



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

AGENDA

Joint REGULAR Meeting

Wednesday, April 09, 2025 * 6:00 p.m.

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

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



PUBLIC MEETING ACCESS

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

WATCH THE MEETING

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

AGENDA MATERIALS

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

PUBLIC COMMENTS

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

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

And/Or

Verbal Comment Participation:

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

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

COUNCIL DISCLOSURE

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

SPECIAL ASSISTANCE NEEDED

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

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

CITY COUNCILMEMBERS

Lesa Heebner
Mayor

Kristi Becker
Deputy Mayor / Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Jewel Edson
Councilmember District 3

Alyssa Muto
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting time of this agenda

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

ORAL COMMUNICATIONS:

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

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

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

CITY MANAGER / CITY ATTORNEY REPORTS:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.4.)

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

All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meeting held on March 26, 2025.

[Item A.1. Report \(click here\)](#)

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

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

Recommendation: That the City Council

1. Ratify the list of demands for March 08, 2025 – March 21, 2025.

[Item A.2. Report \(click here\)](#)

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

A.3. Solid Waste Rate Review Prop 218 Notification. (File 1030-15)

Recommendation: That the City Council

1. Adopt **Resolution 2025-029** setting the Solid Waste Rate Review Public Hearing protest vote for June 18, 2025.

[Item A.3. Report \(click here\)](#)

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

A.4. Stormwater Program Management Services. (File 0850-40)

Recommendation: That the City Council

1. Adopt **Resolution 2025-027**:
 - a. Authorizing the City Manager to execute a professional services agreement for a three-year term, in an amount not to exceed \$140,000 annually, with Mikhail Ogawa Engineering for Stormwater Program Management Services.
 - b. Authorizing the City Manager to extend the agreement for up to two additional one-year terms, at the City's option.

[Item A.4. Report \(click here\)](#)

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

NOTE: The City Council shall not begin a new agenda item after 10:30 p.m. unless approved by a unanimous vote of all members present. (SBMC 2.04.070)

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

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

B.1. 334 S. Rios Ave., Applicant: Lefferdink, Case: DRP23-006, SDP23-008, APN: 298-075-22. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-028** conditionally approving a DRP/SDP to construct a new two-story residence with an attached garage, detached covered patio, and perform associated site improvements at 334 South Rios Avenue, Solana Beach.

[Item B.1. Report \(click here\)](#)

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

B.2. 615 N. Granados, Applicant: DMIG 615 Granados LLC, Case: SMAP23-002, DRP23-011/ SDP23-015 (North Lot), DRP23-012/SDP23-016 (South Lot), APN: 263-082-17. (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan, and may be found, as conditioned, to meet the discretionary findings required to approve a Minor Subdivision Tentative Parcel Map and a DRP for the proposed North Lot and a DRP for the proposed South Lot. The project also meets the requirements of the SDP for both proposed lots. Therefore, should the City Council be able to make the required findings, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the Minor Subdivision exempt from the California Environmental Quality Act pursuant to Sections 15301 and 15315 of the State CEQA Guidelines;
3. Find the DRP and SDP for the North Lot exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines;
4. Find the DRP and SDP for the North Lot exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines; and
5. If the City Council makes the requisite findings and approves the project, adopt the following:
 - a. **Resolution 2025-018** conditionally approving a Minor Subdivision Tentative Parcel Map (SMAP23-002) to demolish the existing single-family residence and subdivide the property at 615 North Granados Avenue into two single-family lots (North Lot and South Lot);
 - b. **Resolution 2025-019** conditionally approving a Development Review Permit (DRP23-011) and Structure Development Permit (SDP23-015) to construct a two-story single-family residence with an attached two-car garage and perform associated site improvements on the North Lot; and
 - c. **Resolution 2025-020** conditionally approving a Development Review Permit (DRP23-012) and Structure Development Permit (SDP23-016) to construct a two-story single-family residence with an attached two-car garage and perform associated site improvements on the South Lot.

[Item B.2. Report \(click here\)](#)

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

WORK PLAN COMMENTS:

Adopted June 26, 2024

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

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

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

CITIZEN COMMISSION(S)

- a. Climate & Resiliency Commission – Zito, Becker

ADJOURN:

Next Regularly Scheduled Meeting is April 23, 2025

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

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the April 09, 2025 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on April 2, 2025 at 9:30 a.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., April 09, 2025, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



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

MINUTES

Joint REGULAR Meeting

Wednesday, March 26, 2025 * 6:00 p.m.

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

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CITY COUNCILMEMBERS

Lesa Heebner
Mayor

Kristi Becker
Deputy Mayor / Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Jewel Edson
Councilmember District 3

Alyssa Muto
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

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

Absent: None

Also Dan King, Assistant City Manager

Present: Alyssa Muto, City Manager 7:00 p.m.

Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan Goldberg, City Engineer

Rachel Jacobs, Finance Dir.

Joseph Lim, Community Development Dir.

FLAG SALUTE:

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

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

Daisy Dominguez spoke about smoke-free multi-use housing.

Susan Linares spoke about smoke-free multi-use housing.

Diana Kutlow, Senator Blakespear's office, spoke about her activity and pending bills.

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

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

CITY MANAGER / CITY ATTORNEY REPORTS:

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

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

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

All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on March 12, 2025.

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

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

Recommendation: That the City Council

1. Ratify the list of demands for February 22, 2025 – March 07, 2025.

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

A.3. Right of Way Certifications for the Lomas Santa Fe Corridor – East Improvement Project & Other Federally Funded Projects. (File 0820-18)

Recommendation: That the City Council

1. Adopt **Resolution 2025-024:**
 - a. Authorizing the City Manager to sign the right of way certification that will be submitted to Caltrans for the Lomas Santa Fe – East Improvement Project, which would extend from Santa Helena to Highland Drive.
 - b. Authorizing the City Manager to sign right of way certifications for future federally funded projects.
2. Adopt **Resolution 2025-025:**
 - a. Authorizing the City Manager to submit a Smart Growth Incentive Program grant application to the San Diego Association of Governments for the Lomas Santa Fe - West Improvement Project, which would extend from Highway 101 to Solana Hills Drive.
 - b. If a grant award is made by SANDAG to fund one or more of these projects, the City of Solana Beach commits to providing the matching fund amounts per project as listed in the grant application.
 - c. If a grant award is made by SANDAG, the City Manager is authorized to accept the grant funds, execute the grant agreement(s) with no exceptions in substantially the same form as provided with the call for projects, and complete the project.
 - d. The City of Solana Beach understands and agrees that SANDAG shall have no liability for costs that may arise associated with the project, which are not included in the grant agreement, including but not limited to costs stemming from claims, litigation, changes in law, or force majeure events.

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

B. PUBLIC HEARINGS: (B.1.)

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

B.1. 701 Valley Ave. Applicant: Witcher/Peterson, Case: DRP22-010, SDP22-008, APN 298-131-14-00. (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, is 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, CUP, SDP and MEC. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2024-120** conditionally approving a DRP and SDP for a Mixed-Use Development at 701 Valley Avenue, Solana Beach.

Tiffany Wade, Assistant Planner, presented a PowerPoint (on file).

Council disclosures.

Mayor Heebner opened the public hearing.

Jenny An, Applicant representative, spoke about the changes that were made to the project to reduce mass and scale.

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

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

C. STAFF REPORTS: (C.1. – C.3.)

Submit speaker slips to the City Clerk.

All speakers should refer to the public comment section at the beginning of the agenda for time allotments. Please be aware of the timer light on the Council Dais.

C.3. Mid-Year Budget Adjustments for Fiscal Year 2025. (File 0330-30)

Recommendation: That the City Council

1. Adopt **Resolution 2025-023:**
 - a. Approving revised appropriations in the FY 2025 Adopted Budget.
 - b. Authorize the City Treasurer to amend the FY 2025 Adopted Budget accordingly.

Rachel Jacobs, Finance Director, presented a PowerPoint (on file).

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

C.2. Housing Element Annual Progress Report and Housing Successor Annual Report for Fiscal Year 2023/24. (File 0630-10)

Recommendation: That the City Council

1. Adopt **Resolution 2025-016** approving the 2024 Housing Element Annual Progress Report and the 2023/24 Housing Successor Annual Report as submitted and direct Staff to file the report with the California Department of Housing and Community Development and the Governor’s Office of Planning and Research.

John Delmer, Assistant Planner, presented a PowerPoint (on file).

Council and Staff discussion.

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

C.1. Legislative Priorities. (File 0480-10)

Recommendation: That the City Council

1. Adopt **Resolution 2025-026** approving the Legislative Policy.

Alyssa Muto, City Manager, introduced the item.

Kyra Ross, Emanuels Jones, and Associates, presented a PowerPoint (on file).

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve recommendation and modifying language under 5. General Governance and Fiscal Responsibility referencing employee performance to include “in a manner that still respects the privacy, independence, and capability of these individuals.” **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

WORK PLAN COMMENTS: None

Adopted June 26, 2024

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 7:54 p.m.

Approve: _____

Angela Ivey, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: April 9, 2025
ORIGINATING DEPT: Finance – Rachel Jacobs, Finance Director
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands: 03/08/25 through 03/21/25

Check Register - Disbursement Fund (Attachment 1)		\$	1,746,642.86
Net Payroll Council	March 13, 2025		5,191.24
Net Payroll Staff P19	March 14, 2025		259,380.90
TOTAL		\$	<u>2,011,215.00</u>

DISCUSSION:

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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for March 8, 2025 through March 21, 2025 reflects total expenditures of \$2,011,215.00 from various City sources.

WORK PLAN: N/A


OPTIONS:

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

CITY COUNCIL ACTION: _____

CITY STAFF RECOMMENDATION:

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


for Alyssa Muto, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

3/8/2025 - 3/21/2025

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant P19	03/13/2025	9002007	\$1,080.00
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant P19	03/13/2025	9002003	\$13,851.64
MISSION SQUARE PLAN 302817	Payroll Run 2 - Warrant PC09	03/13/2025	9002003	\$3,597.53
SAN DIEGO COUNTY SHERIFFS OFFICE	JAN 25-CR TOW FEE/SB OVERTIME	03/13/2025	107991	(\$169.42)
STERLING HEALTH SERVICES, INC.	P18 FSA/DCA CONTRIBUTIONS	03/13/2025	9002008	\$2,386.12
STERLING HEALTH SERVICES, INC.	P18 FSA/DCA CONTRIBUTIONS	03/13/2025	9002008	\$1,514.54
STERLING HEALTH SERVICES, INC.	P19 FSA/DCA CONTRIBUTIONS	03/21/2025	9002030	\$2,386.12
STERLING HEALTH SERVICES, INC.	P19 FSA/DCA CONTRIBUTIONS	03/21/2025	9002030	\$1,364.54
STERLING HEALTH SERVICES, INC.	PC09 FSA CONTRIBUTIONS	03/21/2025	9002030	\$441.67
SELF INSURED SERVICES COMPANY	MAR 25-LIFE&ADD INS	03/13/2025	9001997	\$1,292.20
SELF INSURED SERVICES COMPANY	MAR 25-SUPP LIFE INS	03/13/2025	9001997	\$320.75
SELF INSURED SERVICES COMPANY	MAR 25-LTD	03/13/2025	9001997	\$1,193.28
SELF INSURED SERVICES COMPANY	FEB 25-LIFE & ADD ADJ	03/13/2025	9001997	\$3.33
SELF INSURED SERVICES COMPANY	FEB 25-LTD ADJ	03/13/2025	9001997	\$0.58
IAFF-MERP	FB 25-FF TRUST PAYMENT	03/13/2025	9002013	\$4,900.00
YVONNE GOLLIN	RFND: FCCC-03/01/25	03/13/2025	107995	\$500.00
ERICA & JEFFREY HARRIS	RFND: ENC24-0099	03/13/2025	107980	\$585.00
JOLIE & RAY RAMAGE	RFND: SDP23-015	03/13/2025	107989	\$600.00
TOTAL GENERAL FUND				\$35,847.88
1005100 - CITY COUNCIL				
US BANK	CLOSED SESSION	03/21/2025	108016	\$162.93
INTERFAITH COMMUNITY SERVICES, INC	FY 25-BRIDGE TO HOUSING SUPPORT	03/13/2025	107981	\$4,500.00
TOTAL CITY COUNCIL				\$4,662.93
1005150 - CITY CLERK				
US BANK	NOTARY RE-COMMISSION	03/21/2025	108016	\$922.79
US BANK	UT ANNUAL SUBSCRIPTION	03/21/2025	108016	\$986.80
TOTAL CITY CLERK				\$1,909.59
1005200 - CITY MANAGER				
LEAGUE OF CALIFORNIA CITIES INC	2025 MEMBERSHIP	03/13/2025	107983	\$900.00
US BANK	CLOSED SESSION	03/21/2025	108016	\$23.95
US BANK	CM FILE FOLDERS	03/21/2025	108016	\$25.00
US BANK	CM TONER	03/21/2025	108016	\$119.39
US BANK	CM PENS	03/21/2025	108016	\$18.30
US BANK	CLOCK	03/21/2025	108016	\$14.87
NICOLE GRUCKY	USGBC SUMMIT 02/24/25	03/13/2025	9002005	\$39.35
EMANUELS JONES & ASSOCIATES, LLC	MAR 25-LOBBYING SERVICES	03/21/2025	9002017	\$2,785.12
TOTAL CITY MANAGER				\$3,925.98
1005250 - LEGAL SERVICES				
BURKE WILLIAMS & SORENSEN	96-0001- PROF SVC	03/21/2025	9002016	\$7,817.50
BURKE WILLIAMS & SORENSEN	96-0001.001-JAN 25 PROF SVC	03/21/2025	9002016	\$2,438.00
BURKE WILLIAMS & SORENSEN	96-0006-JAN 25 PROF SVC	03/21/2025	9002016	\$89.10
BURKE WILLIAMS & SORENSEN	96-0014-JAN 25 PROF SVC	03/21/2025	9002016	\$2,383.40

BURKE WILLIAMS & SORENSEN	96-0019-JAN 25 PROF SVC	03/21/2025	9002016	\$768.50
BURKE WILLIAMS & SORENSEN	96-0040-JAN 25 PROF SVC	03/21/2025	9002016	\$253.60
BURKE WILLIAMS & SORENSEN	JAN 25 - RETAIN	03/21/2025	9002016	\$15,000.00
TOTAL LEGAL SERVICES				\$28,750.10
1005300 - GENERAL FUND - FINANCE				
US BANK	GFOA AWARD	03/21/2025	108016	\$920.00
US BANK	CSMFO HOTEL	03/21/2025	108016	\$341.44
KOPPEL & GRUBER PUBLIC FINANCE	JUL-SEP 24-ADMIN SERVICE	03/21/2025	9002022	\$624.88
HDL COREN & CONE	JAN-MAR 25 -CONTRACT SVC PROPERTY TAX & AUDIT	03/13/2025	9002002	\$3,871.17
JULIETTE THAYER	CSMFO CONF 02/18-02/21	03/13/2025	9002010	\$389.26
TOTAL GENERAL FUND - FINANCE				\$6,146.75
1005350 - SUPPORT SERVICES				
CULLIGAN OF SAN DIEGO	FEB 25-WATER/MAR 25-EQUIPMENT-LC	03/13/2025	107976	\$41.67
CULLIGAN OF SAN DIEGO	FEB 25-WATER/MAR 25-EQUIPMENT-CH	03/13/2025	107976	\$156.29
CULLIGAN OF SAN DIEGO	MAR 25-EQUIPMENT-PW	03/21/2025	108018	\$85.10
TOTAL SUPPORT SERVICES				\$283.06
1005400 - HUMAN RESOURCES				
US BANK	2025 LABOR LAW POSTERS	03/21/2025	108016	\$329.32
US BANK	AB 2561 WEBINAR	03/21/2025	108016	\$75.00
US BANK	EFAX SERVICES	03/21/2025	108016	\$49.99
CHARLES MEAD	REIMB: REPROTER TRAINING	03/13/2025	107984	\$17.98
COASTAL LIVE SCAN AND INSURANCE	FEB 25-FINGERPRINT APP	03/13/2025	107975	\$60.00
TOTAL HUMAN RESOURCES				\$532.29
1005450 - INFORMATION SERVICES				
US BANK	CONSTANT CONTACT	03/21/2025	108016	\$98.00
US BANK	EWASTE DISPOSAL	03/21/2025	108016	\$906.40
VERIZON WIRELESS SD	670601022-00001-01/24/25-02/23/25	03/21/2025	108033	\$128.05
AT&T CALNET 3	9391053641 - 12/24/24-01/23/25	03/21/2025	108002	\$155.55
AT&T CALNET 3	9391053641 - 01/24/24-02/23/25	03/21/2025	108003	\$155.55
AT&T CALNET 3	9391012282 - 12/24/24-01/23/25	03/21/2025	108004	\$31.84
AT&T CALNET 3	9391012282 - 01/24/25-02/23/25	03/21/2025	108005	\$44.93
AT&T CALNET 3	9391012278 - 12/24/24-01/23/25	03/21/2025	108006	\$4,007.08
AT&T CALNET 3	9391012278 - 01/24/25-02/23/25	03/21/2025	108007	\$4,671.65
MANAGED SOLUTION	Office 365 and IT Support	03/21/2025	9002024	\$78.50
MANAGED SOLUTION	Office 365 and IT Support	03/21/2025	9002024	\$2,614.56
FISHER INTEGRATED, INC.	FEB 25-WEB STREAMING SERVICES	03/21/2025	9002018	\$800.00
TING FIBER INC.	MAR 25-FIBER OPTICS-CITY FACILITIES	03/21/2025	9002032	\$3,334.86
TOTAL INFORMATION SERVICES				\$17,026.97
1005550 - PLANNING				
UT SAN DIEGO - NRTH COUNTY	PUB HR: DPR23-011/DRP23-12/SDO23-015/SDP23-016	03/21/2025	108032	\$789.65
CENTRAL SQUARE	ETRAKIT CITIZEN PORTAL & API 5/1/25-6/30/25	03/13/2025	9001999	\$1,816.67
TOTAL PLANNING				\$2,606.32
1005560 - BUILDING SERVICES				
ESGIL CORPORATION	FEB 25-BLDG/SFTY REVIEW & INSPECTIONS	03/21/2025	108021	\$28,133.88
TOTAL BUILDING SERVICES				\$28,133.88
1005590 - CODE ENFORCEMENT				
US BANK	POSTAGE	03/21/2025	108016	\$11.20
US BANK	DOCUMENT RECORDING	03/21/2025	108016	\$0.92
US BANK	WIPER FLUID	03/21/2025	108016	\$6.51
US BANK	CUSTOM POST-IT NOTES	03/21/2025	108016	\$21.18

US BANK	CODES JACKET	03/21/2025	108016	\$183.92
US BANK	PARKING VIOLATION CARDS	03/21/2025	108016	\$66.31
US BANK	CAR WASH	03/21/2025	108016	\$8.00
US BANK	CAR WASH	03/21/2025	108016	\$8.00
DATATICKET INC.	JAN 25-PARKING CITE ADMIN	03/13/2025	107977	\$1,114.85
DATATICKET INC.	JAN 25-PARKING CITE ADMIN	03/13/2025	107977	\$572.58
VERIZON WIRELESS SD	442224168-00001- 01/24/25-02/23/25	03/21/2025	108033	\$277.15

TOTAL CODE ENFORCEMENT**\$2,270.62****1006110 - LAW ENFORCEMENT**

SAN DIEGO COUNTY SHERIFFS OFFICE	JAN 25-LAW ENFORCEMENT SVC	03/13/2025	107991	\$425,621.14
SAN DIEGO COUNTY SHERIFFS OFFICE	JAN 25-CR TOW FEE/SB OVERTIME	03/13/2025	107991	\$1,178.57

TOTAL LAW ENFORCEMENT**\$426,799.71****1006120 - FIRE DEPARTMENT**

US BANK	FS GYM EQUIPMENT	03/21/2025	108016	\$452.97
US BANK	OPEN HOUSE SUPPLIES	03/21/2025	108016	\$200.00
US BANK	AMAZON MEMBERSHIP	03/21/2025	108016	\$151.16
US BANK	KITCHEN SUPPLIES	03/21/2025	108016	\$36.52
US BANK	FACILITY SUPPLIES	03/21/2025	108016	\$97.97
US BANK	PAINT MARKERS	03/21/2025	108016	\$14.11
US BANK	FS DEPARTMENT SUPPLIES	03/21/2025	108016	\$455.28
US BANK	FS SPEAKER	03/21/2025	108016	\$172.91
US BANK	APPARATUS SUPPLIES	03/21/2025	108016	\$284.22
US BANK	SMALL TOOL SUPPLIES	03/21/2025	108016	\$58.61
US BANK	FS SUPPLIES	03/21/2025	108016	\$1,160.82
TARGETSOLUTIONS LEARNING LLC	VECTOR CHECK IT-VEHICLE STORAGE &/DRUGBOX	03/21/2025	108030	\$1,008.00
ACE UNIFORMS LLC	HAT DEVICE	03/21/2025	9002014	\$38.96
ACE UNIFORMS LLC	UNIFORM ESSENTIALS	03/21/2025	9002014	\$710.08
AT&T CALNET 3	9391012280 - 12/24/24-01/23/25	03/21/2025	108000	\$331.84
AT&T CALNET 3	9391012280 - 01/24/25-02/23/25	03/21/2025	108001	\$332.54
SPOT ON STITCHING EMBROIDERY	TRAINER UNIFORMS-FS	03/21/2025	108029	\$687.61
AFECO INC	TURNOUT MAINT/REPAIR/CLEANING	03/21/2025	108028	\$362.25
NORTH COUNTY EVS, INC.	FIRE APPARATUS MAINT/REPAIRS	03/21/2025	9002025	\$588.58
NORTH COUNTY EVS, INC.	FIRE APPARATUS MAINT/REPAIRS	03/21/2025	9002025	\$3,129.50
GREEN GUARD SERVICES LLC	FS-RANGE HOOD CLEANING	03/13/2025	107982	\$741.00

TOTAL FIRE DEPARTMENT**\$11,014.93****1006130 - ANIMAL CONTROL**

HABITAT PROTECTION, INC	MAR 25- ANIMAL REMOVAL	03/21/2025	9002021	\$160.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	MAR 25-ANIMAL SERVICES	03/21/2025	108025	\$7,603.00

TOTAL ANIMAL CONTROL**\$7,763.00****1006170 - MARINE SAFETY**

US BANK	TRUCK REPLACMENT PARTS	03/21/2025	108016	\$259.00
US BANK	DAILY PLANNERS	03/21/2025	108016	\$130.46
US BANK	CALENDARS	03/21/2025	108016	\$58.70
US BANK	RETAINERS/WASHERS FOR 2481	03/21/2025	108016	\$29.67
US BANK	CAUTION TAPE	03/21/2025	108016	\$28.95
US BANK	CLEANING SUPPLIES	03/21/2025	108016	\$14.08
US BANK	INSTRUCTOR COURSE	03/21/2025	108016	\$283.00
US BANK	INSTRUCTOR COURSE	03/21/2025	108016	\$224.00
US BANK	CHARGING CORDS	03/21/2025	108016	\$27.08
US BANK	BATTERIES	03/21/2025	108016	\$22.82
US BANK	HEATER PARTS	03/21/2025	108016	\$9.77

US BANK	PLUNGER	03/21/2025	108016	\$9.58
US BANK	SCHEDULING SOFTWARE	03/21/2025	108016	\$246.40
US BANK	EMT RECERTIFICATION	03/21/2025	108016	\$222.50
CULLIGAN OF SAN DIEGO	MAR 25-EQUIPMENT-MS	03/21/2025	108019	\$58.00
ACE UNIFORMS LLC	UNIFORM ESSENTIALS/ALTRNS	03/21/2025	9002014	\$344.78
ACE UNIFORMS LLC	UNIFORM ESSENTIALS/ALTRNS	03/21/2025	9002014	\$344.78
AT&T CALNET 3	9391019469-12/20/24-01/19/25	03/21/2025	108014	\$32.05
AT&T CALNET 3	9391019469-01/20/25-02/19/25	03/21/2025	108015	\$32.31
AT&T CALNET 3	9391012281-11/25/24-12/24/24	03/21/2025	108008	\$99.97
AT&T CALNET 3	9391012281-12/25/24-01/24/25	03/21/2025	108009	\$96.41
AT&T CALNET 3	9391012281-01/25/25-02/24/25	03/21/2025	108010	\$97.13
AT&T CALNET 3	9391053651-11/25/24-12/24/24	03/21/2025	108011	\$322.99
AT&T CALNET 3	9391053561-12/25/24-01/24/25	03/21/2025	108012	\$310.78
AT&T CALNET 3	9391053651-01/25/25-02/24/25	03/21/2025	108013	\$314.32
WORLD ADVANCEMENT OF TECH FOR EMS	FEB 25 - MAY 25-LG SUPPORT & MAINT	03/21/2025	108034	\$1,200.00
TOTAL MARINE SAFETY				\$4,819.53
1006510 - ENGINEERING				
NORTH COUNTY TRANSIT DISTRICT	ANNUAL LEASE 02/03/24-02/02/25	03/21/2025	9002026	\$405.69
VERIZON WIRELESS SD	362455526-00001- 02/02/25-03/01/25	03/21/2025	108033	\$53.08
UNDERGROUND SVC ALERT OF SOCAL INC	FEB 25-DIG ALERT	03/13/2025	9002011	\$72.90
SD COUNTY ASSESSOR/RECORDER/COUNTY	FEB 25-MAP FEE	03/13/2025	107992	\$2.00
TOTAL ENGINEERING				\$533.67
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/21/2025	108023	\$16.95
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/13/2025	107985	\$16.97
MIKHAIL OGAWA ENGINEERING, INC.	FEB 25- STORMWATER PROGRAM	03/13/2025	9002004	\$9,001.64
VERIZON WIRELESS SD	362455526-00001- 02/02/25-03/01/25	03/21/2025	108033	\$53.11
SAN ELIJO JPA	Q4-FY25 OPERATIONS & MAINTENANCE	03/21/2025	108027	\$3,138.00
CLEAN EARTH ENVIROMENTAL SOLUTIONS	FEB 25- HHW COLLECTION	03/13/2025	107996	\$1,352.02
IDRAINS LLC	H-STORMDRAIN MAINT	03/21/2025	107998	\$1,700.00
BFS GROUP OF CALIFORNIA LLC	SANDBAG FILLED/PALLET DEPOSIT	03/13/2025	107978	\$359.13
TOTAL ENVIRONMENTAL SERVICES				\$15,637.82
1006530 - STREET MAINTENANCE				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/21/2025	108023	\$27.56
W.W. GRAINGER, INC	SAW BLADE	03/21/2025	9002020	\$625.64
US BANK	CHARGER	03/21/2025	108016	\$75.40
US BANK	FLOAT SWITCHES	03/21/2025	108016	\$33.98
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/13/2025	107985	\$27.55
US BANK	PAINT	03/21/2025	108016	\$156.51
US BANK	GRAFFITTI CLEANING SUPPLIES	03/21/2025	108016	\$305.29
VERIZON WIRELESS SD	362455526-00001- 02/02/25-03/01/25	03/21/2025	108033	\$53.11
BFS GROUP OF CALIFORNIA LLC	ASPHALT REPAIR	03/13/2025	107978	\$315.27
BFS GROUP OF CALIFORNIA LLC	ROCK SALT/SFTY GLASSES	03/21/2025	108020	\$43.03
TOTAL STREET MAINTENANCE				\$1,663.34
1006540 - TRAFFIC SAFETY				
REDFLEX TRAFFIC SYSTEMS, INC	FEB 25- RED LIGHT CAMERA ENFORCEMENT	03/13/2025	9002006	\$8,115.87
VERIZON WIRELESS SD	362455526-00001- 02/02/25-03/01/25	03/21/2025	108033	\$37.94
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS-02/16/25-03/01/25	03/21/2025	9002015	\$7,679.69
TOTAL TRAFFIC SAFETY				\$15,833.50
1006550 - STREET CLEANING				
SCA OF CA, LLC	FEB 25- CITY-WIDE STREET SWEEPING SERVICES	03/21/2025	9002028	\$3,952.53

SCA OF CA, LLC	FEB 25- SPECIAL STREET SWEEPING SERVICES	03/21/2025	9002028	\$488.04
TOTAL STREET CLEANING				\$4,440.57
1006560 - PARK MAINTENANCE				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/21/2025	108023	\$20.14
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/13/2025	107985	\$20.13
US BANK	LC-PAINT	03/21/2025	108016	\$439.07
EMBROIDERY IMAGE	SAFETY VESTS	03/13/2025	107979	\$251.25
VERIZON WIRELESS SD	362455526-00001- 02/02/25-03/01/25	03/21/2025	108033	\$75.87
WEST COAST ARBORISTS INC	FEB 25-TREE MAINTENANCE SERVICES	03/13/2025	107994	\$10,584.00
TOTAL PARK MAINTENANCE				\$11,390.46
1006570 - PUBLIC FACILITIES				
W.W. GRAINGER, INC	BATTERIES	03/21/2025	9002020	\$18.71
SAN ELIJO JPA	Q4-FY25 OPERATIONS & MAINTENANCE	03/21/2025	108027	\$4,390.00
24 HOUR ELEVATOR, INC	MAR 25- ELEVATOR PREVENTATIVE MAINT/REPAIR	03/21/2025	107997	\$204.20
CALIFORNIA OFFICE CLEANING, INC	FEB 25-JANITORIAL/CUSTODIAL SVC	03/13/2025	9001998	\$8,655.00
JT LEWIS INC.	ADA REPAIR-CH	03/13/2025	107987	\$400.00
JT LEWIS INC.	FY25 DOOR MAINT/REPAIRS-CH	03/13/2025	107987	\$1,997.33
BFS GROUP OF CALIFORNIA LLC	PAINT BRUSH/GLOVES/CLOTH/TOOLBOX	03/13/2025	107978	\$62.30
TOTAL PUBLIC FACILITIES				\$15,727.54
1007110 - GF-RECREATION				
US BANK	STORAGE BINS	03/21/2025	108016	\$113.07
US BANK	COSTUME CLEANING	03/21/2025	108016	\$60.48
US BANK	HOLIDAY DECORATION	03/21/2025	108016	\$48.46
ABLE PATROL & GUARD INC	FEB 25-FCCC SECURITY	03/13/2025	107973	\$270.00
CALIFORNIA OFFICE CLEANING, INC	FEB 25-FCCC CLEANING	03/13/2025	9001998	\$300.00
TOTAL GF-RECREATION				\$792.01
110 - MEASURE S 1% TRANSACTION TAX				
PALM ENGINEERING CONSTRUCTION CO	9834.00 HIGHLAND DR. MEDIAN PLANTING RETENTION	03/13/2025	107988	(\$4,526.68)
TOTAL MEASURE S 1% TRANSACTION TAX				(\$4,526.68)
1106510 - MEASURE S - ENGINEERING				
PALM ENGINEERING CONSTRUCTION CO	PROJ# 9834.00 HIGHLAND DR. MEDIAN PLANTING	03/13/2025	107988	\$90,533.51
TOTAL MEASURE S - ENGINEERING				\$90,533.51
1205460 - SELF INSURANCE RETENTION				
US BANK	PARMA FLIGHT	03/21/2025	108016	\$321.18
KYLE KOSZEWNIK	REIMB: 2025 PARMA CONF-02/23/25-02/26/25	03/21/2025	9002023	\$127.86
GEORGE HILLS COMPANY, INC.	GL CLAIMS SERVICES	03/21/2025	9002019	\$91.80
TOTAL SELF INSURANCE RETENTION				\$540.84
1255465 - WORKERS COMPENSATION				
CORVEL ENTERPRISE COMP INC	FEB 25- CLAIMS SERVICES	03/21/2025	108017	\$191.00
CORVEL ENTERPRISE COMP INC	JAN 25- CLAIMS SERVICES	03/21/2025	108017	\$38.00
CORVEL ENTERPRISE COMP INC	FEB 25- CLAIMS SERVICES	03/21/2025	108017	\$250.00
TOTAL WORKERS COMPENSATION				\$479.00
2037510 - HIGHWAY 101 LANDSC #33				
KOPPEL & GRUBER PUBLIC FINANCE	JUL-SEP 24-ADMIN SERVICE	03/21/2025	9002022	\$820.17
TOTAL HIGHWAY 101 LANDSC #33				\$820.17
2047520 - MID 9C SANTA FE HILLS				
KOPPEL & GRUBER PUBLIC FINANCE	JUL-SEP 24-ADMIN SERVICE	03/21/2025	9002022	\$54.69
SANTA FE HILLS HOA	MAR 25-FY25 SANTA FE HILLS HOA MID	03/21/2025	9002027	\$18,625.00
TOTAL MID 9C SANTA FE HILLS				\$18,679.69

2057530 - MID 9E ISLA VERDE

KOPPEL & GRUBER PUBLIC FINANCE	JUL-SEP 24-ADMIN SERVICE	03/21/2025	9002022	\$28.12
ISLA VERDE HOA	MAR 25-FY25 ISLA VERDE HOA MID	03/21/2025	108022	\$433.33
TOTAL MID 9E ISLA VERDE				\$461.45

2077550 - MID 9H SAN ELIJO #2

KOPPEL & GRUBER PUBLIC FINANCE	JUL-SEP 24-ADMIN SERVICE	03/21/2025	9002022	\$29.68
SAN ELIJO HILLS II HOA	MAR 25-FY25 SAN ELIJO HOA MID	03/21/2025	108026	\$11,100.00
TOTAL MID 9H SAN ELIJO #2				\$11,129.68

2087580 - COASTAL RAIL TRAIL MAINT

JOHN F VEACH	REPLACE DAMAGED FENCE	03/13/2025	107993	\$2,490.00
TOTAL COASTAL RAIL TRAIL MAINT				\$2,490.00

2117600 - STREET LIGHTING DISTRICT

VERIZON WIRELESS SD	362455526-00001- 02/02/25-03/01/25	03/21/2025	108033	\$15.18
TOTAL STREET LIGHTING DISTRICT				\$15.18

2135550 - DEVELOPER PASS-THRU- PLANNING

TELECOM LAW FIRM	CUP24-002-THIRD PARTY REVIEW	03/21/2025	108031	\$2,069.60
TOTAL DEVELOPER PASS-THRU- PLANNING				\$2,069.60

2146120 - FIRE MITIGATION FEES

ACE UNIFORMS LLC	UNIFORM ESSENTIALS/ASSC	03/21/2025	9002014	\$993.65
ACE UNIFORMS LLC	UNIFORM PATCHES	03/21/2025	9002014	\$90.88
ACE UNIFORMS LLC	UNIFORM ASSC	03/21/2025	9002014	\$107.72
ACE UNIFORMS LLC	UNIFORM ESSENTIALS	03/21/2025	9002014	\$179.25
ACE UNIFORMS LLC	NAME TAG	03/21/2025	9002014	\$21.64
ACE UNIFORMS LLC	UNIFORM ESSENTIALS/ASSC/NAMETAG	03/21/2025	9002014	\$964.05
ACE UNIFORMS LLC	UNIFORM/ASSC	03/21/2025	9002014	\$726.20
ACE UNIFORMS LLC	UNIFORM ESSENTIALS/HAT/COLLAR	03/21/2025	9002014	\$1,005.20
ACE UNIFORMS LLC	BOOTS	03/21/2025	9002014	\$216.49
ACE UNIFORMS LLC	DRESS JACKET	03/21/2025	9002014	\$457.89
ACE UNIFORMS LLC	UNIFORM ESSENTIALS/ALTER/ASSC	03/21/2025	9002014	\$966.56
ACE UNIFORMS LLC	HAT/BOOTS/UNFRM ASSC	03/21/2025	9002014	\$281.36
ACE UNIFORMS LLC	UNIFORM ESSENTIALS	03/21/2025	9002014	\$711.12
TOTAL FIRE MITIGATION FEES				\$6,722.01

2465200 - MISC GRANTS - CM

SOLANA CENTER FOR ENVIRONMENTAL	FEB 25-SB1383 SERVICES	03/21/2025	9002029	\$2,627.46
TOTAL MISC GRANTS - CM				\$2,627.46

2505570 - COASTAL BUSINESS/VISITORS

BELLY UP TAVERN LLC	2025-CONCERTS AT THE COVE	03/13/2025	107974	\$750.00
ALEXANDER N GALL	TEMPORARY PUBLIC ART	03/13/2025	9002001	\$3,000.00
TOTAL COASTAL BUSINESS/VISITORS				\$3,750.00

2556180 - CAMP PROGRAMS

AMIGO CUSTOM SCREENPRINTS	JRLG T-SHIRT INVENTORY	03/21/2025	107999	\$24,238.63
TOTAL CAMP PROGRAMS				\$24,238.63

2706120 - PUBLIC SAFETY- FIRE

US BANK	CSA17.25 MEDICAL SUPPLIES	03/21/2025	108016	\$29.30
US BANK	CSA17.25 LIFEVAC	03/21/2025	108016	\$242.15
US BANK	CSA17.25-FEMP PACKS (2)	03/21/2025	108016	\$1,462.01
THE COUNSELING TEAM INTERNATIONAL	FEB 25-MENTAL WELLNESS SVC - FIRE	03/13/2025	107986	\$468.00
THE COUNSELING TEAM INTERNATIONAL	MAR 25-MENTAL WELLNESS SVC - FIRE	03/13/2025	107986	\$468.00
TOTAL PUBLIC SAFETY- FIRE				\$2,669.46

4506190 - SAND REPLNSHMNT/RETENTION

WARWICK GROUP CONSULTANTS, LLC	FEB 25-PROF SERVICES	03/13/2025	9002012	\$5,833.00
TING FIBER INC.	MAR 25-FIBER OPTICS-TIDE BEACH PARK LG TW	03/21/2025	9002032	\$464.31
TING FIBER INC.	MAR 25-FIBER OPTICS-DEL MAR SHORES LG TW	03/21/2025	9002032	\$464.31
SUMMIT ENVIROMENTAL GROUP, INC.	FEB 25-9926 FROF SVC	03/13/2025	9002009	\$560.00
TOTAL SAND REPLNSHMNT/RETENTION				\$7,321.62
459 - MISC. CAPITAL PROJECTS				
JT LEWIS INC.	FIRESTATION GARAGE DOOR	03/13/2025	107987	\$10,222.50
TOTAL MISC. CAPITAL PROJECTS				\$10,222.50
5097700 - SANITATION				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/21/2025	108023	\$10.60
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/13/2025	107985	\$10.60
VERIZON WIRELESS SD	362455526-00001- 02/02/25-03/01/25	03/21/2025	108033	\$15.18
SAN ELIJO JPA	Q4-FY25 OPERATIONS & MAINTENANCE	03/21/2025	108027	\$567,925.00
SAN ELIJO JPA	Q4-FY25 OPERATIONS & MAINTENANCE	03/21/2025	108027	\$315,289.00
RAFTELIS FINANCIAL CONSULTANTS INC	FEB 25-SEWER RATE & REVENUE PLAN STUDY	03/21/2025	108024	\$1,327.50
IDRAINS LLC	C- SEWER CLEANING-46671	03/21/2025	107998	\$29,402.73
IDRAINS LLC	N- SEWER	03/21/2025	107998	\$1,800.00
IDRAINS LLC	J- SEWER VACUUM	03/21/2025	107998	\$675.00
CARLO EMAMI	RESRTR FIT TEST/TRAINING/MEDICAL EVAL	03/13/2025	107990	\$972.65
TOTAL SANITATION				\$917,428.26
6768560 - SO SOLANA SEWER DISTR-DS				
KOPPEL & GRUBER PUBLIC FINANCE	OCT-DEC 24- ADMIN SERVICE	03/21/2025	9002022	\$458.03
TOTAL SO SOLANA SEWER DISTR-DS				\$458.03
REPORT TOTAL:				\$1,746,642.86



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: April 9, 2025
ORIGINATING DEPT: City Manager's Department – Nicole Grucky, Sustainability Program Manager
SUBJECT: **Solid Waste Rate Review – Consideration of Resolution 2025-029 Authorizing the City to Proceed with Proposition 218 Public Noticing and Majority Protest Voting Procedures for Solid Waste Rates Increase**

BACKGROUND:

The City of Solana Beach (City) has a Franchise Agreement (Agreement) with EDCO Waste and Recycling Services (EDCO) to provide residential and commercial solid waste and recycling collection services. Under the terms of the Agreement, EDCO may request a rate review annually to adjust the amount charged for providing services. The Agreement contains specific language regarding the rate review methodology. Rates may only be increased due to tipping fee (landfill disposal) and cost of living (CPI) increases on the base rate. The City is a member of the Regional Solid Waste Association (RSWA) that regulates the tipping fee for its member agencies. The proposed tipping fee and CPI increases are reviewed and approved by RSWA before being submitted to the City. City Staff then reviews the rate tables submitted by EDCO and, if appropriate, brings the requests before the City Council for consideration.

This item is before City Council to consider approving Resolution 2025 – 029 (Attachment 1) authorizing the City to proceed with the proper Proposition 218 noticing and majority protest voting procedures including setting a Public Hearing to disclose any protest votes for the solid waste rate increases on July 1, 2025.

DISCUSSION:

EDCO has submitted a rate review adjustment request for Fiscal Year 2025/2026 (Attachment 2). The CPI increased 3.12% for the period from second half of 2023 to the

COUNCIL ACTION:

second half of 2024 and the tipping fee increased 3.42%, or \$55.69 per ton to \$57.59 per ton. Therefore, the proposed rate for residential services would increase from \$30.67 to \$31.60 for the standard 96-gallon cart and the commercial rate for the most common service (3-yard bin picked up one time per week) will increase from \$133.89 to \$137.93 (not including the NPDES fee). The full-rate review package can be found in Attachment 2. These requests must go through Proposition 218 noticing requirements, which Staff and EDCO have initiated. Residential and commercial customers will receive notification through the mail on the proposed rate increases and will have a chance to submit a protest vote if they oppose. The vote outcome will be revealed during the Public Hearing at the City Council meeting on June 18, 2025.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

There is no fiscal impact to the City for the Proposition 218 noticing. These costs are paid for by the customers and will be reflected as a separate line item on the first bill clearly identifying the charge as the Proposition 218 noticing fee.

WORK PLAN: N/A

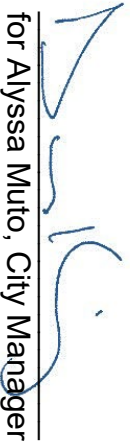
OPTIONS:

- Adopt Staff recommendation
- Deny Staff recommendation and provide direction.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution 2025-029 setting the Solid Waste Rate Review Public Hearing protest vote for June 18, 2025.



for Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-029
2. EDCO Rate Review Packet

RESOLUTION 2025-029

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ESTABLISHING A PUBLIC HEARING DATE TO DISCLOSE ANY PROTEST VOTES FOR THE PROPOSED FY 2025/2026 SOLID WASTE RATE INCREASES

WHEREAS, the City of Solana Beach (City) entered into a Franchise Agreement (Agreement) with EDCO Waste and Recycling Services (EDCO) to provide solid waste and recycling collection services; and

WHEREAS, under the terms of the Agreement, EDCO may request a rate review annually to adjust the amount charged for providing services; and

WHEREAS, EDCO has submitted a rate review adjustment request for Fiscal Year 2025/2026; and

WHEREAS, the rate review request must go through the proper Proposition 218 noticing requirements and majority protest proceedings; and

WHEREAS, the protest hearing must be conducted during a Public Hearing at a duly noticed City Council Meeting.

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

1. That the above recitals are all true and correct.
2. That a Public Hearing be conducted to disclose any protest votes at the June 18, 2025 regularly scheduled City Council Meeting.

PASSED AND ADOPTED this 9th day of April, 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

EDCO

WASTE & RECYCLING SERVICES

Mr. Dan King
Assistant City Manager
City of Solana Beach
635 S. Highway 101
Solana Beach, CA 92075

March 18, 2025

Dear Dan:

Family owned and operated EDCO is honored to serve the City of Solana Beach and fully committed to providing superior customer service to the community.

Consistent with the Solid Waste Franchise Agreement, annual rate adjustments are allowable based on increases in the Los Angeles-Long Beach-Anaheim area Consumer Price Index (CPI) and any applicable increases in solid waste tip fees under the Regional Solid Waste Association (RSWA) agreement, to which Solana Beach is a member. As such, EDCO is respectfully requesting a rate adjustment effective July 1, 2025.

CPI Adjustment

To calculate the CPI portion of the adjustment, the second half of the 2023 index (323.718) was compared to the second half of 2024 index (333.817) which produced a 10.099 point change or 3.12% increase. The CPI indexes are attached for your reference. The **3.12%** increase is applied to current rates after franchise fees, AB939 and disposal fees are deducted from the current gross rate.

RSWA Disposal Fee Adjustment


The City is a member of RSWA that regulates waste disposal tipping fees for its member agencies. Currently the tip fee for Solana Beach is \$55.69 per ton. Effective July 1, 2025, the tip fee for Solana Beach will increase to \$57.59, representing a **3.42%** increase in the tip fee component of the rate calculation.

Rate Summary

The total fee adjustments as outlined above when applied will result in residential rates increasing from \$30.67 per month to \$31.60, an increase of **\$.93** per month per household for customers using a 96 Gallon Cart. Commercial rates for the most common service (a three cubic yard bin serviced once weekly) would increase from \$133.89 to \$137.93 or **\$4.04** per month. We propose to implement both residential and commercial rate changes on July 1, 2025.

Please feel free to review these adjustments and let me know if you have any questions or comments.

Sincerely,



Matthew Cleary
General Manager

Attachments

“We’ll Take Care of It”

224 S. Las Posas Road • San Marcos, California 92078

(760) 744-2700 • Fax: (760) 752-8339 • edcodisposal.com • Printed on Recycled Paper

ATTACHMENT 2

**City of Solana Beach
Multi-Family and Residential Rates
Effective July 1st, 2025**

RSWA Tip Fee 2024	\$ 55.69
RSWA Tip Fee 2025	\$ 57.59
Change	\$ 1.90
% Change - Tip Fee	3.42%

CPI Consumer Price Index 12/31/2023	323.7
CPI Consumer Price Index 12/31/2024	333.8
Change	10.1
% Change - CPI (cap 4%)	3.12%

Description	Frequency per Week	Rates 7.1.2024						Rate Adjustments effective 7.1.25				Rates 7.1.2025							
		Net Operating Expense	Disposal Component	Franchise Fee 10.0%	Customer Total w/o NPDES		Customer Total with NPDES		3.12%	3.42%	Customer Total w/o NPDES		Net Operating Expense	Disposal Component	Franchise Fee 10.0%	Customer Total w/o NPDES		Customer Total with NPDES	
					NPDES	NPDES	NPDES	NPDES			NPDES	NPDES							
Commercial Multi-Family Rates																			
Commercial - Two Yard Bin																			
	1	\$ 42.11	\$ 30.53	\$ 8.06	\$ 80.70	\$ 5.56	\$ 86.26	\$ 1.31	\$ 1.04	\$ 0.26	\$ 2.61	\$ 43.42	\$ 31.57	\$ 8.32	\$ 83.31	\$ 5.56	\$ 88.87		
	2	\$ 67.18	\$ 61.05	\$ 14.24	\$ 142.47	\$ 11.12	\$ 153.59	\$ 2.10	\$ 2.09	\$ 0.47	\$ 4.66	\$ 69.28	\$ 63.14	\$ 14.71	\$ 147.13	\$ 11.12	\$ 158.25		
	3	\$ 73.58	\$ 91.57	\$ 18.36	\$ 183.51	\$ 16.68	\$ 200.19	\$ 2.30	\$ 3.13	\$ 0.60	\$ 6.03	\$ 75.88	\$ 94.70	\$ 18.96	\$ 189.54	\$ 16.68	\$ 206.22		
	4	\$ 92.45	\$ 122.13	\$ 23.83	\$ 238.41	\$ 22.24	\$ 260.65	\$ 2.88	\$ 4.18	\$ 0.78	\$ 7.84	\$ 95.33	\$ 126.31	\$ 24.61	\$ 246.25	\$ 22.24	\$ 268.49		
	5	\$ 111.21	\$ 152.65	\$ 29.32	\$ 293.18	\$ 27.80	\$ 320.98	\$ 3.47	\$ 5.22	\$ 0.97	\$ 9.66	\$ 114.68	\$ 157.87	\$ 30.29	\$ 302.84	\$ 27.80	\$ 330.64		
Commercial - Three Yard Bin																			
	1	\$ 63.23	\$ 45.81	\$ 12.11	\$ 121.15	\$ 8.34	\$ 129.49	\$ 1.97	\$ 1.57	\$ 0.39	\$ 3.93	\$ 65.20	\$ 47.38	\$ 12.50	\$ 125.08	\$ 8.34	\$ 133.42		
	2	\$ 102.74	\$ 91.57	\$ 21.60	\$ 215.91	\$ 16.68	\$ 232.59	\$ 3.21	\$ 3.13	\$ 0.70	\$ 7.04	\$ 105.95	\$ 94.70	\$ 22.30	\$ 222.95	\$ 16.68	\$ 239.63		
	3	\$ 142.24	\$ 137.38	\$ 31.07	\$ 310.69	\$ 25.02	\$ 335.71	\$ 4.44	\$ 4.70	\$ 1.02	\$ 10.16	\$ 146.68	\$ 142.08	\$ 32.09	\$ 320.85	\$ 25.02	\$ 345.87		
	4	\$ 181.69	\$ 183.17	\$ 40.52	\$ 405.38	\$ 33.36	\$ 438.74	\$ 5.67	\$ 6.26	\$ 1.33	\$ 13.26	\$ 187.36	\$ 189.43	\$ 41.85	\$ 418.64	\$ 33.36	\$ 452.00		
	5	\$ 226.15	\$ 228.96	\$ 50.57	\$ 505.68	\$ 41.70	\$ 547.38	\$ 7.06	\$ 7.83	\$ 1.65	\$ 16.54	\$ 233.21	\$ 236.79	\$ 52.22	\$ 522.22	\$ 41.70	\$ 563.92		
Commercial - Four Yard Bin																			
	1	\$ 78.13	\$ 61.05	\$ 15.46	\$ 154.64	\$ 11.12	\$ 165.76	\$ 2.44	\$ 2.09	\$ 0.50	\$ 5.03	\$ 80.57	\$ 63.14	\$ 15.96	\$ 159.67	\$ 11.12	\$ 170.79		
	2	\$ 122.11	\$ 122.12	\$ 27.14	\$ 271.37	\$ 22.24	\$ 293.61	\$ 3.81	\$ 4.18	\$ 0.89	\$ 8.88	\$ 125.92	\$ 126.30	\$ 28.03	\$ 280.25	\$ 22.24	\$ 302.49		
	3	\$ 166.04	\$ 183.17	\$ 38.80	\$ 388.01	\$ 33.36	\$ 421.37	\$ 5.18	\$ 6.26	\$ 1.27	\$ 12.71	\$ 171.22	\$ 189.43	\$ 40.07	\$ 400.72	\$ 33.36	\$ 434.08		
	4	\$ 209.99	\$ 244.23	\$ 50.46	\$ 504.68	\$ 44.48	\$ 549.16	\$ 6.55	\$ 8.35	\$ 1.66	\$ 16.56	\$ 216.54	\$ 252.58	\$ 52.12	\$ 521.24	\$ 44.48	\$ 565.72		
	5	\$ 253.59	\$ 305.28	\$ 62.10	\$ 620.97	\$ 55.60	\$ 676.57	\$ 7.91	\$ 10.44	\$ 2.04	\$ 20.39	\$ 261.50	\$ 315.72	\$ 64.14	\$ 641.36	\$ 55.60	\$ 696.96		
Commercial - Five Yard Bin																			
	1	\$ 93.02	\$ 76.31	\$ 18.81	\$ 188.14	\$ 13.90	\$ 202.04	\$ 2.90	\$ 2.61	\$ 0.61	\$ 6.12	\$ 95.92	\$ 78.92	\$ 19.42	\$ 194.26	\$ 13.90	\$ 208.16		
	2	\$ 143.33	\$ 152.65	\$ 32.88	\$ 328.86	\$ 27.80	\$ 356.66	\$ 4.47	\$ 5.22	\$ 1.08	\$ 10.77	\$ 147.80	\$ 157.87	\$ 33.96	\$ 339.63	\$ 27.80	\$ 367.43		
	3	\$ 194.52	\$ 228.96	\$ 47.06	\$ 470.54	\$ 41.70	\$ 512.24	\$ 6.07	\$ 7.83	\$ 1.54	\$ 15.44	\$ 200.59	\$ 236.79	\$ 48.60	\$ 485.98	\$ 41.70	\$ 527.68		
	4	\$ 243.85	\$ 305.28	\$ 61.01	\$ 610.14	\$ 55.60	\$ 665.74	\$ 7.61	\$ 10.44	\$ 2.01	\$ 20.06	\$ 251.46	\$ 315.72	\$ 63.02	\$ 630.20	\$ 55.60	\$ 685.80		
	5	\$ 293.78	\$ 381.61	\$ 75.05	\$ 750.44	\$ 69.50	\$ 819.94	\$ 9.17	\$ 13.05	\$ 2.47	\$ 24.69	\$ 302.95	\$ 394.66	\$ 77.52	\$ 775.13	\$ 69.50	\$ 844.63		
Muti Family Recycling Rate																			
	1	\$ 1.61	\$ -	\$ 0.19	\$ 1.80	\$ -	\$ 1.80	\$ 0.05	\$ -	\$ 0.01	\$ 0.06	\$ 1.66	\$ -	\$ 0.20	\$ 1.86	\$ -	\$ 1.86		
Commercial Can (1-Trash 1-Recy)																			
	1	\$ 27.16	\$ 15.26	\$ 4.71	\$ 47.13	\$ 3.52	\$ 50.65	\$ 0.85	\$ 0.52	\$ 0.15	\$ 1.52	\$ 28.01	\$ 15.78	\$ 4.86	\$ 48.65	\$ 3.52	\$ 52.17		
	Extra Cart	\$ 1.98	\$ -	\$ 0.23	\$ 2.21	\$ 1.76	\$ 3.97	\$ 0.06	\$ -	\$ 0.01	\$ 0.07	\$ 2.04	\$ -	\$ 0.24	\$ 2.28	\$ 1.76	\$ 4.04		
	2	\$ 23.03	\$ 61.05	\$ 9.33	\$ 93.41	\$ 7.04	\$ 100.45	\$ 0.72	\$ 2.09	\$ 0.31	\$ 3.12	\$ 23.75	\$ 63.14	\$ 9.64	\$ 96.53	\$ 7.04	\$ 103.57		
	Extra Cart	\$ 3.97	\$ -	\$ 0.45	\$ 4.42	\$ 3.52	\$ 7.94	\$ 0.12	\$ -	\$ 0.01	\$ 0.13	\$ 4.09	\$ -	\$ 0.46	\$ 4.55	\$ 3.52	\$ 8.07		
Multi-family Temp Bin(1 wk rental)																			
	1	\$ 50.98	\$ 45.81	\$ 10.76	\$ 107.55	\$ 8.34	\$ 115.89	\$ 1.59	\$ 1.57	\$ 0.35	\$ 3.51	\$ 52.57	\$ 47.38	\$ 11.11	\$ 111.06	\$ 8.34	\$ 119.40		

**City of Solana Beach
Multi-Family and Residential Rates
Effective July 1st, 2025**

RSWA Tip Fee 2024	\$ 55.69
RSWA Tip Fee 2025	\$ 57.59
Change	\$ 1.90
% Change - Tip Fee	3.42%

CPI Consumer Price Index 12/31/2023	323.7
CPI Consumer Price Index 12/31/2024	333.8
Change	10.1
% Change - CPI (cap 4%)	3.12%

Description	Frequency per Week	Rates 7.1.2024						Rate Adjustments effective 7.1.25				Rates 7.1.2025					
		Net Operating Expense	Disposal Component	Franchise Fee 10.0%	Customer Total w/o NPDES	NPDES	Customer Total with NPDES	3.12% Net Operating Expense	3.42% Disposal Component	Franchise Fee 10.0%	Customer Total w/o NPDES	Net Operating Expense	Disposal Component	Franchise Fee 10.0%	Customer Total w/o NPDES	NPDES	Customer Total with NPDES
Residential Rates (Including Organics)																	
Solid Waste Service (1 cart)	96 gal	\$ 21.51	\$ 4.90	\$ 2.94	\$ 29.35	\$ 1.32	\$ 30.67	\$ 0.67	\$ 0.17	\$ 0.09	\$ 0.93	\$ 22.18	\$ 5.07	\$ 3.03	\$ 30.28	\$ 1.32	\$ 31.60
	64 gal	\$ 21.51	\$ 4.90	\$ 2.94	\$ 29.35	\$ 0.88	\$ 30.23	\$ 0.67	\$ 0.17	\$ 0.09	\$ 0.93	\$ 22.18	\$ 5.07	\$ 3.03	\$ 30.28	\$ 0.88	\$ 31.16
	35 gal	\$ 21.51	\$ 4.90	\$ 2.94	\$ 29.35	\$ 0.44	\$ 29.79	\$ 0.67	\$ 0.17	\$ 0.09	\$ 0.93	\$ 22.18	\$ 5.07	\$ 3.03	\$ 30.28	\$ 0.44	\$ 30.72
Recycling Service (1 cart)	96 gal					\$ 1.32	\$ 1.32									\$ 1.32	\$ 1.32
	64 gal					\$ 0.88	\$ 0.88									\$ 0.88	\$ 0.88
	35 gal					\$ 0.44	\$ 0.44									\$ 0.44	\$ 0.44
Extra Cart	96 gal	\$ 3.32	\$ -	\$ 0.36	\$ 3.68	\$ 1.32	\$ 5.00	\$ 0.10	\$ -	\$ 0.01	\$ 0.11	\$ 3.42	\$ -	\$ 0.37	\$ 3.79	\$ 1.32	\$ 5.11
	64 gal	\$ 3.32	\$ -	\$ 0.36	\$ 3.68	\$ 0.88	\$ 4.56	\$ 0.10	\$ -	\$ 0.01	\$ 0.11	\$ 3.42	\$ -	\$ 0.37	\$ 3.79	\$ 0.88	\$ 4.67
	35 gal	\$ 3.32	\$ -	\$ 0.36	\$ 3.68	\$ 0.44	\$ 4.12	\$ 0.10	\$ -	\$ 0.01	\$ 0.11	\$ 3.42	\$ -	\$ 0.37	\$ 3.79	\$ 0.44	\$ 4.23

Rolloff Rates

Haul Rate	\$ 277.55	\$ -	\$ 30.84	\$ 308.39	\$ 308.39	\$ 8.66	\$ -	\$ 0.96	\$ 9.62	\$ 286.21	\$ -	\$ 31.80	\$ 318.01	\$ 318.01
Disposal Fee per Ton - Trash	\$ -	\$ 55.69	\$ 6.18	\$ 61.87	\$ 61.87	\$ -	\$ 1.90	\$ 0.21	\$ 2.11	\$ -	\$ 57.59	\$ 6.39	\$ 63.98	\$ 63.98
Disposal Fee per Ton - CDI (New)	\$ -	\$ 98.00	\$ 10.89	\$ 108.89	\$ 108.89	\$ -	\$ 9.00	\$ 1.00	\$ 10.00	\$ -	\$ 107.00	\$ 11.89	\$ 118.89	\$ 118.89

OTHER FEES:

Bin Exchange	\$ 44.35	\$ -	\$ 4.92	\$ 49.27	\$ 49.27	\$ 1.38	\$ -	\$ 0.15	\$ 1.53	\$ 45.73	\$ -	\$ 5.07	\$ 50.80	\$ 50.80
Lock Fees	\$ 9.41	\$ -	\$ 1.05	\$ 10.46	\$ 10.46	\$ 0.29	\$ -	\$ 0.03	\$ 0.32	\$ 9.70	\$ -	\$ 1.08	\$ 10.78	\$ 10.78
Pull Out Fees					\$ -									\$ -
16' - 50' per bin, per number of service days	\$ 4.27	\$ -	\$ 0.47	\$ 4.74	\$ 4.74	\$ 0.13	\$ -	\$ 0.01	\$ 0.14	\$ 4.40	\$ -	\$ 0.48	\$ 4.88	\$ 4.88
51' or more per bin, per number of service days	\$ 5.80	\$ -	\$ 0.64	\$ 6.44	\$ 6.44	\$ 0.18	\$ -	\$ 0.02	\$ 0.20	\$ 5.98	\$ -	\$ 0.66	\$ 6.64	\$ 6.64
Reinstate Fee:	\$ 27.73	\$ -	\$ 3.09	\$ 30.82	\$ 30.82	\$ 0.87	\$ -	\$ 0.10	\$ 0.97	\$ 28.60	\$ -	\$ 3.19	\$ 31.79	\$ 31.79
Late Fee: Minimum \$3 charge on any delinquent account	\$ 2.70	\$ -	\$ 0.30	\$ 3.00	\$ 3.00					\$ 2.70	\$ -	\$ 0.30	\$ 3.00	\$ 3.00
Bulky Items	\$ 31.13	\$ 10.22	\$ 4.60	\$ 45.95	\$ 45.95	\$ 0.97	\$ 0.35	\$ 0.15	\$ 1.47	\$ 32.10	\$ 10.57	\$ 4.75	\$ 47.42	\$ 47.42
Each Addtl Bulky Item	\$ 4.22	\$ 1.39	\$ 0.63	\$ 6.24	\$ 6.24	\$ 0.13	\$ 0.05	\$ 0.02	\$ 0.20	\$ 4.35	\$ 1.44	\$ 0.65	\$ 6.44	\$ 6.44
Recycling Contamination Fee	\$ 35.75	\$ 10.22	\$ 5.10	\$ 51.07	\$ 51.07	\$ 1.12	\$ 0.35	\$ 0.16	\$ 1.63	\$ 36.87	\$ 10.57	\$ 5.26	\$ 52.70	\$ 52.70
Overage Fee	\$ 35.64	\$ 10.22	\$ 5.09	\$ 50.95	\$ 50.95	\$ 1.11	\$ 0.35	\$ 0.16	\$ 1.62	\$ 36.75	\$ 10.57	\$ 5.25	\$ 52.57	\$ 52.57
Cart Delivery Fee	\$ 16.63	\$ -	\$ 1.85	\$ 18.48	\$ 18.48	\$ 0.52	\$ -	\$ 0.06	\$ 0.58	\$ 17.15	\$ -	\$ 1.91	\$ 19.06	\$ 19.06
Extra Pickup All Bin Sizes	\$ 41.69	\$ -	\$ 4.63	\$ 46.32	\$ 46.32	\$ 1.30	\$ -	\$ 0.14	\$ 1.44	\$ 42.99	\$ -	\$ 4.77	\$ 47.76	\$ 47.76

City of Solana Beach
Commercial Rates
Effective July 1st, 2025

RSWA Tip Fee 2024	\$ 55.69
RSWA Tip Fee 2025	\$ 57.59
Change	\$ 1.90
% Change - Tip Fee	3.42%

CPI Consumer Price Index 12/31/2023	323.718
CPI Consumer Price Index 12/31/2024	333.817
Change	10.1
% Change - CPI (Cap 4%)	3.12%

Description	Frequency per Week	Rates 7.1.2024						Rate Adjustments effective 7.1.25				Rates 7.1.2025																				
		Net Operating Expense	Disposal Component	Franchise Fee 10.0%	Customer		Customer Total with NPDES	3.12%	3.42%	Customer		Net Operating Expense	Disposal Component	Franchise Fee 10.0%	Customer		Customer Total with NPDES															
					Total w/o NPDES	NPDES				Total w/o NPDES	NPDES				Total w/o NPDES	NPDES																
Commercial Rates - Trash																																
Commercial - Two Yard Bin																																
1	\$	35.58	\$	38.79	\$	8.27	\$	82.64	\$	6.83	\$	89.47	\$	1.11	\$	1.33	\$	0.27	\$	2.71	\$	36.69	\$	40.12	\$	8.54	\$	85.35	\$	6.83	\$	92.18
2	\$	61.78	\$	67.36	\$	14.36	\$	143.50	\$	13.67	\$	157.17	\$	1.93	\$	2.30	\$	0.47	\$	4.70	\$	63.71	\$	69.66	\$	14.83	\$	148.20	\$	13.67	\$	161.87
3	\$	87.82	\$	95.76	\$	20.39	\$	203.97	\$	20.50	\$	224.47	\$	2.74	\$	3.27	\$	0.67	\$	6.68	\$	90.56	\$	99.03	\$	21.06	\$	210.65	\$	20.50	\$	231.15
4	\$	113.04	\$	123.23	\$	26.25	\$	262.52	\$	27.34	\$	289.86	\$	3.53	\$	4.21	\$	0.86	\$	8.60	\$	116.57	\$	127.44	\$	27.11	\$	271.12	\$	27.34	\$	298.46
5	\$	139.89	\$	152.50	\$	32.49	\$	324.88	\$	34.17	\$	359.05	\$	4.36	\$	5.22	\$	1.06	\$	10.64	\$	144.25	\$	157.72	\$	33.55	\$	335.52	\$	34.17	\$	369.69
6	\$	166.01	\$	180.99	\$	38.56	\$	385.56	\$	41.00	\$	426.56	\$	5.18	\$	6.19	\$	1.26	\$	12.63	\$	171.19	\$	187.18	\$	39.82	\$	398.19	\$	41.00	\$	439.19
Commercial - Three Yard Bin																																
1	\$	53.22	\$	58.04	\$	12.38	\$	123.64	\$	10.25	\$	133.89	\$	1.66	\$	1.98	\$	0.40	\$	4.04	\$	54.88	\$	60.02	\$	12.78	\$	127.68	\$	10.25	\$	137.93
2	\$	92.34	\$	100.66	\$	21.44	\$	214.44	\$	20.50	\$	234.94	\$	2.88	\$	3.44	\$	0.70	\$	7.02	\$	95.22	\$	104.10	\$	22.14	\$	221.46	\$	20.50	\$	241.96
3	\$	132.60	\$	144.57	\$	30.80	\$	307.97	\$	30.75	\$	338.72	\$	4.14	\$	4.94	\$	1.01	\$	10.09	\$	136.74	\$	149.51	\$	31.81	\$	318.06	\$	30.75	\$	348.81
4	\$	170.50	\$	185.91	\$	39.60	\$	396.01	\$	41.00	\$	437.01	\$	5.32	\$	6.36	\$	1.30	\$	12.98	\$	175.82	\$	192.27	\$	40.90	\$	408.99	\$	41.00	\$	449.99
5	\$	209.53	\$	228.43	\$	48.66	\$	486.62	\$	51.26	\$	537.88	\$	6.54	\$	7.81	\$	1.59	\$	15.94	\$	216.07	\$	236.24	\$	50.25	\$	502.56	\$	51.26	\$	553.82
6	\$	248.48	\$	270.93	\$	57.72	\$	577.13	\$	61.51	\$	638.64	\$	7.75	\$	9.27	\$	1.89	\$	18.91	\$	256.23	\$	280.20	\$	59.61	\$	596.04	\$	61.51	\$	657.55
Commercial - Four Yard Bin																																
1	\$	70.76	\$	77.16	\$	16.42	\$	164.34	\$	13.67	\$	178.01	\$	2.21	\$	2.64	\$	0.54	\$	5.39	\$	72.97	\$	79.80	\$	16.96	\$	169.73	\$	13.67	\$	183.40
2	\$	122.93	\$	134.02	\$	28.55	\$	285.50	\$	27.34	\$	312.84	\$	3.84	\$	4.58	\$	0.94	\$	9.36	\$	126.77	\$	138.60	\$	29.49	\$	294.86	\$	27.34	\$	322.20
3	\$	175.09	\$	190.90	\$	40.66	\$	406.65	\$	41.00	\$	447.65	\$	5.46	\$	6.53	\$	1.33	\$	13.32	\$	180.55	\$	197.43	\$	41.99	\$	419.97	\$	41.00	\$	460.97
4	\$	227.12	\$	247.61	\$	52.74	\$	527.47	\$	54.67	\$	582.14	\$	7.09	\$	8.47	\$	1.73	\$	17.29	\$	234.21	\$	256.08	\$	54.47	\$	544.76	\$	54.67	\$	599.43
5	\$	279.19	\$	304.37	\$	64.84	\$	648.40	\$	68.34	\$	716.74	\$	8.71	\$	10.41	\$	2.12	\$	21.24	\$	287.90	\$	314.78	\$	66.96	\$	669.64	\$	68.34	\$	737.98
6	\$	331.11	\$	360.98	\$	76.91	\$	769.00	\$	82.01	\$	851.01	\$	10.33	\$	12.35	\$	2.52	\$	25.20	\$	341.44	\$	373.33	\$	79.43	\$	794.20	\$	82.01	\$	876.21
Commercial - Five Yard Bin																																
1	\$	88.28	\$	96.24	\$	20.50	\$	205.02	\$	17.09	\$	222.11	\$	2.75	\$	3.29	\$	0.67	\$	6.71	\$	91.03	\$	99.53	\$	21.17	\$	211.73	\$	17.09	\$	228.82
2	\$	153.49	\$	167.35	\$	35.65	\$	356.49	\$	34.17	\$	390.66	\$	4.79	\$	5.72	\$	1.17	\$	11.68	\$	158.28	\$	173.07	\$	36.82	\$	368.17	\$	34.17	\$	402.34
3	\$	218.68	\$	238.40	\$	50.79	\$	507.87	\$	51.26	\$	559.13	\$	6.82	\$	8.15	\$	1.66	\$	16.63	\$	225.50	\$	246.55	\$	52.45	\$	524.50	\$	51.26	\$	575.76
4	\$	320.47	\$	349.41	\$	74.42	\$	744.30	\$	68.34	\$	812.64	\$	10.00	\$	11.95	\$	2.44	\$	24.39	\$	330.47	\$	361.36	\$	76.86	\$	768.69	\$	68.34	\$	837.03
5	\$	348.85	\$	380.33	\$	81.03	\$	810.21	\$	85.43	\$	895.64	\$	10.88	\$	13.01	\$	2.65	\$	26.54	\$	359.73	\$	393.34	\$	83.68	\$	836.75	\$	85.43	\$	922.18
6	\$	414.48	\$	451.89	\$	96.26	\$	962.63	\$	102.51	\$	1,065.14	\$	12.93	\$	15.45	\$	3.15	\$	31.53	\$	427.41	\$	467.34	\$	99.41	\$	994.16	\$	102.51	\$	1,096.67

City of Solana Beach	RSWA Tip Fee 2024	\$ 55.69	CPI Consumer Price Index 12/31/2023	323.718
Commercial Rates	RSWA Tip Fee 2025	\$ 57.59	CPI Consumer Price Index 12/31/2024	333.817
Effective July 1st, 2025	Change	\$ 1.90	Change	10.1
	% Change - Tip Fee	3.42%	% Change - CPI (Cap 4%)	3.12%

Description	Frequency per Week	Rates 7.1.2024						Rate Adjustments effective 7.1.25				Rates 7.1.2025								
		Net Operating Expense	Disposal Component	Franchise Fee 10.0%	Customer		Customer Total with NPDES	3.12%		3.42%		Franchise Fee 10.0%	Customer		Net Operating Expense	Disposal Component	Franchise Fee 10.0%	Customer		Customer Total with NPDES
					Total w/o NPDES	NPDES		Net Operating Expense	Disposal Component	Total w/o NPDES	NPDES		Total w/o NPDES	NPDES						
Commercial Rates - Recycle																				
Recycle - Two Yard Bin																				
	1	\$ 45.33	\$ -	\$ 5.04	\$ 50.37	\$ 6.83	\$ 57.20	\$ 1.41	\$ -	\$ 0.16	\$ 1.57	\$ 46.74	\$ -	\$ 5.20	\$ 51.94	\$ 6.83	\$ 58.77			
	2	\$ 83.01	\$ -	\$ 9.23	\$ 92.24	\$ 13.67	\$ 105.91	\$ 2.59	\$ -	\$ 0.29	\$ 2.88	\$ 85.60	\$ -	\$ 9.52	\$ 95.12	\$ 13.67	\$ 108.79			
	3	\$ 120.20	\$ -	\$ 13.36	\$ 133.56	\$ 20.50	\$ 154.06	\$ 3.75	\$ -	\$ 0.42	\$ 4.17	\$ 123.95	\$ -	\$ 13.78	\$ 137.73	\$ 20.50	\$ 158.23			
	4	\$ 157.38	\$ -	\$ 17.49	\$ 174.87	\$ 27.34	\$ 202.21	\$ 4.91	\$ -	\$ 0.55	\$ 5.46	\$ 162.29	\$ -	\$ 18.04	\$ 180.33	\$ 27.34	\$ 207.67			
	5	\$ 194.56	\$ -	\$ 21.63	\$ 216.19	\$ 34.17	\$ 250.36	\$ 6.07	\$ -	\$ 0.67	\$ 6.74	\$ 200.63	\$ -	\$ 22.30	\$ 222.93	\$ 34.17	\$ 257.10			
Recycle - Three Yard Bin																				
	1	\$ 54.78	\$ -	\$ 6.09	\$ 60.87	\$ 10.25	\$ 71.12	\$ 1.71	\$ -	\$ 0.19	\$ 1.90	\$ 56.49	\$ -	\$ 6.28	\$ 62.77	\$ 10.25	\$ 73.02			
	2	\$ 99.40	\$ -	\$ 11.04	\$ 110.44	\$ 20.50	\$ 130.94	\$ 3.10	\$ -	\$ 0.34	\$ 3.44	\$ 102.50	\$ -	\$ 11.38	\$ 113.88	\$ 20.50	\$ 134.38			
	3	\$ 143.99	\$ -	\$ 16.01	\$ 160.00	\$ 30.75	\$ 190.75	\$ 4.49	\$ -	\$ 0.50	\$ 4.99	\$ 148.48	\$ -	\$ 16.51	\$ 164.99	\$ 30.75	\$ 195.74			
	4	\$ 188.57	\$ -	\$ 20.96	\$ 209.53	\$ 41.00	\$ 250.53	\$ 5.88	\$ -	\$ 0.65	\$ 6.53	\$ 194.45	\$ -	\$ 21.61	\$ 216.06	\$ 41.00	\$ 257.06			
	5	\$ 233.19	\$ -	\$ 25.92	\$ 259.11	\$ 51.26	\$ 310.37	\$ 7.27	\$ -	\$ 0.81	\$ 8.08	\$ 240.46	\$ -	\$ 26.73	\$ 267.19	\$ 51.26	\$ 318.45			
Recycle - Four Yard Bin																				
	1	\$ 60.73	\$ -	\$ 6.74	\$ 67.47	\$ 13.67	\$ 81.14	\$ 1.89	\$ -	\$ 0.21	\$ 2.10	\$ 62.62	\$ -	\$ 6.95	\$ 69.57	\$ 13.67	\$ 83.24			
	2	\$ 112.77	\$ -	\$ 12.52	\$ 125.29	\$ 27.34	\$ 152.63	\$ 3.52	\$ -	\$ 0.39	\$ 3.91	\$ 116.29	\$ -	\$ 12.91	\$ 129.20	\$ 27.34	\$ 156.54			
	3	\$ 164.83	\$ -	\$ 18.31	\$ 183.14	\$ 41.00	\$ 224.14	\$ 5.14	\$ -	\$ 0.57	\$ 5.71	\$ 169.97	\$ -	\$ 18.88	\$ 188.85	\$ 41.00	\$ 229.85			
	4	\$ 216.87	\$ -	\$ 24.09	\$ 240.96	\$ 54.67	\$ 295.63	\$ 6.77	\$ -	\$ 0.75	\$ 7.52	\$ 223.64	\$ -	\$ 24.84	\$ 248.48	\$ 54.67	\$ 303.15			
	5	\$ 268.91	\$ -	\$ 29.88	\$ 298.79	\$ 68.34	\$ 367.13	\$ 8.39	\$ -	\$ 0.93	\$ 9.32	\$ 277.30	\$ -	\$ 30.81	\$ 308.11	\$ 68.34	\$ 376.45			
Recycle - Five Yard Bin																				
	1	\$ 68.18	\$ -	\$ 7.57	\$ 75.75	\$ 17.09	\$ 92.84	\$ 2.13	\$ -	\$ 0.24	\$ 2.37	\$ 70.31	\$ -	\$ 7.81	\$ 78.12	\$ 17.09	\$ 95.21			
	2	\$ 127.65	\$ -	\$ 14.18	\$ 141.83	\$ 34.17	\$ 176.00	\$ 3.98	\$ -	\$ 0.44	\$ 4.42	\$ 131.63	\$ -	\$ 14.62	\$ 146.25	\$ 34.17	\$ 180.42			
	3	\$ 187.12	\$ -	\$ 20.79	\$ 207.91	\$ 51.26	\$ 259.17	\$ 5.84	\$ -	\$ 0.65	\$ 6.49	\$ 192.96	\$ -	\$ 21.44	\$ 214.40	\$ 51.26	\$ 265.66			
	4	\$ 246.61	\$ -	\$ 27.39	\$ 274.00	\$ 68.34	\$ 342.34	\$ 7.69	\$ -	\$ 0.85	\$ 8.54	\$ 254.30	\$ -	\$ 28.24	\$ 282.54	\$ 68.34	\$ 350.88			
	5	\$ 306.08	\$ -	\$ 34.00	\$ 340.08	\$ 85.43	\$ 425.51	\$ 9.55	\$ -	\$ 1.06	\$ 10.61	\$ 315.63	\$ -	\$ 35.06	\$ 350.69	\$ 85.43	\$ 436.12			
Commercial Cardboard Recycling																				
2 - Yards																				
	1 x week	\$ 31.53	\$ -	\$ 3.50	\$ 35.03	\$ 6.83	\$ 41.86	\$ 0.98	\$ -	\$ 0.11	\$ 1.09	\$ 32.51	\$ -	\$ 3.61	\$ 36.12	\$ 6.83	\$ 42.95			
3 - Yards																				
	1 x week	\$ 47.28	\$ -	\$ 5.25	\$ 52.53	\$ 10.25	\$ 62.78	\$ 1.47	\$ -	\$ 0.16	\$ 1.63	\$ 48.75	\$ -	\$ 5.41	\$ 54.16	\$ 10.25	\$ 64.41			
4 - Yards																				
	1 x week	\$ 63.01	\$ -	\$ 7.01	\$ 70.02	\$ 13.67	\$ 83.69	\$ 1.97	\$ -	\$ 0.22	\$ 2.19	\$ 64.98	\$ -	\$ 7.23	\$ 72.21	\$ 13.67	\$ 85.88			
5 - Yards																				
	1 x week	\$ 79.00	\$ -	\$ 8.78	\$ 87.78	\$ 17.09	\$ 104.87	\$ 2.46	\$ -	\$ 0.27	\$ 2.73	\$ 81.46	\$ -	\$ 9.05	\$ 90.51	\$ 17.09	\$ 107.60			

City of Solana Beach
Commercial Rates
Effective July 1st, 2025

RSWA Tip Fee 2024	\$ 55.69
RSWA Tip Fee 2025	\$ 57.59
Change	\$ 1.90
% Change - Tip Fee	<u>3.42%</u>

CPI Consumer Price Index 12/31/2023	323.718
CPI Consumer Price Index 12/31/2024	<u>333.817</u>
Change	10.1
% Change - CPI (Cap 4%)	<u>3.12%</u>

Description	Frequency per Week	Rates 7.1.2024						Rate Adjustments effective 7.1.25				Rates 7.1.2025					
		Net Operating Expense	Disposal Component	Franchise Fee 10.0%	Customer		Customer Total with NPDES	3.12% 3.42%		Customer		Net Operating Expense	Disposal Component	Franchise Fee 10.0%	Customer		Customer Total with NPDES
					Total w/o NPDES	NPDES		Total w/o NPDES	NPDES	Total w/o NPDES	NPDES						
OTHER FEES:																	
Bin Exchange		\$ 44.35	\$ -	\$ 4.92	\$ 49.27	\$ -	\$ 49.27	\$ 1.38	\$ -	\$ 0.15	\$ 1.53	\$ 45.73	\$ -	\$ 5.07	\$ 50.80	\$ -	\$ 50.80
Lock Fees		\$ 9.41	\$ -	\$ 1.05	\$ 10.46	\$ -	\$ 10.46	\$ 0.29	\$ -	\$ 0.03	\$ 0.32	\$ 9.70	\$ -	\$ 1.08	\$ 10.78	\$ -	\$ 10.78
Pull Out Fees																	
16' - 50' per bin, per number of service d		\$ 4.27	\$ -	\$ 0.47	\$ 4.74	\$ -	\$ 4.74	\$ 0.13	\$ -	\$ 0.01	\$ 0.14	\$ 4.40	\$ -	\$ 0.48	\$ 4.88	\$ -	\$ 4.88
51' or more per bin, per number of servic		\$ 5.80	\$ -	\$ 0.64	\$ 6.44	\$ -	\$ 6.44	\$ 0.18	\$ -	\$ 0.02	\$ 0.20	\$ 5.98	\$ -	\$ 0.66	\$ 6.64	\$ -	\$ 6.64
Reinstate Fee:		\$ 27.73	\$ -	\$ 3.09	\$ 30.82	\$ -	\$ 30.82	\$ 0.87	\$ -	\$ 0.10	\$ 0.97	\$ 28.60	\$ -	\$ 3.19	\$ 31.79	\$ -	\$ 31.79
Late Fee: Minimum \$3 charge on any delinquent account		\$ 2.70	\$ -	\$ 0.30	\$ 3.00	\$ -	\$ 3.00					\$ 2.70	\$ -	\$ 0.30	\$ 3.00	\$ -	\$ 3.00
Bulky Items		\$ 31.13	\$ 10.22	\$ 4.60	\$ 45.95	\$ -	\$ 45.95	\$ 0.97	\$ 0.35	\$ 0.15	\$ 1.47	\$ 32.10	\$ 10.57	\$ 4.75	\$ 47.42	\$ -	\$ 47.42
Each Addtl Bulky Item		\$ 4.22	\$ 1.39	\$ 0.63	\$ 6.24	\$ -	\$ 6.24	\$ 0.13	\$ 0.05	\$ 0.02	\$ 0.20	\$ 4.35	\$ 1.44	\$ 0.65	\$ 6.44	\$ -	\$ 6.44
Recycling Contamination Fee		\$ 35.75	\$ 10.22	\$ 5.10	\$ 51.07	\$ -	\$ 51.07	\$ 1.12	\$ 0.35	\$ 0.16	\$ 1.63	\$ 36.87	\$ 10.57	\$ 5.26	\$ 52.70	\$ -	\$ 52.70
Overage Fee		\$ 35.64	\$ 10.22	\$ 5.09	\$ 50.95	\$ -	\$ 50.95	\$ 1.11	\$ 0.35	\$ 0.16	\$ 1.62	\$ 36.75	\$ 10.57	\$ 5.25	\$ 52.57	\$ -	\$ 52.57
Cart Delivery Fee		\$ 16.63	\$ -	\$ 1.85	\$ 18.48	\$ -	\$ 18.48	\$ 0.52	\$ -	\$ 0.06	\$ 0.58	\$ 17.15	\$ -	\$ 1.91	\$ 19.06	\$ -	\$ 19.06
Extra Pickup All Bin Sizes		\$ 41.69	\$ -	\$ 4.63	\$ 46.32	\$ -	\$ 46.32	\$ 1.30	\$ -	\$ 0.14	\$ 1.44	\$ 42.99	\$ -	\$ 4.77	\$ 47.76	\$ -	\$ 47.76

City of Solana Beach
Commercial Commingled Organics
Effective July 1st, 2025

CPI Consumer Price Index 12/31/2023	323.72
CPI Consumer Price Index 12/31/2024	333.82
Change	10.099
% Change - CPI (cap 4%)	<u><u>3.120%</u></u>

Current Rates Effective July 1st, 2024

Commercial Commingled Organics

1st Container

<u>Size</u>	<u>Frequency</u>			<u>Extra Pickup</u>
	<u>1</u>	<u>2</u>	<u>3</u>	
Cart (65 gl)	\$ 101.30	\$ 202.59	\$ 303.87	\$ 40.52
Cart (96 gl)	\$ 114.23	\$ 228.48	\$ 342.73	\$ 45.71
2 CY	\$ 185.27	\$ 370.56	\$ 555.83	\$ 74.11

Each Additional Container

<u>Size</u>	<u>Frequency</u>		
	<u>1</u>	<u>2</u>	<u>3</u>
Cart (65 gl)	\$ 96.22	\$ 192.46	\$ 288.67
Cart (96 gl)	\$ 108.53	\$ 217.07	\$ 325.59
2 CY	\$ 176.02	\$ 352.02	\$ 528.05

Proposed Rates Effective July 1st, 2025

Commercial Commingled Organics

1st Container

<u>Size</u>	<u>Frequency</u>			<u>Extra Pickup</u>
	<u>1</u>	<u>2</u>	<u>3</u>	
Cart (65 gl)	\$ 104.46	\$ 208.91	\$ 313.35	\$ 41.78
Cart (96 gl)	\$ 117.79	\$ 235.61	\$ 353.42	\$ 47.14
2 CY	\$ 191.05	\$ 382.12	\$ 573.17	\$ 76.42

Each Additional Container

<u>Size</u>	<u>Frequency</u>		
	<u>1</u>	<u>2</u>	<u>3</u>
Cart (65 gl)	\$ 99.22	\$ 198.46	\$ 297.68
Cart (96 gl)	\$ 111.92	\$ 223.84	\$ 335.75
2 CY	\$ 181.51	\$ 363.00	\$ 544.52

**Consumer Price Index for All Urban Consumers
Original Data Value**

Series Id: CUURS49ASA0

Not Seasonally Adjusted

Series All items in Los Angeles-Long Beach-Anaheim,
Title: CA, all urban consumers, not seasonally
Area: Los Angeles-Long Beach-Anaheim, CA
Item: All items
Base 1982-84=100
Period:
Years: 2015 to 2025

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2015	239.724	241.297	243.738	243.569	246.093	245.459	247.066	246.328	245.431	245.812	245.711	245.357	244.632	243.313	245.951
2016	247.155	247.113	247.873	248.368	249.554	249.789	249.784	249.700	250.145	251.098	250.185	250.189	249.246	248.309	250.184
2017	252.373	253.815	254.525	254.971	255.674	255.275	256.023	256.739	257.890	258.883	259.135	259.220	256.210	254.439	257.982
2018	261.235	263.012	264.158	265.095	266.148	265.522	266.007	266.665	268.032	269.482	268.560	267.631	265.962	264.195	267.730
2019	269.468	269.608	271.311	273.945	274.479	274.380	274.682	274.579	276.054	278.075	277.239	275.553	274.114	272.199	276.030
2020	277.755	278.657	276.589	275.853	276.842	278.121	279.899	280.116	279.366	279.947	280.102	279.560	278.567	277.303	279.832
2021	280.178	281.347	282.648	285.808	287.620	289.218	290.890	291.333	292.209	294.961	296.790	297.925	289.244	284.470	294.018
2022	301.209	302.164	306.679	308.302	310.649	314.072	313.415	313.608	315.033	317.014	314.633	312.601	310.782	307.179	314.384
2023	318.591	317.571	317.873	320.089	320.514	322.055	321.931	324.050	324.984	324.545	323.341	323.456	321.583	319.449	323.718
2024	326.640	328.232	330.671	332.572	332.956	332.357	332.928	333.359	334.123	334.242	333.718	334.531	332.194	330.571	333.817
2025	337.508														10.099
															3.120%



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: April 9, 2025
ORIGINATING DEPT: Engineering/Public Works Department – Dan Goldberg, City Engineer
SUBJECT: **Consideration of Resolution No. 2025-027 Awarding a Professional Services Agreement with Mikhail Ogawa Engineering for Stormwater Program Management Services**

BACKGROUND:

The State Regional Water Quality Control Board (Regional Board) adopted Municipal NPDES (National Pollutant Discharge Elimination System) Permit No. CAS0109266 in Fiscal Year (FY) 2012/13 to regulate discharges from Municipal Separate Storm Sewer Systems (MS4). The Permit is supposed to be renewed every five years, but the Permit issued in FY 2012/13 is still the current Permit. There has been discussion from the Regional Board that the Permit may be renewed in 2026. This is the fourth iteration of the Permit issued by the Regional Board pursuant to Section 402 of the Clean Water Act (CWA) and implementing regulations (Code of Federal Regulations [CFR] Title 40, Part 122 [40 CFR &122]) adopted by the Environmental Protection Agency, and Chapter 5.5, Division 7 of the California Water Code commencing with Section 13370. The primary objective of the CWA is to restore and maintain the chemical, physical and biological integrity of the nation's waters.

