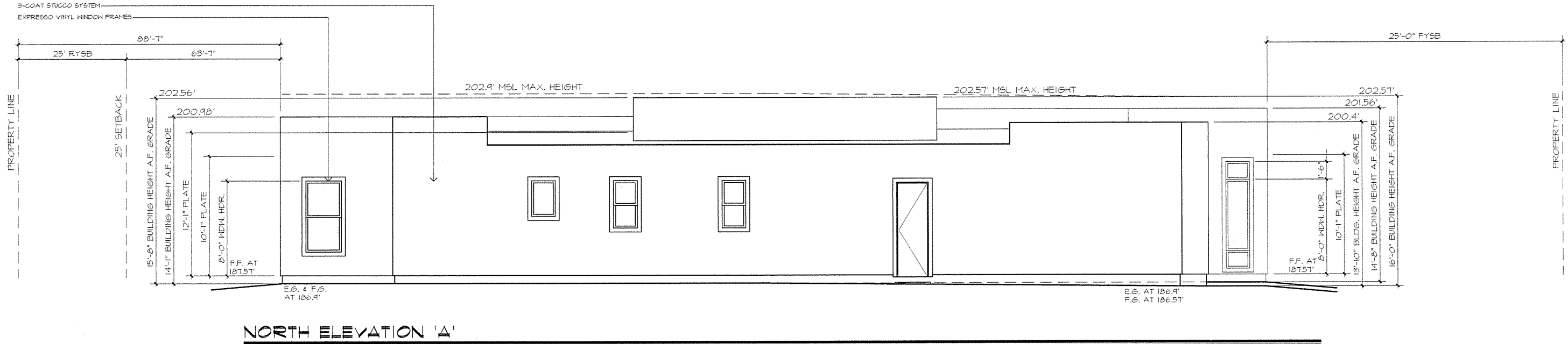
PLAN 4 - LOT 6 - 298-121-441
 441 BELL RANCH ROAD, BOLANA BEACH CA 92078

DRIIFT @ OCEAN RANCH

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

DATE: 09/16/2024

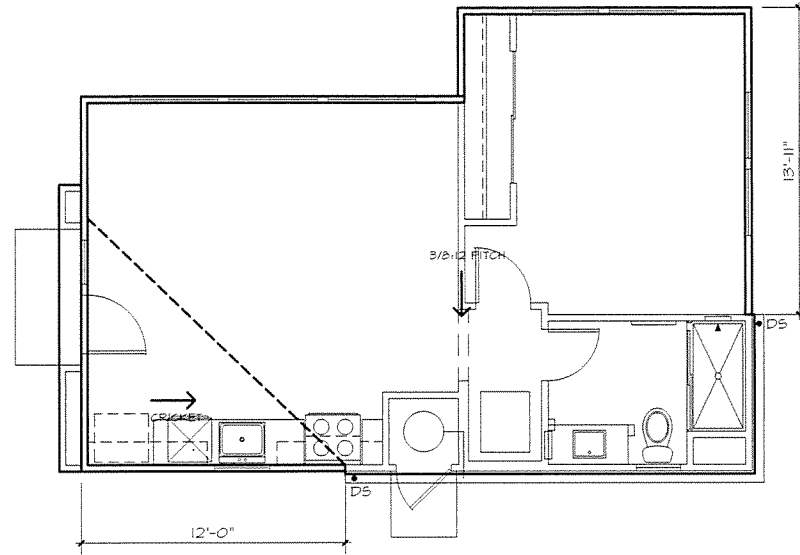
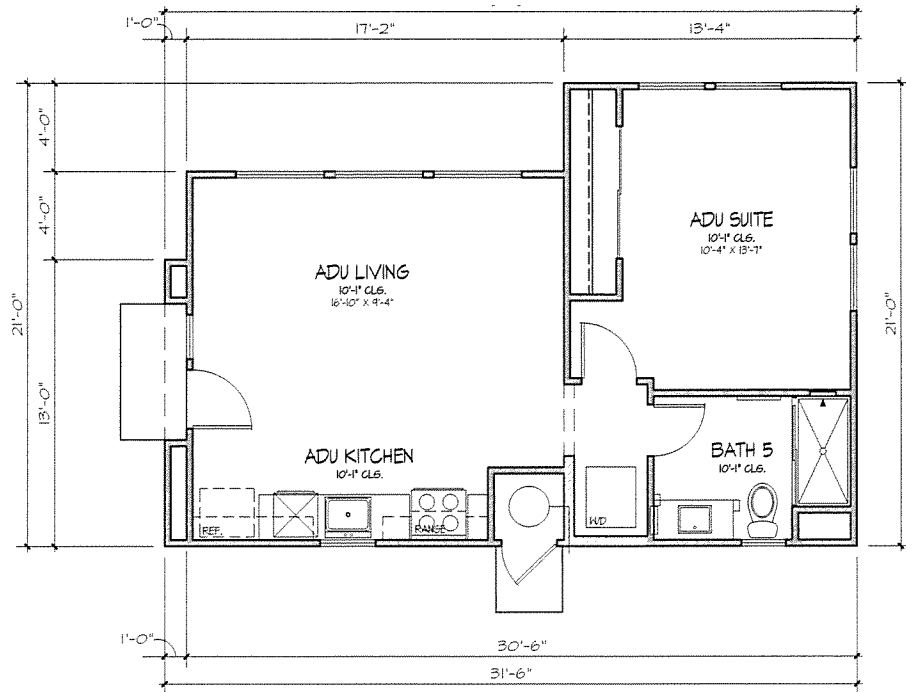
A.6



PLAN 4 - LOT 6 - 298-121-441
 441 BELL RANCH ROAD, BOLANA BEACH CA 92078
DRIFT @ OCEAN RANCH

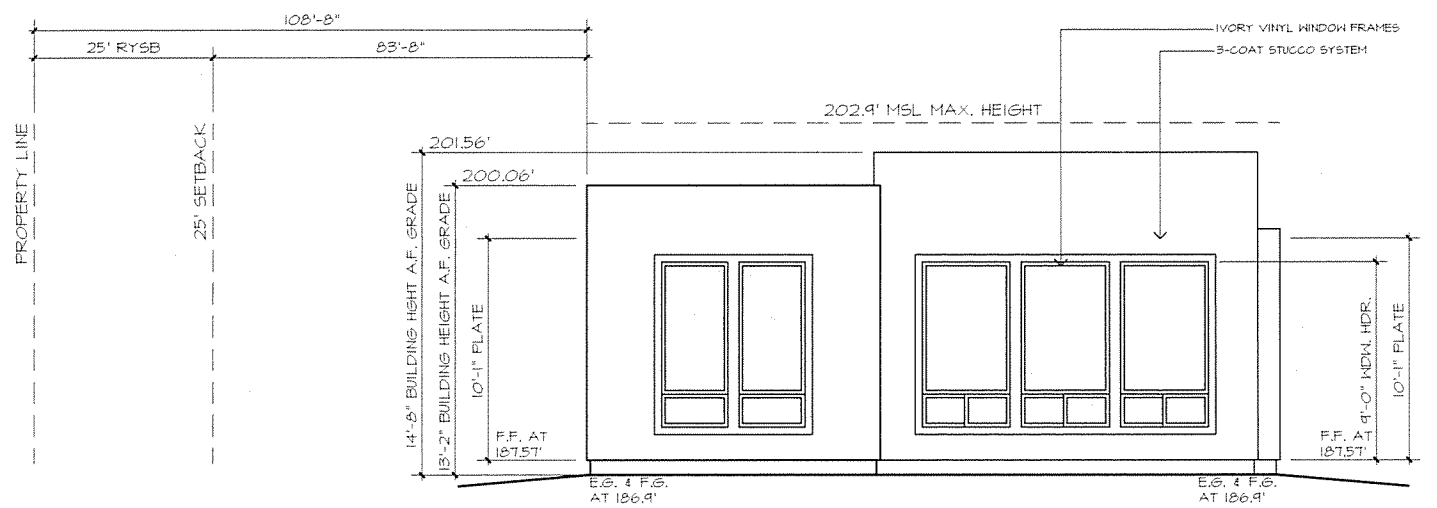
SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

A.7

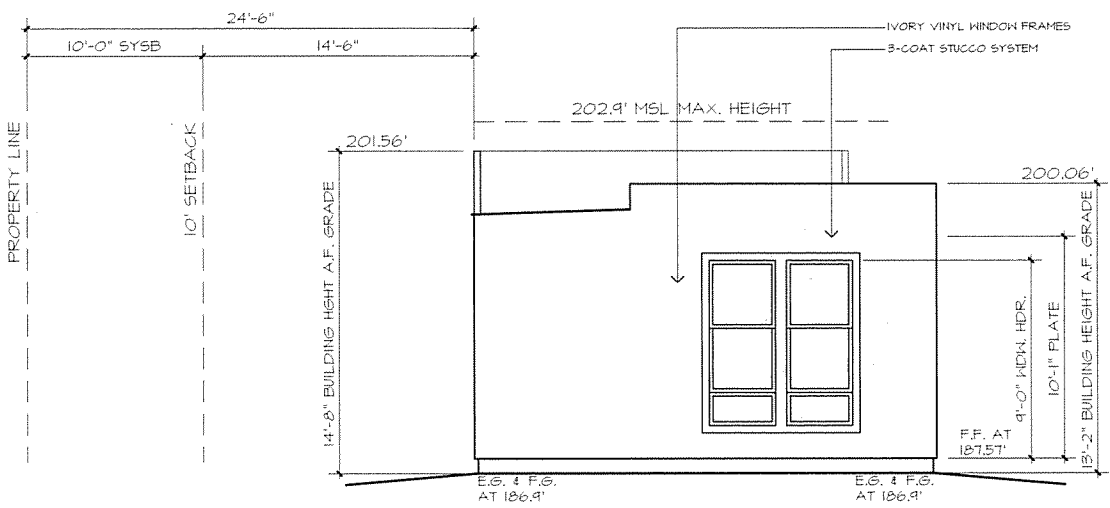


ADU - FLOOR PLAN

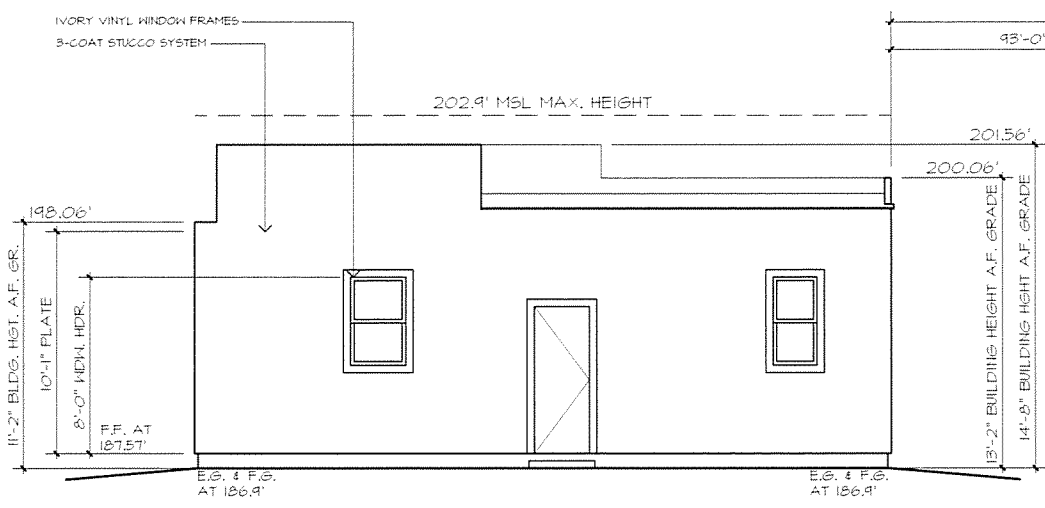
ADU - ROOF PLAN



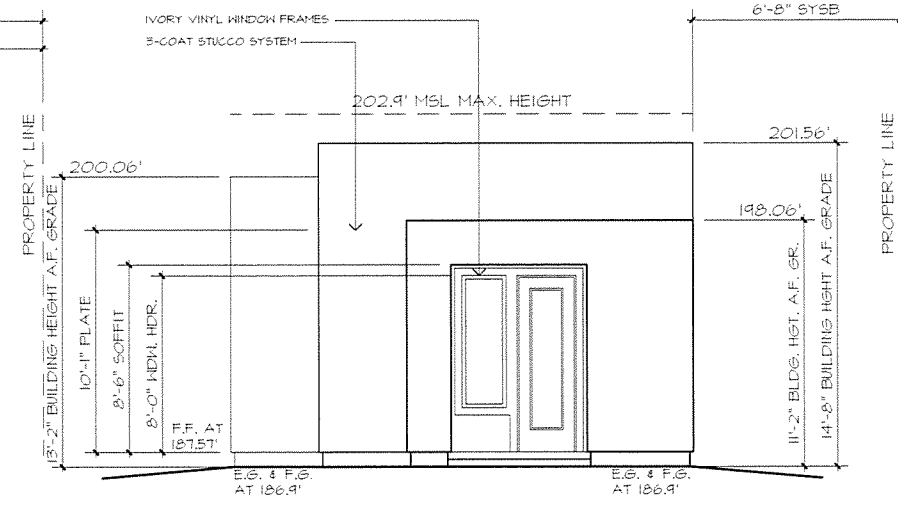
NORTH ELEVATION 'B'



EAST ELEVATION 'B'



SOUTH ELEVATION 'B'



WEST ELEVATION 'B'



ADU 4 - LOT 6 - 298-121-443
443 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

A.8



PLAN 5 - LOT 7 - 298-121-450
 450 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIIFT @ OCEAN RANCH

SHEET INDEX

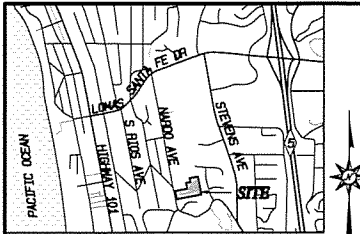
| | |
|------|--|
| A.1 | COVER SHEET |
| SP | GENERAL SITE PLAN |
| 1OF2 | GENERAL GRADING NOTES |
| 2OF2 | PRELIM. GRADING/SITE PLAN, DETAILS & SECTIONS |
| L.1 | LANDSCAPE PLANS |
| A.2 | FLOOR PLAN |
| A.3 | FAR CALCULATIONS |
| A.4 | ROOF PLAN |
| A.5 | BUILDING SECTIONS |
| A.6 | BUILDING ELEVATIONS |
| A.7 | BUILDING ELEVATIONS |

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

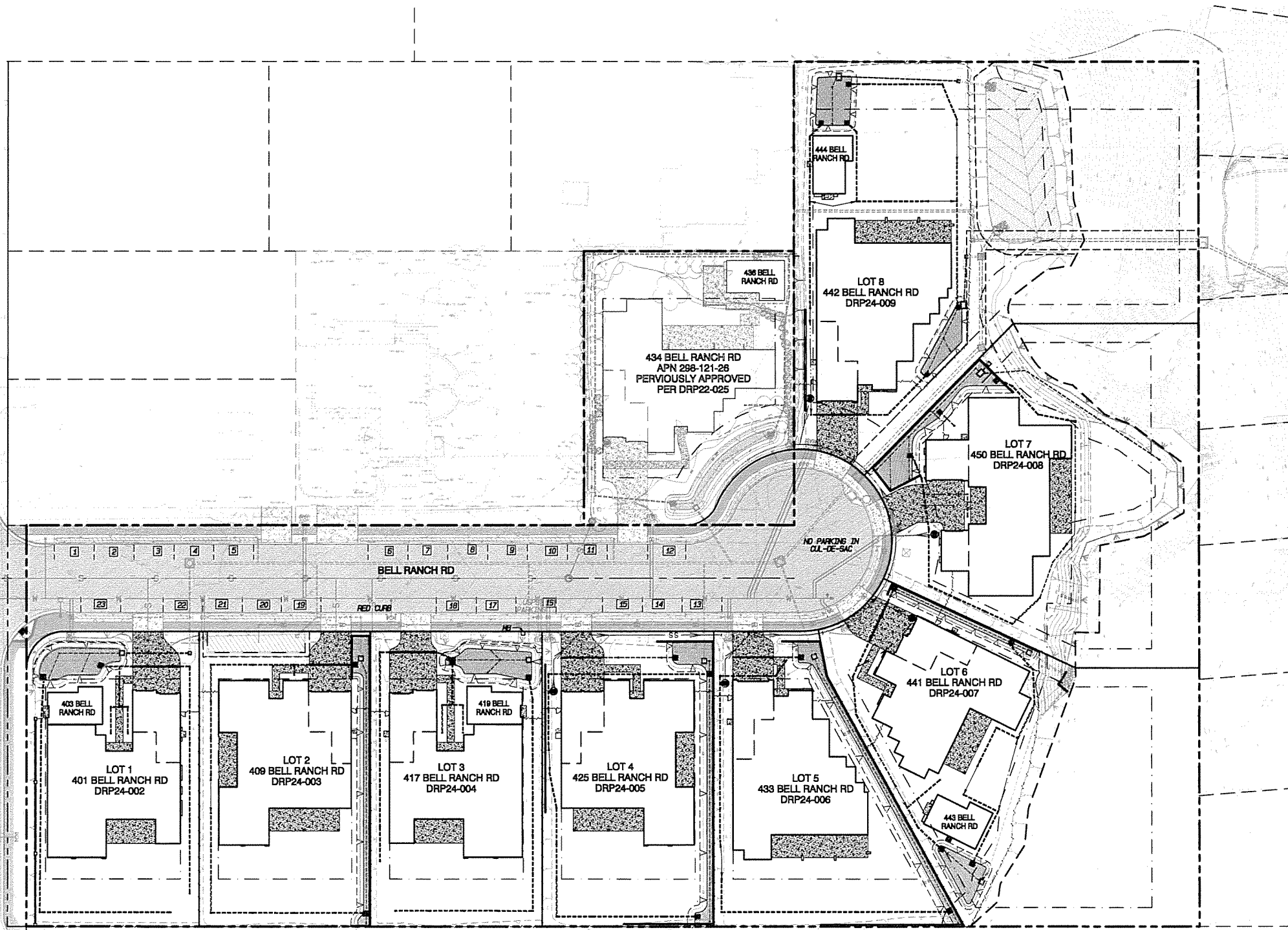
DATE: 09/16/2024

A.1

OVERALL SITE PLAN



VICINITY MAP
NOT TO SCALE



OWNER/APPLICANT

SHEA HOMES LIMITED PARTNERSHIP
5950 MESA RIDG ROAD, SUITE 200
SAN DIEGO, CA 92121
760-715-1564

A.P.N.