In order to fully comply with the Permit requirements and implementation of the City's Stormwater Program, the City needs the services of a professional consultant. On May 27, 2020, the City Council adopted Resolution 2020-048 authorizing the City Manager to execute a one (1) year Professional Services Agreement (PSA) with an option to extend up to an additional four (4) years, with Mikhail Ogawa Engineering (MOE). The terms of the PSA with MOE will expire at the end of June 2025.

Staff issued a Request for Proposals (RFP) to solicit proposals from consultants experienced in the Municipal NPDES Permit to continue to build upon the current

COUNCIL ACTION:

programs already established for the City and more specifically to manage the Municipal Stormwater Programs that are essential in minimizing the risks associated with potential pollution of the City's storm drain system and possible Notices of Violations that can be issued by the Regional Board.

This item is before the City Council for consideration of Resolution 2025-027 that would authorize the City Manager to execute a Professional Services Agreement with Mikhail Ogawa Engineering for Stormwater Program Management Services.

DISCUSSION:

In response to a RFP that was posted in January 2025 for managing the City's Stormwater Program, the City received four proposals from consultants that have experience working with the Municipal NPDES Permit. The proposals received were from MOE, D-MAX Engineering, Inc., NV5 Environmental, L.P., and Willdan Engineering. All firms have offices in the San Diego area. All firms are highly qualified and extremely knowledgeable about the ever-evolving environmental and stormwater regulations. Additionally, all firms have had lengthy and continuous experience working for various cities and agencies across Southern California and the San Diego region.

After careful and thorough evaluation of all four proposals, Staff determined that MOE was the best suited for the City's stormwater program. This decision was partly based on the importance of maintaining continuity, the familiarity of MOE with the City's stormwater program, and the high level of performance of MOE.

Solana Beach is one of the smallest jurisdictions in the San Diego County, and hydrologically is part of two large watershed management areas (Carlsbad and San Dieguito River). Each watershed management area (WMA) has its own separate Water Quality Improvement Plan (WQIP), which is a major element prescribed in the current MS4 Permit. Not only has MOE been instrumental to the overall make-up of the City's current stormwater program, MOE also helped to shape the current MS4 landscape on a regional basis, keeping small municipal concerns and challenges at the forefront of discussions. Their experience in representing smaller cities like Solana Beach and Del Mar offer an advantage for navigating through potential regulatory changes that could set a new paradigm in stormwater management, especially during the review of the reissuance of the MS4 Permit by the Regional Board, which is tentatively scheduled to be launched in 2025.

MOE developed a proposal for the City's stormwater program in support of and to supplement City Staff's workload. MOE's staff includes former municipal agency employees that provide functional insights into providing all types of support that includes stormwater program development, implementation, assessment and reporting; Fats, Oil & Grease (FOG) inspections; development of Track 1 of the Trash Amendment Implementation Plan & Schedule as approved by the City Council on August 23, 2017 and submitted to the Regional Board in December 3, 2018; and updates to the City's Best Management Practice (BMP) Design Manual. MOE has shown that they are well versed

in stormwater issues at all stages of a program or project and would be the best choice for maintaining continuity of the City's Stormwater Program and eliminating the time and resources associated with the learning curve with a new firm. Finally, the firm maintains a local office which enables their staff to respond to any stormwater-related issues or complaints, especially during the City's non-business hours, including dark Fridays, weekends, and holidays.

MOE also provides comparable services for the City of Del Mar that include program development, source identification, strategy development, management of jurisdictional programs and participation in watershed efforts. In addition, they are the lead consultant tasked with managing the development and annual reporting of the Carlsbad WMA WQIP that includes coordination and facilitation of meetings of eight diverse Co-permittee agencies, corresponding with the public and the Regional Board staff. Because MOE is doing similar services for the City of Del Mar (also a member in the San Dieguito River WMA), and as mentioned, the lead for the Carlsbad WMA WQIP (of which Solana Beach is a member agency), they attend many of the same meetings that City Staff would otherwise be obligated to attend on a regular basis. Reducing this duplication of effort would save Staff time and money for the City over time. While the consultant selection process is quality based, the proposal from MOE for providing the same services is approximately 9% lower than the proposal provided by D-Max, approximately 29% lower than the proposal provided by Willdan Engineering, and approximately 44% lower than the proposal provided by NV5 Environmental, L.P.

Table 1: Proposals Received

Consultants	Proposal Amount
MOE	\$ 140,000.00
D-Max Engineering	\$ 152,594.00
Wildan	\$ 197,259.00
NV5	\$ 251,929.00

CEQA COMPLIANCE STATEMENT:

Not a project as defined under CEQA.

FISCAL IMPACT:

MOE developed a scope of work that is consistent with the Permit requirements. The PSA with MOE would be for a not to exceed amount of \$140,000 annually. The Environmental Services/Professional Services Operating Budget 1006520-65300 is expected to have sufficient funds to cover this proposed agreement when the FY 2025/26 and 2026/27 Budget is adopted.

WORK PLAN:

Although the stormwater program is not mentioned in the 2024/25 Work Plan, this item is consistent with the Environmental Sustainability issues discussed in the Work Plan.

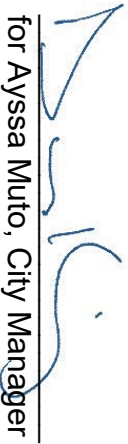
OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Provide direction.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-027:

1. Authorizing the City Manager to execute a professional services agreement for a three-year term, in an amount not to exceed \$140,000 annually, with Mikhail Ogawa Engineering for Stormwater Program Management Services.
2. Authorizing the City Manager to extend the agreement for up to two additional one-year terms, at the City's option.



for Ayssa Muto, City Manager

Attachments:

1. Resolution 2025-027

RESOLUTION 2025-027

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH MIKHAIL OGAWA ENGINEERING FOR STORMWATER PROGRAM MANAGEMENT SERVICES

WHEREAS, all stormwater regulations in the City and region are governed by the State Regional Water Quality Control Board pursuant to the Municipal NPDES (National Pollutant Discharge Elimination System) Permit issued in 2013 as Permit Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and Order No. 2015-0100; and

WHEREAS, although the re-issuance of said Permit is delayed and not expected to be issued until 2026, Staff is still continuing to manage the stormwater program with support from the current stormwater consulting firm; and

WHEREAS, it is expected that the new iteration of the Municipal NPDES Permit may include new updates and regulatory requirements which could lead to necessary enhancement of the City's stormwater program; and

WHEREAS, in order to address the mandates imposed under the current and pending Permit re-issuance and oversee the stormwater program, Staff issued a Request for Proposals (RFP) to solicit proposals for consultants experienced in the Municipal NPDES Permit and specifically in managing municipal stormwater programs; and

WHEREAS, after a detailed review of four proposals received, Staff is recommending that a contract be pursued with Mikhail Ogawa Engineering (MOE). Although the other firms have relevant stormwater backgrounds and are well regarded in the area, the proposal and experience provided by MOE is superior to the other firms.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to execute a professional services agreement for a three-year term, in an amount not to exceed \$140,000 annually, with Mikhail Ogawa Engineering for Stormwater Program Management Services.
3. That the City Council authorizes the City Manager to extend the agreement for up to two additional one-year terms, at the City's option.

PASSED AND ADOPTED this 9th day of April 2025, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: April 9, 2025
ORIGINATING DEPT: Community Development Department – Corey Andrews, Principal Planner
SUBJECT: **Public Hearing: Request for a DRP/SDP to Construct a New Two-Story, Single-Family Residence with an Attached Two-Car Garage, a Detached Covered Patio, and Perform Associated Site Improvements at 334 South Rios Avenue. (DRP23-006 SDP23-008) Applicant: John Lefferdink; APN: 298-075-22 Resolution 2025-028)**

BACKGROUND:

The Applicant, John Lefferdink, is requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a two-story, single-family residence with an attached first floor garage, a detached covered patio, and associated site improvements on a vacant lot. The 10,205 square-foot lot is located in the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes 6,605 CY of cut; 3,497 CY of fill; 300 CY of excavation for footings; and 500 CY for removal and recompaction. The maximum height of the proposed residence would be 23.67 feet above the proposed grade or approximately 153.39 feet above Mean Sea Level (MSL).

The project requires a DRP for proposed grading in excess of 100 cubic yards and a proposed maximum floor area in excess of 60 percent of the maximum allowable for the property and a second floor that exceeds 35% of the floor area of the first floor. The project requires an SDP because the proposed residence will exceed 16 feet in height as measured from the pre-existing grade. The issue before the Council is whether to approve, approve with conditions, or deny the Applicant’s request for a DRP/SDP, as contained in Resolution 2025-028 (Attachment 1).

DISCUSSION:

The subject property is located on the east side of South Rios Avenue behind 330 South Rios Avenue, six properties north of the intersection of South Rios Avenue and Palmitas

<p>CITY COUNCIL ACTION:</p> <hr/> <hr/>

Street. The existing topography of the lot slopes upward as you move east across the property. The total change in elevation is approximately 13 feet. The Applicant is proposing to construct a two-story, single-family residence with an attached garage, a detached covered patio and associated site improvements.

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

Table 1			
LOT INFORMATION			
Property Address:	334 S Rios Ave	Zoning Designation:	LR (3 du/ac)
Lot Size:	10,205 sf	# Units Allowed:	1 SFR, 1 ADU, 1JADU
Max. Allowable Floor Area:	3,736 sf	# Units Ex/Proposed:	1 SFR
Proposed Floor Area:	3,735 sf	Setbacks: (c)	Required Proposed
Below Max. Floor Area by:	1 sf	Front (East)	20 ft* 20 ft
Max. Allowable Height:	25 ft	Int. Side (North)	10 ft 10 ft
Max. Proposed Height:	23.67 ft	Int. Side (South)	10 ft 10 ft
Highest Proposed Point:	153.39 MSL	Rear (West)	25 ft 25 ft
*Reduced because minimum lot depth is less than 100 ft.			
PROPOSED PROJECT INFORMATION			
Proposed Floor Area Breakdown:	Required Permits: DRP for grading in excess of 100 cubic yards and proposed total floor area to exceed 60% of maximum allowable and a second floor that exceeds 35% of the floor area of the first floor.		
Lower Level Storage	364 sf	SDP: for construction in excess of 16 feet in height as measured from the pre-existing grade.	
Lower Level Garage	953 sf		
Upper level Living Area	2,758 sf		
Upper Level Enclosed Entry/Patio	60 sf		
Subtotal	4,135 sf		
Off-Street Parking Exemption	- 400 sf		
Total Proposed Floor	3,735 sf		
Required Parking: 2 (SFR)			
Proposed Parking: 2 Garage			
Proposed Fences and Walls: Yes			
Proposed Accessory Structure: Yes, detached covered patio			
Existing Development: No			
Proposed Grading: 6,605 CY of cut; 3,497 CY of fill; 300 CY of excavation for footings; 500 CY for removal and recompaction			

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2025-028 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and recommended conditions of approval from the Community Development, Engineering, and Fire Departments are incorporated in the DRP Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2025-028.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards, the total floor area would exceed 60 percent of the maximum allowable for the property and the second floor exceeds 35% of the floor area of the first floor. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2025-028 provides a full discussion of the findings.

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

DRP Finding #1

General Plan Consistency

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

Specific Plans and Special Overlays

The property is located in the SROZ, which specifies development standards to preserve and enhance the existing community character and aesthetic quality of the City of Solana Beach, by providing regulations to ensure and protect the character, traditional scale, and

seaside orientation of established residential neighborhoods. The project, as designed, complies with the SROZ maximum allowable floor area.

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

Zoning Ordinance Consistency

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The lot does not have frontage on South Rios Avenue, it is located behind 330 South Rios Avenue, and is accessed by an easement across the driveway for 330 South Rios which is along the northern property line. The lot is 93 feet in depth and approximately 110 feet in width. According to SBMC 17.20.030, the required front yard setback can be reduced to 20 feet when the average lot depth is less than 100 ft. The proposed project includes allowable encroachments into the rear-yard setback, including a covered patio that does not exceed 1/3 of the lot width or 30% of the rear yard area.

Maximum Floor Area Ratio:

The 10,205 square foot lot is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	736 ft ²
Maximum Allowable Floor Area:	3,736 ft ²

The proposed residence includes an attached 953 square-foot first floor garage, a laundry room, and a storage area of 364 square feet. The 2,758 square foot second floor consists of a kitchen, dining room, living room, two bedrooms with ensuite bathrooms, the primary bedroom suite and a powder room adjacent to the entry area. Sixty (60) square feet of covered front entry and porch area are included in the square footage of the second floor. There is a 160 square foot deck proposed off of the dining area and detached covered patio that is proposed in the rear yard setback area. According to the SBMC definitions, neither count toward the FAR because they are not enclosed.

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 953 square-foot garage area will provide three unobstructed parking spaces, therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With this exemption, the total gross floor area of the project is 3,735 square feet, which is 1 square foot below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the project is 23.67 feet above the proposed grade with the highest point at 153.39 feet above MSL. The proposed addition exceeds 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment which is discussed later in this report.

Required Off-Street Parking:

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

A retaining wall is proposed along the north, south and east property lines. The retaining wall would range in height from 0.2 feet to 4 feet above the pre-existing grade. On top of the wall there will be a welded wire fence that combined with the height of the retaining wall would not exceed 6 feet in height as measured from the pre-existing grade. Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Landscape:

Compliance with the current water efficient landscaping regulations of SBMC Chapter 17.56 and submittal of a Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet. The Applicant provided a conceptual landscape plan (including a planting plan and

water use calculations) 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 substantial conformance with the conceptual plan and consistency with the water efficient landscape regulations. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project to verify consistency.

DRP Finding #2

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

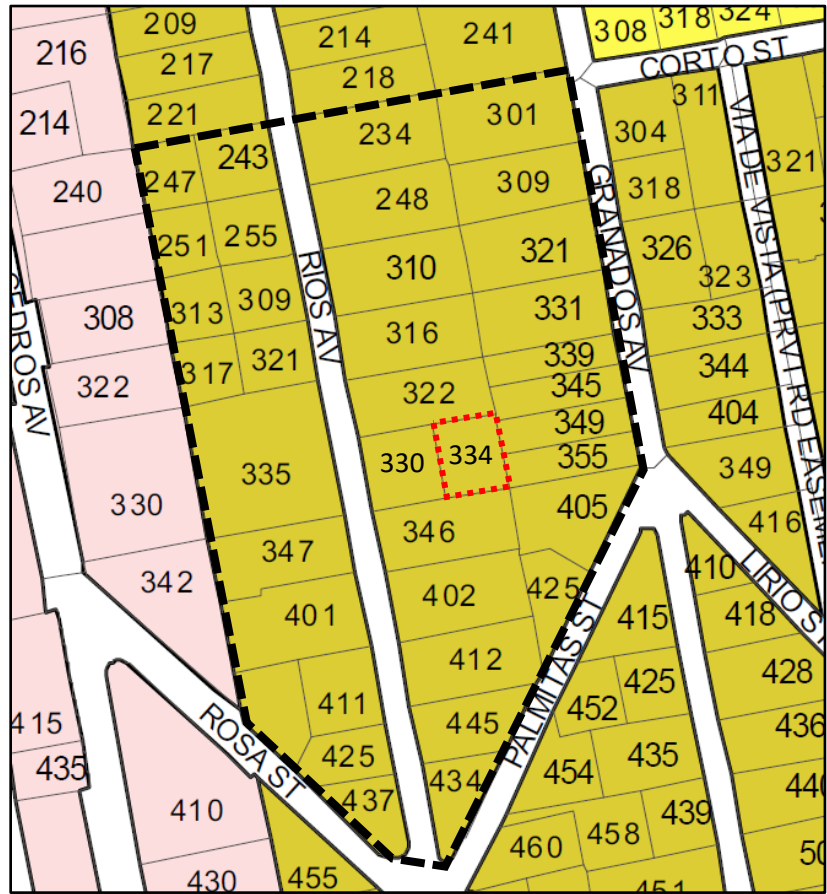
1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

Relationship with Adjacent Land Uses:

The property is located within the LR Zone and SROZ as are the properties located in the immediate surrounding neighborhood on South Rios Avenue, Palmitas Street and Rosa Street. These properties are developed with a mix and one-and two-story single-family residences. Properties further to the west on Rosa Street and South Cedros Avenue are located in the Special Commercial (SC) Zone and are developed with a variety of commercial uses. The project, as designed, could be found consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The maximum proposed floor area would be 1 square foot below the maximum allowable for the property.

Neighborhood Comparison:

Staff compared the proposed project to 32 nearby properties within the surrounding neighborhood which are shown on the following map and located on both sides of South Rios Avenue, Rosa Street, Palmitas Street, and South Granados Avenue.



The properties evaluated in this comparison are also located in the LR Zone and SROZ, and the lot sizes range from approximately 7,689 square feet to 23,647 square feet. The surrounding properties are developed primarily with single-family homes ranging in size from 1,018 square feet to 6,754 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:

Project Gross Building Area:	3,735 ft ²
Delete covered and enclosed areas	- 60 ft ²
Delete Attached Garage:	- 953 ft ²
<u>Project Area for Comparison to Assessor's Data:</u>	<u>2,722 ft²</u>

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

Table 2

#	Property Address	Lot Size in ft ² (GIS)	Existing ft ² Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	234 S. Rios Ave.	20,715	4,548		5,111	LR
2	301 S. Granados Ave.	23,241	4,372		5,237	LR
3	309 S. Granados Ave.	17,724	1,976		5,052	LR
4	248 S. Rios Ave.	20,330	1,018		5,092	LR
5	310 S. Rios Ave.	20,477	4,725		5,099	LR
6	321 S. Granados Ave.	20,493	4,447		5,100	LR
7	331 S. Granados Ave.	20,441	4,333		5,097	LR
8	316 S. Rios Ave.	20,069	5,436		5,078	LR
9	339 S. Granados Ave.	11,330	3,350		3,933	LR
10	345 S. Granados Ave.	9,657	3,718		3,640	LR
11	349 S. Granados Ave.	9,820	3,623		3,669	LR
12	355 S. Granados Ave.	10,270	1,024		3,747	LR
13	346 S. Rios Ave.	19,322	3,937		5,007	LR
14	405 S. Granados Ave.	20,282	4,353		5,089	LR
15	402 S. Rios Ave.	21,692	6,754		5,160	LR
16	445 Palmitas St.	14,923	5,559		4,562	LR
17	434 S. Rios Ave.	13,166	1,708		4,254	LR
18	322 S. Rios Ave.	19,136	1,895		4,989	LR
19	334 S. Rios Ave.	10,205	Vacant	2,722	3,736	LR
20	330 S. Rios Ave.	11,763	3,682		4,009	LR
21	425 Palmitas St.	10,539	3,055		3,794	LR
22	412 S. Rios Ave.	19,453	1,764		5,020	LR
23	243 S. Rios Ave.	11,326	2,329		3,935	LR
24	255 S. Rios Ave.	11,106	3,745		3,894	LR
25	309 S. Rios Ave.	11,359	1,828		3,938	LR
26	321 S. Rios Ave.	9,540	1,828		3,620	LR
27	327 S. Rios Ave.	16,546	4,027		4,730	LR
28	335 S. Rios Ave.	23,647	5,077		5,257	LR
29	347 S. Rios Ave.	20,611	3,394		5,106	LR
30	401 S. Rios Ave.	23,073	2,017		5,229	LR
31	411 S. Rios Ave.	13,123	No Info.		4,247	LR
32	425 S. Rios Ave.	9,681	3,461		3,644	LR
33	437 S. Rios Ave.	10,148	2,992		3,726	LR
34	438 Rosa St.	12,391	Vacant		4,118	LR
35	247 S. Rios Ave.	8,946	1,814		3,516	LR
36	251 S. Rios Ave.	8,769	1,814		3,485	LR
37	313 S. Rios Ave.	8,957	2,216		3,517	LR
38	317 S. Rios Ave.	7,689	1,472		3,296	LR

Building and Structure Placement:

The proposed residence would be located within the buildable area of the lot. The highest point of the proposed residence would be 153.39 MSL and the tallest portion of the residence would be 23.67 feet above the proposed grade. The property does not have street frontage. It is located to the east of 330 South Rios Avenue and is accessed by an easement across the existing driveway at 330 South Rios Avenue. Once on the property at 334 South Rios, the driveway would turn right and follow the western property line to the proposed garage in the southwest corner of the buildable area.

The proposed residence includes a lower-level storage area of 364 square feet and a garage with an attached laundry room of 953 square feet. This level and the proposed front yard area including the driveway area proposed in front of the house along the western property line would have an approximate pad/finished surface elevation of 130 MSL. An on-grade staircase is proposed on each side of the residence to provide access to the rear yard area.

The proposed upper level and rear yard area would have an approximate pad elevation of 139.5 feet. Within the rear yard area, the Applicant is proposing to construct a 12-foot tall, detached covered patio of 350 square feet just east of the kitchen area. Accessory structures that are over 42" in height are permitted within the rear yard area as long as they are not more than 1/3 the lot width, 30% of the rear yard area, separated from the primary structure by a minimum of 6 feet, do not exceed 12 feet in height where located within the rear yard area and are setback a minimum of 5 feet from the rear property line. The covered patio meets all of these requirements. The covered patio is not included in the proposed floor area because it does not have any enclosed walls.

The 2,758 square-foot upper level would consist of a kitchen, dining room, living room, entry and powder room, as well as two bedrooms with ensuite bathrooms and a primary bedroom suite. A 160 square foot patio is proposed in the northwest corner of the second level outside of the dining room.

The proposed residence could be found to be designed to minimize adverse impacts on the surrounding properties by the limited appearance of the structure from South Rios Avenue.

Landscape:

The proposed "conceptual" landscape plan includes a variety of trees, shrubs, and groundcover. The City's third-party landscape architect will review the construction drawings to verify consistency with the conceptual planting plan, ensuring that if alternative plantings are proposed, the mature heights would not exceed those shown on the conceptual plan considered by the City Council and included in Attachment 2. The City's consultant will also perform an inspection after the landscape installation is complete to verify consistency with both the water efficient landscape regulations and the approved planting plan.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

The proposed design includes a 953 square foot attached three car garage and a laundry room is proposed in the southwest corner of the lot. Three parking spaces that are 9 feet wide by 19 feet in length and free of obstruction would be provided within the garage. Pedestrian access to the property would be provided from the access easement across 330 South Rios Avenue to the proposed driveway along the front of the lot. An enclosed trash and recycling storage area is proposed next to the garage within the side yard setback along the southern property line.

Grading:

The Applicant is proposing approximately 6,605 cubic yards of cut and 3,497 cubic yards of fill, 300 cubic yards of excavation for footings, and 500 cubic yards of removal and recompaction.

The existing property slopes upward as you move east. Grading is proposed to excavate soil along the western portion of the lot in order to provide the driveway access and a lower level at a finished pad of 130 MSL. An upper level and flat usable rear yard area is proposed with a finished pad of 139.50 MSL. From the existing residences to the east of the property, the proposed residence would look like a single-story residence.

Lighting:

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

Usable Open Space:

The project consists of the construction of a new single-family residence with an attached garage and yard improvements; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

Structure Development Permit Compliance (SBMC Chapter 17.63):

The proposed structures would exceed 16 feet in height measured above the pre-existing grade, therefore, the project must comply with all View Assessment requirements of SBMC Chapter 17.63, and the Applicant was required to complete the SDP process. The Story Pole Height Certifications were finalized and certified by a licensed land surveyor on June 20, 2024. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 15, 2024, per SBMC 17.63.040(D). By that date, the City received four applications for View Assessment. The Applicant tried to work with neighbors prior to the VAC meeting by

converting the fireplaces from wood burning to gas and lowering the proposed chimney heights. The specific story poles for the chimneys were lowered between 3.87 and 4.46 feet and were recertified on October 31, 2024. After this modification, Staff reached out to the Claimants, however, none of the applications were withdrawn. The project was scheduled to be heard at the February 18, 2025, VAC meeting. One of the Claimants was unable to attend the meeting and decided to withdraw their application for view assessment and submit a letter in support of the remaining Claimants.

At the VAC meeting, the VAC disclosed their site visits and heard testimony from the Applicant and Claimants. After discussion and a break to allow the Claimants in attendance and the Applicant to discuss potential modifications, the VAC was able to make a recommendation of approval subject to the following conditions:

1. The Applicant would change the roof pitch from 3.5:12 to 3:12.
2. The Applicant would reduce the plate height of the second floor from 9.5 feet to 9 feet.

The notice of recommendation has been provided in Attachment 3 for additional information. It should be noted that one Claimant did not attend the VAC meeting. The plans in Attachment 2 reflect the conditions from the VAC meeting but it should be noted that the story poles were not modified.

If the Council is able to make the required findings to approve the DRP, and agrees with the recommendation from the VAC, the SDP would be approved administratively per SBMC 17.63.040(E).

As a condition of approval, height certifications prepared by a licensed land surveyor will be required prior to the framing inspection certifying the highest point of each unit and the highest point of the new construction will not exceed 153.39 feet above MSL and the tallest portion of the structure would not exceed 23.67 feet above the proposed grade.

Property Frontage and Public Right-of-Way Improvements:

Access to property is through a shared driveway with the adjacent parcel. There will be a new sewer, storm drain line, and water lateral connection. Sewer and storm drainpipes will connect through an easement on the south side of the neighboring parcel and water will connect through the existing shared driveway. The only frontage for this property is half of the 20-foot-wide portion of the shared concrete driveway apron. Since there is limited property frontage, no frontage improvements would be required as a result of this project.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on March 27, 2025. As of the publication of this report, no correspondence has been received on the current design of the project.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

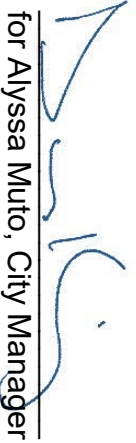
OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2025-028.
- 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 the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2025-028 conditionally approving a DRP/SDP to construct a new two-story residence with an attached garage, detached covered patio, and perform associated site improvements at 334 South Rios Avenue, Solana Beach.



for Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-028
2. Project Plans
3. Notice of Recommendation

RESOLUTION 2025-028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE, A DETACHED COVERED PATIO, AND PERFORM ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT AT 334 SOUTH RIOS AVENUE, SOLANA BEACH, APN: 298-075-22

APPLICANT: John Lefferdink
APPLICATION: DRP23-006/SDP23-008
APN: 298-075-22

WHEREAS, John Lefferdink (referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on April 9, 2025, the City Council received and considered evidence concerning the proposed application; and

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to construct a new single-family residence with an attached garage, a detached covered patio, and perform associated site improvements on a vacant lot at 334 South Rios Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

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

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

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

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

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “c”, which requires 25-foot front and rear yard setbacks and 10-foot street and interior side yard setbacks. The lot does not have frontage on South Rios Avenue, it is located behind 330 South Rios Avenue and is accessed by an easement across the driveway which is along the northern property line at 330 South Rios. The lot is 93 feet in depth and approximately 110 feet in width. According to SBMC 17.20.030, the required front yard setback can be reduced to 20 feet when the average lot depth is less than 100 ft. The proposed project includes allowable encroachments

into the rear-yard setback, including a covered patio that does not exceed 1/3 of the lot width or 30% of the rear yard area.

Maximum Floor Area Ratio:

The 10,205 square foot lot is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	736 ft ²
Maximum Allowable Floor Area:	3,736 ft ²

The proposed residence includes an attached 953 square foot first floor garage, a laundry room, and a storage area of 364 square feet. The 2,758 square foot second floor consists of a kitchen, dining room, living room, two bedrooms with ensuite bathrooms, the primary bedroom suite and a powder room adjacent to the entry area. Sixty (60) square feet of covered front entry and porch area are included in the square footage of the second floor. There is a 160 square foot deck proposed off of the dining area and detached covered patio that is proposed in the rear yard setback area. According to the SBMC definitions, neither count toward the FAR because they are not enclosed.

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 953 square foot garage area will provide three unobstructed parking spaces, therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With this exemption, the total gross floor area of the project is 3,735 square feet, which is 1 square foot below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the project is 23.67 feet above the proposed grade with the highest point at 153.39 feet above MSL. The proposed addition exceeds 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment which is discussed later in this report.

Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design

Manual (OSPDM). Three unobstructed 9-foot by 19-foot parking spaces are proposed.

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.

A retaining wall is proposed along the north, south and east property lines. The retaining wall would range in height from 0.2 feet to 4 feet above the pre-existing grade. On top of the wall there will be a welded wire fence that combined with the height of the retaining wall would not exceed 6 feet in height as measured from the pre-existing grade. Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Landscape:

Compliance with the current water efficient landscaping regulations of SBMC Chapter 17.56 and submittal of a Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet. The Applicant provided a conceptual landscape plan (including a planting plan and water use calculations) 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 substantial conformance with the conceptual plan and consistency with the water efficient landscape regulations. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project to verify consistency.

- II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*
 - a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible,*

complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.

The property is located within the LR Zone and SROZ as are the properties located in the immediate surrounding neighborhood on South Rios Avenue, Palmitas Street and Rosa Street. These properties are developed with a mix and one-and two-story single-family residences. Properties further to the west on Rosa Street and South Cedros Avenue are located in the Special Commercial (SC) Zone and are developed with a variety of commercial uses.

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

The proposed residence would be located within the buildable area of the lot. The highest point of the proposed residence would be 153.39 MSL and the tallest portion of the residence would be 23.67 feet above the proposed grade. The property does not have street frontage. It is located to the east of 330 South Rios Avenue and is accessed by an easement across the existing driveway at 330 South Rios Avenue. Once on the property at 334 South Rios Avenue, the driveway would turn right and follow the western property line to the proposed garage in the southwest corner of the buildable area.

The proposed residence includes a lower-level storage area of 364 square feet and a garage with an attached laundry room of 953 square feet. This level and the proposed front yard area including the driveway area proposed in front of the house along the western property line would have an approximate pad/finished surface elevation of 130 MSL. An on-grade staircase is proposed on each side of the residence to provide access to the rear yard area.

The proposed upper level and rear yard area would have an approximate pad elevation of 139.5 feet. Within the rear yard area, the Applicant is proposing to construct a 12-foot tall, detached covered patio of 350 square feet just east of the kitchen area. Accessory structures that are over 42" in height are permitted within the rear yard area as long as they are not more than 1/3 the lot width, 30% of the rear yard area, separated

from the primary structure by a minimum of 6 feet, do not exceed 12 feet in height where located within the rear yard area and are setback a minimum of 5 feet from the rear property line. The covered patio meets all of these requirements. The covered patio is not included in the proposed floor area because it does not have any enclosed walls.

The 2,758 square foot upper level would consist of a kitchen, dining room, living room, entry and powder room, as well as two bedrooms with ensuite bathrooms and a primary bedroom suite. A 160 square foot patio is proposed in the northwest corner of the second level outside of the dining room.

The proposed residence could be found to be designed to minimize adverse impacts on the surrounding properties by the limited appearance of the structure from South Rios Avenue.

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

The proposed landscape plan includes a variety of trees, shrubs, and groundcover throughout the property. In addition to complying with the water efficient landscape regulations, the Applicant will also be required to submit a landscape construction plan in substantial conformance with the conceptual planting plan. A condition has also been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

The proposed design includes a 953 square foot attached three car garage and laundry room in the southwest corner of the lot. Three parking spaces that are 9 feet wide by 19 feet in length and free of obstruction would be provided within the garage.

Pedestrian access to the property would be provided from the access easement across 330 South Rios Avenue to the proposed driveway along the front of the lot. An enclosed trash and recycling storage area is proposed next to the garage within the side yard setback along the southern property line.

- 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 approximately 6,605 cubic yards of cut and 3,497 cubic yards of fill, 300 cubic yards of excavation for footings, and 500 cubic yards of removal and recompaction.

The existing property slopes upward as you move east. Grading is proposed to excavate soil along the western portion of the lot in order to provide the driveway access and a lower level at a finished pad of 130 MSL. An upper level and flat usable rear yard area is proposed with a finished pad of 139.50 MSL. From the existing residences to the east of the property, the proposed residence would look like a single-story residence.

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

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

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

The project consists of the construction of a new single-family residence and site improvements; therefore, usable open space

and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. The Applicant is required to pay the applicable Park Development Fee.

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

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

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

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

- B. In accordance with Chapter 17.63 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

The proposed structures would exceed 16 feet in height measured above the pre-existing grade, therefore, the project must comply with all View Assessment requirements of SBMC Chapter 17.63, and the Applicant was required to complete the SDP process. The Story Pole Height Certifications were finalized and certified by a licensed land surveyor on June 20, 2024. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 15, 2024, per SBMC 17.63.040(D). By that date, the City received four applications for view assessment. The Applicant tried to work with neighbors prior to the VAC meeting by converting the fireplaces from wood burning to gas and lowering the proposed chimney heights. The specific story poles for the chimneys were lowered between 3.87 and 4.46 feet and were recertified on October 31, 2024. After this modification, Staff reached out to the Claimants, however, none of the applications were withdrawn. The project was scheduled to be heard at the February 18, 2025, VAC meeting. One of the Claimants was unable to attend the meeting and decided to withdraw their application for view assessment and submit a letter in support of the remaining Claimants.

At the VAC meeting, the VAC disclosed their site visits and heard testimony from the Applicant and Claimants. After discussion and a break to allow the Claimants in attendance and the Applicant to discuss potential modifications, the VAC was able to make a recommendation of approval subject to the following conditions:

1. The Applicant would change the roof pitch from 3.5:12 to 3:12.
2. The Applicant would reduce the plate height of the second floor from 9.5 feet to 9 feet.

The notice of recommendation has been provided in Attachment 3 for additional information. It should be noted that one Claimant did not attend the VAC meeting. The plans in Attachment 2 reflect the conditions from the VAC meeting but it should be noted that the story poles were not modified.

If the Council is able to make the required findings to approve the DRP, and agrees with the recommendation from the VAC, the SDP would be approved administratively per SBMC 17.63.040(E).

As a condition of approval, height certifications prepared by a licensed land surveyor will be required prior to the framing inspection certifying the highest point of each unit and the highest point of the new construction will not exceed 153.39 feet above MSL and the tallest portion of the structure would not exceed 23.67 feet above the proposed grade.

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on April 9, 2025, and located in the project file with a submittal date of March 20, 2025.
- III. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- IV. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- V. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial

conformance with the conceptual landscape plan included in the project plans presented to the City Council on April 9, 2025, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicant shall obtain and submit landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied, and the installation has passed inspection by the City's third-party landscape professional.

- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- VIII. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- IX. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- X. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

- I. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential

driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.2.1 and 503.2.3.

- II. BUILDINGS AND FACILITIES: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility per the 2022 California Fire Code Chapter 5 Section 503.1.1.
- III. DEAD ENDS: All dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. A cul-de-sac shall be provided in residential areas where the access roadway serves more than four (4) structures. The minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet in residential areas with no parking per the 2022 California Fire Code Chapter 5 Section 503.2.5.
- IV. GRADE: The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete, with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent) per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.2.7 and 503.2.8.
- V. GATES: All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.200 Section 503.6. All Knox Box products shall be purchased through Knox website under Solana Beach Fire.

- VI. 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.
- VII. 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.
- VIII. 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. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.210 Section 507 Section 507.5.1.01 to 507.5.1.02.
- IX. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.
- X. ADDRESS NUMBERS FOR STRUCTURES LOCATED OFF ROADWAY: Where structures are located off a roadway on long easements/driveways, a monument marker shall be placed at the

entrance where the easement/driveway intersects the main roadway. Permanent address numbers with height conforming to Fire Department standards shall be affixed to this marker per 2022 California Fire Code Chapter 5 Section 505.2.

- XI. 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).
- XII. 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.

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Removal of the pavers and construction of bonded and compacted DG in the ROW at a 2% slope.
 - b. Construction of the concrete swale, proposed public sewer lateral, and proposed public water lateral.
- II. 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.
- III. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the Solana Beach Municipal Code which allows otherwise.
- IV. Letters of permission to grade shall be obtained by the Applicant from adjoining property owners for grading that is within three feet of the property line or on adjacent properties. Cut and fill slopes shall be set back from site boundaries and buildings shall be set back from cut or fill slopes in accordance with SBMC 15.40.140.

- V. 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 prior to Building Permit Issuance (1.0 EDU multiplied by \$4,500.00).
- VI. A Sewer Permit and Encroachment Permit are required for the private sewer and water laterals.
- VII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main. A backflow prevention device shall be installed on private property.
- VIII. 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 \$15,714 per dwelling unit.
- IX. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance is required of this project. The current rate for a single-family dwelling unit is \$3,623.
- X. The Applicant shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design

for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.

- d. Based on the preliminary drainage report, the storm drain discharge for the project is proposed by an underground pipe along the southerly property line at 330 South Rios Avenue. The Applicant shall provide a letter of permission from the adjacent property owner authorizing the construction of the proposed drainage system.
- e. 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.
- f. 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.
- g. Cut and fill slopes shall be set back from site boundaries and buildings in accordance with SBMC 15.40.140 and to the satisfaction of the City Engineer.
- h. 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.
- i. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.

- j. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- k. 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.
- l. 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.
- m. The subject property is a flag lot with shared access with the property at 330 South Rios Avenue. The storm drain system as well as the sewer lateral is proposed to be constructed within a 6' wide SDG&E easement located along the south side yard at 330 South Rios Avenue. Prior to issuance of the grading permit, the Applicant shall obtain a letter of permission from both the property owner and SDG&E for construction of the proposed offsite drainage pipe and the sewer lateral.
- n. 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.
- o. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- p. No increased cross lot drainage shall be allowed.

- q. 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. The City Council Conditions:

- I. N/A.

I. ENFORCEMENT

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

II. EXPIRATION

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

III. INDEMNIFICATION AGREEMENT

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 9th day of April 2025, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

REVISIONS	
PLAN CHECK RESPONSES JUNE 16, 2023	△
PLAN CHECK RESPONSES SEPTEMBER 6, 2023	△
	△
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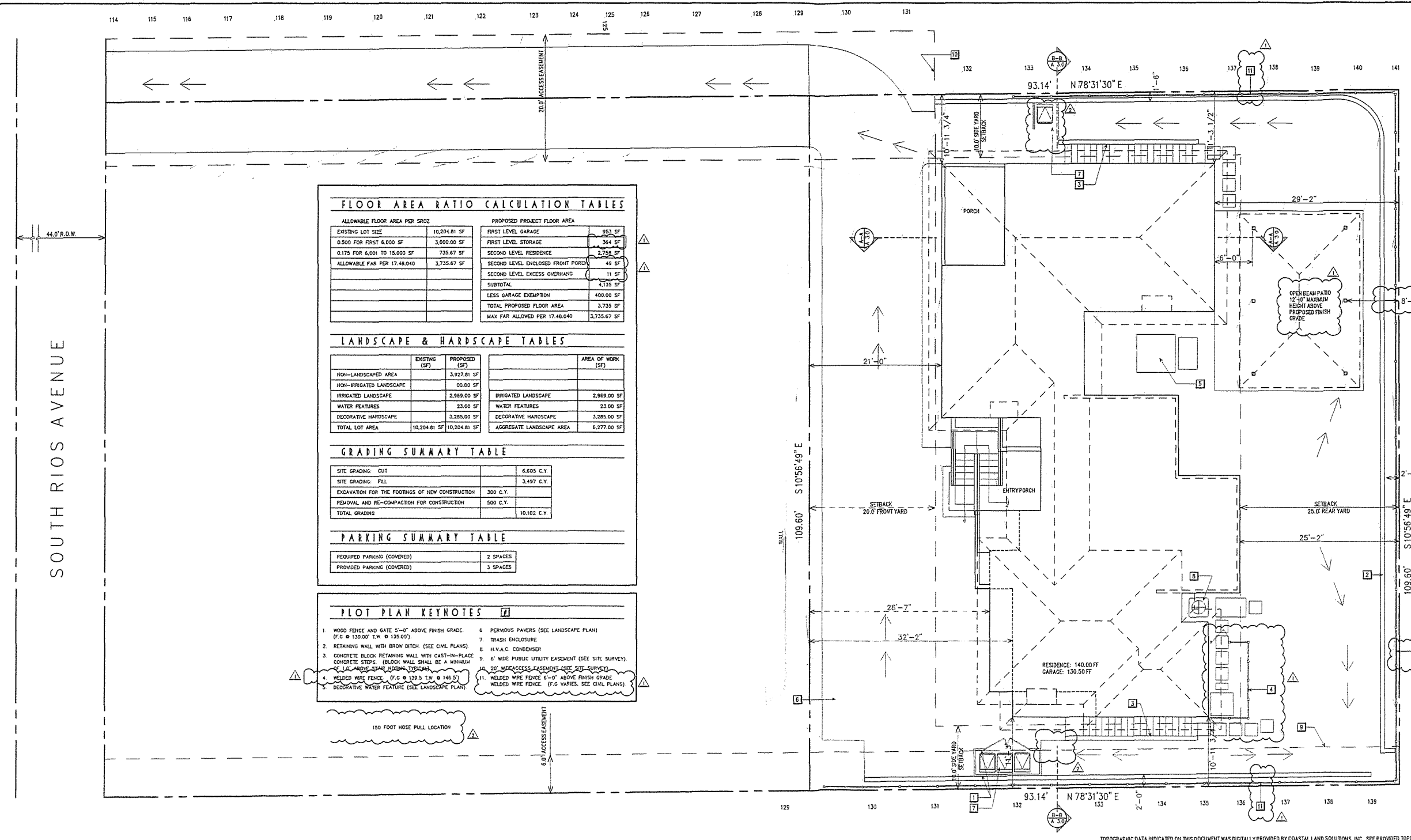
334 South Rios Avenue
PLOT PLAN AND PROJECT DATA

DALE COMBS
CAPA ARCHITECTURE, INC.
11787 Eucalyptus Hills Drive
Lakeside, California 92040
619-887-1342
DW@architect.com

DALE COMBS
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DW@architect.com



DRAWN	CHECKED
DATE: MARCH 23, 2023	
SCALE: 1/8" = 1'-0"	
JOB NO.:	
SHEET	



FLOOR AREA RATIO CALCULATION TABLES

ALLOWABLE FLOOR AREA PER SROZ		PROPOSED PROJECT FLOOR AREA	
EXISTING LOT SIZE	10,204.81 SF	FIRST LEVEL GARAGE	953 SF
0.500 FOR FIRST 6,000 SF	3,000.00 SF	FIRST LEVEL STORAGE	364 SF
0.175 FOR 6,001 TO 15,000 SF	735.67 SF	SECOND LEVEL RESIDENCE	2,758 SF
ALLOWABLE FAR PER 17.48.040	3,735.67 SF	SECOND LEVEL ENCLOSED FRONT PORCH	48 SF
		SECOND LEVEL EXCESS OVERHANG	11 SF
		SUBTOTAL	4,135 SF
		LESS GARAGE EXEMPTION	400.00 SF
		TOTAL PROPOSED FLOOR AREA	3,735 SF
		MAX FAR ALLOWED PER 17.48.040	3,735.67 SF

LANDSCAPE & HARDSCAPE TABLES

EXISTING (SF)	PROPOSED (SF)	AREA OF WORK (SF)
NON-LANDSCAPED AREA	3,927.81 SF	
NON-IRRIGATED LANDSCAPE	00.00 SF	
IRRIGATED LANDSCAPE	2,969.00 SF	2,969.00 SF
WATER FEATURES	23.00 SF	23.00 SF
DECORATIVE HARDSCAPE	3,285.00 SF	3,285.00 SF
TOTAL LOT AREA	10,204.81 SF	6,277.00 SF

GRADING SUMMARY TABLE

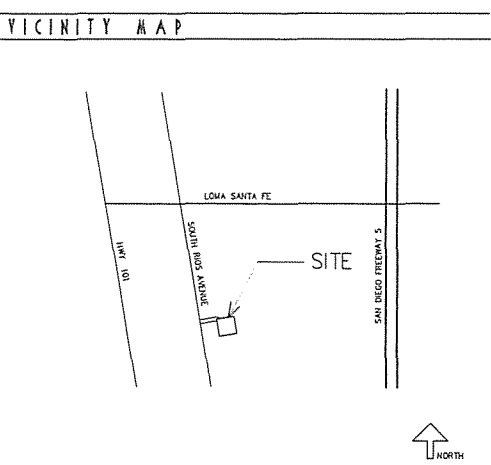
ITEM	QUANTITY
SITE GRADING - CUT	6,605 C.Y.
SITE GRADING - FILL	3,497 C.Y.
EXCAVATION FOR THE FOOTINGS OF NEW CONSTRUCTION	300 C.Y.
REMOVAL AND RE-COMPACTION FOR CONSTRUCTION	500 C.Y.
TOTAL GRADING	10,102 C.Y.

PARKING SUMMARY TABLE

REQUIRED PARKING (COVERED)	2 SPACES
PROVIDED PARKING (COVERED)	3 SPACES

- ### PLOT PLAN KEYNOTES
- WOOD FENCE AND GATE 5'-0" ABOVE FINISH GRADE (F.G. @ 130.00' T.M. @ 135.00').
 - RETAINING WALL WITH BROW DITCH (SEE CIVIL PLANS).
 - CONCRETE BLOCK RETAINING WALL WITH CAST-IN-PLACE CONCRETE STEPS (BLOCK WALL SHALL BE A MINIMUM 6" WIDE PUBLIC UTILITY EASEMENT (SEE SITE SURVEY)).
 - WELDED WIRE FENCE (F.G. @ 138.5' T.M. @ 146.5').
 - DECORATIVE WATER FEATURE (SEE LANDSCAPE PLAN).
 - PERVIOUS PAVERS (SEE LANDSCAPE PLAN).
 - TRASH ENCLOSURE.
 - H.V.A.C. CONDENSATE.
 - 6" WIDE PUBLIC UTILITY EASEMENT (SEE SITE SURVEY).
 - 20' W/ACCESS EASEMENT (SEE SETBACKS).
 - WELDED WIRE FENCE 5'-0" ABOVE FINISH GRADE (F.G. VARIES, SEE CIVIL PLANS).

PLOT PLAN



PROJECT DIRECTORY

ARCHITECT: CAPA ARCHITECTURE, INC. 11787 EUCALYPTUS HILLS DRIVE LAKESIDE, CA 92040 DALE W. COMBS PH: 619-887-1342 EMAIL: DW@ARCHITECT.COM	LANDSCAPE ARCHITECT: PBLA, INC. 4403 MANCHESTER AVENUE, SUITE 201 ENCINITAS, CA 92024 JAMES B. BODENSTEIN PH: 760-479-2644 EMAIL: JAMES@PBLA.COM
CIVIL ENGINEER: FUSION ENGINEERING AND TECHNOLOGY 1810 GULFVIEW WAY, SUITE 207 EL CAJON, CA 92020 JOHN RYAN PH: 619-735-2800 EMAIL: JOHN@FUSIONENGTCH.COM	SURVEYOR: COASTAL LAND SOLUTIONS, INC. 571 SECOND STREET ENCINITAS, CA 92024 SEAN C. ENGELDT PH: 760-230-1025 EMAIL: SEAN@COASTAL-LAND-SOLUTIONS.COM

FIRE PROTECTION

SCOPE OF WORK:

- AN AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED. PLANS FOR THE SPRINKLER SYSTEM SHALL BE SUBMITTED AS A DEFERRED SUBMITTAL AND APPROVED BY THE SOLANA BEACH FIRE DEPARTMENT PRIOR TO INSTALLATION.
- TO COMPLY WITH THE 150-FOOT HOSE PULL REQUIREMENT, AN UNOBSTRUCTED 3-FOOT WALKABLE PATHWAY AROUND ALL PORTIONS OF THE RESIDENCE IS REQUIRED. NO OVERHANGS OR PATIO COVERS ARE PERMITTED WITHIN THIS PATH.

PROJECT DESCRIPTION

SCOPE OF WORK:
THE PROJECT SHALL INCLUDE THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH AN ATTACHED THREE CAR GARAGE ON AN EXISTING VACANT LOT. THE RESIDENCE SHALL HAVE THREE BEDROOMS AND THREE AND A HALF BATHS.
LOT SIZE: 10,204.81 SQUARE FEET BUILDING HEIGHT: TWO STORY
FIRE SPRINKLERS: YES

FLOOR AREA:	COVERED EXTERIOR PATIO / PORCH OPEN ON 2 SIDES	COMPLETED PROJECT INTERIOR
FIRST LEVEL GARAGE		953 SQ FT
FIRST LEVEL STORAGE		364 SQ FT
FIRST LEVEL COVERED PORCH	524 SQ FT	
SECOND LEVEL RESIDENCE		2,758 SQ FT
SECOND LEVEL RESIDENCE EXCESS OVERHANG		11 SQ FT
SECOND LEVEL ENCLOSED FRONT PORCH		48 SQ FT
SECOND LEVEL COVERED PORCH	160 SQ FT	
COMPLETED PROJECT AREA:		4,135 SQ FT

LOT COVERAGE SUMMARY:	COVERAGE	COMPLETED PROJECT
ON GRADE STRUCTURE AREA	2,453 SQ FT	
ON GRADE COVERED PORCH	524 SQ FT	
COMPLETED LOT COVERAGE:		2,977 SQ FT
COVERAGE = GROUND FLOOR AREA / SITE AREA		2,977 / 10,205 = 29.2%

SHEET INDEX

ARCHITECTURAL	
CVR	COVER SHEET PLOT PLAN
A1.0	LOWER LEVEL FLOOR PLAN
A1.1	UPPER LEVEL FLOOR PLAN
FAR	DIMENSIONED FLOOR AREA PLAN
A1.2	ROOF PLAN
A1.4	REFLECTED CEILING PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A2.4	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
GRADING PLANS	
1 OF 2	PRELIMINARY GRADING PLAN
2 OF 2	PRELIMINARY SITE SECTIONS
LANDSCAPE PLANS	
LC-1	PRELIMINARY LANDSCAPE PLAN
LC-2	PRELIMINARY LANDSCAPE PLAN
LC-3	PRELIMINARY LANDSCAPE PLAN
LC-4	PRELIMINARY LANDSCAPE PLAN
SURVEY PLANS	
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY

ATTACHMENT 2

PROJECT DATA

PROJECT ADDRESS: 334 SOUTH RIOS AVENUE SOLANA BEACH, CA 92075	PROJECT APPLICANT / OWNER: JOHN R. LEFFERDINK P.O. BOX 543 RANCHO SANTA FE, CA 92057 PHONE: 619-813-8222 EMAIL: JOHNLEFFERDINK@YAHOO.COM	ACCESSORS PARCEL NUMBER: PARCEL 298-075-22-00
APPLICANT'S REPRESENTATIVE: DALE W. COMBS CAPA ARCHITECTURE, INC. 11787 EUCALYPTUS HILLS DRIVE LAKESIDE, CA 92040 PHONE: 619-887-1342 EMAIL: DW@ARCHITECT.COM	OCCUPANCY CLASSIFICATION: R-3/1	ZONE / OVERLAY ZONE: LRC / SROZ
LEGAL DESCRIPTION: REAL PROPERTY IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL A: PARCEL 2 OF PARCEL MAP NO. 6443, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 13, 1977 AS FILE NO. 77-421442 OF OFFICIAL RECORDS. PARCEL B: AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO ELECTRIC POWER, TELEPHONE, GAS, WATER, SEWER AND CABLE TELEVISION LINES AND APPURTENANCES THERE TO, TOGETHER WITH THIS RIGHT AND POWER TO CONVEY THE SAME TO OTHERS OVER, UNDER, ALONG AND ACROSS THAT PORTION OF PARCEL MAP NO. 6443, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 13, 1977 AS FILE NO. 77-421442 OF OFFICIAL RECORDS, LYING WITHIN THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS A "PROPOSED 20 FOOT PRIVATE ROAD EASEMENT" ON SAID PARCEL MAP.	CONSTRUCTION TYPE: WB - SPRINKLERED	
EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCEL A HEREBY ABOVE.		
SAD EASEMENT IS HEREBY DECLARED TO BE APPURTENANT TO AND FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNER OR OWNERS OF ALL OR ANY PORTION OF SAID PARCEL MAP.		

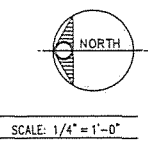
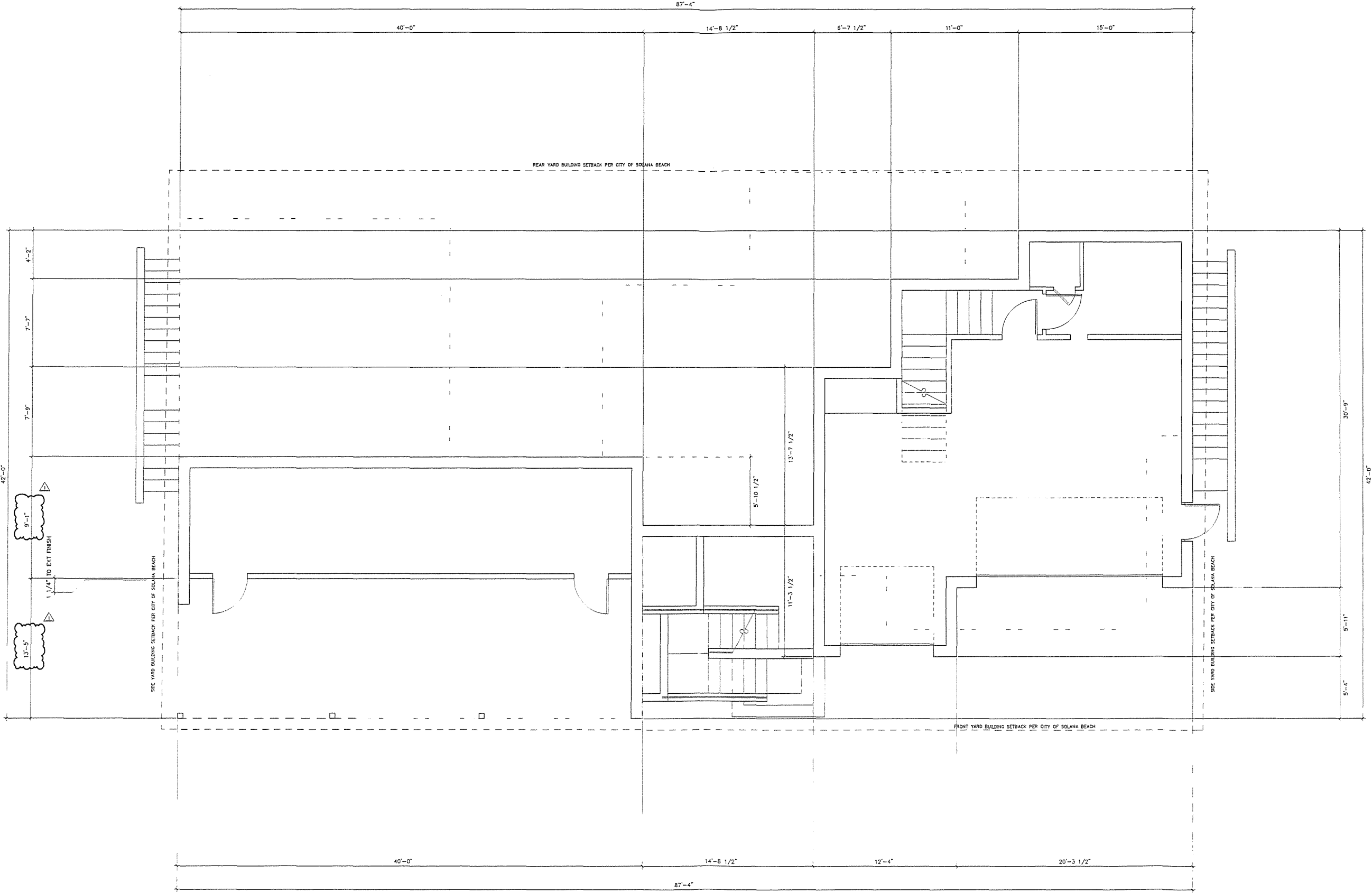
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334 South Rios Avenue
LOWER FLOOR PLAN

DALE COMBS
ARCHITECTURE, INC.
1787 Eucalyptus Hills Drive
Lakewood, California 92046
616-887-1343
DWCarchitect@gmail.com



DRAWN :	CHECKED :
DATE : MARCH 23, 2023	
SCALE : 1/4" = 1'-0"	
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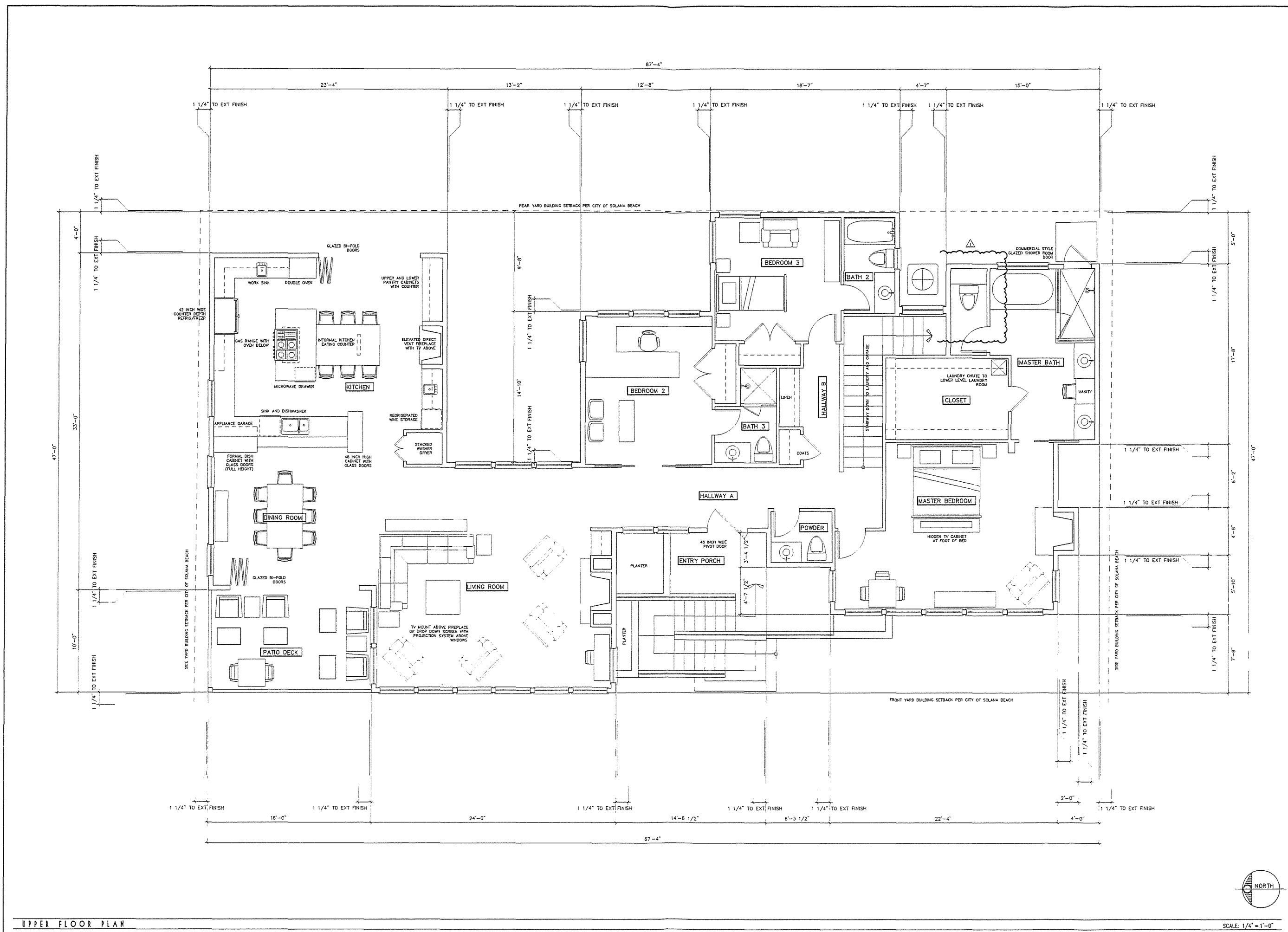
334 South Rias Avenue

UPPER FLOOR PLAN

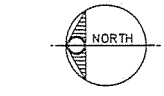
DALE COMBS
CAPA ARCHITECTURE, INC.
11797 Eucalyptus Hills Drive
Lakeside, California 92047
714-887-1345
DWCarchitect@gmail.com



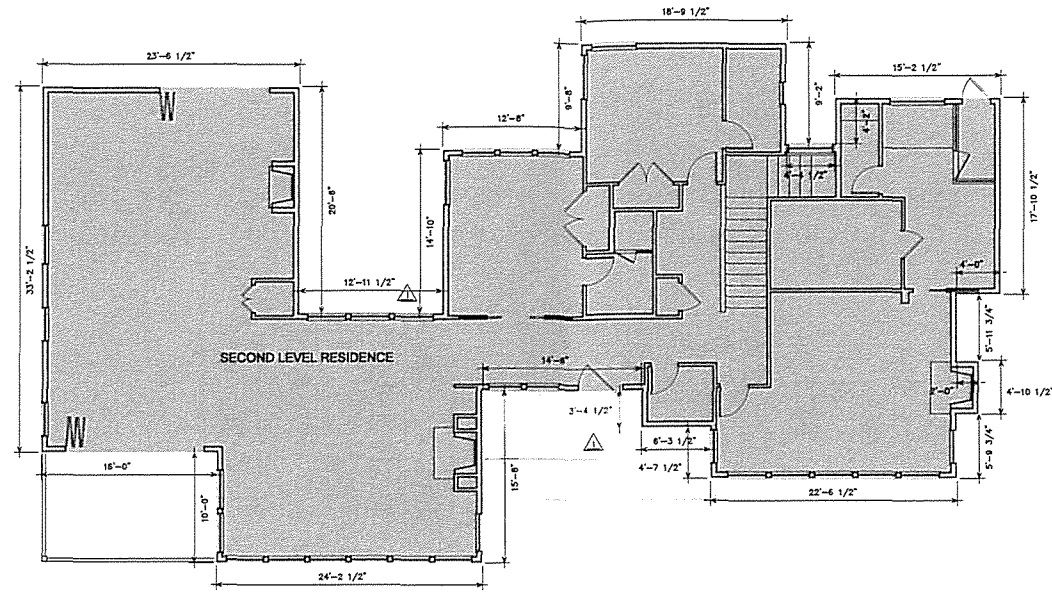
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UPPER FLOOR PLAN

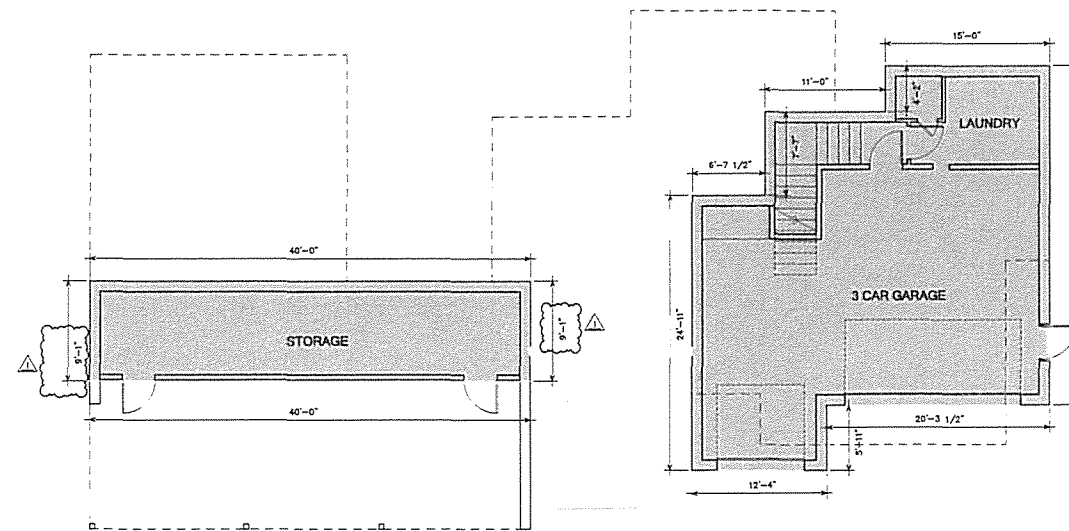


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UPPER FLOOR PLAN

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



LOWER FLOOR PLAN

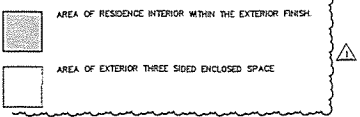
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FLOOR AREA RATIO CALCULATION TABLES

ALLOWABLE FLOOR AREA PER SROZ	
EXISTING LOT SIZE	10,204.81 SF
0.500 FOR FIRST 6,000 SF	3,000.00 SF
0.175 FOR 6,001 TO 15,000 SF	735.67 SF
ALLOWABLE FAR PER 17.48.040	3,735.67 SF

PROPOSED PROJECT FLOOR AREA	
FIRST LEVEL GARAGE	853 SF
FIRST LEVEL STORAGE	364 SF
SECOND LEVEL RESIDENCE	2,758 SF
SECOND LEVEL ENCLOSED FRONT PORCH	49 SF
SECOND LEVEL EXCESS OVERHANG	11 SF
SUBTOTAL	4,135 SF
LESS GARAGE EXEMPTION	400.00 SF
TOTAL PROPOSED FLOOR AREA	3,735 SF
MAX FAR ALLOWED PER 17.48.040	3,735.67 SF

- NOTES:
- ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.
 - THE EXTERIOR WALL FINISH SHALL BE 1 1/4 INCHES THICK FROM THE OUTSIDE FACE OF WOOD STUD OR CONCRETE MASONRY WALL AND SHALL INCLUDE STRUCTURAL SHEATHING AND EXTERIOR STUCCO WHERE APPLICABLE. THIS ADDITIONAL THICKNESS IS INCLUDED IN THE DIMENSIONS INDICATED ON THIS SHEET OF DRAWINGS AS MEASURED TO THE EXTERIOR WALL SURFACE.



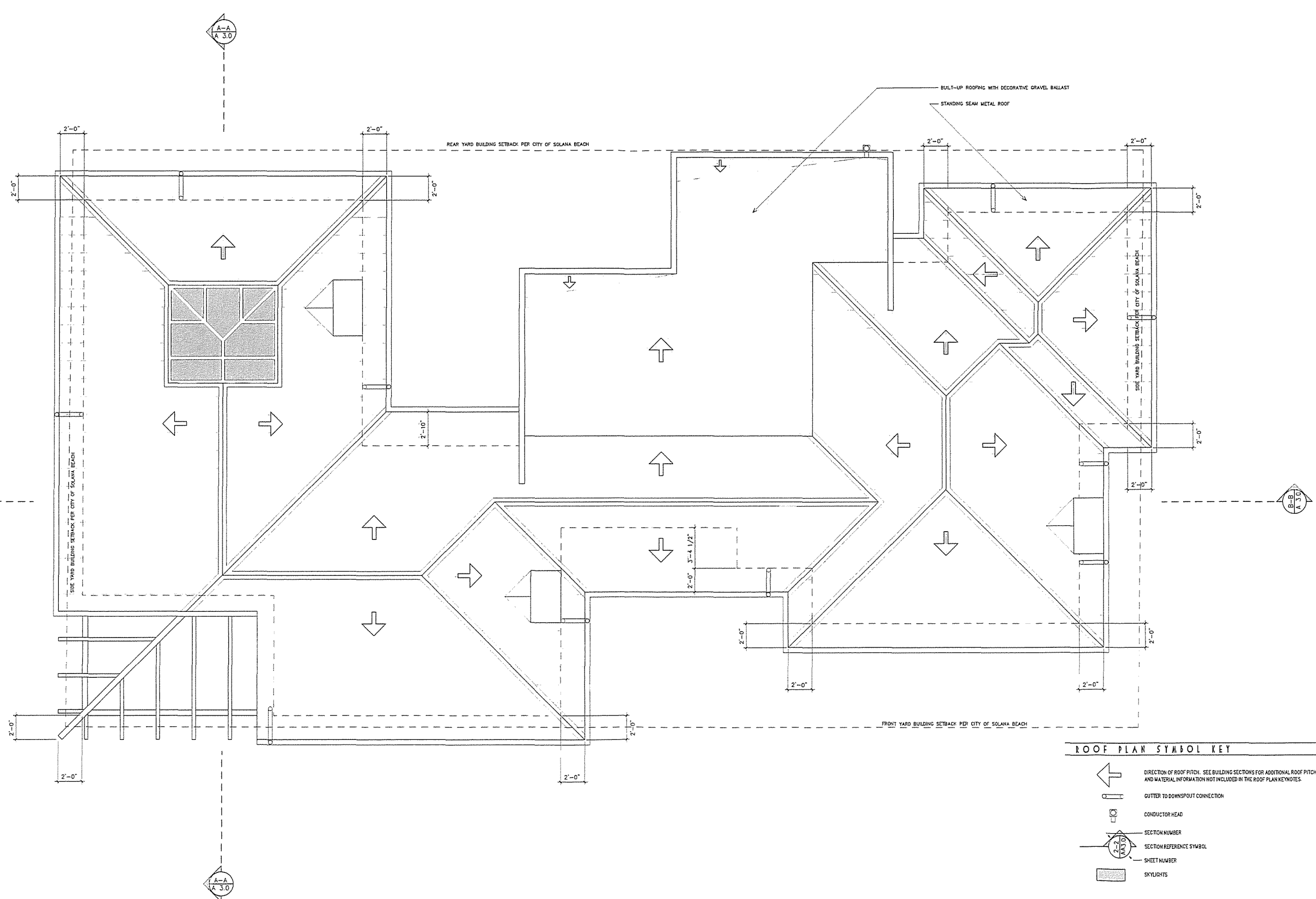
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334 South Rias Avenue
SHADED FLOOR AREA RATIO

DALE COMBS
CAPA ARCHITECTURE, INC.
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DATE: MARCH 23, 2023	
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ROOF PLAN SYMBOL KEY

- DIRECTION OF ROOF PITCH. SEE BUILDING SECTIONS FOR ADDITIONAL ROOF PITCH AND MATERIAL INFORMATION NOT INCLUDED IN THE ROOF PLAN KEYNOTES.
- GUTTER TO DOWNSPOUT CONNECTION
- CONDUCTOR HEAD
- SECTION NUMBER
- SECTION REFERENCE SYMBOL
- SHEET NUMBER
- SKYLIGHTS

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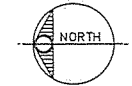
334 South Rios Avenue
ROOF PLAN

DALE COMBS
CARA ARCHITECTURE, INC.
1787 Eucalyptus Hills Drive
Lakeside, California 92047
619-443-3926
DW@architect@gmail.com

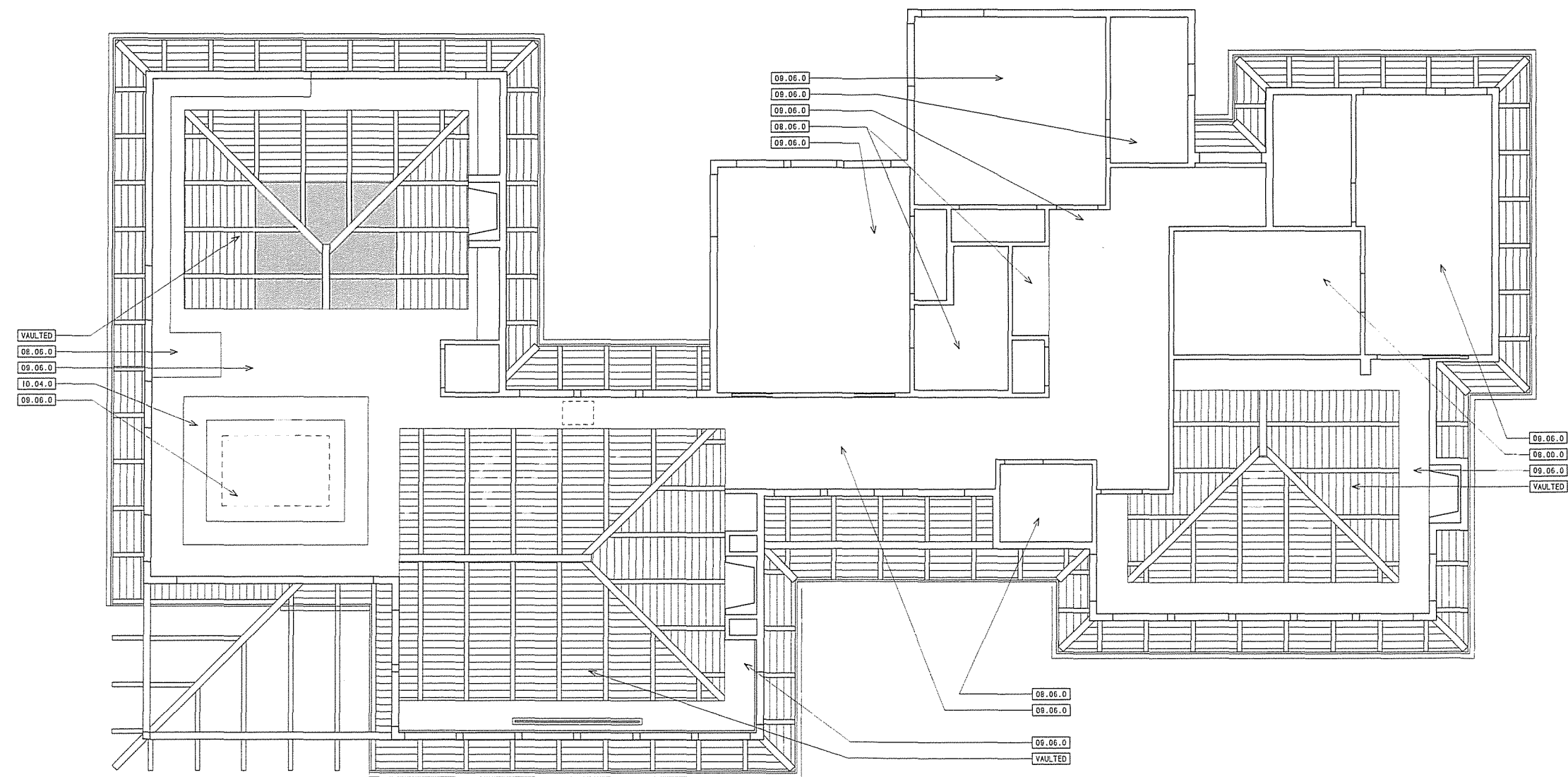


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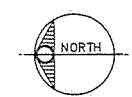
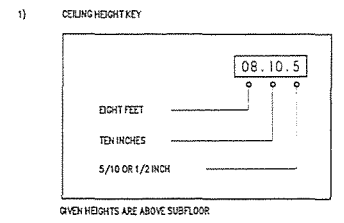


334 South Rios Avenue
UPPER REFLECTED CEILING PLAN

DALE COMBS
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11767 Eucalyptus Hills Drive
Lakeside, California 92041
619-887-1343
DW@architect@gmail.com



REFLECTED CEILING PLAN GENERAL NOTES AND SYMBOL KEY

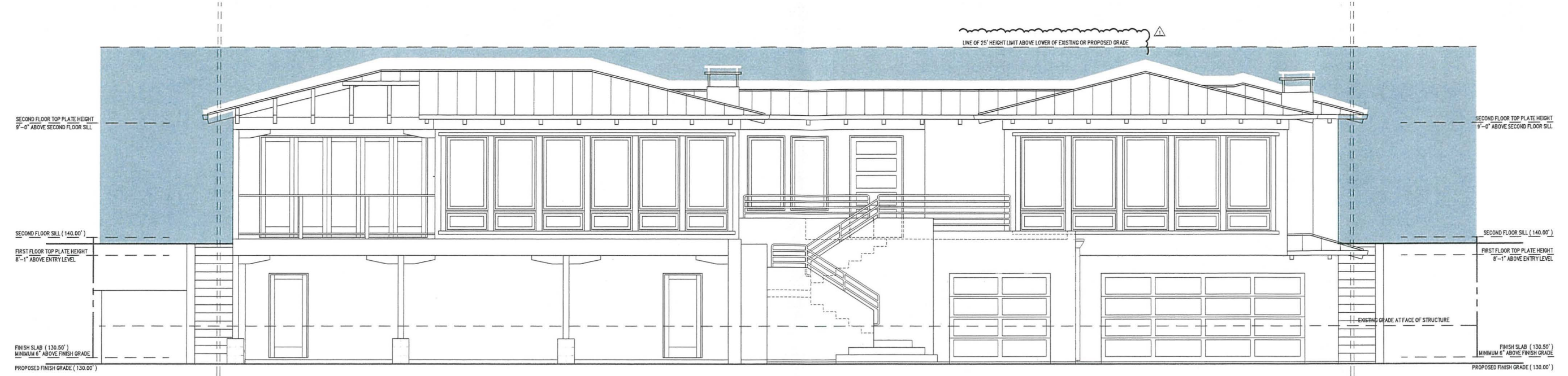


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ALL CHIMNEY HEIGHTS HAVE BEEN LOWERED AS A RESULT OF CONVERSION TO DIRECT VENT FIREPLACE AND VIEW OBSTRUCTION CONCERNS.

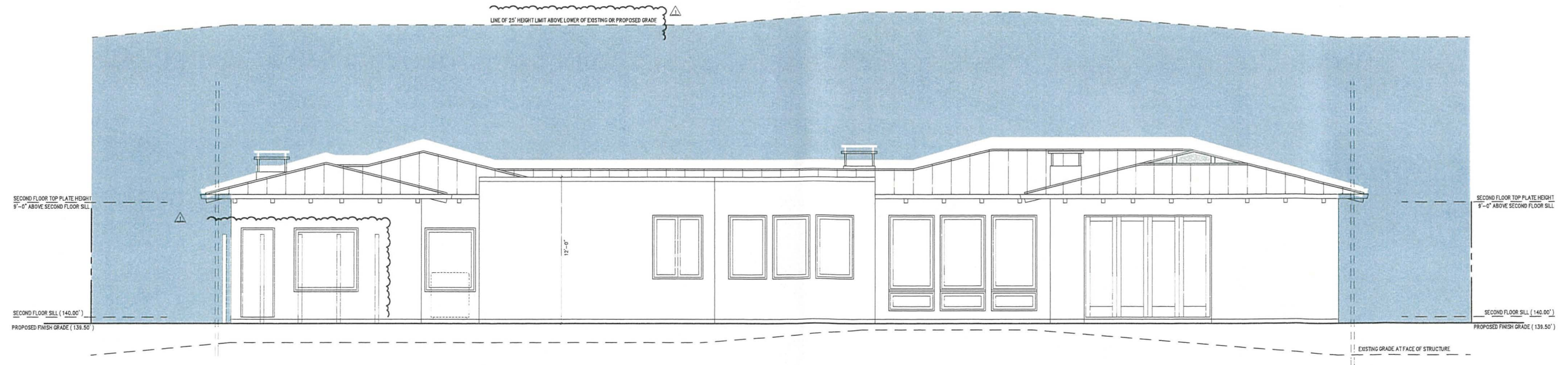
ALL ELEVATIONS REFLECT A REVISED ROOF PITCH CHANGE TO 3:12 AND SECOND FLOOR 6 INCH TOP PLATE HEIGHT REDUCTION.

REVISIONS	
PLAN CHECK RESPONSES JUNE 16, 2023	▲
CHIMNEY ADJUSTMENT OCTOBER 1, 2024	▲
VAC APPROVED CONDITIONS FEBRUARY 18, 2025	▲
	▲
	▲



WEST ELEVATION *A*

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



334 South Rias Avenue
EXTERIOR ELEVATIONS

DALE COMBS
CARA ARCHITECTURE, INC.
11787 Eucalyptus Hills Drive
Lakeside, California 92046
619-887-1343
DWCarchitect@gmail.com



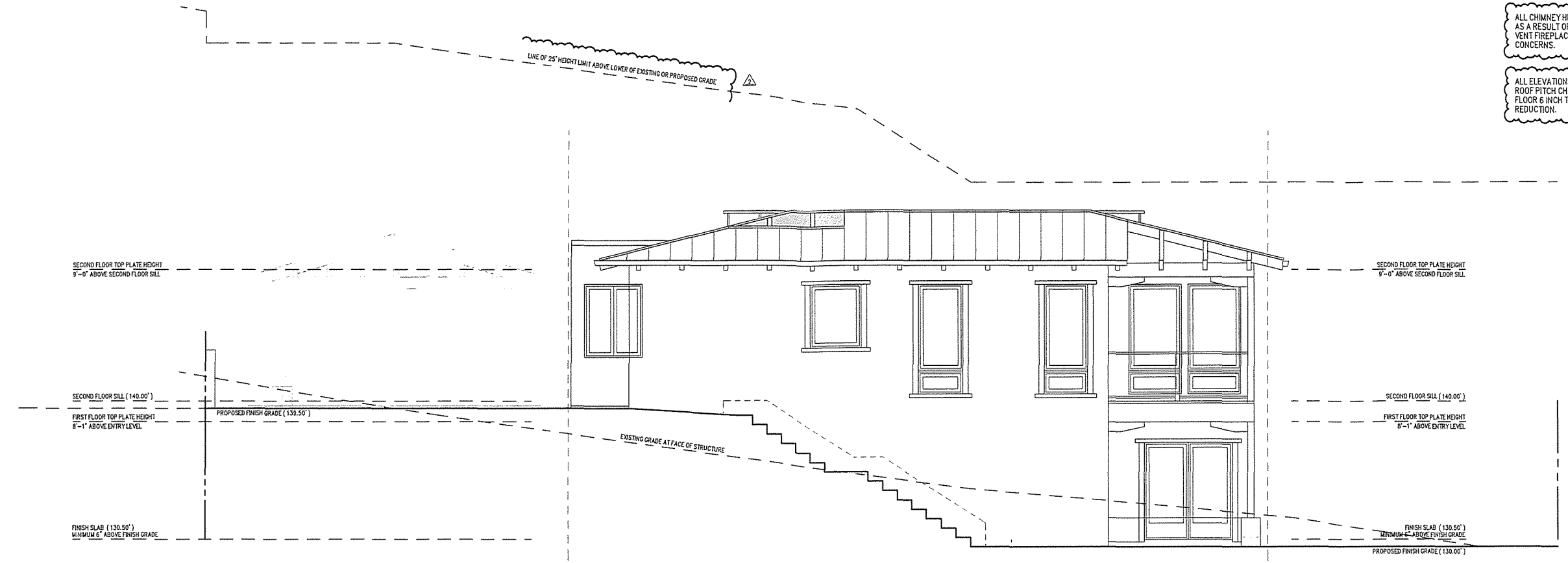
DRAWN:	CHECKED:
DATE: MARCH 23, 2023	
SCALE: 1/4" = 1'-0"	
JOB NO.:	
SHEET	

A2.0

ALL CHIMNEY HEIGHTS HAVE BEEN LOWERED AS A RESULT OF CONVERSION TO DIRECT VENT FIREPLACE AND VIEW OBSTRUCTION CONCERNS.

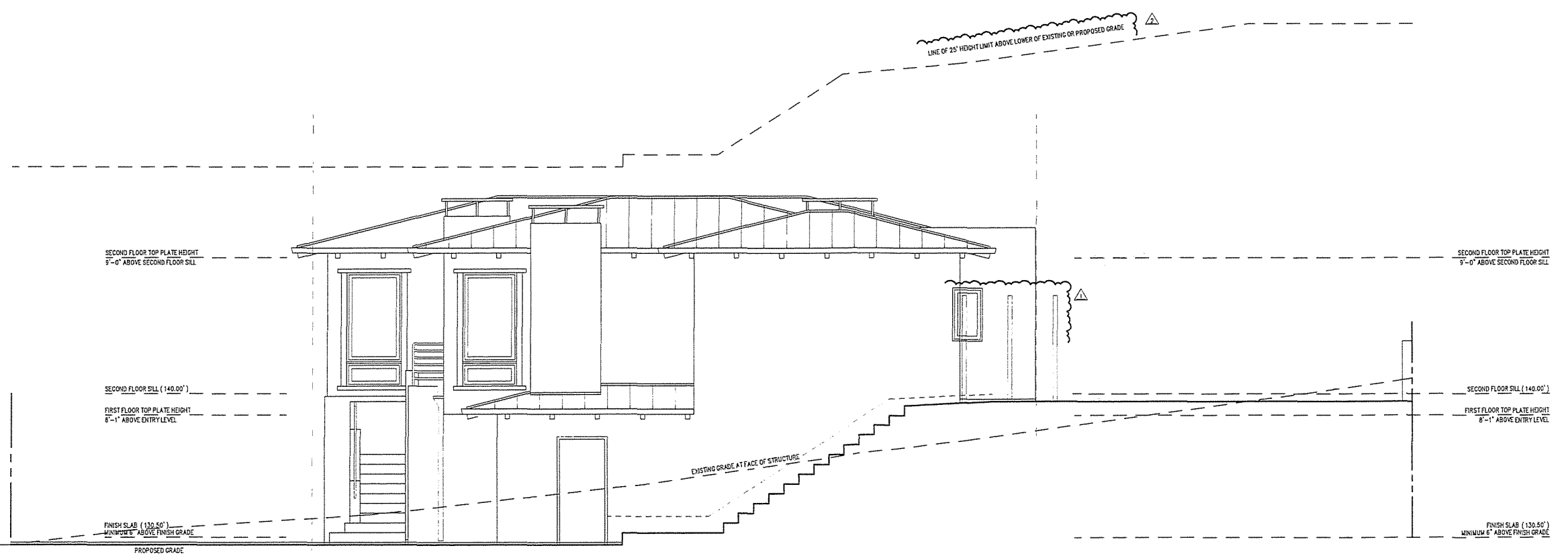
ALL ELEVATIONS REFLECT A REVISED ROOF PITCH CHANGE TO 3:12 AND SECOND FLOOR 6 INCH TOP PLATE HEIGHT REDUCTION.

REVISIONS	
PLAN CHECK RESPONSES JUNE 16, 2023	▲
PLAN CHECK RESPONSES SEPTEMBER 6, 2023	▲
CHIMNEY ADJUSTMENT OCTOBER 1, 2024	▲
VAC APPROVED CONDITIONS FEBRUARY 18, 2025	▲
	▲
	▲



NORTH ELEVATION "C" WITH ADU

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



334 South Rios Avenue
EXTERIOR ELEVATIONS

DALE COMBS
CAPA ARCHITECTURE, INC.
11787 Eucalyptus Hills Drive
Lakeside, California 92047
619-867-1342
DWCarchitect@gmail.com



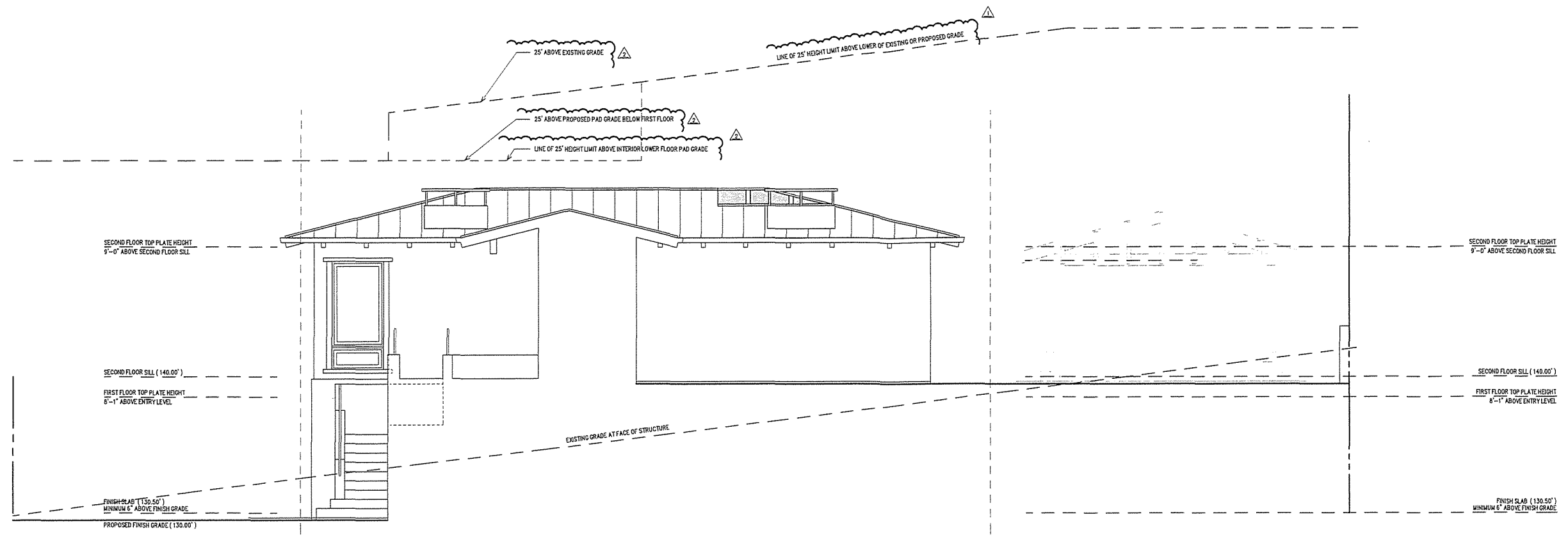
DRAWN :	CHECKED :
DATE : MARCH 23, 2023	
SCALE 1/4" = 1'-0"	
JOB NO. :	
SHEET	

A2.1

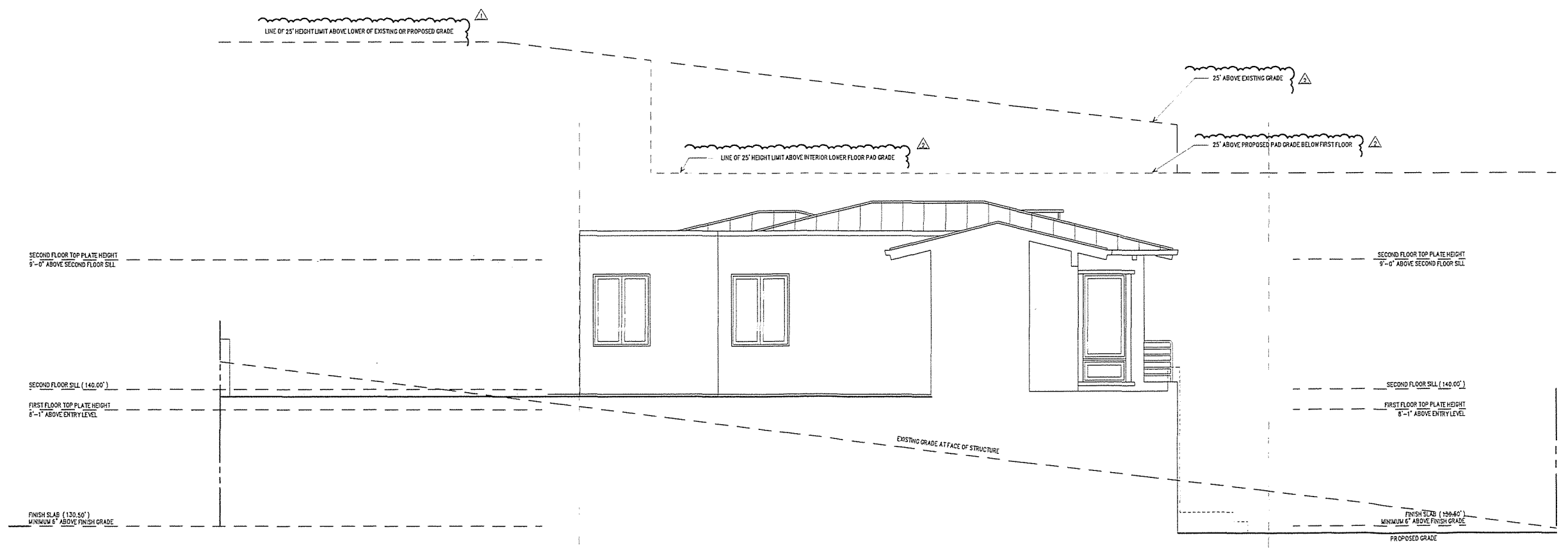
ALL CHIMNEY HEIGHTS HAVE BEEN LOWERED AS A RESULT OF CONVERSION TO DIRECT VENT FIREPLACE AND VIEW OBSTRUCTION CONCERNS.

ALL ELEVATIONS REFLECT A REVISED ROOF PITCH CHANGE TO 3:12 AND SECOND FLOOR 6 INCH TOP PLATE HEIGHT REDUCTION.

REVISIONS	
PLAN CHECK RESPONSES JUNE 16, 2023	▲
PLAN CHECK RESPONSES SEPTEMBER 6, 2023	▲
CHIMNEY ADJUSTMENT OCTOBER 1, 2024	▲
VAC APPROVED CONDITIONS FEBRUARY 16, 2025	▲
	▲
	▲



SOUTH COURT ELEVATION "E" SCALE: 1/4" = 1'-0"



334 South Rias Avenue
EXTERIOR ELEVATIONS

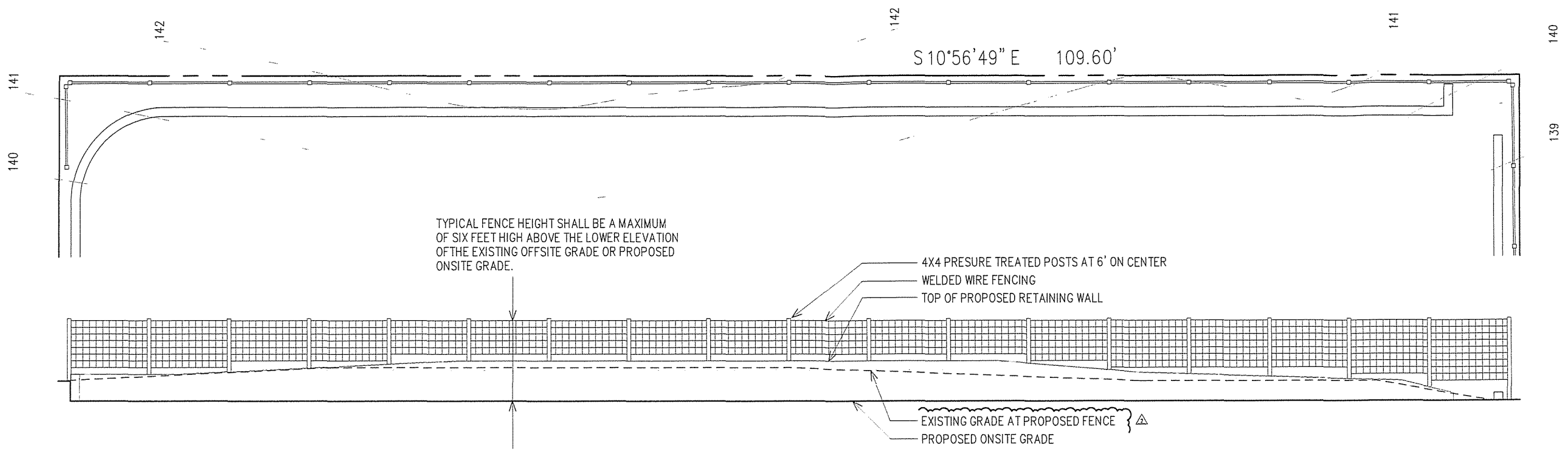
DALE COMBS
CAPA ARCHITECTURE, INC.
1767 Eucalyptus Hills Drive
Lakeside, California 92040
619-887-1342
DWC@architect@gmail.com



DRAWN :	CHECKED :
DATE : MARCH 23, 2023	
SCALE : 1/4" = 1'-0"	
JOB NO. :	
SHEET	

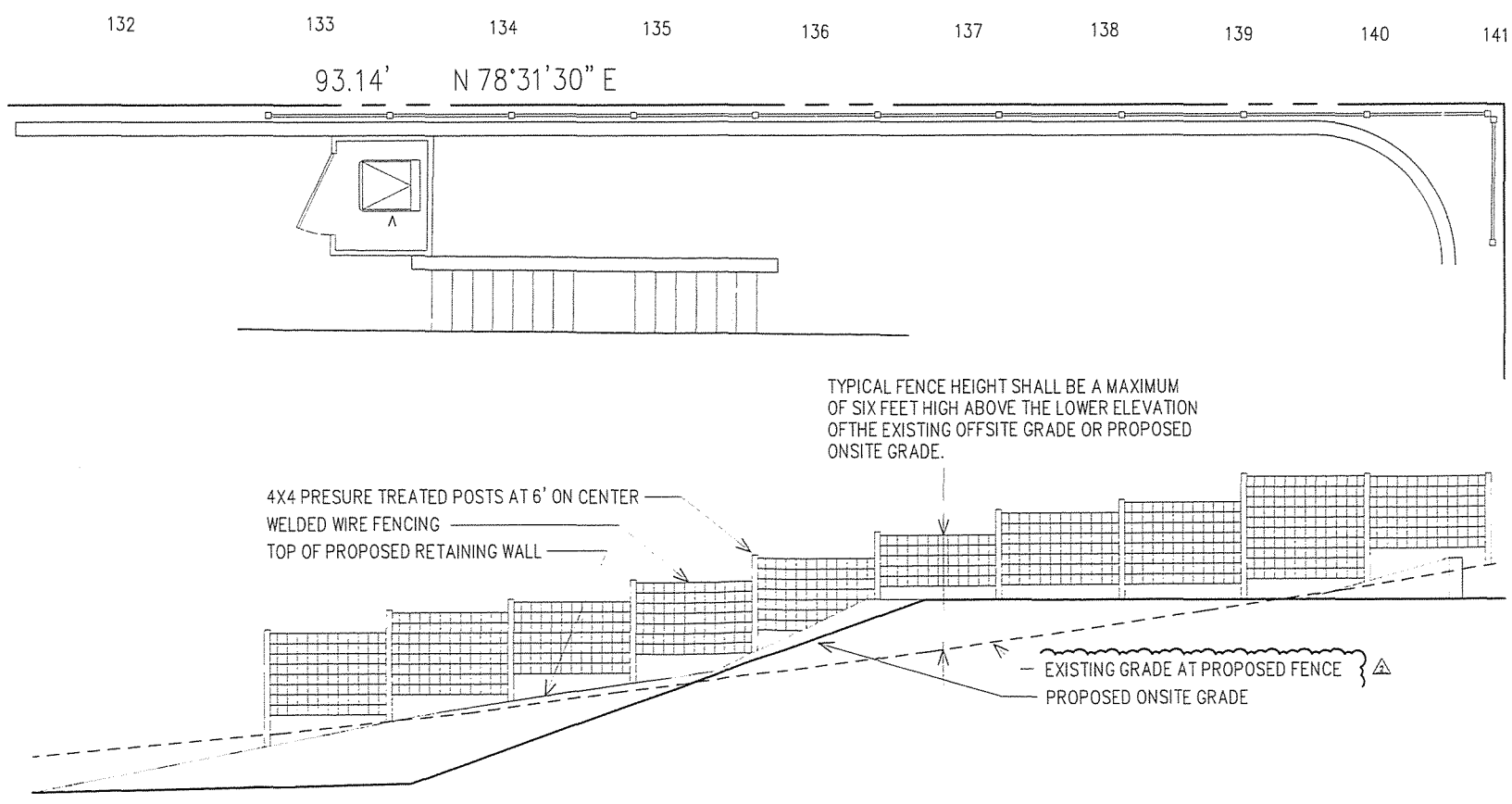
A2.2

REVISIONS	
PLAN CHECK RESPONSES JUNE 16, 2023	△
PLAN CHECK RESPONSES SEPTEMBER 6, 2023	△
	△
	△
	△
	△
	△



EAST FENCE ELEVATION

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



NORTH FENCE ELEVATION

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

334 South Rios Avenue
EXTERIOR ELEVATIONS

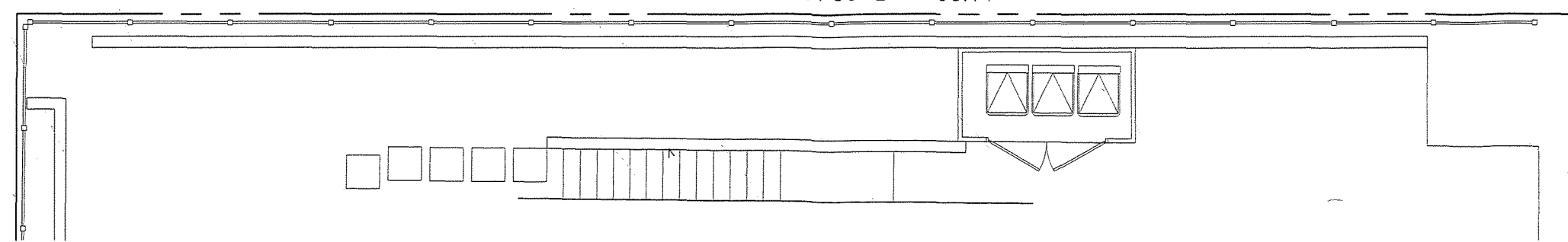
DALE COMBS
CADA ARCHITECTURE, INC.
11767 Eucalyptus Hills Drive
Lakeside, California 92046
615-827-1344
DW@architect@gmail.com



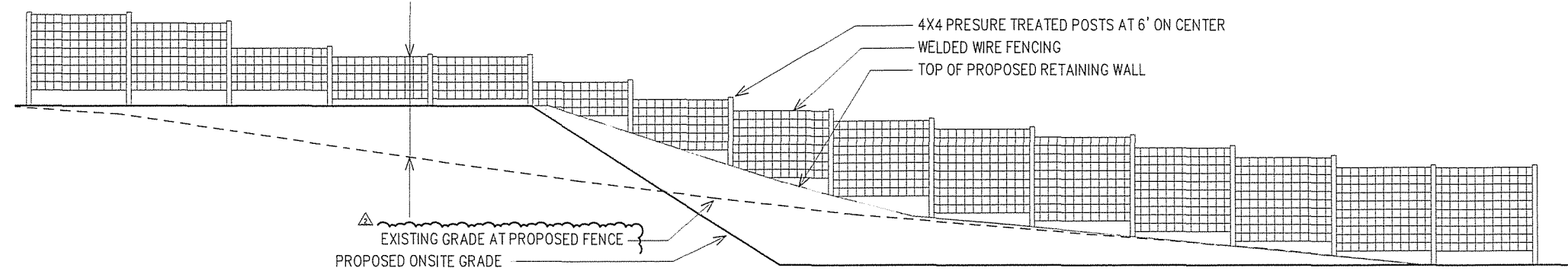
DRAWN :	CHECKED :
DATE : JUNE 30, 2023	
SCALE : 1/4" = 1'-0"	
JOB NO.	
SHEET	
A23	
OF	SHEETS

140 139 138 137 136 135 134 133 132 131 130 129

N 78°31'30" E 93.14'

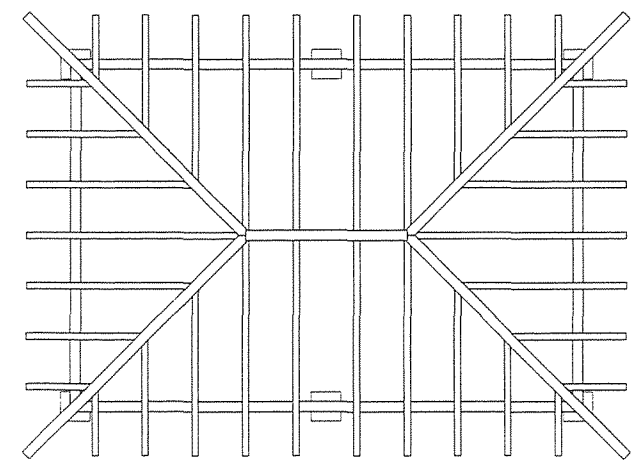


TYPICAL FENCE HEIGHT SHALL BE A MAXIMUM OF SIX FEET HIGH ABOVE THE LOWER ELEVATION OF THE EXISTING OFFSITE GRADE OR PROPOSED ONSITE GRADE.

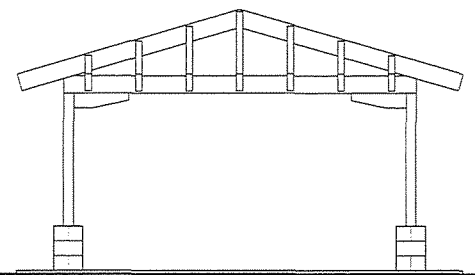


SOUTH FENCE ELEVATION

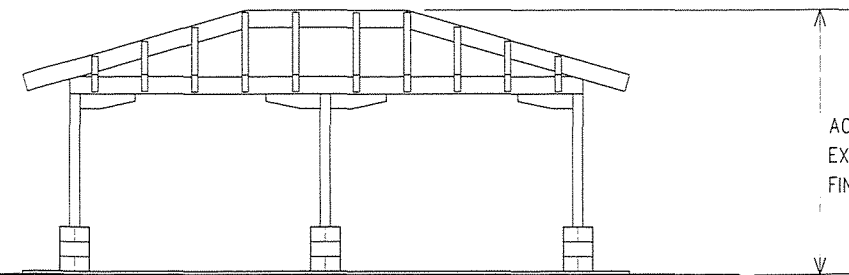
SCALE: 1/4" = 1'-0"



ROOF PLAN



LEFT AND RIGHT SIDE ELEVATION



FRONT AND REAR ELEVATION

ACCESSORY STRUCTURE SHALL NOT EXCEED 12'-0" ABOVE PROPOSED FINISH GRADE

ACCESSORY STRUCTURE ELEVATIONS AND ROOF PLAN

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

REVISIONS	
PLAN CHECK RESPONSES JUNE 16, 2023	△
PLAN CHECK RESPONSES SEPTEMBER 6, 2023	△
	△
	△
	△
	△

334 South Rios Avenue
EXTERIOR ELEVATIONS

DALE COMBS
CAPA ARCHITECTURE, INC.
11767 Eucalyptus Hills Drive
Lakeside, California 92046
619-887-1345
DWCarhitect@gmail.com

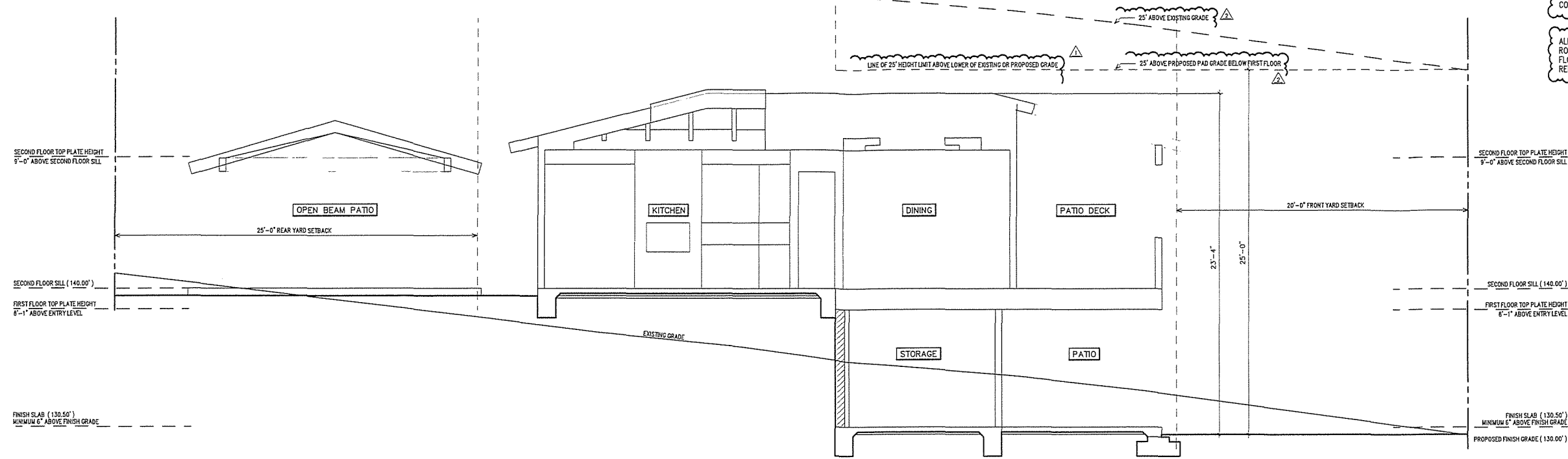


DRAWN :	CHECKED :
DATE JUNE 30, 2023	
SCALE: 1/4" = 1'-0"	
JOB NO.	
SHEET	
A2.4	
OF	SHEETS

ALL CHIMNEY HEIGHTS HAVE BEEN LOWERED AS A RESULT OF CONVERSION TO DIRECT VENT FIREPLACE AND VIEW OBSTRUCTION CONCERNS.

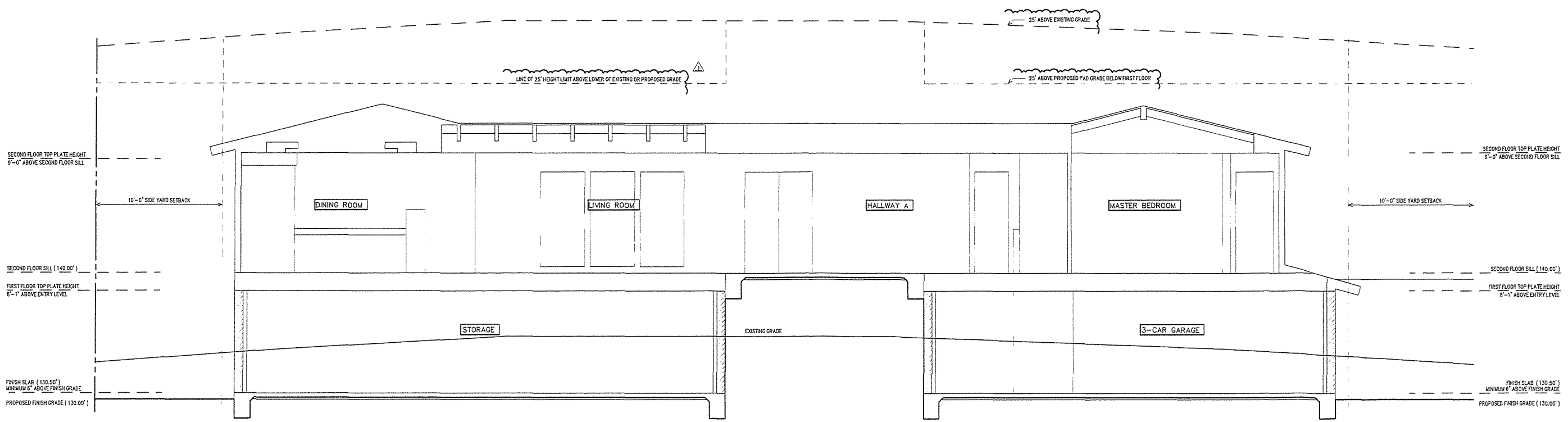
ALL ELEVATIONS REFLECT A REVISED ROOF PITCH CHANGE TO 3:12 AND SECOND FLOOR 6 INCH TOP PLATE HEIGHT REDUCTION.

REVISIONS	
PLAN CHECK RESPONSES JUNE 16, 2023	▲
PLAN CHECK RESPONSES SEPTEMBER 6, 2023	▲
CHIMNEY ADJUSTMENT OCTOBER 1, 2024	▲
VAC APPROVED CONDITIONS FEBRUARY 18, 2025	▲
	▲
	▲



SECTION A - A

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



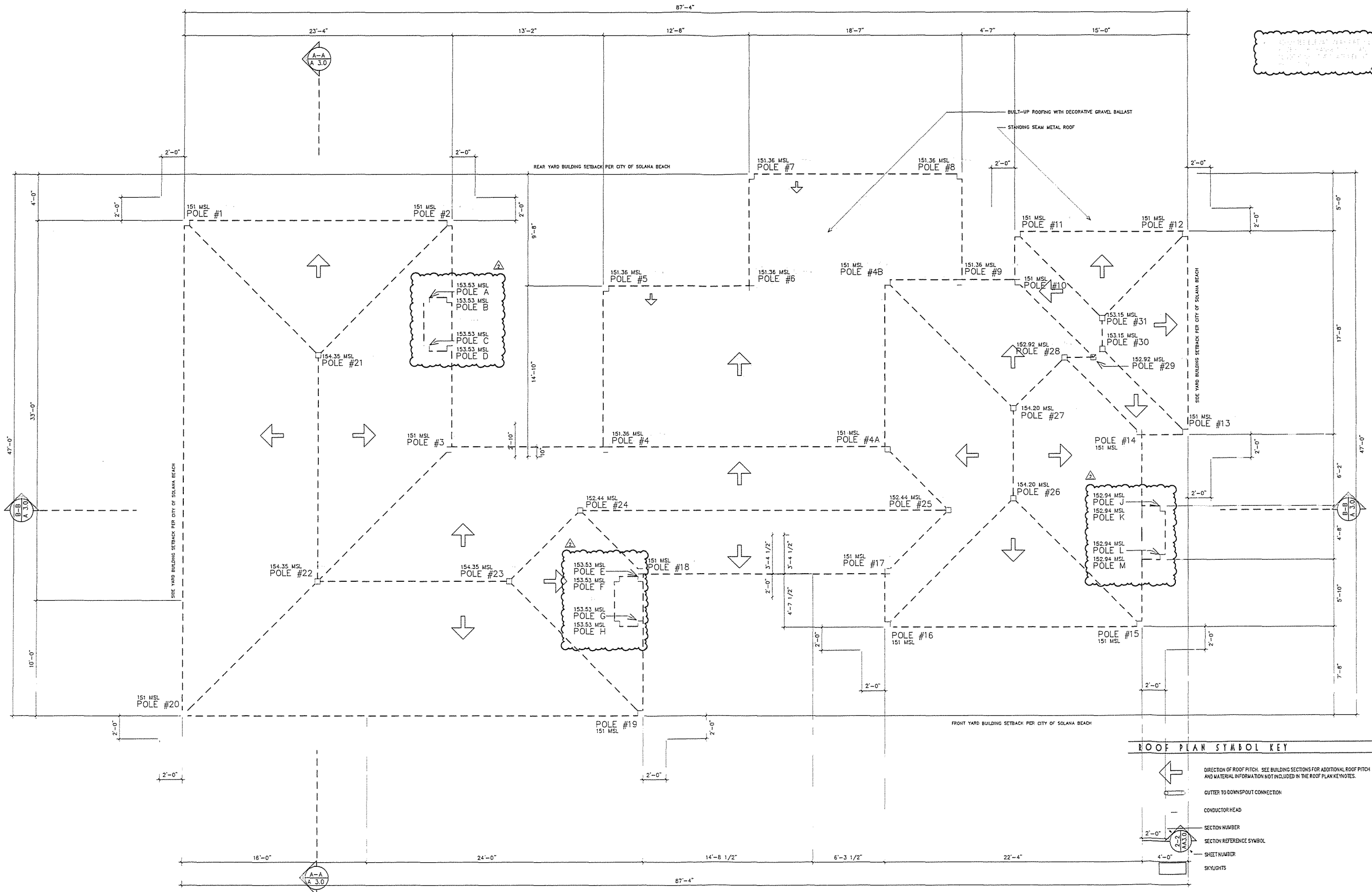
334 South Rios Avenue
BUILDING SECTIONS

DALE COMBS
CARA ARCHITECTURE, INC.
11767 Eucalyptus Hills Drive
Lakeside, California 92041
619-887-1342
DWCarchitect@gmail.com



DRAWN	CHECKED
DATE: MARCH 23, 2023	
SCALE: 1/4" = 1'-0"	
JOB NO.	
SHEET	

A3.0



ROOF PLAN SYMBOL KEY

	DIRECTION OF ROOF PITCH. SEE BUILDING SECTIONS FOR ADDITIONAL ROOF PITCH AND MATERIAL INFORMATION NOT INCLUDED IN THE ROOF PLAN KEYNOTES.
	GUTTER TO DOWNSPOUT CONNECTION
	CONDUCTOR HEAD
	SECTION NUMBER
	SECTION REFERENCE SYMBOL
	SHEET NUMBER
	SKYLIGHTS

REVISIONS	
PLAN CHECK RESPONSES XXXXXXXX XX, 20XX	
CHIMNEY ADJUSTMENT OCTOBER 1, 2024	
VAC APPROVED CONDITIONS FEBRUARY 18, 2025	

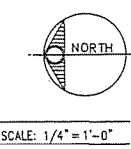
334 South Rios Avenue
STORY POLE PLAN

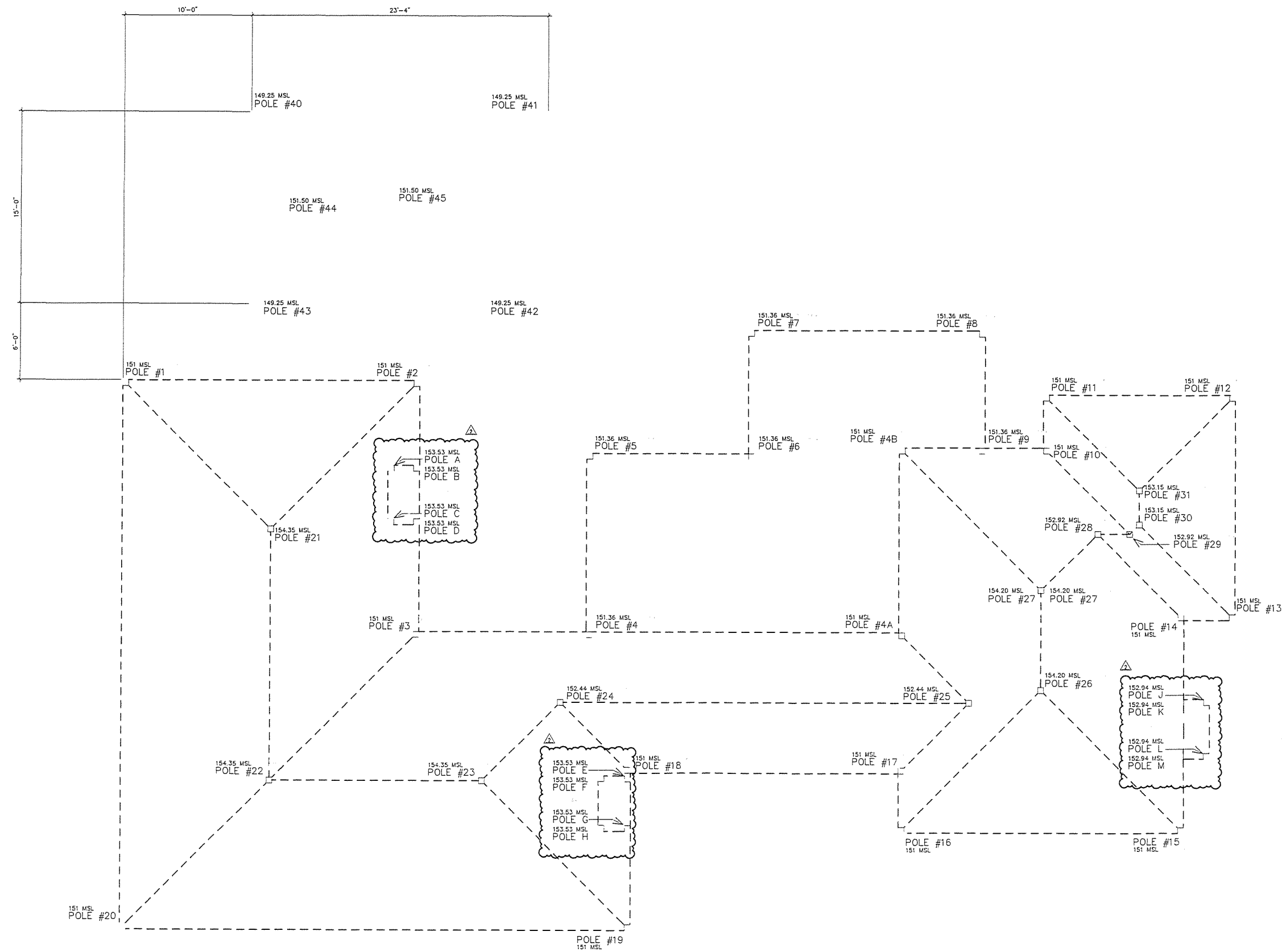
DALE COMBS
CAPA ARCHITECTURE, INC.
11757 Eucalyptus Hills Drive
Lakeside, California 92046
619-443-3995
DWCarchitect@gmail.com



DRAWN	CHECKED
DATE: APRIL 4, 2024	
SCALE: 1/4" = 1'-0"	
JOB NO.	
SHEET	

SP-1
SHEETS



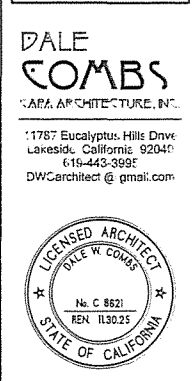


XXXXXXXXXX
 XXXXXXXX XX, 20XX
 CHIMNEY ADJUSTMENT
 OCTOBER 1, 2024
 VAC APPROVED CONDITIONS
 FEBRUARY 18, 2025

REVISIONS	
PLAN CHECK RESPONSES XXXXXXXX XX, 20XX	△
CHIMNEY ADJUSTMENT OCTOBER 1, 2024	△
VAC APPROVED CONDITIONS FEBRUARY 18, 2025	△
	△
	△
	△
	△

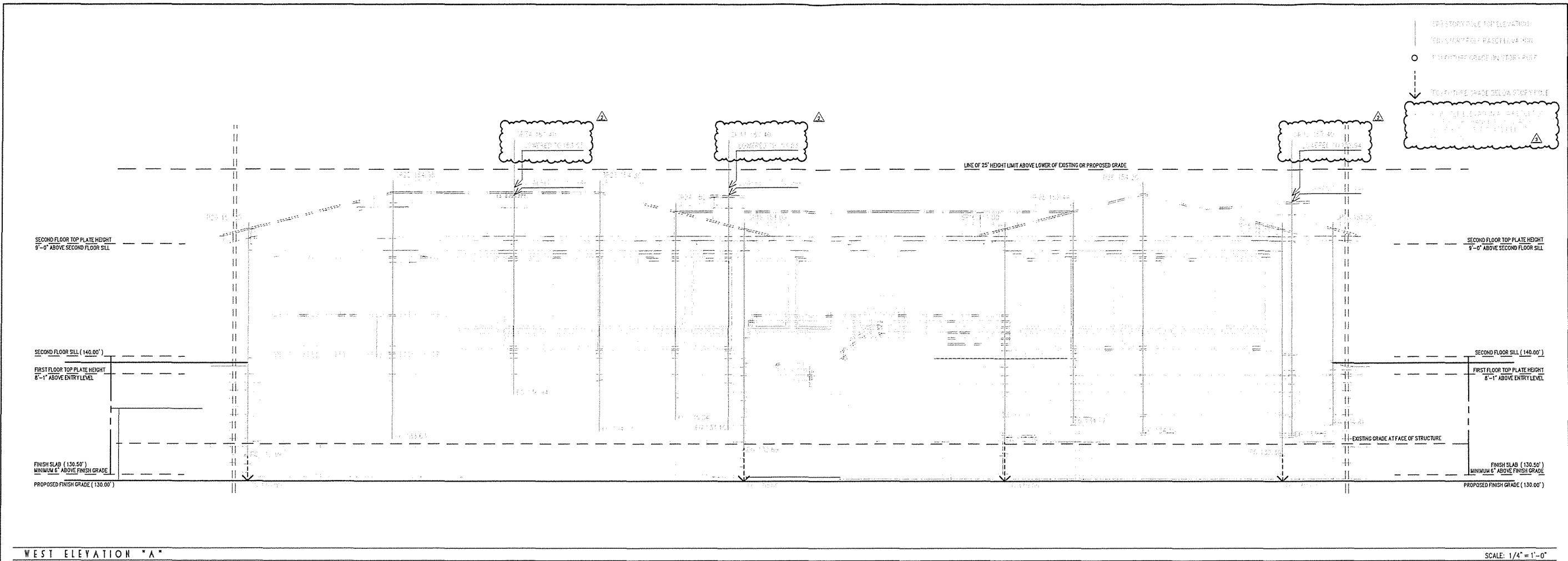
334 South Rios Avenue
 STORY POLE PLAN

DALE COMBS
 CARA ARCHITECTURE, INC.
 1787 Eucalyptus Hills Drive
 Lakeside, California 92040
 619-443-399F
 DWCarhitect@gmail.com



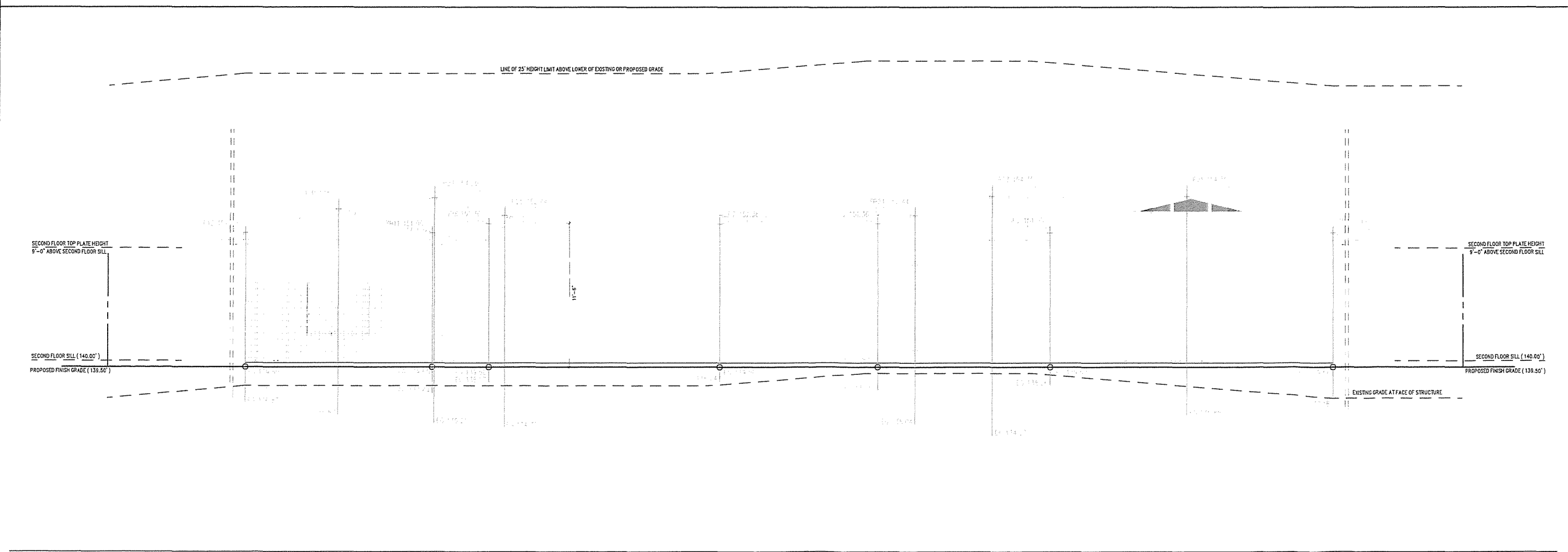
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DATE : APRIL 25, 2024	
SCALE : 1/4" = 1'-0"	
JOB NO. :	
SHEET	

SP-2

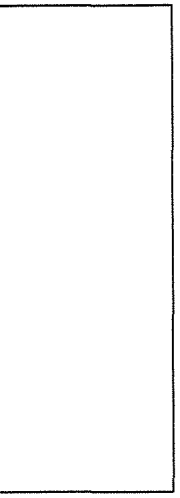


WEST ELEVATION "A"

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



REVISIONS	
PLAN CHECK RESPONSES JUNE 16, 2023	△
CHIMNEY ADJUSTMENT OCTOBER 1, 2024	△
VAC APPROVED CONDITIONS FEBRUARY 18, 2025	△
	△
	△
	△
	△



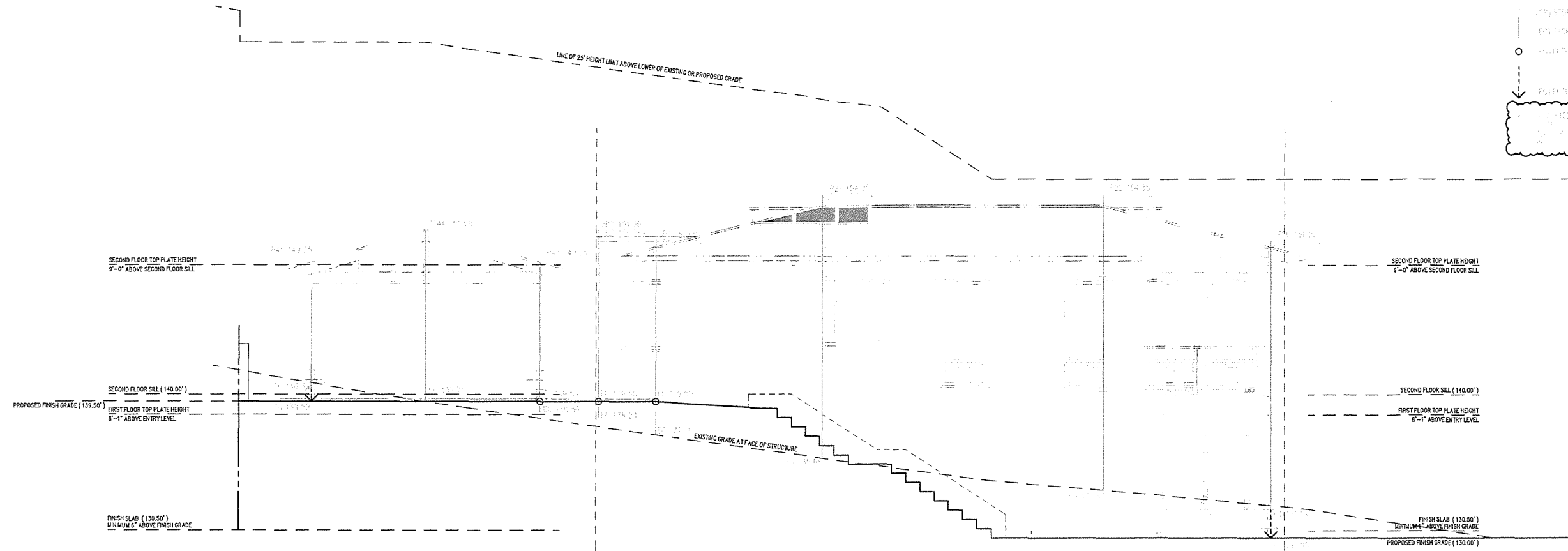
334 South Rios Avenue
 EXTERIOR ELEVATIONS

DALE COMBS
 SARA ARCHITECTURE, INC.
 11787 Eucalyptus Hills Drive
 Lakeside, California 92041
 619-487-1342
 DWCArchitect@gmail.com



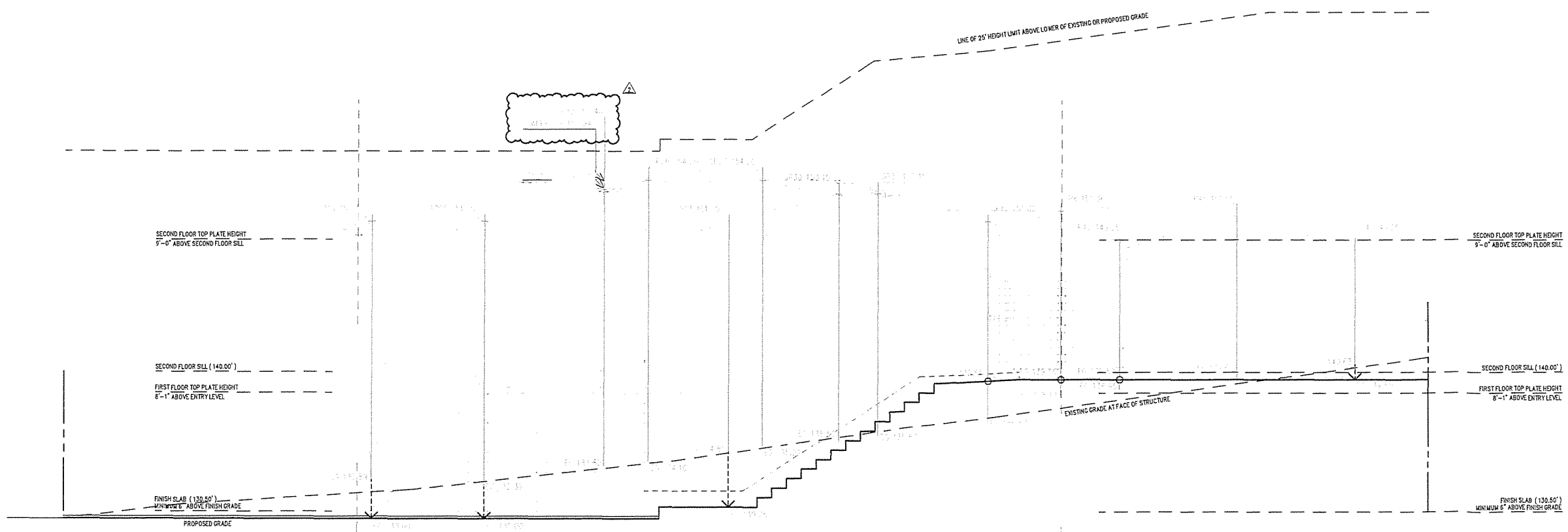
DRAWN :	CHECKED :
DATE : MARCH 23, 2023	
SCALE : 1/4" = 1'-0"	
JOB NO. :	
SHEET	
SP 3	

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



NORTH ELEVATION "C" WITH ADU

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



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

REVISIONS	
PLAN CHECK RESPONSES JUNE 16, 2023	△
PLAN CHECK RESPONSES SEPTEMBER 6, 2023	△
VAC APPROVED CONDITIONS FEBRUARY 18, 2025	△
	△
	△
	△
	△

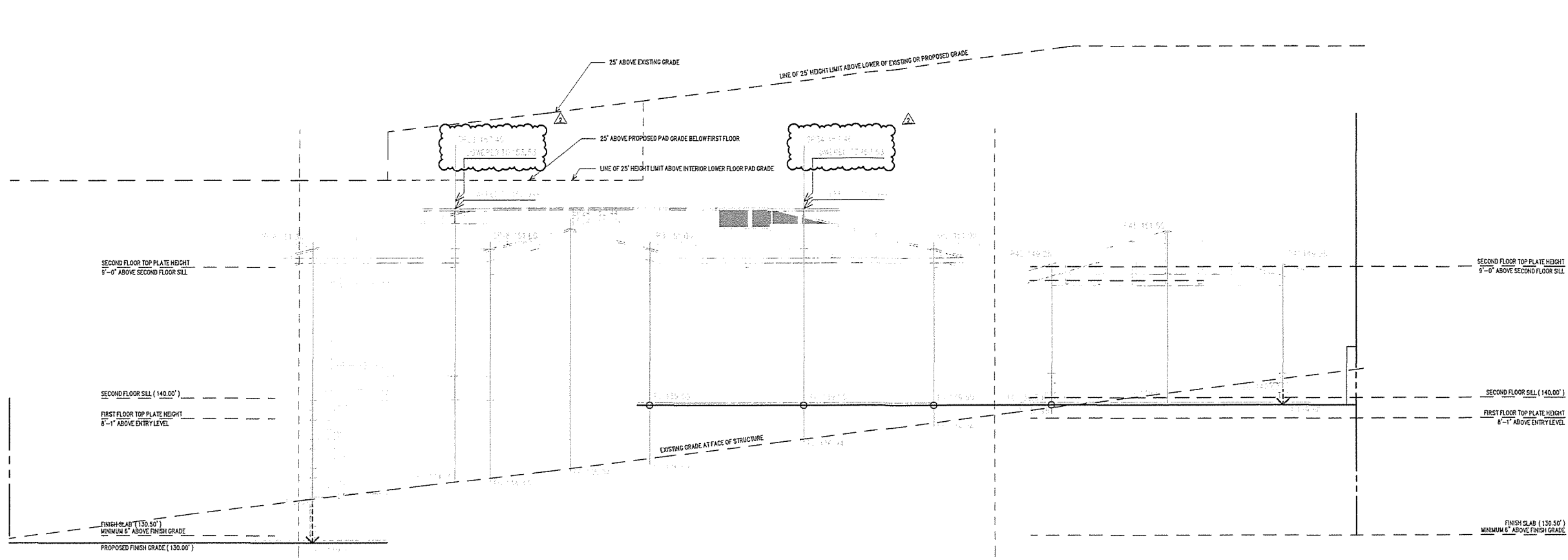
334 South Rias Avenue
EXTERIOR ELEVATIONS

DALE COMBS
ARCHITECTURE, INC.
11787 Eucalyptus Hills Drive
Lakeville, California 92046
614-867-1342
DWCarchitect@gmail.com



DRAWN:	CHECKED:
DATE: MARCH 23, 2023	
SCALE: 1/4" = 1'-0"	
JOB NO.:	
SHEET	

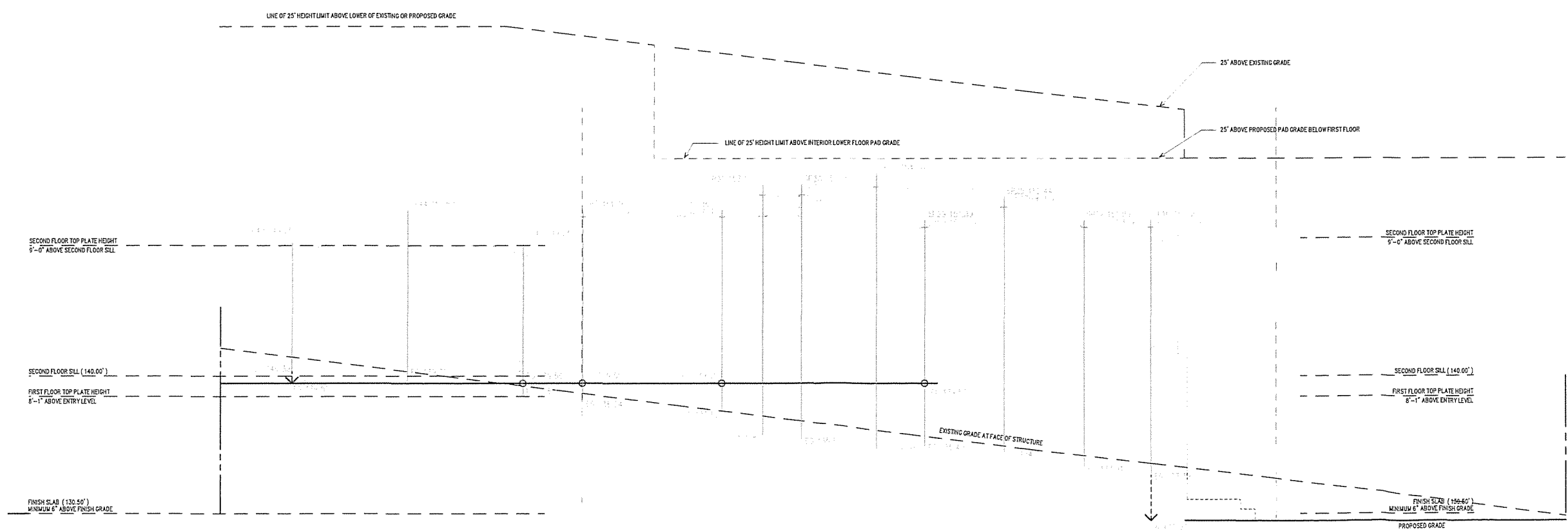
SP 4



25' ABOVE EXISTING GRADE
 LINE OF 25' HEIGHT LIMIT ABOVE LOWER OF EXISTING OR PROPOSED GRADE
 25' ABOVE PROPOSED PAD GRADE BELOW FIRST FLOOR
 LINE OF 25' HEIGHT LIMIT ABOVE INTERIOR LOWER FLOOR PAD GRADE
 FINISH SLAB (130.50')
 MINIMUM 6" ABOVE FINISH GRADE
 PROPOSED FINISH GRADE (130.00')

SOUTH COURT ELEVATION "E"

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



REVISIONS	
PLAN CHECK RESPONSES JUNE 16, 2023	△
PLAN CHECK RESPONSES SEPTEMBER 6, 2023	△
VAC APPROVED CONDITIONS FEBRUARY 18, 2025	△
	△
	△
	△
	△

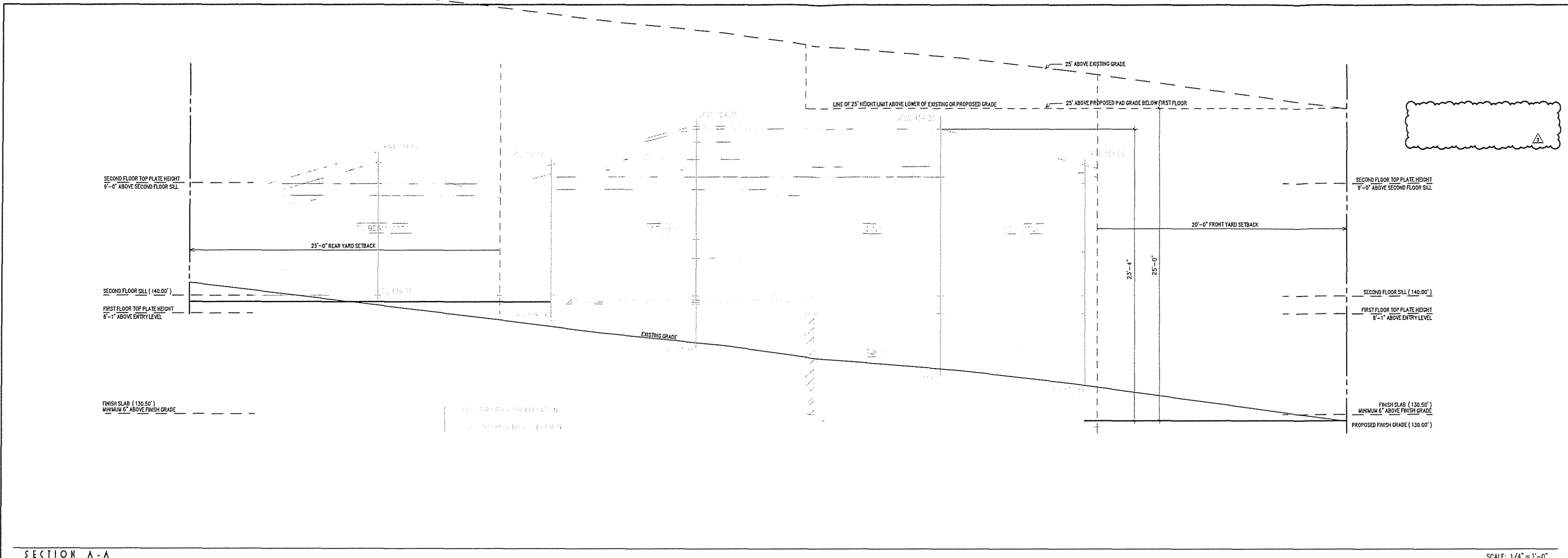
334 South Rias Avenue
 EXTERIOR ELEVATIONS

DALE COMBS
 CAPA ARCHITECTURE INC.
 11787 Eucauytus Hills Drive
 Lakeside, California 92041
 619-487-1543
 DWCArchitec@gmail.com



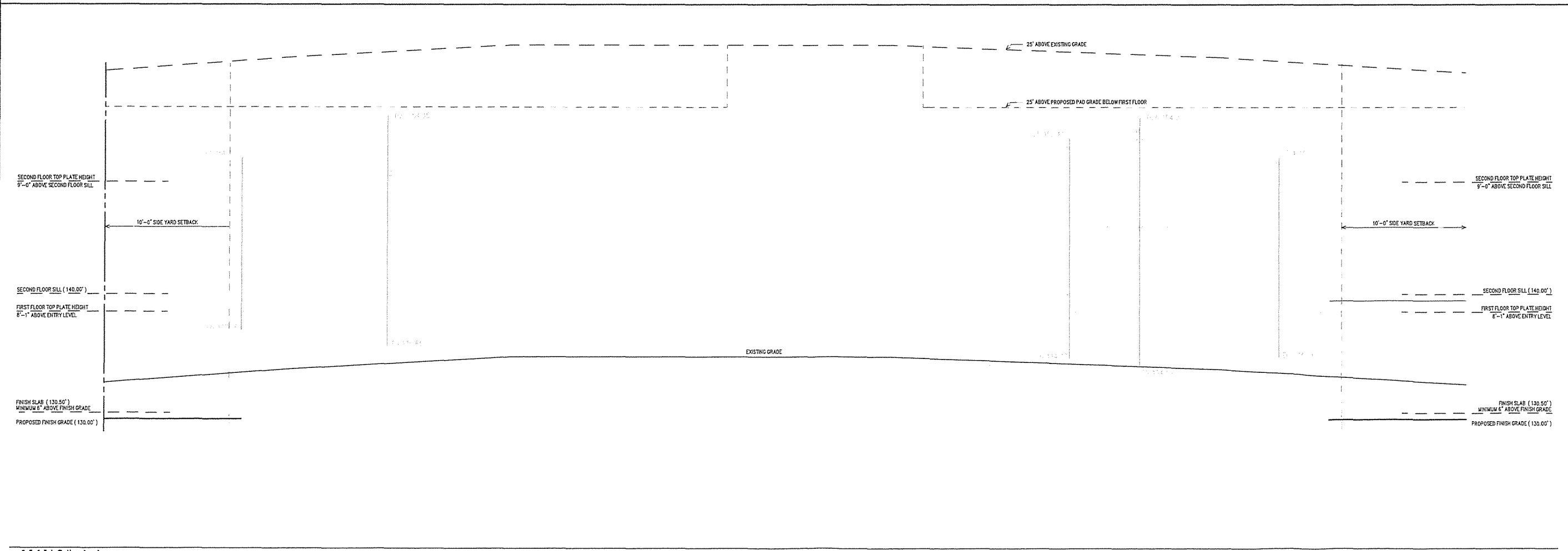
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 DATE: MARCH 23, 2023
 SCALE: 1/4" = 1'-0"
 JOB NO.: _____
 SHEET

SP 5



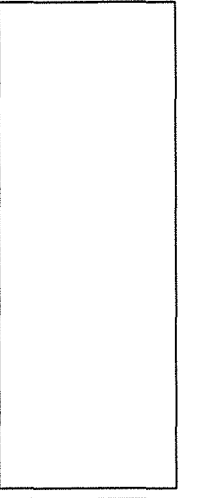
SECTION A - A

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



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

REVISIONS	
PLAN CHECK RESPONSES JUNE 16, 2023	△
PLAN CHECK RESPONSES SEPTEMBER 6, 2023	△
VAC APPROVED CONDITIONS FEBRUARY 18, 2025	△
	△
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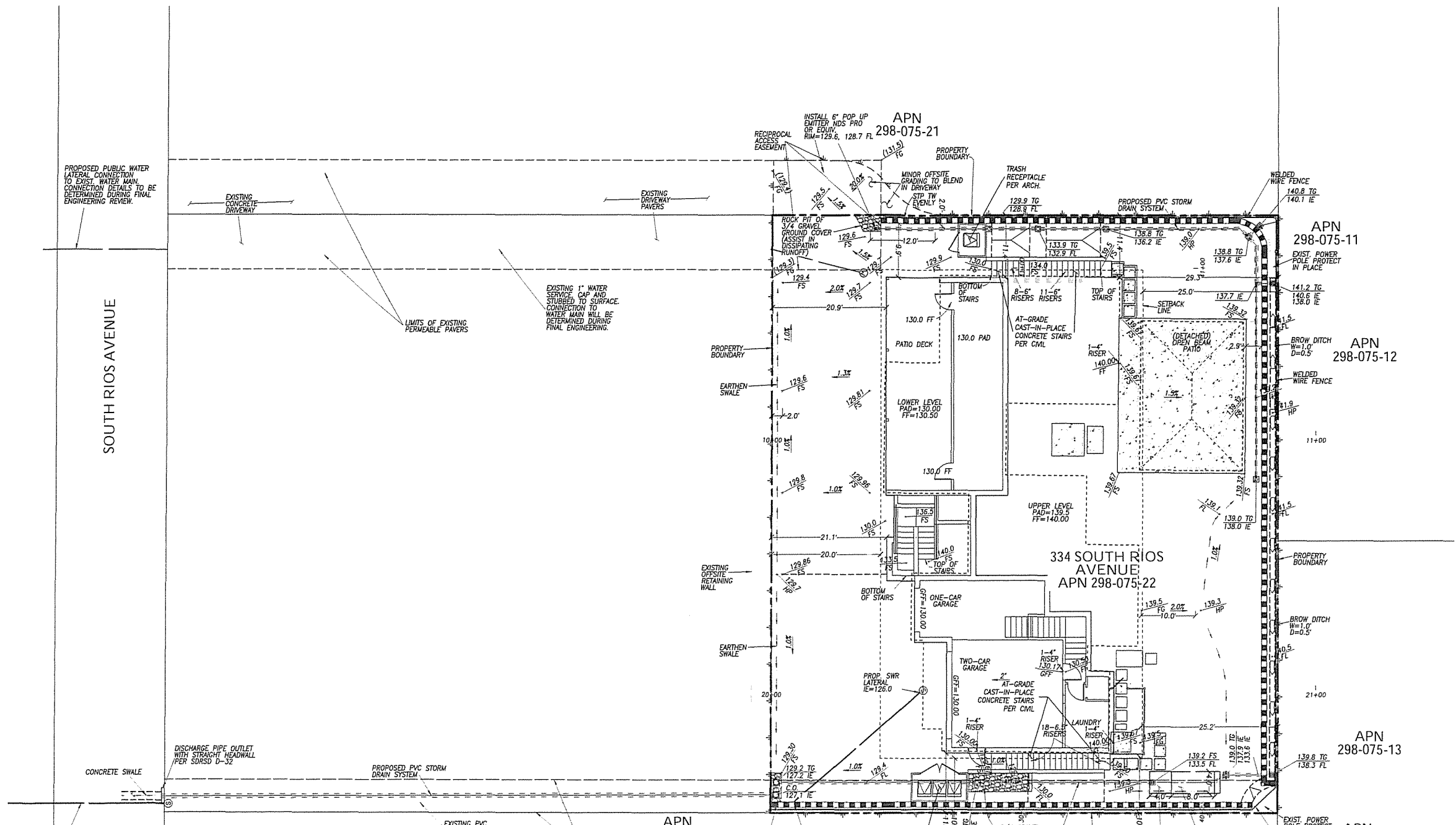
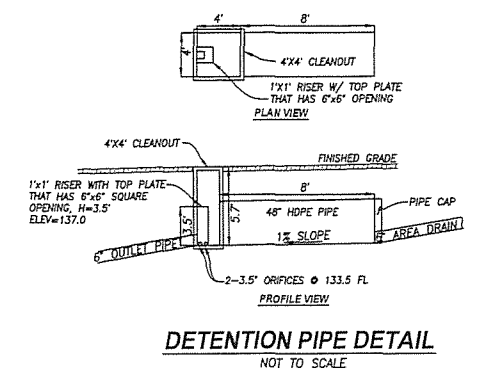


334 South Rios Avenue
BUILDING SECTIONS

DALE COMBS
CAPA ARCHITECTURE, INC.
11787 Eucalyptus Hills Drive
Lakeside, California 92046
619-887-1342
DW@architect.com



DRAWN :	CHECKED :
DATE : MARCH 23, 2023	
SCALE : 1/4" = 1'-0"	
JOB NO. :	
SHEET	
SP 6	

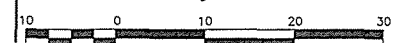
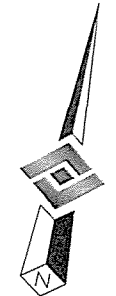


PROJECT EXISTING IMPERVIOUS AREA: 0.5E	PROJECT PROPOSED IMPERVIOUS AREA: 4.59E SE
PROJECT EXISTING PERVIOUS AREA: 10.29E SE	PROJECT PROPOSED PERVIOUS AREA: 5.70E SE

WALL NOTE:
SEE SHEET C-2 FOR RETAINING WALL PLANS AND SECTIONS.