TBD

SITE ADDRESS

401-436 BELL RANCH ROAD
SOLANA BEACH CA 92075

ZONING INFORMATION

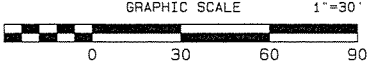
GENERAL PLAN DESIGNATION: LAC
MINIMUM PARCEL SIZE: 14,000 SF
HEIGHT: PER CODE 17.20.030.6
FRONT YARD (SYS): 25'
REAR YARD (SYS): 25'
STREET SIDE YARD (SYS): 10'
INTERIOR SIDE YARD (SYS): 10'

NOTES:

PUBLIC ROAD AND UTILITY IMPROVEMENTS PREVIOUSLY APPROVED AND SHOWN HEREON FOR REFERENCE. SEE DMGS CG-3181 AND SBGR-391.

☒ DENOTES STREET PARKING SPOT PROVIDED PER TM 17-15-15. NO STRIPING PROPOSED.

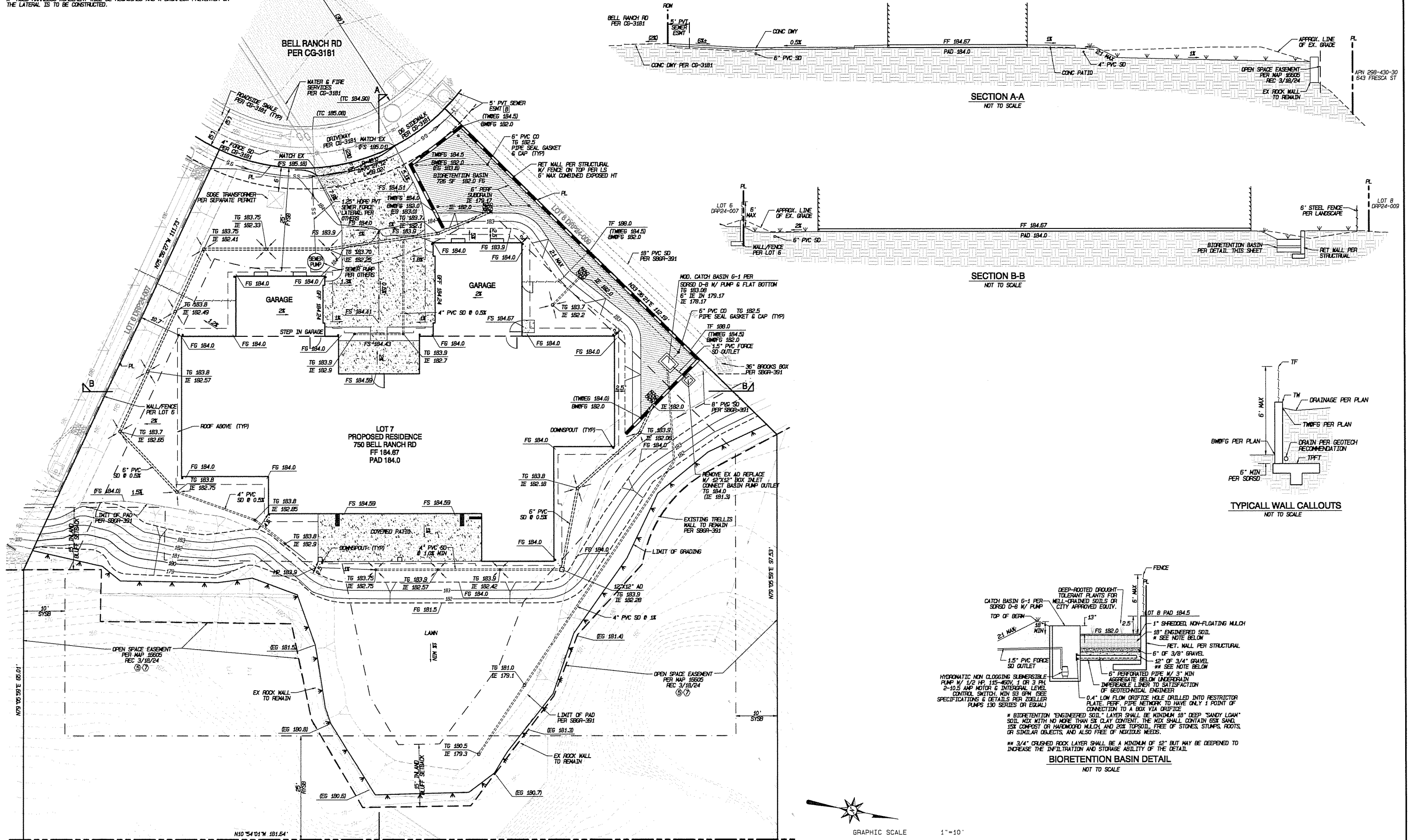
APN 298-121-26 HAS BEEN PREVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREON FOR REFERENCE ONLY.



PREPARED BY:
PASCO LARET SUIITER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.pascolaret.com

SEWER PUMP NOTES:
 SEWER PUMP DESIGN TO BE PROVIDED AT CONSTRUCTION DRAWING PHASE OF PROJECT.
 A HOLD HARMLESS AGREEMENT WILL BE REQUIRED AND A BACKFLOW PREVENTER ON THE LATERAL IS TO BE CONSTRUCTED.

LOT 7 450 BELL RANCH ROAD (DRP24-008) PRELIMINARY GRADING PLAN



SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

TYPICAL WALL CALLOUTS
NOT TO SCALE

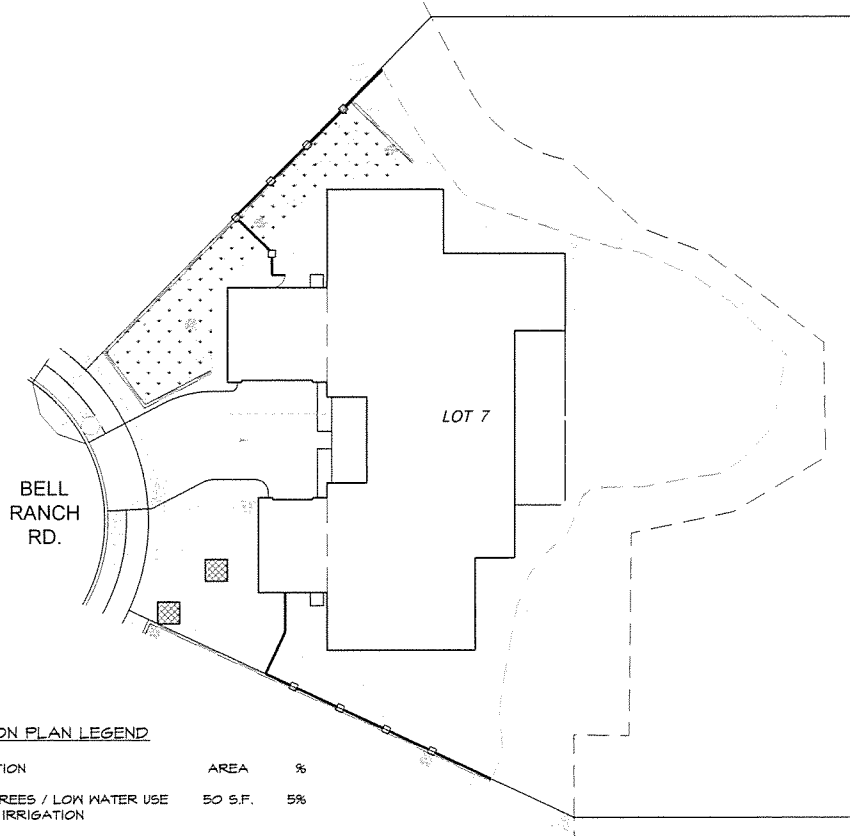
BIORETENTION BASIN DETAIL
NOT TO SCALE



APN 299-430-31 651 FRESCA ST APN 299-440-36 636 FRESCA ST

| | | | | | | | | |
|--|--|--|---|---|--|--|---|---|
| PASCO LARET SUITER & ASSOCIATES San Diego Encinitas Orange County Phone 954.259.8212 www.pascolaret.com | | ENGINEER OF WORK By: <u>W. JUSTIN SUITER</u> Date: _____ Drawn By: _____ R.C.E. 68964 Exp: 12/31/25 | CITY APPROVED CHANGES APPD DATE _____ | RECOMMENDED FOR APPROVAL By: _____ Review Engineer Date: _____ | APPROVED FOR CONSTRUCTION By: <u>MOHAMMAD SAMMAK</u> , City Engineer R.C.E. 37146 Date: _____ Exp: 6/30/24 | BENCH MARK DESCRIPTION: 2" DISC ON CONCRETE DRAINAGE INLET AT EAST END OF FRESCA ST LOCATION: CONCRETE DRAINAGE INLET 600 FEET SOUTHEAST OF FRESCA ST IN FRONT OF 754 FRESCA ST RECORD FROM: 185 N.L. 1871 ELEV: 107.126 DATUM: NAVD 88 | CITY OF SOLANA BEACH PRELIMINARY GRADING PLAN FOR LOT 7 OCEAN RANCH ESTATES 450 BELL RANCH ROAD | DRAWING NO. DRP24-008 SHEET 2 OF 2 |
|--|--|--|---|---|--|--|---|---|

COASTAL COMMISSION PERMIT NO.



WATER CONSERVATION PLAN LEGEND

| SYMBOL | ZONE | DESCRIPTION | AREA | % |
|----------|------|--|----------|-----|
| [Symbol] | 1 | STREET TREES / LOW WATER USE BUBBLER IRRIGATION | 50 S.F. | 5% |
| [Symbol] | 2 | BIOFILTRATION BASINS / LOW WATER USE / DRIP IRRIGATION | 876 S.F. | 95% |

NO RECYCLED WATER USE PROPOSED. THE SITE SHALL HAVE A DEDICATED POTABLE WATER SUB-METER FOR HOMEOWNER LANDSCAPE

Water Conservation Plan

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo) \cdot 0.62 \cdot [(PF \cdot X \cdot HA) + (IE) \cdot SLA]$$

ETWU = Maximum Applied Water Allowance in gallons per year
 ETo = Evapotranspiration in inches per year
 PF = Plant Factor (see requirements in chart)
 HA = Hydrozone Area (square feet) Define hydrozones by water use: very low, low, moderate and high
 SLA = Special Landscape Area (square feet) Edible plants, irrigated with recycled water, & turf used for active play
 0.62 = Conversion factor to gallons per square foot
 IE = Irrigation Efficiency (see requirements in chart)

| Line | Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones) | | | | | SLA |
|--|---|------|---|---|---|-------|
| | 1 | 2 | 3 | 4 | 5 | |
| Evapotranspiration Rate (ETo)* 41.0 for Solana Beach | 41 | | | | | |
| Conversion Factor - 0.62 | 0.62 | | | | | |
| (Line 1 x Line 2) | 25.42 | | | | | |
| Plant Factor (PF)** | 0.3 | 0.3 | | | | |
| Hydrozone Area (HA) - in square feet | 50 | 876 | | | | |
| (Line 4 x Line 5) | 15 | 283 | | | | |
| Irrigation Efficiency (IE)** | 0.75 | 0.81 | | | | |
| (Line 6 / Line 7) | 20 | 324 | | | | |
| TOTAL all Line 8's + SLA | 344 | | | | | |
| Line 3 x Line 9 | | | | | | 8,756 |
| Estimated Total Water Use - ETWU (gallons per year) | | | | | | 8,756 |

*ETo = Evapotranspiration rate 41 (west of I-5) 47 (east of I-5)
 ** Plant Factor (Water Use) - from WUCOLS
 Select based on type of plants in hydrozone:
 0.1 - VLW - Very Low Water Use Plants
 0.3 - LW - Low Water Use Plants
 0.6 - MW - Moderate Water Use Plants
 1.0 - HW - High Water Use Plants
 *** IE - Irrigation Efficiency
 Sprays - 0.55
 Rotors - 0.70
 Bubblers - 0.75
 MP Rotators - 0.75
 Drip & Micro-sprays - 0.81
 A different IE may be used if supported by documentation subject to approval by the City Planner

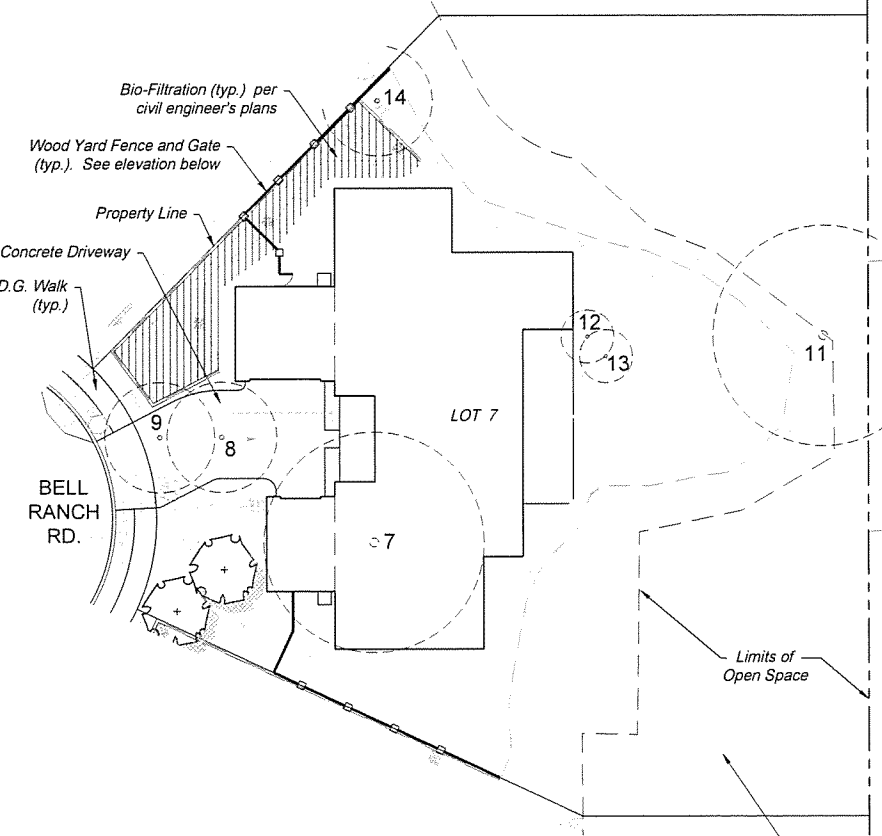
MAXIMUM APPLIED WATER FACTOR (MAWA) calculation

ETAF = Evapotranspiration adjustment factor (use .55 residential, .45 non-residential)

$$31.682 [(ETAF \cdot X) + (1 - ETAF) \cdot Y] = \frac{MAWA}{Total Landscape Area}$$

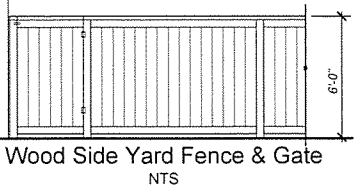
MAWA = 12,946

- WATER CONSERVATION NOTES**
- ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT WATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE DRIP TUBING.
 - ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.
 - ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS 'LOW OR MODERATE WATER USE' BY WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES). 100% OF THE LANDSCAPED AREA IS PLANTING ZONE 3, NATURALIZING/TRANSITIONAL.
 - ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE HEALTHY GROWTH.
 - ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND APPROPRIATE SOIL PREPARATION.
 - ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
 - PLANTING AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION CYCLES.



Landscape Concept Plan

- LANDSCAPE AND SLOPE EROSION CONTROL NOTES:**
- ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAIN MATS (SG 150 MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-478-1965, OR CITY APPROVED EQUAL).
 - ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.
 - NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
 - TREES ARE PROHIBITED WITHIN 10' OF ANY DRIVEWAY. PLANT MATERIALS OVER 30' HT. OR WITHOUT AN 8' MINIMUM CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT TRIANGLES.
 - AREAS SHALLOWER THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MULCH. BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.
 - ALL SLOPES 4:1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS. THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS.
 - ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.
 - GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR 1 GALLON AT 18" O.C.
 - PROVIDE 1 ONE GALLON SHRUB FOR EACH 100 SF OF SLOPE AND 1 FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.
 - PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE 15 GALLON TREE PER 500 SF OF SLOPE ON ALL SLOPES 5' OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 8' OR GREATER VERTICAL HEIGHT, PROVIDE ONE 15 GALLON TREE PER 500 SF OR SLOPE PLUS ONE 5 GALLON TREE PER EACH 1,000 SF OF SLOPE.
 - REINFORCED STRAIN MATS (SG 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-800-478-1965 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
 - TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE 'BIO-BARRIER'. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.
 - FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.



Planting Legend

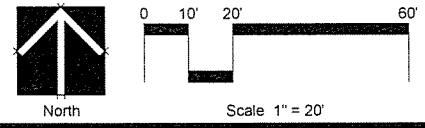
| SYMBOL | BOTANICAL NAME | COMMON NAME | MATURE WUCOLS HEIGHT | ZONE |
|----------|---|-------------|----------------------|------|
| [Symbol] | TREES | | | |
| [Symbol] | EXISTING TREES TO BE REMOVED SEE EXISTING TREE SURVEY. EXISTING TREES WILL BE MITIGATED 1:1 WITH (2) STREET TREES PER LOT FOR 9 LOTS | | | |
| [Symbol] | STREET TREE (PRIVATE) - 24" BOX SIZE LAURUS NOBILIS SHEET BAY 40' MAX. L | | | |
| [Symbol] | GROUND COVERS | | | |
| [Symbol] | BASIN BIO-FILTRATION GROUND COVER - (1 GAL. AT 18" O.C.) CAREX TUMULICOLA FOOHILL SEDGE L | | | |

MINIMUM TREE SEPARATION DISTANCE

| IMPROVEMENT | MINIMUM DISTANCE TO STREET TREE |
|---|---------------------------------|
| TRAFFIC SIGNAL, STOP SIGN | 20 FEET |
| UNDERGROUND UTILITY LINES | 10 FEET FROM C.L. |
| ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, UTILITY POLES, ETC.) | 8 FEET |
| FIRE HYDRANTS, MAIL BOXES | 5 FEET |
| DRIVEWAYS | 10 FEET |
| STREET LIGHTS | 15 FEET |
| INTERSECTIONS | 25 FEET |

I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec 17.56 SBMC and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.

Applicant: _____ Date: _____
 Landscape Architect: [Signature] 9-16-2024 Date



HOWARD ASSOCIATES
landscape architecture
1951 Fourth Avenue, #302 San Diego, CA 92101 (619) 718-9660

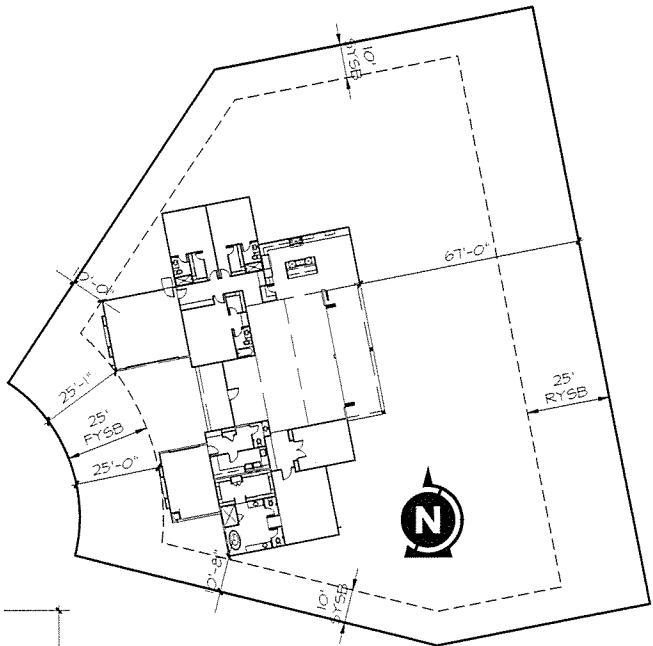
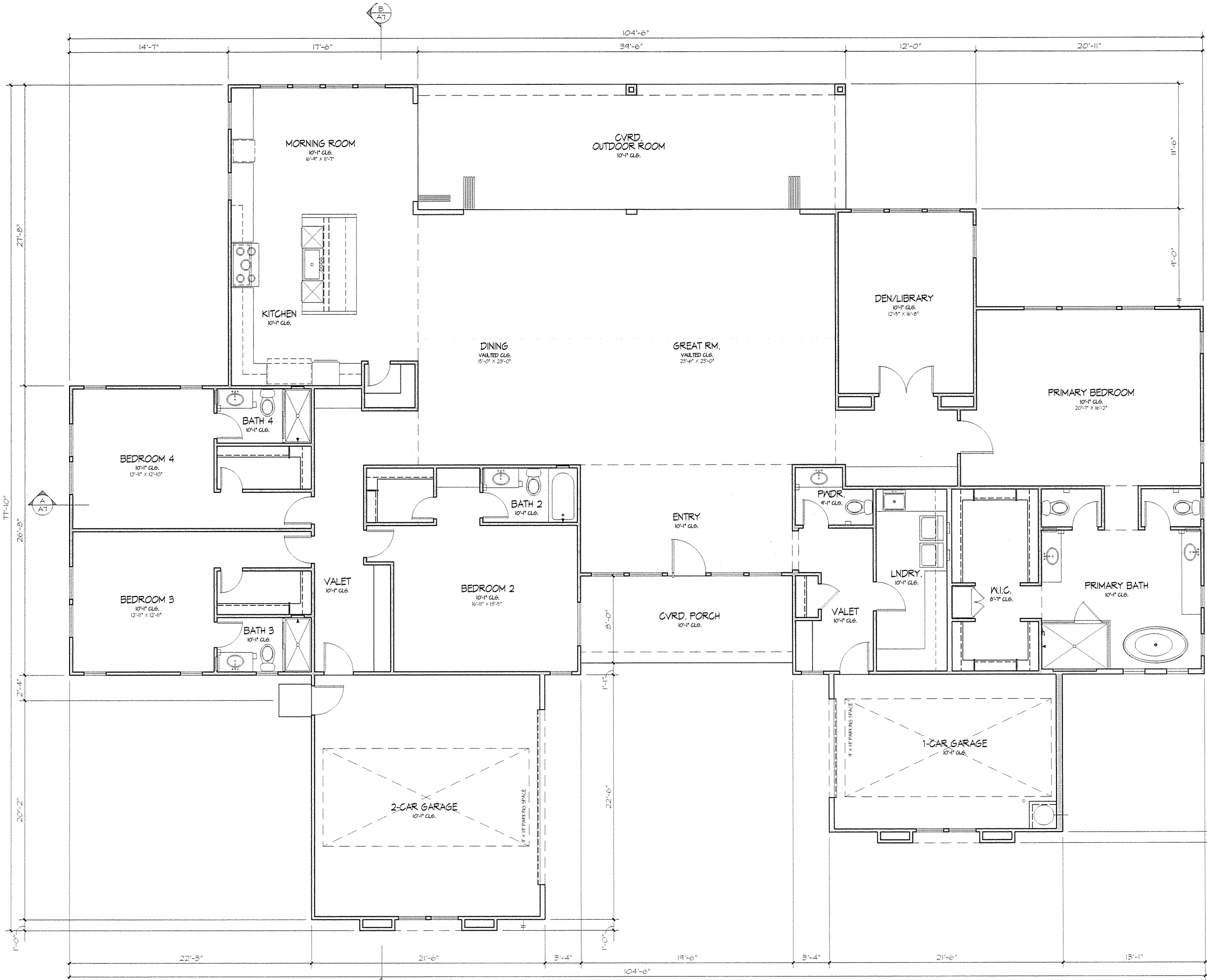
SHEET TITLE
LANDSCAPE CONCEPT PLAN

PROJECT NAME
LOT 7
Ocean Ranch
538 S. Nardo Avenue
Solana Beach, CA 92075

DATE: 9/16/2024
 DRAWN BY: JH/BG
 JOB NUMBER: 21098
 FILE:

REVISIONS:

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |



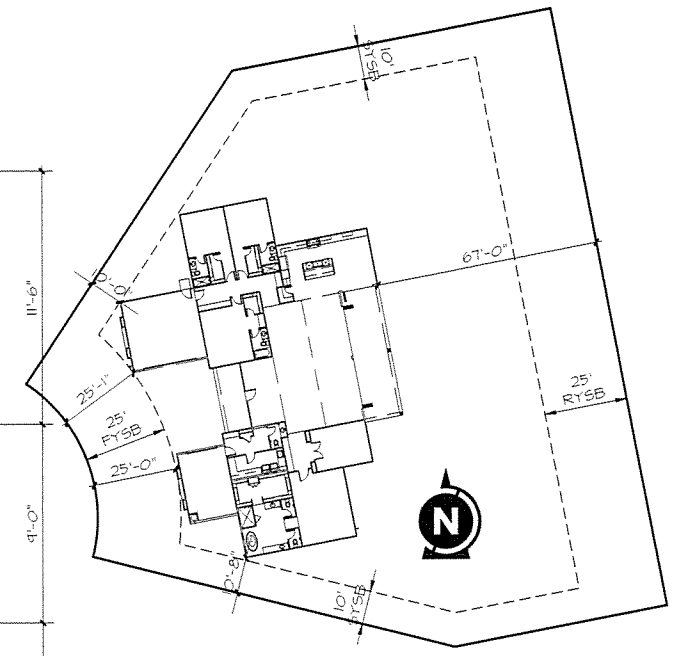
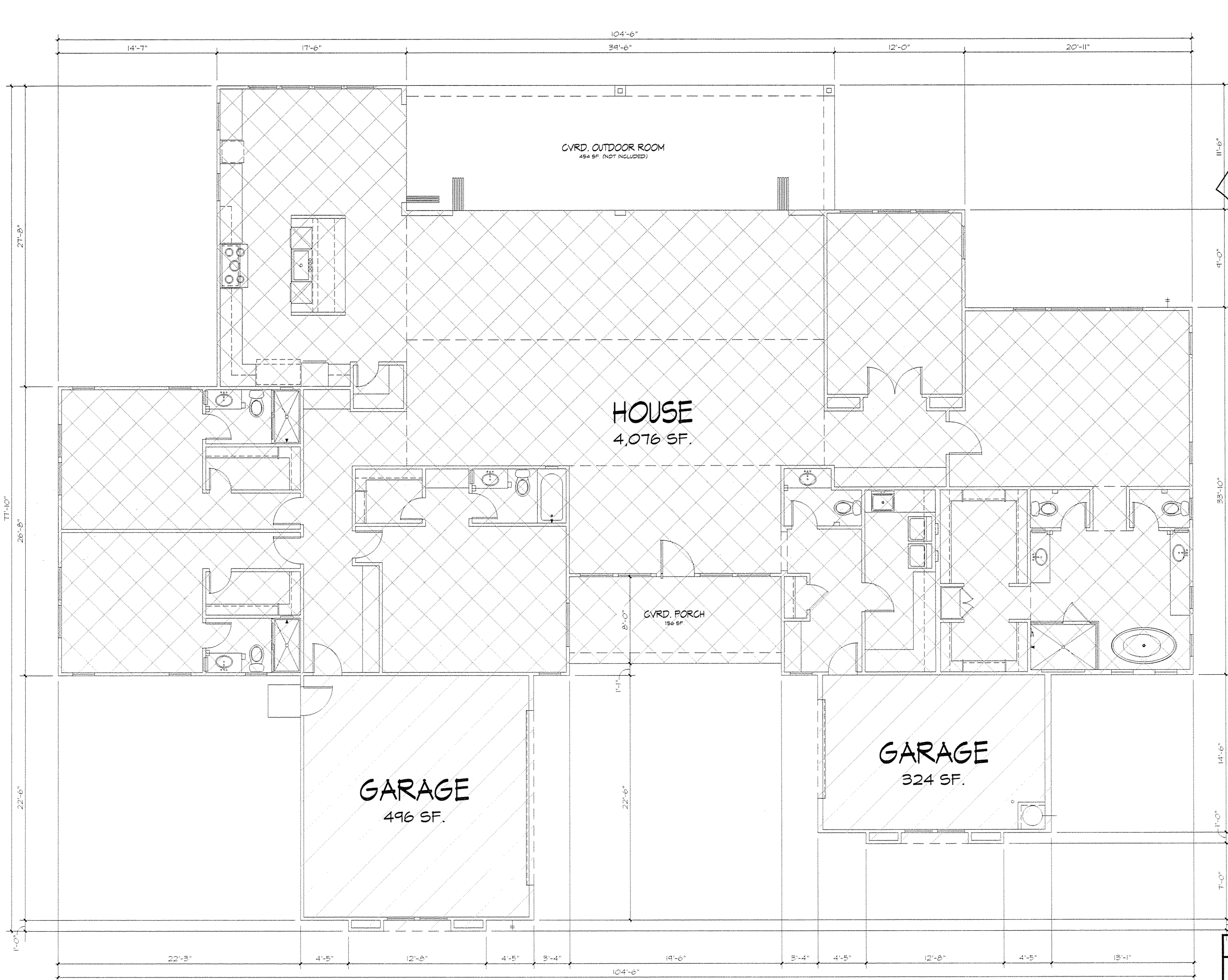
PLAN 5 - LOT 7 - 298-121-450
 450 BELL RANCH ROAD, SOLANA BEACH CA 92075
DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

| AREA CALCULATIONS | |
|---------------------------|----------|
| FIRST FLOOR FINISHED AREA | 4,076 SF |
| TOTAL FINISHED AREA | 4,076 SF |
| 2-CAR GARAGE | 484 SF |
| 1-CAR GARAGE | 312 SF |
| COVERED PORCH | 156 SF |
| COVERED OUTDOOR ROOM | 454 SF |
| TOTAL GARAGE AREA | 796 SF |

A.2



PLAN 5 - LOT 7 - 298-121-450
 450 BELL RANCH ROAD, SOLANA BEACH CA 92075

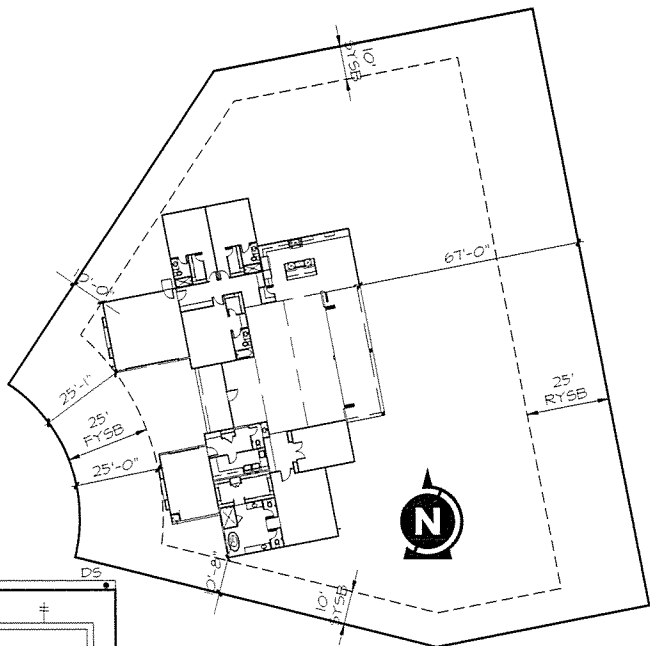
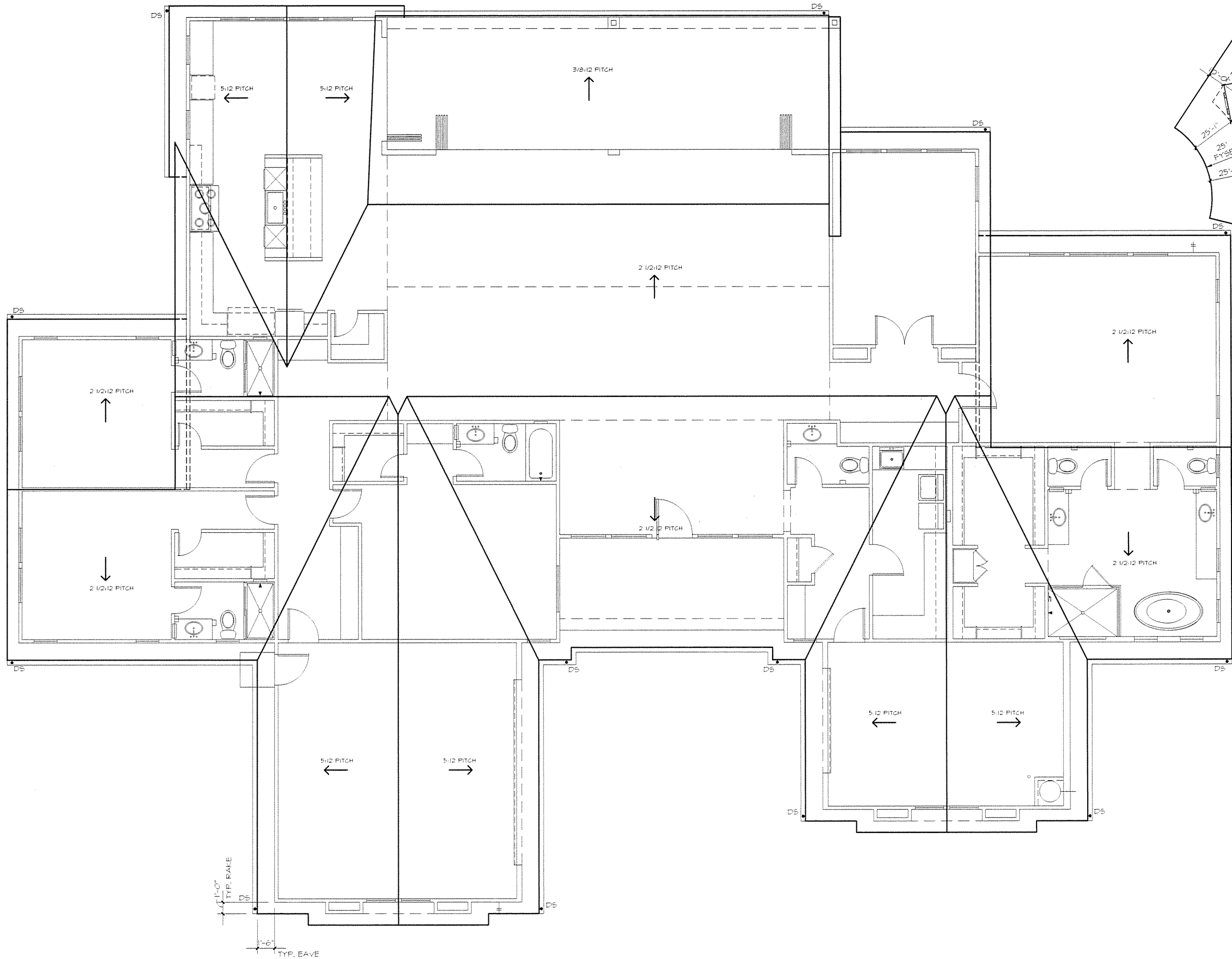
DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

| GAR CALCULATIONS | |
|-----------------------------------|-----------|
| GROSS LOT AREA | 25,401 SF |
| RESIDENCE GROSS AREA | 4,076 SF |
| COVERED PORCH GROSS AREA | 156 SF |
| GARAGE GROSS AREA | 820 SF |
| GARAGE DEDUCT (200 FT. PER SPACE) | -400 SF |
| TOTAL GROSS BUILDING AREA | 4,652 SF |
| NET COVERED AREA | 4,352 SF |