NOTE:
FOR PROPOSED HARDSCAPING AND LANDSCAPING, REFER TO LANDSCAPE SHEETS.

NOTE:
FORMAL LETTER OF PERMISSION TO GRADE FROM OWNER OF PROPERTY AT 330 SOUTH RIOS (APN 298-075-23-00) TO BE OBTAINED DURING FINAL ENGINEERING.




PROPERTY INFORMATION:
OWNER: JOHN LETTERBINK
DISPOSITION: VACANT LAND
APN: 298-075-22

LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP NO. 6443, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 13, 1977.

SOURCE OF TOPOGRAPHY:
TOPOGRAPHIC SURVEY PREPARED BY COASTAL LAND SOLUTIONS (SEAN ENGLERT, PLS 7959)
DATE OF SURVEY: JULY 2022

BENCHMARK:
CITY OF SOLANA BEACH CONTROL POINT "SOLB-1" PER R.O.S. NO. 18971.
ELEVATION = 71.450'
DATUM = NAVD 88

PREPARED BY:

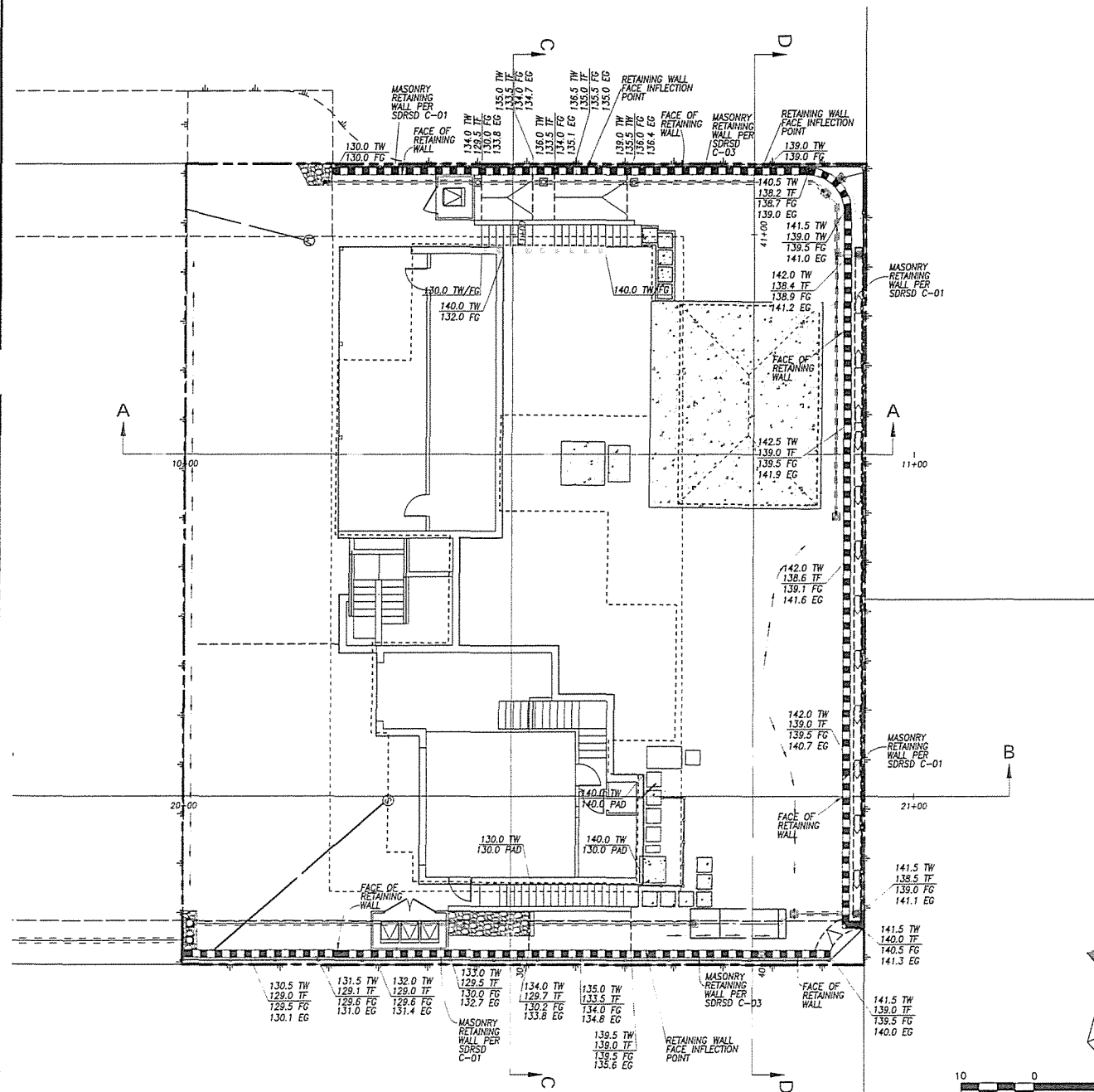
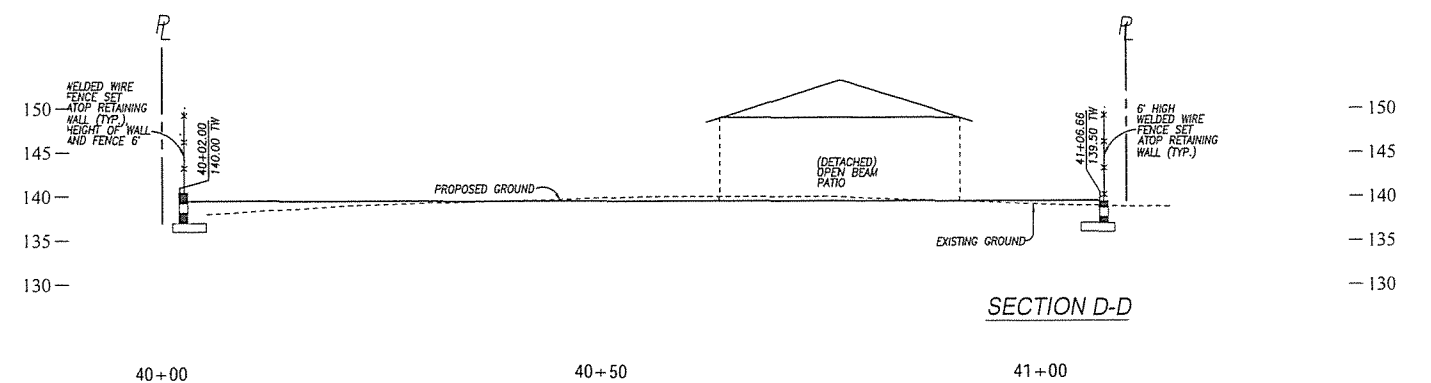
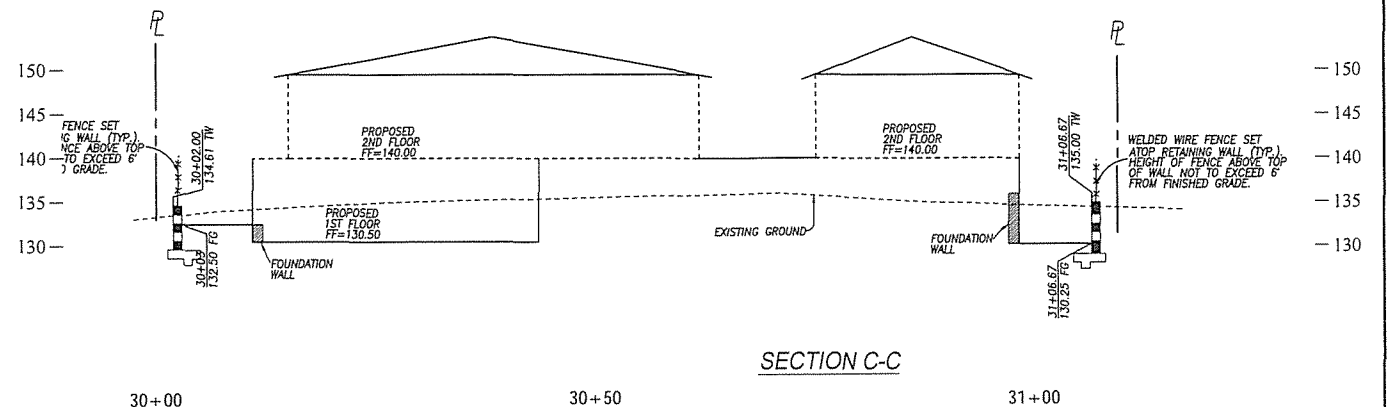
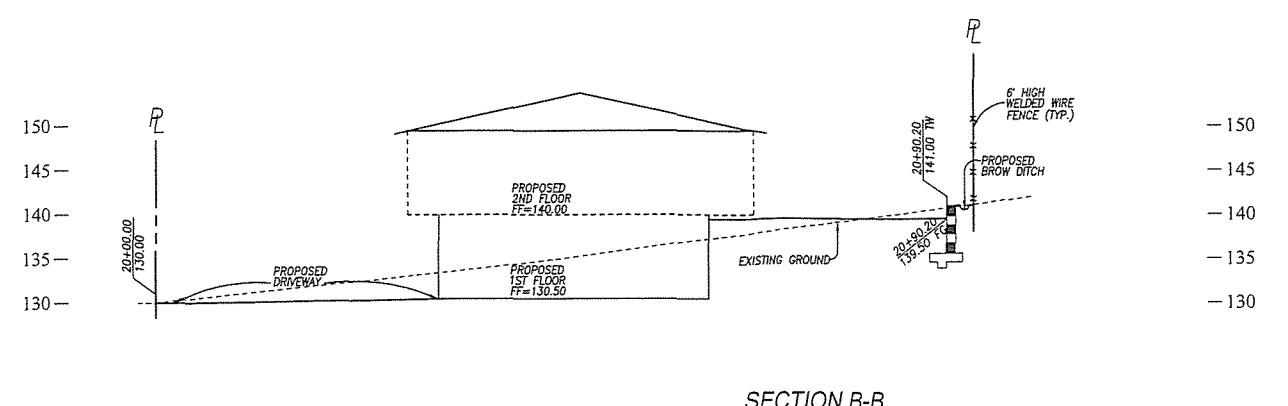
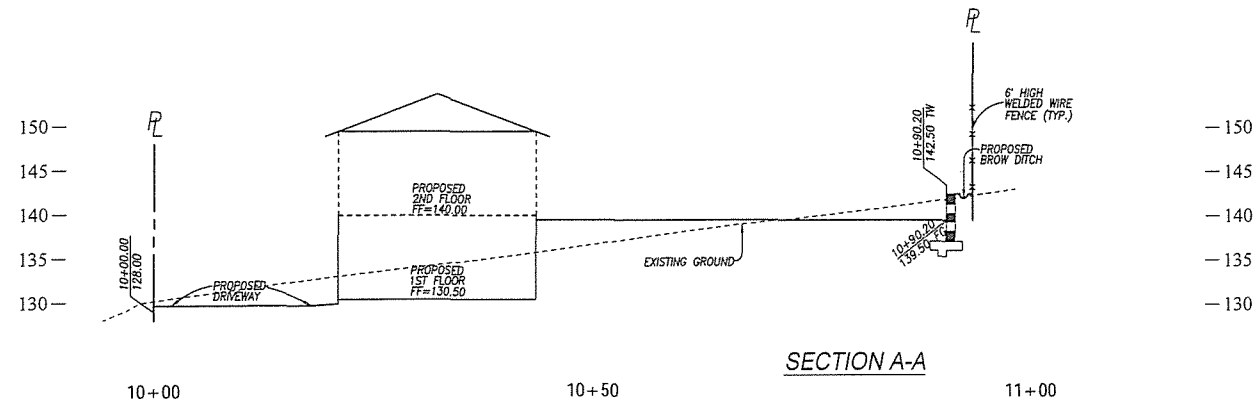


FUSION ENG TECH
1810 GILLESPIE WAY #207
EL CAJON, CA 92020
(619) 736-2800

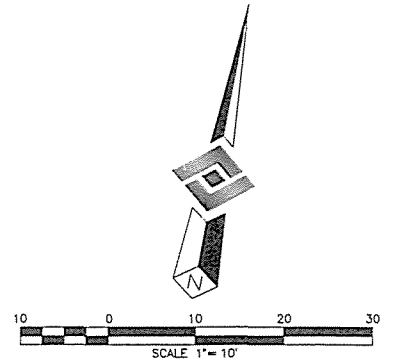
PRELIMINARY SITE PLAN
334 SOUTH RIOS AVENUE
CITY OF SOLANA BEACH, CALIFORNIA

C-1

07-0345-0001



PROFILE SCALES
 HORIZ. : 1"=10'
 VERT. : 1"=10'



RETAINING WALL PLAN


PROPERTY INFORMATION:
 OWNER: JOHN LEFFERDINK
 DISPOSITION: VACANT LAND
 APN: 298-075-22

LEGAL DESCRIPTION:
 PARCEL 2 OF PARCEL MAP NO. 6443, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 13, 1977.

SOURCE OF TOPOGRAPHY:
 TOPOGRAPHIC SURVEY PREPARED BY COASTAL LAND SOLUTIONS (SEAN ENGLERT, PLS 7959)
 DATE OF SURVEY: JULY 2022

BENCHMARK:
 CITY OF SOLANA BEACH CONTROL POINT "SOLB-1" PER R.O.S. NO. 18971.
 ELEVATION = 71.450'
 DATUM = NAVD 88

PREPARED BY:



FUSION ENG TECH
 1810 GILLESPIE WAY #207
 EL CAJON, CA 92020
 (619) 736-2800

PRELIMINARY SITE PLAN SECTIONS AND RETAINING WALL PLAN
 334 SOUTH RIOS AVENUE
 CITY OF SOLANA BEACH, CALIFORNIA

SE-7

CONSTRUCTION STORMWATER BMP LEGEND:

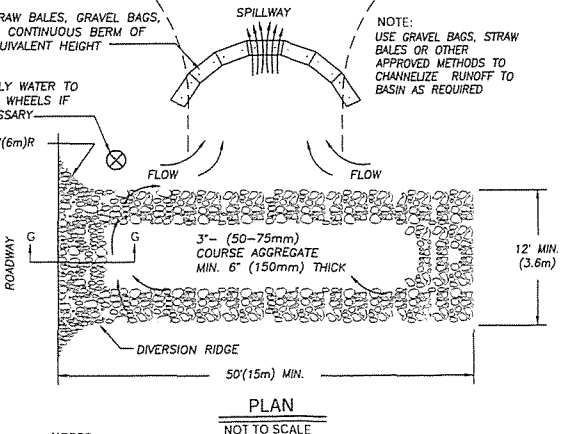
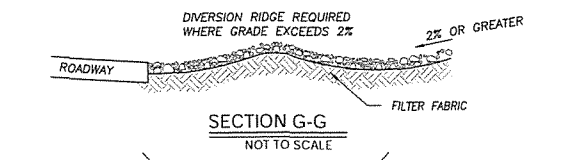
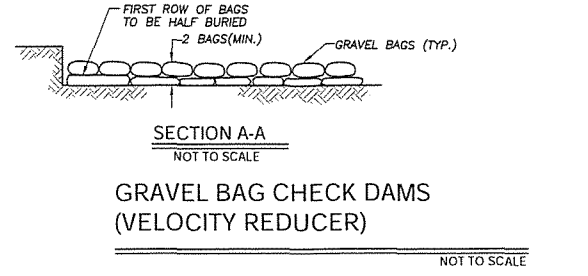
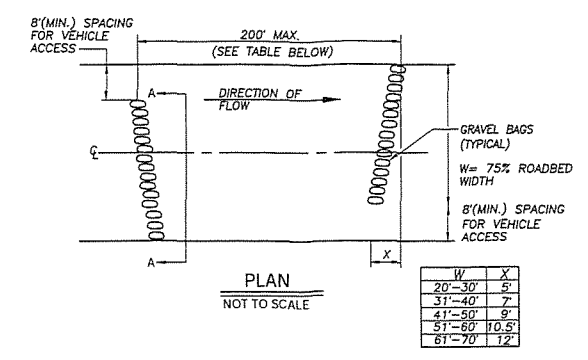
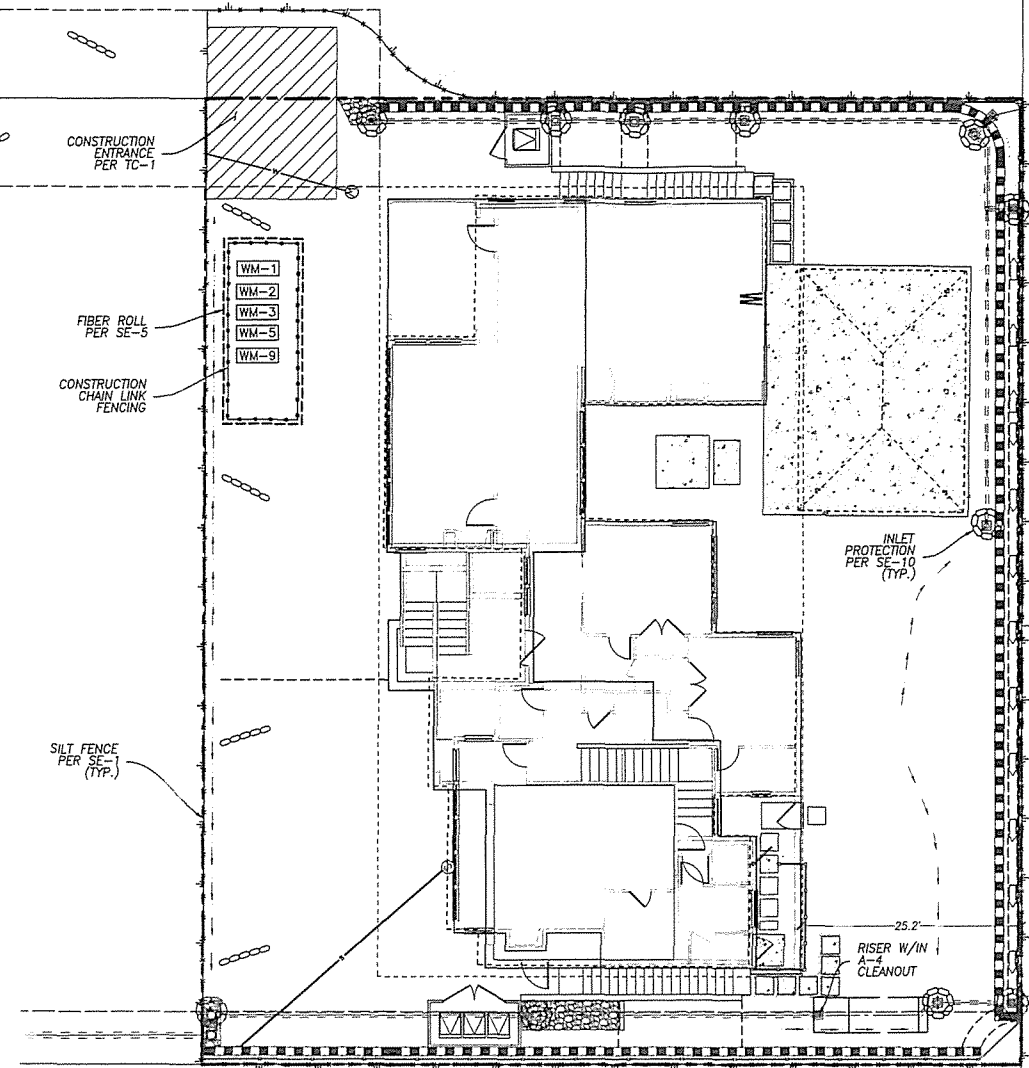
ITEMS	CASQA FACT SHEET/DETAILS	SYMBOL
HYDROSEEDING (SUMMER)	EC-4	
BONDED OR STABILIZED FIBER MATRIX	EC-5	
SILT FENCE	SE-1, DETAIL SHT 4	
GRAVEL BAG CHECK DAMS	SE-4	
FIBER ROLLS	SE-5, DETAIL SHT 4	
GRAVEL BAG BERM	SE-6	
STREET SWEEPING AND VACUUMING	SE-7	
INLET PROTECTION	SE-10, DETAIL SHT 4	
STABILIZED CONSTRUCTION ENTRANCE	TC-1 AND/OR TC-3, DETAIL SHT 4	
MATERIAL DELIVERY & STORAGE	WM-1	
MATERIAL USE	WM-2	
STOCKPILE MANAGEMENT	WM-3	
SOLID WASTE MANAGEMENT	WM-5	
SANITARY WASTE MANAGEMENT	WM-9	

NOTE:

- VEGETATION STABILIZATION (PLANTING OR HYDROSEEDING) MAY BE INSTALLED BETWEEN MAY 1ST AND AUGUST 15TH. SLOPE IRRIGATION MUST BE IN PLACE AND TO BE OPERABLE FOR SLOPES >3%. VEGETATION MUST BE WATERED AND ESTABLISHED PRIOR TO OCTOBER 1ST. THE OWNER SHALL SUPPLEMENT VEGETATION WITH BARK OR MULCH BY OCTOBER 1ST IF VEGETATION ESTABLISHMENT DOES NOT OCCUR BY THAT DATE. EROSION CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. ESTABLISHED VEGETATION SHALL HAVE A SUBSURFACE MAT OF INTERTWINED MATURE ROOTS WITH A UNIFORM VEGETATIVE COVERAGE OF 70% OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS.
- ADD A DRIP PAN BELOW PORTABLE BATHROOM STALL (WM-9).

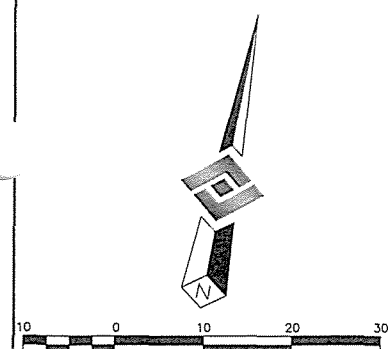
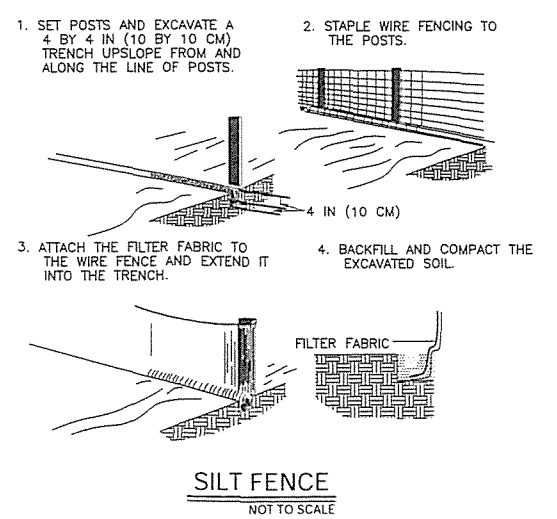
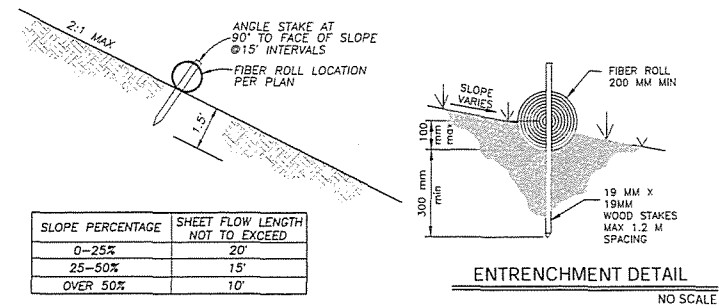
GENERAL NOTE:

AS CONSTRUCTION PROGRESSES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADD OR CHANGE ANY EROSION CONTROL OR SEDIMENT CONTROL MEASURES IN ORDER TO MITIGATE FOR ACTUAL CONDITIONS.



NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

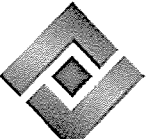


PROPERTY INFORMATION:
OWNER: JOHN LEFFERINK
DISPOSITION: VACANT LAND
APH: 298-075-22

LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP NO. 6443, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON OCTOBER 13, 1977.

SOURCE OF TOPOGRAPHY:
TOPOGRAPHIC SURVEY PREPARED BY COASTAL LAND SOLUTIONS (SEAN ENGLERT, PLS 7959)
DATE OF SURVEY: JULY 2022

BENCHMARK:
CITY OF SOLANA BEACH CONTROL POINT 'SOLB-1' PER R.O.S. NO. 18971.
ELEVATION = 71.450'
DATUM = NAVD 88

PREPARED BY:
 FUSION ENG TECH
1810 GILLESPIE WAY #207
EL CAJON, CA 92020
(619) 736-2800

EROSION CONTROL PLAN
334 SOUTH RIOS AVENUE
CITY OF SOLANA BEACH, CALIFORNIA

LANDSCAPE ARCHITECTURAL PLANS FOR: LEFFERDINK RESIDENCE

334 SOUTH RIOS AVE, SOLANA BEACH, CA 92075
APN 298-075-2100

PROJECT INFO:

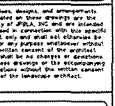
OWNER:
JOHN LEFFERDINK
PO BOX 543
RANCHO SANTA FE, CA 92067

LANDSCAPE ARCHITECT:
JPBLA, INC.
4403 MANCHESTER AVE, STE 201
ENCINITAS, CA 92024
760-479-0644
JIM@JPBLA.COM

CIVIL ENGINEER:
FUSION ENGINEERING AND TECHNOLOGY
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EL CAJON, CA 92020
MOBILE: 619-992-6610
OFFICE: 619-736-2800
JOHNNY@FUSIONENGTECH.COM

ARCHITECT:
CAPA ARCHITECTURE, INC.
11787 EUCALYPTUS HILLS DR.
LAKEVILLE, CA 92040
619-443-3995
DWCARCHITECT@GMAIL.COM

JAMES P. BENEDETTI
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 760/479-0644 FAX 760/479-0645



LEFFERDINK RESIDENCE
 334 S. RIOS AVE
 SOLANA BEACH, CA 92075
 APN# 298-075-2100

REVISIONS

No.	Description	Date

SUBMITTALS

No.	Description	Date

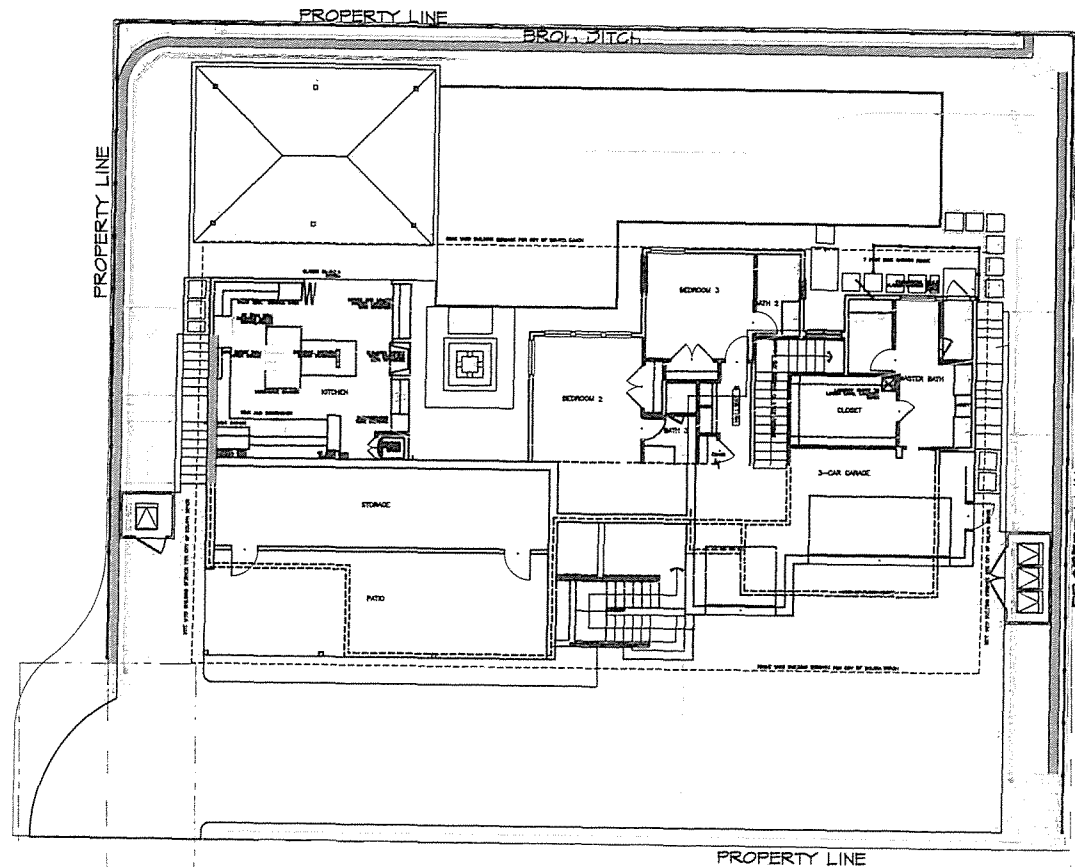
PHASE

Date	Reviewed by	Drawn	Job No.
08/04/2023	JPB	EO	2022-30

SHEET TITLE

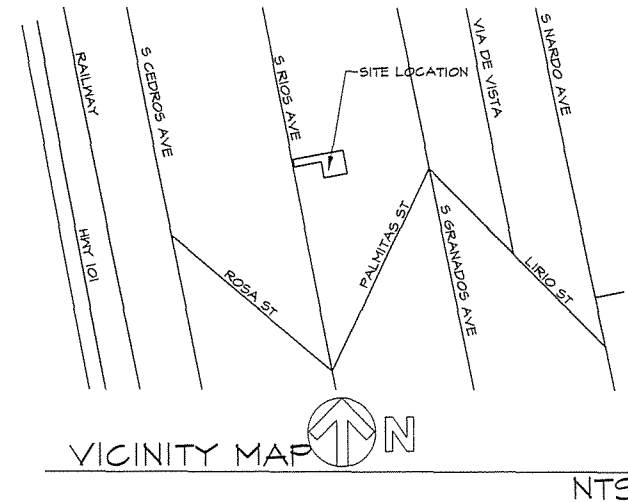
Sheet
LC-1

LC-1



SITE PLAN
SCALE: 1"=10'-0"

NOTES:
 - REFER TO ARCHITECTURAL SITE PLAN IS FOR BUILDING IDENTIFICATION AND INFORMATION ONLY.
 - CIVIL ENGINEER TO PROVIDE ALL SETBACKS, PROPERTY BOUNDARY, AND GRADING INFORMATION.
 - IN THE EVENT OF A CONFLICT BETWEEN LANDSCAPE PLANS AND ARCHITECTURAL PLANS, LANDSCAPE PLANS SHALL TAKE PRECEDENCE FOR SITE DRAINAGE.



CITY OF SOLANA BEACH NOTES

GENERAL NOTES:
 1. CONTRACTOR SHALL INSTALL A 24" DEEP BIO-BARRIER ROOT BARRIER WHERE A TREE IS PLANTED 5' OR CLOSER TO ANY HARDSCAPE. ROOT BARRIERS ARE NOT TO BE WRAPPED AROUND ROOTBALL. HARDSCAPE SHALL INCLUDE BUT NOT BE LIMITED TO WALKWAYS, STAIRS, POOLS, CURBS, MOW CURBS, FOOTINGS, WALLS AND STRUCTURES. BARRIER SHALL BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS LINEARLY ALONG THE EDGE OF HARDSCAPE FOR A MIN. TOTAL LENGTH OF 24'

2. MINIMUM TREE SEPARATION DISTANCE
 DISTANCE IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 PLANTINGS WITH IN 15-FOOT OF DRIVEWAYS SHALL NOT EXCEED 24-INCHES IN HEIGHT TO AVOID INTERFERING WITH VISIBILITY

IRRIGATION NOTE:
 ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE. ALL IRRIGATED AREAS SHALL RECEIVE UNIFORM COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED UNDERGROUND PIPED IRRIGATION SYSTEM FOR WATER CONSERVATION AND TO MINIMIZE EROSION. STATE OF THE ART AUTOMATIC CONTROLLER WITH ET SENSOR, MASTER VALVE AND RAIN SHUTOFF CAPABILITIES. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE USED IN ACCORDANCE WITH LOCAL AND REGIONAL STANDARDS. REMOTE CONTROL VALVES SHALL BE UTILIZED WITH LOW PRECIPITATION HEADS FOR REDUCED WATER CONSUMPTION. PRESSURE COMPENSATING DRIP AND LOW PRECIPITATION RATE EQUIPMENT SHALL BE USED WHERE APPLICABLE. ALL PRESSURIZED MAINLINE AND LATERAL LINES WILL BE PVC INSTALLED BELOW GRADE PER LOCAL AND REGIONAL STANDARDS. AN AUTOMATIC, WATER EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING

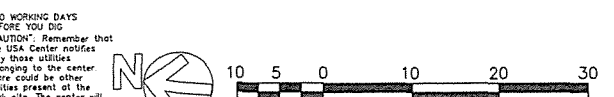
MAINTENANCE RESPONSIBILITY NOTE:
 THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION, AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

1- I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

James P. Benedetti
 James P. Benedetti
 Landscape Architect
 4403 MANCHESTER AVE, STE. 201
 ENCINITAS, CA 92024 760.479.0644
 DATE: 08/04/2023

ROOT BARRIER NOTE:
 ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF

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CAUTION! Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will
 Call: TOLL FREE 1-800-227-2600



SHEET INDEX:

Title	Sheet
TITLE SHEET	LC-1
CONCEPT PLANTING PLAN & LEGEND	LC-2
CONCEPT PLANTING NOTES	LC-3
CONCEPT WATER USE CALCULATIONS	LC-4

LANDSCAPE CALCULATIONS

- A. TOTAL PROJECT SITE AREA: 10,204.81 S.F.
- B. TOTAL PAVED AREA: 3,285 S.F.
- C. BUILDING FOOTPRINT: 3,275 S.F.
- D. TOTAL IRRIGATED LANDSCAPED AREA: 2,908 S.F.
- E. TOTAL NON-IRRIGATED LANDSCAPED AREA: 0 S.F.
- F. NET LANDSCAPED AREA PERCENTAGE (D + A): 29%
- G. TOTAL AREA OF TURF: 1,053 S.F.
- H. TURF AREA AS PERCENTAGE OF TOTAL LANDSCAPED AREA (G + D): 36%
- I. TOTAL WATER FEATURES: 23 S.F.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTIONS 5615 THROUGH 5683 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

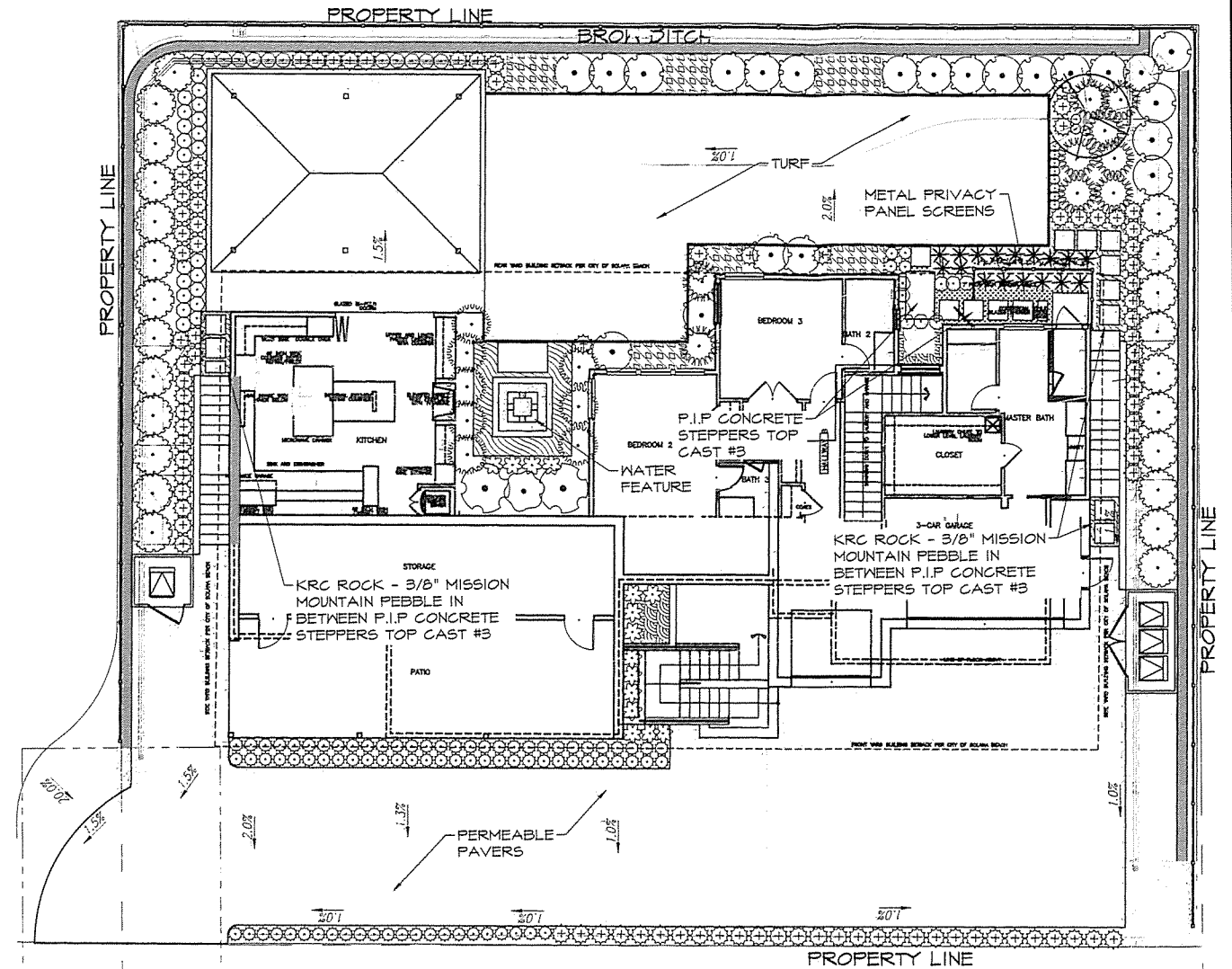
I UNDERSTAND THAT THE CHECK OF THE PROJECT PLANS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THESE IMPROVEMENTS.

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED IN SUBSTANTIAL CONFORMANCE WITH ALL SPECIAL CONDITIONS OF APPROVAL RELATED TO PROJECT LANDSCAPE IMPROVEMENTS, INCLUDING THE APPROVED LANDSCAPE CONCEPT PLAN.

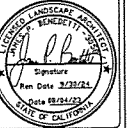
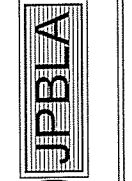
LANDSCAPE ARCHITECT'S NAME: JIM BENEDETTI
 ADDRESS: 4403 MANCHESTER AVE, SUITE 201
 TELEPHONE NO. 760-479-0644

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WUCOLS	HEIGHT	QTY	
	LAGERSTROEMIA INDICA X FAURIEI 'ZUNI' / ZUNI CRAPE MYRTLE	36" BOX	M	9'	1	
SHRUBS	BOTANICAL / COMMON NAME	CONT	WUCOLS	HEIGHT	QTY	
	ANIGOZANTHOS X 'BUSH GOLD' / BUSH GOLD KANGAROO PAW	1 GAL	M	2'	15	
	BULBINE FRUTESCENS 'HALLMARK' / HALLMARK STALKED BULBINE	1 GAL	L	2'	11	
	CAREX TUMULICOLA / FOOTHILL SEDGE	1 GAL	L	2'	91	
	CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE	1 GAL	L	2'	11	
	CLIVIA MINIATA / BUSH LILY	1 GAL	L	2'	42	
	DIANELLA REVOLUTA / SPREADING FLAX LILY	1 GAL	L	2'	87	
	DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE	5 GAL ESP	M	9'	2	
	DODONAEA VISCOSA 'GREEN' / GREEN HOPSEED BUSH	15 GAL	L	10'	23	
	HYDRANGEA PANICULATA / PANICLE HYDRANGEA	5 GAL	M	5'	1	
	LIRIOPE GIGANTEA / GIANT LIRIOPE	1 GAL	M	3'	17	
	LOMANDRA LONGIFOLIA / MAT RUSH	1 GAL	L	3'	9	
	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL	M	4'	2	
	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL	M	3.5'	8	
	SALVIA LEUCANTHA 'SANTA BARBARA' / SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L	3'	11	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	WUCOLS	MAX GROWTH HEIGHT	SPACING	QTY
	LANTANA CAMARA 'GOLD MOUND' / GOLD MOUND LANTANA	1 GAL	L		18" o.c.	108 SF
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WUCOLS	MAX GROWTH HEIGHT	SPACING	QTY
	LIPPIA NODIFLORA / LIPPIA	FLATS	L	0.5'	8" o.c.	95 SF
	PASPALUM VAGINATUM 'ALOHA' / ALOHA SEASHORE PASPALUM	SOD	M			1,055 SF
	SOLEIROLIA SOLEIROLII / BABY TEARS	FLATS	H	0.5'	12" o.c.	27 SF
	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL	M	2'	24" o.c.	22 SF



JAMES P. BENEDETTI
LANDSCAPE ARCHITECT
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FENICHTAS, CA 92024
760/479-0644 FAX 760/479-0645



ALL WORK SHOWN ON THESE PLANS IS THE PROPERTY OF J.P.B. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. NO PART OF THESE PLANS OR THE WORK THEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THERE ARE NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, MADE BY THE ARCHITECT AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON OR THE QUALITY OF ANY WORKMANSHIP THEREON.

LEFFERDINK RESIDENCE
334 S. RIOS AVE
SOLANA BEACH, CA, 92075
APN# 210-0715-2100

REVISIONS

SUBMITTALS

Phase

Date: 08/04/2023

Reviewed by: JPB

Drawn: EO

Job No.: 2022-30

Sheet Title
CONCEPT
PLANTING
PLAN &
LEGEND

Sheet

LC-2

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF

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"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will



IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF SOLANA BEACH GUIDELINES AND WATER CONSERVATION ORDINANCE.

PLANTING NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF SOLANA BEACH GUIDELINES.

FIRE NOTES:

1. LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
2. ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATION VALVES, AND FIRE DEPT. CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUSES.
3. ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE-STORY BUILDING IS 28-FOOT WIDE.
4. ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FOOT FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.

STREET TREES AND OTHER TREES SHALL BE SPACED:

1. 8 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE, AND PULL BOXES.
2. FEET FROM MAILBOXES
3. 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
4. 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
5. 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
6. 10 FEET FROM DRIVENWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
7. 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
8. 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
9. STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
10. LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
11. MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
12. SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

LANDSCAPE NOTE:

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL VERIFY UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDING TO CITY OF SOLANA BEACH REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF SOLANA BEACH REQUIREMENTS.
4. A TRASH RECEPTACLE WILL BE PLACED ON EACH FLOOR AT THE ELEVATOR/STAIR LOCATION, AND WILL BE COLLECTED BY USING EXISTING TRASH BINS ON-SITE.
5. LANDSCAPE FOR THE SITE SHOULD MAINTAIN 7 FT. CANOPY ON ALL TREES AND A 2 FT. MAXIMUM HEIGHT ON ALL GROUNDCOVER.
6. ALL STREET TREES SHALL COMPLY WITH THE CITY OF OCEANSIDE APPROVED STREET TREES AND STANDARD DETAIL 211A.
7. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE (PRIVATE) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.

LANDSCAPE CONCEPT STATEMENT:

THE LANDSCAPING IS REMINISCENT OF A DROUGHT-TOLERANT YET CONTEMPORARY TROPICAL STYLE LANDSCAPE WITH A MIXTURE OF SMALL TREES, SHRUBS AND GROUND COVER. THE HARDSCAPE WILL BE A CENTRAL DESIGN FEATURE COMPLEMENTING THE UNIQUE ARCHITECTURAL DESIGN. CONTEMPORARY COLORED CONCRETE WITH STONE ACCENT PAVING COMPLEMENTS THE BUILDING ARCHITECTURE. VARIOUS GROUNDCOVER AND OTHER DECORATIVE SHRUBS WILL PROVIDE FOR AN INTERESTING AND AESTHETICALLY PLEASING LANDSCAPE.

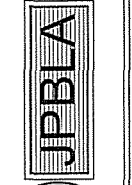
LANDSCAPING WILL INCLUDE VARIOUS FLOWERING SHRUBS SUCH AS BIRD OF PARADISE, PINK CALANDRINIA AND OTHERS. GROUND COVER SUCH AS BLUE CHALKSTICKS AND OTHERS WILL BE USED THROUGHOUT THE SITE.

THE LANDSCAPING HAS BEEN DESIGNED WITH WATER CONSERVATION IN MIND. AS WELL, IT WILL CREATE AN INTERESTING STREETScape WHICH WILL BE A BENEFIT TO THE OVERALL COMMUNITY ATMOSPHERE.

MAINTENANCE RESPONSIBILITY NOTE:

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE, AS WELL AS CONTIGUOUS PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION, AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

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LEFFERDINK RESIDENCE
334 S. RIOS AVE
SOLANA BEACH, CA, 92015
APN# 298-075-2100

REVISIONS

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2	
3	
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SUBMITTALS

Phase

Date 08/04/2023

Reviewed by JPB

Drawn EO

Job No. 2022-30

Sheet Title

CONCEPT PLAN NOTES

Sheet

LC-3



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

- ETWU = Estimated total water use per year (gallons per year)
- ETo = Evapotranspiration rate (inches per year)
- PF = Plant Factor from WUCOLS (see Definitions)
- HA = Hydro-zone Area (square feet). Define hydro-zones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square feet). Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion Factor (to gallons per square foot)
- IE = Irrigation Efficiency

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	1	2	3	4	SLA
Evapotranspiration Rate (ETo) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - .62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	0.3	0.6	0.6	0.6	
Hydrozone Area (HA) - in square feet	1,549	258	1,053	25	
(Line 4 x Line 5)	465	155	632	15	
Irrigation Efficiency (IE) See "C" below	.81	.81	.81	.75	
(Line 6 x Line 7)	377	126	512	20	
TOTAL of all Line 8 boxes + SLA	SEE SHEET BELOW				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	SEE SHEET BELOW				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\frac{25.42 \text{ or } 29.14}{\text{Total Landscape Area}} \left[(ETAF \times \frac{25.42 \text{ or } 29.14}{\text{Total Landscape Area}}) + (1-ETAF \times \frac{0}{\text{Total SLA}}) \right] = \text{MAWA}$$

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



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

- ETWU = Estimated total water use per year (gallons per year)
- ETo = Evapotranspiration rate (inches per year)
- PF = Plant Factor from WUCOLS (see Definitions)
- HA = Hydro-zone Area (square feet). Define hydro-zones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square feet). Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion Factor (to gallons per square foot)
- IE = Irrigation Efficiency

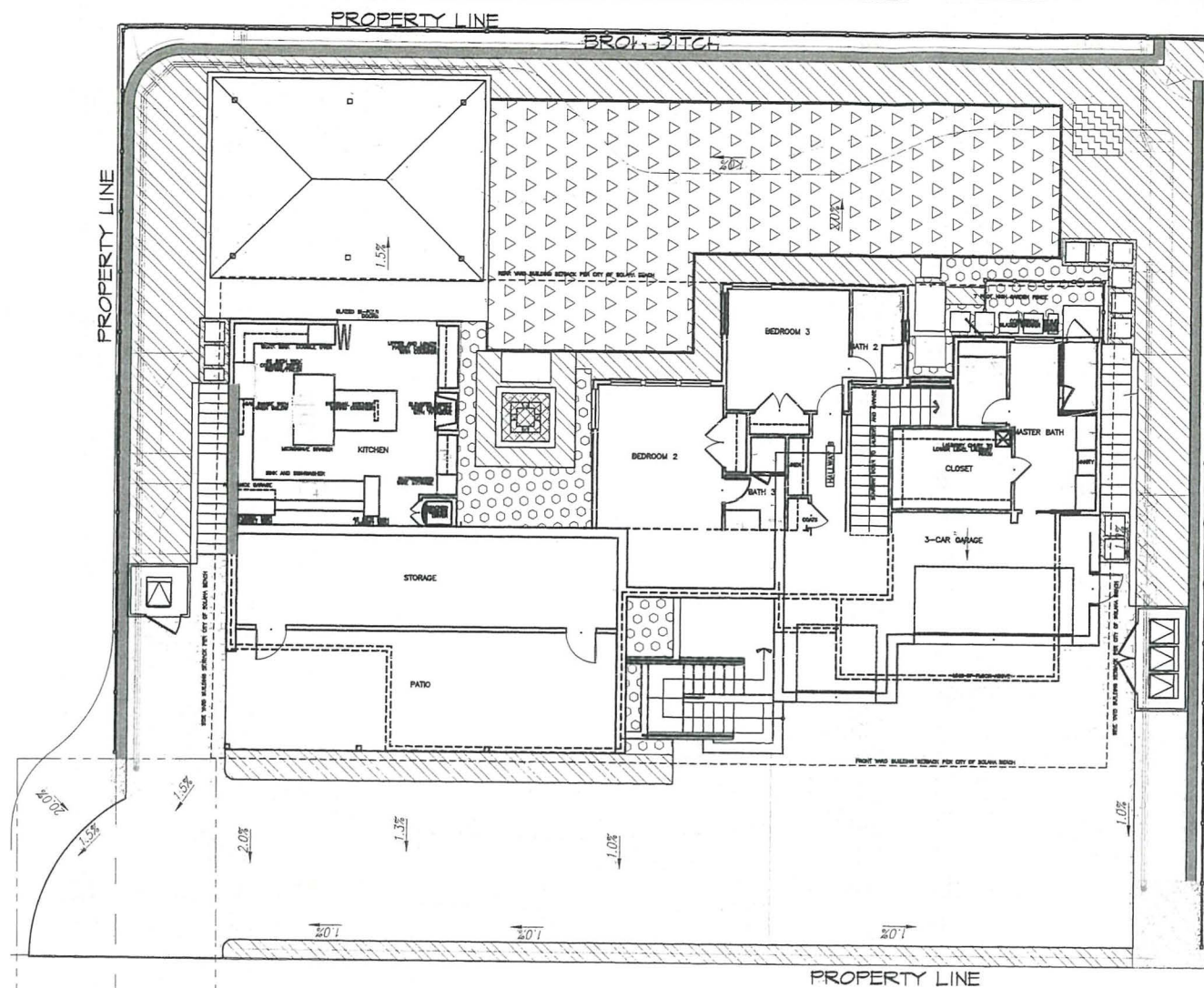
CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	1	2	3	4	SLA
Evapotranspiration Rate (ETo) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - .62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	1.0				
Hydrozone Area (HA) - in square feet	23				
(Line 4 x Line 5)	23				
Irrigation Efficiency (IE) See "C" below	1.0				
(Line 6 x Line 7)	23				
TOTAL of all Line 8 boxes + SLA	1,053				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	26,894				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\frac{25.42}{\text{Total Landscape Area}} \left[(ETAF \times \frac{25.42}{\text{Total Landscape Area}}) + (1-ETAF \times \frac{0}{\text{Total SLA}}) \right] = \text{MAWA}$$

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

HYDROZONE PLAN



HYDROZONE LEGEND

- 1 [Hatched Pattern] HYDROZONE ONE: DRIP (LOW WATER USE)
(1,549 SF 53% OF TOTAL LANDSCAPE AREA)
- 2 [Dotted Pattern] HYDROZONE TWO: DRIP (MEDIUM WATER-USE)
(258 SF 9% OF TOTAL LANDSCAPE AREA)
- 3 [Triangle Pattern] HYDROZONE THREE: TURF/ DRIP(ECO-MAT) (MEDIUM WATER-USE)
(1,053 SF 36% OF TOTAL LANDSCAPE AREA)
- 4 [Cross-hatch Pattern] HYDROZONE FOUR: TREE BUBBLERS (MED WATER-USE)
(25 SF 01% OF TOTAL LANDSCAPE AREA)
- 5 [Diagonal Line Pattern] HYDROZONE FOUR: WATER FEATURE (HIGH WATER-USE)
(23 SF 01% OF TOTAL LANDSCAPE AREA)

TOTAL AREA OF NEW LANDSCAPE 2,908 SF

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF

Underground Service Alert
Call: TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the site.

8 4 0 8 16 24

JAMES P. BENEDETTI
LANDSCAPE ARCHITECT
4403 MANCHESTER AVE., SUITE 201
ENCINITAS, CA 92024
760/479-0644 FAX 760/479-0645



LEFFERDINK RESIDENCE
334 S. RIOS AVE
SOLANA BEACH, CA 92015
APN# 248-0715-2100

REVISIONS

SUBMITTALS

Phase

Date: 08/04/2023

Reviewed by: JPB

Drawn: EO

Job No: 2022-30

Sheet Title:

IRRIGATION WATER CALCULATIONS

Sheet

LC-4



CITY OF SOLANA BEACH

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CITY OF SOLANA BEACH

View Assessment Commission Notice of Recommendation

Tuesday, February 18, 2025 - 6:00 P.M. Regular Mtg.

PROJECT CASE NO: DRP23-006/SDP23-008 Lefferdink Residence

PROJECT LOCATION: 334 S. Rios Avenue, Solana Beach

APPLICANT NAME: John Lefferdink

APPLICANT CONTACT: Dale Combs, CAPA Architecture, Inc.

PRESENT VAC MEMBERS: Pat Coad, Robert Moldenhauer, Frank Stribling, Linda Najjar, Rich Villasenor, and Robert Zajac

STAFF MEMBERS: Joseph Lim, Community Development Director; Corey Andrews, Principal Planner; Davin Widgerow, Deputy City Attorney; John Delmer, Assistant Planner

ABSENT: Matthew Cohen

ASSESSMENT FILED BY:¹

Name: Frank Glasson
Address: 355 S. Granados Avenue

Name: Erich Wallis
Address: 349 S. Granados Avenue

Name: John Freeman
Address: 405 S. Granados Avenue

PROJECT DESCRIPTION:

The Applicant is requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a new two-story, single-family residence with an attached garage and a detached patio cover and perform associated site improvements on an existing vacant lot. The 10,205 square-foot lot is

¹ Matthew Cohen, [ADDRESS], also filed a view assessment claim, but withdrew it before the meeting.

located within the Low Residential (LR) Zone and Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

First Floor Living Area:	364 SF
First Floor Garage	953 SF
Second Floor Living Area:	2,758 SF
<u>Second Floor Covered Patio Area:</u>	<u>+ 60 SF</u>
Subtotal:	4,135 SF
<u>Required Parking Exemption:</u>	<u>- 400 SF</u>
Total Floor Area Proposed:	3,735 SF
Maximum Allowable Floor Area (SROZ):	3,736 SF

The project would include grading in the amount of 6,605 yd³ of cut 3,497 yd³ of fill, 300 yd³ of excavation for footings, and 500 yd³ for removal and recompaction. **The maximum building height of the residence is proposed at 24.60 feet (pole #26) above the proposed grade with the highest pole at 154.35 MSL (pole #22).** The project requires a DRP for grading in excess of 100 yd³, a structure that exceeds 60% of the maximum allowable floor area, a second floor that exceeds 35% of the floor area of the first floor. SDP is required for a structure in excess of 16 feet in height.

VAC RECOMMENDATION:

The project was heard at the February 18, 2025 meeting. After the Commissioners presented their findings and discussed the project, Vice Chair Coad provided a recess to allow the Applicant's representative and Claimants to work towards an agreement. The Applicant's representative indicated that the Applicant was willing to change the pitch of the roof from 3.5:12 to 3:12, reduce the plate height from 9.5 feet to 9 feet (which would lower the height by approximately one foot) and record a private deed restriction on the vegetation. The Claimants present agreed that to these conditions. Therefore, Commissioner Rich Villasenor made a motion to recommend approval of the project subject to these conditions. Vice-chair Coad seconded the motion. The motion passed 6/0/1 (Absent: Cohen).

FINDINGS:

1. The Applicants for the Structure Development Permit have made a reasonable attempt to resolve the view impairment issues with the Claimants requesting view assessment. Written evidence of a good faith voluntary effort to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve view impairment issues.

Yes – Written accounts and oral testimony at the public meeting showed that there had been communication between the Applicant and the Claimants.

2. The proposed structure does not significantly impair any view from public property (parks, major thoroughfares, bikeways, walkways, equestrian trails), which has been identified in the City's General Plan or City designated viewing areas.

Yes – The subject property is not located within designated public viewing

areas; therefore, the proposed structure does not significantly impair views from public property.

3. The proposed structure is designed and situated in such a manner as to minimize impairment of views.

Yes – Subject to the revisions offered by the Applicant, all VAC members present found that the proposed residence was designed or situated to minimize impairment of views.

4. There is not significant cumulative view impairment caused by granting the application as proposed.

Yes – The VAC members in attendance unanimously found that there would not be significant cumulative view impairment caused by granting the application, subject to the proposed conditions, if adjacent lots were allowed to construct a development of a similar size and height.

5. The proposed structure in general is compatible with the immediate neighborhood character.

Yes – The VAC members in attendance unanimously found that the proposed development, subject to the proposed conditions, is compatible with the immediate neighborhood character. The development would be compatible with the existing neighboring structures in terms of design, bulk, scale, height and size.

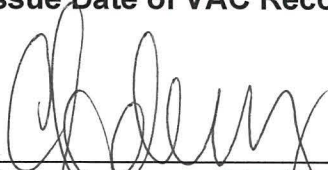
VAC Vote:

Commissioner Villasenor motioned to recommend approval of the project subject to the following conditions:

1. Change the roof pitch from 3.5:12 to 3:12.
2. Reduce the plate height of the second floor from 9.5 feet to 9 feet.

The motion was seconded by Commissioner Coad. Motion passed 6/0/1 (Absent: Cohen).

Issue Date of VAC Recommendation: February 25, 2025



Corey Andrews, Principal Planner
Staff Liaison, View Assessment Committee



Pat Coad, Vice Chair
View Assessment Committee



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: April 9, 2025
ORIGINATING DEPT: Community Development Department - Katie Benson, Senior Planner
SUBJECT: **Public Hearing: Request for a Minor SUB Tentative Parcel Map, Two DRP's, and Two SDP's to Demolish Existing Improvements, Subdivide the Property, and Construct One Single-Family Residence on Each Lot, and Perform Associated Site Improvements at 615 North Granados Avenue (Applicant: DMIG 615 Granados LLC; Application: SMAP23-002, DRP23-011/SDP23-015 (North Lot), and DRP23-012/SDP23-016 (South Lot); APN: 263-082-17; Resolution No. 2025-018)**

BACKGROUND:

The Public Hearing was originally scheduled for the March 12, 2025 City Council meeting, but moved off the Agenda prior to the meeting. The Applicant, DMIG 615 Granados LLC (c/o Ryan Gad, Heritage West Development), is requesting City Council approval of a Minor Subdivision Tentative Parcel Map, two (2) Development Review Permits (DRP) and two (2) Structure Development Permits (SDP) to demolish the existing residence and all existing improvements; subdivide the property into two single-family lots (North Lot and South Lot); construct a two-story single-family residence with an attached two-car garage on each proposed lot; and perform associated site improvements including grading, hardscape, drainage, landscape, frontage, a pool and spa, fire pit, and a barbeque on each lot. The 35,834 square-foot lot is located within the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes grading in the approximate amounts of 4,855 cubic yards of aggregate grading and 2,940 cubic yards of export. The maximum proposed building height of the proposed residence on each lot would be 24.83 feet above the proposed grade with a maximum roof elevation of 180.80 feet above Mean Sea Level (MSL).

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

CITY COUNCIL ACTION:

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

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

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

The Applicant is requesting SMAP23-002 to subdivide the lot, DRP23-011 and SDP23-015 to develop the proposed northern lot (North Lot), and DRP23-012 and SDP23-016 to develop the proposed southern lot (South Lot). The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request for: a Minor Subdivision, as contained in Resolution 2025-018 (Attachment 1); a DRP and SDP for the North Lot as contained in Resolution 2025-019 (Attachment 2); and a DRP and SDP for the South Lot, as contained in Resolution 2025-020 (Attachment 3). The project plans are included in Attachment 4.

DISCUSSION:

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

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

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

Table 1				
LOT INFORMATION				
Property Address:	615 N Granados		Existing Development:	
Zoning Designation:	Low Residential (LR) - 3 du/ac		One-Story Single-Family Residence	
Overlay Zone(s):	SROZ		Detached Two-Story Two-Car Garage & Guest House	
PROPOSED SUBDIVISION INFORMATION				
	<u>Existing Lot</u>	<u>LR Minimum</u>	<u>Noth Lot</u>	<u>South Lot</u>
Net Lot Area:	32,848 sf	14,000 sf	16,809 sf	16,039 sf
Gross Lot Area:	35,834 sf	14,000 sf	18,302 sf	17,532 sf
Street Frontage:	150 ft	65 ft	75 ft	75 ft
Lot Depth:	230-250 ft	100 ft	235 ft	245 ft
PROPOSED PROJECT INFORMATION				
	<u>Noth Lot</u>	<u>South Lot</u>		
# Units Allowed:	1 SFR, 1 ADU, 1 JADU	1 SFR, 1 ADU, 1 JADU	*ADU not subject to discretionary approval	
# Units Proposed:	1 SFR, 1 ADU*	1 SFR, 1 ADU*		
Max. Allowable FAR (SROZ):	4,905 sf	4,828 sf		
Proposed Floor Area:				
Main Level Living Area	3,144 sf	3,212 sf		
Lower Level Living Area	1,364 sf	1,369 sf		
Main Level Garage	493 sf	478 sf		
Subtotal	5,001 sf	5,059 sf		
Parking Exemption	- 400 sf	- 400 sf		
Total Proposed Floor Area:	4,601 sf	4,659 sf	**ADU not subject to Gross Floor Area	
Below Max. Floor Area by:	304 sf	169 sf		
Proposed Attached ADU:	846 sf**	850 sf**		
Max. Allowable Height:	25 ft	25 ft		
Max. Proposed Height:	24.83 ft	24.83 ft		
Highest Point/Ridge:	180.80 MSL	180.80 MSL		
Setbacks (c):			<u>Required (c)</u>	
Front (E)	25 ft	25 ft	25 ft	
Interior Side (N)	10 ft	10 ft	10 ft	
Interior Side (S)	10 ft	10 ft	10 ft	
Rear (W)**	74 ft	81 ft	25 ft	
Proposed Grading:			<u>Project Total</u>	
Cut Below Footprint (SFR/ADU)	620 cy / 265 cy	690 cy / 225 cy	1,310/490	
Cut Outside Footprint	795 cy	805 cy	1,600	
Fill Below Footprint (SFR/ADU)	25 cy / 0 cy	5 cy / 0 cy	30/0	
Fill Outside Footprint	225 cy	205 cy	430	
Excavation for Footings	80 cy	80 cy	160	
Removal/Recompaction	680 cy	645 cy	1,325	
Aggregate (excluding ADU cut)	2,425 cy	2,430 cy	4,855	
Export (including ADU cut)	1,430 cy	1,510 cy	2,940	
Required Parking: 2 Spaces:	2 Garage (+2 Driveway)	2 Garage (+2 Driveway)	**ADU's are not included in the setback information	
Proposed Accessory Structure:	Pool/Spa, Fire Pit, BBQ, AC Units, Fences/Walls, Decks (665 sf & 188 sf)	Pool/Spa, Fire Pit, BBQ, AC Units, Fences/Walls, Deck (894 sf)		

Staff has prepared draft findings for approval of the Minor Subdivision in the attached Resolution 2025-018 (Attachment 1), the DRP for the North Lot in the attached Resolution 2025-019 (Attachment 2), and the DRP for the South Lot in the attached Resolution 2025-020 (Attachment 3) for the City Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and recommended conditions of approval from the Community Development, Engineering, and Fire Departments are incorporated in each Resolution 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 a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a Minor Subdivision and DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolutions 2025-018, 2025-019, and 2025-020.

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

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

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

subdivision. In this connection, the city engineer may approve a map if he finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public;

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

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

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

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

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

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

net lot size in ac x number of du per ac = number of units allowed

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

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

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

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

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

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

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

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

Development Review Permit Compliance (SBMC Section 17.68.40):

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

be made, the Council shall deny the DRP. Resolutions 2025-019 (North Lot) and 2025-020 (South Lot) provide the full discussion of the findings.

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

DRP Finding #1

General Plan Consistency

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

Specific Plans and Special Overlays

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

Local Coastal Plan/Land Use Plan Consistency

The City Council adopted an LCP/LUP on February 27, 2013 (amended and certified on June 11, 2014). Although the LUP has been certified by the California Coastal Commission, the Local Implementation Plan (LIP) portion of the LCP has not yet been certified; as such, the provisions of the LUP are considered to be advisory rather than mandatory at this time. Chapter 5 of the LUP outlines policies for new development, including land divisions in Policies 5.33 through 5.40. The subject property is not located

in Environmentally Sensitive Habitat Area (ESHA) outlined in the LUP or near coastal resources or public access. The proposed subdivision would create two developable lots in adherence with the minimum lot standards and allowable density for the Low-Density Residential designation.

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

Zoning Ordinance Consistency

SBMC Section 17.20.010(C) specifies that the LR Zone is intended for detached single-family development at a maximum density of three dwelling units per acre. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

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

The single-family residences would be located entirely within the buildable area on each of the proposed lots with allowable encroachments of retaining walls, flat work, and drainage improvements in the setbacks. Each lot would have 25-foot front and 10-foot side yard setbacks. The North Lot would have a 74-foot rear yard setback measured to the lower level pool bathroom and main level primary deck. The South Lot would have an 81-foot rear yard setback measured to main level deck and primary bedroom and a 95-foot rear yard setback measured to the primary living area.

Maximum Floor Area Ratio:

Pursuant to the SROZ, the maximum allowable floor area calculation for the proposed lots are as follows:

<u>North Lot – Gross Lot Area: 18,302 sf</u>	
0.5 for first 6,000 sf	3,000 sf
0.175 for 6,000 to 15,000 sf	1,575 sf
0.1 for 15,000 to 20,000 sf	330 sf
Maximum Allowable Floor Area:	4,905 sf
<u>South Lot – Gross Lot Area: 17,532 sf</u>	
0.5 for first 6,000 sf	3,000 sf
0.175 for 6,000 to 15,000 sf	1,575 sf
0.1 for 15,000 to 20,000 sf	253 sf
Maximum Allowable Floor Area:	4,828 sf

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space.

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

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

Maximum Building Height:

The maximum allowable building height for all residential zones is 25 feet. The maximum height (tallest portion) of the proposed residences on the North Lot and South Lot would be 24.83 feet above the proposed grade with the highest portion of the structures to be 180.80 feet above MSL. As a condition of approval, the Applicant will be required to certify the maximum building height and highest roof elevation during construction as well as the completed building pad.

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

Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Two unobstructed 9-foot by 19-foot parking spaces would be accommodated within the proposed garages in compliance with the parking requirements on each lot. Additionally, the driveways on each lot would also accommodate two parking spaces located entirely within the buildable areas.

Fences, Walls and Retaining Walls:

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

walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air.

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

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

Landscape Water Efficiency:

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

DRP Finding #2

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

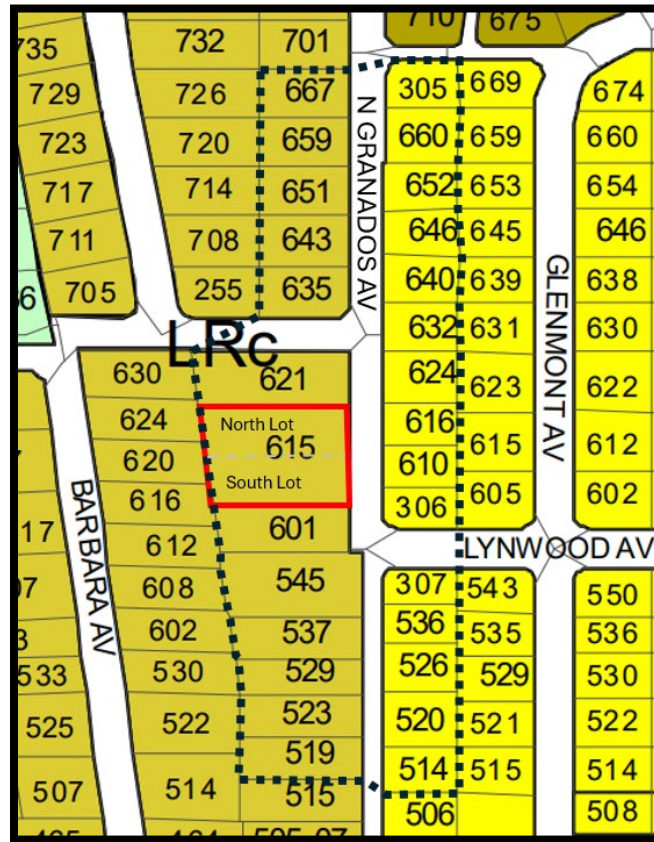
1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

Relationship with Adjacent Land Uses:

The property is located within the LR Zone and SROZ. Adjacent properties to the north, south, and west are also located within the LR Zone. Properties located on the east side of North Granados and further east are located in the Low-Medium Residential (LMR) Zone. The surrounding properties are developed with one- and two-story single-family residences.

Neighborhood Comparison:

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



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

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

Project Gross Building Area:	5,001 sf
Delete Attached Garage:	- 493 sf
Project Area for Comparison to Assessor's Data:	4,508 sf

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

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

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

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

Table 2						
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
22	610 N Granados	7,547	3,036		3,271	LMR
23	306 Lynwood	7,247	2,196		3,218	LMR
24	307 Lynwood	6,613	1,793		3,107	LMR
25	536 N Granados	7,002	1,492		3,175	LMR
26	526 N Granados	8,391	1,903		3,418	LMR
27	520 N Granados	9,960	1,982		3,693	LMR
28	514 N Granados	8,311	2,430		3,404	LMR

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

Building and Structure Placement:

Following the typical development pattern of properties located on the west side of north-south traversing streets in this area of the City, the proposed two-story residences would have the appearance of a single-story from the street with a lower level built into the existing grade. The highest roof elevations of both proposed residences (180.80 MSL) would be approximately four to seven feet above the grade elevation along the North Granados Avenue frontage. The proposed garages would be setback 25 feet from the front property lines, and the living area would be setback approximately 55 feet from the front property lines.

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

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

square-foot lower-level living area would consist of a media room, office/game room, powder room, and mechanical/storage room. Proposed yard improvement include a pool and jacuzzi, patio areas, a fire pit, and lawn area in the lower west side of the residence.

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

Landscape:

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

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the planting plan presented to the City Council should the City Council approve the project. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone.

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

Roads, Pedestrian Walkways, Parking, and Storage Areas:

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

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

Grading:

The majority of the grading proposed on each lot consists of the excavation associated with lowering the grade approximately two feet from the existing building pad for the main level, excavation for the lower level to be built between 12 and 14 feet below the existing grade, and excavation outside the footprint of the proposed structures to lower adjacent yard areas. Additional grading is proposed in the lower yard areas to create flat yard and patio areas at the same elevation as the lower levels, biofiltration areas in the northwest corner of the North Lot and southwest corner of the South Lot, and manufactured slopes to the rear property line. The proposed two lots include a total aggregate grading quantity of 4,855 cubic yards and 2,940 cubic yards of export.

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

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

Lighting:

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

Usable Open Space:

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

Structure Development Permit Compliance:

The proposed structures each exceed 16 feet in height above the pre-existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC

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

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

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

A condition of approval has been added to the Draft Resolutions of Approval (Attachments 2 and 3) to require that the Applicant submit a height certification for each lot prepared by a licensed land surveyor prior to the framing inspections certifying that the maximum building height will not exceed 24.83 feet above the pre-existing grade or the highest roof elevation will not exceed 180.80 feet above MSL. Due to the sensitivity of neighboring views, Staff will also require other lower roof elevations to also be certified. The Applicant will also be required to submit pad certifications to verify the consistency of the finished building pad elevation with the project plans prior to the foundation inspections.

The Draft Resolutions of Approval (Attachment 2 and 3) include findings in support of the Minor Subdivision and the DRP and SDP for each proposed lot. The Draft Resolutions include the applicable SBMC sections in italicized text and the recommended conditions of approval from the Community Development, Engineering, and Fire Departments. An additional condition of approval requires that the Applicant obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits. The Council may direct Staff to modify the Resolutions to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare Resolutions of Denial for adoption at a subsequent Council meeting.

Drainage Design:

The surface topography of the existing site is generally sloping from east to west. The subject site is approximately 150 feet wide and is proposed to be subdivided into two separate lots. There are three properties along the westerly property line where the existing drainage crosses the property line.

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

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

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

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

Property Frontage and Public Right-of-Way Improvements:

This property is located on North Granados Avenue between Lynwood Avenue and Patty Hill Drive. This project proposes to subdivide the lot into two separate lots. If approved,

each lot would be required to remove all non-standard frontage improvements and construct City standard improvements, including a concrete driveway approach, a minimum of 10 feet wide compacted decomposed granite (DG) parking/walking surfaces and a mountable concrete curb. Each lot is also proposing to have concrete walkway steps connecting the street to the driveway. The South Lot has a large pine tree at or near the public right of way line. In order to save this tree, this project proposes to construct a retaining wall partially within the public right of way. Construction of the retaining wall would result in the reduction of the DG for approximately 24 feet near the driveway of the South Lot.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on March 27, 2025.

The Applicant provided a letter to the City Council, which is included in Attachment 5. Staff has fielded questions from property owners to the west at 616 and 620 Barbara Avenue regarding stormwater runoff and drainage improvements associated with the project. Additional correspondence received before the project was removed from the March 12, 2025 City Council Meeting Agenda is included in Attachment 6.

CEQA COMPLIANCE STATEMENT:

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

The project is also exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction) and 15332 (In-Fill Development Projects) of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including one single-family residence. Additionally, Class 32 consists of environmentally benign housing projects that are consistent with the General Plan and zoning requirements and located on sites less than five acres in urbanized areas. These exemptions are consistent with the Applicant's proposal to construct a single-family residence with an attached garage and Accessory Dwelling Unit on each proposed lot.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2025-018 if the City Council can make all required findings for the approval of a Minor Subdivision Tentative Parcel Map;
- Approve Staff recommendation adopting the attached Resolution 2025-019 if the City Council can make all required findings for the approval a DRP for the proposed North Lot;
- Approve Staff recommendation adopting the attached Resolution 2025-020 if the City Council can make all required findings for the approval a DRP for the proposed South Lot
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings; or
- Deny the project if all required findings cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan, and may be found, as conditioned, to meet the discretionary findings required to approve a Minor Subdivision Tentative Parcel Map and a DRP for the proposed North Lot and a DRP for the proposed South Lot. The project also meets the requirements of the SDP for both proposed lots. Therefore, should the City Council be able to make the required findings, Staff recommends that the City Council:

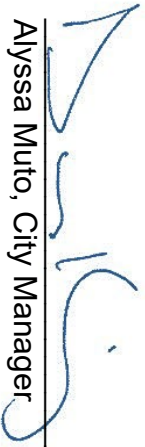
1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the Minor Subdivision exempt from the California Environmental Quality Act pursuant to Sections 15301 and 15315 of the State CEQA Guidelines;
3. Find the DRP and SDP for the North Lot exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines;
4. Find the DRP and SDP for the North Lot exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines; and
5. If the City Council makes the requisite findings and approves the project, adopt the following:
 - Resolution 2025-018 conditionally approving a Minor Subdivision Tentative Parcel Map (SMAP23-002) to demolish the existing single-family residence and

subdivide the property at 615 North Granados Avenue into two single-family lots (North Lot and South Lot);

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Alyssa Muto, City Manager

Attachments:

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

RESOLUTION 2025-018

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

APPLICANT: DMIG 615 GRANADOS LLC
APPLICATION: SMAP23-002

WHEREAS, DMIG 615 Granados LLC (hereinafter referred to as “Applicant”), has submitted an application for a Minor Subdivision Tentative Parcel Map pursuant to Title 16 (Subdivisions) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on April 9, 2025, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Sections 15301 and 15315 of the State California Environmental Quality Act (CEQA) Guidelines; and

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a Minor Subdivision Tentative Parcel Map to demolish existing structures onsite and subdivide a 35,834 square-foot parcel into two new single-family parcels at 615 North Granados Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

The proposed subdivision is consistent with the General Plan, which designates the property as Low Density Residential with a maximum density of three dwelling units per acre and the intent to include residential development in areas characterized by detached single-family homes on older subdivided lots.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- VII. *The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large, for access through or use of property within the proposed subdivision.*

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

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

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

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

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

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay for the assignment of an address for the newly created lot.
- II. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance

of a demo permit or recordation of the Parcel Map.