A.3

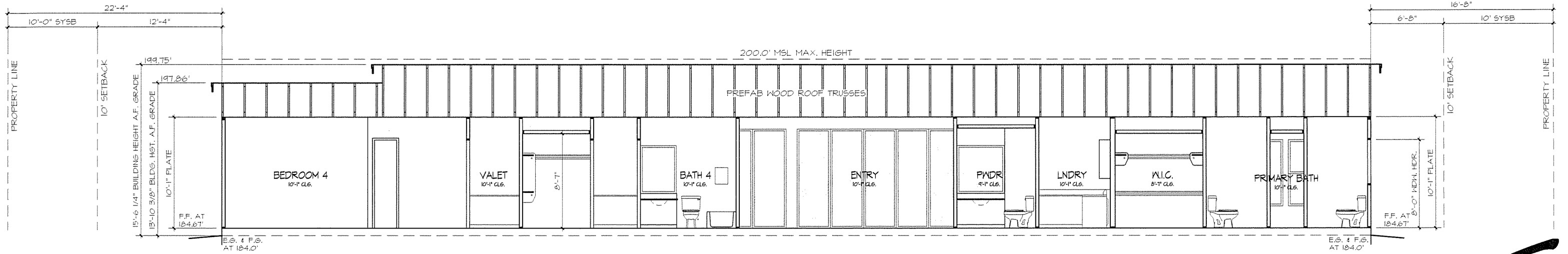


PLAN 5 - LOT 7 - 298-121-450
 450 BILL RANCH ROAD, SOLANA BEACH CA 92075
DRIFT @ OCEAN RANCH

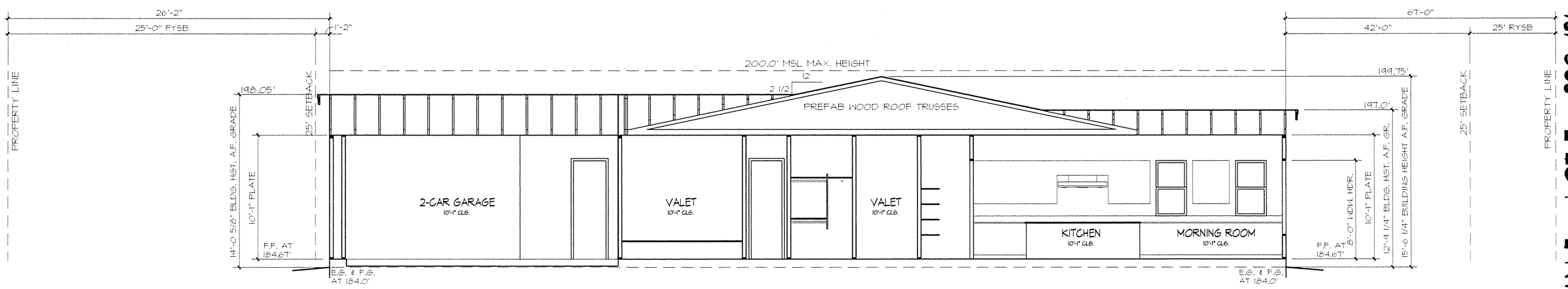
SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

A.4

DDIMADY DESIGNS ARCHITECTURE



ARCHITECTURAL BUILDING SECTIONS - A



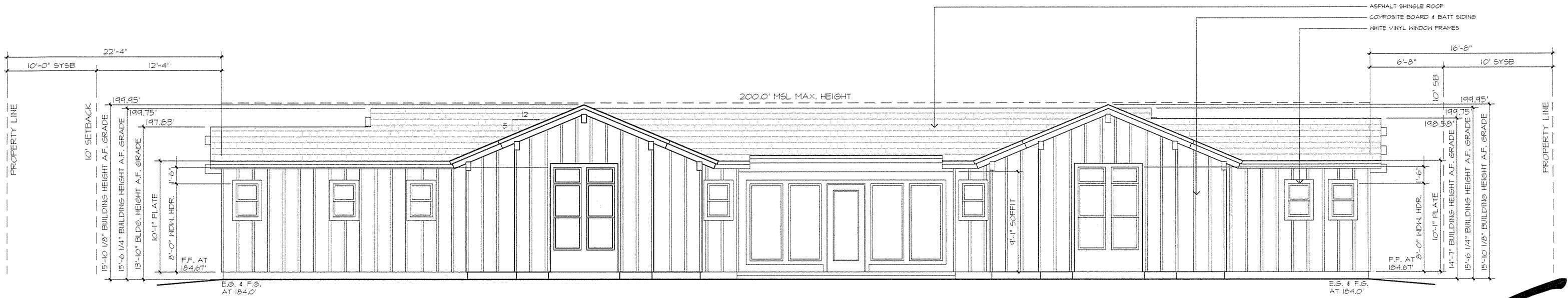
ARCHITECTURAL BUILDING SECTIONS - B

PLAN 5 - LOT 7 - 298-121-450
 450 BELL RANCH ROAD, SOLANA BEACH CA 92075
DRIFT @ OCEAN RANCH

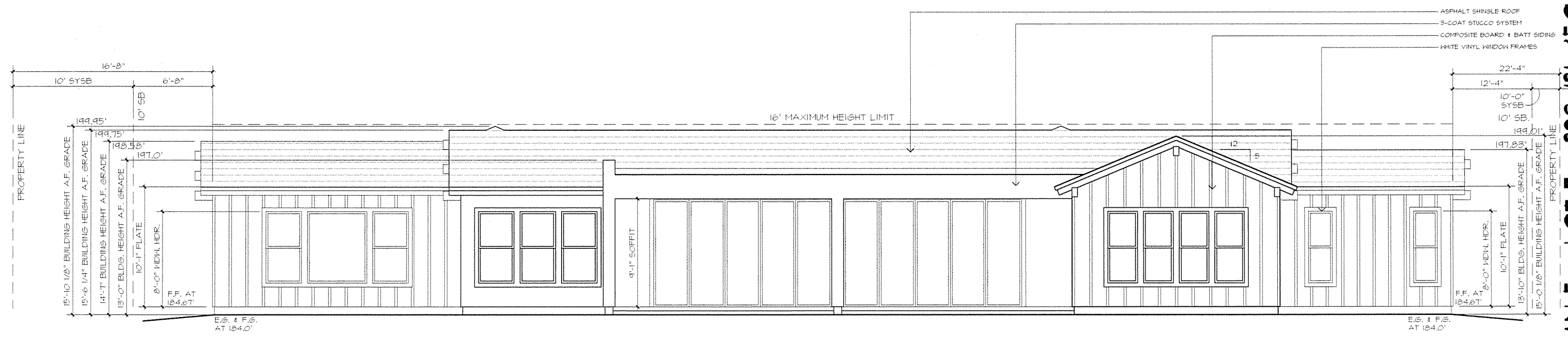
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.5



WEST ELEVATION 'D'



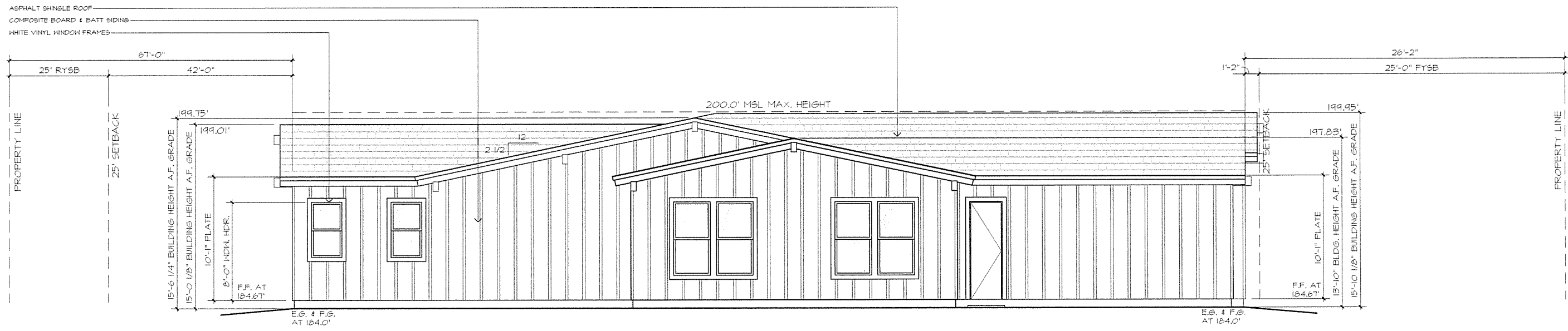
EAST ELEVATION 'D'

PLAN 5 - LOT 7 - 298-121-450
 450 BELL RANCH ROAD, SOLANA BEACH CA 92075
DRIFT @ OCEAN RANCH

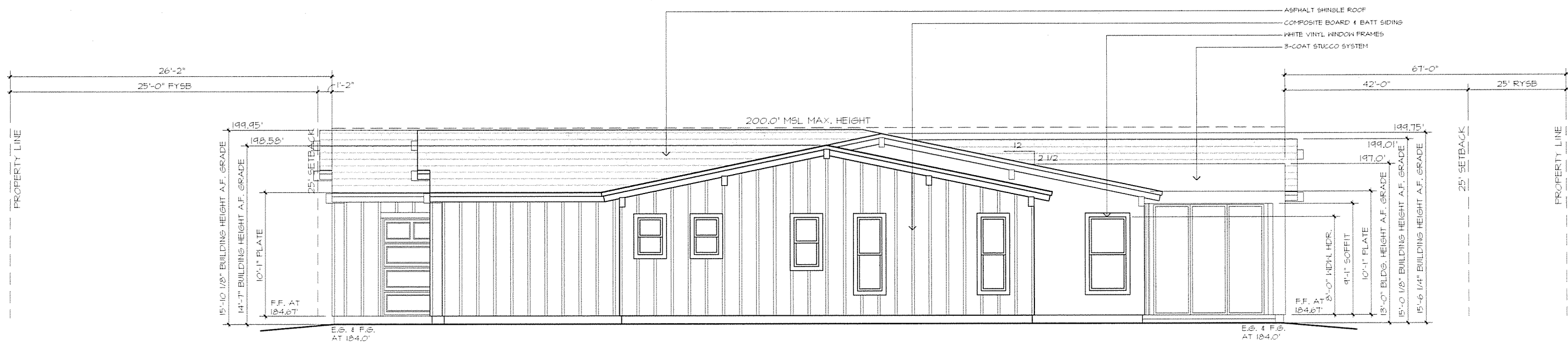
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.6



NORTH ELEVATION 'D'



SOUTH ELEVATION 'D'



PLAN 5 - LOT 7 - 298-121-450
 450 BILL RANCH ROAD, SOLANA BEACH CA 92075

DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

A.7



PLAN 3 - LOT 8 - 298-121-442
442 BELL RANCH ROAD, SOLANA BEACH CA 92078

DRIIFT @ OCEAN RANCH

REQUIRED ADU NOTES:

- a. THE ADU SHALL NOT HAVE INTERIOR ACCESS TO THE PRIMARY RESIDENCE
- b. THE ADU SHALL ONLY BE USED FOR RENTALS OF TERMS OF 30 CONSECUTIVE DAYS OR MORE
- c. THE ADU OF 550 SQ. FT. OR LESS SHALL HAVE A MINIMUM OF 30-INCHES OF CLEAR COUNTER SURFACE, A MIN. 18-INCH SINK W/ A 1.5-INCH DRAIN AND GARBAGE DISPOSAL, A MINIMUM 5 CUBIC FOOT REFRIGERATOR AND A MINIMUM TWO-BURNER STOVE HARD WIRED WITH GAS OR A 220-VOLT OUTLET

- d. PER SBMC SECTION 17.20.040(D)(4)(c), ACCESSORY DWELLING UNITS SHALL PROVIDE A NEW OR SEPARATE UTILITY CONNECTION DIRECTLY BETWEEN THE ACCESSORY DWELLING UNIT AND THE UTILITY. THE CONNECTION MAY BE SUBJECT TO A CONNECTION FEE OR CAPACITY CHARGE THAT SHALL BE PROPORTIONATE TO THE BURDEN OF THE PROPOSED ACCESSORY DWELLING UNIT, BASED UPON EITHER ITS SIZE IN SQ. FT. OR THE NUMBER OF ITS PLUMBING FIXTURES, UPON THE WATER OR SEWER SYSTEM; PROVIDED, HOWEVER, THAT THIS FEE OR CHARGE SHALL NOT EXCEED THE REASONABLE COST OF PROVIDING THIS SERVICE. A SUB-METER MAY BE ALLOWED TO MEET THIS REQUIREMENTS.

SHEET INDEX

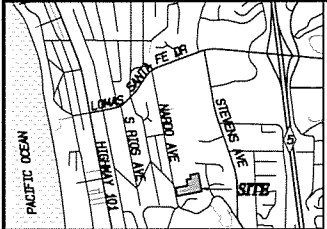
| | |
|------|---|
| A.1 | COVER SHEET |
| SP | GENERAL SITE PLAN |
| 10F2 | GENERAL GRADING NOTES |
| 20F2 | PRELIM. GRADING/SITE PLAN, DETAILS & SECTIONS |
| L.1 | LANDSCAPE PLANS |
| A.2 | FLOOR PLAN |
| A.3 | FAR CALCULATIONS |
| A.4 | ROOF PLAN |
| A.5 | BUILDING SECTIONS |
| A.6 | BUILDING ELEVATIONS |
| A.7 | BUILDING ELEVATIONS |
| A.8 | ADU FLR. PLAN & BLDG. ELEV. |

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

DATE: 09/16/2024

A.1

OVERALL SITE PLAN



VICINITY MAP
NOT TO SCALE

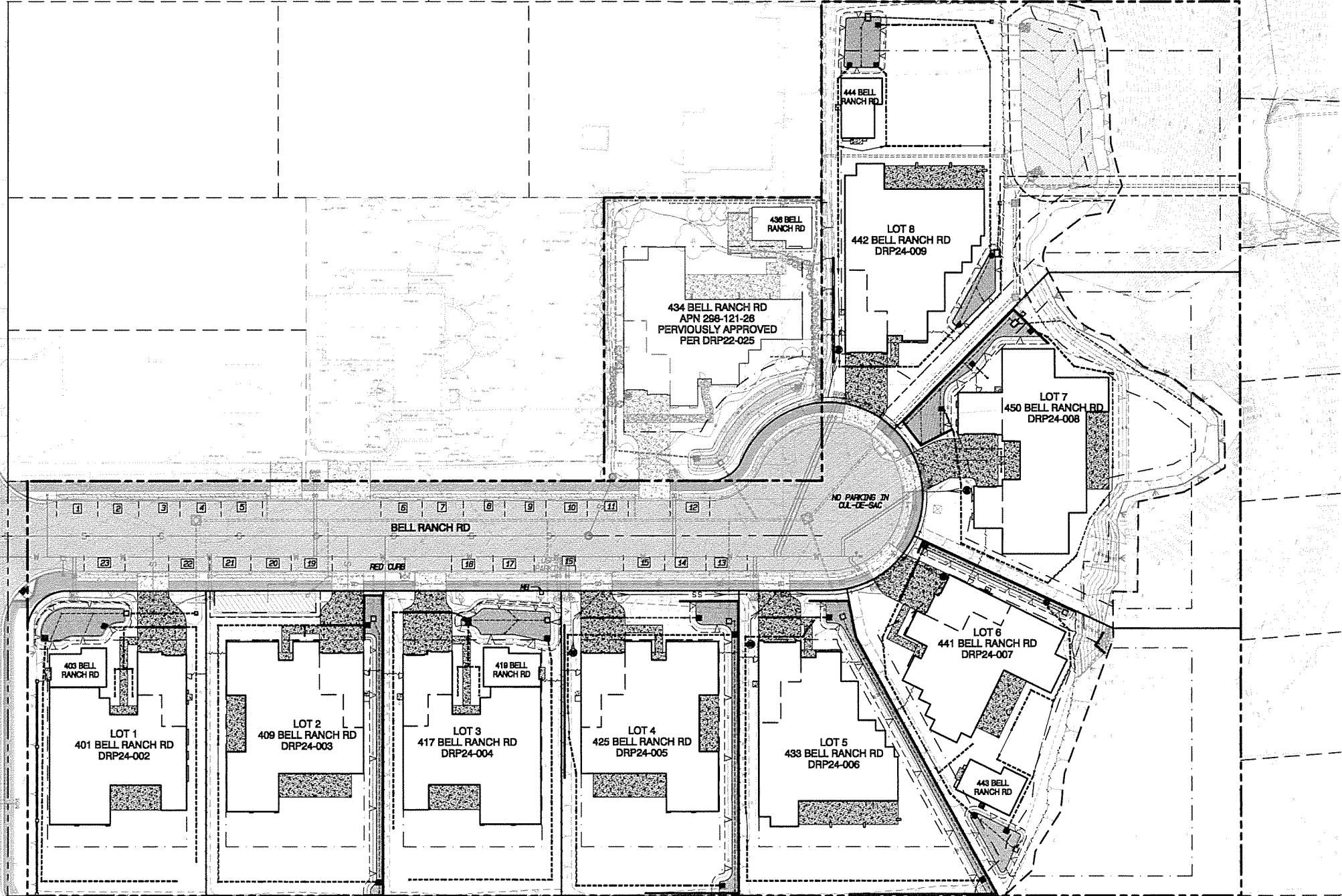
OWNER/APPLICANT
SHEA HOMES LIMITED PARTNERSHIP
9550 MESA RIM ROAD, SUITE 200
SAN DIEGO, CA 92121
760-715-1564

A.P.N.
780

SITE ADDRESS
401-436 BELL RANCH ROAD
SOLANA BEACH CA 92075

ZONING INFORMATION
GENERAL PLAN DESIGNATION: LDC
MINIMUM PARCEL SIZE: 14,000 SF
HEIGHT: PER CODE 17.20.030.6

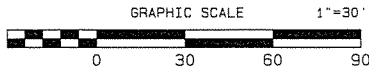
FRONT YARD (FYSD): 25'
REAR YARD (RYSD): 25'
STREET SIDE YARD (SSYSD): 10'
INTERIOR SIDE YARD (ISYSD): 10'



NOTES:
PUBLIC ROAD AND UTILITY IMPROVEMENTS PREVIOUSLY APPROVED AND SHOWN HEREIN FOR REFERENCE. SEE DMCS 03-3101 AND 385A-391.

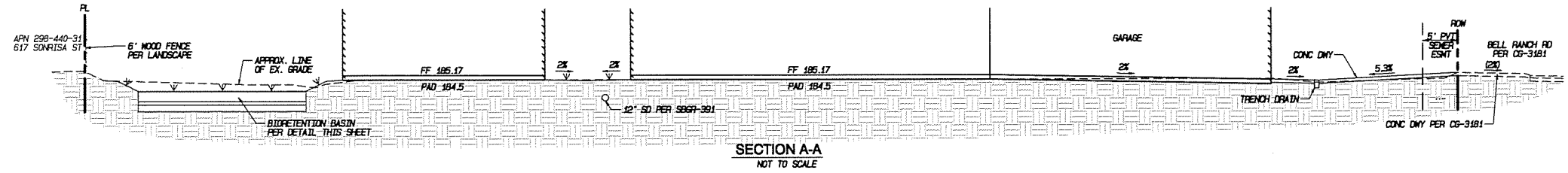
☒ DENOTES STREET PARKING SPOT PROVIDED PER TM 17-15-15. NO STRIPING PROPOSED.

APN 298-121-26 HAS BEEN PREVIOUSLY APPROVED PER DRP22-025 AND IS SHOWN HEREIN FOR REFERENCE ONLY.

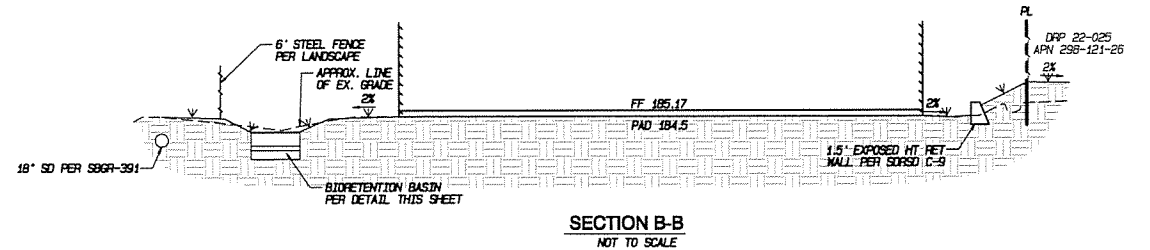


PREPARED BY:
PASCO LARET SUIITER
& ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.298.8212 | www.pascolaret.com

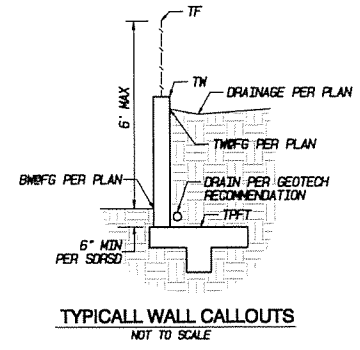
LOT 8 442 & 444 BELL RANCH ROAD (DRP24-009) PRELIMINARY GRADING PLAN



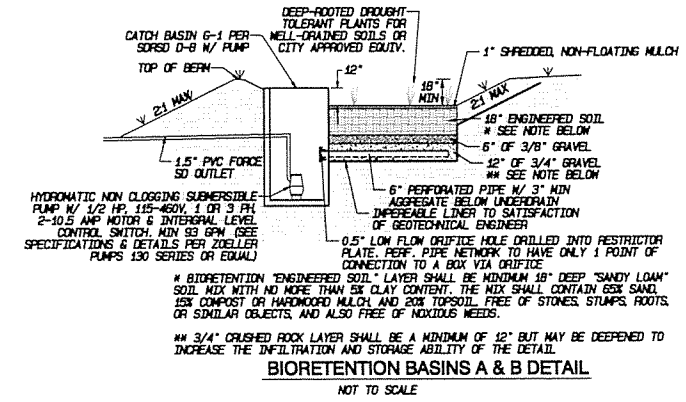
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

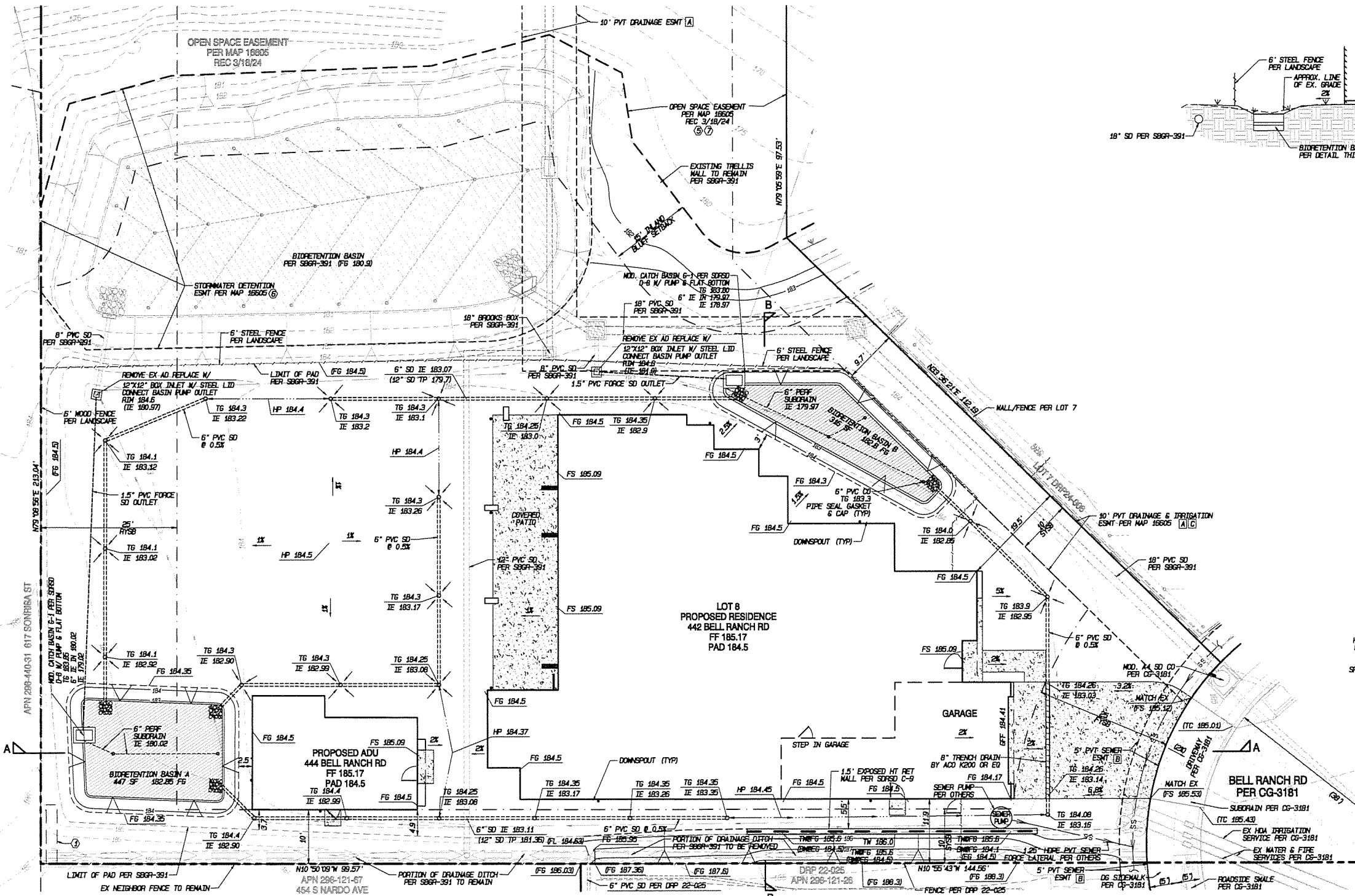


TYPICAL WALL CALLOUTS
NOT TO SCALE

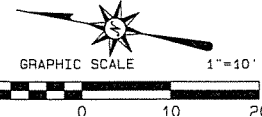


BIORETENTION BASINS A & B DETAIL
NOT TO SCALE

SEWER PUMP NOTES:
SEWER PUMP DESIGN TO BE PROVIDED AT CONSTRUCTION DRAWING PHASE OF PROJECT.
A HOLD HARMLESS AGREEMENT WILL BE REQUIRED AND A BACKFLOW PREVENTER ON THE LATERAL IS TO BE CONSTRUCTED.



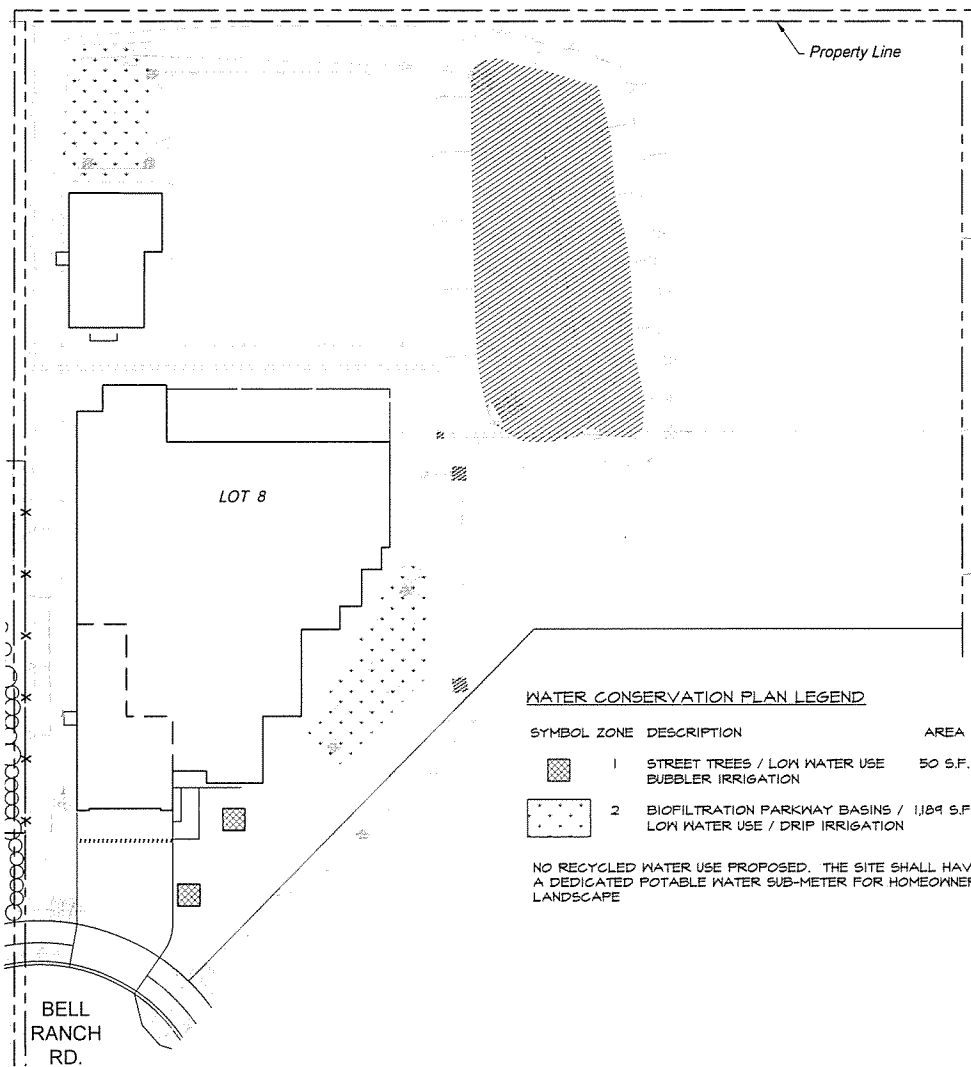
PRELIMINARY GRADING PLAN
SCALE: 1"=10'



PASCO LARET SUIITER
San Diego | Encinitas | Orange County
Phone 958.259.8212 | www.plsengineering.com

| | | | | | | | | |
|--|-----------------------|------|------|--|--|---|--|---------------------------|
| ENGINEER OF WORK | CITY APPROVED CHANGES | APPD | DATE | RECOMMENDED FOR APPROVAL | APPROVED FOR CONSTRUCTION | BENCH MARK | CITY OF SOLANA BEACH | DRAWING NO. |
| TRG By: <u>W. JUSTIN SUIITER</u> Name: <u>W. JUSTIN SUIITER</u> R.C.E. 69964 Date: <u>12/31/25</u> | | | | By: <u>MOHAMMAD SAMMAK</u> Name: <u>MOHAMMAD SAMMAK</u> R.C.E. 37146 Date: <u>6/30/24</u> | By: <u>MOHAMMAD SAMMAK</u> Name: <u>MOHAMMAD SAMMAK</u> R.C.E. 37146 Date: <u>6/30/24</u> | DESCRIPTION: 2.5" DISC ON CONCRETE DRAINAGE INLET AT EAST END OF PROPOSED DRIVEWAY LOCATION: CONCRETE DRAINAGE INLET 800 FEET SOUTHWESTERLY OF PERSA ST IN FRONT OF 754 PERSA CT RECORD FROM: BLS NO. 18971 ELEV.: 107.122 DATUM: NAVD 88 | PRELIMINARY GRADING PLAN FOR LOT 8 OCEAN RANCH ESTATES 442 BELL RANCH ROAD | DRP24-009 SHEET 2 OF 2 |

COASTAL COMMISSION PERMIT NO.