- III. The Applicant shall obtain a Building Permit to demolish the existing structures and improvements on site in accordance with the project plans presented to the City Council on April 9, 2025.

B. Fire Department Conditions:

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

C. Engineering Department Conditions:

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

FINAL PARCEL MAP

- II. A Parcel Map shall be prepared and recorded in accordance with Chapter 16.32 of SBMC.
 - a. Provide a Subdivision Map Guarantee within ten days before recording the Parcel Map.
 - b. Pay Parcel Map plan check fee in accordance with the current Engineering Fee Schedule.
 - c. A preliminary soils report, prepared by a civil engineer registered in this state, and based upon adequate test borings, shall be submitted prior to recording of the final parcel map and noted on the final parcel map.
 - d. The Applicant shall comply with Section 66436 of the Government Code by furnishing to the City Engineer a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: (a) they have received from the developer a copy of the proposed Parcel Map; (b) they object or do not object to the filing of the Parcel Map without their signature.

D. City Council Conditions:

- I. N/A

I. ENFORCEMENT

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

II. EXPIRATION

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

III. INDEMNIFICATION AGREEMENT

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

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

PASSED AND ADOPTED this 9th day of April 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –

ABSENT: Councilmembers –
ABSTAIN: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2025-019

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

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

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

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

WHEREAS, at the Public Hearing on April 9, 2025, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines; and

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

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

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

III. FINDINGS

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

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

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

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

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

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

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

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the LR Zone is intended for detached single-family development at a maximum density of three dwelling units per acre. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

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

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

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

Maximum Floor Area Ratio:

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

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

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space.

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

Maximum Building Height:

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

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

Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Two unobstructed 9-foot by 19-foot parking spaces would be accommodated within the proposed garage in compliance with

the parking requirement. Additionally, the driveway will also accommodate two parking spaces located entirely within the buildable areas.

Fences, Walls and Retaining Walls:

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

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

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

Landscape Water Efficiency:

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

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

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.*

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

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

Following the typical development pattern of properties located on the west side of the north-south traversing streets in this area of the City, the proposed two-story residence would have the appearance of a single-story from the street with a lower level built into the existing grade. The highest roof elevation of the residence residences (180.80 MSL) will be approximately seven feet above the grade elevation along the North Granados Avenue frontage. The proposed garage will be setback 25 feet from the front property line, and the living area will be setback approximately 55 feet from the front property line.

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

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

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

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

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

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the conceptual planting plan presented to the City Council should the City Council approve the project. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone.

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

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

topography, by the placement of buildings and structures, or by landscaping and plantings.

The two required off-street parking spaces will be located within the attached two-car garage. Vehicular access will be taken from a gated driveway at the northern end of the street frontage and would turn 90 degrees within the lot to access the north-facing garage. Two additional off-street parking spaces will also be accommodated in the driveway and within the buildable area.

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

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

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

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

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

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

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

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

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

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

The Applicant worked with the view claimants and other neighbors who expressed concerns with the project to the Applicant during the SDP noticing period. The Applicant submitted revised plans that lowered rooflines, reduced massing and deck areas, and modified planting species. The revised project included massing outside of the three-dimensional envelope of the original story poles, therefore, the story poles were updated on October 18, 2024, and

a second SDP Notice was mailed with a deadline of December 16, 2024 to file for View Assessment. No additional applications were received, and Claimant 1 withdrew his application. Claimant 2 affirmed their application for View Assessment, and the Applicant opted to schedule the item for a View Assessment Commission meeting on January 21, 2025. Claimant 2 requested a continuance from the meeting, and without being heard by the Commission, the item was continued to the February meeting. However, the Applicant and Claimant 2 were subsequently able to agree upon specific revisions that have since been reflected on revised and final plans.

A condition is included in this Resolution to require that the Applicant submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum building height will not exceed 24.83 feet above the pre-existing grade or the highest roof elevation will not exceed 180.80 feet above MSL. Due to the sensitivity of neighboring views, Staff also requires other lower roof elevations to also be certified. The Applicant is also be required to submit pad certifications to verify the consistency of the finished building pad elevation with the project plans prior to the foundation inspections.

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees. The Applicant will be credited half of the value of the existing residence the applicable impact fees.
- II. Building, grading, and landscape construction plans shall be in substantial conformance with the project plans presented to the City Council on April 9, 2025 and located in the project file with a submittal date of February 17, 2025.
- III. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor certifying that the maximum building height will not exceed 24.83 feet above the pre-existing grade or the highest roof elevation will not exceed 180.80 feet above MSL in conformance with the plans as approved by the City Council on April 9, 2025. The height certificate shall also include additional lower roof elevations as specified by Staff. The Applicant shall also submit a pad certificate in conformance with the approved project plans.

- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on April 9, 2025, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicant shall obtain and submit landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied and the installation has passed inspection by the City's third-party landscape professional.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- XI. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and

shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

- I. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.2.1 and 503.2.3.
- II. **BUILDINGS AND FACILITIES:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility per the 2019 California Fire Code Chapter 5 Section 503.1.1.
- III. **GRADE:** The gradient for a fire apparatus access roadway shall not exceed 20.0 percent. Grades exceeding 15.0 percent (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent) per the SBMC Section 15.32.170(503.2.7-8) – minimum #75 topcast.
- IV. **GATES:** All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per the SBMC Section 15.32.200(503.6). All Knox Box products shall be purchased through Knox website under Solana Beach Fire.

- V. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site, the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 33:
- a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency;
 - b. As a minimum, the finish lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
 - c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service, and accepted by the Fire Department and applicable water district.
- VI. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- VII. **FIRE HYDRANTS AND FIRE FLOWS:** The Applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency servicing the area shall be provided that states the required fire flow is available. Multi-Family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets per the SBMC Section 15.32.210 Section 507.5.1.01 to 507.5.1.02.
- VIII. **ADDRESS NUMBERS: STREET NUMBERS:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- IX. **AUTOMATIC FIRE SPRINKLER SYSTEM – ONE- AND TWO-FAMILY DWELLINGS:** Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be

approved by the Fire Department prior to installation. Sprinklers will be required due to significant modifications and additions being over 50 percent of the existing structure.

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

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

C. Engineering Department Conditions:

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

- IV. The Applicant shall submit proof to the Engineering Department that the required California Coastal Commission Permits have been obtained prior to the issuance of any building or grading permits.
- V. The Applicant shall obtain an Engineering Permit. The Engineering Permit shall be prepared by a Registered Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code. The Engineering Permit plan shall be in accordance with the BMP Site Plan. A Preliminary Hydrology Study was prepared, and all recommendations of the Hydrology Study shall be incorporated into the Engineering Permit plan.
- VI. The Applicant shall pay in full the one-time Sewer Capacity Fee of \$4500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 1.0 EDU and the ADU would increase the property's EDU assignment by 0.8 EDU. The EDU assignment for both lots would be 3.6 EDU. The City will credit the existing SFR 1.0 EDU. Thus, the total EDU assignment would be 2.6 EDU for both lots combined. Each lot will be charged 1.3 EDU. Therefore, each lot will be charged \$5,850 (1.3 EDU multiplied by \$4,500).
 - a. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
 - b. A Sewer Permit and Encroachment Permit are required for the private sewer lateral. The Applicant shall coordinate with the Public Works inspector to allow the inspector to inspect the entire length of the private sewer lines within the public right of way before backfilling.
 - c. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main. A backflow prevention device shall be installed on private property. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- VII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless for the storm drain system on the applicant's property. The Owner shall maintain sump pumps in operable condition per manufacturer's instruction/equipment documentation. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.

- VIII. The 18-inch RCP storm drainage system from Granados Avenue to Patty Hill Drive shall be installed per the approved plans. Work in the public right of way will require an Encroachment Permit, which must be obtained prior to start of work.
- IX. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit. Each lot will be responsible for \$9,462 (\$18,924 divided by 2).
- The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the Accessory Dwelling Units prior to Building Permit Issuance that is required. The fee due at building permit issuance for the proposed Residential-Accessory Dwelling Units are as follows:
- a. $\$4,732 \times (846 \text{ SF} / 4,601 \text{ SF}) = \870
- X. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance is required of this project. The current rate for a single-family dwelling unit is \$3,623. Each lot will be responsible for \$1,811 (\$3,623 divided by 2).
- XI. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- XII. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

Grading Conditions

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

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

- c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for biofiltration basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. The report shall provide a drainage discharge design which would represent the pre-existing condition to the maximum extent feasible. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.
- d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. Cut and fill slopes shall be set back from site boundaries and buildings in accordance with SBMC Section 15.40.140 and to the satisfaction of the City Engineer.
- g. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the Grading Permit.
- h. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.

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

D. City Council Conditions:

- I. N/A

I. ENFORCEMENT

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

II. EXPIRATION

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

III. INDEMNIFICATION AGREEMENT

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

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

PASSED AND ADOPTED this 9th day of April 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2025-020

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

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

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

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

WHEREAS, at the Public Hearing on April 9, 2025, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines; and

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

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

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

III. FINDINGS

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

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

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

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

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

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

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

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the LR Zone is intended for detached single-family development at a maximum density of three dwelling units per acre. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

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

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

drainage improvements in the setbacks. The project will have 25-foot front, 81-foot rear, and 10-foot side yard setbacks.

Maximum Floor Area Ratio:

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

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

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space.

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

Maximum Building Height:

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

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

Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Two unobstructed 9-foot by 19-foot parking spaces would be accommodated within the proposed garage in compliance with

the parking requirement. Additionally, the driveway will also accommodate two parking spaces located entirely within the buildable areas.

Fences, Walls and Retaining Walls:

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

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

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

Landscape Water Efficiency:

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

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

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.*

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

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

Following the typical development pattern of properties located on the west side of the north-south traversing streets in this area of the City, the proposed two-story residence would have the appearance of a single-story from the street with a lower level built into the existing grade. The highest roof elevation of the residence residences (180.80 MSL) will be approximately four feet above the grade elevation along the North Granados Avenue frontage. The proposed garage will be setback 25 feet from the front property line, and the living area will be setback approximately 55 feet from the front property line.

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

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

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

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

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

In addition to complying with the water efficient landscape regulations, the Applicant would also be required to submit a landscape construction plan in substantial conformance with the conceptual planting plan presented to the City Council should the City Council approve the project. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone.

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

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

The two required off-street parking spaces will be located within the attached two-car garage. Vehicular access will be taken from a gated driveway at the southern end of the street frontage and would turn 90 degrees within the lot to access the south-facing garage. Two additional off-street parking spaces will also be accommodated in the driveway and within the buildable area.

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

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

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

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

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

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

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

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

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

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

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

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

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

A condition is included in this Resolution to require that the Applicant submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum building height will not exceed 24.83 feet above the pre-existing grade or the highest roof elevation will not exceed 180.80 feet above MSL. Due to the sensitivity of neighboring views, Staff will also require other lower roof elevations to also be certified. The Applicant will also be required to submit pad certifications to verify the consistency of the finished building pad elevation with the project plans prior to the foundation inspections.

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees. The Applicant will be credited half of the value of the existing residence the applicable impact fees.
- II. Building, grading, and landscape construction plans shall be in substantial conformance with the project plans presented to the City Council on April 9, 2025 and located in the project file with a submittal date of February 17, 2025.
- III. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor certifying that the maximum building height will not exceed 24.83 feet above the pre-existing grade or the highest roof elevation will not exceed 180.0 feet above MSL in conformance with the plans as approved by the City Council on April 9, 2025. The height certificate shall also include additional lower roof elevations as specified by Staff. The Applicant shall also submit a pad certificate in conformance with the approved project plans.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and

17.60.070 (Fences and Walls).

- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on April 9, 2025, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicant shall obtain and submit landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied and the installation has passed inspection by the City's third-party landscape professional.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- XI. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an

amendment to the approved DRP.

B. Fire Department Conditions:

- I. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.2.1 and 503.2.3.
- II. **BUILDINGS AND FACILITIES:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility per the 2019 California Fire Code Chapter 5 Section 503.1.1.
- III. **GRADE:** The gradient for a fire apparatus access roadway shall not exceed 20.0 percent. Grades exceeding 15.0 percent (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent) per the SBMC Section 15.32.170(503.2.7-8) – minimum #75 topcast.
- IV. **GATES:** All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per the SBMC Section 15.32.200(503.6). All Knox Box products shall be purchased through Knox website under Solana Beach Fire.
- V. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site, the following conditions shall be completed to the satisfaction of the Solana Beach

Fire Department and per the 2022 California Building Code Chapter 33:

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

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

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

C. Engineering Department Conditions:

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

- IV. The Applicant shall submit proof to the Engineering Department that the required California Coastal Commission Permits have been obtained prior to the issuance of any building or grading permits.
- V. The Applicant shall obtain an Engineering Permit. The Engineering Permit shall be prepared by a Registered Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code. The Engineering Permit plan shall be in accordance with the BMP Site Plan. A Preliminary Hydrology Study was prepared and all recommendations of the Hydrology Study shall be incorporated into the Engineering Permit plan.
- VI. The Applicant shall pay in full the one-time Sewer Capacity Fee of \$4500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 1.0 EDU and the ADU would increase the property's EDU assignment by 0.8 EDU. The EDU assignment for both lots would be 3.6 EDU. The City will credit the existing SFR 1.0 EDU. Thus, the total EDU assignment would be 2.6 EDU for both lots combined. Each lot will be charged 1.3 EDU. Therefore, each lot will be charged \$5,850 (1.3 EDU multiplied by \$4,500).
 - a. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
 - b. A Sewer Permit and Encroachment Permit are required for the private sewer lateral. The Applicant shall coordinate with the Public Works inspector to allow the inspector to inspect the entire length of the private sewer lines within the public right of way before backfilling.
 - c. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main. A backflow prevention device shall be installed on private property. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- VII. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless for the storm drain system on the applicant's property. The Owner shall maintain sump pumps in operable condition per manufacturer's instruction/equipment documentation. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.

- VIII. The 18-inch RCP storm drainage system from Granados Avenue to Patty Hill Drive shall be installed per the approved plans. Work in the public right of way will require an Encroachment Permit, which must be obtained prior to start of work.
- IX. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for a Residential-Single-Family is \$18,924 per dwelling unit. Each lot will be responsible for \$9,462 (\$18,924 divided by 2).
- The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the Accessory Dwelling Units prior to Building Permit Issuance that is required. The fee due at building permit issuance for the proposed Residential-Accessory Dwelling Units are as follows:
- a. $\$4,732 \times (850 \text{ SF} / 4659 \text{ SF}) = \863
- X. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance is required of this project. The current rate for a single-family dwelling unit is \$3,623. Each lot will be responsible for \$1,811 (\$3,623 divided by 2).
- XI. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- XII. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

Grading Conditions

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

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

- c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for biofiltration basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. The report shall provide a drainage discharge design which would represent the pre-existing condition to the maximum extent feasible. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.
- d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. Cut and fill slopes shall be set back from site boundaries and buildings in accordance with SBMC Section 15.40.140 and to the satisfaction of the City Engineer.
- g. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the Grading Permit.
- h. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.

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

D. City Council Conditions:

- I. N/A

I. ENFORCEMENT

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

II. EXPIRATION

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

III. INDEMNIFICATION AGREEMENT

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

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

PASSED AND ADOPTED this 9th day of April 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

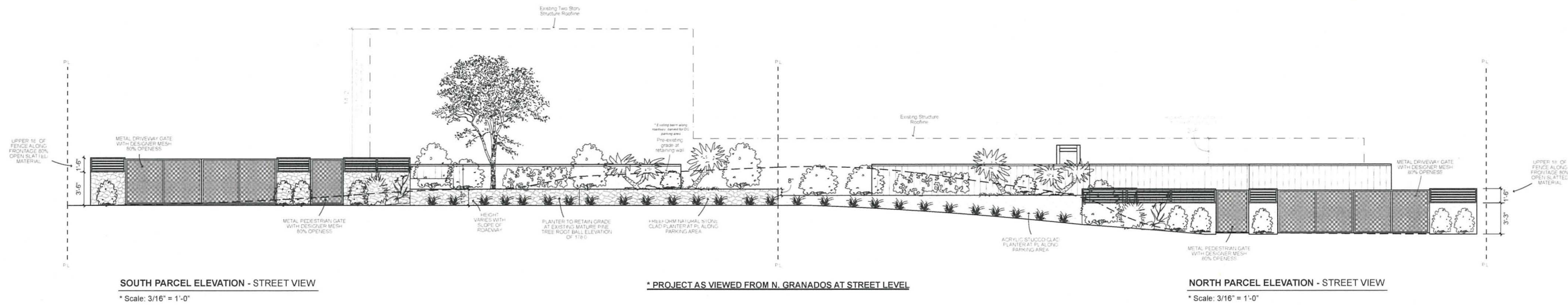
ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

615 Granados Ave

Solana Beach, CA



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

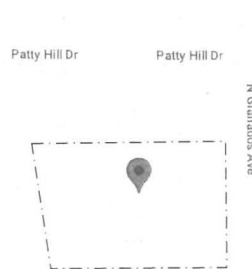
HERITAGE WEST DEVELOPMENT
 238 N. Cedros Ave
 Suite 201
 Solana Beach, CA 92075
 APPLICANT INFO:
 Ryan Gad
 (858)204-7457

SHEET INDEX

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

* = Plan shows both parcels

VICINITY MAP



SCOPE OF WORK

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

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

CONSULTANTS

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

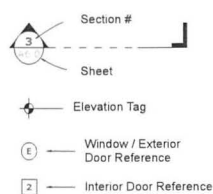
Civil Engineer:
 Pasco Laret Suiter & Associates
 Bryan Knapp
 1911 San Diego Ave, Suite 100
 San Diego, CA 92110
 P - (858) 259-8212 (ext 119)
 E - bknapp@pisaengineering.com

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

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

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

SYMBOLS



ABBREVIATIONS

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

PROJECT DATA

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

Property Address: 615 N Granados
 Solana Beach, CA 92075

APN#: 263-082-17

Zoning: LRC - Low Residential
 * Scaled Residential Overlay

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

Occupancy Group: R-3

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

Building Use: Single Family Residential

Max Building Height: 25'-0"

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

MAXIMUM ALLOWABLE FLOOR AREA (FAR)		
Tiered Allocation	North Lot @ 18,302 sf	South Lot @ 17,532 sf
0-500 for first 6,000 sf	3,000 sf	3,000 sf
0-175 for 6,001 to 15,000 sf	1,575 sf	1,575 sf
0-100 for 15,001 to 20,000 sf	330 sf	253 sf
Maximum Allowable FAR	4,905 sf	4,828 sf

FLOOR AREA SUMMARY - NORTH PARCEL

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

FLOOR AREA SUMMARY - SOUTH PARCEL

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

APPLICABLE CODE EDITIONS

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

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

SEPARATE PERMITS

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

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

MISC INFO

ATTACHMENT 4



PROJECT
 615 N GRANADOS

APN#
 263-082-17-00

ISSUE
 9/12/24

TITLE SHEET

T.1.0

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

OWNER INFORMATION

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

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

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°42'30" WEST ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 562.50 FEET TO THE COMMON EASTERLY CORNER OF LAND CONVEYED TO E. E. DIMOCK AND WIFE BY DEED DATED MARCH 11, 1946, AND RECORDED IN BOOK 2065, PAGE 407 OF OFFICIAL RECORDS, AND LAND CONVEYED TO REUBEN S. HAMAKER ET AL BY DEED DATED APRIL 1, 1946 AND RECORDED IN BOOK 2277, PAGE 125 OF OFFICIAL RECORDS; THENCE CONTINUING NORTH 00°42'30" WEST ALONG SAID EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, BEING ALSO THE EASTERLY LINE OF SAID HAMAKERS LAND, A DISTANCE OF 486.47 FEET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF LAND CONVEYED TO HELEN T. WEED AND ETHEL W. GROSSO BY DEED RECORDED MAY 3, 1951, IN BOOK 4093, PAGE 246 OF OFFICIAL RECORDS; SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°42'30" WEST ALONG SAID EASTERLY LINE OF HAMAKERS LAND, A DISTANCE OF 147.83 FEET TO A POINT THEREON WHICH IS DISTANT THEREALONG SOUTH 00°42'30" EAST 90.00 FEET FROM THE NORTHEAST CORNER OF SAID LAND; THENCE NORTH 89°40'30" WEST, PARALLEL WITH THE NORTH LINE OF SAID HAMAKERS LAND 250.30 FEET MORE OR LESS TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE FOREMENTIONED LAND CONVEYED TO WEED AND GROSSO, THENCE SOUTH 08°29'30" EAST ALONG SAID PROLONGATION, 148.29 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LAND; THENCE SOUTH 89°40'30" EAST ALONG THE NORTH LINE OF SAID LAND AND THE EASTERLY PROLONGATION THEREOF, A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 263-082-17-00

SITE ADDRESS

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

TOPOGRAPHY

TOPOGRAPHY OBTAINED BY: FIELD SURVEY
ON / DATE: SEPTEMBER 16, 2019
PREPARED BY: TORGERSEN SURVEYING, INC.
1012 MAR VISTA DR.
VISTA, CA 92081

BASIS OF BEARINGS

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

BENCHMARK

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

ZONING INFORMATION

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

UTILITIES

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

ACCESS

N GRANADOS AVENUE, A PUBLIC ROAD

PREPARED BY

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

PREPARED ON:
2/29/2024

ENGINEER OF WORK

BRYAN KNAPP, PE #66542
11/15/24
DATE

LEGEND

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

EXISTING EASEMENT INFORMATION

- EASEMENT FOR WATER PIPE LINE AND DISTRIBUTING BASIN AND RIGHTS INCIDENTAL THERETO PER BOOK 789 PAGE 418 RECORDED NOVEMBER 1, 1918 & RE-RECORDED PER BOOK 770 PAGE 331, JANUARY 29, 1919.
- EASEMENT FOR PUBLIC STREET AND RIGHTS INCIDENTAL THERETO PER BOOK 2277 PAGE 123 RECORDED OCTOBER 24, 1946.

PROPOSED EASEMENT INFORMATION

NO EASEMENTS PROPOSED

AREA CALCULATIONS

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

PARCEL 1 (NORTHERN PARCEL) AREA CALCS

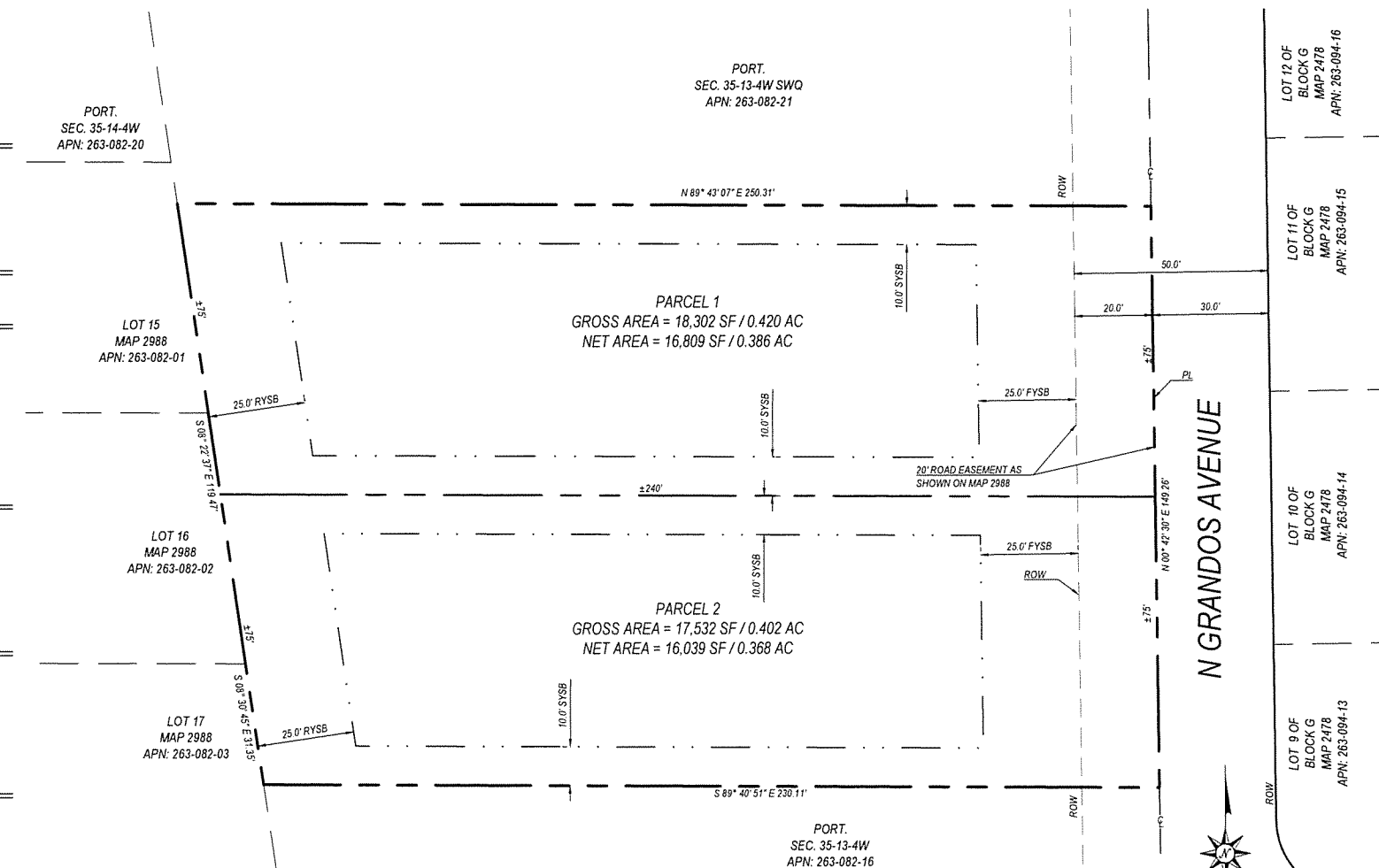
TOTAL PARCEL AREA:	18,302 SF / 0.420 AC
EXISTING ROAD EASEMENT:	1,493 SF / 0.034 AC
NET DEVELOPABLE AREA:	16,809 SF / 0.386 AC
TOTAL IMPERVIOUS AREA:	8,655 SF / 0.199 AC
TOTAL PERVIOUS AREA:	9,647 SF / 0.221 AC

PARCEL 2 (SOUTHERN PARCEL) AREA CALCS

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

SETBACKS

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



NORTHERN LOT GRADING / EARTH WORK QUANTITIES

DISTURBED AREA / AREA GRADED: 34,638 SF
MAIN RESIDENCE (BELOW STRUCTURE):
CUT: 620 CY (2.1 MAX)
FILL: 25 CY (2.1 MAX)
ADU (BELOW STRUCTURE):
CUT: 265 CY (2.1 MAX)
FILL: 0 CY (2.1 MAX)
OUTSIDE OF FOOTPRINT:
CUT: 795 CY (2.1 MAX)
FILL: 225 CY (2.1 MAX)
EXPORT: 1,430 CY (INCLUDES ADU CUT)
REMEDIAL: 660 CY
REMOVAL / RECOMPACTION
EXCAVATION FOR FOOTINGS 80 CY
TOTAL GRADING: 2,190 CY
*AGGREGATE WITHOUT ADU QUANTITIES. EXPORT EXCLUSIVE OF ADU QUANTITIES

SOUTHERN LOT GRADING / EARTH WORK QUANTITIES

DISTURBED AREA / AREA GRADED: 34,638 SF
MAIN RESIDENCE (BELOW STRUCTURE):
CUT: 690 CY (2.1 MAX)
FILL: 5 CY (2.1 MAX)
ADU (BELOW STRUCTURE):
CUT: 225 CY (2.1 MAX)
FILL: 0 CY (2.1 MAX)
OUTSIDE OF FOOTPRINT:
CUT: 805 CY (2.1 MAX)
FILL: 205 CY (2.1 MAX)
EXPORT: 1,510 CY (INCLUDES ADU CUT)
REMEDIAL: 645 CY
REMOVAL / RECOMPACTION
EXCAVATION FOR FOOTINGS 80 CY
TOTAL GRADING: 2,235 CY
*AGGREGATE WITHOUT ADU QUANTITIES. EXPORT EXCLUSIVE OF ADU QUANTITIES

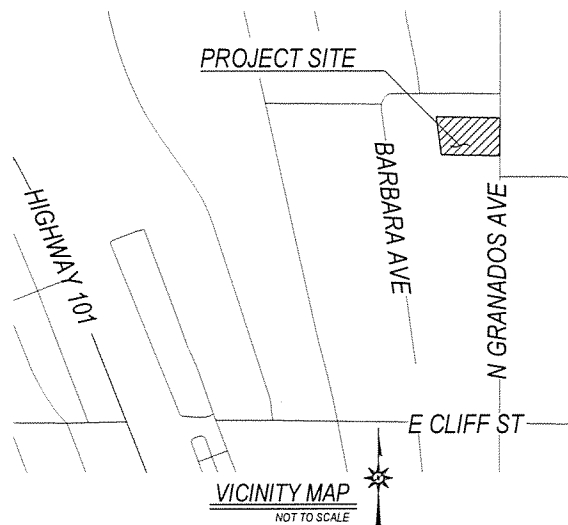
SHEET INDEX

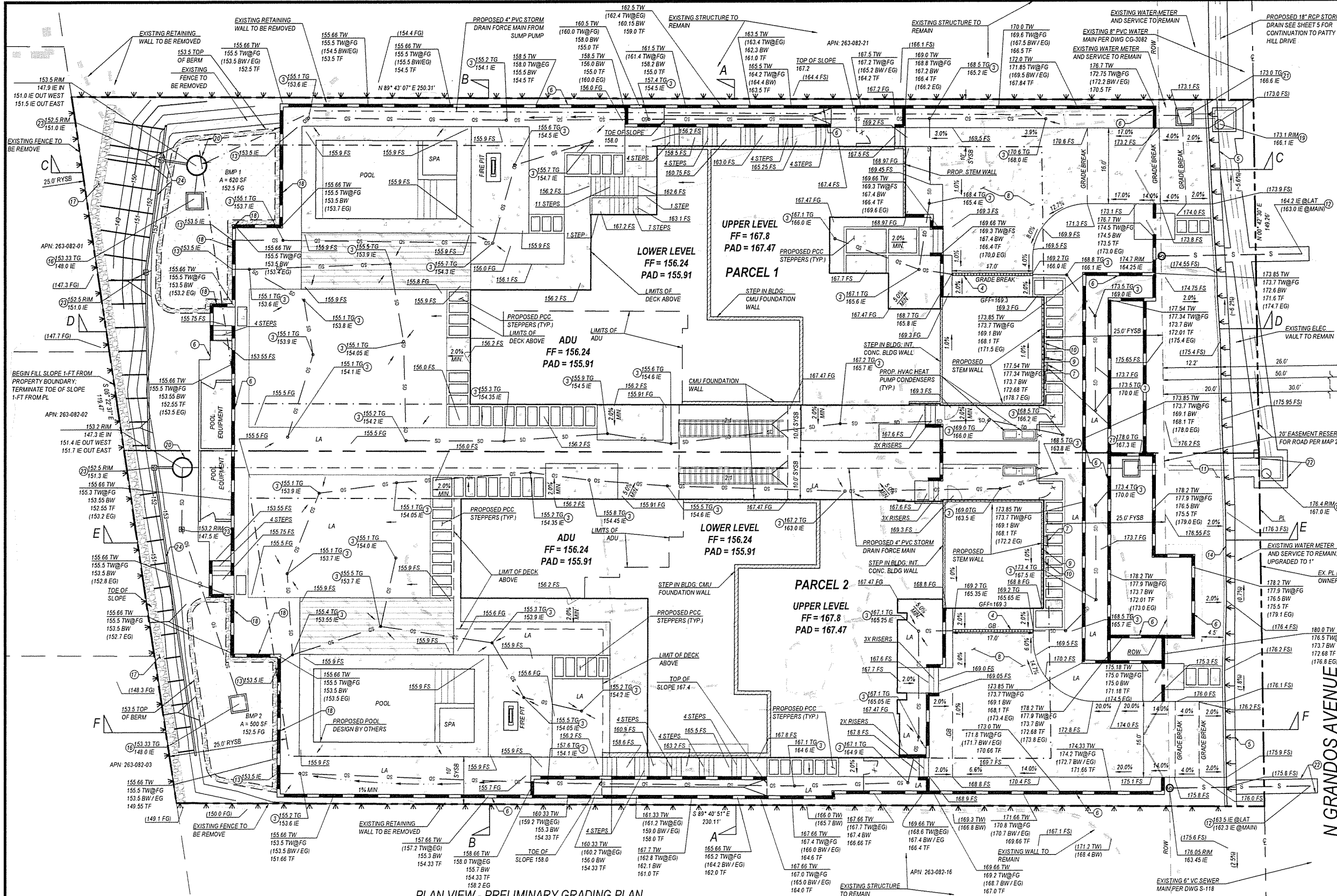
TITLE SHEET	C1
PRELIMINARY GRADING PLAN	C2
SECTIONS & DETAILS	C3-C5
FIRE HOSE PULL EXHIBIT	C6

SCOPE OF WORK

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

	NORTH LOT	SOUTH LOT	PROJECT TOTAL
CUT			
BELOW FOOTPRINT (SFR/ADU)	620 / 265	690 / 225	1310 / 490
OUTSIDE OF FOOTPRINT	795	805	1600
BELOW FOOTPRINT (SFR/ADU)	25 / 0	5 / 0	30 / 0
FILL			
OUTSIDE OF FOOTPRINT	225	205	430
EXCAVATION OF FOOTINGS	80	80	160
REMOVAL/RECOMPACTION	660	645	1325
AGGREGATE (NOT INCLUDING ADU CUT)	2425	2430	4855
EXPORT (INCLUDING ADU CUT)	1430	1510	2940





LEGEND

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

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

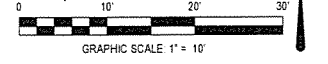
CONSTRUCTION NOTES

- EXISTING SURVEY MONUMENT TO BE PROTECTED IN PLACE. SURVEY MONUMENTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A LICENSED SURVEYOR
- PROPOSED PCC DRIVEWAY. PAVEMENT SECTION PER GEOTECH RECOMMENDATION AND FIELD TESTED R-VALUE
- PROPOSED 4" AREA DRAIN BY NDS OR APPROVED EQUAL
- PROPOSED 4" TRENCH DRAIN BY NDS OR APPROVED EQUAL
- PROPOSED AC SAWCUT PER DETAIL SHEET 5
- PROPOSED RETAINING WALL PER COUNTY OF SAN DIEGO PDS 083 / PDS 084 / PDS 070
- PROPOSED GAS METER
- PROPOSED PCC PAVEMENT, DRIVEWAY TO INCLUDE TOP CAST #75 FINISH (OR APPROVED EQUIVALENT)
- PROPOSED FIRE SPRINKLER PANEL
- PROPOSED 400 AMP ELECTRICAL SERVICE
- PROPOSED DECOMPOSED GRANITE
- PROPOSED 4" PVC SEWER LATERAL WITH CLEANOUT PER SDRSD SS-01 AND SC-01
- PROPOSED COBBLE STONE ENERGY DISSIPATOR
- PROPOSED MOUNTABLE CONCRETE CURB PER DETAIL SHEET 5
- PROPOSED FIRE ACCESS LADDER PER SEPARATE ARCHITECTURAL PLANS
- PROPOSED EMERGENCY OVERFLOW 36" X 36" BROOKS BOX OR APPROVED EQUAL FOR BIOFILTRATION BASIN SEE DETAIL SHEET 5
- PROPOSED RIP RAP PER SDRSD D-40, ROCK CLASS NO. 2 BACK, T=1, 1'-1"
- PROPOSED RETAINING WALL PER STRUCTURAL DESIGN, DESIGN BY OTHERS
- PROPOSED TYPE A STORM DRAIN CLEAN OUT PER SDRSD D-9
- PROPOSED SUMP PUMP BY PSI PUMPS
- PROPOSED 36" X 36" BROOKS BOX OR APPROVED EQUAL W/ COVERED LID, CONNECT PRIVATE STORM DRAIN FORCE MAIN TO BROOKS BOX AND EXTEND FORCE MAIN INTO CLEANOUT WITH END CAP, COUPLINGS AND PVC RISER / BUBBLER
- PROPOSED TRENCHING AND RESURFACING
- PROPOSED 6" STORM DRAIN CLEANOUT BY NDS OR APPROVED EQUAL
- PROPOSED FLOW SPREADER, 4" PVC STORM DRAIN PIPE W/ 2" PVC PIPES CONNECTED 5' O.C. TO DISCHARGE ONTO RIP RAP

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

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

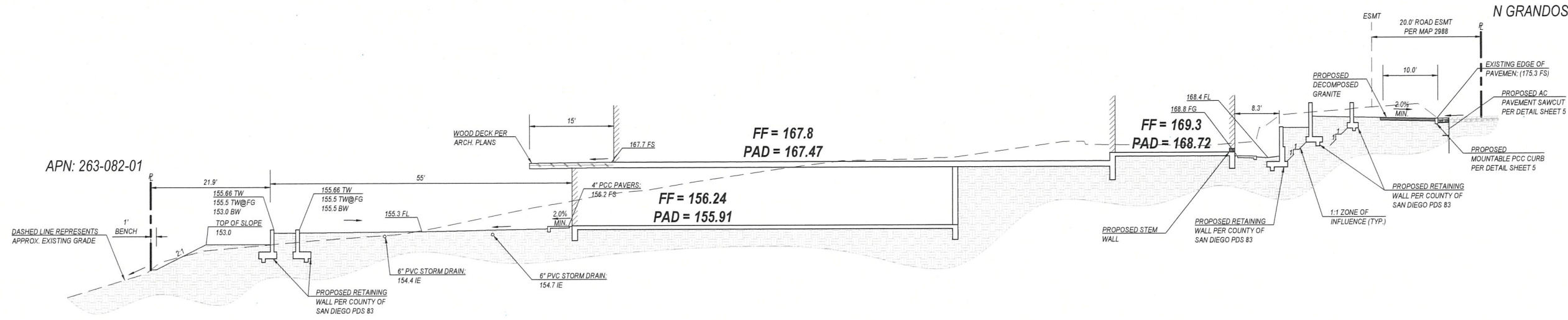
TRANSITION NOTE:
 TRAVEL ALONG FRONTAGE OF PROPERTY TO EXISTING IMPROVEMENTS TO THE SATISFACTION OF THE CITY ENGINEER.



PLAN VIEW - PRELIMINARY GRADING PLAN
 SCALE: 1" = 10'

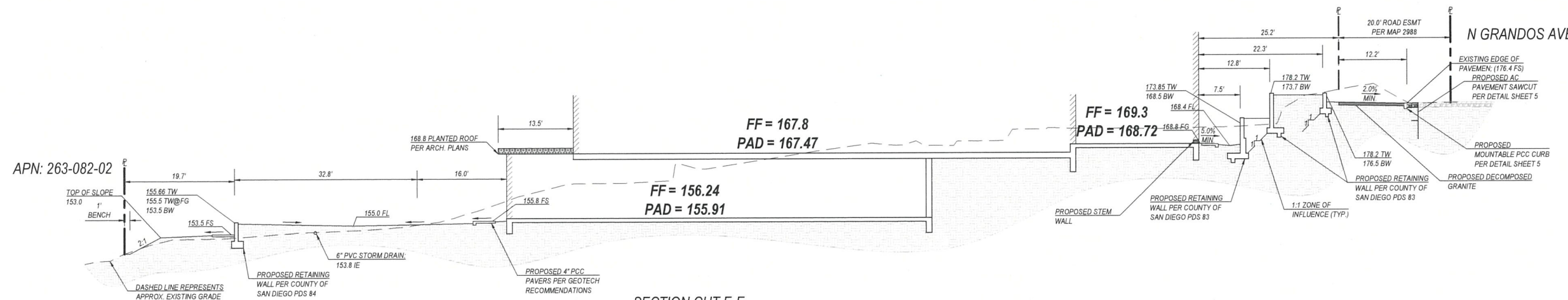


N GRANDOS AVENUE



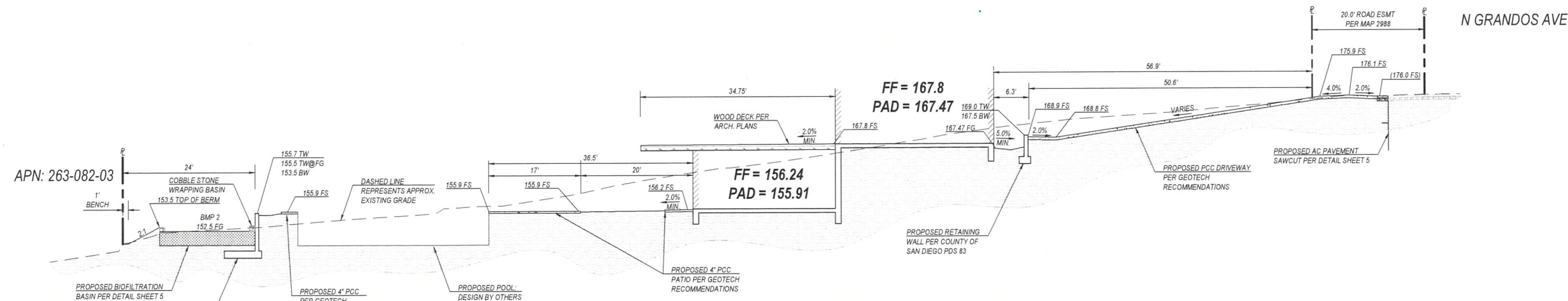
SECTION CUT D-D
NOT TO SCALE

N GRANDOS AVE



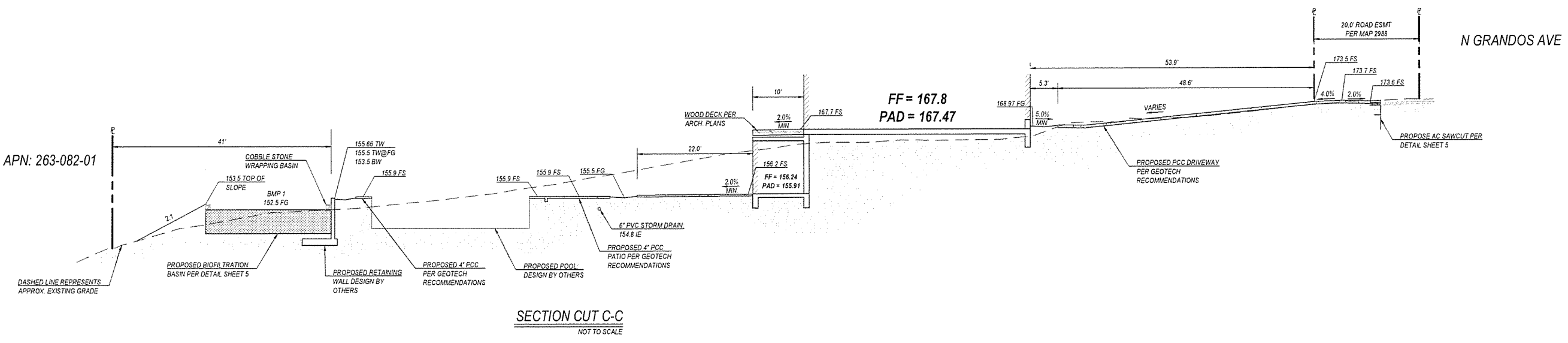
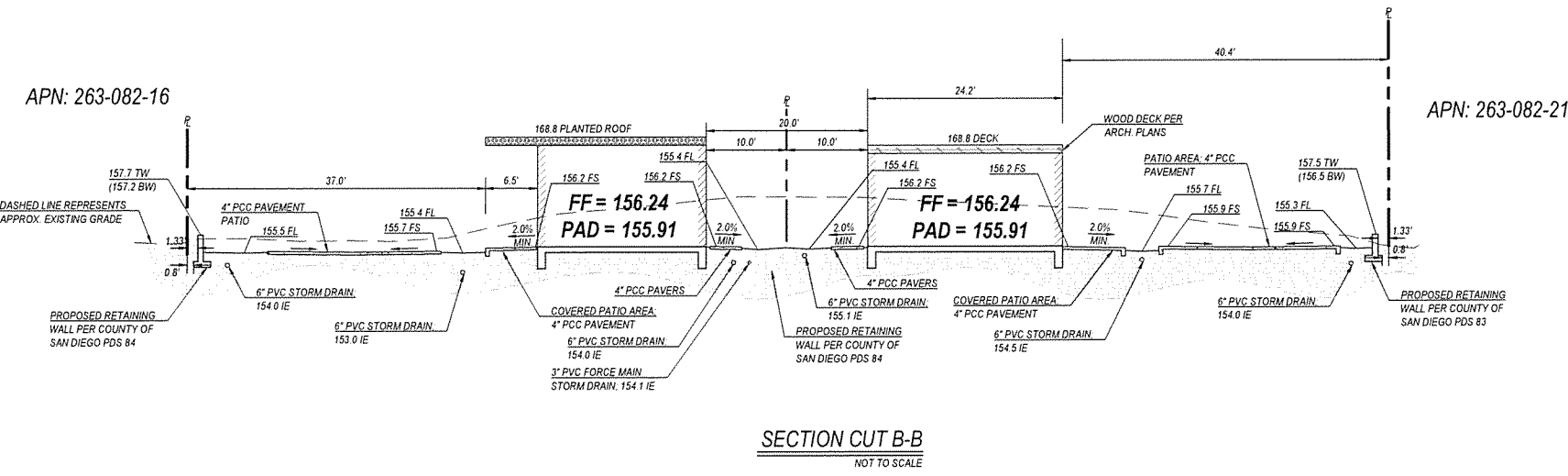
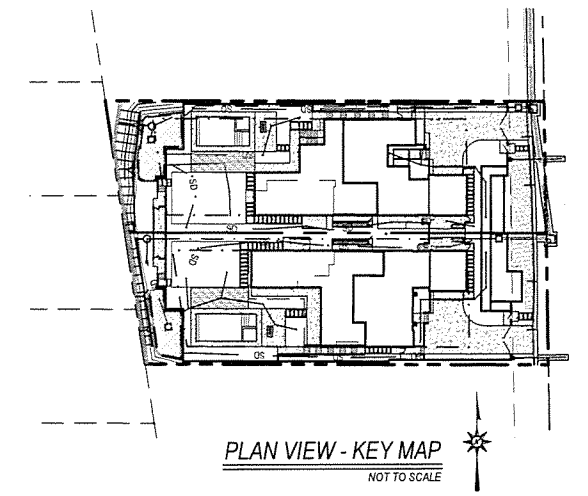
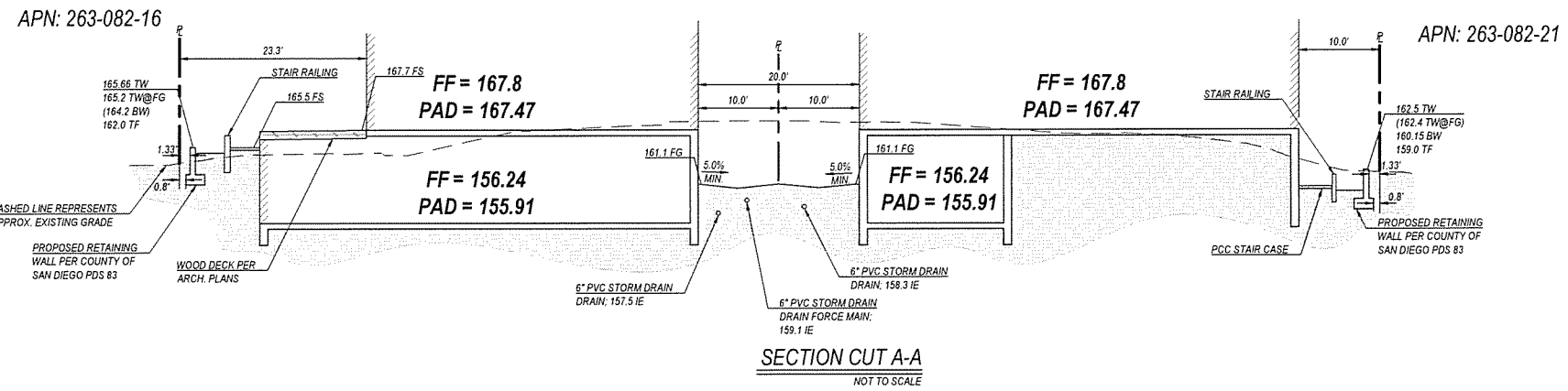
SECTION CUT E-E
NOT TO SCALE

N GRANDOS AVE



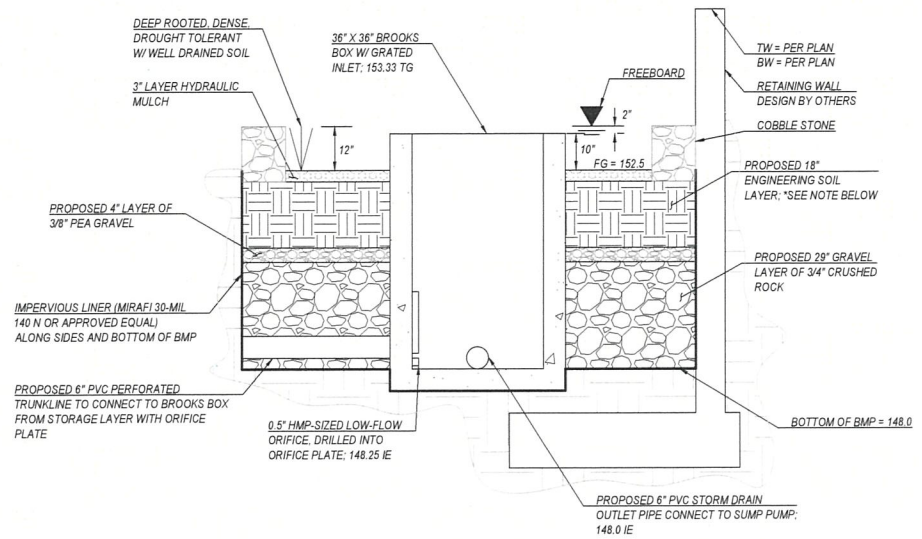
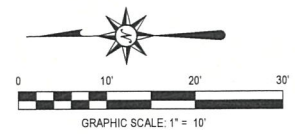
SECTION CUT F-F
NOT TO SCALE





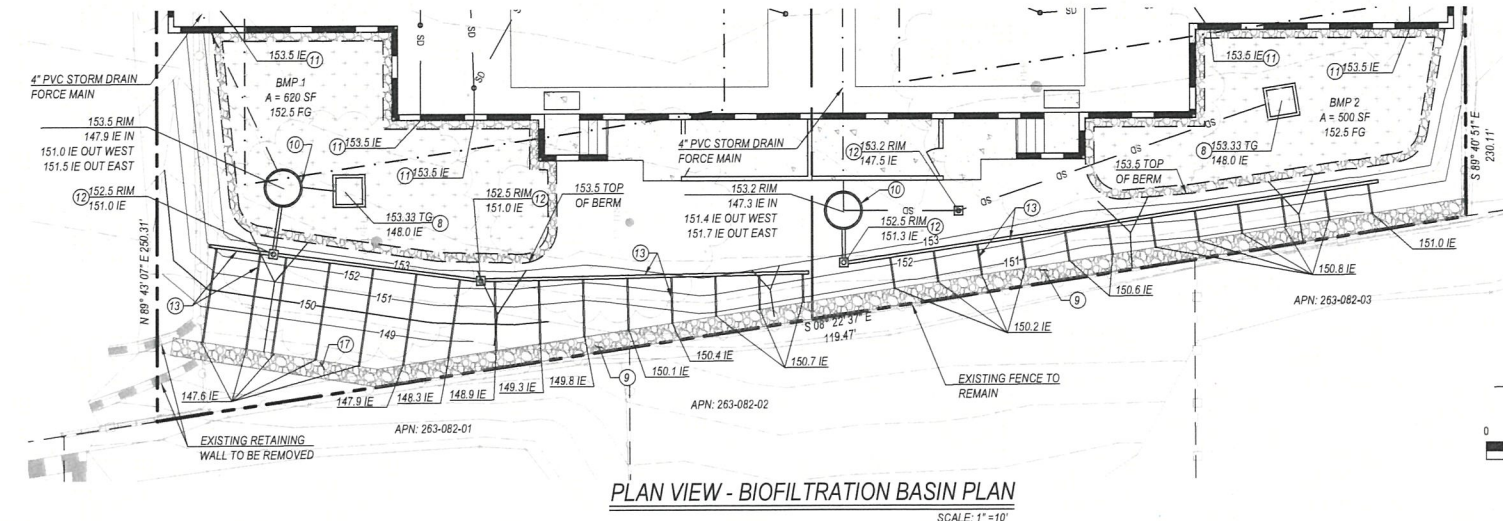
CONSTRUCTION NOTES

- 8 PROPOSED EMERGENCY OVERFLOW 36" X 36" BROOKS BOX OR APPROVED EQUAL FOR BIOFILTRATION BASIN SEE DETAIL THIS SHEET
- 9 PROPOSED RIP RAP PER SDRSD D-40; ROCK CLASS NO. 2 BACK; T=1:1
- 10 PROPOSED SUMP PUMP BY PSI PUMPS
- 11 PROPOSED COBBLE STONE ENERGY DISSIPATER
- 12 PROPOSED 6" STORM DRAIN BY NDS OR APPROVED EQUAL
- 13 PROPOSED FLOW SPREADER: 4" PVC STORM DRAIN PIPE W/ 2" PVC PIPES CONNECTED 5' O.C. TO DISCHARGE ONTO RIP RAP



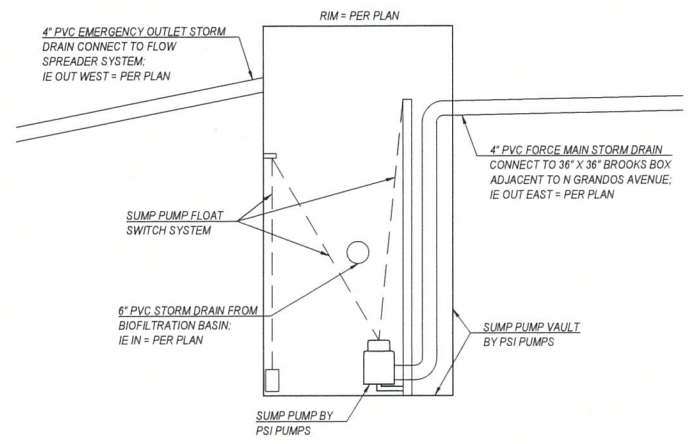
TYPICAL DETAIL - BIOFILTRATION BASIN (BMP 1 & 2)
NOT TO SCALE

*BIOFILTRATION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.

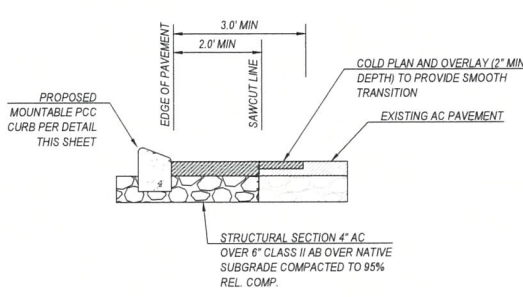


PLAN VIEW - BIOFILTRATION BASIN PLAN
SCALE: 1" = 10'

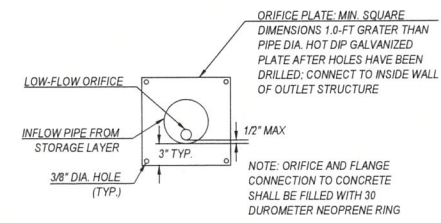
STORM WATER NOTE:
REFER TO SEPARATE HYDROLOGY REPORT SECTION 1.4 FOR DISCUSSION ON DRAINAGE PATH OF ONSITE RUNOFF TO RECEIVING BODY.



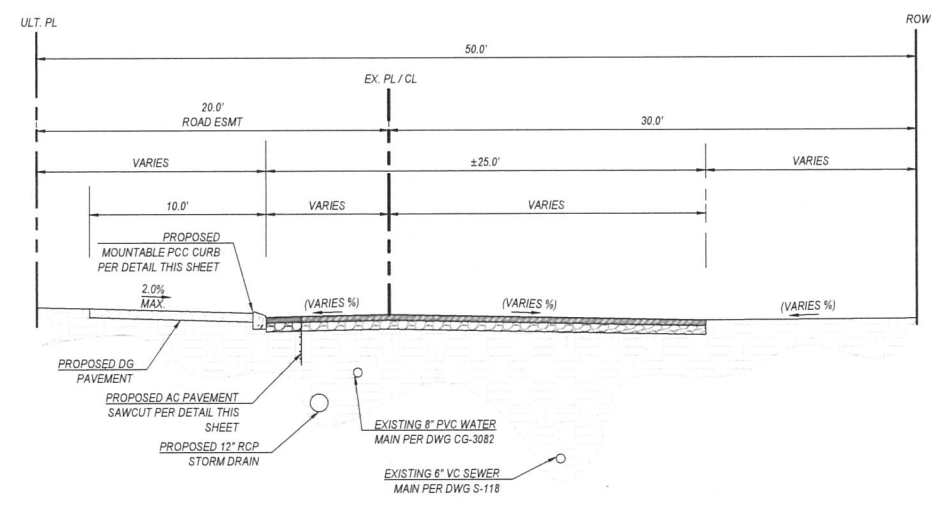
TYPICAL DETAIL - SUMP PUMP
NOT TO SCALE



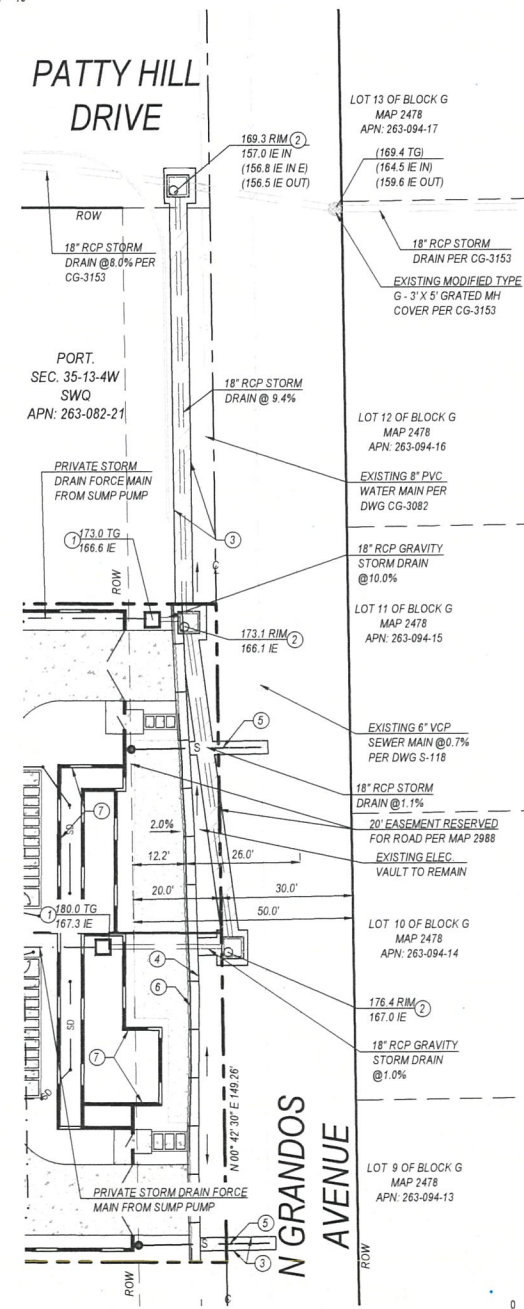
TYPICAL DETAIL - AC SAWCUT
NOT TO SCALE



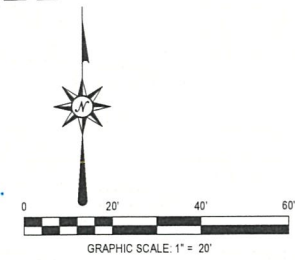
TYPICAL DETAIL - ORIFICE PLATE
NOT TO SCALE



TYPICAL SECTION - N GRANDOS AVE
NOT TO SCALE

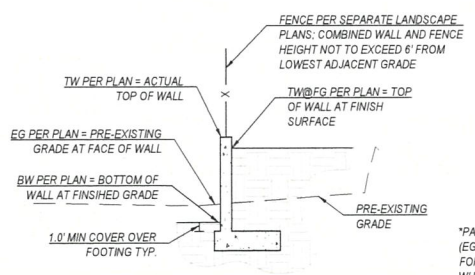


PLAN VIEW - STORM DRAIN EXTENSION PLAN
SCALE: 1" = 20'

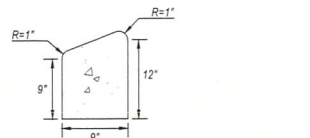


CONSTRUCTION NOTES

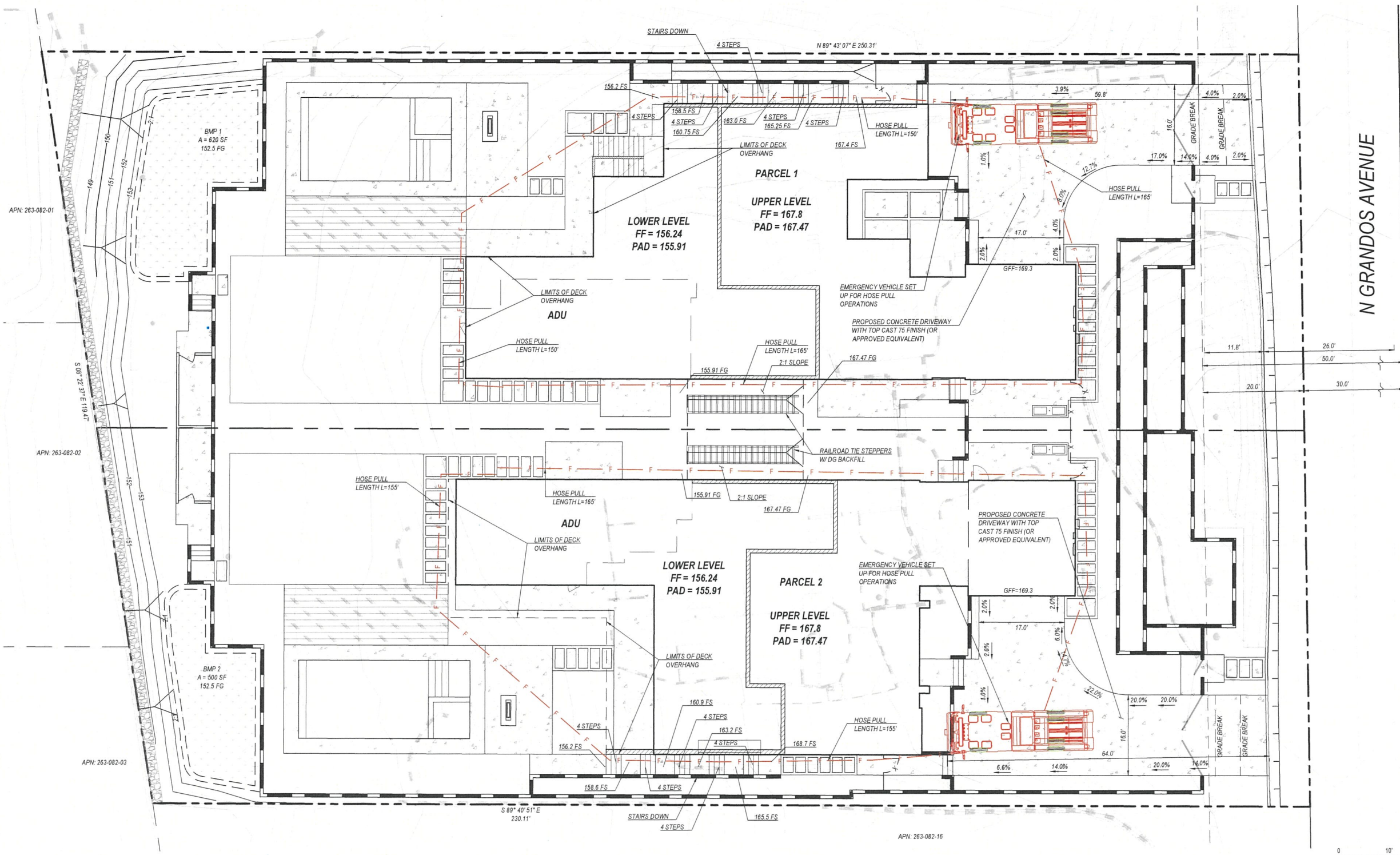
- 1 PROPOSED 36" X 36" BROOKS BOX OR APPROVED EQUAL W/ COVERED LID; CONNECT PRIVATE STORM DRAIN FORCE MAIN TO BROOKS BOX AND EXTEND FORCE MAIN INTO CLEANOUT WITH END CAP, COUPLINGS AND PVC RISER / BUBBLER
- 2 PROPOSED TYPE A STORM DRAIN CLEANOUT PER SDRSD D-9
- 3 PROPOSED TRENCHING AND RESURFACING
-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



TYPICAL DETAIL - RETAINING WALL
NOT TO SCALE



TYPICAL DETAIL - MOUNTABLE PCC CURB
NOT TO SCALE



LEGEND

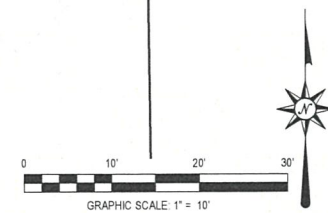
EXISTING PROPERTY BOUNDARY	---
ADJACENT PROPERTY LINE / RIGHT-OF-WAY	---
CENTERLINE OF ROAD	---
EXISTING EASEMENTS	---
PROPOSED LOT LINE	---
ADJACENT LOT LINE	---
SETBACK LINE	---
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
PROPOSED LIMITS OF GRADING	▽ ▽ ▽
PROPOSED BUILDING FOOTPRINT	---
PROPOSED LIMITS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

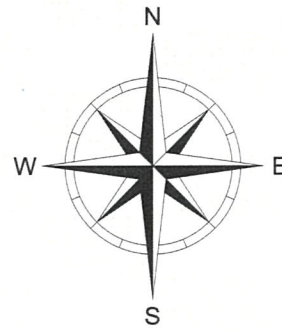
FIRE DEPARTMENT NOTES:

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

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

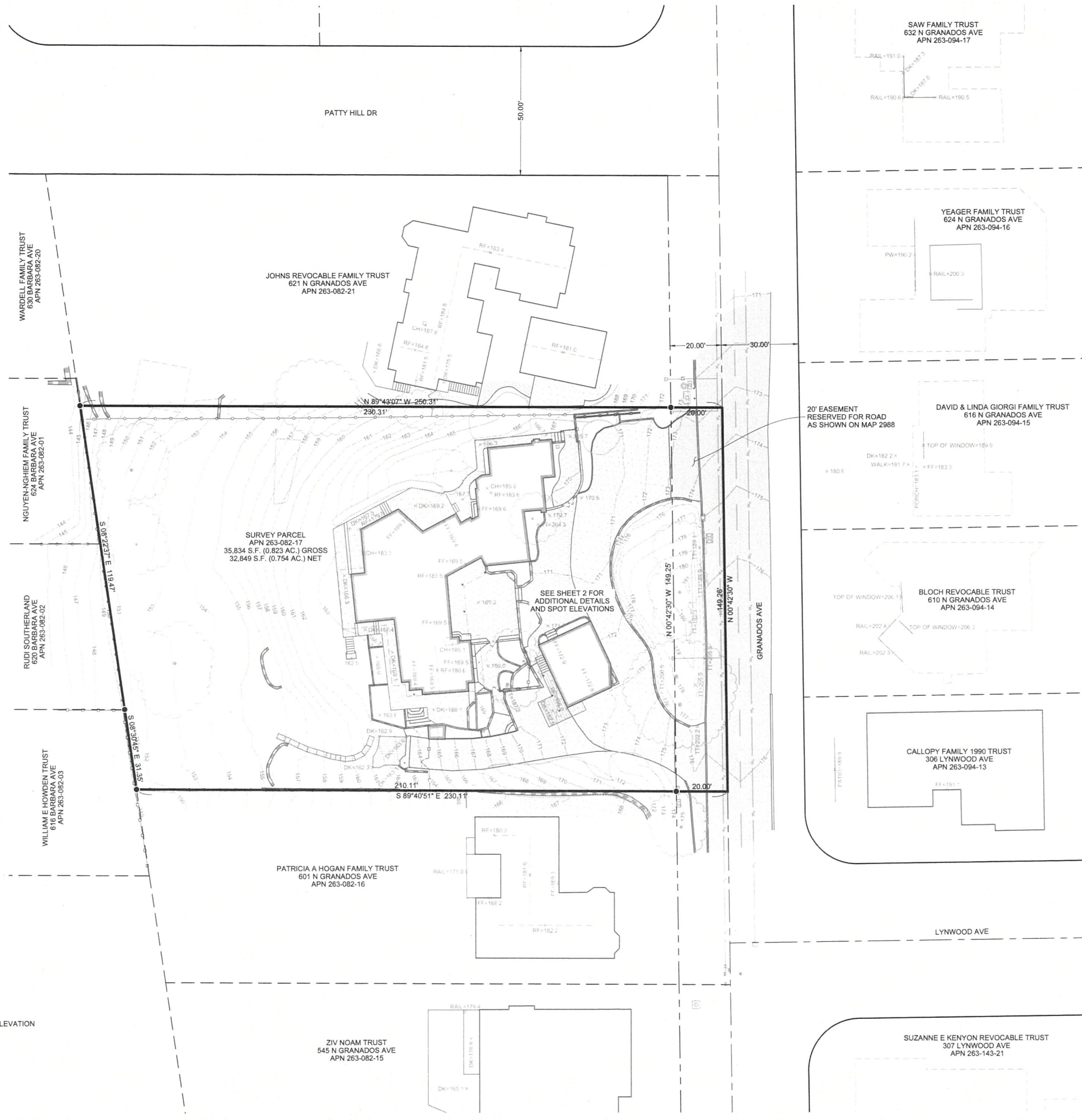
PLAN VIEW - FIRE HOSE PULL EXHIBIT
SCALE: 1" = 10'





LEGEND

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



SURVEYOR'S STATEMENT

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

BElong
 BLAKE E. TORGERSEN
 PLS 8548

9-14-2019
 DATE



NARRATIVE

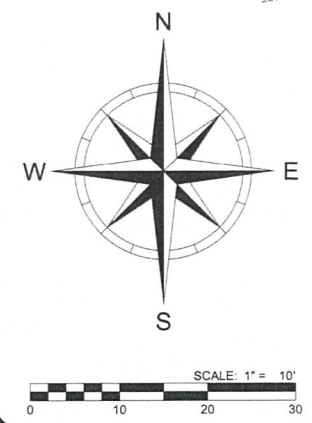
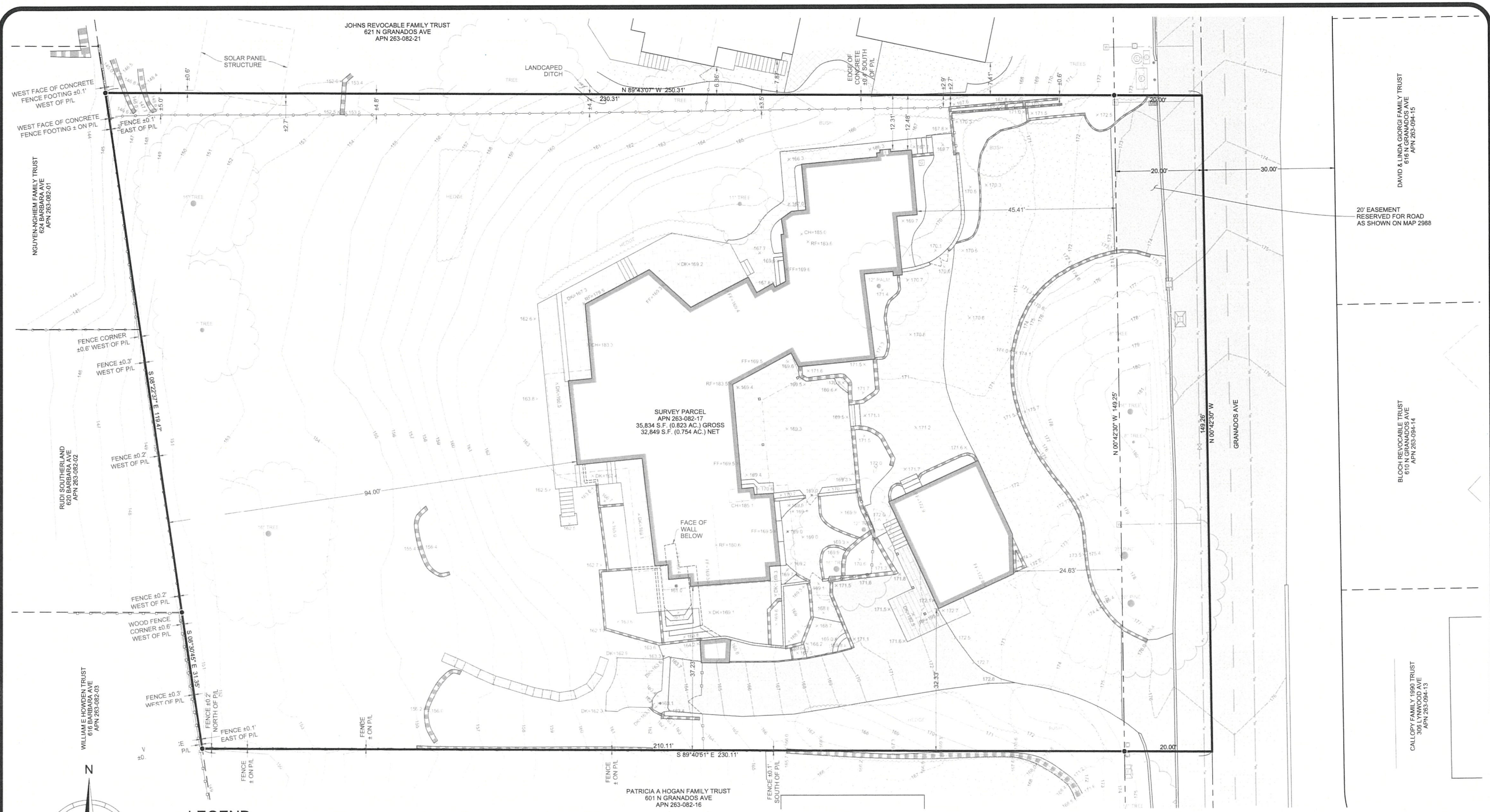
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°42'30" WEST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, BOTH OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON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

ABBREVIATED LEGAL DESCRIPTION

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

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

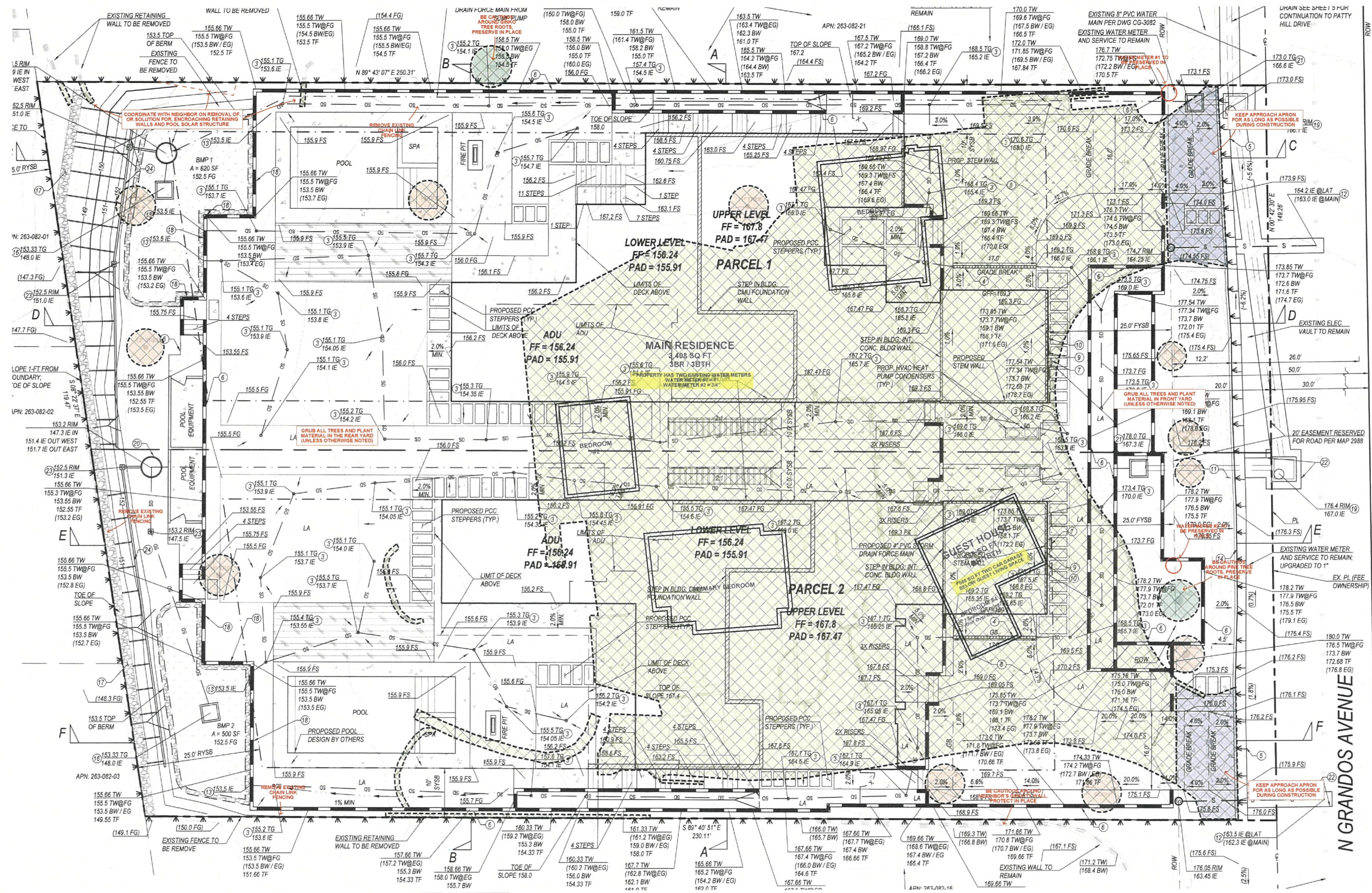
	TORGERSEN SURVEYING, INC. 1012 MAR VISTA DR, VISTA, CA 92081 619-535-8674 TORGSURV@GMAIL.COM	
	BOUNDARY & TOPOGRAPHIC SURVEY OF PROPERTY LOCATED AT 615 N. GRANADOS AVE SOLANA BEACH, CA	
APN: 263-082-17 REFERENCE: MAP 2988	SURVEY DATE: 9-09-2019 DRAWING DATE: 9-16-2019	JOB # 1927
		SHEET C-7