WATER CONSERVATION PLAN LEGEND

| SYMBOL | ZONE | DESCRIPTION | AREA | % |
|---------------|------|--|------------|-----|
| [Hatched Box] | 1 | STREET TREES / LOW WATER USE BUBBLER IRRIGATION | 50 S.F. | 4% |
| [Dotted Box] | 2 | BIOFILTRATION PARKWAY BASINS / LOW WATER USE / DRIP IRRIGATION | 1,184 S.F. | 46% |

NO RECYCLED WATER USE PROPOSED. THE SITE SHALL HAVE A DEDICATED POTABLE WATER SUB-METER FOR HOMEOWNER LANDSCAPE

Water Conservation Plan

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62)[(PF \times HA) / (IE) + SLA]$$

ETWU = Maximum Applied Water Allowance in gallons per year
 ETo = Evapotranspiration in inches per year
 PF = Plant Factor (see requirements in chart)
 HA = Hydrozone Area (square feet) Define hydrozones by water use very low, low, moderate and high
 SLA = Special Landscape Area (square feet) Edible plants, irrigated with recycled water, & turf used for active play
 0.62 = Conversion factor to gallons per square foot
 IE = Irrigation Efficiency (see requirements in chart)

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

| Line | Hydrozone Number (1-4 Below - use as many tables as necessary to complete all hydrozones) | | | | | SLA |
|--|---|------|--------|---|---|-----|
| | 1 | 2 | 3 | 4 | 5 | |
| Evapotranspiration Rate (Eto)* 41.0 for Solana Beach | 1 | | 41 | | | |
| Conversion Factor - 0.62 | 2 | | 0.62 | | | |
| (Line 1 x Line 2) | 3 | | 25.42 | | | |
| Plant Factor (PF)** | 4 | 0.3 | 0.3 | | | |
| Hydrozone Area (HA) - in square feet (Line 4 x Line 5) | 5 | 50 | 1,189 | | | |
| Irrigation Efficiency (IE)** | 7 | 0.75 | 0.81 | | | |
| (Line 6 / Line 7) | 8 | 20 | 440 | | | |
| TOTAL all Line 8's + SLA | 9 | | 460 | | | |
| (Line 3 x Line 9) | 10 | | 11,703 | | | |

*Eto - Evapotranspiration rate
 41 (west of I-5)
 47 (east of I-5)

** Plant Factor (Water Use) - from WUCOLS

Select based on type of plants in hydrozone:
 0.1 - VLTW - Very Low Water Use Plants
 0.3 - LW - Low Water Use Plants
 0.6 - MW - Moderate Water Use Plants
 1.0 - HW - High Water Use Plants

*** IE - Irrigation Efficiency
 Spray - 0.55
 Rotor - 0.70
 Bubble - 0.75
 MP Rotators - 0.75
 Drip & Micro-sprays - 0.81

A different IE may be used if supported by documentation subject to approval by the City Planner

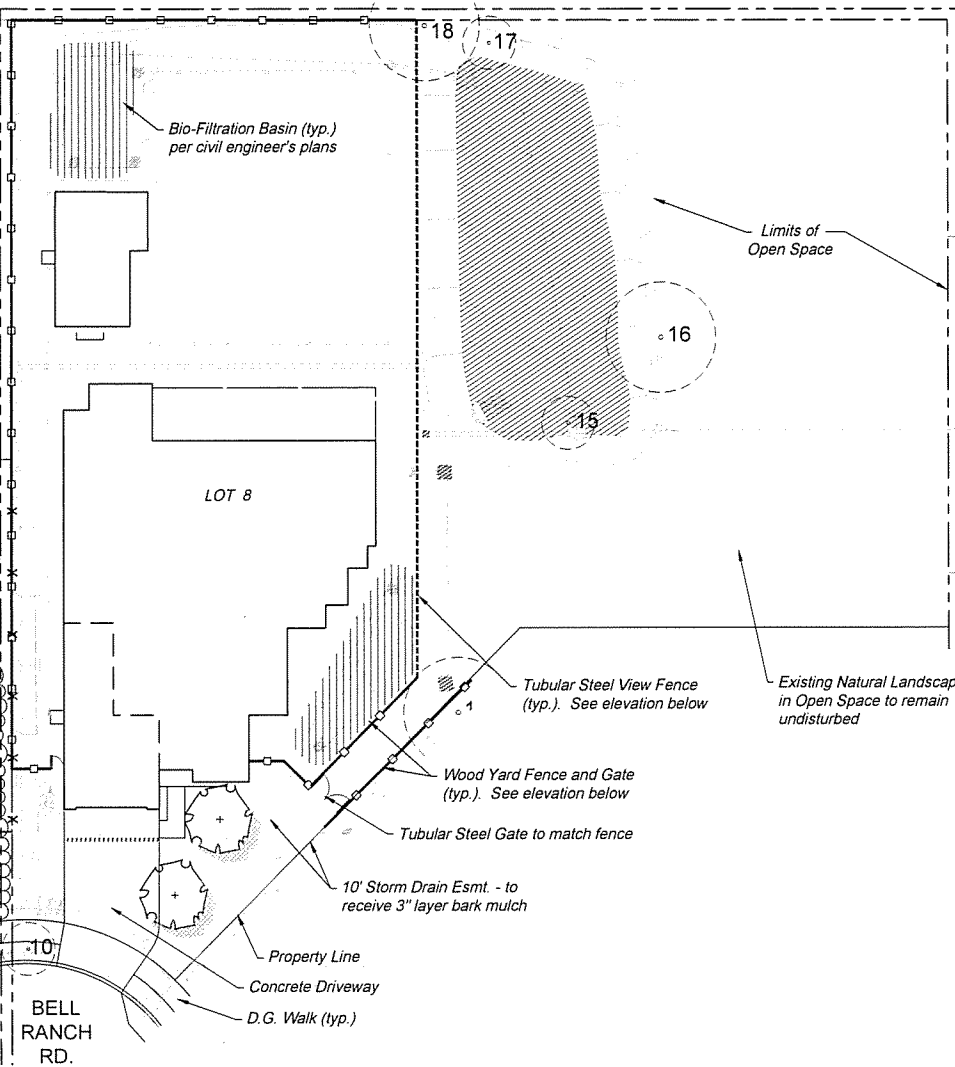
MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation
 ETAF - Evapotranspiration adjustment factor (use .55 residential, .45 non-residential)

$$MAWA = \frac{31,682 [(ETAF \times \dots) / (1 - ETAF) \times \dots]}{\text{Total Landscape Area} \quad \text{Total SLA}}$$

MAWA 17,322

WATER CONSERVATION NOTES

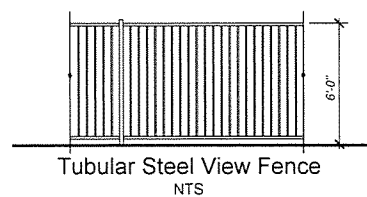
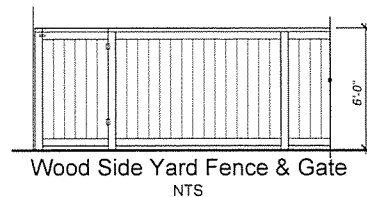
- ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT WATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE DRIP TUBING.
- ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.
- ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS 'LOW OR MODERATE WATER USE' BY WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES).
- 100% OF THE LANDSCAPED AREA IS PLANTING ZONE 3, NATURALIZING/TRANSITIONAL.
- ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE HEALTHY GROWTH.
- ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND APPROPRIATE SOIL PREPARATION.
- ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
- PLANTING AREAS SHADDED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION CYCLES.



Landscape Concept Plan

LANDSCAPE AND SLOPE EROSION CONTROL NOTES:

- ALL SLOPES (4:1 OR STEEPER) WILL BE PROVIDED WITH REINFORCED STRAW MATS (SG 150 MANUFACTURED BY NORTH AMERICAN GREEN, 1-800-473-1965, OR CITY APPROVED EQUAL).
- ALL LANDSCAPED AREAS, INCLUDING SLOPES (4:1 OR STEEPER) THAT ARE GRADED OR DISTURBED AS PART OF THIS PROJECT WILL BE PROVIDED WITH PERMANENT IRRIGATION TO MEET CITY REQUIREMENTS.
- NO OVERHEAD IRRIGATION SHALL BE INSTALLED WITHIN 24" OF ANY NON-PERMEABLE SURFACE.
- TREES ARE PROHIBITED WITHIN 10' OF ANY DRIVEWAY.
- PLANT MATERIALS OVER 30' HT. OR WITHOUT AN 8' MINIMUM CLEARANCE ARE PROHIBITED WITHIN STREET INTERSECTION SIGHT TRIANGLES.
- AREAS SHALLOWER THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MULCH, BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.
- ALL SLOPES 4:1 OR GREATER MUST MEET THE FOLLOWING REQUIREMENTS. THIS APPLIES TO ALL SLOPES EVEN THOSE NOT SHOWN ON THE PLANS:
 - ALL GRADED SLOPES MUST BE PERMANENTLY IRRIGATED WITH A CENTRALLY CONTROLLED SYSTEM WITH NO OVER SPRAY.
 - GROUND COVERS MUST BE PLANTED FROM LINERS OR FLATS AT 12" O.C. OR 1 GALLONS AT 18" O.C.
 - PROVIDE 1 ONE GALLON SHRUB FOR EACH 100 SF OF SLOPE AND 1 FIVE GALLON SHRUB FOR EVERY 200 SF OF SLOPE.
 - PROVIDE TREES ON ALL SLOPES AT A RATE OF ONE 15 GALLON TREE PER 500 SF OF SLOPE ON ALL SLOPES 3' OR GREATER VERTICAL HEIGHT. ON ALL SLOPES 3' OR GREATER VERTICAL HEIGHT, PROVIDE ON 15 GALLON TREE PER 500 SF OR SLOPE PLUS ONE 5 GALLON TREE PER EACH 1,000 SF OF SLOPE.
 - REINFORCED STRAW MATS (SG 150 MANUFACTURED BY NORTH AMERICAN GREEN 1-800-473-1965 OR CITY APPROVED) MUST BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACES IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE 'BIO-BARRIER'. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.
- FRONT AND REAR YARD LANDSCAPING SHALL BE INSTALLED BY PRIVATE HOMEOWNER.



Planting Legend

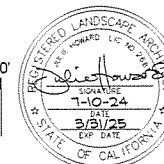
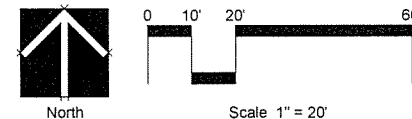
| SYMBOL | BOTANICAL NAME | COMMON NAME | MATURE WUCOLS HEIGHT | ZONE |
|---|--|----------------|----------------------|------|
| TREES | | | | |
| [Circle with cross] | EXISTING TREES TO BE REMOVED | | | |
| SEE EXISTING TREE SURVEY. EXISTING TREES WILL BE MITIGATED 1:1 WITH (2) STREET TREES PER LOT FOR 4 LOTS | | | | |
| [Circle with cross] | STREET TREE (PRIVATE) - 24" BOX SIZE | | | |
| [Circle with cross] | LAURUS NOBILIS | SWEET BAY | 40' MAX. | L |
| GROUND COVERS | | | | |
| [Hatched Box] | BASIN BIO-FILTRATION GROUND COVER - (1 GAL. AT 18" O.C.) | | | |
| [Hatched Box] | CAREX TUMULICOLA | FOOTHILL SEDGE | | L |

MINIMUM TREE SEPARATION DISTANCE

| IMPROVEMENT | MINIMUM DISTANCE TO STREET TREE |
|---|---------------------------------|
| TRAFFIC SIGNAL, STOP SIGN | 20 FEET |
| UNDERGROUND UTILITY LINES | 10 FEET FROM C.L. |
| ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, UTILITY POLES, ETC.) | 8 FEET |
| FIRE HYDRANTS, MAIL BOXES | 5 FEET |
| DRIVEWAYS | 10 FEET |
| STREET LIGHTS | 15 FEET |
| INTERSECTIONS | 25 FEET |

I am familiar with and agree to comply with the requirements for landscape improvements as described in City of Solana Beach Ordinance 467 - Water Efficient Landscape Regulations, Sec 17.56 SBMC and the Landscape Manual. This plan has been prepared in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.

Applicant: [Signature] Date: 7-10-2024
 Landscape Architect: [Signature] Date: 7-10-2024



HOWARD ASSOCIATES
 landscape architecture
 1951 Fourth Avenue, #302 San Diego, CA 92101 (619) 718-9660

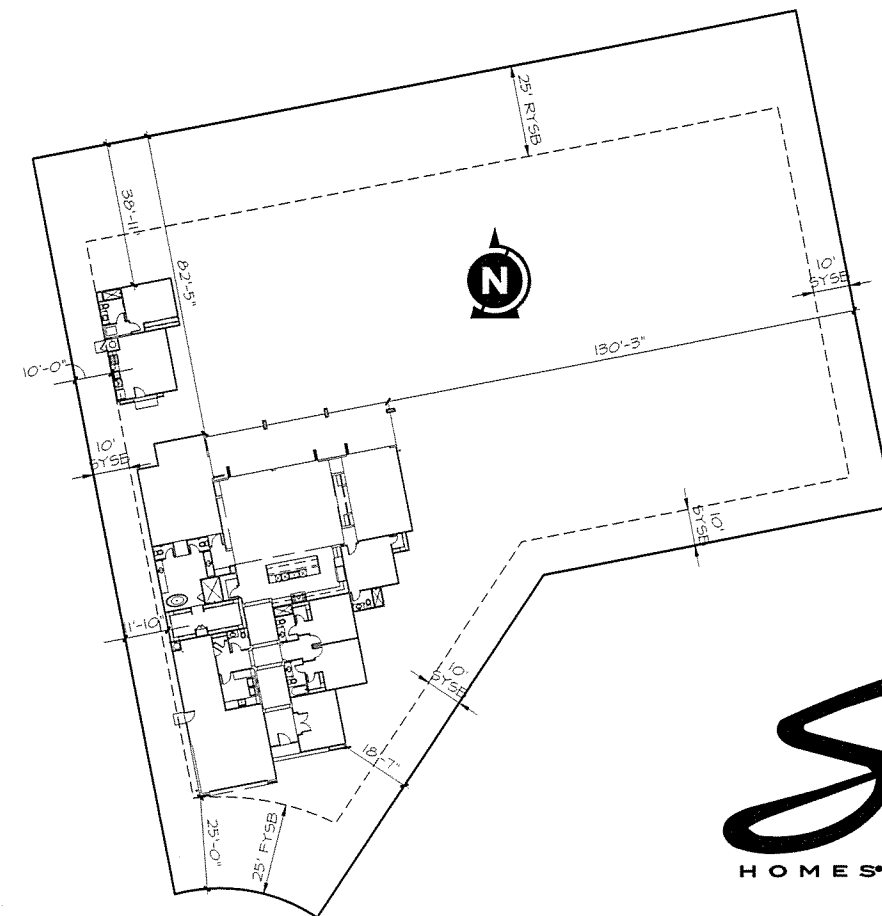
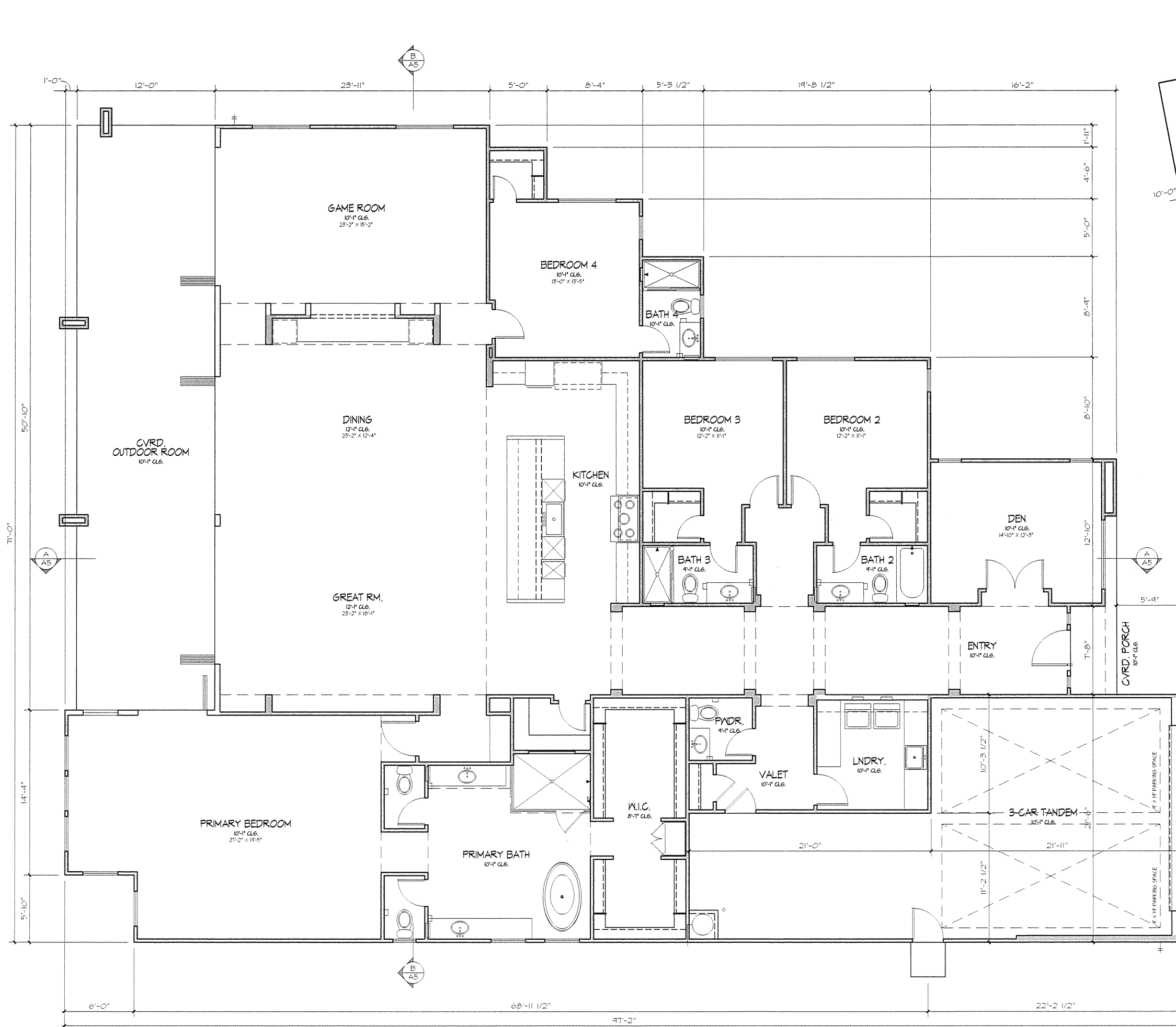
SHEET TITLE
 LANDSCAPE CONCEPT PLAN

PROJECT NAME
 LOT 8
 Ocean Ranch
 538 S. Nardo Avenue
 Solana Beach, CA 92075

DATE: 7/10/2024
 DRAWN BY: JH/BG
 JOB NUMBER: 21098
 FILE:

REVISIONS:

1 OF 1 SHEETS

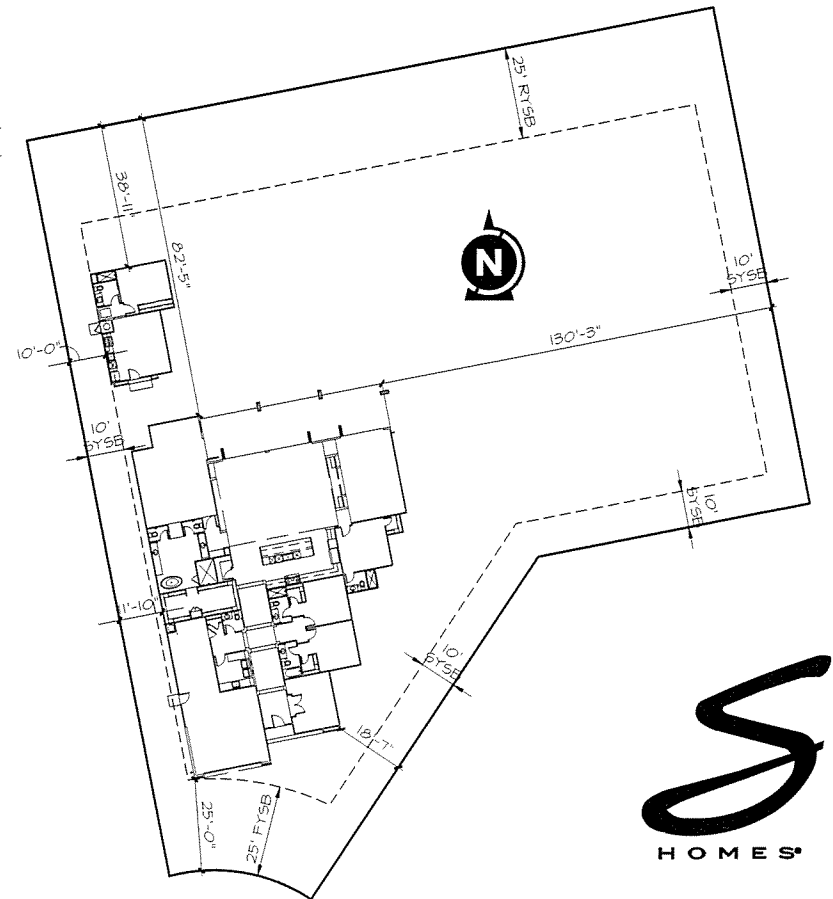
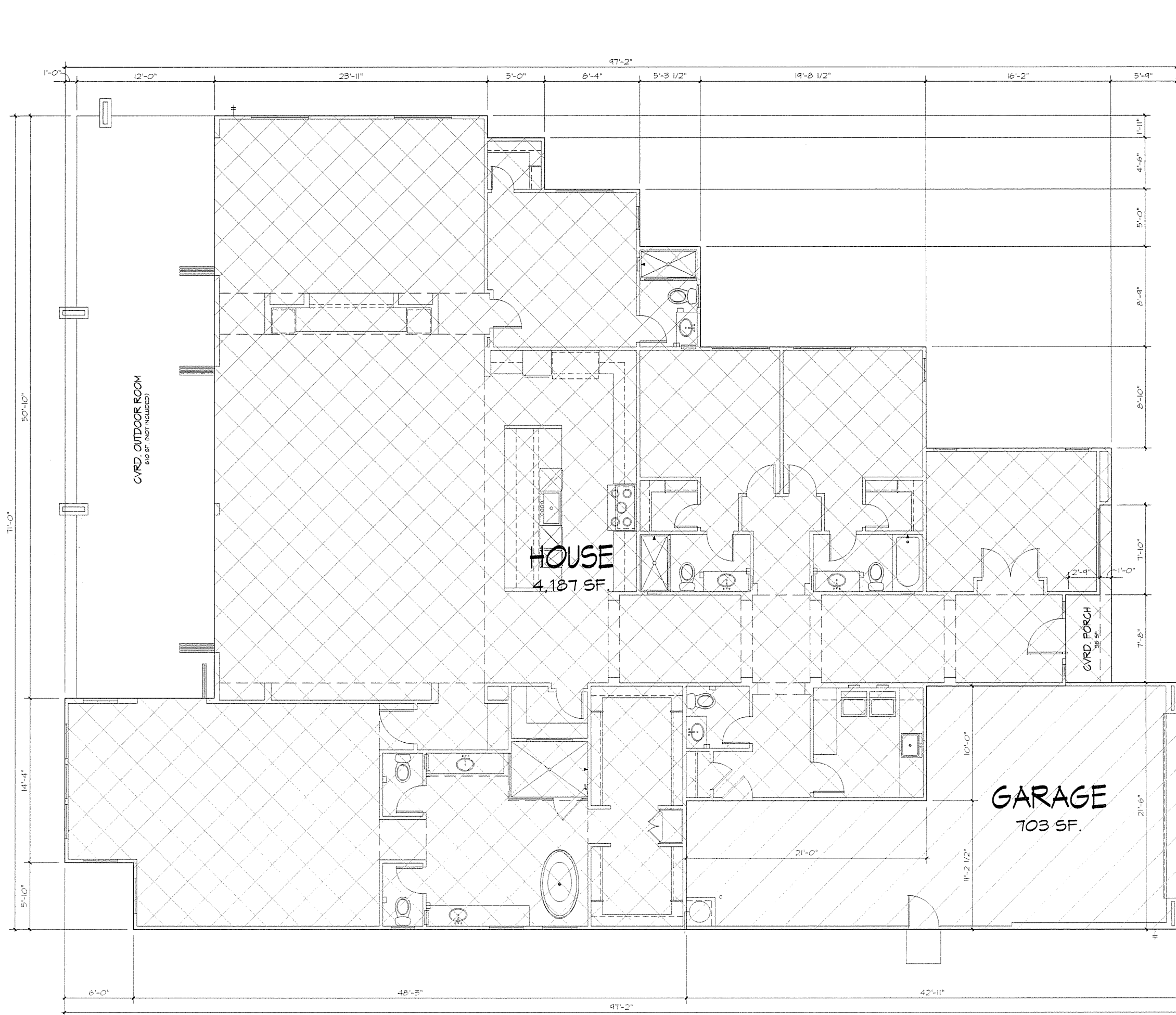


PLAN 3 - LOT 8 - 298-121-442
 442 BELL RANCH ROAD, SOLANA BEACH CA 92078
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

| AREA CALCULATIONS | |
|---------------------------|----------|
| FIRST FLOOR FINISHED AREA | 4,182 SF |
| TOTAL FINISHED AREA | 4,182 SF |
| 3-CAR TANDEM GARAGE | 691 SF |
| COVERED PORCH | 31 SF |
| COVERED OUTDOOR ROOM | 610 SF |
| TOTAL GROSS AREA | 5,514 SF |

A.2



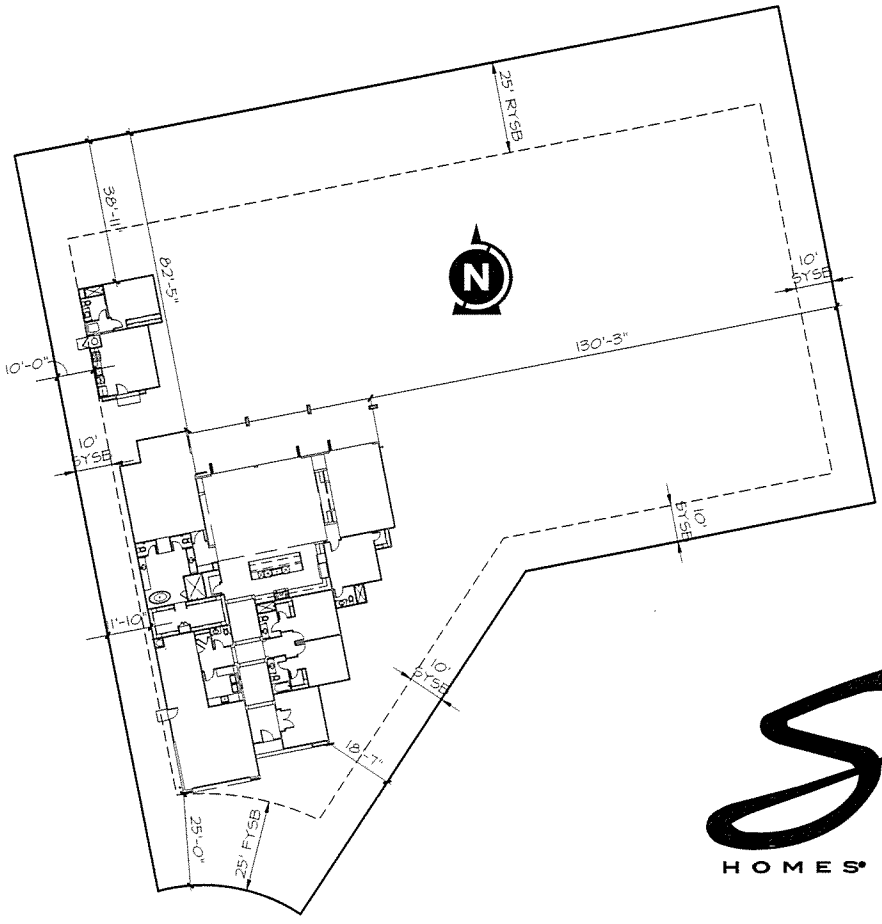
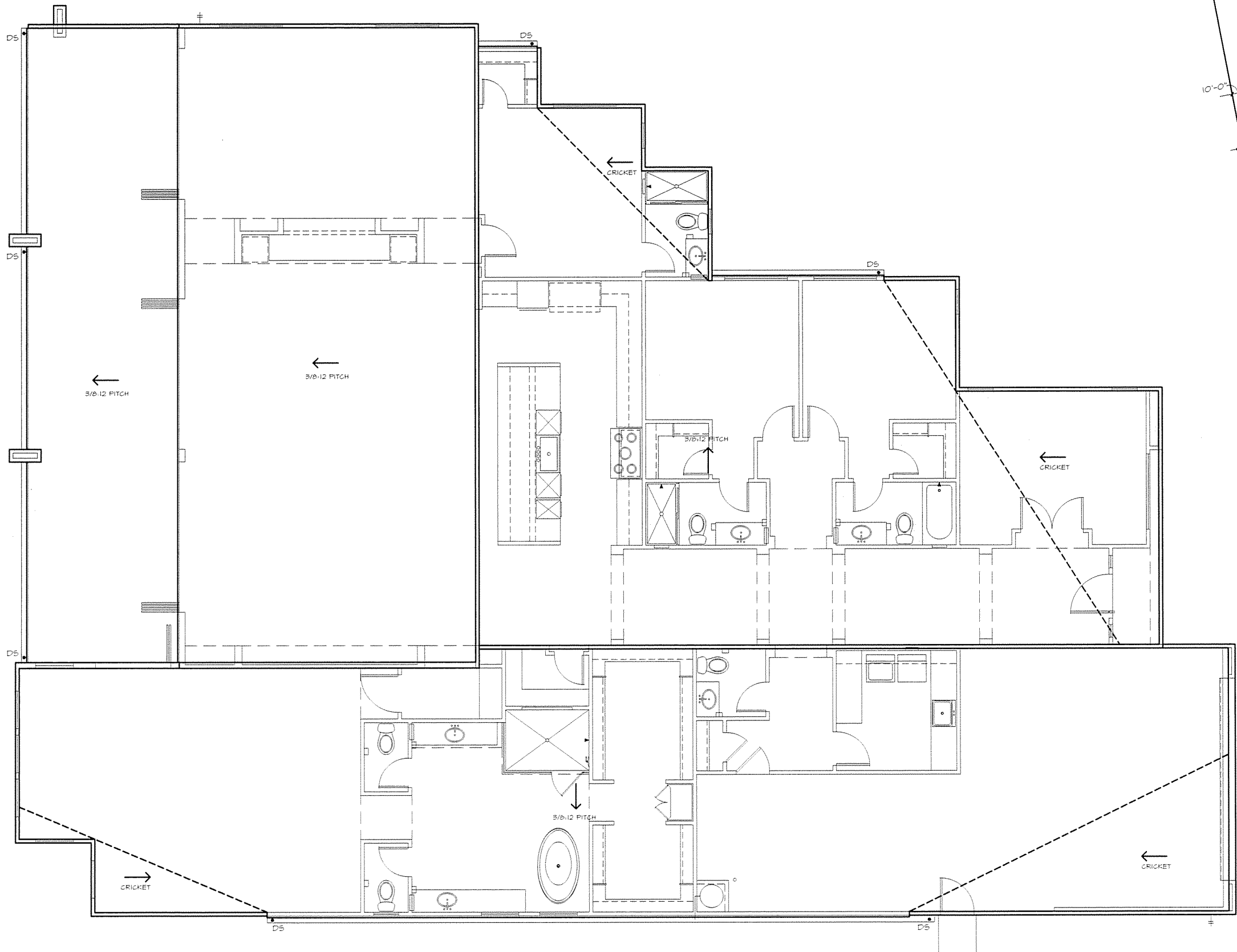
PLAN 3 - LOT 8 - 298-121-442
442 BELL RANCH ROAD, SOLANA BEACH CA 92075

DRIFT @ OCEAN RANCH

| FAR CALCULATIONS | |
|-----------------------------------|-----------|
| GROSS LOT AREA | 35,101 SF |
| RESIDENCE GROSS AREA | 4,187 SF |
| COVERED PORCH GROSS AREA | 38 SF |
| GARAGE GROSS AREA | 703 SF |
| GARAGE DEDUCT (100 FT. PER SPACE) | -400 SF |
| TOTAL GROSS BUILDING AREA | 4,528 SF |
| ALLOWABLE | 5,530 SF |

SCALE: 1/4" = 1'-0"
DATE: 09/16/2024

A.3



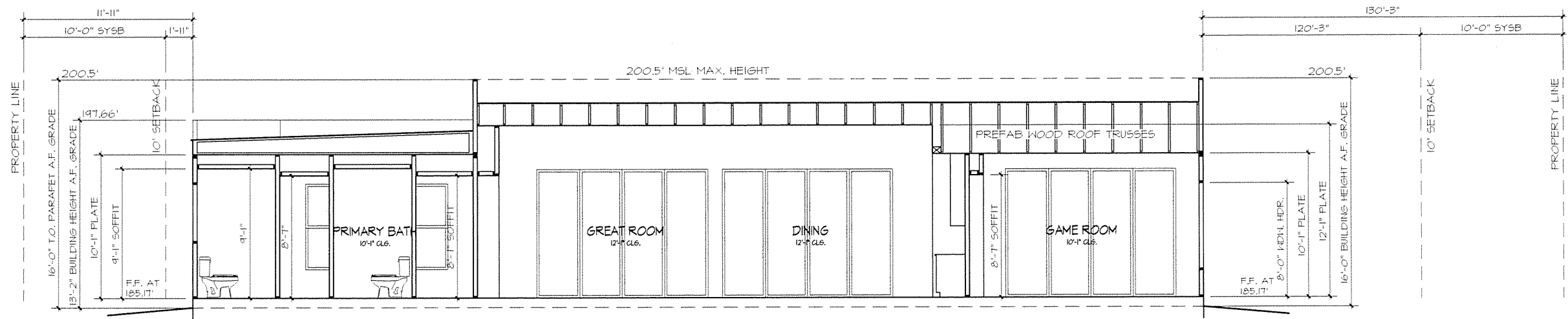
PLAN 3 - LOT 8 - 298-121-442
 442 BILL RANCH ROAD, SOLANA BEACH CA 92078
DRIIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

A.4



ARCHITECTURAL BUILDING SECTIONS - A



ARCHITECTURAL BUILDING SECTIONS - B



PLAN 3 - LOT 8 - 298-121-442
 442 BILL RANCH ROAD, SOLANA BEACH CA 92076

DRIFT @ OCEAN RANCH

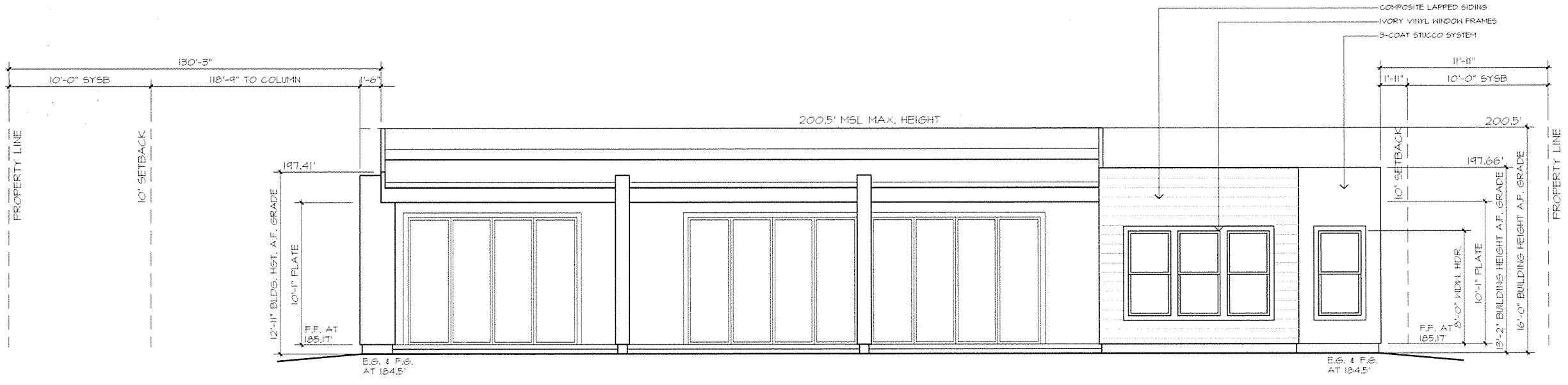
SCALE: 1/4" = 1'-0"

DATE: 09/16/2024

A.5



SOUTH ELEVATION 'B'



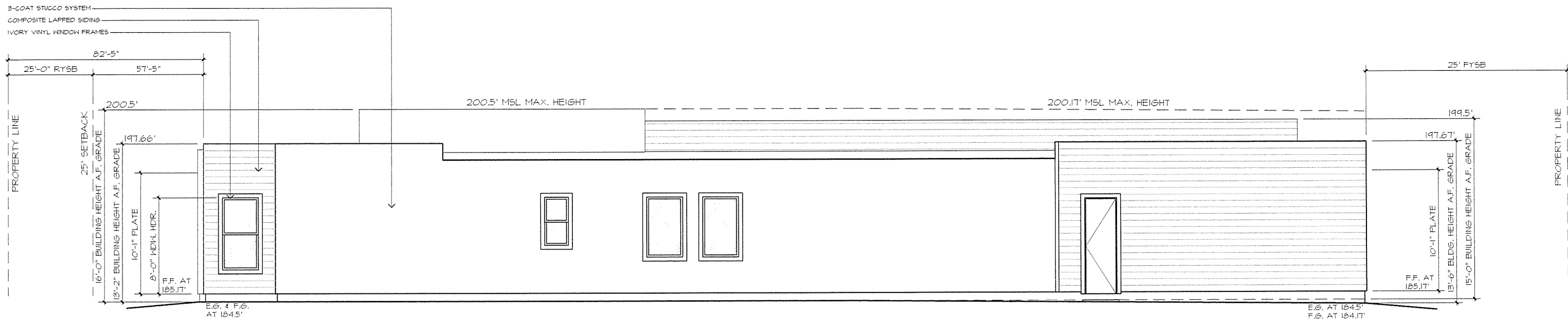
NORTH ELEVATION 'B'



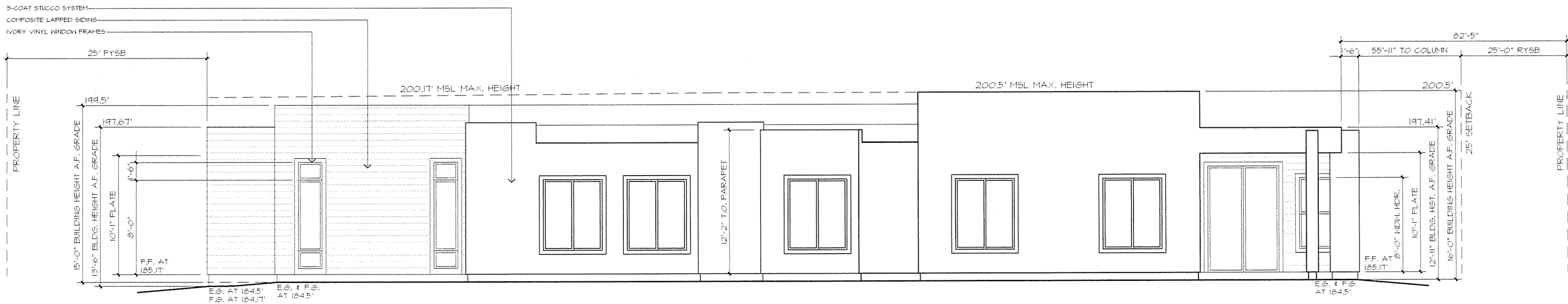
PLAN 3 - LOT 8 - 298-121-442
 442 BILL RANCH ROAD, SOLANA BEACH CA 92078
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

A.6



WEST ELEVATION 'B'



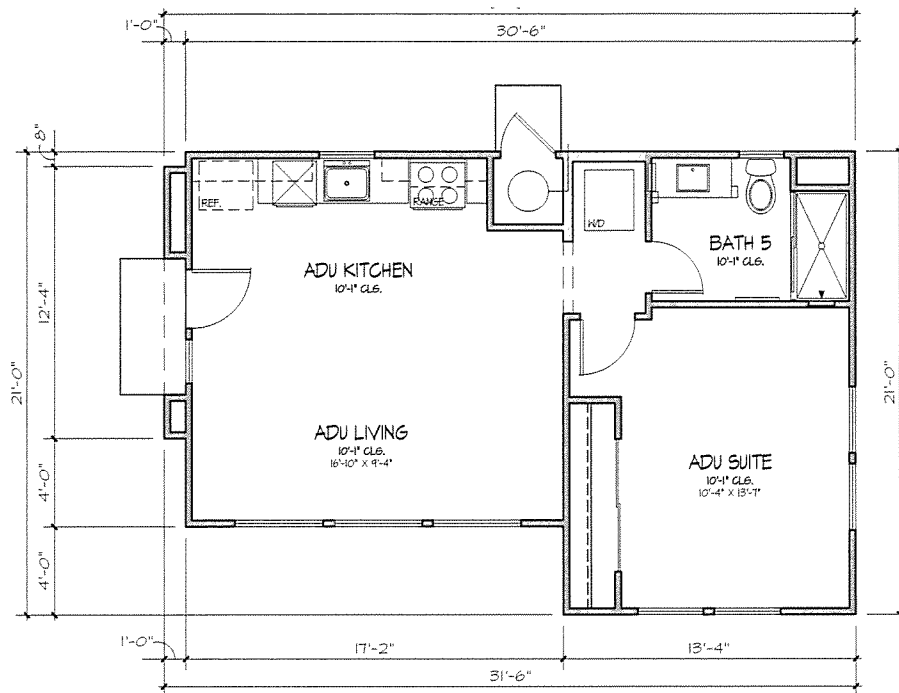
EAST ELEVATION 'B'



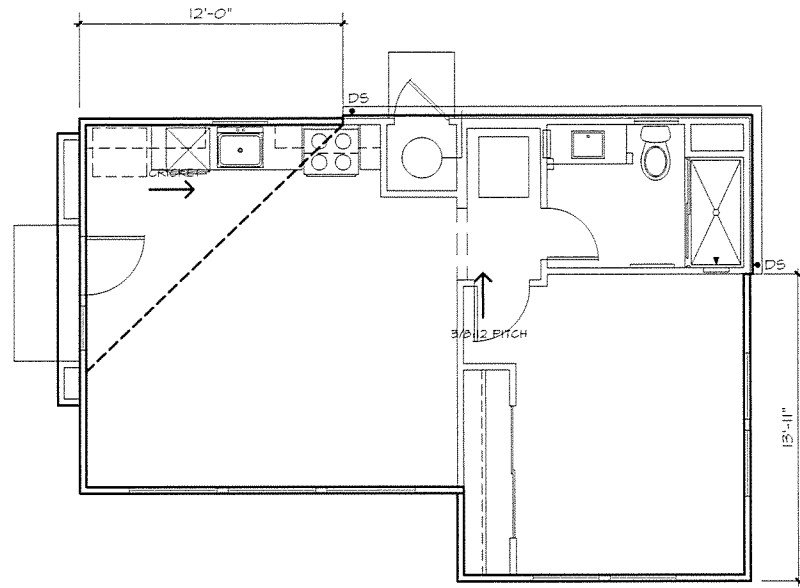
PLAN 3 - LOT 8 - 298-121-442
 442 BELL RANCH ROAD, SOLANA BEACH CA 92078
DRIFT @ OCEAN RANCH

SCALE: 1/4" = 1'-0"
 DATE: 09/16/2024

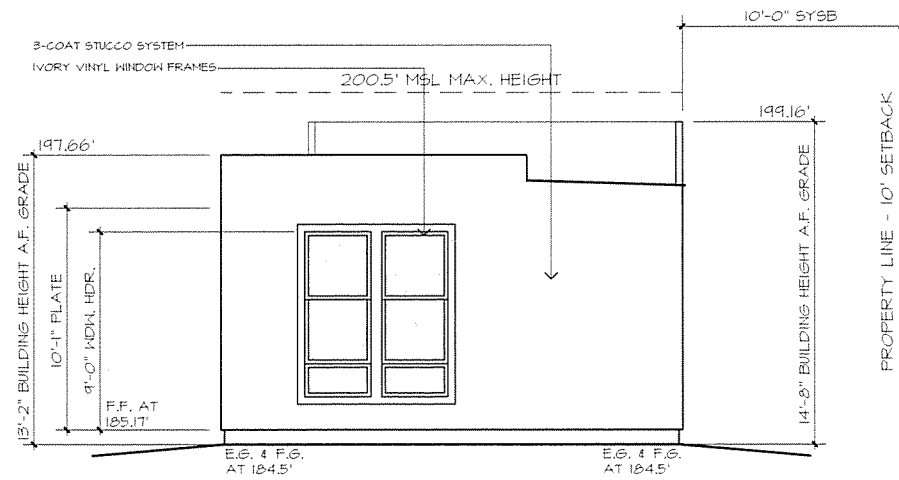
A.7



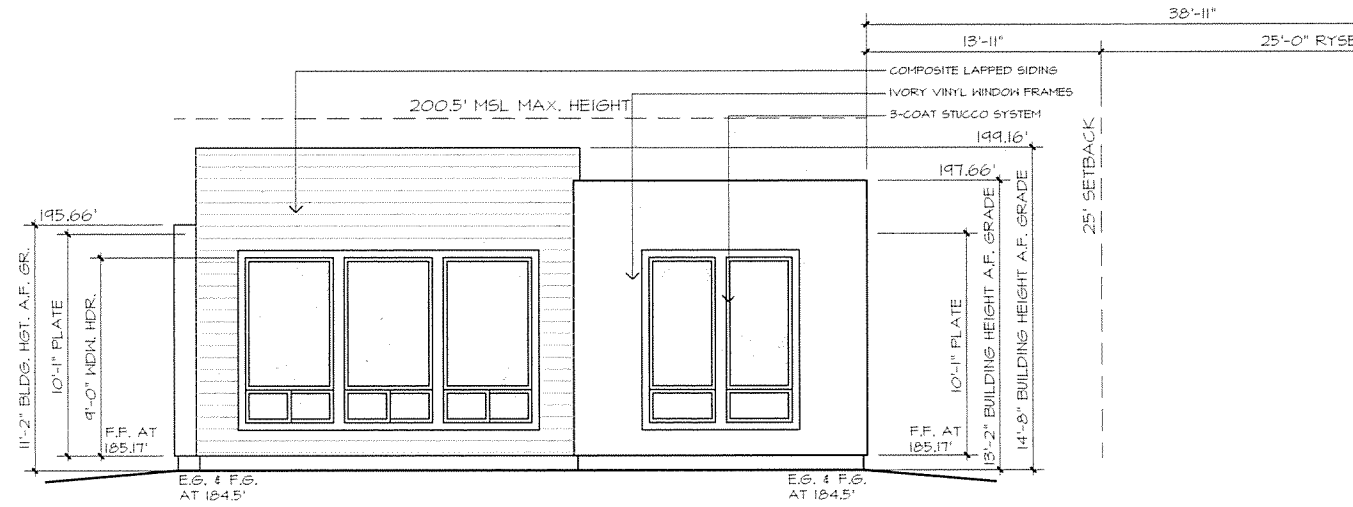
ADU - CASITA FLOOR PLAN



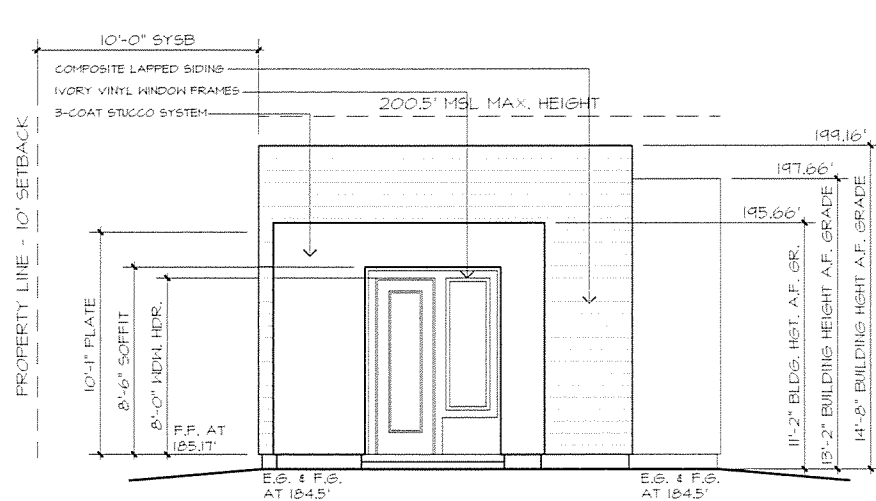
ADU - CASITA ROOF PLAN



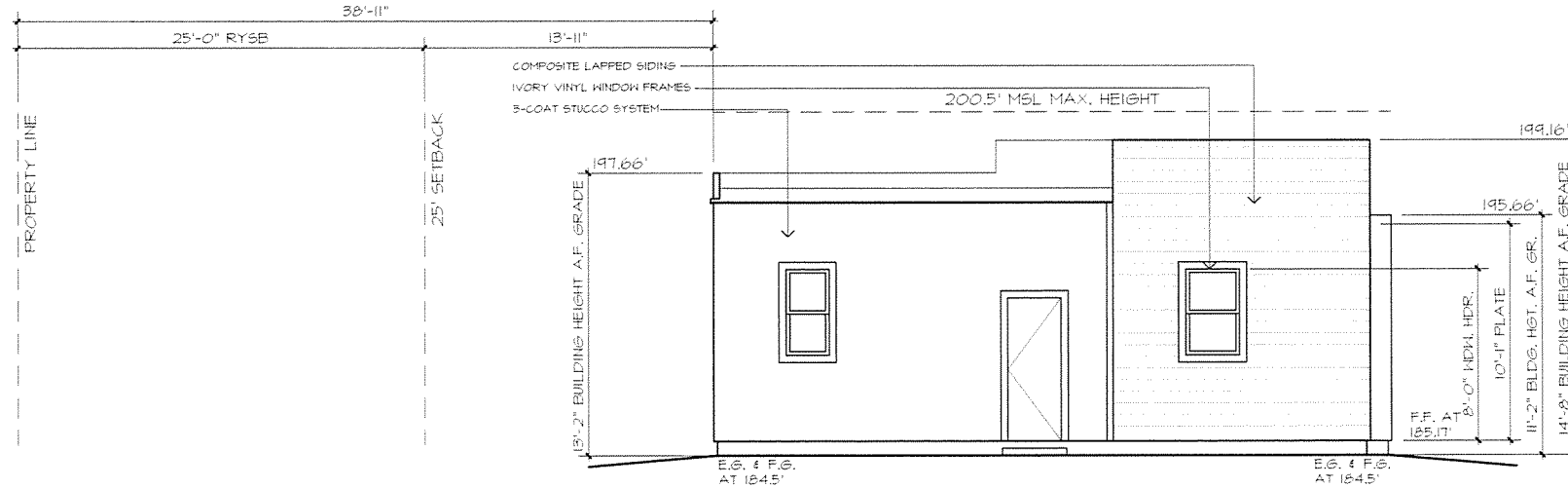
NORTH ELEVATION 'B'



EAST ELEVATION 'B'



SOUTH ELEVATION 'B'



WEST ELEVATION 'B'



ADU 3 - LOT 8 - 298-121-444
 444 BELL RANCH ROAD, SOLANA BEACH CA 92078

DRIFT @ OCEAN RANCH

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

DATE: 09/16/2024

A.8

From: Larry McDonald
To: Corey Andrews
Cc: Clare White McDonald
Subject: DRIFT Subdivision
Date: Monday, December 2, 2024 8:41:53 PM

Dear Corey,

We live at [REDACTED] Nardito Lane which is just south of Lots 5 and 6 of the DRIFT project. We are concerned about drainage on this project. We have been told by your office that a "swale" will be created that would provide drainage from Lot 5 along the back of our fence line for drainage. We have also been told that vegetation will be planted on the slope behind our fence line. We don't think a swale or vegetation on the slope is adequate drainage. We think there should be a concrete brow ditch that funnels over to the detention pond. We also think the brow ditch should run all the way up to the highest lot which is two lots to the west of lot 5.

Please submit this email to the City Clerk for review during the December 11, 2024 Public Hearing.

Thank you for your attention to this matter.

Larry and Clare McDonald
[REDACTED]