LEGEND

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

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



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

KEY NOTES - DEMOLITION PLAN

	DEMOLISH BUILDINGS / WALLS / HARD SURFACE
	REMOVE TREE / SHRUB & GRIND STUMP
	PRESERVE TREE IN PLACE (SEE EXTRA CAUTION)
	DELAY DEMOLITION FOR STORM WATER MANAGEMENT

LEGEND

	EXISTING PROP
	ADJACENT PROF
	CENTERLINE OF
	EXISTING EASEM
	PROPOSED LOT I
	ADJACENT LOT L
	SETBACK LINE
	EXISTING CONTC
	PROPOSED CON
	PROPOSED BUIL
	PROPOSED ADU
	PROPOSED FLOW
	PROPOSED DIRE
	PROPOSED AC S
	PROPOSED LIMIT
	PROPOSED MAS
	PROPOSED MOU
	PROPOSED PCC
	PROPOSED BIOF
	PROPOSED DECI
	PROPOSED RIP F
	PROPOSED 4" PV
	W/ CLEANOUT
	PROPOSED 6" PV
	PROPOSED 6" PV
	PROPOSED 6" AF
	PROPOSED SUM
	PROPOSED 36" X
	PROPOSED 12" R
	PROPOSED TYPE

SITE N

- EXIST PLAC, IT SH, SURV BE FUL
- ALL E PROF UNLE
- ALL E DISTL CLEA

REVISIONS

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

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

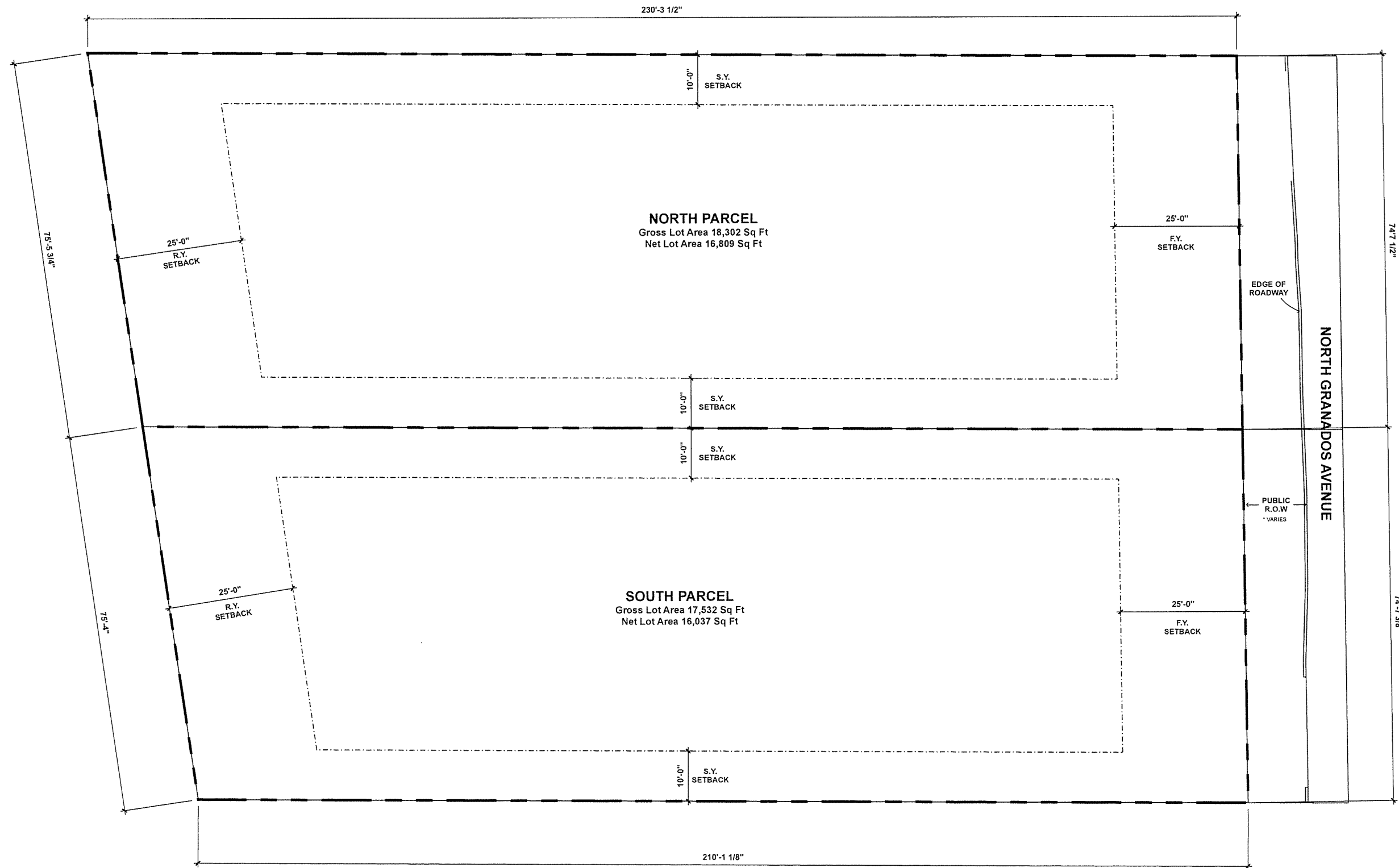
PROJECT
615 N GRANADOS
APN#
263-082-17-00

ISSUE
9/12/24

DEMOLITION PLAN



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



FLOOR AREA SUMMARY - NORTH PARCEL

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

North Parcel Lot Size 18,302 S F
Max Allowable Floor Area 4,905 S F

LRc - Low Residential
* Scaled Residential Overlay

FLOOR AREA SUMMARY - SOUTH PARCEL

Description of Space	Included
Main Level Living Area	3,212 S F
Lower Level Living Area	1,359 S F
Main Level Garage	478 S F
Subtotal	5,059 S F
Off Street Parking Exemption	400 S F
Total Proposed Floor Area	4,659 S F
Below Max	169 S F
Attached 1BR ADU	850 S F

South Parcel Lot Size 17,532 S F
Max Allowable Floor Area 4,828 S F

LRc - Low Residential
* Scaled Residential Overlay

NO.	DATE	REVISION	REMARKS
1	02/02/23	REVISION PRIOR TO SUBMITAL	
2	01/12/24	FIRST ROUND CITY CORRECTIONS	
3	3/6/24	SECOND ROUND CITY CORRECTIONS	
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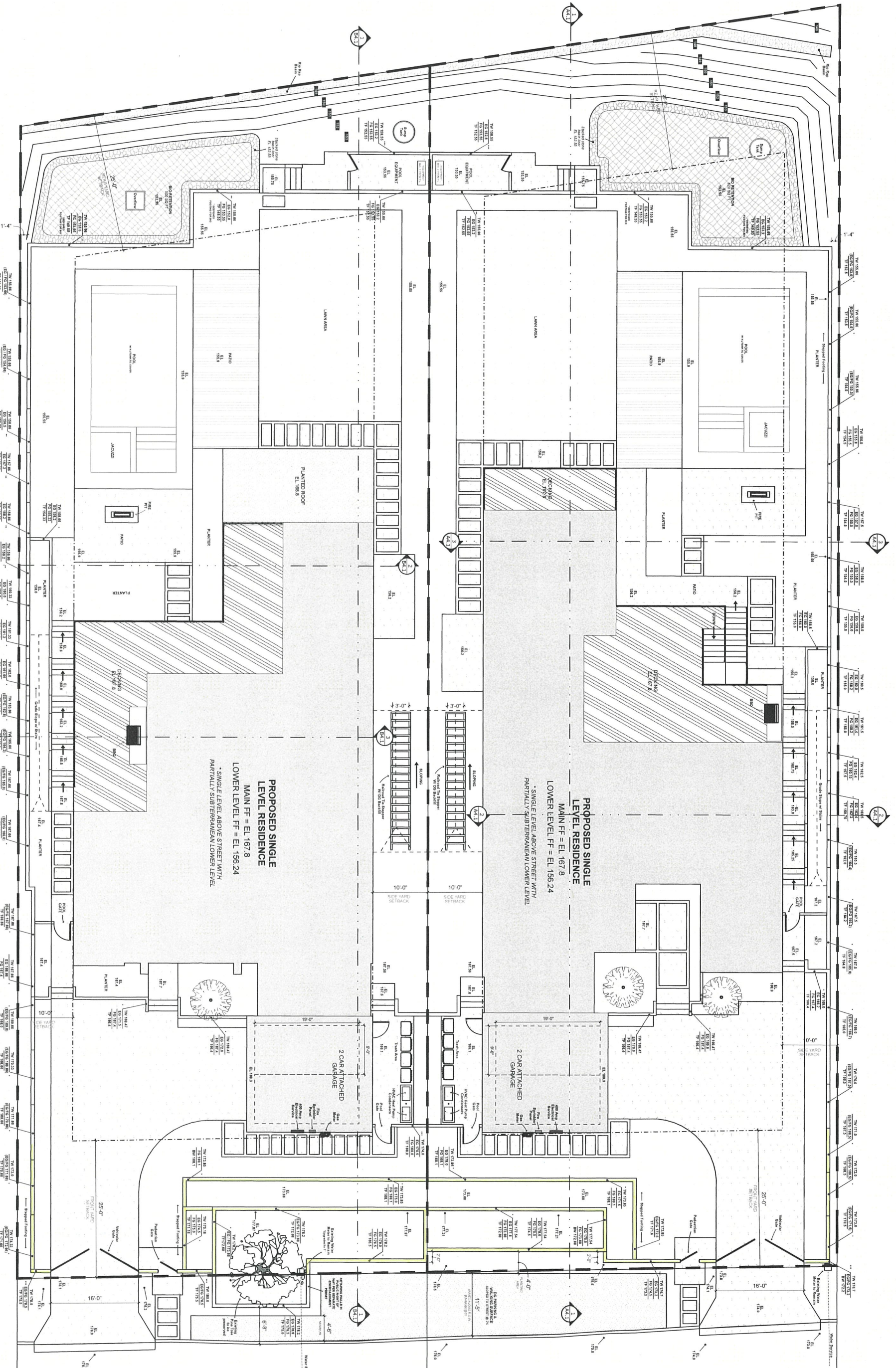
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PLOT PLAN
LOT SPLIT

P.1.1



PLOT PLAN - NORTH & SOUTH PARCEL
1.2 • Scale 1/8" = 1'-0"



PROPOSED SINGLE LEVEL RESIDENCE
MAIN FF = EL. 167.8
LOWER LEVEL FF = EL. 156.24
* SINGLE LEVEL ABOVE STREET WITH PARTIALLY SUBTERRANEAN LOWER LEVEL

PROPOSED SINGLE LEVEL RESIDENCE
MAIN FF = EL. 167.8
LOWER LEVEL FF = EL. 156.24
* SINGLE LEVEL ABOVE STREET WITH PARTIALLY SUBTERRANEAN LOWER LEVEL

NORTH GRANADOS AVENUE

RETAINING WALL SPECIFICATIONS

All of the projects site retaining walls to be constructed using Star
Design Coatings - Starstone Coatings
* * * FOSBORG Retaining Walls with Level Backfill
* * * FOSBORG Masonry Fences - Slotted Section
See sheet P-1.4 & P-1.5 for detail of details

WALL HEIGHT KEY

TV = Top of CMU wall
TF = Top of Foundation at CMU wall
FG = Finished grade at low side of CMU wall on Subject Property
F.G. = Neighboring finished grade on low side of CMU wall on Neighboring Property
EG = pre-existing grade at CMU wall location
CMU = CMU walls located in the front yard setback

P.1.2

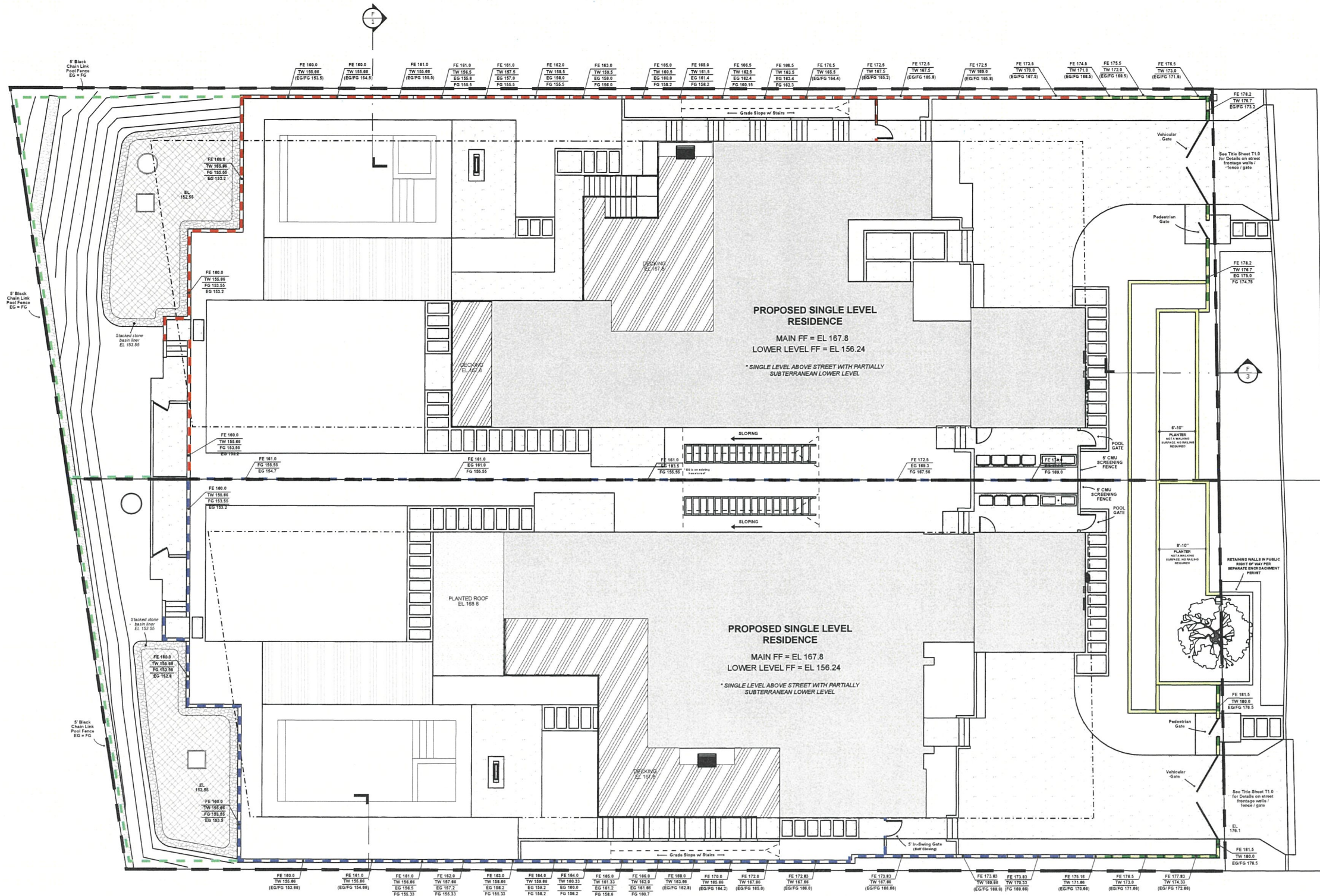
PLOT PLAN
ARCHITECTURAL DETAIL

ISSUE
9/12/24

PROJECT
615 N GRANADOS
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263-082-17-00

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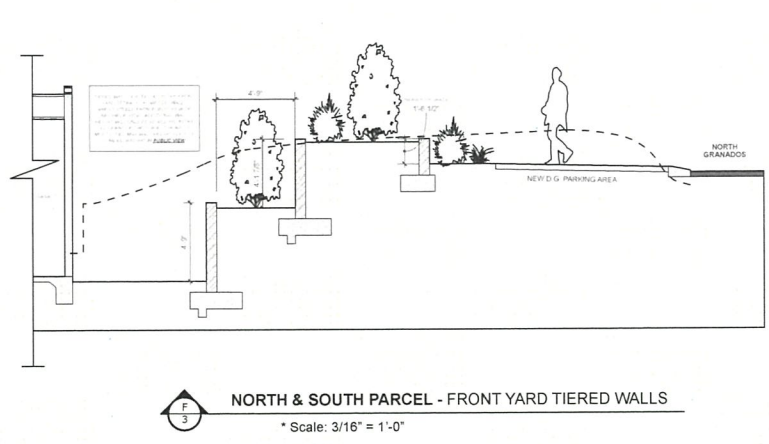
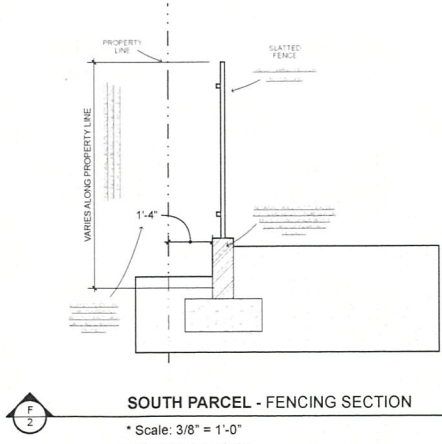
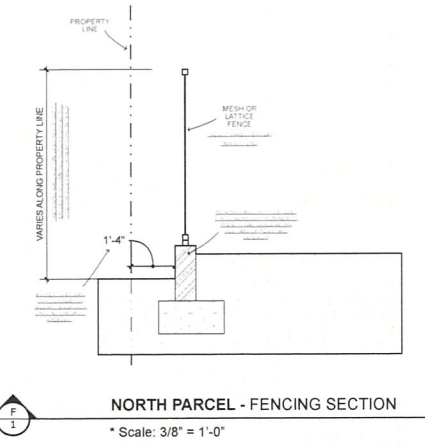
MM/DD/YY	REVISION PRIOR TO SUBMITAL	REMARKS
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01/12/24	2	SECOND ROUND CITY CORRECTIONS
3/6/24	3	THIRD ROUND CITY CORRECTIONS
6/10/24	4	FOURTH ROUND NEIGHBOR CORRECTIONS
10/17/24	5	



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

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

ABBREVIATIONS:
 FE = elevation at top of fence
 TW = top of CMU wall
 FG = finished grade at low side of CMU wall on Subject Property
 (FG) in parenthesis indicates that finished grade on low side of CMU wall is on neighboring Property
 EG = pre-existing grade at CMU wall location



MM/DD/YY	REVISION	REVISION PRIOR TO SUBMITAL	REMARKS
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4	6/10/24	FOURTH ROUND CITY CORRECTIONS	
5	10/17/24	FOURTH ROUND NEIGHBOR CORRECTIONS	

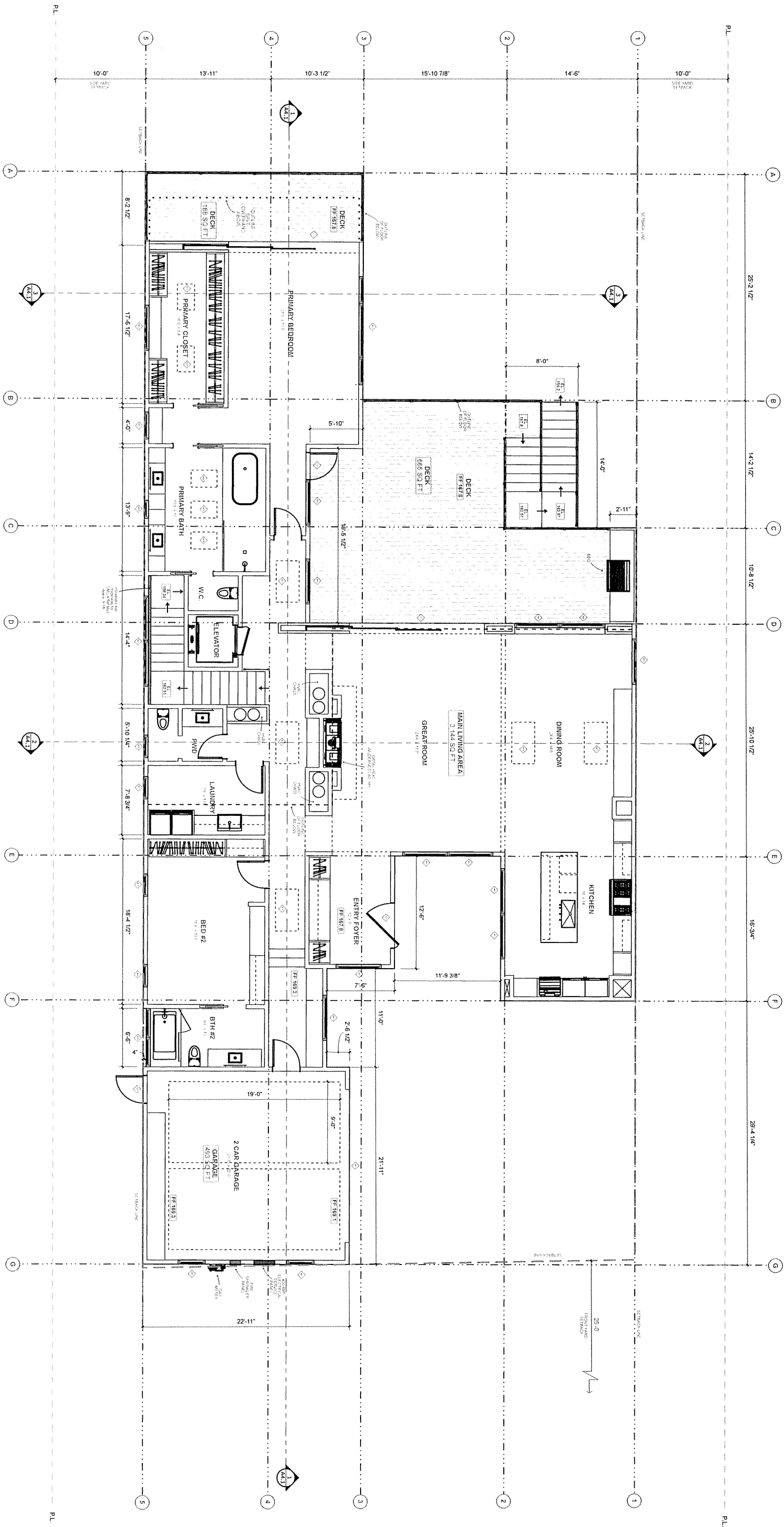
HERITAGE WEST DEVELOPMENT
 238 N. Cedros Ave
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PROJECT
 615 N GRANADOS
APN#
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PLOT PLAN
 FENCING DIAGRAM

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



A.1.1

FLOOR PLAN
NORTH PARCEL - MAIN LEVEL

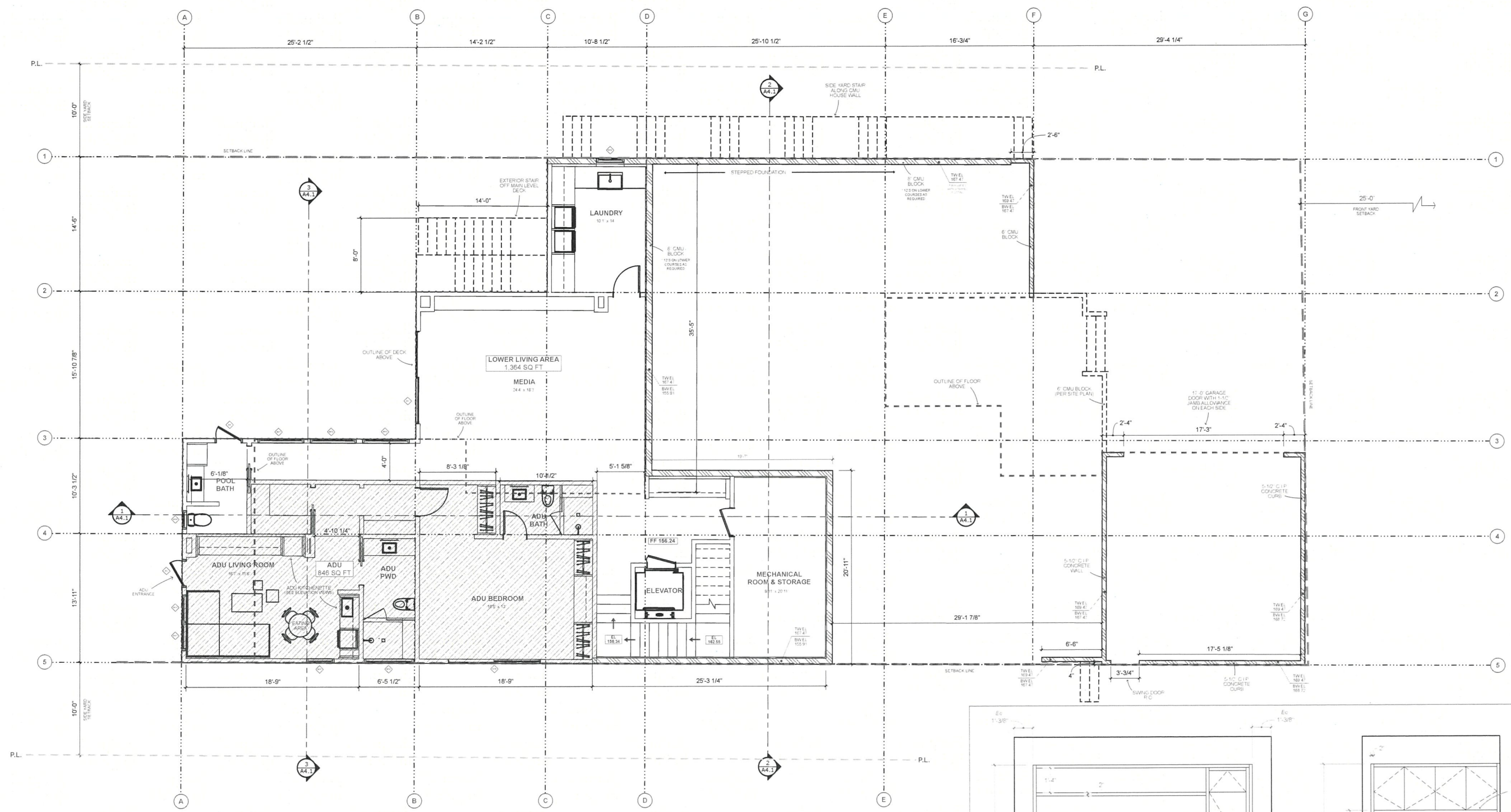
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PROJECT
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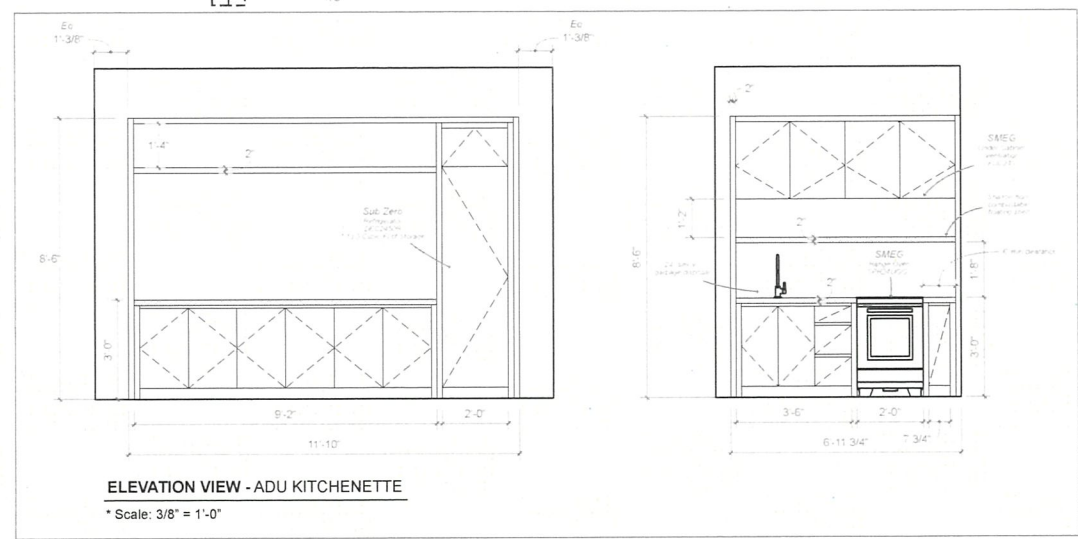
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10/17/24	FOURTH ROUND NEIGHBOR CORRECTIONS

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



A
1.2 FLOOR PLAN NORTH PARCEL - LOWER LEVEL
 * Scale: 3/16" = 1'-0"
 [Hatched Box] = Attached 1 BR ADU
 * 640 sq ft ADU exempt



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

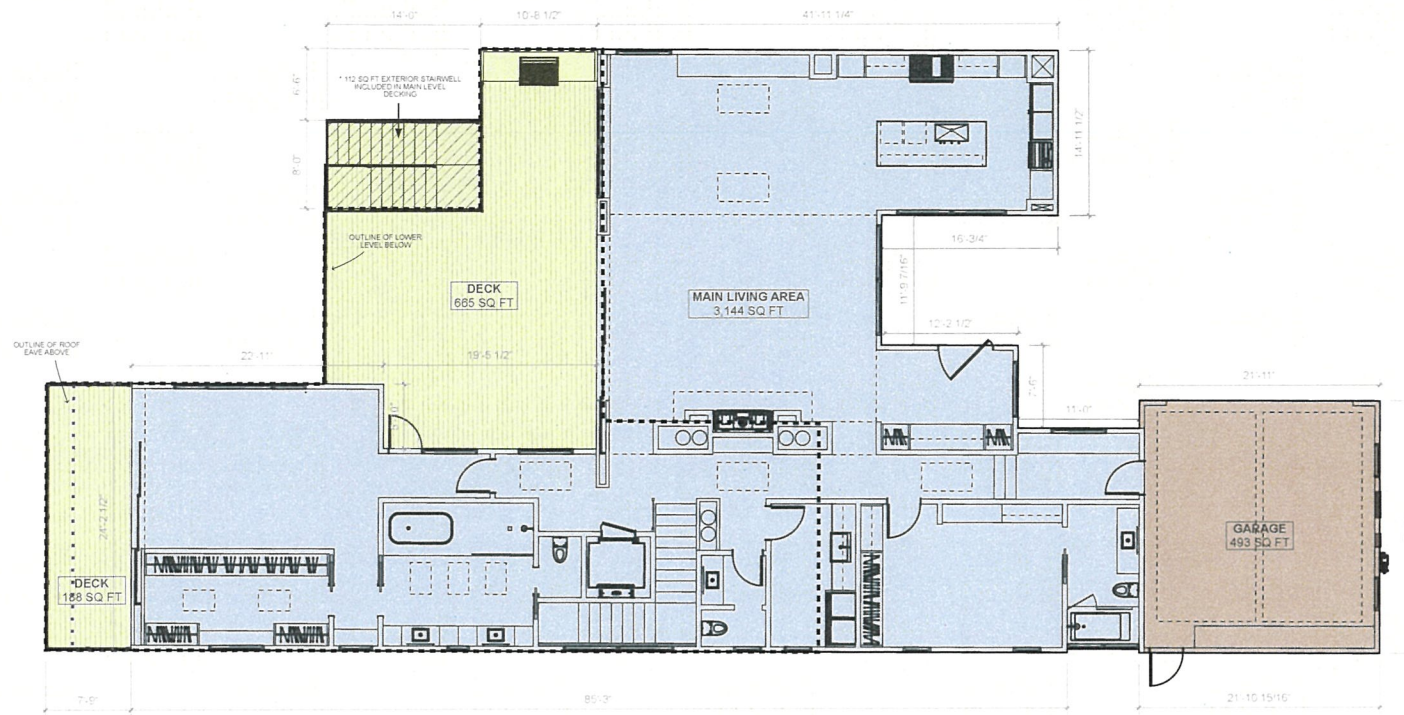
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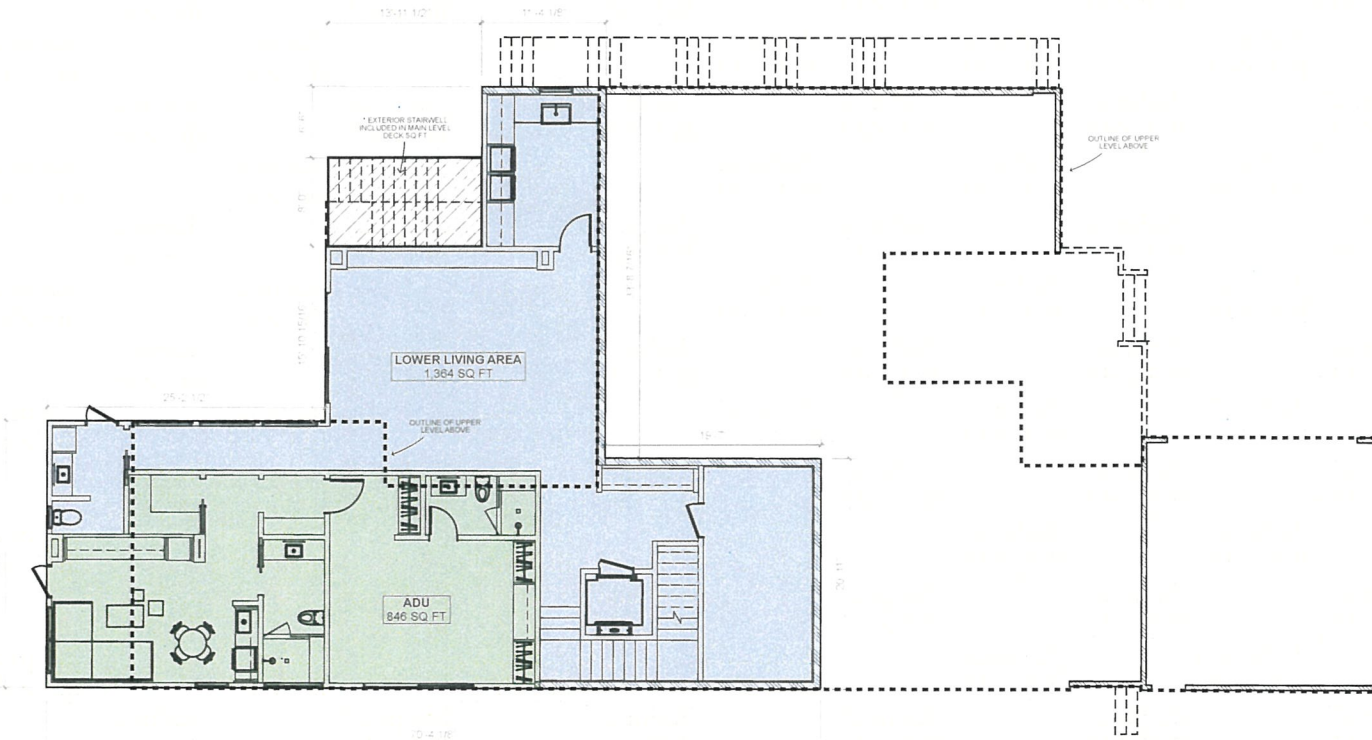
PROJECT
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APN#
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FLOOR PLAN
 NORTH PARCEL - LOWER LEVEL



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



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

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

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

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

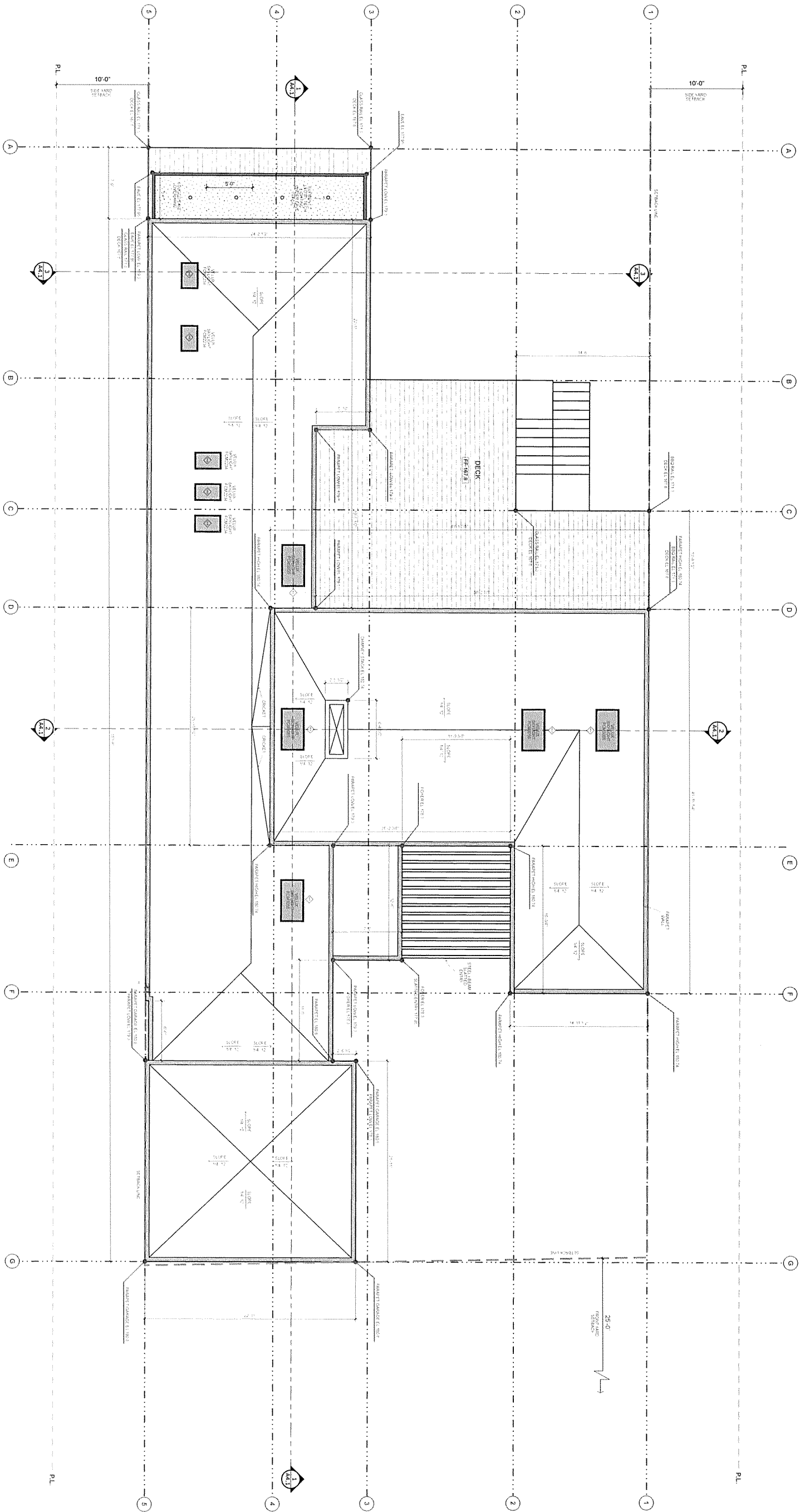
MMIDDY	REVISION	REMARKS
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PROJECT
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APN#
263-082-17-00

ISSUE
9/12/24

**FLOOR AREA
DIAGRAM
NORTH PARCEL**



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

A.2.1

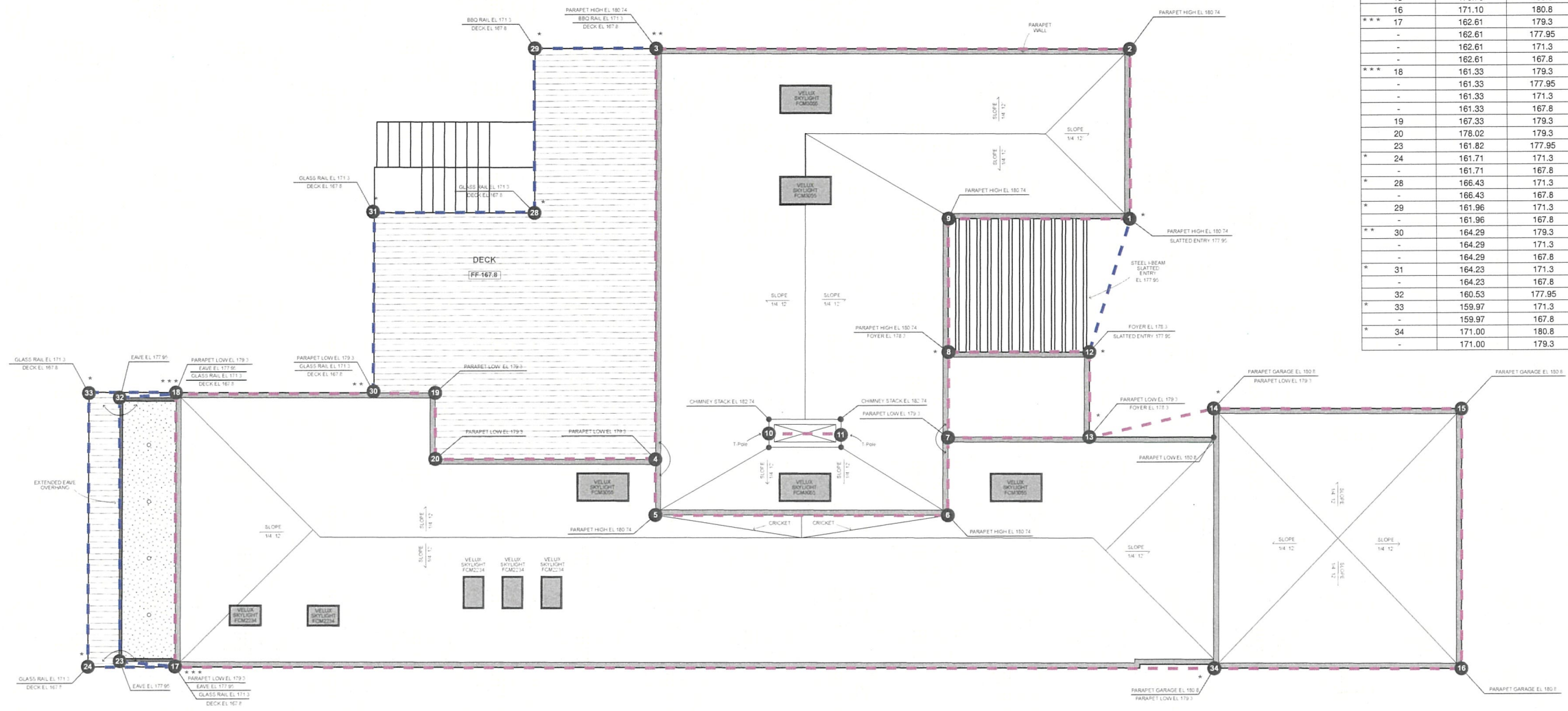
ROOF PLAN
 NORTH PARCEL

ISSUE
 9/12/24

PROJECT
 615 N GRANADOS
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HERITAGE WEST DEVELOPMENT
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6/10/24	THIRD ROUND CITY CORRECTIONS
10/17/24	FOURTH ROUND NEIGHBOR CORRECTIONS



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

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

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

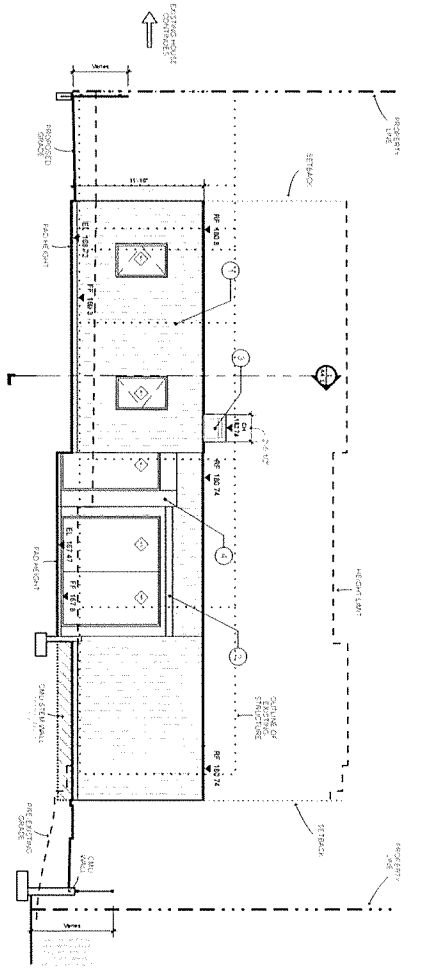
MM/DD/YYYY	REVISION	REMARKS
1	02/02/23	REVISION PRIOR TO SUBMITAL
2	01/12/24	FIRST ROUND CITY CORRECTIONS
3	3/6/24	SECOND ROUND CITY CORRECTIONS
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5	10/17/24	FOURTH ROUND NEIGHBOR CORRECTIONS

HERITAGE WEST DEVELOPMENT
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Solana Beach, CA 92075
APPLICANT INFO:
Ryan Gad
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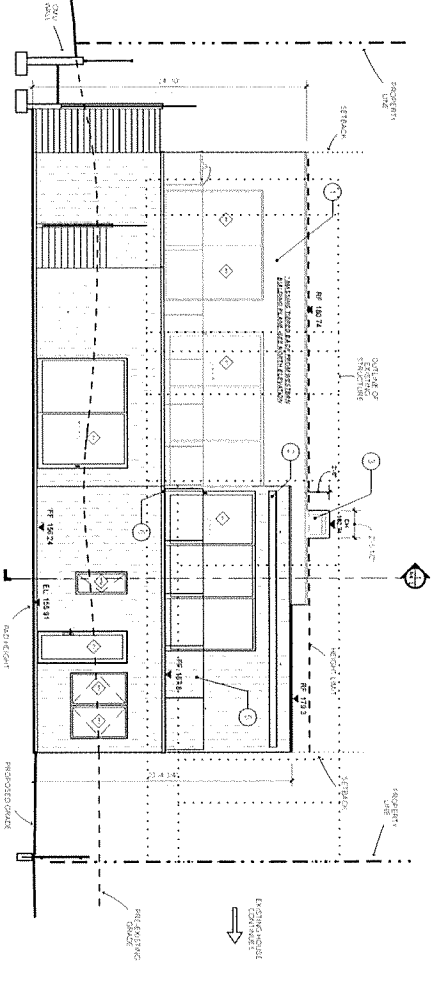
PROJECT
615 N GRANADOS
APN#
263-082-17-00

ISSUE
9/12/24

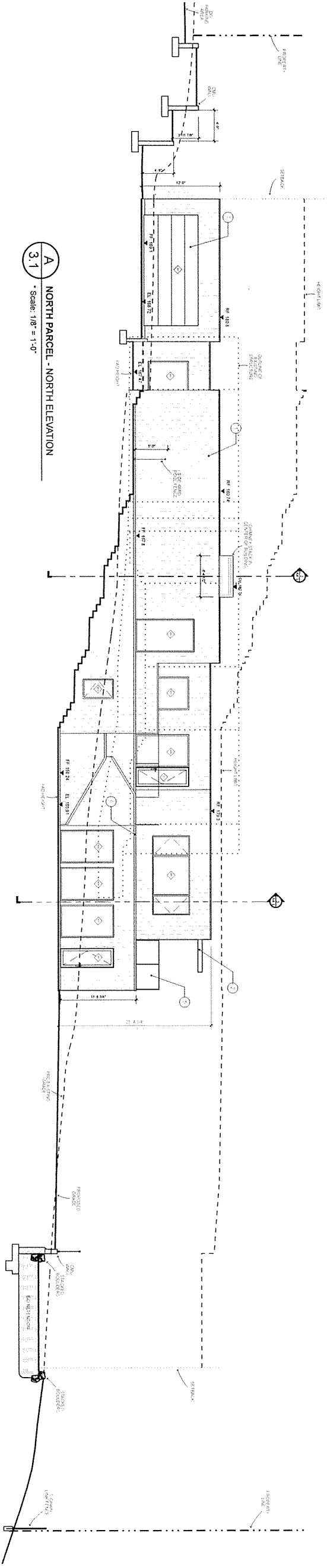
STORY POLE PLAN
NORTH PARCEL



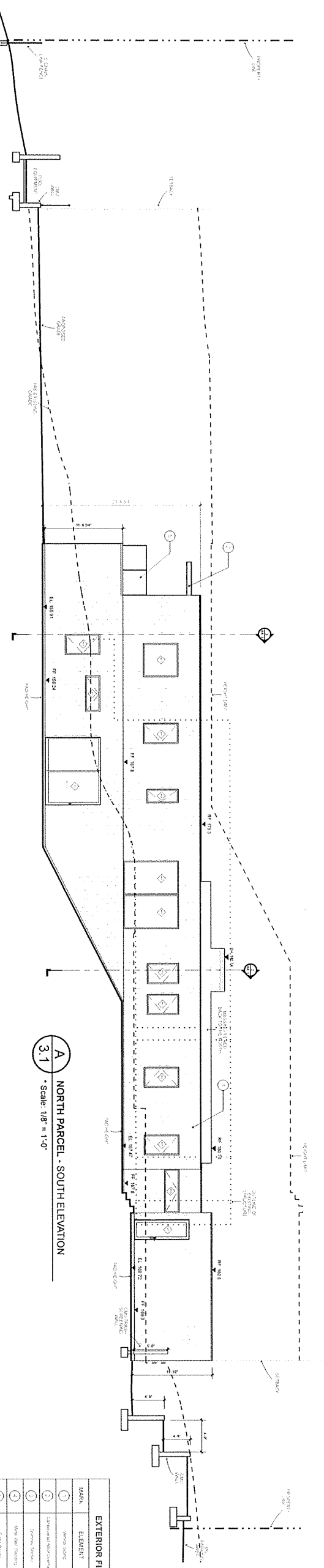
A
3.1 NORTH PARCEL - EAST ELEVATION
Scale: 1/8" = 1'-0"



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



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



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

EXTERIOR FINISH SCHEDULE		
MARK	ELEMENT	DESCRIPTION
1	WALLS EXTERIOR	EXTERIOR WALL FINISH
2	CEILING EXTERIOR	EXTERIOR CEILING FINISH
3	DOORS EXTERIOR	EXTERIOR DOOR FINISH
4	WINDOWS EXTERIOR	EXTERIOR WINDOW FINISH
5	ROOF EXTERIOR	EXTERIOR ROOF FINISH
6	LANDSCAPE	EXTERIOR LANDSCAPE FINISH
7	PAVING	EXTERIOR PAVING FINISH
8	CONCRETE	EXTERIOR CONCRETE FINISH
9	IRONWORK	EXTERIOR IRONWORK FINISH
10	MECHANICAL	EXTERIOR MECHANICAL FINISH
11	ELECTRICAL	EXTERIOR ELECTRICAL FINISH
12	PLUMBING	EXTERIOR PLUMBING FINISH
13	MECHANICAL	EXTERIOR MECHANICAL FINISH
14	ELECTRICAL	EXTERIOR ELECTRICAL FINISH
15	PLUMBING	EXTERIOR PLUMBING FINISH

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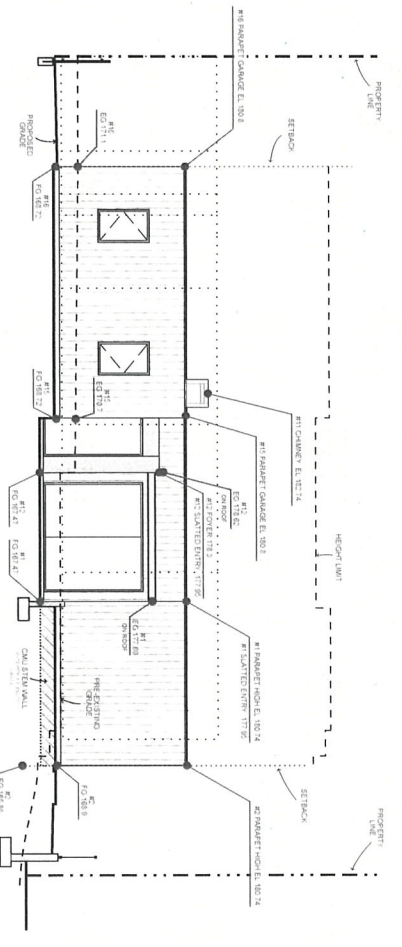
PROJECT
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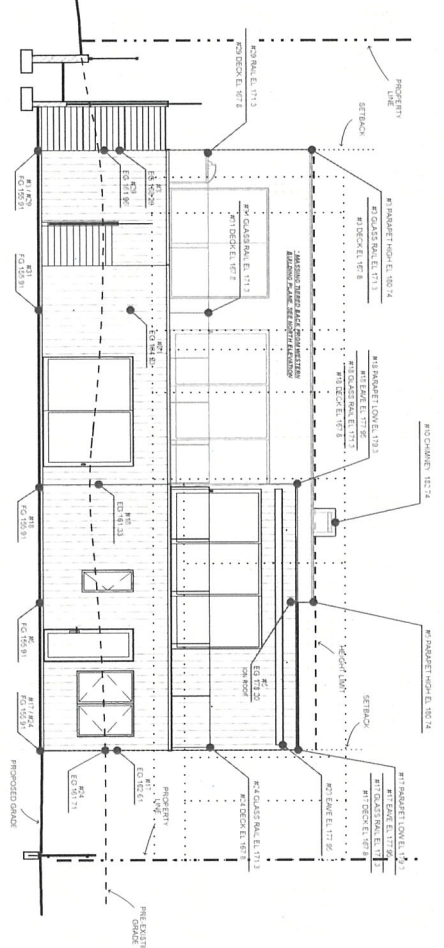
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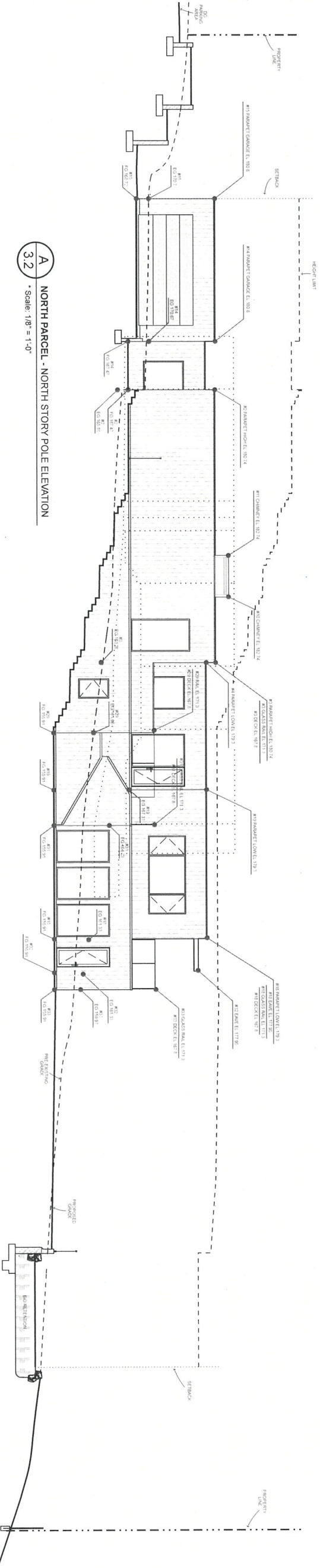
ELEVATIONS
NORTH PARCEL



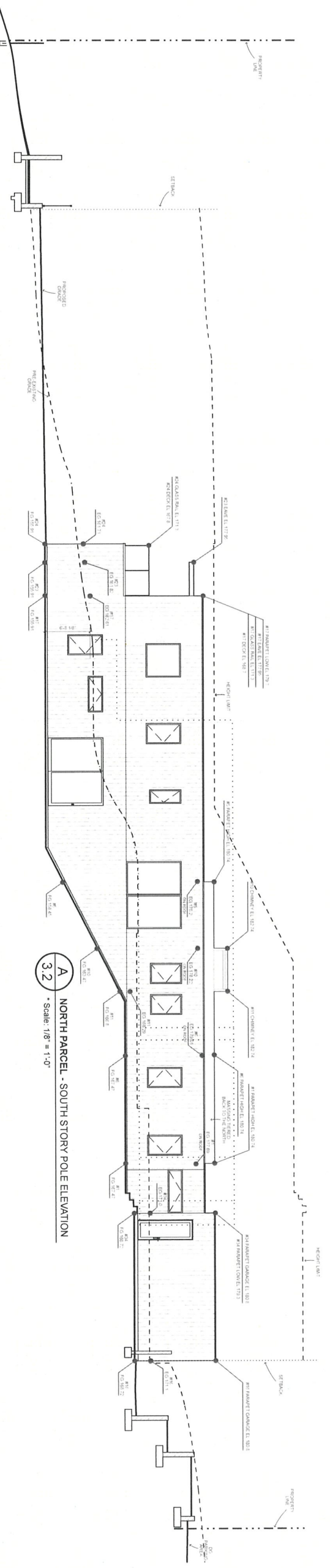
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3.2 NORTH PARCEL - EAST STORY POLE ELEVATION
Scale: 1/8" = 1'-0"



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



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



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

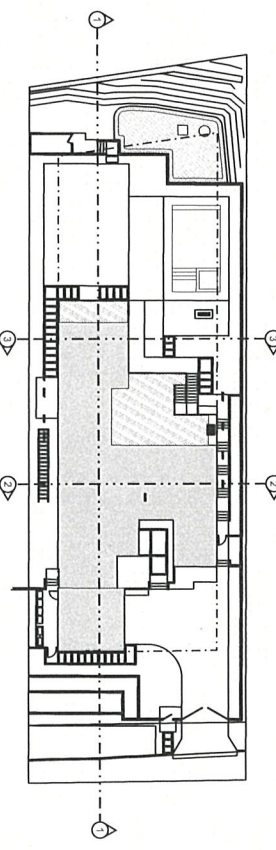
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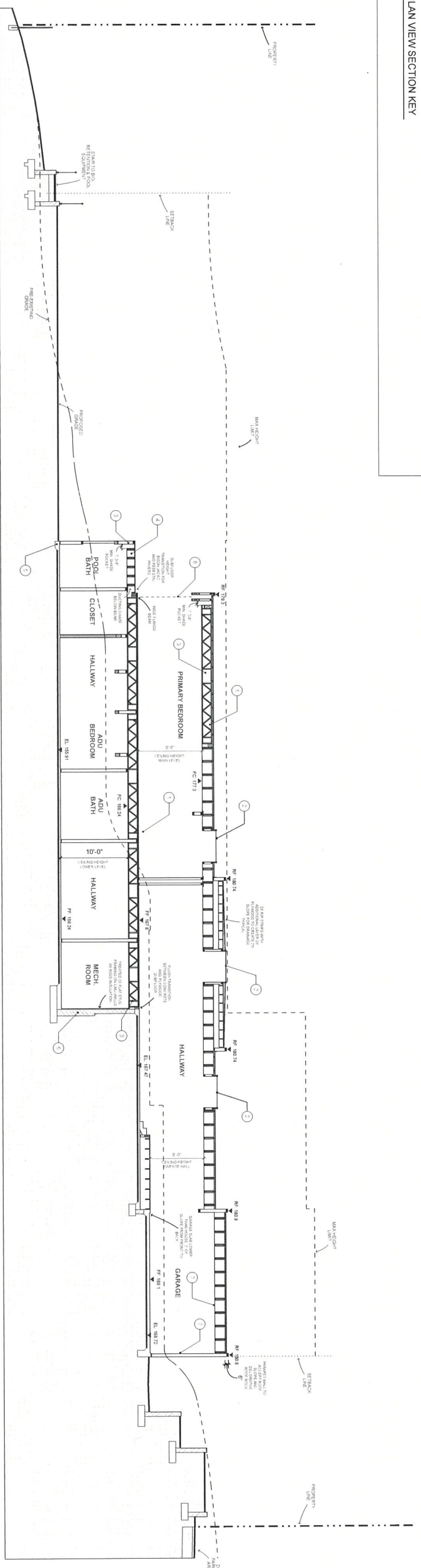
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ISSUE
9/12/24

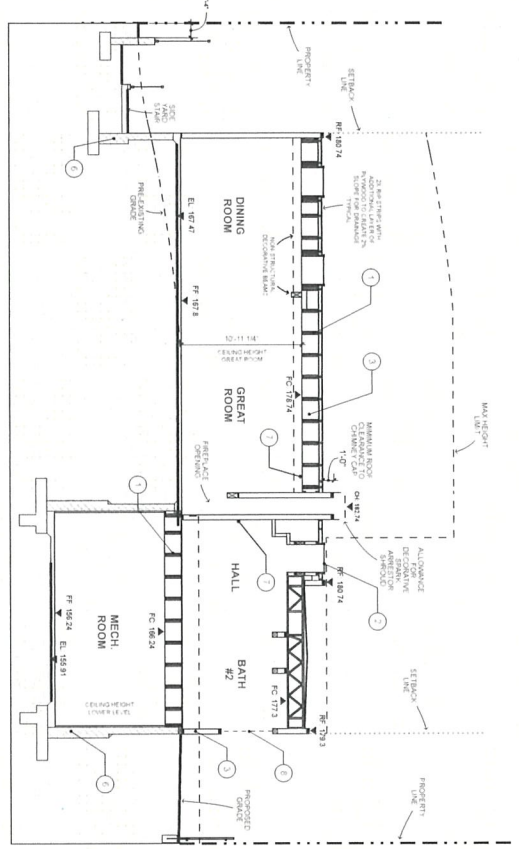
STORY POLE ELEVATIONS
NORTH PARCEL



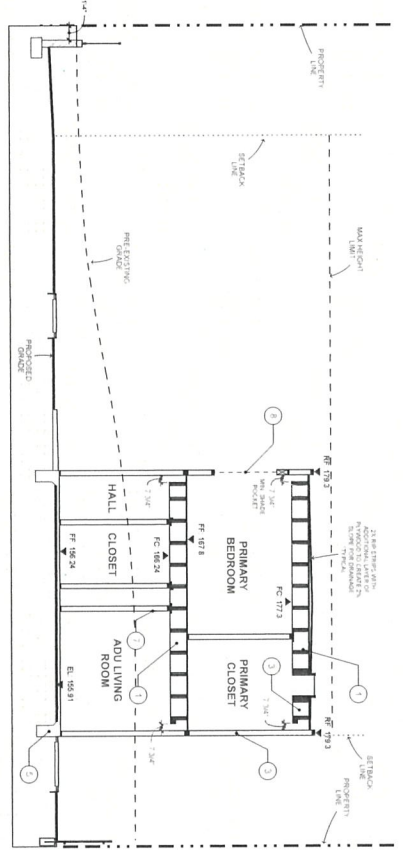
NORTH PARCEL - PLAN VIEW SECTION KEY
 • Scale: Not to Scale



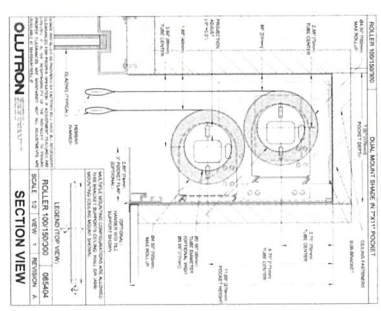
NORTH PARCEL - SECTION #1
 • Scale: 1/8" = 1'-0"



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



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



KEY NOTES - SECTIONS

MARK	ELEMENT	DESCRIPTION
1	1/2" Thick Slab	Reinforced Concrete Slab
2	Walls	1/2" Thick Concrete Slab & 4" Insulation
3	Roofs	1/2" Thick Concrete Slab & 4" Insulation
4	1/2" Thick Slab	Reinforced Concrete Slab
5	1/2" Thick Slab	Reinforced Concrete Slab
6	1/2" Thick Slab	Reinforced Concrete Slab
7	1/2" Thick Slab	Reinforced Concrete Slab
8	1/2" Thick Slab	Reinforced Concrete Slab
9	1/2" Thick Slab	Reinforced Concrete Slab
10	1/2" Thick Slab	Reinforced Concrete Slab

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PROJECT
 615 N GRANADOS

APN#
 263-082-17-00

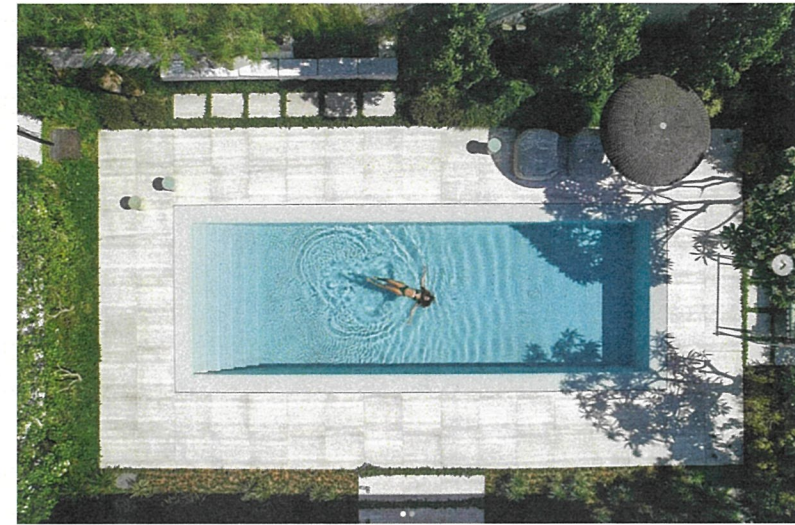
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 9/12/24

SECTIONS
 NORTH PARCEL



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



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



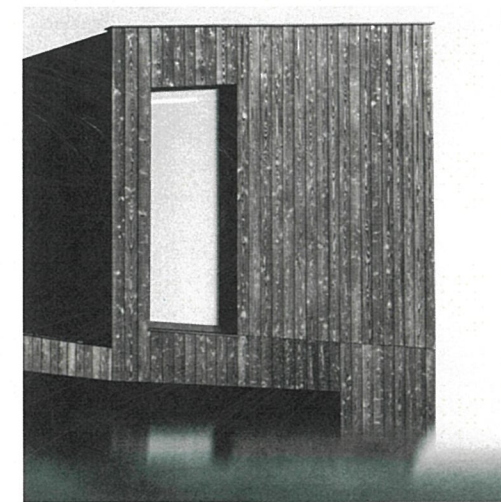
GLASS RAILING - CONCEALED BASE SHOE GLASS RAILING ALONG DECK



METAL ACCENTS - CORTEN STEEL LANDSCAPE EDGING AND COPPER BEAUTY METAL



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



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

MM/DD/YYYY	REVISION PRIOR TO SUBMITTAL	REMARKS
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HERITAGE WEST DEVELOPMENT

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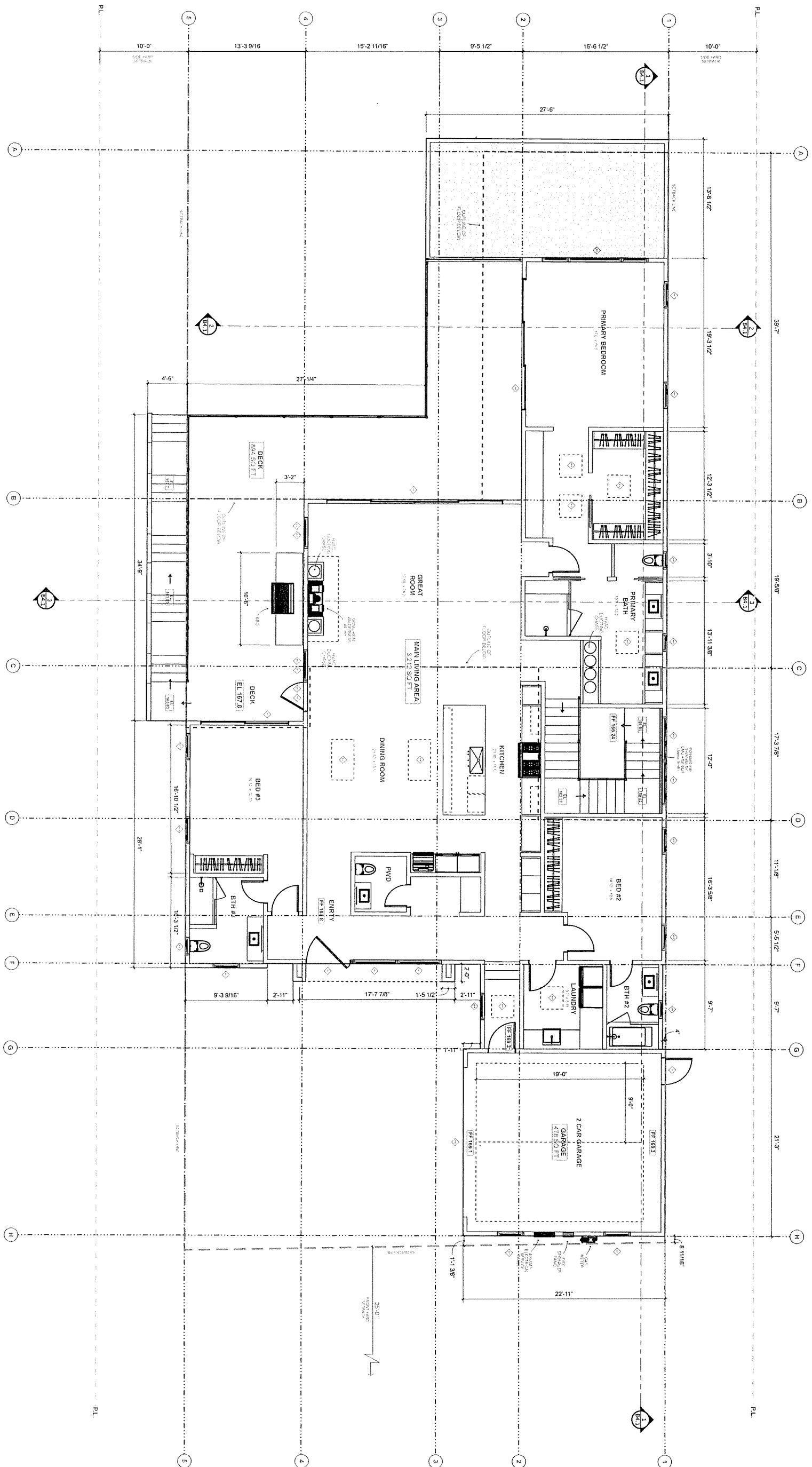
615 N GRANADOS
APN#
 263-082-17-00

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9/12/24

MATERIALS BOARD
 NORTH PARCEL - MATERIALS BOARD

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



B.1.1

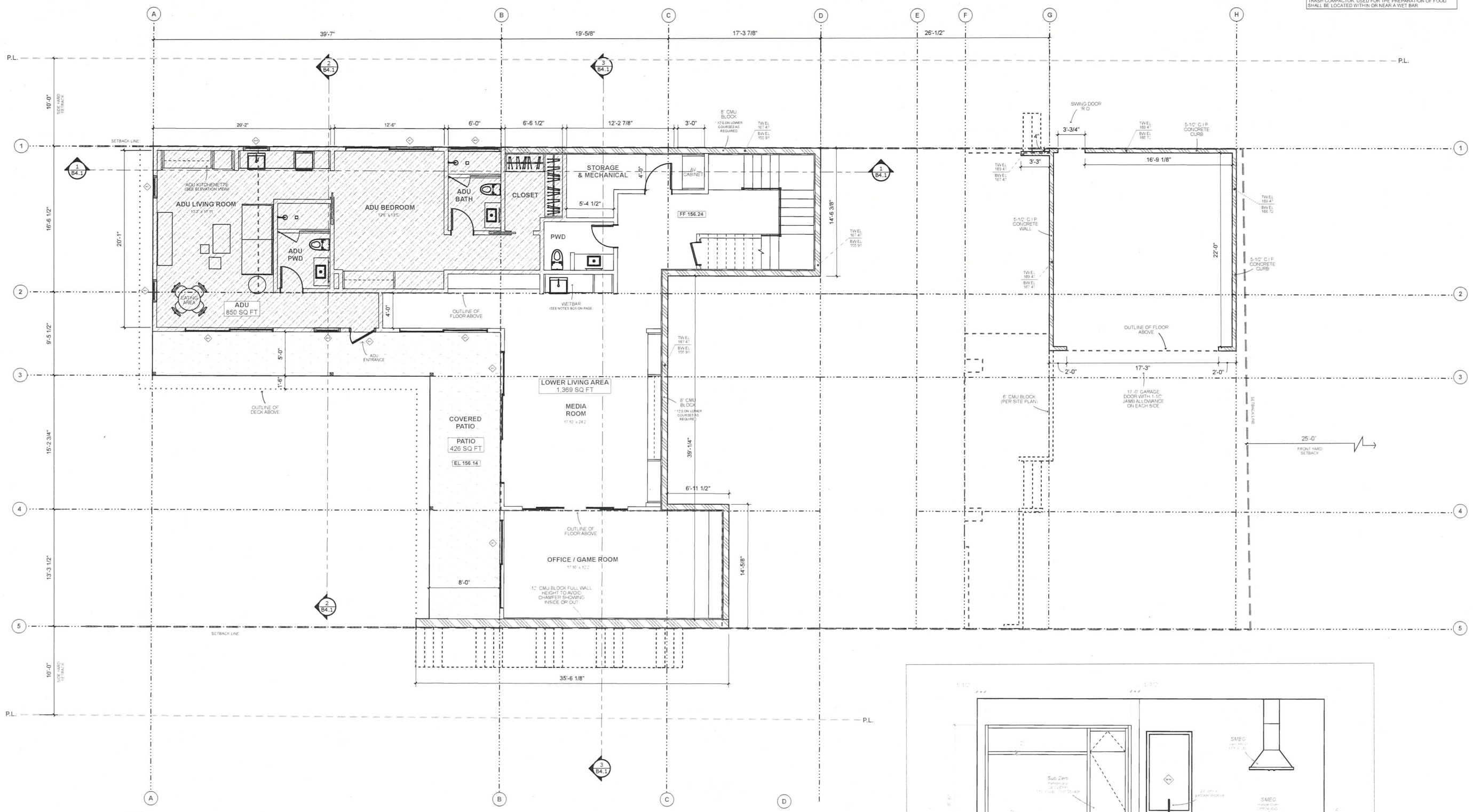
FLOOR PLAN
 SOUTH PARCEL - MAIN LEVEL

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 9/12/24

PROJECT
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 APN#
 263-082-17-00

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ADU KITCHEN REQUIREMENTS

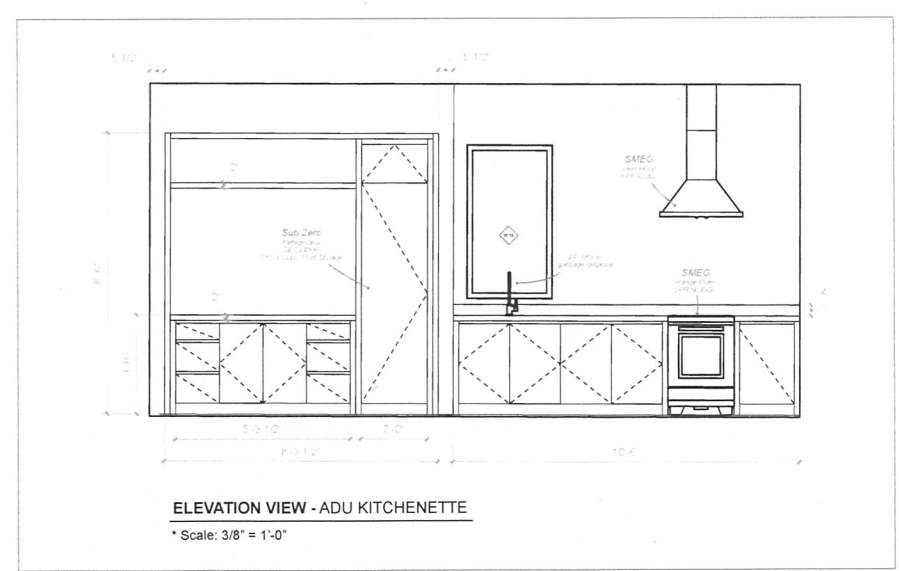
- A) COUNTER SURFACES AND WALL CABINETS - MINIMUM 10 FEET IN TOTAL LENGTH
- B) MINIMUM 24-INCH SINK, 1.5 INCH DRAIN, WITH A GARBAGE DISPOSAL
- C) REFRIGERATOR WITH A MINIMUM CAPACITY OF 12 CUBIC FEET
- D) MINIMUM TWO COOKING APPLIANCES: STOVE, RANGE, OVEN, MICROWAVE, HARDWIRED WITH GAS OR 220 VOLT OUTLET

WET BAR LIMITATIONS

- A) COUNTER SURFACES AND WALL CABINETS SHALL NOT EXCEED 10 FEET IN TOTAL LENGTH
- B) ONLY ONE SINGLE BASH SINK IS ALLOWED, MAXIMUM LENGTH OF 18 INCHES WITH A MAXIMUM 1.5-INCH DRAIN
- C) ONLY ONE COMPACT REFRIGERATOR, FREEZER OR ICE MAKER WITH A MAXIMUM CAPACITY OF 5 CUBIC FEET IS ALLOWED, IF DESIGNED FOR PLACEMENT UNDER A COUNTER AND SO INSTALLED
- D) NO GAS OR 220 VOLT AC POWER OUTLETS ARE ALLOWED IN THE VICINITY OF THE WET BAR
- E) NO OTHER APPLIANCE, INCLUDING BUT NOT LIMITED TO STOVE, RANGE, OVEN, DISHWASHER, GARBAGE DISPOSAL OR TRASH COMPACTOR, USED FOR THE PREPARATION OF FOOD SHALL BE LOCATED WITHIN OR NEAR A WET BAR

B
1.2 FLOOR PLAN SOUTH PARCEL - LOWER LEVEL
* Scale: 3/16" = 1'-0"

▨ = Attached 1BR ADU
185 sq ft (48 example)



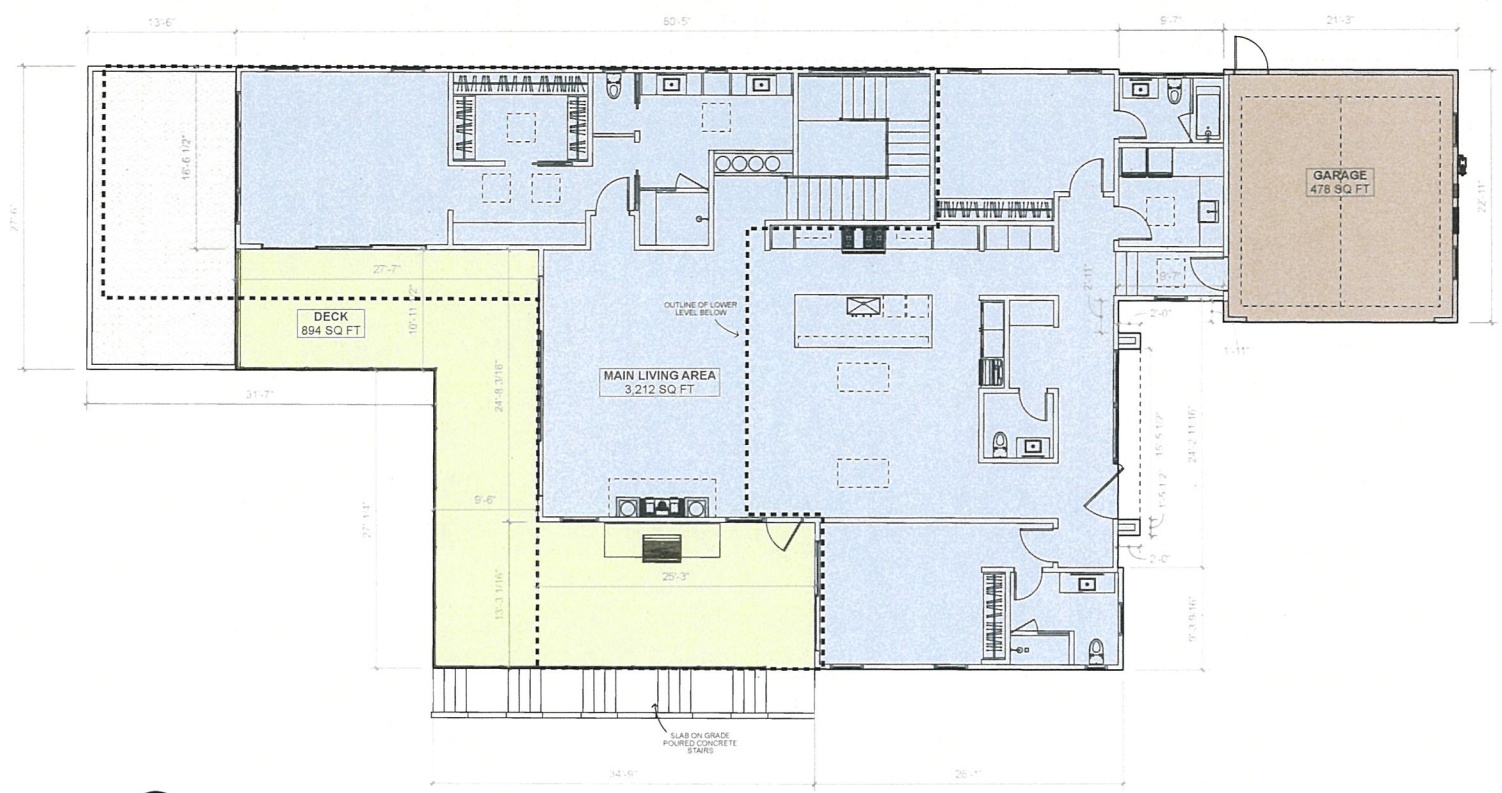
MM/DD/YY	REVISION	REMARKS
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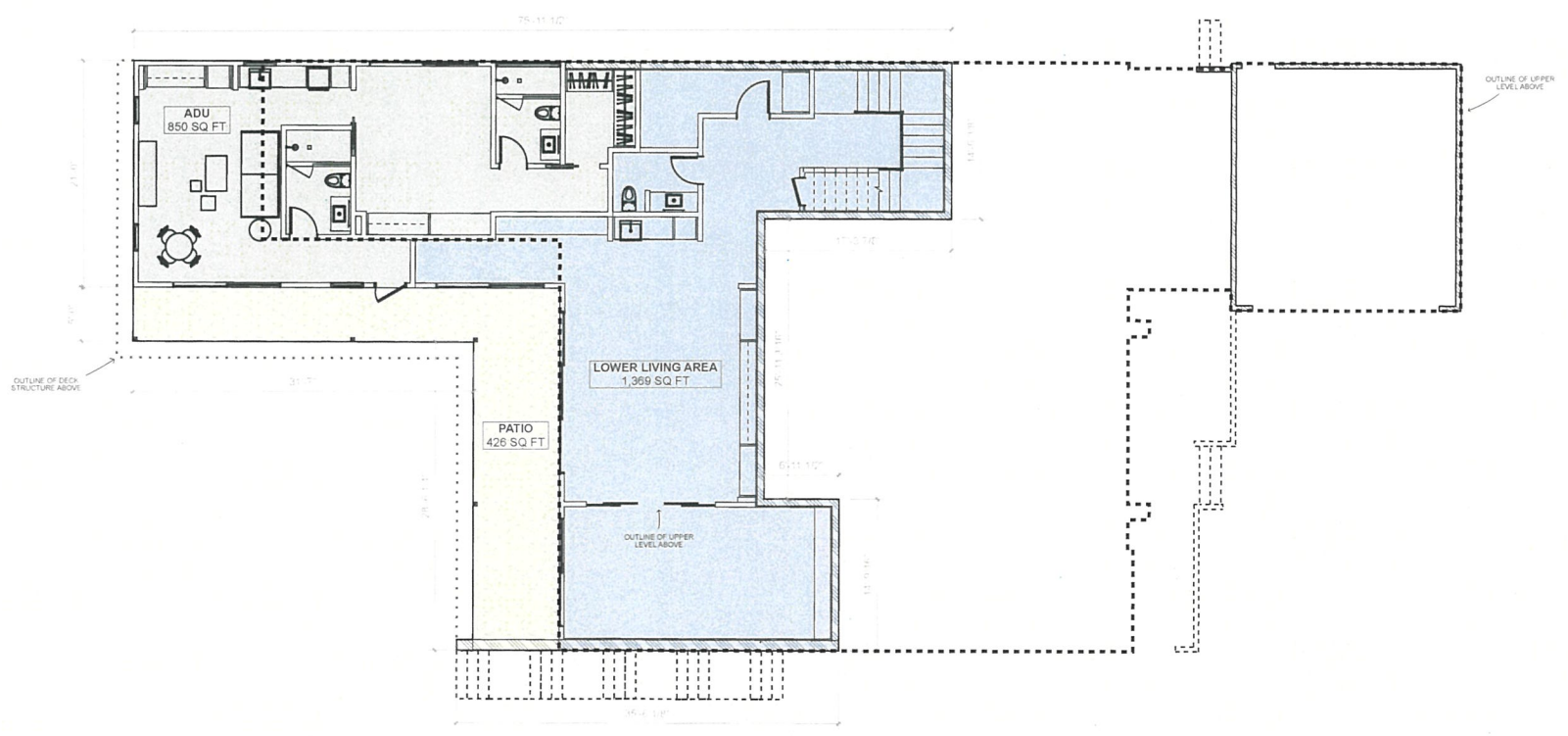
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9/12/24

FLOOR PLAN
SOUTH PARCEL - LOWER LEVEL



B
1.3 FLOOR PLAN SOUTH PARCEL - MAIN LEVEL
* Scale: 1/8" = 1'-0"



B
1.3 FLOOR PLAN SOUTH PARCEL - LOWER LEVEL
* Scale: 1/8" = 1'-0"

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

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

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

MMIDDY	REVISION	REMARKS
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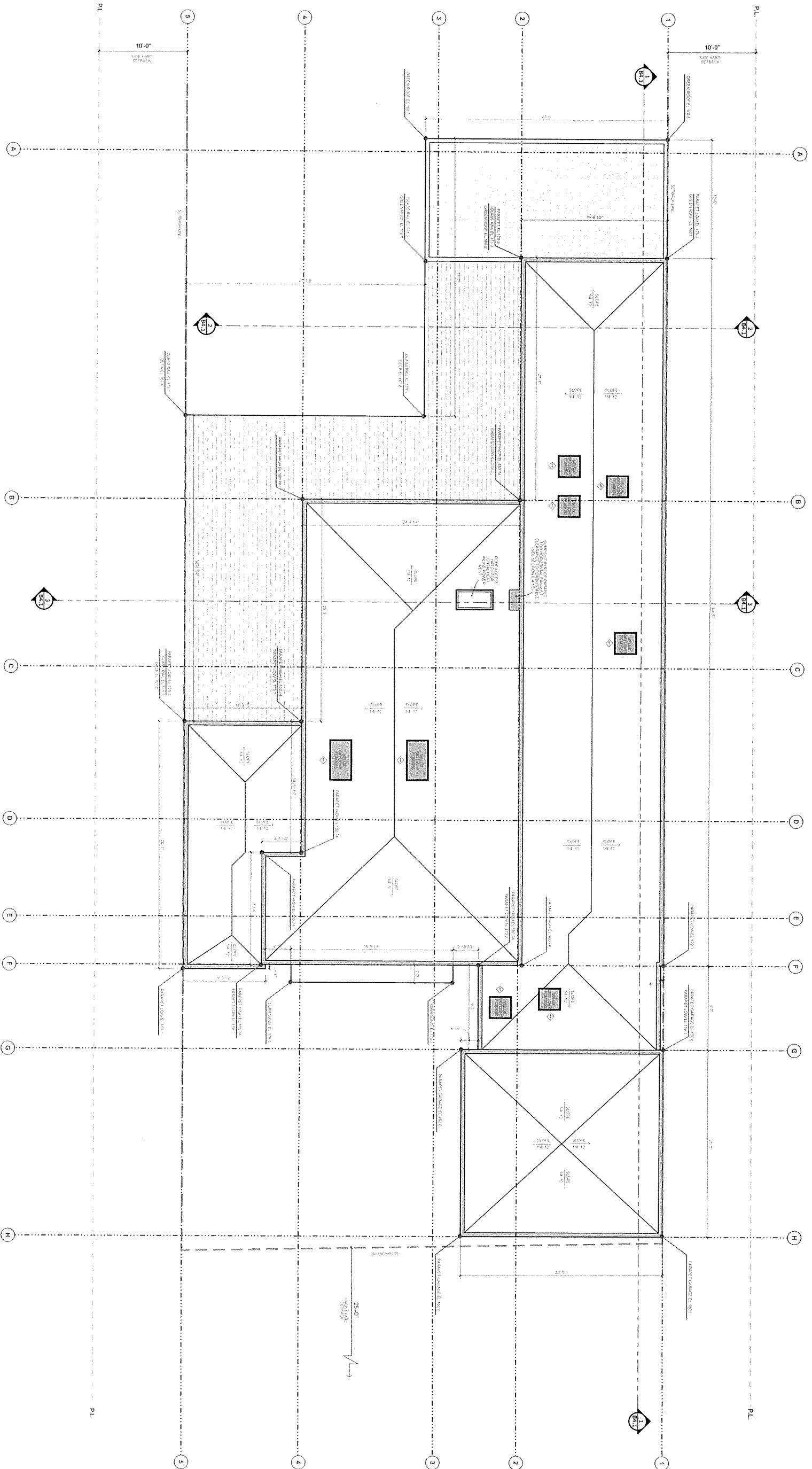
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615 N GRANADOS
APN#
263-082-17-00

ISSUE
9/12/24

**FLOOR AREA
DIAGRAM
SOUTH PARCEL**

B.1.3

B
2.1 ROOF PLAN - SOUTH PARCEL
Scale: 3/16" = 1'-0"



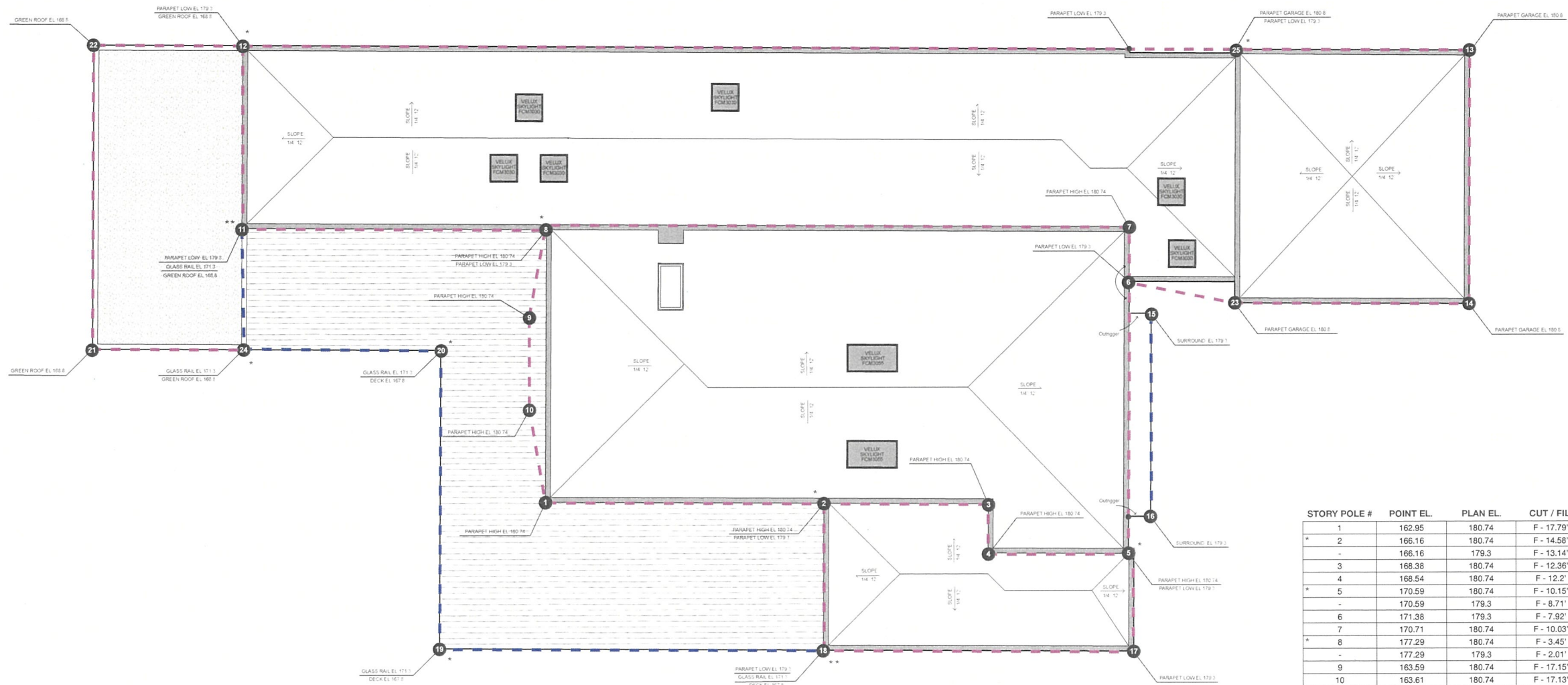
ROOF PLAN
SOUTH PARCEL

ISSUE
9/12/24

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

B
2.2 STORY POLE PLAN - SOUTH PARCEL
* Scale: 3/16" = 1'-0"

STORY POLE #	POINT EL.	PLAN EL.	CUT / FILL	DESCRIPTION
1	162.95	180.74	F - 17.79'	Parapet High
* 2	166.16	180.74	F - 14.58'	Parapet High
-	166.16	179.3	F - 13.14'	Parapet Low
3	168.38	180.74	F - 12.36'	Parapet High
4	168.54	180.74	F - 12.2'	Parapet High
* 5	170.59	180.74	F - 10.15'	Parapet High
-	170.59	179.3	F - 8.71'	Parapet Low
6	171.38	179.3	F - 7.92'	Parapet Low
7	170.71	180.74	F - 10.03'	Parapet High
* 8	177.29	180.74	F - 3.45'	Parapet High
-	177.29	179.3	F - 2.01'	Parapet Low
9	163.59	180.74	F - 17.15'	Parapet High
10	163.61	180.74	F - 17.13'	Parapet High
** 11	161.67	179.3	F - 17.63'	Parapet Low
-	161.67	171.3	F - 9.63'	Glass Railing
-	161.67	168.8	F - 7.13'	Green Roof
* 12	162.53	179.3	F - 16.77'	Parapet Low
-	162.53	168.8	F - 8.35'	Green Roof
13	171.88	180.8	F - 8.92'	Parapet Garage
14	180.80	180.8	F - 0'	Parapet Garage
15	171.25	179.3	F - 8.05'	Outrigger Surround
16	171.20	179.3	F - 8.1'	Outrigger Surround
17	169.94	179.3	F - 9.36'	Parapet Low
** 18	166.06	179.3	F - 13.24'	Parapet Low
-	166.06	171.3	F - 5.24'	Glass Railing
-	166.06	167.8	F - 1.74'	Deck
* 19	160.86	171.3	F - 10.44'	Glass Railing
-	160.86	167.8	F - 6.94'	Deck
* 20	162.38	171.3	F - 8.92'	Glass Railing
-	162.38	167.8	F - 5.42'	Deck
21	156.34	168.8	F - 12.46'	Green Roof
22	159.77	168.8	F - 9.03'	Green Roof
23	171.89	180.8	F - 8.91'	Parapet Garage
* 24	159.90	171.3	F - 11.4'	Glass Rail
-	159.90	168.8	F - 8.9	Green Roof
* 25	171.49	180.8	F - 9.31	Parapet Garage
-	171.49	179.3	F - 7.81	Parapet Low

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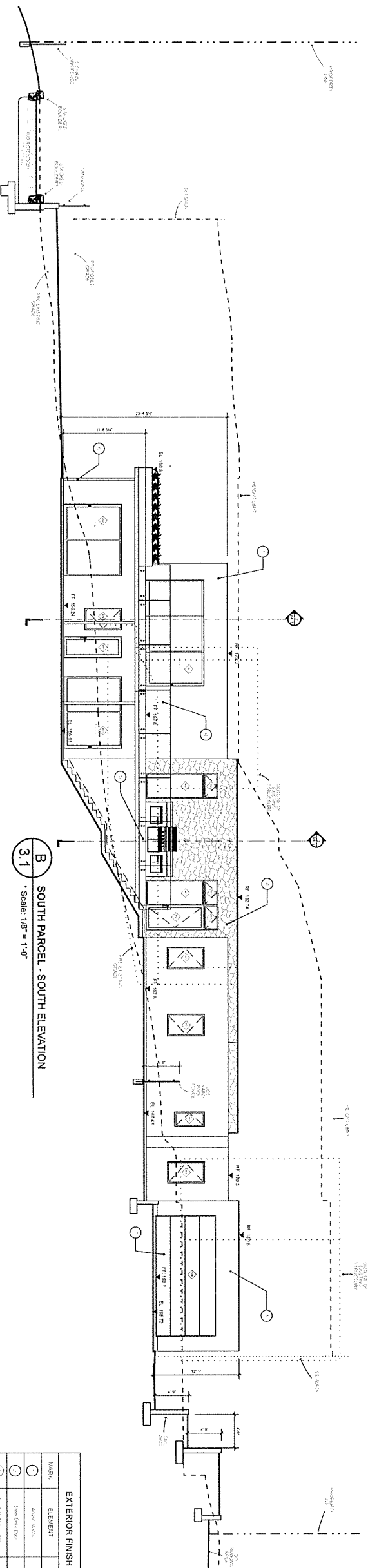
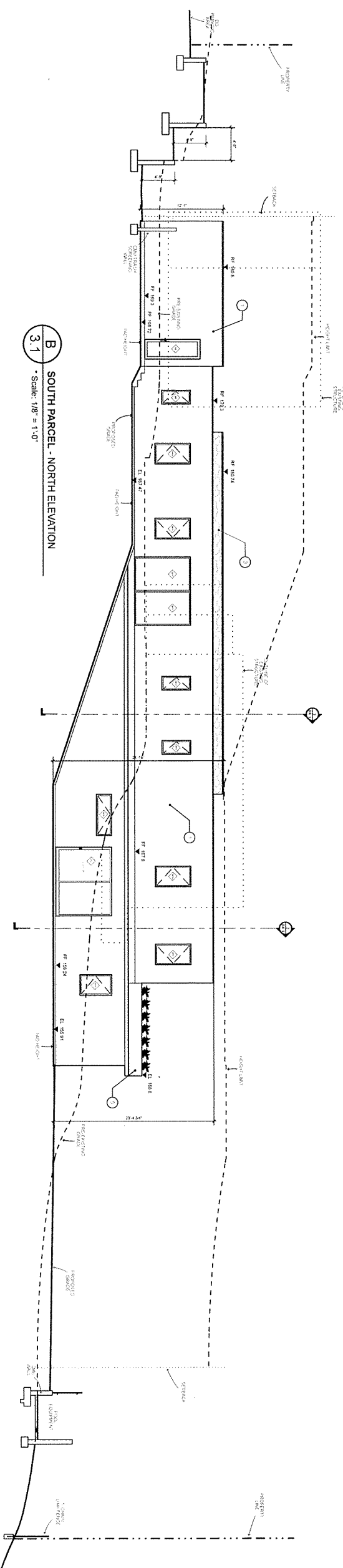
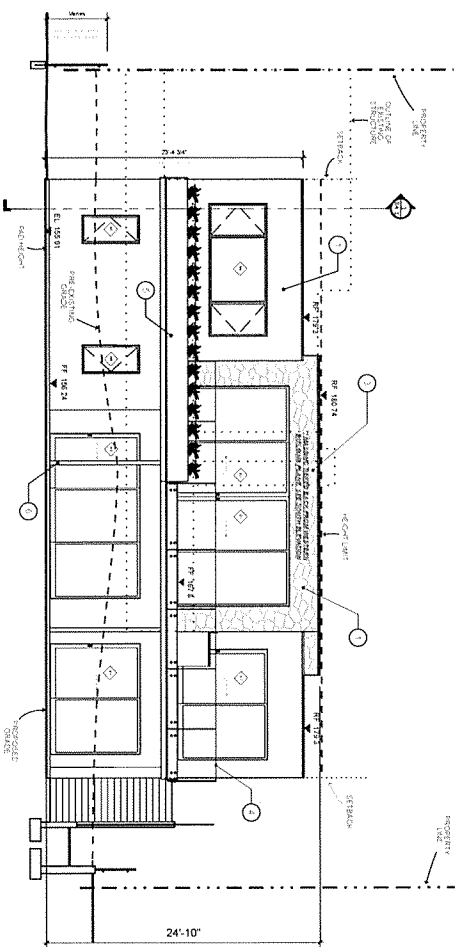
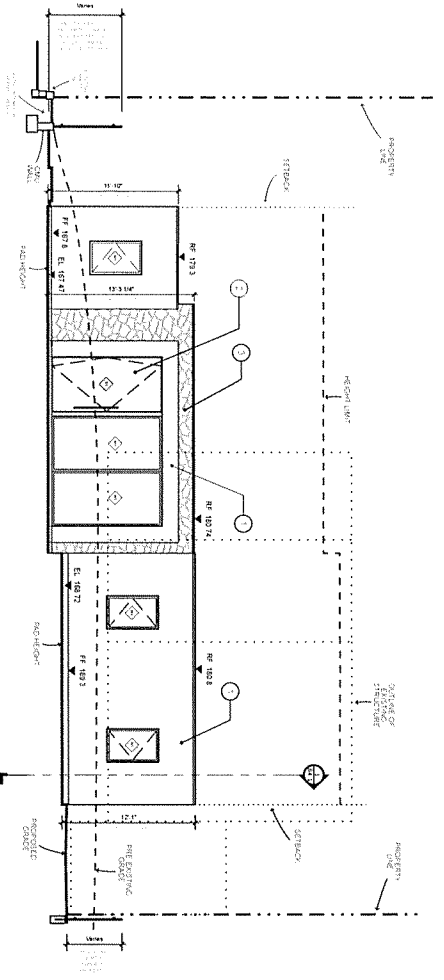
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263-082-17-00

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9/12/24

STORY POLE PLAN
SOUTH PARCEL

B.2.2



EXTERIOR FINISH SCHEDULE		
MARK	ELEMENT	DESCRIPTION
1	Concrete	CONCRETE
2	Paint	PAINT
3	Stucco	STUCCO
4	Glaze	GLAZE
5	Stone	STONE
6	Tile	TILE
7	Other	OTHER

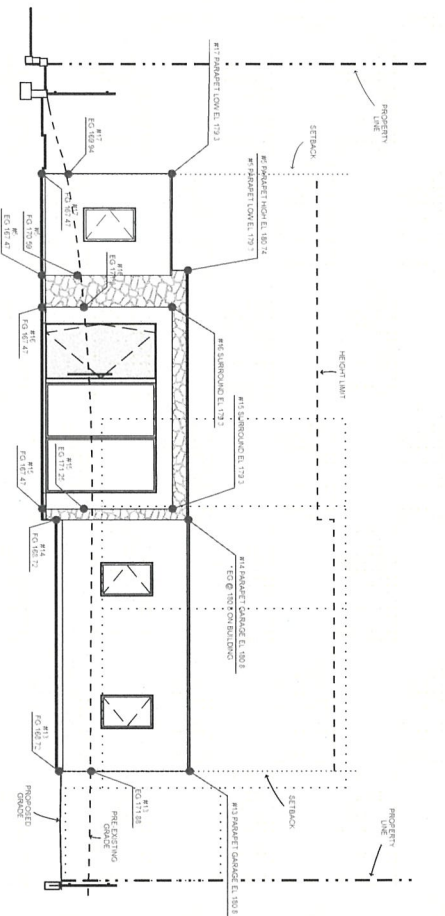
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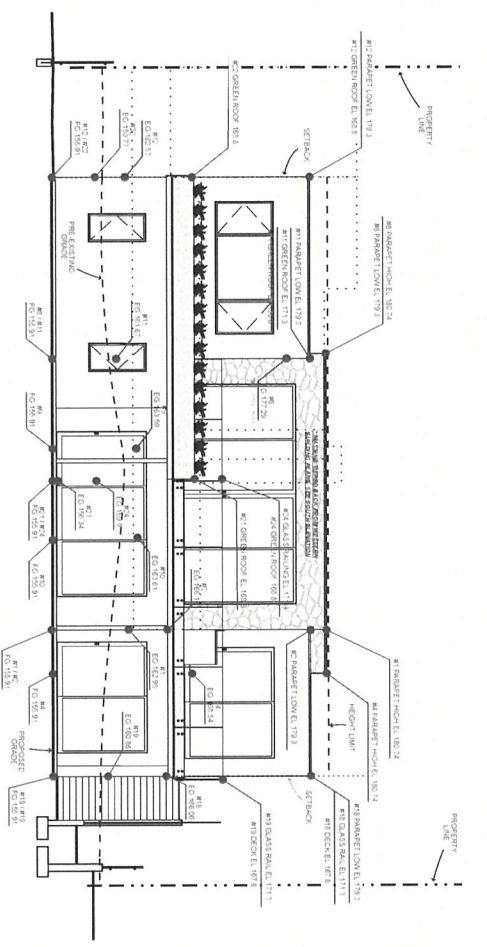
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ISSUE
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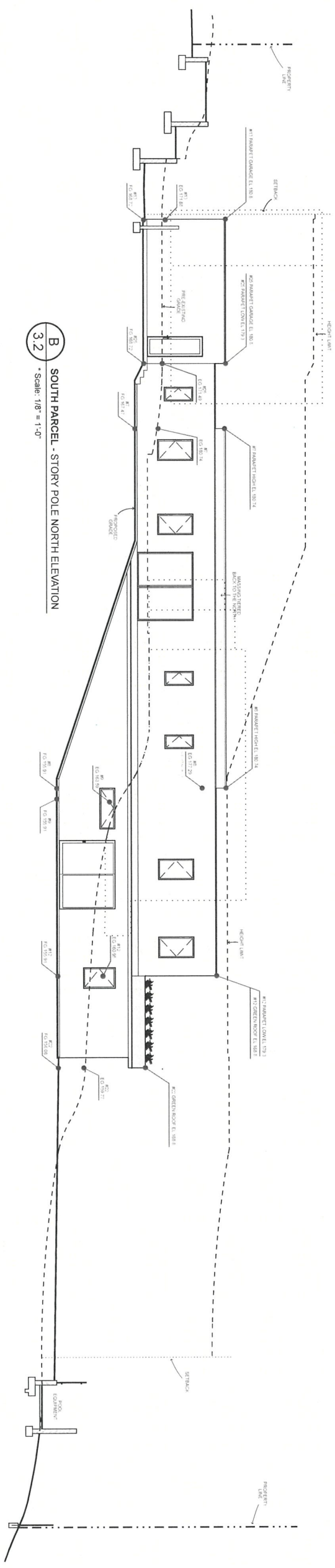
ELEVATIONS
 SOUTH PARCEL



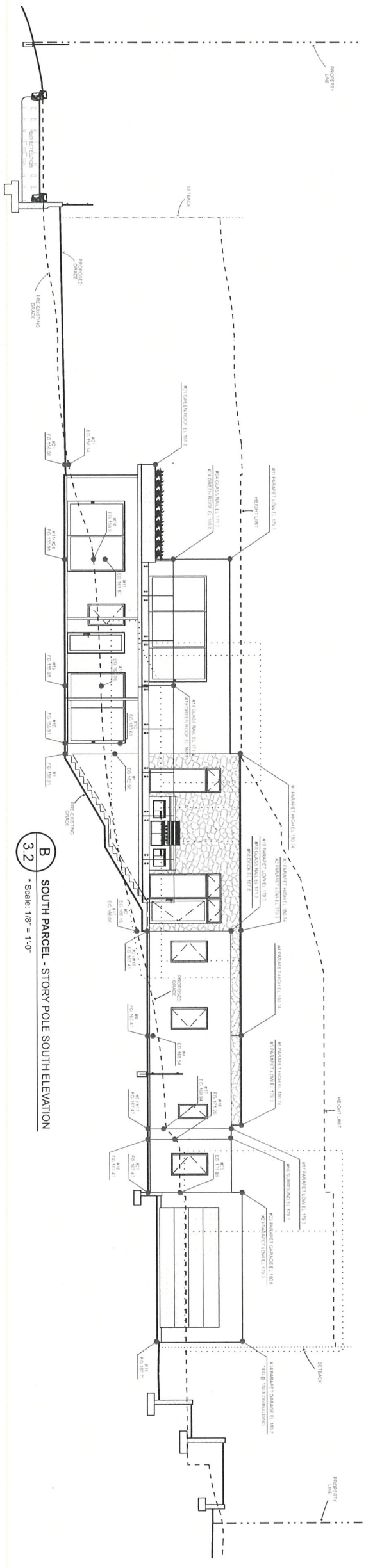
B
3.2 SOUTH PARCEL - STORY POLE EAST ELEVATION
Scale: 1/8" = 1'-0"



B
3.2 SOUTH PARCEL - STORY POLE WEST ELEVATION
Scale: 1/8" = 1'-0"



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



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

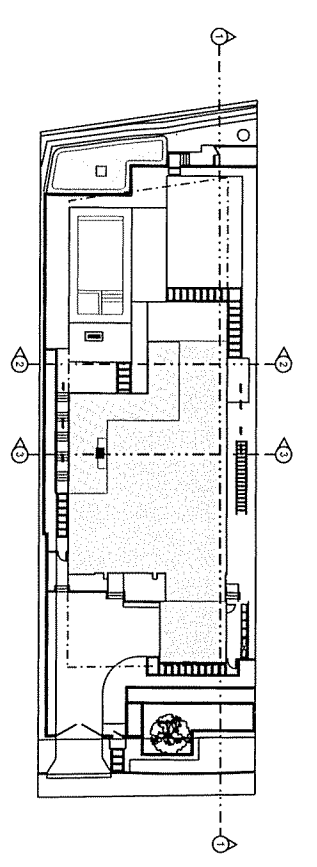
	MM/DD/YY	REMARKS
1	02/02/23	REVISION PRIOR TO SUBMITAL
2	01/12/24	FIRST ROUND CITY CORRECTIONS
3	3/6/24	SECOND ROUND CITY CORRECTIONS
4	6/10/24	THIRD ROUND CITY CORRECTIONS
5	10/17/24	FOURTH ROUND NEIGHBOR CORRECTIONS

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

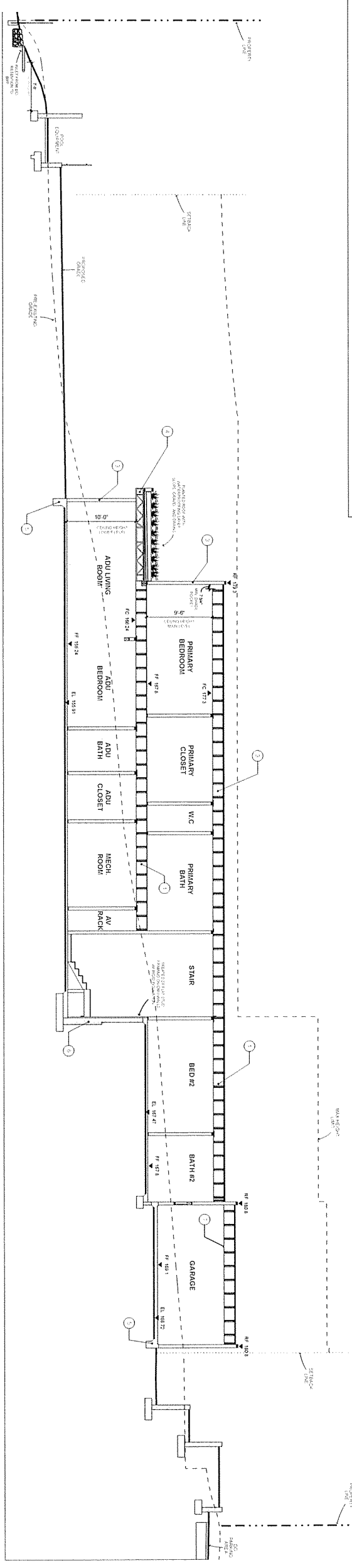
PROJECT
615 N GRANADOS
APN#
263-082-17-00

ISSUE
9/12/24

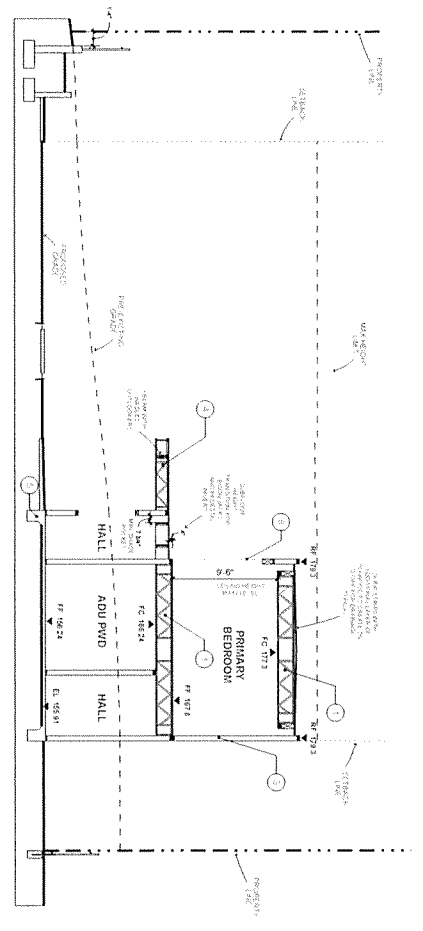
STORY POLE ELEVATIONS
SOUTH PARCEL



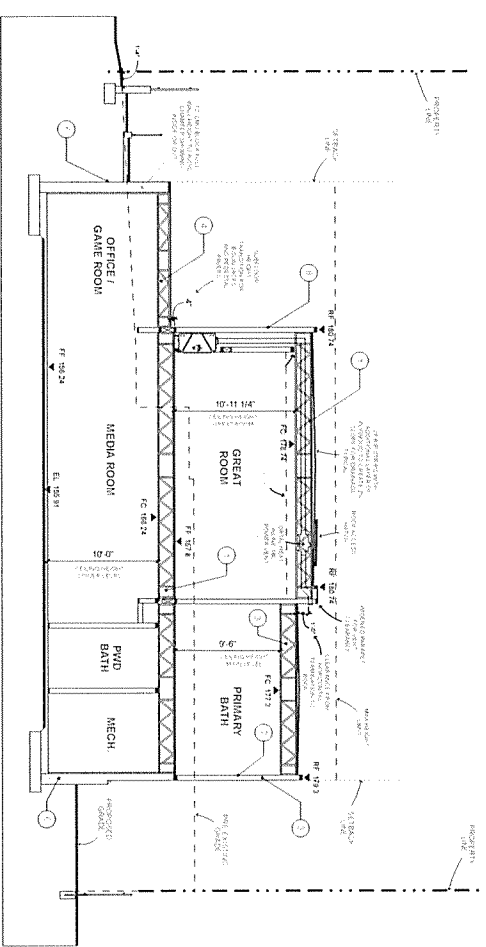
SOUTH PARCEL - PLAN VIEW SECTION KEY
 • Scale: Not to Scale



SOUTH PARCEL - SECTION #1
 • Scale: 1/8" = 1'-0"



SOUTH PARCEL - SECTION #2
 • Scale: 1/8" = 1'-0"



SOUTH PARCEL - SECTION #3
 • Scale: 1/8" = 1'-0"

KEY NOTES - SECTIONS

MARK	ELEMENT	DESCRIPTION
1	1"1" Thick Solid	1"1" Thick Solid
2	2"1" Thick Solid	2"1" Thick Solid
3	3"1" Thick Solid	3"1" Thick Solid
4	4"1" Thick Solid	4"1" Thick Solid
5	5"1" Thick Solid	5"1" Thick Solid
6	6"1" Thick Solid	6"1" Thick Solid
7	7"1" Thick Solid	7"1" Thick Solid
8	8"1" Thick Solid	8"1" Thick Solid
9	9"1" Thick Solid	9"1" Thick Solid
10	10"1" Thick Solid	10"1" Thick Solid

MM/DD/YY	REVISION	REMARKS
02/02/23	1	REVISION PRIOR TO SUBMITAL
01/12/24	2	FIRST ROUND CITY CORRECTIONS
3/6/24	3	SECOND ROUND CITY CORRECTIONS
6/10/24	4	THIRD ROUND CITY CORRECTIONS
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SECTIONS
 SOUTH PARCEL



FENCING MATERIAL - VERTICAL SLATTED FENCE (50% OPEN) IN WOOD OR IRON



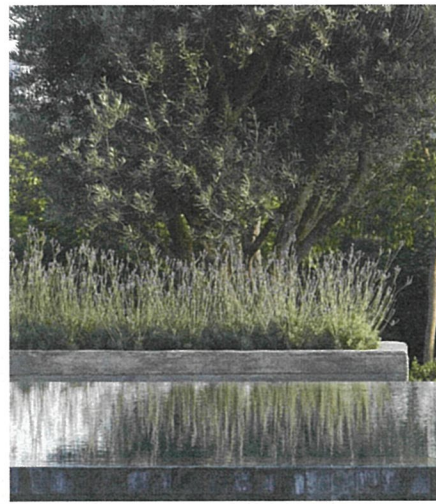
GLASS RAILING - MATTE BLACK WRAPPED FASCIA WITH GLASS RAILING STANDOFFS



POOL - CHARCOAL GRAY FINISH WITH GRAY WATERLINE TILE / OFF-WHITE PORCELAIN TILE OR LIMESTONE DECKING



GENERAL OUTDOOR - NATURAL GRAY CONCRETE FLATWORK / ANCIENT OLIVES WITH GREEN FICUS HEDGING AND POPS OF COLOR WITH LAVENDER AND CHINESE STAR JASMINE



CLADDING - MIXTURE OF OFF-WHITE ACRYLIC STUCCO / FREE FORM NATURAL STONE / MATTE BLACK FASCIA METAL

FLAT ROOF - TORCH DOWN ROOF WITH LAVA ROCK AND MATTE BLACK ALUMINUM FASCIA

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

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238 N. Cedros Ave
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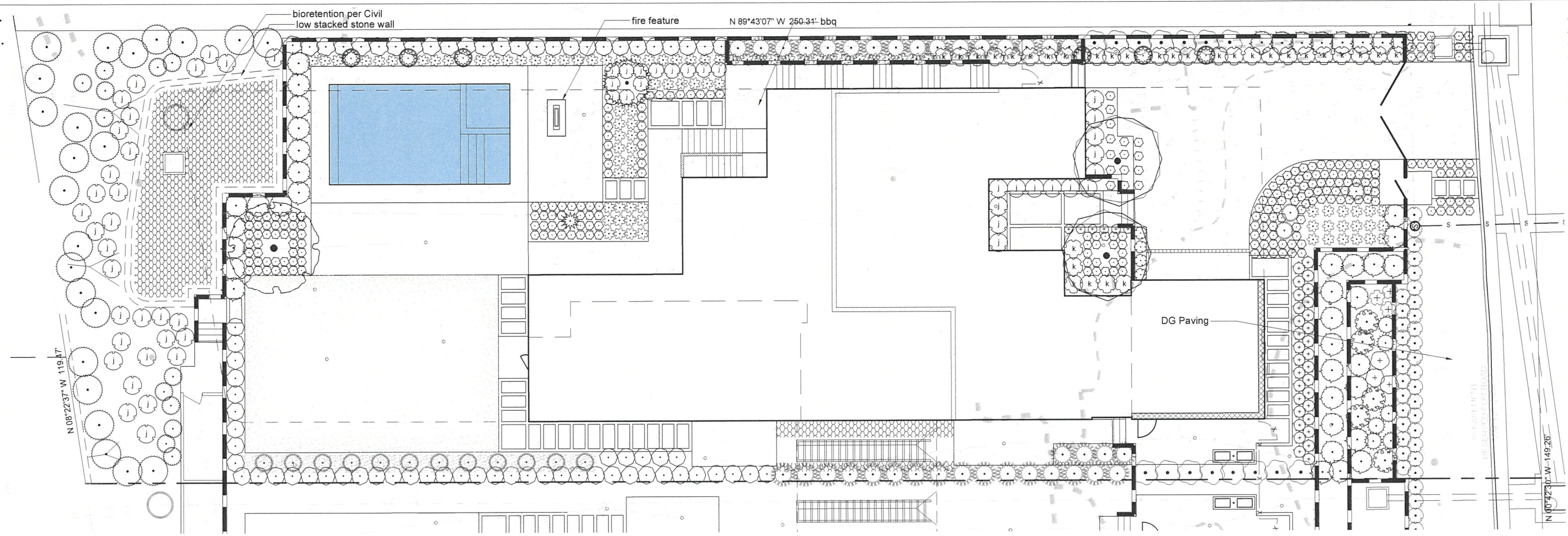
PROJECT

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

ISSUE

9/12/24

MATERIALS BOARD
SOUTH PARCEL - MATERIALS BOARD



Revisions:

07-5-24
08-30-24
09-17-24
01-17-25
02-10-25
02-12-25

STONE GROVE
LANDSCAPE ARCHITECTS

808 R. 34.51.00 WWW.STONE-GROVE.CO
200 N. CEPHOS AVENUE, SOLANA BEACH, CA 92075

615 GRANADOS AVE
Solana Beach, CA

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE	MATURE HEIGHT
TREES					
	BEAUCARNEA RECURVATA / ELEPHANT'S FOOT	48"BOX	1	LOW - MEDIUM	10 - 15FT. HT.
	FEIJOA SELLOWIANA / PINEAPPLE GUAVA	48"BOX	2	LOW	10 - 15FT. HT.
	OLEA EUROPAEA 'MONHER' / MAJESTIC BEAUTY® FRUITLESS OLIVE	72"BOX	1	VERY LOW - LOW	20 - 30FT. HT.
SHRUBS					
	AEONIUM X 'KIWI' / KIWI AEONIUM	1 GAL	6	LOW	6 - 18IN. HT.
	AGAVE ATTENUATA / AGAVE	5 GAL	6	LOW	3 - 6FT. HT.
	AGAVE ATTENUATA 'RAY OF LIGHT' / VARIEGATED FOX TAIL AGAVE	5 GAL	15	LOW	3 - 6FT. HT.
	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL	1	LOW	6 - 18IN. HT.
	BUXUS MICROPHYLLA / JAPANESE BOXWOOD	5 GAL	31	LOW	3 - 6FT. HT.
	DODONAEA VISCOSA 'GREEN' / GREEN HOPSEED BUSH	15 GAL	36	LOW	8-12FT. HT.
	DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	15 GAL	15	LOW	8-12FT. HT.
	FESTUCA MAIREI / ATLAS FESCUE	5 GAL	53	LOW	18 - 36IN. HT.
	FURCRAEA MACDOUGALII / FALSE AGAVE	15 GAL	6	LOW	10 - 15FT. HT.

	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	23	LOW	6 - 10FT. HT.
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	5 GAL	45	LOW	18 - 36IN. HT.
	KALANCHOE BRACTEATA / SILVER TEASPOONS	5 GAL	31	LOW	3 - 6FT. HT.
	LAVANDULA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL	3	LOW	6 - 18IN. HT.
	LEYMUS ARENARIUS 'GLAUCA' / BLUE RYE	5 GAL	12	LOW	18 - 36IN. HT.
	LIGUSTRUM JAPONICUM TEXANUM / JAPANESE PRIVET	5 GAL	14	MEDIUM	8 - 10FT. HT.
	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	1 GAL	256	LOW	3 - 6FT. HT.
	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL	3	LOW	3 - 6FT. HT.
	OLEA EUROPAEA 'LITTLE OLLIE'™ / LITTLE OLLIE OLIVE	15 GAL	42	LOW	6 - 8ft. ht.
	PENNISETUM SPATHIOLATUM / SLENDER VELDT GRASS	1 GAL	90	LOW	18 - 36IN. HT.
	PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEWE	15 GAL	58	MEDIUM	8 - 15FT. HT.
	SALVIA CLEVELANDII 'POZO BLUE' / CLEVELAND SAGE	5 GAL	5	VERY LOW	3 - 6FT. HT.
	SENECIO VITALIS / BLUE CHALK FINGERS	1 GAL	4	LOW	6 - 18IN. HT.
GROUND COVERS					
	CAREX DIVULSA / EUROPEAN GREY SEDGE	1 GAL	18" o.c.	LOW - MEDIUM	6 - 18IN. HT.
SOD/SEED					
	LIPPIA NODIFLORA 'KURAPIA S1' / KURAPIA®	FLAT	12-18" o.c.	LOW	< 6IN. HT.

- THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO THE CITY'S INSPECTION
- A ALL LANDSCAPE WORK HAS BEEN INSTALLED AND COMPLETED PER THE PLANS APPROVED BY THE CITY OF SOLANA BEACH
 - B A HYDRO-ZONE DIAGRAM SHALL BE PROVIDED ADJACENT TO THE IRRIGATION CONTROLLERS
 - C THE PERSON OPERATING THE SYSTEM SHALL RECEIVE ALL REQUIRED MAINTENANCE AND IRRIGATION PLANS
 - D ALL REQUIRED SOIL AMENDMENTS SHALL BE INCORPORATED AND VERIFIED BY THE LICENSED PROFESSIONAL
 - E THE FOLLOWING SHALL BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION FORM
 - 1) A COPY OF THE AGRONOMIC SOILS REPORT
 - 2) A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION

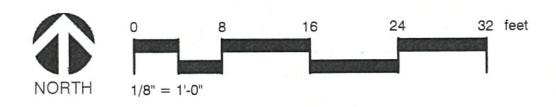
NOTE
AS SOILS MANAGEMENT REPORT IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO PLANTING THE REPORT MUST CONTAIN THE RESULTS OF AGRONOMIC SOILS TEST PREPARED BY AN INDEPENDENT LAB WITH RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZERS

NOTE
AT THE TIME OF COMPLETION OF THE INSTALLATION, A STATEMENT SIGNED BY THE LANDSCAPE ARCHITECT WHO PREPARED THE LANDSCAPE PLANS WILL BE REQUIRED. THE CITY WILL INSPECT FOR CONFORMANCE WITH THE APPROVED PLANS AND ANY DEVIATIONS MAY REQUIRE REMOVAL AND REPLACEMENT WITH THE SPECIFIC SPECIES AND IRRIGATION EQUIPMENT.



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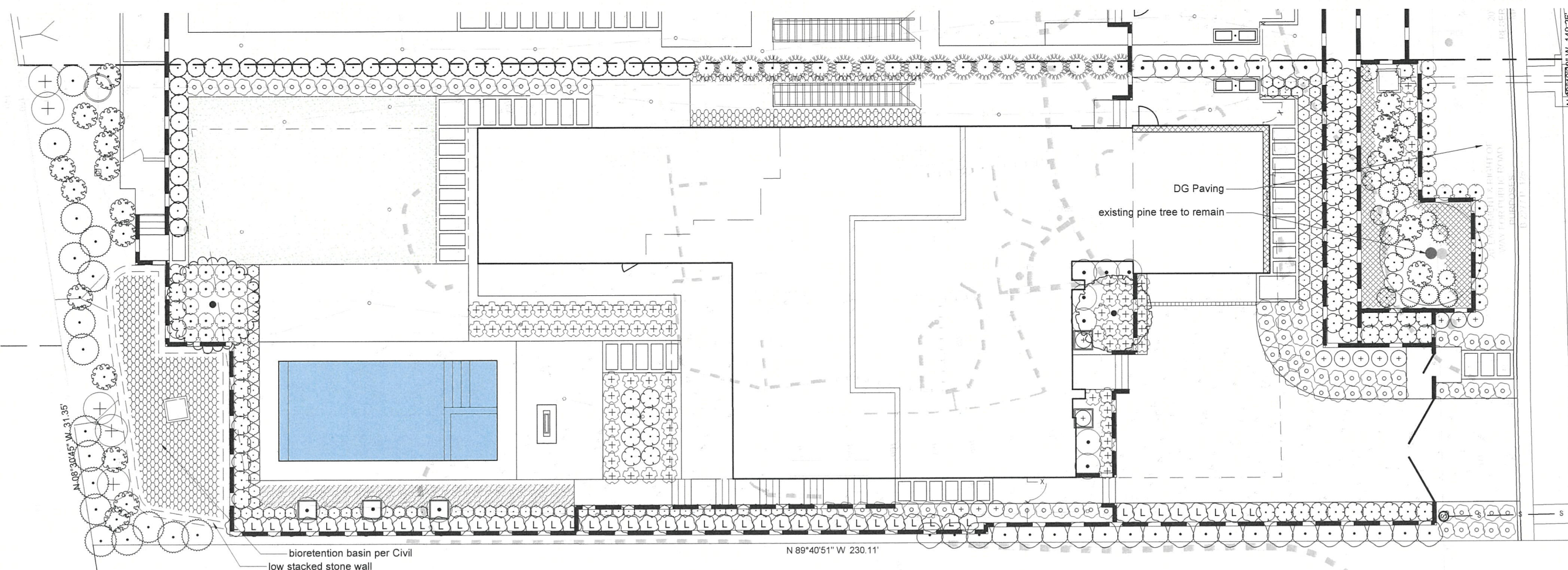
date: 06-04-24
designed: B. Grove
drawn: B. Grove
checked: B. Grove
scale:
sheet



PLANTING PLAN

L-1
of 6 sheets

DATE: 06/04/24 10:56 AM



Revisions:

07-5-24
08-30-24
09-17-24
01-17-25
02-10-25
02-12-25

STONE GROVE
LANDSCAPE ARCHITECTS

808 S. 31st St. #119
200 N. CEDROS AVENUE, SOLANA BEACH, CA 92083

615 GRANADOS AVE
Solana Beach, CA

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE	MATURE HEIGHT
TREES					
(Symbol)	ACACIA ANEURA / MULGA	60"BOX	1	VERY LOW - LOW	15' - 20' FT. HT.
(Symbol)	FEIJOA SELLOWIANA / PINEAPPLE GUAVA	36"BOX	1	LOW	10' - 15' FT. HT.
SHRUBS					
(Symbol)	AGAVE ATTENUATA / AGAVE	5 GAL	8	LOW	3 - 6 FT. HT.
(Symbol)	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	5 GAL	107	LOW	3 - 6 FT. HT.
(Symbol)	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / TOPIARY BALL	5 GAL	13	LOW	3 - 6 FT. HT.
(Symbol)	CEANOTHUS X 'JOYCE COULTER' / CEANOTHUS JOYCE COULTER	5 GAL	5	VERY LOW	3 - 5 FT. HT.
(Symbol)	DODONAEA VISCOSA 'GREEN' / GREEN HOPSEED BUSH	15 GAL	19	LOW	8 - 12 FT. HT.
(Symbol)	DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	15 GAL	8	LOW	8 - 12 FT. HT.
(Symbol)	FESTUCA MAIREI / ATLAS FESCUE	5 GAL	37	LOW	18 - 36IN. HT.
(Symbol)	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	17	LOW	6 - 10 FT. HT.
(Symbol)	LAVANDULA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL	71	LOW	6 - 18IN. HT.
(Symbol)	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	5 GAL	48	LOW	8 - 10 FT. HT.
(Symbol)	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL	7	LOW	3 - 6 FT. HT.

(Symbol)	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL	73	LOW	6 - 8 FT. HT.
(Symbol)	PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	15 GAL	39	MEDIUM	8 - 15 FT. HT.
(Symbol)	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL	10	MEDIUM	3 - 6 FT. HT.
(Symbol)	SALVIA CLEVELANDII 'POZO BLUE' / CLEVELAND SAGE	5 GAL	19	VERY LOW	3 - 6 FT. HT.
(Symbol)	WESTRINGIA F. 'GREY BOX' / GREY WESTRINGIA	5 GAL	89	LOW	3 - 6 FT. HT.
(Symbol)	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL	21	LOW	3 - 6 FT. HT.
GROUND COVERS					
(Symbol)	CAREX DIVULSA / EUROPEAN GREY SEDGE	1 GAL	18" o.c.	LOW	6 - 18IN. HT.
(Symbol)	MELINIS NERVIGLUMIS / SAVANNAH GRASS	1 GAL	18" o.c.	LOW	6 - 18IN. HT.
(Symbol)	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	1 GAL@	24" o.c.	LOW	3 - 6 FT. HT.
SOD/SEED					
(Symbol)	LIPPIA NODIFLORA 'KURAPIA S1' / KURAPIA	FLAT		LOW	< 6IN. HT.

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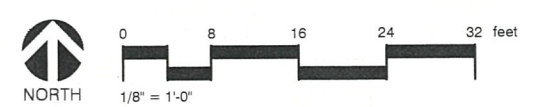
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date: 06-04-24
designed: B. Grove
drawn: B. Grove
checked: B. Grove
scale:
sheet



PLANTING PLAN

L-2
of 6 sheets

SERIES: 19/PROJECT: STONE-GROVE/FILENAME: 196

N 89°43'07" W 250.31'

Revisions:
07-5-24
08-30-24
09-17-24
01-17-25

STONE GROVE
LANDSCAPE ARCHITECTS

5656 R.A.E. 1400 WALKER STONE GROVE CA 92653
300 N. CEDROS AVENUE SOLANA BEACH CA 92075

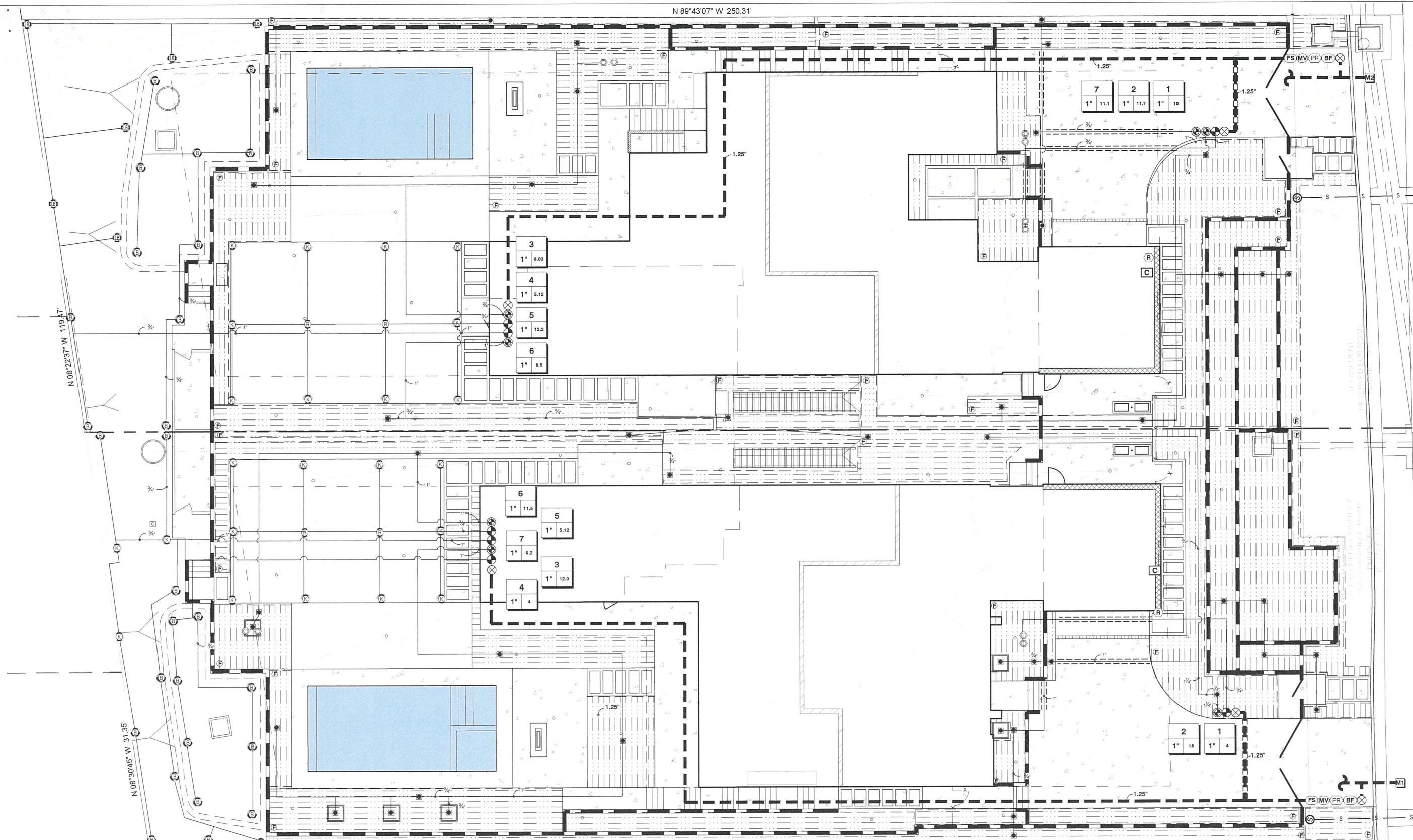
615 GRANADOS AVE
Solana Beach, CA



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date: 06-04-24
designed: B. Grove
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checked: B. Grove
scale:
sheet

L-3
of 6 sheets



IRRIGATION NOTES

POINT OF CONNECTION
ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWNSTREAM OF THE PROPOSED METER.

SCREENING
BACK FLOW PREVENTION DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE SCREENED FROM FRONT YARD AND EXTERIOR SIDE VIEWS. SCREENING MAY BE WITH ARCHITECTURAL BUILDING FEATURES OR PLANT MATERIALS OR AS REQUIRED IN CONDITIONS OF APPROVAL.

LOW HEAD DRAINAGE
CONTRACTOR SHALL INSTALL CHECK VALVES AT (HUNTER 'NOV') TO PREVENT LOW HEAD DRAINAGE AT EACH SPRINKLER AS REQUIRED.

GRAPHICS:

- MAINLINE AND LATERAL LINES SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).
- CONTRACTOR MAY GROUP VALVES TO REDUCE MAINLINES BUT IN NO CASE SHALL FLOW CHARACTERISTICS BE CHANGED BASED ON PIPE SIZING CHART.
- VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES.
- NO VALVE GROUPINGS ALLOWED IN LAWN AREAS.

1 ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2 THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

3 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

4 THIS DESIGN IS DIAGNOSTIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.

5 DO NOT FULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIANT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BOUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

6 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

7 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACK FLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

8 CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER AS NOTED.

9 ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A 2" SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPED CARRIER. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A 2" SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS.

10 ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE (IF SHOWN ON LEGEND).

11 ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND NOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.

12 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVER SPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES BUT NOT LIMITED TO ADJUSTMENT OF DIFFUSER PAIR OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13 ALL SPRAY HEADS THAT DO NOT CONFORM TO PRESCRIBED NOZZLE RADIUS SHALL BE FITTED WITH PRESSURE COMPENSATING SCREENS TO ACHIEVE PROPER RADII/SPRAY DISTANCE.

POINT OF CONNECTION
ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWNSTREAM OF THE PROPOSED METER.

SCREENING
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LOW HEAD DRAINAGE
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- VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES.
- NO VALVE GROUPINGS ALLOWED IN LAWN AREAS.

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

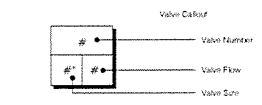
BRIAN GROVE, LANDSCAPE ARCHITECT

IRRIGATION PLAN

STONE GROVE/STG-0906/IRRM/L-3

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER MP2000 PROS-06-PRS30-CV SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	30
	HUNTER MP3000 PROS-06-PRS30-CV SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	30
	HUNTER MP3500 PROS-06-PRS30-CV SHRUB ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	30
	HUNTER RZWS-18-CV 18IN. LONG RZWS WITH INSTALLED 25 GPM OR 50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE	15
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION 40PSI. FLOW RANGE 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	
	PIPE TRANSITION POINT ABOVE GRADE. PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
	NETAFIM TLSOV. NETAFIM TLSOV-1/2IN. MANUAL FLUSH VALVE, BARBED INSERT. INSTALL IN 10IN. BOX, WITH ADEQUATE BLANK OR IN COBRAIN TUBING TO EXTEND VALVE OUT OF VALVE BOX. 2/3 IN FITS TECHLINE HCVXR, HCVXR-RW/RWP, CV, DL, RW AND RWP DRIPLINES, AND PE IRRIGATION HOSE.	
	AREA TO RECEIVE DRIPLINE. NETAFIM TLHCVXR-CS-053-12 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	
	HUNTER ICV-G 1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	
	TRUE UNION BALL VALVE. THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.	
	HUNTER BV 1" 1IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	
	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE.	
	HUNTER HC-12 12 STATION CONTROLLER WITH WI-FI CONNECTION.	
	HUNTER RFC RAIN AND FREEZE SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.	
	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	
	ZURN 70XL PRESSURE REDUCING VALVE.	
	WATER METER. DOMESTIC WATER METER PER CIVIL ENGINEER.	
	WATER METER. DOMESTIC WATER METER PER CIVIL ENGINEER.	
	IRRIGATION LATERAL LINE. PVC SCHEDULE 40.	
	IRRIGATION MAINLINE. PVC SCHEDULE 40.	
	PIPE SLEEVE. PVC CLASS 200 SDR 21.	



PRESSURE LOSS CALCULATIONS

Generated:	2023-10-10 10:07
P.O.C. NUMBER: METER 1	
Water Source Information:	Domestic Water Meter Per Civil Engineer
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	18.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	76 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	19.47 GPM
Flow Available at POC:	15.2 GPM
Residual Flow Available:	4.27 GPM
Critical Station:	2
Design Pressure:	25 PSI
Friction Loss:	3.2 PSI
Fittings Loss:	0.32 PSI
Elevation Loss:	0 PSI
Loss through Valve:	9.18 PSI
Pressure Req. at Critical Station:	37.7 PSI
Loss for Fittings:	0.73 PSI
Loss for Main Line:	7.28 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.7 PSI
Loss for Master Valve:	3 PSI
Loss for Water Meter:	0.9 PSI
Critical Station Pressure at POC:	61.3 PSI
Pressure Available:	76 PSI
Residual Pressure Available:	14.7 PSI
P.O.C. NUMBER: METER 2	
Water Source Information:	Domestic Water Meter Per Civil Engineer
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	18.2 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	80 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	71 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	12.23 GPM
Flow Available at POC:	18.2 GPM
Residual Flow Available:	5.97 GPM
Critical Station:	5
Design Pressure:	30 PSI
Friction Loss:	2.51 PSI
Fittings Loss:	0.25 PSI
Elevation Loss:	0 PSI
Loss through Valve:	3 PSI
Pressure Req. at Critical Station:	35.8 PSI
Loss for Fittings:	0.85 PSI
Loss for Main Line:	8.46 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.7 PSI
Loss for Master Valve:	3 PSI
Loss for Water Meter:	0.92 PSI
Critical Station Pressure at POC:	60.7 PSI
Pressure Available:	71 PSI
Residual Pressure Available:	10.3 PSI

IRRIGATION NOTES

IRRIGATION NOTES

POINT OF CONNECTION
ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWNSTREAM OF THE PROPOSED METER.

SCREENING
BACKFLOW PREVENTION DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE SCREENED FROM FRONT YARD AND EXTERIOR SIDE YARD VIEWS. SCREENING MAY BE WITH ARCHITECTURAL BUILDING FEATURES OR PLANT MATERIALS OR AS REQUIRED IN CONDITIONS OF APPROVAL.

LOW HEAD DRAINAGE:
CONTRACTOR SHALL INSTALL CHECK VALVES AT (HUNTER "HCV") TO PREVENT LOW HEAD DRAINAGE AT EACH SPRINKLER AS REQUIRED.

GRAPHICS:

- MAINLINE AND LATERAL LINES SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 12" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).
- CONTRACTOR MAY GROUP VALVES TO REDUCE MAINLINES BUT IN NO CASE SHALL FLOW CHARACTERISTICS BE CHANGED BASED ON PIPE SIZING CHART.
- VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES.
- NO VALVE GROUPINGS ALLOWED IN LAWN AREAS.

1. ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY, AND DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

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

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THESE SOILS IS DIAGNOSTIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.

6. DO NOT FULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS UNLESS IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT KNOWN AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER AS NOTED.

10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A 4" SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A 3/4" SCH. 40 SLEEVE TWICE THE DIAMETER OF THE WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS.

11. ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDWARE IF SHOWN ON LEGEND.

12. ALL VALVE BOXES TO BE GREEN IN COLOR SIZED AS INDICATED BY DETAILS AND NOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.

13. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ADJCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVER SPRAY ONTO BUILDING WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OF ADJUSTABLE SCREEN, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

ALL SPRAY HEADS THAT DO NOT CONFORM TO PRESCRIBED NOZZLE RADIUS SHALL BE FITTED WITH PRESSURE COMPENSATING SCREENS TO ACHIEVE PROPER RADIUS/SHOWN DISTANCE.

POINT OF CONNECTION
ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWNSTREAM OF THE PROPOSED METER.

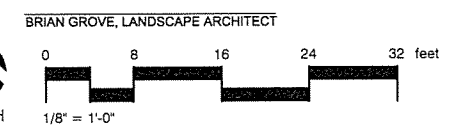
SCREENING
BACKFLOW PREVENTION DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE SCREENED FROM FRONT YARD AND EXTERIOR SIDE YARD VIEWS. SCREENING MAY BE WITH ARCHITECTURAL BUILDING FEATURES OR PLANT MATERIALS OR AS REQUIRED IN CONDITIONS OF APPROVAL.

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- VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES.
- NO VALVE GROUPINGS ALLOWED IN LAWN AREAS.

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.



IRRIGATION PLAN

Revisions:

07-5-24
08-30-24
09-17-24

STONE GROVE
LANDSCAPE ARCHITECTS

315 S. JEFFERSON AVE. SUITE 101
SOLANA BEACH, CA 92083
WWW.STONEGROVEARCHITECTS.COM

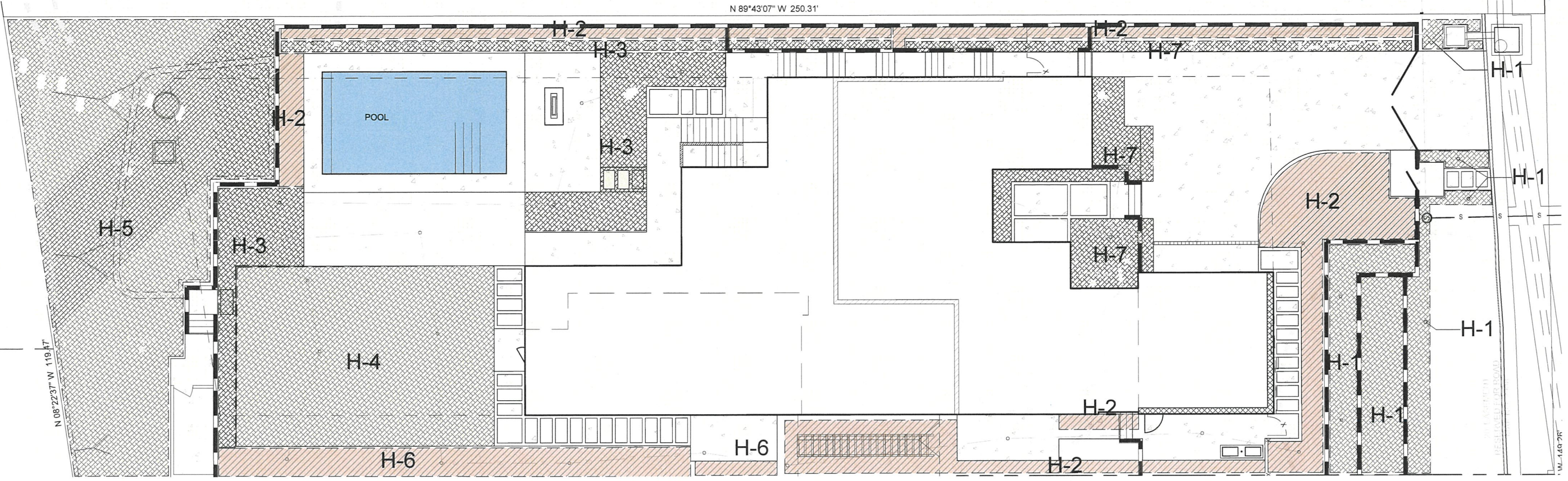
615 GRANADOS AVE
Solana Beach, CA



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date: 06-04-24
designed: B. Grove
drawn: B. Grove
checked: B. Grove
scale:
sheet

L-4
of 6 sheets



Revisions:

07-5-24
08-30-24
09-17-24

STONE GROVE
LANDSCAPE ARCHITECTS
308 S. PALM AVE. #100
300 N. CEDARS AVE. #100
SOLANA BEACH, CA 92088

615 GRANADOS AVE
Solana Beach, CA



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of 6 sheets



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

- ETWU = Estimated total water use per year (gallons per year)
- ETo = Evapotranspiration rate (inches per year)
- PF = Plant Factor from WUCOLS (see Definitions)
- HA = Hydro-zone Area (square feet). Define hydro-zones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square feet). Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion Factor (to gallons per square foot)
- IE = Irrigation Efficiency

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)					
	A-1	A-2	A-3	A-4	SLA	
Evapotranspiration Rate (ETo) See "A" below	1	41.1				
Conversion Factor - .62	2	0.62				
(Line 1 x Line 2)	3	25.42				
Plant Factor (PF) See "B" below	4	0.3	0.6	0.3	0.3	
Hydrozone Area (HA) - in square feet	5	631	1247	777	1281	
(Line 4 x Line 5)	6	189.3	748.2	233.1	384.3	
Irrigation Efficiency (IE) See "C" below	7	0.75	0.81	0.81	0.70	
(Line 6 ÷ Line 7)	8	252.4	923.7	287.78	549	
TOTAL of all Line 8 boxes + SLA	9					
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	25.42 x 3,809.06 = 96,826.30				

A	B	C
ETo - Evapotranspiration rate = 41 (west of I-5) 47 (east of I-5)	PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone. 0.1 - 1.0W - Very Low Water Use Plants 0.3 - 1.0L - Low Water Use Plants 0.6 - 1.0M - Moderate Water Use Plants 1.0 - 1.0H - High Water Use Plants	IE - Irrigation Efficiency Sprink - .55 Rotor - .70 Bubble - .75 MP rotor - .75 Drip & Micro-spray - .81 A different IE may be used if supported by documentation subject to approval by the City Planner

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

25.42 [(ETAF x 7394) + (1-ETAF x 0)] = MAWA

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



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

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- ETo = Evapotranspiration rate (inches per year)
- PF = Plant Factor from WUCOLS (see Definitions)
- HA = Hydro-zone Area (square feet). Define hydro-zones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square feet). Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion Factor (to gallons per square foot)
- IE = Irrigation Efficiency

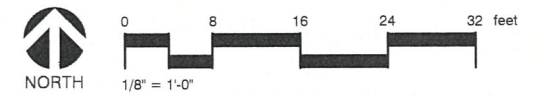
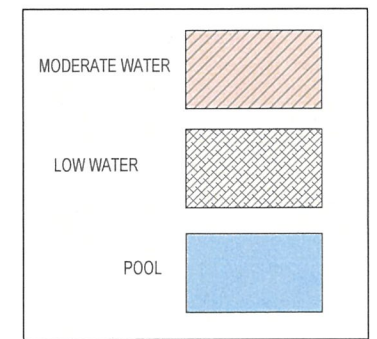
CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)					
	A-5	A-6	A-7	Pool	SLA	
Evapotranspiration Rate (ETo) See "A" below	1	41.1				
Conversion Factor - .62	2	0.62				
(Line 1 x Line 2)	3	25.42				
Plant Factor (PF) See "B" below	4	0.3	0.6	0.3	1	
Hydrozone Area (HA) - in square feet	5	2107	385	473	493	
(Line 4 x Line 5)	6	632.1	231.0	141.9	493.0	
Irrigation Efficiency (IE) See "C" below	7	0.75	0.81	0.81	1	
(Line 6 ÷ Line 7)	8	842.8	285.19	175.19	493.0	
TOTAL of all Line 8 boxes + SLA	9	3,809.06				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	25.42 x 3,809.06 = 96,826.30				

A	B	C
ETo - Evapotranspiration rate = 41 (west of I-5) 47 (east of I-5)	PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone. 0.1 - 1.0W - Very Low Water Use Plants 0.3 - 1.0L - Low Water Use Plants 0.6 - 1.0M - Moderate Water Use Plants 1.0 - 1.0H - High Water Use Plants	IE - Irrigation Efficiency Sprink - .55 Rotor - .70 Bubble - .75 MP rotor - .75 Drip & Micro-spray - .81 A different IE may be used if supported by documentation subject to approval by the City Planner

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

25.42 [(ETAF x 7394) + (1-ETAF x 0)] = MAWA= 103,375.51

Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-res 25.42 x (0.55 x 7,394) = 0 = 103,375.51



WATER MANAGEMENT PLAN

Revisions:

07-5-24
08-30-24
09-17-24

STONE GROVE
LANDSCAPE ARCHITECTS
258 S. U.S. 1, 900 WWW.STONEGROVE.CO
2584 GRANADOS AVENUE, SOLANA BEACH, CA 92083

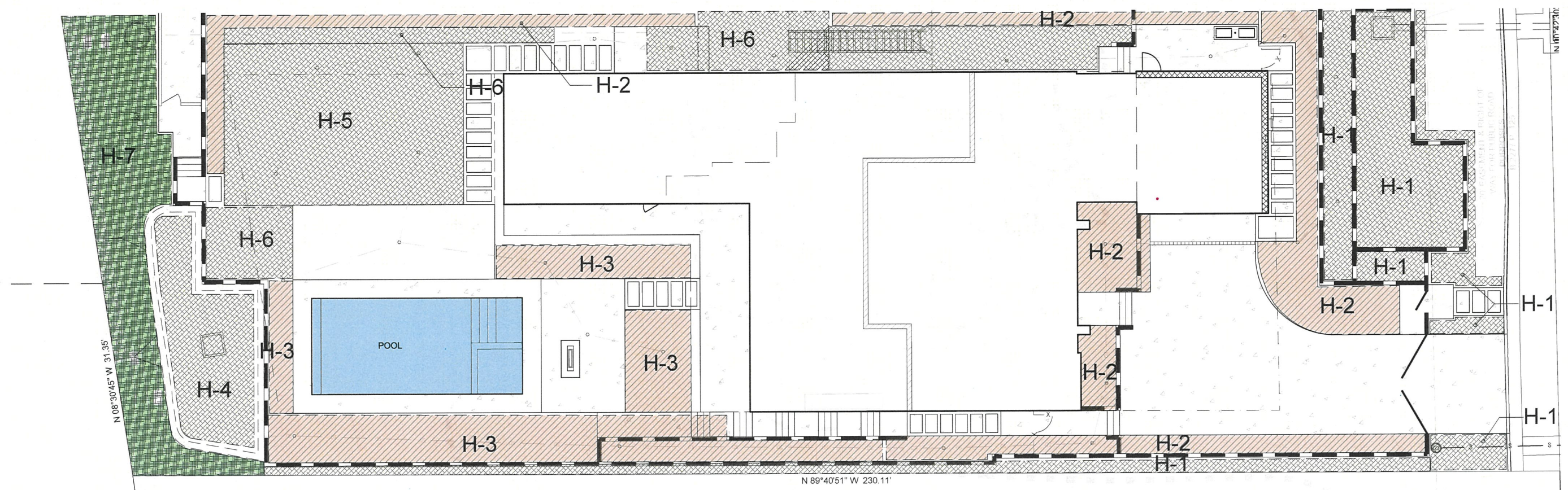
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designed: B. Grove
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checked: B. Grove
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sheet

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of 6 sheets



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

- ETWU = Estimated total water use per year (gallons per year)
- ETo = Evapotranspiration rate (inches per year)
- PF = Plant Factor from WUCOLS (see Definitions)
- HA = Hydro-zone Area (square feet): Define hydro-zones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square feet): Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion Factor (to gallons per square foot)
- IE = Irrigation Efficiency

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	A-1	A-2	A-3	A-4	SLA
Evapotranspiration Rate (ETo) See "A" below	41.1				
Conversion Factor - .62	0.62				
(Line 1 x Line 2)	25.42				
Plant Factor (PF) See "B" below	0.3	0.6	0.6	0.3	
Hydrozone Area (HA) - in square feet	1,149	1,247	1,071	383	
(Line 4 x Line 5)	344.7	748.2	642.6	114.9	
Irrigation Efficiency (IE) See "C" below	0.75	0.81	0.81	0.75	
(Line 6 - Line 7)	459.6	923.7	793.33	153.2	
TOTAL of all Line 8 boxes + SLA					
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10				

A ETo - Evapotranspiration rate = 41 (west of 1-5) / 47 (east of 1-5)
B PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone.
0.1 - VLR - Very Low Water Use Plants
0.3 - LR - Low Water Use Plants
0.6 - MR - Moderate Water Use Plants
1.0 - HR - High Water Use Plants
C IE - Irrigation Efficiency
Sprinkler - .55
Rotor - .70
Bubble - .75
MP Irrigator - .75
Drip & Micro-sprinkler - .81
A different IE may be used if supported by documentation subject to approval by the City Planner

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\frac{25.42}{25.42 \text{ or } 29.14} \left[(ETAF \times \frac{25.42}{25.42 \text{ or } 29.14}) + (1 - ETAF \times \frac{25.42}{25.42 \text{ or } 29.14}) \right] = \text{MAWA}$$

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



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

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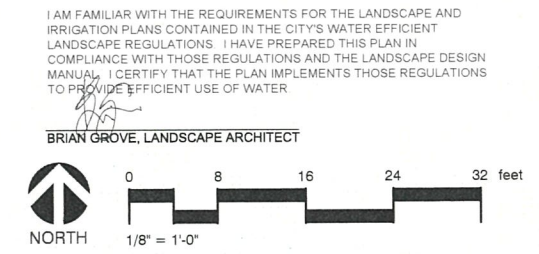
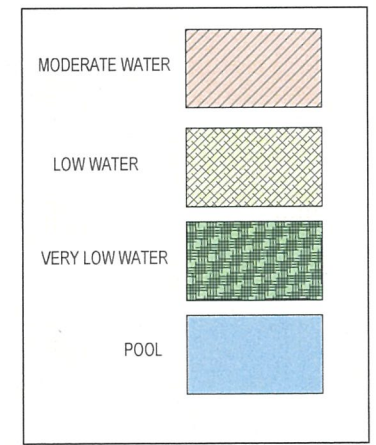
CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	A-5	A-6	A-7	Pool	SLA
Evapotranspiration Rate (ETo) See "A" below	41.1				
Conversion Factor - .62	0.62				
(Line 1 x Line 2)	25.42				
Plant Factor (PF) See "B" below	0.3	0.3	0.1	1	
Hydrozone Area (HA) - in square feet	1,004	295	803	526	
(Line 4 x Line 5)	301.2	88.5	80.3	526	
Irrigation Efficiency (IE) See "C" below	0.70	0.81	0.81	1	
(Line 6 + Line 7)	430.29	109.26	99.14	526	
TOTAL of all Line 8 boxes + SLA	9				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10				

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1.0 - HR - High Water Use Plants
C IE - Irrigation Efficiency
Sprinkler - .55
Rotor - .70
Bubble - .75
MP Irrigator - .75
Drip & Micro-sprinkler - .81
A different IE may be used if supported by documentation subject to approval by the City Planner

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\frac{25.42}{25.42 \text{ or } 29.14} \left[(ETAF \times \frac{25.42}{25.42 \text{ or } 29.14}) + (1 - ETAF \times \frac{25.42}{25.42 \text{ or } 29.14}) \right] = \text{MAWA} = 90,568.92$$

Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential 25.42 x (0.55 x 6,478) + 0 = 90,568.92

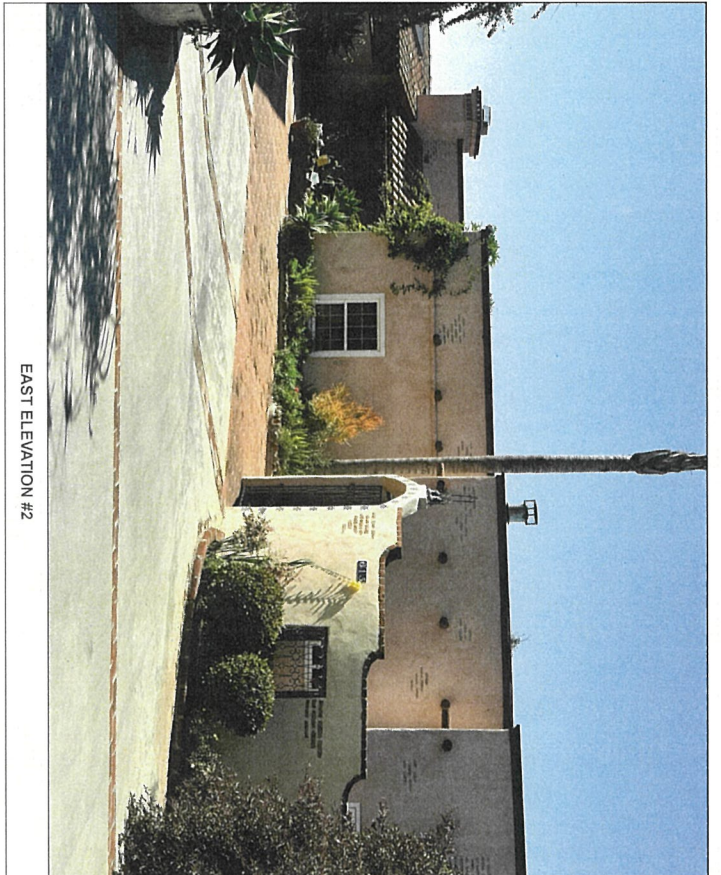


WATER MANAGEMENT PLAN

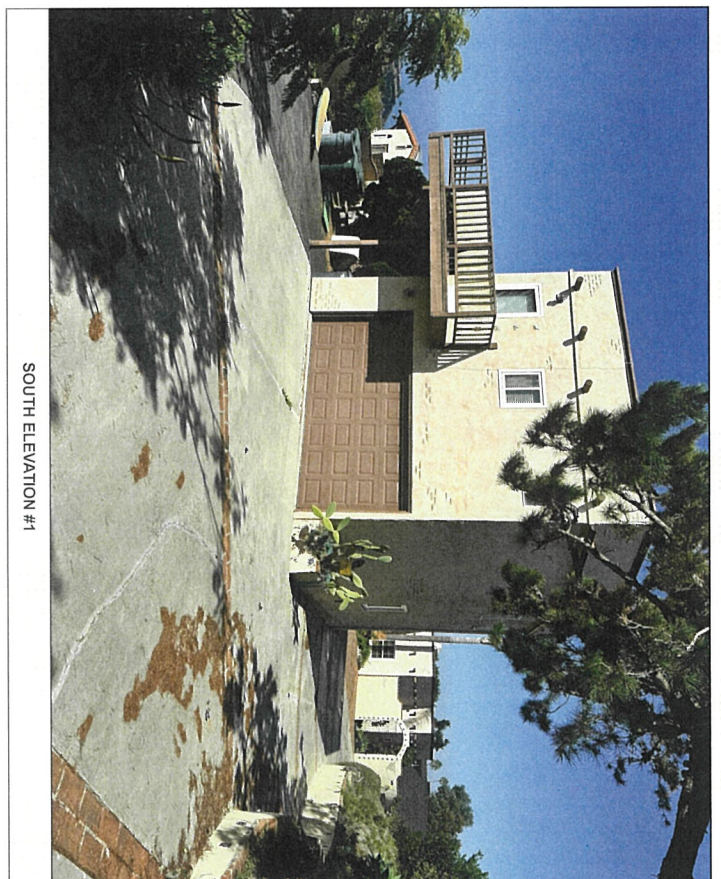
SCALE: 1/8" = 1'-0"



EAST ELEVATION #1



EAST ELEVATION #2



SOUTH ELEVATION #1



SOUTH ELEVATION #2



WEST ELEVATION #1



WEST ELEVATION #2

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

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

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

ISSUE
 9/12/24

SITE PHOTOS
 EXISTING CONDITION

615 N Granados Design Chronology

Heritage West Development Co (HWDC) has always been proactive in involving neighbors early in the design process to better understand potential issues before they arise (view, privacy, etc.). It is important to get “all of the cards on the table” early on before the design gets too far along. This initial exploratory process has always worked well for us and is how we approached the design of 615 N Granados.

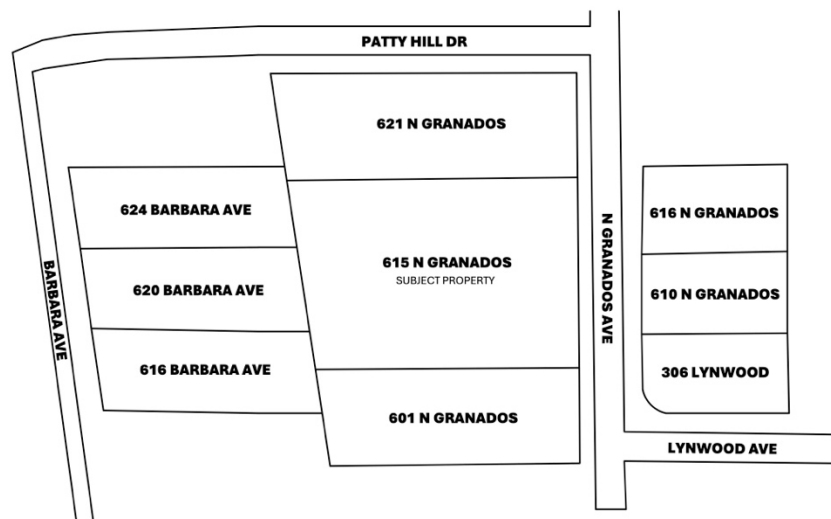
The following document is intended to memorialize how the proposed design took shape and show the effort put forth by HWDC to make various plan adjustments to help satisfy neighbor concerns along the way.

Existing property description:

The lot is one of the largest parcels on the hill at just under 36,000 sq ft. The proposed plan is to demolish the existing structure, subdivide the lot into two legal parcels, and construct two new single-family residences. The existing structure was constructed in 1970 and spans nearly the entire 150’ of street frontage along N Granados and contains a two-story element over top of the existing garage. Once the lot is subdivided each parcel will be roughly 18,000 sq ft which is still larger than nearly all the properties in the LRc zone along N Granados.

Early interaction with neighbors:

We made early contact with all the adjacent neighbors when we purchased the property back in 2020. We met each neighbor individually, looked at existing views from both inside and outside of their homes, and encouraged homeowners to express themselves regarding sensitive areas that might be impacted by the proposed development (views, privacy, etc.). Below is a summary of the early feedback from those meetings that led to the initial design:



- **Uphill neighbors across the street to the East (616 N Granados / 610 N Granados / 306 Lynwood Ave):**

Neighbors across the street were primarily concerned with obstruction of their existing ocean views by the new structures and / or landscaping. The owners at 610 N Granados also mentioned that the road is relatively narrow and asked if we could provide a “bump-in” for additional parking on our side of the street as no street parking currently exists. Neighbor at 610 N Granados also asked that we replace existing berm vegetation along Granados with lower growing plant material to eliminate the need for future trimming. They complained about constantly having to ask the previous owner to trim the existing Melaleuca shrubs.

- **Adjacent neighbors to the North & South (621 N Granados / 601 N Granados):**

Primary concern was privacy from their outdoor decks and angled views to the ocean across our property. The existing condition is that both adjacent homes have little privacy from their outdoor spaces and rear yards. This is a biproduct of living in a community with a grid system of parcels. Nearly all homes on the west side of the street along N Granados can see into each other’s rear yards and decks. Both adjacent homes enjoy near 180-degree ocean views from their primary living spaces and outdoor patios. We discussed doing our best to use plantings along the shared property lines that would provide additional screening where possible. The challenge with those plantings of course is the delicate balance between providing screening and not obstructing ocean views when those plantings reach maturity.

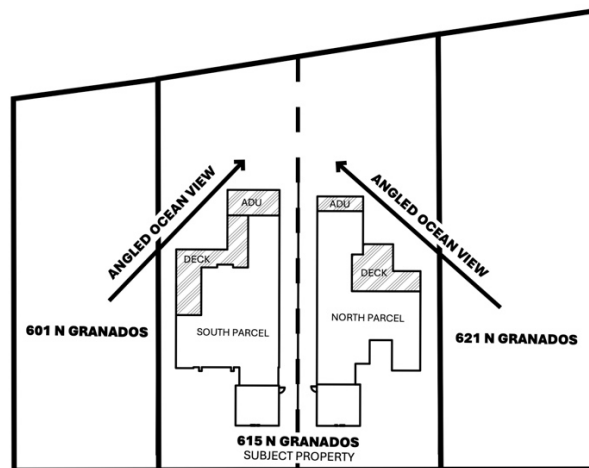
- **Neighbors below to the West (624 Barbara Ave / 620 Barbara Ave / 616 Barbara Ave):**

The Primary concern of the downhill neighbors to the west was storm water runoff from our property. The existing condition is problematic as there is currently no site drainage installed. When it rains the neighbors below can experience runoff from our property and the two other adjacent parcels that sit above them (621 N Granados / 601 N Granados). We assured the neighbors to the West the post-development condition would be much improved since we’d be installing drainage mechanisms to slow down and capture storm water as part of the development. None of those mechanisms currently exist.

Initial Submittal:

Based on those initial meetings with the neighbors we had a pretty good starting point for “putting the puzzle together” in a way that would cause the least amount of conflict and provide a net benefit to the neighborhood. We ended up with a single level flat roof design for both homes where the finished floor of the proposed structures matched the existing home and the highest point of the proposed roof was 14” lower than the existing home’s roofline. We also eliminated the existing second story massing over the garage which would provide “found” white-water views for the neighbors across the street to the east (616 Granados / 610 Granados / 306 Lynwood). In addition, we staggered the massing of

the proposed homes towards the center of the two parcels to preserve angled ocean views for the two adjacent homes to the North and South (621 N Granados / 601 N Granados).



For the downhill neighbors to the West (624 Barbara Ave / 620 Barbara Ave / 616 Barbara Ave) we proposed a storm water sump system for each property that would pump the treated storm water from our bio basins uphill directly into the 18” storm water main that runs along Patty Hill Drive. The stormwater ultimately will end up in the same storm drain system it would have had it run through the downhill neighbor’s properties onto Barbara Avenue and into the stormwater inlet there (typical). The result of the proposed system is that downhill neighbors should experience virtually zero run off from our property once these storm water mechanisms are in place.

For the neighbor at 610 Granados we provided a decomposed granite “bump in” along N Granados which creates 3 additional public parking spaces that currently don’t exist. In addition to providing this parking area, we agreed to replace the existing Melaleuca shrubs along the roadside berm with a mixture of low growing shrubs and grasses to prevent the need for future trimming to preserve ocean views. The one exception to that is “protecting-in-place” one of the large existing Monterey Pine trees on the South Parcel along Granados. We feel retaining that tree will be important for “grounding” the project into the neighborhood and making it feel like the site hasn’t been denuded of all mature vegetation. Looking to the south along the west side of N Granados we feel there are far too many homes without any large trees, or character defining landscaping, which tends to feel a bit cold / sterile to us.

Overall we felt the initial submittal was a thoughtful design. We were hopeful that story poles depicting the home’s massing, along with the other aspects of the project’s design detailed above, would be well received by the neighborhood.

Story Pole #1 – Install & Feedback

After a few rounds of corrections with City staff, we finally received authorization to erect story poles depicting the building's massing. Up until that point we had limited visual references to use as a guide so you are sort of "guessing at it" as a building designer. During that initial 30-day noticing period we met with all the neighbors that we felt could be impacted by the project, walked them through the plan set, and viewed the story poles from within their homes and outdoor spaces. The feedback was generally positive but there were a few concerns that surfaced as a result of those meetings. Below is a summary of those issues:

- **Adjacent Neighbors to the North & South (621 N Granados / 601 N Granados) –** the staggered design of the massing towards the center of the two lots didn't quite preserve the angled views of the adjacent neighbors as well as we were hoping. Views were still impacted by the westernmost decks and deck railings.
- **Uphill Neighbors on Glenmont Drive (521 Glenmont Dr / 550 Glenmont Dr) –** unexpectedly we received two VAC claimants from properties up the hill on Glenmont Dr. One of the two claimants was outside of the noticing radius. It hadn't occurred to us that homes on Glenmont Dr could be impacted by our structures due to the "low-slung" single level design and the large amount of grade variation between our property and homes on that street. Nonetheless, we visited the two claimants' properties, went over the plans with them, and listened to their concerns.

Plan Revisions #1

As a result of the feedback from that initial story poling we made significant plan alterations to address neighbor concerns. Below is a summary of those changes:

- **North Parcel**
 - Western leading edge of the structure was pulled back 15'-7" to the east by shrinking the planned three-car garage to a two-car garage and shifting the entire structure to the east. This allowed the floor plan to remain more-or-less intact while significantly altering the location of the building's massing.
 - Pulling the western leading edge to the east was intended to help with the angled views of the adjacent property owners (621 Granados Ave / 601 Granados Ave) as well as the impacted views from the VAC claimants on Glenmont Dr.
- **South Parcel**
 - Western leading edge of the structure was pulled back 10'-0" to the east by shrinking the planned three-car garage to a two-car garage and shifting the entire structure to the east. The North Parcel was able to shift a bit further to the east because the originally planned three-car garage for that home was oversized. The South Parcel had a "standard" garage size, so there was less to "give up" in shrinking to a two-car garage.

- Pulling the western leading edge to the east was intended to help with the angled views of the adjacent property owners (621 Granados Ave / 601 Granados Ave) as well as the impacted views from the property owners above on Glenmont Dr.
- Eliminated the home's chimney stack which was planned to be 2' wide x 8' long and sit 2' above the plane of the roof. The chimney stack was wrapped in stone and was a nice architectural feature but was eliminated to preserve views. The fireplace was relocated and instead will exhaust horizontally through a side wall rather than vertically through a chimney stack that sits above the roof plane.
 - This chimney stack removal was meant to help alleviate view impairment from the two VAC claimants on Glenmont Dr.
- Removed the westernmost deck off the Primary Suite in lieu of a planted roof.
 - The deck railing, although planned to be glass, was encroaching into the angled ocean view of the property at 601 N Granados so we agreed to remove it. With the deck and railing removed, rather than having the Primary suite look onto a large torch down roof, we elected to make it a planted "green roof" for aesthetic purposes. This "green roof" design had the added benefit of giving the neighbor at 601 N Granados some peace-of-mind that the roof couldn't easily be converted back into a usable deck in the future.

Story Pole #2 – Install & Feedback

After the initial story pole feedback, we re-surveyed and revised the story poles to reflect the changes discussed above. Although all parties agreed that the revised story poles were a big improvement, issues persisted with the two VAC claimants on Glenmont Dr. Shifting both structures to the east didn't make as large of an impact as we were hoping given the viewing angle of the two homes from above.

Plan Revisions #2

- **North Parcel**
 - No changes, we didn't believe the North Parcel was impacting the VAC claimant's views and it was difficult to tell which poles we were looking at from the distance and angled view of each claimant's property.
- **South Parcel**
 - Realizing that shifting the homes to the east didn't solve the view issue for the VAC claimants on Glenmont Dr we decided to lower the finished floor, and roof, of the South Parcel by 18".
 - The garage had to remain at its original F.F. elevation as lowering it would make the driveway steeper than would be acceptable for Fire Department access. Luckily the garage is situated towards the eastern property line and isn't impactful for the VAC claimants' views.

- This elevation drop put our finished floor 18” below the existing home’s F.F. and put the highest point of our roof at 32” lower than the existing home’s parapet roof. That’s at the highest point of the roof. Most of the home’s roofline, aside from the Great Room / Kitchen, is 17”+ lower and would be 49” lower than the existing home’s roofline.
- Lowering the house by 18” resulted in 3 risers to get from the driveway to the front door and 3 risers between the garage and the Main Floor of the house. The added stairs aren’t functionally attractive but were necessary to facilitate the lowered roof height. We also had to re-work all the site’s retaining wall heights, fencing heights, exterior stairwell elevations, and grading quantities to execute the change in height.

Story Pole #3 – Install & Feedback

We really thought that dropping the South Parcel 18” would solve the view issues and were surprised to hear from the two VAC claimants that the issue persisted even after the poles were surveyed and revised a third time. We looked at the poles from each of the claimant’s homes and realized that the portion that was still obstructing was the SW corner of the North Parcel’s story poles. It wasn’t just the South Parcel obstructing as we had previously thought. Around this same time we were contacted by the adjacent neighbor to the North (621 N Granados) about privacy concerns from their yard space. This concern wasn’t view related but did result in an additional story pole revisions.

Plan Revisions #3

- **North Parcel**

- Lowered the finished floor, and roof, of the North Parcel by 18” to match the South Parcel
 - The garage had to remain at its original elevation as lowering it would make the driveway steeper than would be acceptable for Fire Department access. Luckily the garage is situated towards the eastern property line and isn’t impactful for the VAC claimants’ views.
 - This elevation drop put our finished floor 18” below the existing home’s F.F. and put the highest point of our roof at 32” lower than the existing home’s parapet roof. That’s at the highest point of the roof. Most of the home’s roofline, aside from the Great Room / Kitchen, is 17”+ lower and would be 49” lower than the existing home’s roofline.
 - Lowering the house by 18” resulted in 3 risers to get from the driveway to the front door and 3 risers between the garage and the Main Floor of the house. The added stairs aren’t functionally attractive but were necessary to facilitate the lowered roof height. We also had to re-work all the site’s retaining wall heights, fencing heights, exterior stairwell elevations, and grading quantities to execute the change in height.
- Eliminated a large portion of the planned “wrap” deck that connected the Living Room and Primary Suite decks. This change eliminated roughly 265 sq

ft of deck space and minimized the entertaining area that could potentially overlook the neighbor's yard at 621 N Granados. Along with eliminating the deck surface there was a 5' wide cantilevered roof element that wrapped around the north wall of the Primary Suite which was eliminated as well.

- This revision wasn't a result of a view complaint but did significantly alter the story poles for this final iteration.

- **South Parcel**

- No changes

Story Pole #4 – Install & Feedback

After resurveying and lowering the poles by 18" on the North parcel to match the South Parcel we met with each of the VAC claimants at their homes. We were pleased to find that this final adjustment eliminated 100% of the ocean view blockage from both properties. The owners at 521 Glenmont Dr were appreciative of the effort and immediately wrote our Planner to withdraw their view complaint. Unfortunately, the owners at 550 Glenmont Dr had continuing concerns about potential view impairments. Although 100% of their ocean views were restored with the building revisions, they were worried that certain plant / tree species shown on our Landscape Plan may grow into their view at maturity and requested additional changes before withdrawing their VAC claim.

Plan Revisions #4

- **North Parcel**

- Eliminated the planned Fan Palm tree part of the way up the driveway slope near the entry gate
 - This tree was planned to be near street elevation so could have grown up into views at maturity
- Replaced planned Fruitless Olive trees on each side of the entryway near front door with Pineapple Guava trees
 - Pineapple Guava trees have a lower height at maturity so will ensure that trees won't grow into views in the future
- Replaced Dragon tree with Ponytail Palm in rear yard
 - Ponytail Palm have lower height at maturity, less likely to grow into views
- Replaced property line Podocarpus hedge along driveway and upper portion of yard with Little Ollies and Dodonea
 - Little Ollies and Dodonea have lower height at maturity, less likely to grow into views

- **South Parcel**

- Eliminated planned Fruitless Olive tree on south side of entry near front door
 - The location of this tree was view claimant's biggest concern

- Replaced planned Fruitless Olive tree on north side of entry with Pineapple Guava
 - Pineapple Guava trees have lower height at maturity so will ensure that tree won't grow into views in the future
- Replaced planned Fruitless Olive tree in rear yard with Acacia Aneura tree
 - Acacia Aneura trees have lower height at maturity, less likely to grow into views
- Replaced property line Podocarpus hedge along driveway and upper portion of yard with Little Ollies and Dodonea
 - Little Ollies and Dodonea have lower height at maturity, less likely to grow into views

Final Design & Conclusion

With the landscape changes detailed above we were finally able to get the final VAC claimant to withdraw their objection. As you can see, the final design presented to the City Council has been molded into its current form through countless hours of hard work and a collaborative process with all the neighborhood's stakeholders. Nothing is ever going to be perfect, and we can't expect to fully satisfy every neighbor's concern, but we feel like we've put forth a great project that strikes an appropriate balance between the neighbor's property rights and our own.

Reading through the Municipal Code, we feel the project satisfies all of the standards of review for issuing a Development Review Permit:

- 1) Relationship with Adjacent Land Uses:** the neighborhood is composed of a mixture of one-story and two-story single-family homes (above street level) with an average parcel size of around 12,000 sq ft. The proposed development involves constructing two single-family residences, both one-story above street level. The apparent bulk & scale of the proposed homes is consistent with the neighborhood as the roofline of the proposed structures sits well below the existing structure and there is an existing two-story element above the garage which is being eliminated. Each of the subdivided parcels will have a lot size of approximately 18,000 sq ft. There are only three properties along N Granados with parcel sizes that would be larger than the newly subdivided lots.
- 2) Building & Structure Placement:** as discussed in the "Design Chronology" above, a lot of thought and care went into siting the initial massing of the proposed structures to minimize adverse impacts on the surrounding properties. Those initial building layouts were further refined through a series of plan alterations resulting from neighbor interaction and feedback. Both structures tuck into the hillside where the floor level steps down to follow the natural topography of the land. This type of design reduces the apparent bulk and scale from public view and blends the structures into the natural topography of the site. Most of the homes along the west side of N Granados utilize a similar design.

We've also tucked the Accessory Dwelling Units (ADU's) underneath the homes in the most innocuous location possible. Many other homes along N Granados have chosen to place their ADU's toward the rear property line facing the Main Residence and looking back toward the living and entertaining areas of neighboring properties. This approach tends to result in the majority of the parcel being filled with structures whereas our design allows for an abundance of rear yard open space, landscaped areas, and improved privacy between properties.

Our finished grade elevations are close to tracking with the neighboring properties on either side of the parcel to minimize retaining wall heights. Our max retaining wall height along the property line is 42" with most of the wall heights being under 2' in exposed wall height. The side yard stairs, and side yard slopes, were intentionally designed to track with the existing topography of the adjacent properties for this reason.

We've also taken great care to pull back the western leading edge of our structures to be in-line with the other homes in the neighborhood despite our parcel being far deeper than most. This design results in a lot of open space and landscaping in the rear yard as we haven't built-out structures anywhere near the rear yard setback.



3) Landscaping:

Similar to the design of the structures, a lot of thought and planning went into the design of the home's landscaped areas. The plant palette is a well-curated mix of low maintenance and drought tolerant vegetation. We've appropriately screened areas that need screening and have been extremely sensitive to preserving neighborhood views with our tree / shrub locations and selections. As discussed in the "Design Chronology" above, we are planning to "protect-in-place" one of the large existing Monterey Pine trees along Granados. We feel that preserving this character defining tree will go a long way in making the project feel like it's always been part of the neighborhood. Aside from that pine tree, the existing residence is a

“sea of hardscape & structures” and doesn’t have much in the way of native vegetation worth preserving.

4) Roads, Pedestrian Walkways, Parking, and Storage Areas:

Unlike most homes along N Granados, both homes have side entry garages where the garage doors and parking areas won’t be visible from public view. Trash areas, HVAC heat pumps, electrical service panels, and gas meters are also well thought out and screen from public view through the use of screen walls, site topography, and vegetation.

5) Grading:

As discussed above in the “Building & Structure Placement” section, we’ve utilized a tiered design approach where the building tucks into the slope and the floor level steps down with the existing site topography. We’ve also taken great care to align our finished grades with those of adjacent properties. Both strategies aim to minimize retaining wall heights and earthwork quantities. Our grading operations are largely limited to cut versus fill, as we are nestling a portion of the structure into the existing slopeside.

6) Lighting

All of the project’s exterior lighting will be “Dark Sky Compliant” and conform to SBMC 17.60.060 (Exterior Lighting Regulations).

7) Usable Open Space:

This criteria doesn’t seem to be applicable to single family residence developments. Although as mentioned above, there will be a significant amount of open space and landscaped area in the rear yard of this property. The structure on the north parcel is setback roughly 74’ from the rear property line at it’s closest point. The structure on the south parcel is setback roughly 63’ from the rear property line at it’s closest point. The rear yard setback in the LRc zone is 25’ so there is a significant amount of developable space that has been left open intentionally as landscaped area.

From: david.clemons@roadrunner.com
To: Clerk Office
Cc: Lesa Heebner; Kristi Becker; Jill MacDonald; David Zito; Jewel Edson; Alyssa Muto
Subject: March 12 Council Meeting, Agenda Topic B.2.
Date: Sunday, March 9, 2025 1:39:09 PM

Dear Mayor, Deputy Mayor, Council Members and City Manager,

We are writing in regards to the upcoming agenda topic B.2., the DRP and SDP at 615 N. Granados Ave.

Because of the proposed preservation of the existing, large pine tree in the public right of way there will be limited street parking available in front of these two new houses on N. Granados. Construction vehicles will likely park on nearby Lynwood Ave., one of the closest accessible public parking areas to the properties. This creates 2 problems:

1. The narrowness caused by the construction vehicle parking prohibits safe two-way traffic on Lynwood.
2. Parking close to the intersections of Lynwood and Granados and Lynwood and Glenmont (further east) inhibits adequate sighting prior to turns – in all directions – at those corners. It is particularly dangerous at Lynwood and Granados because the Granados traffic does not stop and is frequently speeding. California's daylighting law, also known as Assembly Bill 413 (AB 413), prohibits parking within 20 feet of a crosswalk, marked or unmarked. The law went into effect on January 1, 2025.

We suggest 2 remedies for these issues:

1. Allow on-site construction parking only. Require the workers to limit their parking to the site.
2. Ask the Sheriff to periodically patrol the area and ticket parked vehicles that do not comply with the daylighting law, i.e., are parked within 20 feet of any corner of these street intersections.

Thank you,
Dave and Cindi Clemons
543 Glenmont Dr.

William Howden, 616 Barbara Ave., Solana Beach, CA
10 March 2025.

The following are my concerns for the plan for 615 North Granados. This analysis is substantially the same as an analysis I sent to planning, etc. on Feb. 6, 2025.

Relocated Drainage Burden

The city code requires that the design of BMP drainage structures conform to existing drainage patterns.

4.3.1: Maintain natural drainage pathways and hydrologic features

□ *Maintain or restore natural storage reservoirs and drainage corridors (including topographic depressions, areas of permeable soils, natural swales, and ephemeral and intermittent streams.)*

During the site assessment, natural drainages must be identified along with their connection to When determining the development footprint of the site, altering natural drainages should be avoided. (City of Solana Beach Best Practices Design Manual.)

Historically, drainage from 615 North Granados (south lot) was onto 620 Barbara and not 616 Barbara.*. The drainage pattern in the plan does not conform to 4.3.1. The plan relocates part of the existing drainage burden onto 616.

The drainage burden has two components: (1) the retention basin and (2) the drainage not pumped up to Granados.

(1) The basin in the plan is largely situated above 616 Barbara (with a 1/5 dogleg over 620 Barbara). There is a house at the back of 616 Barbara. If the drainage system fails, drainage could flow over the top of the basin and down the slope onto 616. Substantial drainage could flow onto the house at the back of 616 if the basin embankment were to fail. This could occur with a combination of bad design and poor maintenance. The lack of an engineered emergency spillway could exacerbate the problem.

(2) The drainage down the hill is distributed by a linear dispersion riprap structure that runs along the west boundary of the south lot, above the north half of 616 and the south half of 620. Assuming that it evenly distributes the dispersion, half will go onto the south half of 620 and half onto the north half of 616. This violates 4.3.1. The existing, historical drainage is not evenly dispersed across this boundary.

I recall I was originally told the BMP basin would be in the northwest corner of the south lot. In an early plan, dispersion riprap was placed in the northwest corner and did not spread across 616. A plan which retained these features would be in harmony with the current drainage pattern and satisfy 4.3.1

*About two years ago, there were 1-2 incidents in which drainage from 615 North Granados did run onto 616 Barbara. There was a large mound of dirt next to my fence along the property line which looked like a gopher mound. The water appeared to be coming from a tunnel, which was filled. This stopped it. A small barrier was constructed to skirt the water around the house in case this re-occurred.

Maintenance Limitations

The SBMC requires a plan that facilitates BMP maintenance, in perpetuity.

3.3.4.10 Consider how storm water management BMPs will be accessed for inspection and maintenance and provide necessary site planning allowances (access roads, inspection openings, setbacks, etc.) (City of Solana Beach Best Practices Design Manual)

The design's BMP embankment has a negligible top width. I could find no corresponding specification in the city code. The following is from the EPA guidelines.

EPA832-F-99-048 Sept 1999

Storm Water Technology Fact Sheet

“The embankment side slopes can be protected from erosion by using minimum side slopes of 2:1 and by covering the embankment with vegetation or rip-rap. The embankment should also have a minimum top width of 2 meters (6 feet) to aid in maintenance.”

The BMP in the plan is situated on a property line with no setback. I could find no corresponding specification in the city code. There is a setback requirement of 2 feet for the toe of a cut-and-fill slope in the diagram in

SBMC 15.40.140 Slope location and setbacks

BMP basins may require more setback than cut-and-fill slopes. The following is from the code for Riverside County. It requires a 6-foot setback. In addition to the engineering implications, it would enable embankment maintenance access at the front of the structure.

Riverside County

NPDES, LID Manual, Appendix C 1.2.

Setbacks - All basin grading impacts shall be set back a minimum of 6 feet from downgradient external property lines. This requirement applies to both the top of a cut-slope and the toe of any exterior slope embankment, along with rip-rap energy dissipaters relative to the property line (excluding road right of way). The cut-slope setback requirement is intended to avoid situations where future offsite grading/cut-slopes could turn an incised Riverside County - Low Impact Development BMP Design Handbook rev. 9/2011 Page 4 basin into an embankment-impounded reservoir. For all cases, depending on the amount of discharge and site characteristics, additional setback may be required unless appropriate easements are secured from the affected property owner(s). There shall be a minimum 6-foot setback between a basin and an adjacent slope 4:1 or steeper measured horizontally from the basin hinge to the toe of the slope.

A 6-foot embankment top width and a 6-foot property-line setback would facilitate routine maintenance. Major maintenance would require additional levels of access from Granados (e.g., for bobcats or trucks with a crane.) There does not appear to be any access of this kind.

Additional Topics

Drainage flow amelioration. SBMC states that peak drainage cannot be released down the hill. It is my recollection that it was decided to solve the peak drainage problem by pumping it up to Granados and having it flow to the storm drain at Patty Hill. This was augmented to include additional drainage (up to a limit I do not recall being specified.) The augmentation feature will reduce the amount of otherwise allowable drainage coming down the hill. If the existing drainage pattern were to be preserved, this feature would not affect me because I would continue to have no drainage from 615 North Granados.

Climate resiliency. One of the predicted effects of climate change is an increase in the strength and frequency of atmospheric rivers. These represent the principal flooding danger on the SB downhill slopes. Proactive resiliency might include: (1) robust building standards such as the EPA 6-foot embankment width guidelines, (2) maintenance facilitation such as the 6-foot basin setback from the property line, and (3) extra allowances in retention basin sizing.

Noise management. The sump pump is located in front of a retaining wall that will echo its sounds to the downhill properties. Perhaps provisions can be made to silence it. ditto pool equipment.

Sheet flow model validity. The premise, for which I could find no existing code, as applied to 615 North Granados, is: (1) The drainage flows evenly down the slope, and (2) Preserving the original flow as closely as possible would involve a drainage plan that spread the flow of the non-pumped drainage evenly across the west property line. As noted above, the existing flow does not evenly spread out across the west boundary and it is the actual flow, rather than a hypothetical even flow, that should be honored.

The same non-equal flow exists at 601 North Barbara. Drainage flows to my east boundary. There is no flow onto the east boundary of my neighbor to the south, 612 Barbara. When 601 is developed, there could be a basin located above my east boundary and a corresponding flow of the downhill drainage that is not pumped up to Granados. I do not expect all or some of these two burdens to be shifted onto my neighbor to the south. I do not expect to have the corresponding burdens to the north shifted south onto me.

Combined linear riprap structures and drainage swale disasters. The plan has a continuous rip-rap structure that is meant to evenly distribute drainage onto 620 and 616 Barbara. Apart from the problem of this not matching the historical drainage pattern, there is also the potential problem of its operating as a drainage swale, draining all of this drainage onto 616 Barbara. The potential problem is even worse, in that the entire drainage rip rap for both lots is one long continuous structure.

Grading. SBMC 15.40.100 prohibits grading on slopes in excess of 1 in 4. There is a fence on the east 616 property line. Debris has built up on the east side and it is 18 inches higher than the west. If the west side is taken to be the natural level, then the slope at the boundary, taken from a point 7-8 feet east of the fence, appears to be in excess of 1 in 4. On Mar 7/2025 I asked to see the soil sample data because the bottom layer of the debris field is soil. Is it original, vegetation decomposition, or mud flow down the hill? I was told I would have to submit a document request and this could take 10 days. Given the timing, I did not proceed.

Appendices

Drainage Codes.

1. State of California. This code is reproduced on several city web sites, where it is listed as a State of California Summary. e.g.,

<https://www.cityofnapa.org/DocumentCenter/View/1684/California-Drainage-Law-Summary>

California Drainage Law is essentially case law. Therefore, it is complex, but the courts have established the following general principles, which apply in general to development projects:

- *The downstream property owner is obligated to accept and make provisions for those waters that are the natural flow from the land above*
- *The upstream property owner shall not concentrate water where it was not concentrated before without making proper provision for its disposal without damage to the downstream property owner. (dispersion flow?)*
- *The upstream property owner may reasonably increase drainage runoff by paving or construction of other impervious surfaces, including buildings, [SB definition of reasonable: no peak increase?]*
- *No property owner shall block, or permit to be blocked, any drainage channel, ditch, or pipe. No property owner shall divert drainage water without properly providing for its disposal.*

2. San Diego County

4.3.1 Maintain natural drainage pathways and hydrological features

Maintain or restore natural storage reservoirs and drainage corridors (including topographic depressions, areas of permeable soils, natural swales, and ephemeral and intermittent streams) During the site assessment, natural drainages must be identified When determining the development footprint of the site, altering natural drainages should be avoided.

(San Diego County BMP Design Manual.)

3. Solana Beach

4.3.1: Maintain natural drainage pathways and hydrologic features

Maintain or restore natural storage reservoirs and drainage corridors (including topographic depressions, areas of permeable soils, natural swales, and ephemeral and intermittent streams)

During the site assessment, natural drainages must be identified along with their connection to ... When determining the development footprint of the site, altering natural drainages should be avoided.

(City of Solana Beach Best Practices Design Manual)

15.40.200 Lot grading – Responsibility of permittee – Protection of adjacent property.

D. The permittee has the right to the proper discharge of natural drainage, within the provisions of this division, into natural drainage courses. The quantity of peak runoff shall be limited to the quantity of peak runoff of predevelopment conditions. This includes the right to discharge, within natural basins, runoff due to decrease of permeability of the property from grading operations, landscaping, and the construction of improvements and to discharge a

reasonable silt load in this runoff comparable to the historic, predevelopment condition. (Ord. 381 § 1, 2008).

4. Santa Ana Region- TECHNICAL GUIDANCE DOCUMENT (TGD)FOR THE PREPARATION OF CONCEPTUAL/PRELIMINARY AND/OR PROJECT WATER QUALITY MANAGEMENT PLANS (WQMPs)

3.2.3. Preserve Existing Drainage Patterns and Time of Concentration

Integrating existing drainage patterns into the site plan will help maintain a site's predevelopment hydrologic function. Preserving existing drainage paths and depressions will help maintain the time of concentration and infiltration rates of runoff, decreasing peak flows. The best way to define existing drainage patterns is to visit the site during a rain event and to directly observe runoff flowing over the site.

Maintenance Codes

(1) State of California

https://www.casqa.org/wp-content/uploads/2023/01/infiltration_basin.pdf

Infiltration Basin Factsheet

IB-1

2.0 *ADVANTAGES & LIMITATIONS*

If the basin ever becomes clogged with sediment, heavy equipment may be required to restore infiltration rates to an acceptable level

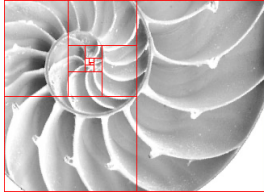
(2) San Diego County

https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/watershedpdf/Dev_Sup/2016_BMPDM_Ch.pdf

At times these BMPs may require excavation of clogged media (e.g., bioretention soil media, or sand for the sand filter), and should be accessible to appropriate equipment for excavation and removal/replacement of media.

(3) CITY OF SOLANA BEACH/BEST MANAGEMENT PRACTICE DESIGN MANUAL
3.3.4.10

Consider how storm water management BMPs will be accessed for inspection and maintenance and provide necessary site planning allowances (access roads, inspection openings, setbacks, etc.)



T O R G E N J O H N S O N

Architectural + Landscape + Urban Design

Post Office Box 246, Solana Beach, CA 92075

(858) 342-1664 torgenjohnson@gmail.com

DELIVERY VIA EMAIL

March 12, 2025

Solana Beach City Council
City of Solana Beach
635 South Highway 101
Solana Beach, California 92075

RE: 615 North Granados Avenue - Proposed development of two single-family homes.
DRP23-011/SDP23-015 and DRP23-012/SDP23-016

Applicant: DMIG 615 Granados LLC
Project No: SMAP23-002, DRP23-011/SDP23-015 (North Lot) and
DRP23-012/SDP23-016 (South Lot)
Project Address: 615 North Granados Avenue, Solana Beach, CA 92075
Council Meeting date: March 12, 2025

Dear Council Members:

The proposed demolition of a midcentury residence and garage structure at 615 North Granados Avenue is going to occur in the middle of dozens of homes where elderly residents, young families with children, and family pets, live. The demolition of older homes produces asbestos, lead, fiberglass, and concrete dust, among other toxins. Those contaminants become airborne and waft FAR OFFSITE into adjacent homes and neighborhood blocks injuring both people and pets living downwind.

Neighbors near to the proposed demolition site will be filtering the air at their properties with HEPA filters and keeping the filter elements for analysis to ensure that the existing residence at 615 North Granados Avenue is demolished responsibly regarding the containment of CANCER CAUSING toxic airborne contaminants.

We urge the City Council, via environmental regulations, to take a strong position regarding the protection of air quality for our community members as older midcentury structures laden with toxic materials are demolished.

Respectfully,

Torgen Johnson
Solana Beach Resident

From: Ryan Gad <ryangad@heritagewest.com>
Sent: Wednesday, March 12, 2025 10:08 AM
To: Katie Benson <kbenson@cosb.org>
Cc: Joseph Lim <jlim@cosb.org>; Howard Gad <hcgad@heritagewest.com>
Subject: Re: City Council Meeting

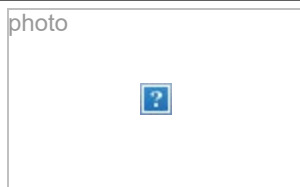
Hi Katie,

After careful consideration I'd like to move our scheduled City Council hearing to the Wednesday March 26th meeting. Having only 4 voting members available this evening seems like a disadvantage to the applicant so I'd prefer to wait for a date where we have all City Council members present.

Also, we have yet to receive any "blue folder" notes on this project but it sounds like Council members may have been having ex-parte discussions with some of the neighbors. If that's the case, I'd like an equal opportunity to engage with the council members before they've formulated an opinion going into the hearing. That only seems fair. In order to do that it sounds like we need to "move" the agenda item rather than "continue". If that's the case, I'm fine paying the re-noticing fee so long as it won't delay the item being heard at the March 26th meeting.

Thanks!

Ryan Gad Principal, HWDC



Phone: [\(858\) 350-4080](tel:(858)350-4080)
Mobile: [\(858\) 204-7457](tel:(858)204-7457)
Email: ryangad@heritagewest.com
Website: www.heritagewest.com
Address: 238 N Cedros Ave, #201, Solana Beach

On Mar 11, 2025, at 6:15 PM, Ryan Gad <ryangad@heritagewest.com> wrote:

Hi Katie,

Left you a VM. Does the Mayor not being there, where we only have 4 voting members, mean that we need a 3 out of 4 vote for approval? If so, that seems very unfavorable to the applicant. Basically we need the same 3 votes we would've

needed had their been 5 voting members and can only afford one “no” vote.

If that’s correct, maybe we should postpone the hearing until the second meeting in March assuming you’ll have a full voting board for that meeting. Are you able to confirm that you’ll have 5 voting members for the March 26th meeting?

Ryan Gad Principal, HWDC

photo



Phone: [\(858\) 350-4080](tel:(858)350-4080)

Mobile: [\(858\) 204-7457](tel:(858)204-7457)

Email: ryangad@heritagewest.com

Website: www.heritagewest.com

Address: 238 N Cedros Ave, #201, Solana Beach

GARY COAD AND PAT COAD
[REDACTED] Glenmont Drive
Solana Beach, California 92075

March 11, 2025

Solana Beach City Council
City of Solana Beach
635 South Highway 101
Solana Beach, California 92075

Subject: Proposed construction of two new houses at 615 North Granados Avenue.

City of Solana Beach Application for DRP 23-011/SDP 23-015 and DRP 23-012/
SDP 23-016.

Dear City Council Members:

On February 10, 2025 we withdrew the view claim that we had filed concerning the proposed two houses to be built at 615 North Granados Avenue. We withdrew our view claim based on the following factors:

- (1) Ryan and Howard Gad (the developer) lowered the finished height of the roof of the proposed house on the south lot. The story poles were lowered and this reduction in height is represented by the currently installed story poles; and
- (2) Ryan and Howard Gad modified the Landscape Plan to change various tree and shrub species so that the height at maturity of the trees and the hedges would not block our whitewater ocean view.

Years ago we used to have an ocean view which allowed us to see Camp Pendleton to the north and La Jolla to the south. Over the many years we have lived at our home our ocean view has been continually reduced by construction of houses. Now we only have a very diminished fragmented ocean view, and a "slot view" of whitewater. This project would have blocked our only whitewater view which is our best and most important view.

We have attached a copy of our letter dated February 10, 2025 to the City which explains the reasons for the withdrawal of our view claim and our reliance on the changes that were made to the Landscape Plan to reduce the height at maturity of various trees and hedges.

Solana Beach City Council
City of Solana Beach
March 11, 2025
Page 2

There were extensive discussions with Ryan and Howard Gad to reach an agreement on the selection of the applicable species of trees and hedges which have the acceptable heights at maturity that will not block our whitewater ocean view. Therefore, it is very important to us that the heights "at maturity" of the trees and hedges as set forth on the Landscape Plan that has now been submitted to Council for approval not be modified at a later date in the future to have any replacement or substitute species of tree or hedge that exceeds the height at maturity of the tree or hedge species shown on the current Landscape Plan.

Consequently, we ask the Council to include as a condition of approval for the project that if in the future a tree or hedge is removed, replaced, or added, then the species of tree or hedge to be planted will not exceed the maximum height at maturity for the tree or hedge as set forth in the Landscape Plan approved by the Council. If the replacement species of tree or hedge exceeds the height at maturity of the tree or hedge as set forth on the Council approved Landscape Plan, then the owner must be required to get an amendment of the DRP.

Thank you for considering our request.

Sincerely,

S. Patricia Coad

Pat Coad

A handwritten signature in black ink, appearing to read "Gary Coad", with a stylized, looped flourish at the end.

Gary Coad

RECEIVED

FEB 10 2025

Community Development Dept
CITY OF SOLANA BEACH

GARY COAD AND PAT COAD
█ Glenmont Drive
Solana Beach, California 92075

February 10, 2025

Mr. Joseph Lim, Community Development Director
City of Solana Beach
635 South Highway 101
Solana Beach, California 92075

RE: Withdrawal of Application for View Assessment concerning proposed construction of two new houses at 615 North Granados Avenue.

City of Solana Beach Application for SDP 23-016 and DRP 23-012.

Dear Mr. Lim:

We filed an "Application for View Assessment" concerning the above referenced residential project located at 615 North Granados Avenue, Solana Beach (the "Project") on August 14, 2024. The Project is being developed by Mr. Ryan Gad and Mr. Howard Gad of Heritage West Development ("HWD").

In response to our view claim, HWD modified their architectural plans by lowering the proposed roof heights to reduce the view blockage caused by the proposed Project. The modifications are evidenced by installation of certified new story poles and string lines. In addition, after extensive discussions, HWD agrees to make specific mutually agreed modifications to the proposed Landscape Plan (i.e., substitute several tree species for trees that have a lower height at maturity) to reduce our view blockage.

In consideration of and in reliance on HWD's representations that (1) HWD will make the mutually agreed modifications to the Landscape Plan that we have discussed to change the selection of several tree species (i.e., select substitute tree species that are a lower height at maturity) to reduce the blockage of our whitewater ocean view, and (2) HWD will submit the modified Landscape Plan to the City that is consistent with the terms of our agreement, we deliver this notice to the City to withdraw our above referenced Application for View Assessment.

Mr. Joseph Lim, Community Development Director
City of Solana Beach
February 10, 2025
Page 2

Please contact us immediately if you have any questions regarding this letter or the withdrawal of our Application for View Assessment regarding the above referenced Project.

Sincerely,

S. Patricia Coad

Pat Coad

A handwritten signature in black ink, appearing to read "Gary Coad". The signature is stylized with a large, circular initial "G" and a long, sweeping horizontal stroke.

Gary Coad

W508/SBVIEW10.AGR-V1

From: Carl and Brandy Bullen
[REDACTED] North Granados Avenue
Solana Beach, California 92075

Noam Ziv
[REDACTED] North Granados Avenue
Solana Beach, California 92075

Date: March 12, 2025

To: City Council Members, City of Solana Beach

Re: 615 North Granados Avenue - Proposed development of two houses.
DRP 23-011/SDP 23-015 and DRP 23-012/SDP 23-016

Dear Council Members:

We have had several discussions with Ryan Gad and Howard Gad (Heritage West Development) concerning the placement and massing of their proposed two houses. We explained that the proposed west end building facade of the upper level living area and westerly edge of the adjoining upper level deck for each of the two proposed houses extend too far to the west, well beyond the westerly building facades of the other nearby houses on the west side of North Granados Avenue (between Patty Hill Street and Cliff Street).

The last three new houses built on the west side of North Granados Avenue (between Patty Hill and Cliff Street) are setback on the west side so that they do not extend to the west beyond the neighboring houses situated on the west side of North Granados Avenue. These three houses establish the westerly limit of the west side of the upper level living area of houses and adjoining west decks on the west side of North Granados Avenue.

In August 2024 Noam Ziv sent an email to the Gads to explain the problem with the placement and massing of their two proposed houses and how to resolve the problem. Noam's email is attached to this letter for your information. Ryan and Howard Gad disagreed and said they would let the Council decide.

One of the Findings for the City's Development Review Permit is entitled "Building and Structure Placement" and requires that the proposed structure "shall be **sited and designed to minimize adverse impacts** on the surrounding properties" (See SBMC Section 17.68.040(F)(2).)

In addition, another "finding" of the Development Review Permit entitled "Relationship with Adjacent Land Uses" provides that "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.”** (See SBMC Section 17.68.040(F)(2).)

The story poles demonstrate that both of the two proposed houses as currently designed extend too far to the west on the lots. Specifically, the proposed upper level living area and adjoining upper level westerly deck for each of the proposed two houses extend substantially farther to the west than neighboring houses. Both of the proposed houses will extend farther to the west than the houses located on both sides (north and south sides) of the lots. For example, the upper level west wall of the proposed houses will extend substantially beyond the west wall of the house located directly **north** at [REDACTED] North Granados Avenue (Bullen) and the house directly **south** at 601 North Granados Avenue on the west side of North Granados Avenue. Consequently, the story poles clearly show that the building placement and massing of the proposed two houses are out of character with the neighboring homes on the west side of North Granados Avenue immediately next to and nearby this project.

Houses located on the west side of North Granados Avenue (between Patty Hill Street and Cliff Street), including the houses directly next to this project, are built in conformity with an informal setback. Although there is no zoning requirement, the west wall of the upper level living area of the houses on the west side of North Granados generally lineup with each other (from north to south) so that no one house protrudes farther to the west beyond the west wall of neighboring houses. And, the upper level westerly decks for the homes on the west side of North Granados extend to the west of each house approximately the same distance as their nearby neighbors' house (approximately 20 feet). This is the character of our neighborhood.

During the past years when builders have proposed new houses in this area on the west side of North Granados Avenue, the neighbors have worked to make sure that the west side of the new houses do not extend to the west beyond the neighboring houses. For example, when the new house was built at [REDACTED] North Granados Avenue (Bill Fanning), the west side of Fanning's upper level living area was designed to line up with and not extend beyond the west side of the house located to the south at [REDACTED] North Granados Avenue (Tommy). And the upper level west side deck on Fanning's house does not extend farther west than the upper level westerly deck at Tommy's house. Also, the west side of Tommy's house lines up with the west side of the house located directly to the south at [REDACTED] North Granados Avenue (John), and the west side of John's house lines up with the west side of the house to the south at [REDACTED] North Granados Avenue (Betty).

This same process occurred when architect Jennifer Bolyn designed the new house for Ron Gladnick at [REDACTED] North Granados Avenue (located directly north of Fanning's house) currently under construction by Ryan White. Several neighbors engaged in discussions with the architect concerning their objections as to how far Gladnick's proposed new house would extend to the west on the lot. Gladnick ultimately agreed to redesign and not extend the west wall of his house and west edge of the adjoining upper level deck (uncovered) beyond the west end of Fanning's house and Fanning's westerly second level deck.

As a result, Gladnick's west wall of the upper level living area and the west end of the adjoining westerly upper level deck line up with the west wall of Fanning's house and line up

with the west end of Fanning's upper level deck. The west side of these houses (and the westerly edge of the adjoining upper level west side deck) establish the westerly limit for new construction. Most houses on the west side of this section of North Granados Avenue line up with the west wall and west end of the deck of the neighboring houses owned by Tommy and Chris, Bill Fanning, Ryan White, and the houses at [redacted] North Granados Avenue (John and Toni), [redacted] North Granados Avenue (Eric and Betty), and at [redacted] North Granados Avenue (Carl and Brandy).

Our neighborhood has developed with this informal restriction and pattern of development concerning building placement and massing so that new houses respect the character of the existing neighborhood and do not extend too far to the west and create negative impacts on the neighboring homes. The story poles for the two proposed houses demonstrate that the two houses will extend farther to the west than any of the nearby houses on the west side of the street. The placement of the upper level living areas of the proposed houses and adjoining upper level decks farther to the west than any of the other nearby homes will negatively impact nearby houses and the character of our neighborhood.

Condition of Approval: The proposed westerly facade of the second floor living area of the two proposed houses for this project shall each be moved to the east so that the modified westerly facade of the second floor level living area is located approximately at the same location as the existing westerly wall of the old house currently situated on the property. The west edge of the proposed westerly second floor deck of each proposed house shall be moved to the east so that it is not located further to the west than twenty feet from the westerly facade of the proposed new houses to be consistent with the other houses nearby (e.g., Fanning and Gladnick). This modification will not apply to any Additional Dwelling Unit.

Therefore, the westerly wall of the proposed south lot will not be farther west than story-pole #20 and the westerly edge of the second floor deck will not be farther 20 feet west of story-pole #20. And, the westerly wall of the proposed north lot will not be farther west than story-pole #30 and the westerly edge of the second floor deck will not be farther 20 feet west of story-pole #30.

Thank you.
Sincerely,



Carl Bullen
[redacted] North Granados Avenue





Brandy Bullen
[redacted] North Granados Avenue



Noam Ziv
[redacted] North Granados Avenue



Proposed two lot subdivision at 615 North Granados Avenue - objections to the proposed new houses

Noam Ziv 
To: Ryan Gad <ryangad@heritagewest.com>, Howard Gad <hcgad@heritagewest.com>
Cc: 

Mon, Aug 12, 2024 at 1:41 PM

COPY



Ryan and Howard:

I am following up to our meeting on Monday, July 29th when you met with me and the owners of some of the neighboring properties to discuss your proposed two lot subdivision with two new homes to be built at 615 North Granados Avenue. I genuinely appreciate that you met with the neighbors to discuss your project, and I respect the way you conducted a friendly and welcoming meeting. You treated all of the neighbors with deference and respect. Thank you.

As you are aware, during the meeting the neighbors expressed concerns about various aspects of the proposed project. I would like to address the issue of "building placement" and "scale and massing" for the houses to be built on your lots.

Based on your experience you know that one of the "findings" for the City's Development Review Permit is entitled "Building and Structure Placement" and requires that the proposed structure ***"shall be sited and designed to minimize adverse impacts on the surrounding properties"*** In addition, another "finding" of the Development Review Permit entitled "Relationship with Adjacent Land Uses" provides that ***"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."***

Several of the adjoining property owners and I expressed our concern that based on the story poles, both of your proposed houses extend too far to the west on the lots. The proposed upper level living area and adjoining upper level westerly deck for each of your proposed two houses extend too far to the west.

Both of your proposed houses will extend farther to the west than the houses located on both sides (north and south sides) of your lots. For example, the upper level west wall of your proposed houses will extend substantially beyond the west wall of the house located directly north at  North Granados Avenue (Carl and Brandy) and the house directly south at  North Granados Avenue (Todd Hogan) on the west side of North Granados Avenue. Consequently, the story poles clearly demonstrate that the scale, massing, and building placement of your proposed two houses

are out of character with the neighboring homes on the west side of North Granados Avenue immediately next to and nearby your lots.

During the meeting we pointed out that the westerly wall of the upper level living area of the existing houses on the west side of North Granados Avenue that are directly next to and nearby your lots do not extend farther west than the houses next door and nearby those homes as similarly situated. And, the upper level westerly deck for each of these homes extends to the west of each house approximately the same distance as their neighbors' houses. This is the existing character and pattern of development of our neighborhood.

During the past years when builders have proposed new houses in this area on the west side of North Granados Avenue, the neighbors have worked to make sure that the west wall of the upper level living area of each new house does not extend to the west beyond the neighboring houses.

For example, when the new house was built at [REDACTED] North Granados Avenue (Bill Fanning), the west side of Fanning's upper level living area was designed to line up with and not extend beyond the west side of the house located directly to the south at [REDACTED] North Granados Avenue (Tommy and Chris). And the upper level west side deck on Fanning's house does not extend farther west than the upper level westerly deck at Tommy's house. Also, the west side of Tommy's house lines up with the west side of the house located directly to the south at [REDACTED] North Granados Avenue (John and Toni), and the west side of John and Toni's house lines up with the west side of the house to the south at [REDACTED] North Granados Avenue (Eric and Betty).

This same process occurred when architect Jennifer Bolyn designed the new house for Ron Gladnick currently under construction by Ryan White at [REDACTED] North Granados Avenue (located directly north of Fanning's house). I joined several of my neighbors to engage in discussions with the architect concerning our objections as to how far Gladnick's proposed new house would extend to the west on the lot. And, when I filed my view claim against Gladnick's proposed house, I ultimately accepted view blockage for the portion of the house that was lined up with the west side of Fanning's house and the upper level deck that lined up with the west end of the deck at Fanning's westerly deck.

After analysis and consideration of the story poles for Gladnick's proposed house, the neighbors convinced Gladnick to eliminate a portion of the proposed west side of the upper level of the house and the adjoining upper level west side deck. As a result, the west wall of the upper level living area and the west end of the adjoining westerly deck line up with the west wall of Fanning's house and line up with the west end of Fanning's upper level deck. I did not require Gladnick to pull back the west side of his house to line up with the upper level west wall of my house because the neighbors and I recognize that most houses on the west side of this section of North Granados Avenue line up with the west wall and west end of the deck of the neighboring houses owned by Tommy and Chris, Bill Fanning, Ryan White, and the houses at [REDACTED] North Granados Avenue (John and Toni), [REDACTED] North Granados Avenue (Eric and Betty), and at [REDACTED] North Granados Avenue (Carl and Brandy).

Based on observations from my yard and Todd's yard directly south of your lots, the west walls of Ryan White's new house and Fanning's house line up with the point that is at the location of the south side door of the existing house on your property. This entry door lines up with the west side of Ryan White's and Bill Fanning's houses, which line up with other houses on the west side of the street.

Our neighborhood has developed with this informal restriction and pattern of development concerning building placement, massing, and scale so that new houses respect the character of the existing neighborhood and do not extend too far to the west and create negative impacts on the neighboring homes. The story poles for your two proposed houses demonstrate that your two houses will extend farther to the west than any of the nearby houses on the west side of the street. The extension/placement of the upper level of your proposed houses and adjoining upper level decks farther to the west than any of the other nearby homes will negatively impact nearby houses and the character of our neighborhood.

It is my hope that you will take this opportunity to redesign the placement of your proposed houses so that this problem is eliminated. I know many of my neighbors share this goal.

I have provided this information so that you will be aware of the detailed concerns about the westerly extension of your proposed houses and to avoid potential misunderstandings.

Please feel free to call me if you would like to discuss this matter.

Sincerely,

Noam Ziv

█ N Granados Ave

Solana Beach, CA 92075

Phone: █

Carl and Brandy Bullen
██████ North Granados Avenue
Solana Beach, California 92075

March 12, 2025

Solana Beach City Council
635 South Highway 101
Solana Beach, California 92075

Subject: 615 North Granados Avenue – Proposed Landscape Plan

Applicant: Heritage West Development
Case No: DRP 23-012/SDP 23-016
Council Meeting Date: March 12, 2025

Dear City Council Members:

We are writing in regard to the proposed landscape plan for the project consisting of two houses located at 615 North Granados Avenue. We live next to the project, and our house is directly north of the project.

Specifically, there is a large old growth Ginko Tree located on our property that is very close to our southern property line. Our southern property line is our common property line that is shared with the proposed project. We need to protect and ensure the health of this large tree.

Additionally, we object to the height at maturity of the proposed trees and tall shrubs selected for the project's property line hedge as shown on the landscape plan. The height of the vegetation for the property line hedge as identified on the proposed landscape plan will shade our pool and block the sun from our solar panels.

The landscape plan must be modified to remedy these problems.

1. Protect Old Growth Ginko Tree

We are fortunate to have a beautiful old growth Ginko tree located at our southern property line. It is within approximately 3 feet from the property line. Upon review of the proposed landscape plan we are very concerned that construction of improvements on the developer's property as shown on their plans will damage or kill our Ginko tree, including the developer's work for demolition of the existing property line fence and landscape, site grading,

construction of new property line fence, and installation of the new hedge and new hardscape in the area of the property line.

We have hired an arborist (Robert Walton Jr., Registered Consulting Arborist #394, Certified Arborist #WE-0192A) and he has evaluated our Ginko tree. The arborist will be providing a Report within the next ten days that provides a “tree preservation plan” to protect the health, well-being and longevity of the Ginko tree. The plan will include detailed recommendations to address tree protection during construction, including the following:

- **Establish a Tree Protection Zones (TPZ)** – Define and enforce boundaries around the tree’s critical root zone (CRZ) using fencing and signage.
- **Root Zone Protection** – Prevent soil compaction by restricting heavy equipment, stockpiling, and foot traffic within the TPZ.
- **Trunk & Canopy Protection** – Install protective barriers around the TPZ and ensure adequate clearance for branches from construction activities.
- **Minimize Soil Disturbance** – Avoid excavation, trenching, and grading near tree roots; use alternative construction methods like tunneling or bridging where necessary.
- **Erosion and Drainage Control** – Implement measures to prevent soil erosion and ensure proper water drainage to maintain root health.

We will provide the arborist’s Report to the City’s consulting arborist and the developer for their consideration and mutual agreement.

We request that the Council require the mutually agreed tree preservation plan be added to the developer’s landscape plan, and the developer be required to comply with the agreed tree preservation plan during construction to protect and preserve this beautiful tree.

2. THE PROPOSED PROPERTY LINE HEDGE WILL (i) COMPLETELY SHADE OUR POOL MOST OF THE DAY AND (ii) COMPLETELY BLOCK THE SUN FROM OUR SOLAR PANELS.

We have a swimming pool located in our backyard next to our southern property line (which is our common property line with the proposed development project). The proposed landscape plan calls for installation of a hedge row of trees and shrubs along the common property line, and this vegetation has mature heights that will cast a shadow over our entire pool for most of the day. The height of the hedge at maturity will also totally block sunlight from our solar panels (hot water).

Based on these two problems, the proposed landscape plan must be changed to replace the species of trees for the hedge row of trees along the development’s northern property line

(our common property line) with a substitute tree species that will not exceed eight feet in height at maturity so that the hedge not will shade our pool and our solar panels.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'C Bullen', written over a horizontal line.A handwritten signature in black ink, appearing to be 'B Bullen', written over a horizontal line.

Carl Bullen and Brandy Bullen

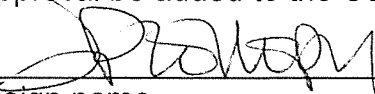
DATE: March 12, 2025
TO: City Council Members, City of Solana Beach
RE: 615 North Granados Avenue - Proposed development of two houses.
DRP 23-011/SDP 23-015 and DRP 23-012/SDP 23-016

Council Members:


Several months ago most of the neighbors that live around the property for this project held a meeting with Ryan Gad and Howard Gad of Heritage West Development (the "Developer"). The neighbors informed the Developer of their concerns and complaints about several aspects of the proposed project, including those listed in this letter.


Thereafter, several neighbors had meetings with the Developer to discuss some of the complaints that had been raised at the initial meeting. Despite the discussions of these complaints, the Developer has remained committed and does not agree to the requested actions listed below.

The undersigned neighbors request the Council to require the Developer to modify their architectural and landscape plans to comply with the requested actions and conditions of approval set forth on the attached Exhibit "A," and we request these conditions of approval be added to the Council's Resolution concerning the project.


* 
sign name


JONATHAN COLLOPY
print name

 WINWOOD AVE
address


* 
sign name

Rebecca Collopy
print name

 WINWOOD AVE
address


* 
sign name

NIGEL BLOCH, P.P. LAURENCE BLOCH
print name
RAHLEEN BLOCH

 N. GRANADOS AVE
address


* S. Patricia Coad
sign name

S. Patricia Coad
print name

 Glenmont Dr. S.B.
address


* GARY COAD
sign name

GARY COAD
print name

 GLENMONT DR., SOLANA BEACH
address


* Noam Ziv
sign name

Noam Ziv
print name

 N Grandos Ave SOLANA BEACH, CA
address


* Valerie M. Viterbi
sign name

VALERIE VITERBI
print name

 N. GRANDADOS AVE. SOLANA BEACH, CA
address


* David M. Clemons
sign name

DAVID M. CLEMONS
print name

 Glenmont Dr.
address

* Cynthia G. Clemons
sign name

Cynthia G. Clemons
print name

 Glenmont Dr
address

* Jully K. Nguyen
sign name

Jully K. Nguyen
print name

[REDACTED] Lynwood Ave.
address

* Ha Bin Kang
sign name

Ha Bin Kang
print name

[REDACTED] Lynwood Ave
address

* Vicki DiFrancesco
sign name

Vicki DiFrancesco
print name

[REDACTED] N. Granados Ave
address

* Martin F. Schacter
sign name

Martin F. Schacter
print name

[REDACTED] N. Granados Ave
address

* Thomas Louis Baugh
sign name

Thomas Louis baugh
print name

[REDACTED] N. Granados
address


* Laura Baugh
sign name

Laura Baugh
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[REDACTED] N. Granados
address


* Michelle D Cary
sign name

Michelle Carlborg
print name

 N. Granados
address


* W. Eric Carlborg
sign name

W. Eric Carlborg
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 N Granados
address


* Dinda M. Scales
sign name

Dinda M. Scales
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 N. Granados Ave.
address


* John L. Scales
sign name

JOHN L. SCALES
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 N. Granados Ave.
address


* John Lococo
sign name


John Lococo
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 N. GRANADOS
address


* Antoinette Lococo
sign name


Antoinette Lococo
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 N. Granados Ave
address


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sign name

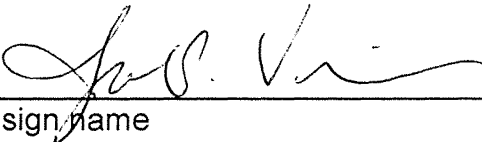
CARL BULLEN
print name

 N GRANADOS AVE
address


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sign name

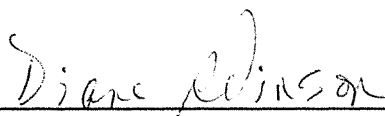
Brent Bullen
print name

 N GRANADOS AVE
address


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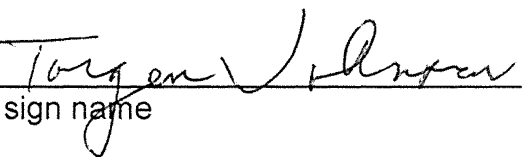
John P. Vinson
print name

 N GRANADOS AVE
address


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sign name

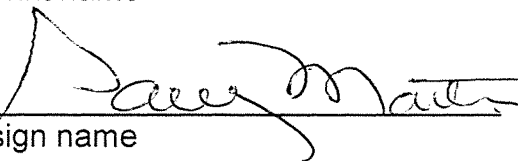
DIANE R. VINSON
print name

 N. GRANADOS AVE.
address


* 
sign name

TORGEM JOHNSON
print name

 N. GRANADOS AVE.
address

* 
sign name

GARY MARTIN
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 NORTH GRANADOS AVE
address

* Erik Barnes
sign name

Erik Barnes
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██████ W. Granados Ave
address

* Catherine Barnes
sign name

Catherine Barnes
print name

██████ N. Granados Ave
address

* Lindsay Bazett
sign name

LINDSAY BAZETT
print name

██████ N. GRANADOS AVE.
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EXHIBIT "A"

LETTER TO SOLANA BEACH CITY COUNCIL

March 12, 2025

The neighbors who signed the attached letter dated March 12, 2025 request the Council require the Developer to modify the proposed architectural and landscape plans to comply with the requested actions and conditions of approval set forth below.

1. **Parking Spaces in Public Right-of-Way.**

Issue: There is a shortage of on-street parking in the public right-of-way for this portion of North Granados Avenue. Neighbors want more on-street parking. The City has a policy of requiring the installation of parking spaces in the public right-of-way frontage for new residential construction. However, the proposed Landscape Plan retains an existing large pine tree located in the public right-of-way, thereby eliminating one or more on-street parking spaces. We support preservation of the existing large pine tree located in the public right-of-way in front of the south lot of this project, including allowing the Developer to build a low retaining wall around the tree as shown on the Developer's proposed Landscape Plan.

Requested Action and Condition of Approval: Require the Landscape Plan and the Encroachment Permit to be issued by the City (for construction of improvements located within the public right-of-way as shown on the Landscape Plan to support the existing large pine tree) to include the following requirement: Immediately following the death or removal of the existing pine tree, at the owner's expense, remove the pine tree and the surrounding retaining wall and related improvements constructed in the right-of-way that support the pine tree, and at the owner's expense convert this area of the public right-of-way to on-street parking area. Improvements for the created on-street parking area shall be consistent with the on-street parking area on the remaining portion of this property.

2. **Height of Property Line Hedges.**

Issue: The Developer claims tall property line hedges are necessary for privacy. Much of the vegetation selected for the property line hedges as set forth on proposed Landscape Plan is too tall and will block important views that are protected under the Development Review Permit ("DRP"). (See SBMC 17.68.040(F)(3).) Also, tall property line hedges cause other problems for neighbors, including excessive shading of areas next to the hedges, including a pool or patio. There must be a balance between providing privacy and protecting views (and minimizing negative impacts on neighbors).

Requested Action and Condition of Approval: Require the Landscape Plan to be modified so that all vegetation that functions as a "hedge" located along and within five

feet of the side yard and rear yard property boundaries shall not exceed at maturity a height of eight feet above the finished grade. However, if the location of the hedge is between two structures, and one or both structures are two floor levels tall, then the hedge shall not exceed the height at maturity of fifteen feet above finished grade.

In the front yard setback all vegetation planted as a “hedge” along and within five feet of the property boundary shall not exceed at maturity the height allowed for fences and walls at the same location under the Solana Beach Municipal Code.

Any vegetation selected for hedges shall not be planted if the height of any tree or shrub for a hedge at maturity exceeds the above referenced heights.

Determination of what constitutes the height of a tree “at maturity” shall be by consensus based on consulting at least three generally accepted authorities in the landscape industry (including books, websites, and licensed arborists) that are recognized for adherence to high standards of practice and reliability, and recognized credibility within the landscape, horticulture, tree science industry, including experts who are highly experienced, knowledgeable, reliable, and credible, and include consideration of the conditions of the site where the tree or vegetation is installed.

3. **Front Yard Landscape is Not Compatible with Neighborhood.**

Issue: The neighborhood consists of an eclectic selection of vegetation and unique landscape design of each lot. However, the two lots in this proposed project have a uniform design aesthetic, including similarly located and pattern of retaining walls and plant pallets.

For example, the location and pattern of the front yard landscape retaining walls is almost identical on both lots, and the retaining walls are connected and continuous across both lots. Also, the Landscape Plan calls for “little ollie” olive trees planted in a straight line as a hedge across the entire frontage of both lots, from the south driveway to the north driveway. The result is the two lots look like one large project. This is not compatible with the neighborhood character.

Requested Action and Condition of Approval: Require the Landscape Plan to be modified so that each lot has (i) a different design and pattern of retaining walls, and the walls are not connected between the lots, and (ii) a different plant pallet, and remove the hedge of olive trees across one of the lots.

4. **Height of Future Vegetation.**

Issue: The SBMC Section 17.68.040(F)(3) entitled “Landscaping” requires that “**landscaping shall be compatible with the vegetation of the surrounding area**” and that “**trees and other large plantings shall not obstruct significant views when installed or at maturity.**”

The heights of the trees (or shrubs that at maturity are taller than fifteen feet) on the proposed Landscape Plan reflect the results of negotiations between some of the neighbors and the Developer. Also, some neighbors elected not to oppose the Landscape Plan for this project based on the heights of the trees at maturity as shown on the proposed Landscape Plan now being considered by the Council (as the Landscape Plan will be modified by the conditions and requests set forth in this letter). However, after construction of the project and installation of vegetation per the Landscape Plan is complete, neighbors are concerned and troubled that the trees and hedges at the agreed heights "at maturity" as set forth on the Landscape Plan could be removed and replaced with other species of trees that at maturity exceed the heights of the trees and property line hedges set forth in the Landscape Plan (as it will be modified by the conditions and requests herein). They do not want to be placed in the position where all of the negotiations, compromises, and changes to the Landscape Plan accomplished by the neighbors working with the Developer are simply superseded, ignored, and lost, and replacement trees block important views or cause other problems.

Requested Action and Condition of Approval: When any trees (which include shrubs that exceed the height of fifteen feet at maturity) shown on the Landscape Plan (as it will be modified by the conditions and requests herein) die or are changed or replaced, or when any tree is added to the property, including after construction of the project is complete pursuant to the DRP, each replacement or new tree shall be a species of tree that will not exceed the height at maturity of the tree on the Landscape Plan it is replacing, or if it is a new tree, the nearest existing tree on the Landscape Plan. If after construction of the project and installation of the trees (which include shrubs that exceed the height of fifteen feet at maturity) pursuant to the approved Landscape Plan the owner decides to replace any of the trees or add any trees (which include shrubs that exceed the height of fifteen feet at maturity) that exceed the height at maturity of the tree species set forth on the Landscape Plan, then the owner must obtain an amendment of the DRP. If the owner and any neighbor cannot agree on the height "at maturity" of replacement or added tree height, then the amendment of the DRP shall require Council approval.

5. **Final Landscape Plan.**

Issue: The proposed Landscape Plan should not be considered a "conceptual" landscape plan. Neighbors want to know that the Landscape Plan, as approved by Council, is the "final" Landscape Plan so that they will receive notice if the Developer elects to change it.

Requested Action and Condition of Approval: The Landscape Plan submitted for Council approval at the March 12, 2025 Council meeting, as modified by the requested conditions of approval and requests set forth in this letter, will constitute the "Final Landscape Plan." Any subsequent substitute, replacement, or additional tree (or shrubs that at maturity will exceed fifteen feet tall) shall not be a height at maturity that exceeds

the height at maturity of the tree or shrub that was originally set forth in the approved Final Landscape Plan.

6. Building Placement and Massing.

Issue: Houses located on the west side of North Granados Avenue (between Patty Hill Drive and Cliff Street), including the houses directly next to this project, are built in conformity with an informal setback. Although there is no zoning requirement, the west wall of the upper level living area of the houses on the west side of North Granados generally line up with each other (from south to north) so that no one house protrudes farther to the west beyond the west wall of neighboring houses. And, the upper level westerly decks for the homes on the west side of North Granados extend to the west of the westerly wall each house approximately the same distance as their nearby neighbors' house (approximately 20 feet). This is the character of our neighborhood.

Based on the story poles, the upper level living area of the proposed two houses for this project will extend substantially further to the west than the neighboring houses. Specifically, the proposed upper level living area and adjoining upper level westerly deck for each of the proposed two houses extend too far to the west, much farther than neighboring houses. The upper level west wall of the two proposed houses will extend substantially beyond the west wall of the house located **directly north** at 621 North Granados Avenue and the house located **directly south** at 601 North Granados Avenue on the west side of North Granados Avenue. Consequently, the story poles clearly demonstrate that the building placement and massing of the proposed two houses are out of character with most of the neighboring homes on the west side of North Granados Avenue immediately next to and nearby this project.

There is a history and pattern of development of new houses built on the west side of North Granados honoring this informal setback on the west side of the houses so they do not extend farther west than their neighbors' houses. This setback of the westerly wall of the upper level living area and the westerly edge of the adjoining upper level deck (uncovered) was respected when the last three houses were built on this portion of North Granados Avenue. The last three houses built are 515 North Granados Avenue (John), 529 North Granados Avenue (Fanning), and 537 North Granados Avenue (Gladnick). Each of these houses was designed to line up with (and not extend to the west farther than) the westerly wall of the upper level living area and westerly edge of the adjoining upper level deck of the house next door at 519 North Granados Avenue (Tommy).

Our neighborhood has developed with this informal restriction concerning building placement and massing so that development of new houses respect the character of the existing neighborhood and do not extend too far to the west and create negative impacts on the neighboring homes. The story poles for the two proposed houses demonstrate that the upper level living area of the two houses will extend farther to the west than any of the nearby houses on the west side of the street. The placement and massing of the upper level living areas of the proposed houses and adjoining upper

level decks farther to the west than any of the other nearby homes will negatively impact nearby houses and the character of our neighborhood.

One of the Findings for the City's Development Review Permit is entitled "Building and Structure Placement" and requires that the proposed structure "shall be **sited and designed to minimize adverse impacts** on the surrounding properties" (See SBMC Section 17.68.040(f)(2).)

In addition, another "finding" of the Development Review Permit entitled "Relationship with Adjacent Land Uses" provides that "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.**" (See SBMC Section 17.68.040(F)(2).)

Requested Action and Condition of Approval: The proposed westerly building facades of the upper level living area and the westerly edge of adjoining upper level westerly decks of the two proposed houses for this project shall each be moved to the east so that the modified westerly facades of the upper level living area and westerly edge of the decks of the upper level living area are located no farther west than approximately the same location as the existing westerly wall of the old house currently situated on the property. (i.e., Neither the west wall of the upper level living area or west edge of the upper level deck of the new proposed houses will extend farther west than the west wall of the existing old house on the property.) This modification will make the placement and massing of the two new houses generally consistent with the other houses nearby on the west side of North Granados Avenue (e.g., 537 North Granados and 529 North Granados). This modification will not apply to any Additional Dwelling Unit.

Therefore, the westerly building façade for the upper level living area and the westerly edge of the upper level adjoining deck of the proposed **south lot** will not be farther west than story-pole #20. And, the westerly building façade for the upper level living area and the westerly edge of the upper level adjoining deck of the proposed **north lot** will not be farther west than story-pole #30.

[End.]



Mar 12, 2025

Solana Beach
635 S. Highway 101
Solana Beach, CA 92075

Re: Proposed Housing Development Project at 615 North Granados Avenue

By email: lheebner@cosb.org; jedson@cosb.org; kbecker@cosb.org; jmacdonald@cosb.org; dzito@cosb.org

Cc: clerkoffice@cosb.org; amuto@cosb.org; jlim@cosb.org; jcanlas@bwslaw.com

Dear Solana Beach City Council,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Council of its obligation to abide by all relevant state housing laws when evaluating the proposed 4-unit housing development project at 615 North Granados Avenue. These laws include the Housing Accountability Act (“HAA”) and California Environmental Quality Act (“CEQA”) Guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project’s density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. The HAA’s protections therefore apply, and the City must not reject the project, except based on health and safety standards, as outlined above.

Additionally, the project is exempt from state environmental review under the Class 3 CEQA categorical exemption pursuant to Sections 15301, 15303, and 15332 of the CEQA Guidelines. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

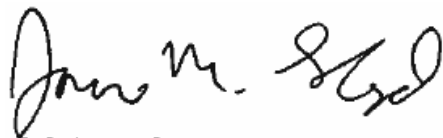
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit; it will bring increased tax revenue, new customers to local businesses, and most importantly, it will reduce displacement of existing residents into homelessness. While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Council to approve the project, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations