



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

# AGENDA

## Joint REGULAR Meeting

**Wednesday, January 15, 2025 \* 6:00 p.m.**

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

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



### **PUBLIC MEETING ACCESS**

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

### **WATCH THE MEETING**

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

### **AGENDA MATERIALS**

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

### **PUBLIC COMMENTS**

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

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

And/Or

#### Verbal Comment Participation:

Please submit a speaker slip to the City Clerk prior to the meeting, or the announcement of the Section/Item, to provide public comment. Allotted times for speaking are outlined on the speaker's slip for each agenda section: Oral Communications, Consent, Public Hearings and Staff Reports. Public speakers have 3 minutes each to speak on each topic. Time may be donated by another individual who is present at the meeting to allow an individual up to 6 minutes to speak. Group: Time

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

**COUNCIL DISCLOSURE**

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

**SPECIAL ASSISTANCE NEEDED**

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

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

<b><u>CITY COUNCILMEMBERS</u></b>		
<b>Lesa Heebner</b> Mayor		
<b>Kristi Becker</b> Deputy Mayor / Councilmember District 2		<b>Jill MacDonald</b> Councilmember District 4
<b>David A. Zito</b> Councilmember District 1		<b>Jewel Edson</b> Councilmember District 3

Alyssa Muto  
City Manager

Ohanna Canlas  
City Attorney

Angela Ivey  
City Clerk

**SPEAKERS:**

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

**READING OF ORDINANCES AND RESOLUTIONS:**

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

**CALL TO ORDER AND ROLL CALL:**

**CLOSED SESSION REPORT:**

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*  
None at the posting of this agenda

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

- Santa Fe Irrigation District

**ORAL COMMUNICATIONS:**

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

**CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:**

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

**CITY MANAGER / CITY ATTORNEY REPORTS:**

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

**A. CONSENT CALENDAR:** (Action Items) (A.1. - A.5.)

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

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

**A.1. Minutes of the City Council.**

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on December 11, 2024.

**[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 November 16, 2024 – December 13, 2024.

**[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. Successor Agency Administrative Budget and Recognized Obligation Payment Schedule.** (File 0115-30)

Recommendation: That the City Council

1. Receive the Successor Agency's enforceable obligations payment information and administrative budget for the period July 1, 2025, to June 30, 2026.
2. Adopt **Resolution SA-033** approving the SA Administrative Budget for July 1, 2025, to June 30, 2026.
3. Adopt **Resolution SA-034** approving the ROPS 25-26 for July 1, 2025, to June 30, 2026.

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

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**A.4. La Colonia Tot Lot Replacement Project Notice of Completion.** (File 0730-40)

Recommendation: That the City Council

1. Adopt **Resolution 2025-002**:
  - a. Authorizing the City Council to accept, as complete, the La Colonia Tot Lot Replacement, Bid No. 2023-08, constructed by Western Rim Constructors, Inc.
  - b. Authorizing the City Clerk to file a Notice of Completion.
  - c. Authorizing the City Manager to execute Amendment No. 5 to the Professional Services Agreement with Ian Dyke Landscape Architects for the La Colonia Tot Lot Project.

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

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

**A.5. Climate Action Commission Name Change.** (File 0120-65)

Recommendation: That the City Council

1. Adopt **Resolution 2025-003** to change the name of the Climate Action Commission to Climate & Resiliency Commission.

[Item A.5. Report \(click here\)](#)

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**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. Fee Study and Cost Allocation Plan Updates.** (File 0390-23)

Recommendation: That the City Council

1. Conduct the Public Hearing
  - a. Open the Public Hearing
  - b. Report Council Disclosures
  - c. Receive Public Testimony
  - d. Close the Public Hearing
2. Consider the adoption of **Resolution 2025-001** updating the 2025 Fee Schedule.

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

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

### **B.2. Public Hearing: 701 Valley Ave., Applicant: Witcher and Peterson, Case: DRP22-010, SDP22-008, APN: 298-131-14** (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 and SDP. 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, Solana Beach.

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

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## **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) □PA: Primary-Becker, Alternate-□ito
- 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 □PA: Primary-MacDonald, Alternate-Becker
- i. North County Transit District: Primary-Edson, Alternate-MacDonald
- j. Regional Solid Waste Association (RSWA): Primary-□ito, Alternate-MacDonald
- k. SANDAG: Primary-Heebner, 1<sup>st</sup> Alternate-□ito, 2<sup>nd</sup> Alternate-Edson. Subcommittees determined by its members.
- l. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-□ito
- m. San Dieguito River □alley □PA: Primary-MacDonald, Alternate-Becker
- n. San Elijo □PA: Primary-□ito, Primary-Becker, Alternate-City Manager
- o. 22<sup>nd</sup> Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

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

- a. Business Liaison Committee – □ito, Edson
- b. Fire Dept. Management Governance & Organizational Evaluation – Edson, MacDonald
- c. Highway 101 / Cedros Ave. Development Committee – Heebner, Edson
- d. Parks and Recreation Committee – □ito, 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 Action Commission – □ito, Becker

## **ADJOURN:**

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***Next Regularly Scheduled Meeting is January 29, 2025***

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

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**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 January 15, 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 January 09, 2025 at 12:40 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., January 15, 2025, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

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**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 Action 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**

**ACTION MINUTES**

**Joint SPECIAL Meeting**

**Wednesday, December 11, 2024 \* 5:45 p.m.**

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

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



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**CITY COUNCILMEMBERS**

**Lesa Heebner**  
Mayor

**Jewel Edson**  
Deputy Mayor / Councilmember District 3

**Kristi Becker**  
Councilmember District 2

**Jill MacDonald**  
Councilmember District 4

**David A. Zito**  
Councilmember District 1

Alyssa Muto  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

**CALL TO ORDER AND ROLL CALL:**

Mayor Heebner called the meeting to order at 5:45 p.m.

- Present: Lesa Heebner, Jewel Edson, Kristi Becker, Jill MacDonald, David A. Zito  
 Absent: None  
 Also Alyssa Muto, City Manager  
 Present: Johanna Canlas, City Attorney  
 Angela Ivey, City Clerk  
 Dan King, Assistant City Manager  
 Mo Sammak, City Engineer/Public Works Dir.  
 Joseph Lim, Community Development Dir.

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

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

**D. STAFF REPORTS: (D.1. – D.2.)**

*Submit speaker slips to the City Clerk.*

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

**D.1. Council Reorganization: Mayor and Councilmember District 1 & 3 Appointments of Office (2024-2028).** (File 0410-85)

Recommendation: That the City Council

1. Administer the official Oath of Office, prescribed in the California Constitution, to the newly appointed officials in lieu of election, Mayor Lesa Heebner, Councilmember District 1 David A. Zito and Councilmember District 3 Jewel Edson for terms of 2024-2028.

Oaths administered.

**D.2. Annual Deputy Mayor Appointment.** (File 0410-85)

Recommendation: That the City Council

1. Review and designate an appointment of the 2025 Deputy Mayor for a term of December 11, 2024, to December 10, 2025.

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

**ADJOURN:**

Mayor Heebner adjourned the meeting at 5:52 p.m.

Angela Ivey, City Clerk

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



**CITY OF SOLANA BEACH**  
**SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT**  
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**ACTION MINUTES**

**Joint REGULAR Meeting**

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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, Jewel Edson, Kristi Becker, Jill MacDonald, David A. Zito  
 Absent: None  
 Also Alyssa Muto, City Manager  
 Present: Johanna Canlas, City Attorney  
 Angela Ivey, City Clerk  
 Dan King, Assistant City Manager  
 Mo Sammak, City Engineer/Public Works Dir.  
 Joseph Lim, Community Development Dir.

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

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

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

- City Engineer Mo Sammak Retirement



## **ORAL COMMUNICATIONS:**

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

Diana Kutlow – Legislative Update from Senator Blakespear  
Akiko Maede – Storm Drain Requirements and City's Municipal Code

## **CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:**

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

## **CITY MANAGER / CITY ATTORNEY REPORTS:**

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

## **A. CONSENT CALENDAR:** (Action Items) (A.1. - A.5.)

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

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

### **A.1. Minutes of the City Council.**

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on October 23, 2024, November 13, 2024, and November 20, 2024.

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

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

Recommendation: That the City Council

1. Ratify the list of demands for October 26, 2024 – November 15, 2024.

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

**A.3. 2025 City Council Meeting Schedule Planning.** (File 0410-05)

Recommendation: That the City Council

1. Review, edit, and/or approve a 2025 anticipated Council meeting schedule and make changes if necessary.
2. Adopt **Resolution 2024-117** re-establishing Regular Council meeting dates for 2025 with proposed meetings dates.

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

**A.4. City Hall Fire Alarm System Upgrade.** (File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2024-116** authorizing the City Manager to execute an amendment to the Professional Services Agreement with Symons Fire Protection, Inc., to include fire alarm system upgrades at City Hall during Fiscal Year 2024/25, increasing the contract by \$5,000 for a total not-to-exceed amount of \$21,500 for Fiscal Year 2024/25 only.

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

**A.5. Dead Animal Disposal and Pest-Rodent Control Services.** (File 0410-08)

Recommendation: That the City Council

1. Adopt **Resolution 2024-118** authorizing the City Manager to execute an amendment to the Professional Services Agreement with Habitat Protection, Inc., for pest control, rodent management, and dead animal disposal services during Fiscal Year 2024/25, increasing the contract by \$5,000 for a total not-to-exceed amount of \$14,960 for Fiscal Year 2024/25 only.

**Motion:** Moved by Councilmember Zito and second by Councilmember Edson to approve. **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.1. Adopt (2<sup>nd</sup> Reading) Ordinance 534 – Zoning Ordinance Amendments Consistent with the City's 6<sup>th</sup> Cycle Housing Element Programs.** (File 0610-10)

Recommendation: That the City Council

1. Adopt **Ordinance 534** amending various Zoning Code sections regarding housing development standards and housing types.

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

**C.2. Adopt (2<sup>nd</sup> Reading) Ordinance 536 – Density Bonus Ordinance Update.**  
(File 0630-10)

Recommendation: That the City Council

1. Adopt **Ordinance 536** repealing and replacing Section 17.20.050 of the Solana Beach Municipal Code.

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

**C.3. Council Boards, Committees, Commissions Appointments.** (File 0410-05)

Recommendation: That the City Council

1. Review the Regional Boards/Commissions/Committees to:
  - a. Determine the City Selection Committee 2025 alternate member.
  - b. Make new or re-appointments to all other agencies for new two-year terms.
2. Review Council Standing Committees and make appointments for new two-year terms.

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

**B. PUBLIC HEARINGS:** (B.1. – B.2.)

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

**B.1. Public Hearing: 401-450 Bell Ranch Road, 8 Vacant Lots, Applicant: Shea Homes Limited Partnership, Case: DRP24-002 to 009, APNs: 298-121-69 to 298-121-76.**  
(File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony; Close the Public Hearing.

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

Deputy Mayor Becker recused herself due to property interest within 500 ft. of the subject property.

Staff presentation.

Mayor Heebner opened the public hearing.

Council disclosures.

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

**Motion:** Moved by Councilmember Edson and second by Councilmember Zito to approve with modifications adding a condition regarding tree substitutions. **Approved 4/0/1.** Ayes: Heebner, Edson, MacDonald, Zito. Noes: None. Absent: Becker (recused). Motion carried.

**B.2. Public Hearing: 111 S. Sierra Ave., Structure Development Permit and Conditional Use Permit to Construct a Replacement Marine Safety Center.** (File 0600-40)

Recommendation: 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 15302 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2024-119**, conditionally approving the construction of a new 4,309 square foot Marine Safety Center and perform associated site improvements located at 111 S. Sierra Avenue, Solana Beach.
4. Authorize the City Manager to submit the application to the Coastal Commission and take any actions necessary to obtain all needed permits.

Staff presentation.

Mayor Heebner opened the public hearing.

Public speakers

Anthony Gatti, Bruce Gresham, Maureen Finkelstein, John Steele, Ron Kassan, Joe Behrmann, Grant Fletcher.

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

**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)

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

**CITIZEN COMMISSION(S)**

**ADJOURN:**

Mayor Heebner adjourned the meeting at 8:35 p.m.

Angela Ivey, City Clerk

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** January 15, 2025  
**ORIGINATING DEPT:** Finance – Rachel Jacobs, Finance Director  
**SUBJECT:** Register of Demands

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## **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: 11/16/2024 through 12/13/2024**

Check Register - Disbursement Fund (Attachment 1)		\$	2,166,741.73
Net Payroll Retiree Health	December 5, 2024		2,842.00
Net Payroll Council	December 12, 2024		4,938.91
Net Payroll Staff P11	November 22, 2024		219,885.41
Net Payroll Staff P12	December 6, 2024		323,424.16
<b>TOTAL</b>		<b>\$</b>	<b><u>2,717,832.21</u></b>

## **DISCUSSION:**

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

## **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

## **FISCAL IMPACT:**

The register of demands for November 16, 2024 through December 13, 2024 reflects total expenditures of \$2,717,832.21 from various City sources.

## **WORK PLAN:** N/A

CITY COUNCIL ACTION: \_\_\_\_\_  
\_\_\_\_\_



**OPTIONS:**

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

**CITY STAFF RECOMMENDATION:**

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

A handwritten signature in blue ink, appearing to read 'Alyssa Muto', is written over a horizontal line.

Alyssa Muto, City Manager

**Attachments:**

1. Check Register – Disbursement Fund



# City of Solana Beach

## Register of Demands

11/16/2024 - 12/13/2024

Department Vendor	Description	Date	Check/EFT Number	Amount
<b>100 - GENERAL FUND</b>				
PAYMENTUS CORPORATION	OCTOBER 24	11/21/2024	107504	\$923.98
BTF BUILD LLC	RFND: SBGR-390	11/21/2024	107484	\$24,499.82
STERLING HEALTH SERVICES, INC.	P10 FSA/DCA CONTRIBUTIONS	11/21/2024	9001816	\$2,113.98
STERLING HEALTH SERVICES, INC.	P10 FSA/DCA CONTRIBUTIONS	11/21/2024	9001816	\$1,825.04
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant P11	11/21/2024	9001808	\$9,745.20
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant P11	11/21/2024	9001814	\$900.00
SAN DIEGO COUNTY SHERIFF'S DEPT.	JUL 24-TOW FEE CREDIT	11/21/2024	107510	(\$109.42)
SAN DIEGO COUNTY SHERIFF'S DEPT.	AUG 24-TOW FEE CREDIT/SB OVERTIME	11/21/2024	107510	(\$328.26)
SAN DIEGO COUNTY SHERIFF'S DEPT.	SEP 24-TOW FEE CREDIT/SB OVERTIME	11/21/2024	107510	(\$218.84)
SELF INSURED SERVICES COMPANY	DEC 24-LIFE&ADD/SUPLIFE INS/LTD	11/27/2024	9001819	\$1,302.88
SELF INSURED SERVICES COMPANY	DEC 24-LIFE&ADD/SUPLIFE INS/LTD	11/27/2024	9001819	\$350.75
SELF INSURED SERVICES COMPANY	DEC 24-LIFE&ADD/SUPLIFE INS/LTD	11/27/2024	9001819	\$1,201.58
GEARY & JILL SMITH	RFND: FCCC 12/14/24	11/27/2024	107523	\$166.53
GEARY & JILL SMITH	RFND: FCCC 12/14/24	11/27/2024	107523	\$647.74
THE JANICE N ISRAEL TRUST	RFND: ENC24-0123	11/27/2024	107531	\$1,170.00
MICHAEL NEWHOUSE & ROSE LOCHMANN	RFND: FC 11/10/24	11/27/2024	107525	\$500.00
RENEE MILTON	RFND: FCCC 11/09/24	11/27/2024	107529	\$500.00
PRE-PAID LEGAL SERVICES, INC	PRE-PAID LEGAL - NOV 2024	11/27/2024	107528	\$25.90
STERLING HEALTH SERVICES, INC.	PC05 FSA CONTRIBUTION	11/27/2024	9001820	\$266.67
STERLING HEALTH SERVICES, INC.	P11 FSA/DCA CONTRIBUTIONS	11/27/2024	9001820	\$2,113.98
STERLING HEALTH SERVICES, INC.	P11 FSA/DCA CONTRIBUTIONS	11/27/2024	9001820	\$1,825.04
CONSTRUCTION TESTING & ENGINEERING, INC.	OCT-NOV 24-GRD22-0011- INSPECTION/REVIEW	12/05/2024	9001838	\$220.00
FIDELITY SECURITY LIFE INSURANCE COMPANY	DEC 24-VISION-GROUP ID:1051871	12/05/2024	107553	\$528.18
SAN DIEGO SUPERIOR COURT-SOUTH COUNTY	RFND: REVENUE DISTRIBUTIONS FUND	12/05/2024	107569	\$17.41
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant P12	12/05/2024	9001827	\$10,755.19
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant P12	12/05/2024	9001835	\$900.00
INTEGRITY RESTORATION INC	RFND: OVERPAYMENT BC-008588 2025 RENEWAL	12/05/2024	107556	\$61.00
DRAIN MEDIC INC	RFND: OVERPAYMENT BC-008301 2025 RENEWAL	12/05/2024	107551	\$61.00
KRISTINE & PAUL CURRIER	RFND: OVERPAYMENT BC-012319 2025 RENEWAL	12/05/2024	107558	\$112.00
AFLAC	NOVEMBER 24	12/05/2024	107536	\$914.88
SELF INSURED SERVICES COMPANY	DEC 24- DENTAL	12/05/2024	9001822	\$3,105.30
MARGARET SHAGOTT & DANIEL MEAD	RFND: STVR-000539 / DUPLICATE PAYMENT	12/05/2024	107562	\$112.00
MARGARET SHAGOTT & DANIEL MEAD	RFND: STVR-000539 / DUPLICATE PAYMENT	12/05/2024	107562	\$4.00
KIM ELY	RFND: FCCC - 11/16/24	12/05/2024	107557	\$500.00
IAFF-MERP	NOV 24-FF TRUST PAYMENT	12/05/2024	9001839	\$4,975.00
MISSION SQUARE PLAN 302817	Payroll Run 2 - Warrant PC06	12/13/2024	9001843	\$4,536.32
STERLING HEALTH SERVICES, INC.	P12 FSA/DCA CONTRIBUTIONS	12/13/2024	9001851	\$2,113.98
STERLING HEALTH SERVICES, INC.	P12 FSA/DCA CONTRIBUTIONS	12/13/2024	9001851	\$1,825.04
BRENT & LESLIE STRINGER	RFND: GRD23-0006	12/13/2024	107606	\$20,688.00
HP COMMUNICATIONS INC	RFND: ENC24-0074	12/13/2024	107592	\$833.00
LAURIE STRAWN	RFND: ENC24-0125	12/13/2024	107597	\$244.00
WILLIAM & MARYANN KUHNERT	RFND: SB0645604	12/13/2024	107596	\$22.50
NORTH COAST REPERTORY THEATER	RFND: 2025 BC RENEWAL OVRPYMNT-BC-000789	12/13/2024	107601	\$51.00

THE RYAN FAMILY TRUST	RFND: SB0652599	12/13/2024	107607	\$305.00
<b>TOTAL GENERAL FUND</b>				<b>\$102,307.37</b>
<b>1005150 - CITY CLERK</b>				
KFORCE INC.	10/17/24-TEMP SERVICES-CLK	12/05/2024	9001829	\$780.00
KFORCE INC.	10/24/24-TEMP SERVICES-CLK	12/05/2024	9001829	\$1,093.20
KFORCE INC.	10/31/24-TEMP SERVICES-CLK	12/05/2024	9001829	\$786.80
KFORCE INC.	11/07/24-TEMP SERVICES-CLK	12/05/2024	9001829	\$820.00
KFORCE INC.	11/14/24-TEMP SERVICES-CLK	12/05/2024	9001829	\$660.00
KFORCE INC.	11/21/24-TEMP SERVICES-CLK	12/05/2024	9001829	\$630.00
ECS IMAGING INC	ECS LASERFICHE	12/05/2024	107552	\$17,972.50
PERFECT IMAGE VIDEO	MP4/DVD/VHS CONVERSION	12/05/2024	107565	\$673.65
CODE PUBLISHING COMPANY INC	MUNICIPAL CODE WEB UPDATE	12/05/2024	107544	\$801.25
UT SAN DIEGO - NRTH COUNTY	ORD 535 INTRO	12/05/2024	107575	\$194.77
UT SAN DIEGO - NRTH COUNTY	ORD 535 ADOPTION	12/05/2024	107575	\$185.85
UT SAN DIEGO - NRTH COUNTY	ORD 537 INTRO	12/05/2024	107575	\$176.92
IRON MOUNTAIN	SEP 24-SHREDDING	12/13/2024	107593	\$358.74
IRON MOUNTAIN	OCT 24-SHREDDING	12/13/2024	107593	\$357.42
IRON MOUNTAIN	NOV 24-SHREDDING	12/13/2024	107593	\$539.31
FEDEX	SHIPPING - 11/25/24	12/13/2024	107588	\$44.09
<b>TOTAL CITY CLERK</b>				<b>\$26,074.50</b>
<b>1005200 - CITY MANAGER</b>				
EMANUELS JONES & ASSOCIATES, LLC	JUL 24-LOBBYING SERVICES	11/21/2024	9001806	\$2,785.12
EMANUELS JONES & ASSOCIATES, LLC	AUG 24-LOBBYING SERVICES	11/21/2024	9001806	\$2,860.12
EMANUELS JONES & ASSOCIATES, LLC	SEP 24-LOBBYING SERVICES	11/21/2024	9001806	\$2,875.12
EMANUELS JONES & ASSOCIATES, LLC	OCT 24-LOBBYING SERVICES	11/21/2024	9001806	\$2,785.12
EMANUELS JONES & ASSOCIATES, LLC	NOV 24-LOBBYING SERVICES	11/21/2024	9001806	\$2,785.12
<b>TOTAL CITY MANAGER</b>				<b>\$14,090.60</b>
<b>1005300 - FINANCE</b>				
WILLDAN	OCT 24-USER FEE STUDY & COST ALLOCATION PLAN	11/21/2024	9001818	\$2,402.00
DAVIS FARR, LLP	FY24 AUDIT SERVICES-JUN-OCT 24	11/21/2024	107491	\$17,200.00
CSMFO	25 CSMFO MEMBERSHIP	11/27/2024	107521	\$60.00
<b>TOTAL FINANCE</b>				<b>\$19,662.00</b>
<b>1005350 - SUPPORT SERVICES</b>				
XEROX CORPORATION	OCT 24-XEROX FIERY -UPSTAIRS	11/21/2024	107518	\$132.61
XEROX CORPORATION	OCT 24-XEROX FIERY -PLN/ENG	11/21/2024	107518	\$132.61
XEROX CORPORATION	OCT 24-XEROX FIERY -CLK	11/21/2024	107518	\$122.84
XEROX CORPORATION	OCT 24-XEROX -CLK	11/21/2024	107518	\$271.68
XEROX CORPORATION	OCT 24-XEROX -CLK	11/21/2024	107518	\$322.69
XEROX CORPORATION	OCT 24-XEROX -UPSTAIRS	11/21/2024	107518	\$96.90
XEROX CORPORATION	OCT 24-XEROX -PLN/ENG	11/21/2024	107518	\$546.78
XEROX CORPORATION	OCT 24-XEROX -PLN/ENG	11/21/2024	107518	\$45.66
XEROX CORPORATION	OCT 24-XEROX -UPSTAIRS	11/21/2024	107518	\$298.25
<b>TOTAL SUPPORT SERVICES</b>				<b>\$1,970.02</b>
<b>1005400 - HUMAN RESOURCES</b>				
NEOGOV, INC	FY25- SUBSCRIPTION INSIGHT RENEWAL	11/21/2024	107502	\$6,427.87
NEOGOV, INC	FY 25-SSO SUBSCRIPTION RENEWAL	11/21/2024	107502	\$1,216.00
NEOGOV, INC	FY 25-ONBOARD/PERFORM SUBSCRIPTION RENEWAL	11/21/2024	107502	\$13,352.34
COASTAL LIVE SCAN AND INSURANCE	OCT 24-FINGERPRINTS	11/21/2024	107488	\$30.00
ALTA LANGUAGE SERVICES, INC	LANGUAGE TEST	11/21/2024	107482	\$71.00
EMPLOYMENT DEVELOPMENT DEPARTMENT	932-0244-8 SUI PE 093024	11/21/2024	107493	\$333.24
CODE 4 INVESTIGATIONS, INC.	BACKGROUND CHECK	12/05/2024	9001832	\$750.00

ANDREW MAGOON	REIMB: BACKGROUND FEE	12/05/2024	107538	\$15.00
DONNOE & ASSOCIATES, INC	WRITTEN TEST/BOOKS-MS	12/05/2024	107550	\$495.00
DEPARTMENT OF JUSTICE	OCT 24-FINGERPRINT APP	12/05/2024	107548	\$64.00
COASTAL LIVE SCAN AND INSURANCE	NOV 24-FINGERPRINTS	12/13/2024	107583	\$30.00
SHARP REES-STEALY MEDICAL GROUP	SCH#:700000690-PRE-EMPLOYMENT	12/13/2024	9001849	\$917.00
SHARP REES-STEALY MEDICAL GROUP	SCH#:700000690-PRE-EMPLOYMENT	12/13/2024	9001849	\$312.00
STAPLES CONTRACT & COMMERCIAL	NAPKIN DSPNSRS	12/13/2024	107604	\$74.98
JASON JUNG	RFND: LIVSCAN	12/13/2024	107595	\$35.00
<b>TOTAL HUMAN RESOURCES</b>				<b>\$24,123.43</b>
<b>1005450 - INFORMATION SERVICES</b>				
MANAGED SOLUTION	NOV 24-Office 365 and IT Support	12/05/2024	9001830	\$2,524.70
COX COMMUNICATIONS INC	0013410039730701-11/19/24-12/18/24	12/05/2024	107545	\$321.95
MANAGED SOLUTION	Office 365 and IT Support-NOVEMBER	12/05/2024	9001830	\$99.60
<b>TOTAL INFORMATION SERVICES</b>				<b>\$2,946.25</b>
<b>1005560 - BUILDING SERVICES</b>				
ESGIL CORPORATION	OCT 24-BUILDING/SAFETY PLAN REVIEW/INSPECTIONS	11/21/2024	107495	\$97,257.94
ESGIL CORPORATION	NOV 24-BUILDING/PLAN	12/13/2024	107587	\$29,489.86
<b>TOTAL BUILDING SERVICES</b>				<b>\$126,747.80</b>
<b>1005590 - CODE ENFORCEMENT</b>				
EMBROIDERY IMAGE	EMBROIDERY-CODE	11/21/2024	107494	\$34.55
WEX FLEET UNIVERSAL	10/08/24-11/07/24-AUTO FUEL	11/27/2024	107533	\$69.94
COUNTY OF SAN DIEGO_5210	JUL-SEP 24-PARKING CITE ADMIN	11/27/2024	107520	\$11,280.78
DATATICKET INC.	OCT 24-PARKING CITE ADMIN	12/05/2024	107547	\$1,284.18
DATATICKET INC.	OCT 24-PARKING CITE ADMIN	12/05/2024	107547	\$180.00
DANIEL WELTE	REIMB: GAS CAN/GAS	12/05/2024	9001824	\$36.31
VERIZON WIRELESS-SD	442224168-00001 - 10/24/24-11/23/24	12/13/2024	107608	\$141.39
<b>TOTAL CODE ENFORCEMENT</b>				<b>\$13,027.15</b>
<b>1006110 - LAW ENFORCEMENT</b>				
SAN DIEGO COUNTY SHERIFF'S DEPT.	JUL 24-LAW ENFORCEMENT SVC	11/21/2024	107510	\$263,045.10
SAN DIEGO COUNTY SHERIFF'S DEPT.	AUG 24-LAW ENFORCEMENT SVC	11/21/2024	107510	\$425,621.14
SAN DIEGO COUNTY SHERIFF'S DEPT.	AUG 24-TOW FEE CREDIT/SB OVERTIME	11/21/2024	107510	\$594.47
SAN DIEGO COUNTY SHERIFF'S DEPT.	SEP 24-LAW ENFORCEMENT SVC & LPR ANNL SOFTWARE	11/21/2024	107510	\$425,621.14
SAN DIEGO COUNTY SHERIFF'S DEPT.	SEP 24-TOW FEE CREDIT/SB OVERTIME	11/21/2024	107510	\$404.76
<b>TOTAL LAW ENFORCEMENT</b>				<b>\$1,115,286.61</b>
<b>1006120 - FIRE DEPARTMENT</b>				
SANTA FE IRRIGATION DISTRICT	005512-000 - 09/04/24-11/01/24	11/21/2024	107512	\$654.37
NORTH COUNTY EVS, INC.	FIRE APPARATUS MAINT/REPAIRS	11/21/2024	9001812	\$1,600.09
NORTH COUNTY EVS, INC.	FIRE APPARATUS MAINT/REPAIRS	11/21/2024	9001812	\$501.48
NORTH COUNTY EVS, INC.	FIRE APPARATUS MAINT/REPAIRS	11/21/2024	9001812	\$262.06
VERIZON WIRELESS-SD	962428212-00001 - 09/29/24-10/28/24	11/21/2024	107517	\$729.32
MICHAEL MONKEN	DRIVER 1A	11/21/2024	107500	\$259.00
PALOMAR COLLEGE	FALL 24 CLASS	11/21/2024	107503	\$781.00
AT&T CALNET 3	9391059865-10/01/24-10/31/24	11/27/2024	107519	\$545.58
WEX FLEET UNIVERSAL	10/08/24-11/07/24-AUTO FUEL	11/27/2024	107533	\$57.38
WEX BANK	OCT 24-AUTO FUEL & CR TAX	11/27/2024	107532	\$1,850.50
NORTHWEST RIVER SUPPLIES INC	RESCUE VESTS/KNIVES/HELMETS/TETHER W/CARABNR	11/27/2024	107526	\$1,547.73
NORTH COUNTY EVS, INC.	FIRE APPARATUS MAINT/REPAIRS	12/05/2024	9001831	\$744.13
FIRE STATS, LLC	SEP-OCT 24-DATA ANALYSIS TOOLS MAINT	12/05/2024	107554	\$425.00
REGIONAL COMMS SYS, MS 056 - RCS	OCT 24-CAP CODE	12/05/2024	107567	\$32.50
ACE UNIFORMS LLC	POLO/EMBRDY	12/05/2024	9001821	\$164.52

ACE UNIFORMS LLC	PANTS/SEWINGS/EMBRDRY/POLOS	12/05/2024	9001821	\$496.28
ACE UNIFORMS LLC	POLO/EMBRDRY	12/05/2024	9001821	\$164.52
RENEWELL FLEET SERVICE LLC	CABLE/BUCKLE	12/05/2024	107568	\$140.02
SOUTHERN CALIFORNIA FIRE PREVENTION	NOV 24-SOCAL MEETING (SCMM112024)	12/05/2024	107573	\$25.00
<b>TOTAL FIRE DEPARTMENT</b>				<b>\$10,980.48</b>
<b>1006150 - CIVIL DEFENSE</b>				
AT&T CALNET 3	9391012275 - 10/24/24-11/23/24	12/13/2024	107580	\$155.55
<b>TOTAL CIVIL DEFENSE</b>				<b>\$155.55</b>
<b>1006170 - MARINE SAFETY</b>				
VERIZON WIRELESS-SD	962428212-00001 - 09/29/24-10/28/24	11/21/2024	107517	\$152.04
LEE'S LOCK & SAFE INC	LOCKS/KEY RINGS	11/21/2024	107498	\$114.20
JOSEPH PENNELL	REIMB: TOWER REMOVAL BREAKFAST	11/21/2024	107505	\$113.15
WEX FLEET UNIVERSAL	10/08/24-11/07/24-AUTO FUEL	11/27/2024	107533	\$1,245.96
DWS POWERSPORTS INC	YAMAHA REPAIR/MAINT	11/27/2024	107522	\$1,581.06
CULLIGAN OF SAN DIEGO	OCT 24-EQUIPMENT-MS	12/05/2024	107546	\$12.95
CULLIGAN OF SAN DIEGO	NOV 24-EQUIPMENT-MS	12/05/2024	107546	\$12.95
SUNBELT RENTALS, INC.	LOADER/FORKLIFT RENTAL	12/05/2024	107574	\$1,436.27
CAMEO PAPER & JANITORIAL SUPPLY INC	TOWELS/LINERS	12/05/2024	107542	\$122.51
SUNBELT RENTALS, INC.	FORKLIFT RENTAL	12/05/2024	107574	\$3,443.86
SUNBELT RENTALS, INC.	CREDIT MEMO-INV# 161297998-0001	12/05/2024	107574	(\$1,017.58)
AT&T CALNET 3	9391053651 - 10/25/24-11/24/24	12/13/2024	107581	\$305.00
AT&T CALNET 3	9391012281 - 10/25/24-11/24/24	12/13/2024	107582	\$94.55
DAY WIRELESS SYSTEMS (20)	UPFITTING MOUNTS/HARDWARE/KITS/REPAIRS	12/13/2024	107584	\$577.25
<b>TOTAL MARINE SAFETY</b>				<b>\$8,194.17</b>
<b>1006510 - ENGINEERING</b>				
VERIZON WIRELESS-SD	362455526-00001 - 10/02/24-11/01/24	11/21/2024	107517	\$53.11
UNDERGROUND SVC ALERT OF SOCAL INC	OCT 24-DIG ALERT	11/21/2024	9001817	\$104.35
WEX FLEET UNIVERSAL	10/08/24-11/07/24-AUTO FUEL	11/27/2024	107533	\$220.85
ANDA WRIGHT	REIMB: PWX 2024-APWA TRAINING-09/06/24-09/11/24	12/05/2024	107537	\$226.88
UNDERGROUND SVC ALERT OF SOCAL INC	NOV 24-DIG ALERT	12/13/2024	9001853	\$69.20
<b>TOTAL ENGINEERING</b>				<b>\$674.39</b>
<b>1006520 - ENVIRONMENTAL SERVICES</b>				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/21/2024	107501	\$14.80
MIKHAIL OGAWA ENGINEERING, INC.	OCT 24-STORMWATER PROGRAM	11/21/2024	9001810	\$8,179.79
CLEAN EARTH ENVIROMENTAL SOLUTIONS	OCT 24- HHW COLLECTION	11/21/2024	107487	\$1,471.68
VERIZON WIRELESS-SD	362455526-00001 - 10/02/24-11/01/24	11/21/2024	107517	\$53.11
WEX FLEET UNIVERSAL	10/08/24-11/07/24-AUTO FUEL	11/27/2024	107533	\$642.48
SANTA FE IRRIGATION DISTRICT	005506-014-10/02/24-11/01/24	11/27/2024	107530	\$210.98
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/05/2024	107563	\$14.80
IDRAINS LLC	K-STORMDRAIN MAINT AND VIDEO INSPECTIONS	12/05/2024	107535	\$1,700.00
IDRAINS LLC	O-STORMDRAIN MAINT AND VIDEO INSPECTIONS	12/05/2024	107535	\$1,340.00
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/05/2024	107563	\$14.81
IDRAINS LLC	H-STORMDRAIN MAINT & VIDEO INSPECTIONS	12/13/2024	107578	\$1,700.00
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/13/2024	107599	\$14.81
DEL MAR BLUE PRINT COMPANY, INC.	BLACK & WHITE PRINT SCANS	12/13/2024	107585	\$200.00
<b>TOTAL ENVIRONMENTAL SERVICES</b>				<b>\$15,557.26</b>
<b>1006530 - STREET MAINTENANCE</b>				
VERIZON WIRELESS-SD	362455526-00001 - 10/02/24-11/01/24	11/21/2024	107517	\$53.11
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/21/2024	107501	\$24.07
DIXIELINE LUMBER CO INC	RAILROAD TIES	11/21/2024	107492	\$39.14
DIXIELINE LUMBER CO INC	KEY RING/PADLOCK	11/21/2024	107492	\$13.97

DIXIELINE LUMBER CO INC	BLACKTOP PATCH	11/21/2024	107492	\$179.33
DIXIELINE LUMBER CO INC	SCREWS/BOLTS	11/21/2024	107492	\$51.84
NISSHO OF CALIFORNIA	OCT 24- CITY-WIDE LANDSCAPE MAINT	11/21/2024	9001811	\$2,178.16
WEX FLEET UNIVERSAL	10/08/24-11/07/24-AUTO FUEL	11/27/2024	107533	\$582.25
SANTA FE IRRIGATION DISTRICT	011695-000-10/02/24-11/01/24	11/27/2024	107530	\$91.05
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/05/2024	107563	\$24.07
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/05/2024	107563	\$24.06
JOSE GARCIA	MILEAGE - 11/13/24	12/05/2024	9001828	\$40.20
TRAFFIC SUPPLY, INC	SIGNS	12/05/2024	9001837	\$79.17
MANERI TRAFFIC CONTOL INC	RAPID DRY PAINT	12/05/2024	107561	\$625.31
DIXIELINE LUMBER CO INC	GLOVES/CUTTING BLADE	12/05/2024	107549	\$50.87
DIXIELINE LUMBER CO INC	SPRAY PAINT/CUTTING BLADE/DUSTER	12/05/2024	107549	\$54.78
SDG&E CO INC	UTILITIES: 09/07/24-11/06/24	12/05/2024	107571	\$942.50
SDG&E CO INC	UTILITIES: 10/01/24-11/06/24	12/05/2024	107571	\$729.29
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/13/2024	107599	\$24.07
BFS GROUP OF CALIFORNIA LLC	PROPANE EXCHANGE	12/13/2024	107586	\$26.09
BFS GROUP OF CALIFORNIA LLC	SANDBAG FIL/PALLET DEPOSIT	12/13/2024	107586	\$359.13
<b>TOTAL STREET MAINTENANCE</b>				<b>\$6,192.46</b>

**1006540 - TRAFFIC SAFETY**

ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS-10/27/24-11/09/24	11/21/2024	9001804	\$12,781.25
VERIZON WIRELESS-SD	362455526-00001 - 10/02/24-11/01/24	11/21/2024	107517	\$37.93
AT&T CALNET 3	9391012279 - 10/24/24-11/23/24	12/05/2024	107539	\$65.50
SDG&E CO INC	UTILITIES: 09/07/24-11/06/24	12/05/2024	107571	\$1,349.92
SDG&E CO INC	UTILITIES: 10/01/24-11/06/24	12/05/2024	107571	\$617.75
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS- 11/10/24-11/23/24	12/13/2024	9001840	\$11,478.13
REDFLEX TRAFFIC SYSTEMS, INC	NOV 24- RED LIGHT CAMERA ENFORCEMENT	12/13/2024	9001845	\$1,016.60
REDFLEX TRAFFIC SYSTEMS, INC	NOV 24- RED LIGHT CAMERA ENFORCEMENT	12/13/2024	9001845	\$7,099.27
<b>TOTAL TRAFFIC SAFETY</b>				<b>\$34,446.35</b>

**1006550 - STREET CLEANING**

PRIDE INDUSTRIES	OCT 24-TRASH ABATEMENT SERVICES	11/21/2024	107507	\$2,300.00
SANTA FE IRRIGATION DISTRICT	011695-000-10/02/24-11/01/24	11/27/2024	107530	\$53.48
SCA OF CA, LLC	NOV 24 - STREET SWEEPING SERVICES	12/13/2024	9001848	\$8,306.75
<b>TOTAL STREET CLEANING</b>				<b>\$10,660.23</b>

**1006560 - PARK MAINTENANCE**

NISSHO OF CALIFORNIA	FY25 AS NEEDED LANDSCAPING SERVICES	11/21/2024	9001811	\$600.00
VERIZON WIRELESS-SD	362455526-00001 - 10/02/24-11/01/24	11/21/2024	107517	\$75.87
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/21/2024	107501	\$17.59
NISSHO OF CALIFORNIA	OCT 24- CITY-WIDE LANDSCAPE MAINT	11/21/2024	9001811	\$11,150.33
WEX FLEET UNIVERSAL	10/08/24-11/07/24-AUTO FUEL	11/27/2024	107533	\$120.46
SANTA FE IRRIGATION DISTRICT	005506-018 - 10/02/24-11/01/24	11/27/2024	107530	\$407.93
SANTA FE IRRIGATION DISTRICT	005506-019 - 10/02/24-11/01/24	11/27/2024	107530	\$144.53
SANTA FE IRRIGATION DISTRICT	005506-021 - 10/02/24-11/01/24	11/27/2024	107530	\$2,000.82
SANTA FE IRRIGATION DISTRICT	005506-000 - 09/04/24-11/01/24	11/27/2024	107530	\$197.11
SANTA FE IRRIGATION DISTRICT	005506-001 - 09/04/24-11/01/24	11/27/2024	107530	\$98.51
SANTA FE IRRIGATION DISTRICT	005506-002 - 09/04/24-11/01/24	11/27/2024	107530	\$493.37
SANTA FE IRRIGATION DISTRICT	005506-004 - 09/04/24-11/01/24	11/27/2024	107530	\$98.51
SANTA FE IRRIGATION DISTRICT	005506-005 - 09/04/24-11/01/24	11/27/2024	107530	\$284.71
SANTA FE IRRIGATION DISTRICT	005506-006 - 09/04/24-11/01/24	11/27/2024	107530	\$157.11
SANTA FE IRRIGATION DISTRICT	005506-007 - 09/04/24-11/01/24	11/27/2024	107530	\$133.01
SANTA FE IRRIGATION DISTRICT	005506-009 - 09/04/24-11/01/24	11/27/2024	107530	\$98.51
SANTA FE IRRIGATION DISTRICT	005506-010 - 09/04/24-11/01/24	11/27/2024	107530	\$276.76



SANTA FE IRRIGATION DISTRICT	005506-011 - 09/04/24-11/01/24	11/27/2024	107530	\$384.12
SANTA FE IRRIGATION DISTRICT	005506-012 - 09/04/24-11/01/24	11/27/2024	107530	\$2,247.12
SANTA FE IRRIGATION DISTRICT	005506-013 - 09/04/24-11/01/24	11/27/2024	107530	\$225.01
SANTA FE IRRIGATION DISTRICT	005979-001 - 09/04/24-11/01/24	11/27/2024	107530	\$127.63
SANTA FE IRRIGATION DISTRICT	012448-000 - 09/04/24-11/01/24	11/27/2024	107530	\$157.11
SANTA FE IRRIGATION DISTRICT	012448-001 - 09/04/24-11/01/24	11/27/2024	107530	\$98.51
SANTA FE IRRIGATION DISTRICT	005506-015 - 09/17/24-11/15/24	11/27/2024	107530	\$178.62
SANTA FE IRRIGATION DISTRICT	005506-016- 09/17/24-11/15/24	11/27/2024	107530	\$785.30
SANTA FE IRRIGATION DISTRICT	005979-003- 09/17/24-11/15/24	11/27/2024	107530	\$1,129.16
RANCHO SANTA FE SECURITY SYS INC	DEC 24-ALARM MONITORING	12/05/2024	107566	\$331.20
RANCHO SANTA FE SECURITY SYS INC	CODES ADDED/DELETED	12/05/2024	107566	\$60.00
RANCHO SANTA FE SECURITY SYS INC	CODE ADDED	12/05/2024	107566	\$10.00
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/05/2024	107563	\$17.59
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/05/2024	107563	\$17.59
SANTA FE IRRIGATION DISTRICT	005506-021 - 11/02/24-11/15/24 - FINAL BILL	12/05/2024	107570	\$54.27
BJS&T ENTERPRISES, INC.	POWDER COAT/SANDBLAST BENCHES	12/05/2024	9001833	\$1,144.84
HD SUPPLY, INC.	BLEACH/LINERS	12/05/2024	107555	\$1,113.72
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/13/2024	107599	\$17.59
BJS&T ENTERPRISES, INC.	POWDER COAT BENCHES	12/13/2024	9001846	\$1,717.27
ARTURO ZERMENO	MILEAGE - 12/02/24	12/13/2024	107579	\$34.84

**TOTAL PARK MAINTENANCE****\$26,206.62****1006570 - PUBLIC FACILITIES**

PRIDE INDUSTRIES	OCT 24-TRASH ABATEMENT SERVICES	11/21/2024	107507	\$2,300.00
SYMONS FIRE PROTECTION	Q4 FY25- FIRE SUPPRESSION EQUIPMENT SERVICES	11/21/2024	107515	\$3,634.00
24 HOUR ELEVATOR, INC	NOV 24- ELEVATOR PREVENTATIVE MAINT/REPAIR	11/21/2024	107480	\$204.20
STANDARD PLUMBING SUPPLY COMPANY	BASKET STRAINER	11/21/2024	107513	\$25.47
ARTURO ZERMENO	MILEAGE-11/02, 11/03, & 11/05/24	11/21/2024	107483	\$167.50
DIXIELINE LUMBER CO INC	WALL MOUNT FAUCET	11/21/2024	107492	\$79.38
DIXIELINE LUMBER CO INC	GLOVES/ROLLERS/PAINT BRUSHES	11/21/2024	107492	\$71.45
DIXIELINE LUMBER CO INC	MULCH	11/21/2024	107492	\$5.64
DIXIELINE LUMBER CO INC	GLOVES/MAGIC ERASER	11/21/2024	107492	\$10.06
NISSHO OF CALIFORNIA	OCT 24- CITY-WIDE LANDSCAPE MAINT	11/21/2024	9001811	\$3,195.25
WEX FLEET UNIVERSAL	10/08/24-11/07/24-AUTO FUEL	11/27/2024	107533	\$200.77
SANTA FE IRRIGATION DISTRICT	005506-008 - 09/04/24-11/01/24	11/27/2024	107530	\$545.12
HABITAT PROTECTION, INC	NOV 24-PEST/RODENT CONTROL-SEASCAPE	12/05/2024	9001826	\$43.00
HABITAT PROTECTION, INC	NOV 24-PEST/RODENT CONTROL-MS	12/05/2024	9001826	\$71.00
HABITAT PROTECTION, INC	NOV 24-PEST/RODENT CONTROL-DEL MAR SHORES	12/05/2024	9001826	\$43.00
HABITAT PROTECTION, INC	NOV 24-PEST/RODENT CONTROL-CH	12/05/2024	9001826	\$57.00
HABITAT PROTECTION, INC	NOV 24-PEST/RODENT CONTROL-FC	12/05/2024	9001826	\$43.00
HABITAT PROTECTION, INC	NOV 24-PEST/RODENT CONTROL-TIDE PARK	12/05/2024	9001826	\$65.00
HABITAT PROTECTION, INC	NOV 24-PEST/RODENT CONTROL-FCCC	12/05/2024	9001826	\$39.00
HABITAT PROTECTION, INC	NOV 24-PEST/RODENT CONTROL-PW	12/05/2024	9001826	\$71.00
HABITAT PROTECTION, INC	NOV 24-PEST/RODENT CONTROL-FS	12/05/2024	9001826	\$42.00
HABITAT PROTECTION, INC	NOV 24-PEST/RODENT CONTROL-LCCC	12/05/2024	9001826	\$71.00
W.W. GRAINGER, INC	O-RING ACORN	12/05/2024	9001825	\$16.77
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH	12/05/2024	107543	\$258.87
LEE'S LOCK & SAFE INC	KEY RING/KEYS	12/05/2024	107560	\$24.24
SDG&E CO INC	UTILITIES: 09/07/24-11/06/24	12/05/2024	107571	\$8,270.98
SDG&E CO INC	UTILITIES: 10/01/24-11/06/24	12/05/2024	107571	\$2,808.95
SHULTZ AUDIO VIDEO	TROUBLESHOOTING SOUND/MICROPHONE MAINT	12/13/2024	9001850	\$450.00
HD SUPPLY, INC.	EYEWASH WALL STATION	12/13/2024	107590	\$65.08

CONSOLIDATED ELECTRICAL DIST INC	LAMPS/KITS	12/13/2024	9001842	\$397.34
CONSOLIDATED ELECTRICAL DIST INC	KITS	12/13/2024	9001842	\$75.14
CONSOLIDATED ELECTRICAL DIST INC	LAMPS	12/13/2024	9001842	\$161.63
BFS GROUP OF CALIFORNIA LLC	BOX CUTTER/HAMMER	12/13/2024	107586	\$19.85
BFS GROUP OF CALIFORNIA LLC	FLOOR TILE ADHESIVE/PAINT ROLLERS	12/13/2024	107586	\$92.97

**TOTAL PUBLIC FACILITIES****\$23,625.66****1007100 - COMMUNITY SERVICES**

LINDA M SINNACHCHARIGE	FACE PAINTING-11/13/24-KINDNESS DAY	11/21/2024	107499	\$375.00
ROBERT PARKER	MUSIC-TREE LIGHTING EVENT-12/08/24	11/27/2024	107527	\$300.00
SAN DIEGO COUNTY BICYCLE COALITION	BIKE EDUCATION PROGRAM-SEP-OCT 24	12/05/2024	107541	\$3,400.00

**TOTAL COMMUNITY SERVICES****\$4,075.00****1007110 - GF-RECREATION**

SAM CASTELLANO	2024 HOLIDAY TREE LIGHTING-12/08/24	11/21/2024	107485	\$700.00
JULIE'S PARTY PEOPLE	TREE LIGHTING EVENT-12/08/24	11/21/2024	107497	\$525.00
RAPHAEL'S PARTY RENTALS	TREE LIGHTING EVENT-12/08/24	11/21/2024	107508	\$2,332.21
DANNY J DECOSMO	TRAIN RIDE-TREE LIGHTING-12/08/24	11/21/2024	107509	\$1,210.00
JULIE'S PARTY PEOPLE	SANTA-TREE LIGHTING EVENT-12/08/24	11/27/2024	107524	\$175.00
ALEJANDRO J CARRILLO	PERFORMANCE-TREE LIGHTING-12/14/24	12/13/2024	107598	\$575.00
ABLE PATROL & GUARD, INC	NOV 24-GUARD SVC-FCCC	12/13/2024	107577	\$432.00
CALIFORNIA OFFICE CLEANING, INC	NOV 24-FCCC CLEANING	12/13/2024	9001841	\$450.00
H SHANE NOROOZI	REIMB: TREE LIGHTING EVENT SUPPLIES	12/13/2024	107589	\$117.29

**TOTAL GF-RECREATION****\$6,516.50****1205460 - SELF INSURANCE RETENTION**

GEORGE HILLS COMPANY, INC.	GL CLAIMS SERVICES	11/21/2024	9001807	\$255.00
GEORGE HILLS COMPANY, INC.	GL CLAIMS SERVICES	11/21/2024	9001807	\$418.20
PACIFIC INSURANCE NETWORK SYSTEMS, INC	FY 25 SUBSCRIPTION	11/21/2024	107506	\$4,300.00

**TOTAL SELF INSURANCE RETENTION****\$4,973.20****1255465 - WORKERS COMPENSATION**

CORVEL ENTERPRISE COMP INC.	OCT 24- CLAIMS SERVICES	11/21/2024	107490	\$250.00
RANDALL LOFTIS	CLAIM	11/22/2024	1000923	\$580.00
PAUL C MURPHY MD	CLAIM	11/22/2024	1000921	\$122.22
ELDON L FLOYD & ASSOCIATES	CLAIM	11/25/2024	1000924	\$137.50
RICHARD GREENFIELD, M.D., INC	CLAIM	11/22/2024	1000910	\$998.27
CORVEL	CLAIM	11/25/2024	1000925	\$82.98
CORVEL	BILL REVIEW ALE	11/25/2024	1000926	\$9.83
CORVEL	BILL REVIEW ALE	11/22/2024	1000912	\$12.48
CORVEL	UTILIZATION REV	11/20/2024	1000909	\$165.00
CORVEL	BILL REVIEW ALE	11/22/2024	1000920	\$12.48
CORVEL	BILL REVIEW ALE	11/22/2024	1000922	\$13.50
CORVEL	UTILIZATION REV	11/26/2024	1000927	\$43.00
CORVEL	BILL REVIEW ALE	11/22/2024	1000911	\$63.05
CORVEL	BILL REVIEW ALE	11/22/2024	1000913	\$12.48
CORVEL	BILL REVIEW ALE	11/22/2024	1000914	\$12.48
CORVEL	BILL REVIEW ALE	11/22/2024	1000915	\$12.48
CORVEL	BILL REVIEW ALE	11/22/2024	1000916	\$12.48
CORVEL	BILL REVIEW ALE	11/22/2024	1000917	\$12.48
CORVEL	BILL REVIEW ALE	11/22/2024	1000918	\$9.83
BOTTOMLINE TECHNOLOGIES	CLAIM	11/27/2024	1000928	\$137.50
MEDEQUIP INC	CLAIM	11/22/2024	1000919	\$85.00
DEPARTMENT OF INDUSTRIAL RELATIONS	FY 25 OSIP WORK COMP	12/13/2024	107605	\$2,226.50

**TOTAL WORKERS COMPENSATION****\$5,011.54**

**1355450 - ASSET REPLACEMENT-INFO SYS**

360 GLOBAL TECHNOLOGY LLC	NOV 24-DRUPAL UPGRADE	11/21/2024	9001803	\$12,230.00
<b>TOTAL ASSET REPLACEMENT-INFO SYS</b>				<b>\$12,230.00</b>

**1356120 - ASSET REPLACEMENT-FIRE**

AUTOLIFT SERVICES INC.	SCBA AIR COMPRESSOR AWARD	11/21/2024	9001805	\$19,316.40
<b>TOTAL ASSET REPLACEMENT-FIRE</b>				<b>\$19,316.40</b>

**1356170 - ASSET REPLACEMENT-MARN SFTY**

TELEVISION EQUIPMENT ASSOCIATES INC	DIVERS KIT/ADAPTER/CONNECTOR RADIO	12/05/2024	9001836	\$1,879.20
<b>TOTAL ASSET REPLACEMENT-MARN SFTY</b>				<b>\$1,879.20</b>

**140 - FACILITIES REPLACEMENT**

SEASIDE HEATING & AIR CONDITIONING	FY24 HVAC REPLACEMENT RET RELEASE	12/05/2024	107572	\$1,434.25
<b>TOTAL FACILITIES REPLACEMENT</b>				<b>\$1,434.25</b>

**1605360 - OPEB OBLIGATION**

MIDAMERICA	DECEMBER 24	11/21/2024	9001809	\$8,515.00
<b>TOTAL OPEB OBLIGATION</b>				<b>\$8,515.00</b>

**2037510 - HIGHWAY 101 LANDSC #33**

NISSHO OF CALIFORNIA	OCT 24- CITY-WIDE LANDSCAPE MAINT	11/21/2024	9001811	\$1,803.79
SANTA FE IRRIGATION DISTRICT	005979-000 - 09/04/24-11/01/24	11/27/2024	107530	\$568.91
SANTA FE IRRIGATION DISTRICT	005979-004- 09/17/24-11/15/24	11/27/2024	107530	\$751.66
SANTA FE IRRIGATION DISTRICT	007732-000- 09/17/24-11/15/24	11/27/2024	107530	\$235.50
SDG&E CO INC	UTILITIES: 09/07/24-11/06/24	12/05/2024	107571	\$3,504.88
<b>TOTAL HIGHWAY 101 LANDSC #33</b>				<b>\$6,864.74</b>

**2047520 - MID 9C SANTA FE HILLS**

SANTA FE HILLS HOA	OCT 24-FY25 SANTA FE HILLS HOA MID	11/21/2024	9001813	\$18,625.00
SANTA FE HILLS HOA	NOV 24-FY25 SANTA FE HILLS HOA MID	11/21/2024	9001813	\$18,625.00
SANTA FE IRRIGATION DISTRICT	005979-014-10/02/24-11/01/24	11/27/2024	107530	\$1,009.36
SANTA FE IRRIGATION DISTRICT	005979-015 - 10/02/24-11/01/24	11/27/2024	107530	\$662.55
SANTA FE IRRIGATION DISTRICT	005979-016 - 10/02/24-11/01/24	11/27/2024	107530	\$781.08
SANTA FE IRRIGATION DISTRICT	005979-017 - 10/02/24-11/01/24	11/27/2024	107530	\$48.81
SANTA FE IRRIGATION DISTRICT	005979-018 - 10/02/24-11/01/24	11/27/2024	107530	\$119.05
SANTA FE IRRIGATION DISTRICT	005979-019 - 10/02/24-11/01/24	11/27/2024	107530	\$338.55
SANTA FE IRRIGATION DISTRICT	005979-020 - 10/02/24-11/01/24	11/27/2024	107530	\$688.89
SANTA FE IRRIGATION DISTRICT	005979-021 - 10/02/24-11/01/24	11/27/2024	107530	\$1,285.93
SANTA FE IRRIGATION DISTRICT	005979-022 - 10/02/24-11/01/24	11/27/2024	107530	\$1,044.48
SANTA FE IRRIGATION DISTRICT	005979-023 - 10/02/24-11/01/24	11/27/2024	107530	\$890.83
SANTA FE IRRIGATION DISTRICT	005979-024 - 10/02/24-11/01/24	11/27/2024	107530	\$767.91
SANTA FE IRRIGATION DISTRICT	005979-025 - 10/02/24-11/01/24	11/27/2024	107530	\$724.01
SANTA FE IRRIGATION DISTRICT	005979-026 - 10/02/24-11/01/24	11/27/2024	107530	\$1,009.36
SANTA FE HILLS HOA	FY 24-SURPLUS FUNDS	12/05/2024	9001834	\$99,140.38
SANTA FE HILLS HOA	DEC 24- SANTA FE HILLS HOA MID	12/13/2024	9001847	\$18,625.00
<b>TOTAL MID 9C SANTA FE HILLS</b>				<b>\$164,386.19</b>

**2057530 - MID 9E ISLA VERDE**

ISLA VERDE HOA	OCT 24-FY25 ISLA VERDE HOA MID	11/21/2024	107496	\$433.33
ISLA VERDE HOA	NOV 24-FY25 ISLA VERDE HOA MID	11/21/2024	107496	\$433.33
ISLA VERDE HOA	DEC 24- ISLA VERDE HOA MID	12/13/2024	107594	\$433.33
<b>TOTAL MID 9E ISLA VERDE</b>				<b>\$1,299.99</b>

**2077550 - MID 9H SAN ELIJO #2**

SAN ELIJO HILLS II HOA	OCT 24-FY25 SAN ELIJO HOA MID	11/21/2024	107511	\$11,100.00
SAN ELIJO HILLS II HOA	NOV 24-FY25 SAN ELIJO HOA MID	11/21/2024	107511	\$11,100.00
SAN ELIJO HILLS II HOA	DEC 24- SAN ELIJO HOA MID	12/13/2024	107603	\$11,100.00

**TOTAL MID 9H SAN ELIJO #2****\$33,300.00****2087580 - COASTAL RAIL TRAIL MAINT**

NISSHO OF CALIFORNIA	OCT 24- CITY-WIDE LANDSCAPE MAINT	11/21/2024	9001811	\$7,240.55
SANTA FE IRRIGATION DISTRICT	005506-020 - 10/02/24-11/01/24	11/27/2024	107530	\$2,715.58
SANTA FE IRRIGATION DISTRICT	005506-003 - 09/04/24-11/01/24	11/27/2024	107530	\$157.11

**TOTAL COASTAL RAIL TRAIL MAINT****\$10,113.24****2117600 - STREET LIGHTING DISTRICT**

VERIZON WIRELESS-SD	362455526-00001 - 10/02/24-11/01/24	11/21/2024	107517	\$15.17
SDG&E CO INC	UTILITIES: 10/01/24-11/06/24	12/05/2024	107571	\$9,122.64

**TOTAL STREET LIGHTING DISTRICT****\$9,137.81****2135550 - DEVELOPER PASS-THRU- PLANNING**

TELECOM LAW FIRM	DRP24-002-THIRD PARTY REVIEW	11/21/2024	107516	\$2,645.00
HELIX ENVIRONMENTAL	NOV 24-DRP24-001 THIRD PARTY REVIEW	12/13/2024	107591	\$1,232.50
LAURIE LEVINE	NOV 24-LANDSCAPE PLAN REVIEW & INSPECTIONS	12/13/2024	9001844	\$568.75
LAURIE LEVINE	NOV 24-LANDSCAPE PLAN REVIEW & INSPECTIONS	12/13/2024	9001844	\$175.00
LAURIE LEVINE	NOV 24-LANDSCAPE PLAN REVIEW & INSPECTIONS	12/13/2024	9001844	\$743.75
LAURIE LEVINE	NOV 24-LANDSCAPE PLAN REVIEW & INSPECTIONS	12/13/2024	9001844	\$437.50
LAURIE LEVINE	NOV 24-LANDSCAPE PLAN REVIEW & INSPECTIONS	12/13/2024	9001844	\$481.25
LAURIE LEVINE	NOV 24-LANDSCAPE PLAN REVIEW & INSPECTIONS	12/13/2024	9001844	\$568.75
LAURIE LEVINE	NOV 24-LANDSCAPE PLAN REVIEW & INSPECTIONS	12/13/2024	9001844	\$700.00
LAURIE LEVINE	NOV 24-LANDSCAPE PLAN REVIEW & INSPECTIONS	12/13/2024	9001844	\$656.25

**TOTAL DEVELOPER PASS-THRU- PLANNING****\$8,208.75****2146120 - FIRE MITIGATION FEES**

ACE UNIFORMS LLC	BOOTS	12/05/2024	9001821	\$205.66
ACE UNIFORMS LLC	BOOTS	12/05/2024	9001821	\$378.82

**TOTAL FIRE MITIGATION FEES****\$584.48****2196110 - COPS PROGRAM**

SAN DIEGO COUNTY SHERIFF'S DEPT.	JUL 24-LAW ENFORCEMENT SVC	11/21/2024	107510	\$162,576.04
SAN DIEGO COUNTY SHERIFF'S DEPT.	SEP 24-LAW ENFORCEMENT SVC & LPR ANNL SOFTWARE	11/21/2024	107510	\$24,000.00

**TOTAL COPS PROGRAM****\$186,576.04****2465200 - MISC GRANTS - CM**

SOLANA CENTER FOR ENVIRONMENTAL	OCT 24-SB1383 FOOD RECOVERY	11/21/2024	9001815	\$4,105.92
STAPLES CONTRACT & COMMERCIAL	COMPOST BIN/TRASH BAGS/BAMBOO KNIVES	11/21/2024	107514	\$310.77

**TOTAL MISC GRANTS - CM****\$4,416.69****2706120 - PUBLIC SAFETY- FIRE**

VERIZON WIRELESS-SD	962428212-00001 - 09/29/24-10/28/24	11/21/2024	107517	\$114.03
CARDIO PARTNERS INC	CSA.17-AED'S BATTERY /REFRESH PK/ELECTRODES	12/05/2024	9001823	\$1,095.76
THE COUNSELING TEAM INTERNATIONAL	MENTAL WELLNESS SVC - FIRE	12/13/2024	107600	\$468.00
THE COUNSELING TEAM INTERNATIONAL	DEC 24-MENTAL WELLNESS SVC - FIRE	12/13/2024	107600	\$468.00

**TOTAL PUBLIC SAFETY- FIRE****\$2,145.79****3207220 - CAPITAL LEASE FUND**

CITY NATIONAL BANK	CHVRON#12-015: 12/08	11/21/2024	107486	\$31,216.81
CITY NATIONAL BANK	CHVRON#12-015: 12/08	11/21/2024	107486	\$3,970.20

**TOTAL CAPITAL LEASE FUND****\$35,187.01****4506190 - SAND REPLNSHMNT/RETENTION**

SUMMIT ENVIROMENTAL GROUP, INC.	NOV 24-9926 PRO SVC	12/13/2024	9001852	\$560.00
WARWICK GROUP CONSULTANTS, LLC	NOV 24-CONSULTING SERVICES	12/13/2024	9001854	\$5,833.00

**TOTAL SAND REPLNSHMNT/RETENTION****\$6,393.00****459 - MISC. CAPITAL PROJECTS**

A PREMAN ROOFING INC	FCCC & MS ROOF REPLACEMENT RET RLS	12/05/2024	107534	\$3,305.65
A PREMAN ROOFING INC	FCCC & MS ROOF REPLACEMENT RET RLS	12/05/2024	107534	\$16,154.24
<b>TOTAL MISC. CAPITAL PROJECTS</b>				<b>\$19,459.89</b>
<b>4596510 - MISC.CAPITALPROJECTS-ENG</b>				
VAN DYKE LANDSCAPE ARCHITECTS	OCT 24-LA COLONIA MASTER PLAN UPDATE	12/05/2024	107576	\$800.00
LA JOLLA STONE ETCHING	ENGRAVED TILE	12/05/2024	107559	\$720.00
<b>TOTAL MISC.CAPITALPROJECTS-ENG</b>				<b>\$1,520.00</b>
<b>4728520 - PACIFIC UNDERGROUNDNG-CIP</b>				
NV5, INC.	OCT 24-PROF SVC	12/05/2024	107564	\$500.00
<b>TOTAL PACIFIC UNDERGROUNDNG-CIP</b>				<b>\$500.00</b>
<b>5097700 - SANITATION</b>				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	11/21/2024	107501	\$9.26
VERIZON WIRELESS-SD	362455526-00001 - 10/02/24-11/01/24	11/21/2024	107517	\$15.17
IDRAINS LLC	C- SEWER-STORMDRAIN MAINT - 22123	11/21/2024	107481	\$13,937.49
WEX FLEET UNIVERSAL	10/08/24-11/07/24-AUTO FUEL	11/27/2024	107533	\$240.93
SANTA FE IRRIGATION DISTRICT	005506-014-10/02/24-11/01/24	11/27/2024	107530	\$632.92
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/05/2024	107563	\$9.26
IDRAINS LLC	3 MNTH JETTER SVC-CH	12/05/2024	107535	\$525.00
IDRAINS LLC	3 MNTH JETTER SVC-LCCC	12/05/2024	107535	\$525.00
IDRAINS LLC	3 MNTH JETTER SVC-FS	12/05/2024	107535	\$525.00
IDRAINS LLC	3 MNTH JETTER SVC-LG STATION	12/05/2024	107535	\$525.00
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/05/2024	107563	\$9.26
AT&T CALNET 3	9391012277 - 10/24/24-11/23/24	12/05/2024	107540	\$19.26
IDRAINS LLC	J-SEWER VACUUM	12/13/2024	107578	\$675.00
IDRAINS LLC	Y - MARK OUT SEWER	12/13/2024	107578	\$1,300.00
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	12/13/2024	107599	\$9.25
DEL MAR BLUE PRINT COMPANY, INC.	BLACK & WHITE PRINT SCANS	12/13/2024	107585	\$35.77
RAFTELIS FINANCIAL CONSULTANTS, INC	NOV 24-SEWER RATE & REVENUE PLAN STUDY	12/13/2024	107602	\$7,917.50
<b>TOTAL SANITATION</b>				<b>\$26,911.07</b>
<b>6527810 - SUCCESSOR AGENCY</b>				
DAVIS FARR, LLP	FY24 AUDIT SERVICES-JUN-OCT 24	11/21/2024	107491	\$1,500.00
<b>TOTAL SUCCESSOR AGENCY</b>				<b>\$1,500.00</b>
<b>6718510 - BARBARA UNDERGROUNDING-DS</b>				
WILLDAN	FY25 Q2-LOCAL IMPROVEMENT DISTRICT	12/13/2024	9001855	\$352.89
<b>TOTAL BARBARA UNDERGROUNDING-DS</b>				<b>\$352.89</b>
<b>6728520 - PACIFIC UNDERGROUNDING-DS</b>				
WILLDAN	FY25 Q2-LOCAL IMPROVEMENT DISTRICT	12/13/2024	9001855	\$280.33
<b>TOTAL PACIFIC UNDERGROUNDING-DS</b>				<b>\$280.33</b>
<b>6738530 - MARSOLAN UNDERGROUNDNG-DS</b>				
COMPUTERSHARE CORPORATE TRUST	FY 25 SOBEACH1106 ADMIN CHARGE	11/21/2024	107489	\$450.00
WILLDAN	FY25 Q2-LOCAL IMPROVEMENT DISTRICT	12/13/2024	9001855	\$273.83
<b>TOTAL MARSOLAN UNDERGROUNDNG-DS</b>				<b>\$723.83</b>

**REPORT TOTAL:****\$2,166,741.73**



# STAFF REPORT

## CITY OF SOLANA BEACH/SOLANA BEACH SUCCESSOR AGENCY

**TO:** Honorable Mayor/Chair and City Councilmembers/Directors  
**FROM:** Alyssa Muto, City Manager/Executive Director  
**MEETING DATE:** January 15, 2025  
**ORIGINATING DEPT:** Finance Department – Rachel Jacobs, Finance Director  
**SUBJECT:** **City Council/Successor Agency Consideration of Resolution SA-033 Approving the Administrative Budget and Resolution SA-034 Approving the Recognized Obligation Payment Schedule (ROPS) Both for the Period July 1, 2025 to June 30, 2026**

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### **BACKGROUND:**

As of February 1, 2012, the Solana Beach Redevelopment Agency (the “Agency”) was dissolved pursuant to Assembly Bill (AB) 1x26, which was found to be constitutional by the California Supreme Court in its decision in the *California Redevelopment Association v. Matosantos* case. Prior to the dissolution of the Agency, on January 11, 2012, the City Council adopted Resolution 2012-011, electing to become the Successor Agency (SA) to the Agency. Included as part of this legislation was the formation of a Countywide Oversight Board (OB) to replace all local Oversight Boards for each city’s SA to be effective July 1, 2016. However, Senate Bill (SB) 107 delayed the formation of this Countywide OB until July 1, 2018.

On June 27, 2012, as part of the Fiscal Year (FY) 2012/13 State budget package, the Legislature passed, and the Governor signed, AB 1484, the primary purpose of which was to make technical and substantive amendments to AB 1x26, and SB 107 (collectively referred to as the "Dissolution Laws"), based on experience at the State and local level in implementing that AB 1x26. AB 1484 made several changes to the process and timing for preparation and approval of a SA’s Recognized Obligation Payment Schedule (ROPS). The ROPS sets forth the payment amounts needed for the SA to meet its outstanding enforceable obligations for each fiscal year period until all outstanding debt and obligations are paid.

As part of the FY 2015/16 State budget package, the Legislature passed Senate Bill (SB) 107. As a budget "trailer bill", SB 107 took immediate effect upon signature by the Governor on September 22, 2015. The primary purpose of SB 107 was to make technical

SUCCESSOR AGENCY ACTION: \_\_\_\_\_

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and substantive amendments to the existing Dissolution Laws including requiring an annual rather than a biannual ROPS and new administrative cost allocation formulas.

This item is before the City Council, in its capacity as the SA, for consideration of Resolution SA-033 (Attachment 1) approving the SA's Administrative Budget for the period of July 1, 2025, to June 30, 2026, and Resolution SA-034 (Attachment 2) approving the ROPS 25-26 for the period of July 1, 2025, to June 30, 2026.

## **DISCUSSION:**

### **Recognized Obligation Payment Schedule (ROPS)**

As noted above, the ROPS sets forth the payment amounts needed for the SA to meet its outstanding enforceable obligations for each fiscal year period until all outstanding debt and obligations are paid. The ROPS 25-26 will cover the twelve-month enforceable obligation payment cycle under the Dissolution Laws and will control distributions from the Redevelopment Property Tax Trust Fund ("RPTTF") to pay enforceable obligations during the period from July 2025, through June 2026. The enforceable obligations in Solana Beach consist primarily of bond payments (which includes \$200,798 in annual bond debt service and \$7,200 in related fees) and payments for legal services for the "The Affordable Housing Coalition of San Diego v Sandoval, et al" and "San Diego County Board of Education (SDCBoE), et al vs Sandoval, et al" cases (which totals \$10,000) and the requested administrative budget of \$33,650. For the ROPS 25-26 period, enforceable obligations for which RPTTF will be requested totals \$251,648.

The ROPS 25-26 must be prepared on a template form released by the Department of Finance (DOF) and must be approved by the SA's Oversight Board and transmitted to the DOF and other specified recipients by February 1, 2025. As previously noted, beginning with the ROPS 19-20 there is one Countywide Oversight Board as opposed to individual Oversight Boards for each successor agency. The DOF must approve or disapprove the various enforceable obligations (including payment amounts and funding sources) set forth on an oversight board-approved ROPS 25-26 by April 15, 2025. If necessary, the SA then has five (5) business days to request a "meet and confer" session with the DOF to seek reconsideration by the DOF of any disputed enforceable obligation items.

The DOF meet and confers will generally occur within the following 30-day period, with the DOF required to provide its final determination on ROPS 25-26 enforceable obligations by May 17, 2025 (14 days prior to the next RPTTF distribution). The ROPS 25-26 preparation and approval process will culminate this year with a June 1, 2025, distribution to the SA of RPTTF funds by each county auditor-controller to cover specified administrative costs and for payment of upcoming enforceable obligations during July 2025 through June 2026, along with RPTTF pass-through payments and the distribution of any remaining residual RPTTF funds to other affected taxing entities.

The ROPS 25-26 will be submitted to the Oversight Board for approval at their regular meeting on January 16, 2025, with a subsequent submission to the DOF by the February 1, 2025, deadline.

The ROPS 25-26 consists entirely of items included on ROPS 24-25 and previously approved by the DOF.

If necessary, pursuant to SB 107, the annual ROPS can only be amended once and no later than October 1<sup>st</sup> of a given fiscal year.

### **Successor Agency Administrative Budget and Administrative Cost Allowance**

Pursuant to the Dissolution Laws, the SA must also prepare an Administrative Budget for the fiscal year for approval by the Oversight Board. Before the passage of SB 107, the SA was entitled to an Administrative Cost Allowance for a fiscal year equal to the greater of \$250,000 or 3% of the RPTTF received by the SA from the County Auditor-Controller to make enforceable obligation payments during the fiscal year. In the case of Solana Beach, prior to the passage of SB 107, the SA typically received \$250,000 annually or \$125,000 for each six-month ROPS period.

Beginning July 1, 2016, the Administrative Cost Allowance is the greater of \$250,000 or up to 3% of the actual RPTTF distributed to the successor agency in the preceding fiscal year, reduced by the SA's Administrative Cost Allowance. However, in no case can the Administrative Cost Allowance exceed 50% of the total RPTTF to pay enforceable obligations in the preceding fiscal year, reduced by administrative costs paid for by RPTTF. In Solana Beach, under the 50% formula, the maximum Administrative Cost Allowance would be \$104,267 for the upcoming ROPS period. Last year, or FY 2024/25, the City requested and was approved for \$63,284 based on projected SA administrative expenditures.

The Administrative Cost Allowance calculation for the period of July 1, 2025, to June 30, 2026, using the criteria in the paragraph above, is shown in the Administrative Cost Allowance (ACA) for ROPS 25-26 table in Attachment 3.

This Administrative Budget must include:

- Estimated amounts for SA administrative costs for the upcoming two six-month periods.
- Proposed sources of payment for such administrative costs, which may include the Administrative Cost Allowance described below, as well as other eligible sources available to the SA.
- Proposals for arrangements for administrative/operations services to be provided to the SA by the Sponsoring Community or other entity.

The Administrative Budget for the period of July 1, 2025, to June 30, 2026, is prepared in conjunction with the ROPS for the same time period. Though the SA can request up to \$104,267 as an Administrative Cost Allowance, the SA is requesting an amount of \$33,650 for the Administrative Budget for July 1, 2025, to June 30, 2026. The Administrative Budget includes \$18,000 for Staff salary and benefits to reimburse the City of Solana Beach (City) for Staff work, \$5,500 for legal and audit professional services,

\$500 for materials and supplies, and \$9,650 for related costs based on the City's cost allocation plan that are based on a City-wide allocation of Staff salary and benefits.

The requested Administrative Budget amount of \$33,650 for FY 2025/26 is less than the \$63,284 amount requested in FY 2024/25 primarily due adjustment in Staff payroll allocations and updated cost allocation plan.

The Administrative Budget will also be submitted to the Oversight Board for approval at a regular meeting on January 16, 2025. The administrative budget is no longer required to be submitted to the DOF for their approval.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

For the ROPS 25-26 period, enforceable obligations for which RPTTF will be requested totals \$251,648. This amount includes \$200,798 of bond debt service payments, \$7,200 of bond-related fees, and \$10,000 of Dissolution Laws Litigation costs. The Administrative Cost Allowance requested is \$33,650.

**WORK PLAN:**

N/A

**OPTIONS:**


- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments/modifications.
- Provide direction and feedback.

**CITY STAFF RECOMMENDATION:**

Staff recommends that the Successor Agency:

1. Receive the Successor Agency's enforceable obligations payment information and administrative budget for the period July 1, 2025, to June 30, 2026.
2. Adopt Resolution SA-033 approving the SA Administrative Budget for July 1, 2025, to June 30, 2026.

3. Adopt Resolution SA-034 approving the ROPS 25-26 for July 1, 2025, to June 30, 2026.



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Alyssa Muto, City Manager/Executive Director

Attachments:

1. Resolution SA-033
2. Resolution SA-034
3. Administrative Cost Allowance (ACA) for ROPS 25-26

## RESOLUTION SA-033

### RESOLUTION OF THE SUCCESSOR AGENCY FOR THE SOLANA BEACH REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2025/26 AND REQUESTING OVERSIGHT BOARD APPROVAL

**WHEREAS**, on December 29, 2011, the California Supreme Court delivered its decision in *California Redevelopment Association v. Matosantos*, finding Assembly Bill 1X26 (the "Dissolution Act") largely constitutional; and

**WHEREAS**, under the Dissolution Act and the California Supreme Court's decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Solana Beach Redevelopment Agency (the "Former RDA"), were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of winding down the business and fiscal affairs of the former redevelopment agencies; and

**WHEREAS**, on January 11, 2012, the City Council of the City of Solana Beach adopted Resolution No. 2012-011 accepting for the City the role of Successor Agency to the Former RDA (the "Successor Agency"); and

**WHEREAS**, under the Dissolution Act, an oversight board is established for each successor agency to a former redevelopment agency with the responsibility of overseeing the activities of the successor agency and approving certain actions of the successor agency in connection with the successor agency's wind down of the affairs of the former redevelopment agency; and

**WHEREAS**, the oversight board (the "Oversight Board") for the Successor Agency has been duly constituted pursuant to the Dissolution Act: and

**WHEREAS**, Health & Safety Code Section 34177(j) requires the Successor Agency to prepare an Administrative Budget for Fiscal Year 2025/26 and to submit it to the Oversight Board for approval; and

**WHEREAS**, an Administrative Budget for Fiscal Year 2025/26 has been prepared in conformance with State law and has been presented to the Successor Agency.

**NOW, THEREFORE, BE IT RESOLVED**, by the Successor Agency for the Solana Beach Redevelopment Agency, as follows:

**Section 1. Recitals Correct.** The Successor Agency finds that the above Recitals are true and correct and have served as the basis for the findings and approvals set forth below.

**Section 2. Approval of Administrative Budget for Fiscal Year 2025/26.** The Successor Agency hereby approves the Administrative Budget for Fiscal Year 2025/26, attached hereto as Exhibit A.

**Section 3. Request for Oversight Board Approval of Administrative Budget.**

The Successor Agency hereby requests the Oversight Board to approve the Administrative Budget for Fiscal Year 2025/26, attached hereto as Exhibit A.

**Section 4. California Environmental Quality Act.** The Successor Agency determines that the activity approved by this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines Section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines.

**Section 5. Further Actions and Documents.** The Executive Director or designee, following consultation with the Agency Counsel, is authorized to take all actions and execute all documents on behalf of the Successor Agency necessary to effectuate the purpose of this Resolution.

**Section 6. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Successor Agency declares that its board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 7. Effective Date.** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED, APPROVED, AND ADOPTED** by the Successor Agency to the Solana Beach Redevelopment Agency at its meeting held on the 15<sup>th</sup> day of January 2025, by the following vote:

AYES: Board Member –  
NOES: Board Member –  
ABSENT: Board Member –  
ABSTAIN: Board Member –

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LESA HEEBNER, Chair

APPROVED AS TO FORM:

ATTEST:

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JOHANNA N. CANLAS, Agency Counsel

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ANGELA IVEY, Agency Secretary

**EXHIBIT A  
Resolution SA-033**

**SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOLANA BEACH  
ADMINISTRATIVE BUDGET  
July 1, 2025 to June 30, 2026**

Expenditure Category	Payee	Description	Amount
Salary/Benefits	Various	Employee Salaries and Benefits	18,000
Legal Services	Burke Williams Sorensen LLP, et al	Contract for Professional Services-Legal	1,000
Legal Services	Goldfarb & Lipman	Contract for Professional Services-Legal	500
Audit	Davis Farr	Contract for Professional Services-Audit	4,000
Material, Supplies, & Services	Various	Costs - material, supplies and services expenditure categories	500
Administrative Charges	City of Solana Beach	Successor Agency share of City's overhead costs	5,000
Claims Liability Charges	City of Solana Beach	Successor Agency share of City's self-insured liability	850
Workers Comp Charges	City of Solana Beach	Successor Agency share of City's workers comp liability	550
Pension Trust Charges	City of Solana Beach	Successor Agency share of City's pension trust liability	1,250
OPEB Trust Charges	City of Solana Beach	Successor Agency share of City's OPEB liability	2,000
<b>TOTAL</b>			<b>\$ 33,650</b>

1. The Successor Agency has arranged with the City of Solana Beach to provide the staff, material, and equipment needed to administer the Successor
2. Activities may be added, revised, or deleted from this listing as needed during the RDA dissolution process.
3. Costs shown for each activity are estimates only. Actual costs required for each activity may be higher or lower than the amount shown, not to exceed the TOTAL maximum amount shown.

## RESOLUTION SA-034

### RESOLUTION OF THE SUCCESSOR AGENCY FOR THE SOLANA BEACH REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR FISCAL YEAR 2025/26 AND REQUESTING OVERSIGHT BOARD APPROVAL

**WHEREAS**, on December 29, 2011, the California Supreme Court delivered its decision in *California Redevelopment Association v. Matosantos*, finding Assembly Bill 1X26 (the "Dissolution Act") largely constitutional; and

**WHEREAS**, under the Dissolution Act and the California Supreme Court's decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Solana Beach Redevelopment Agency (the "Former RDA"), were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of winding down the business and fiscal affairs of the former redevelopment agencies; and

**WHEREAS**, on January 11, 2012, the City Council of the City of Solana Beach adopted Resolution No. 2012-011 accepting for the City the role of Successor Agency to the Former RDA (the "Successor Agency"); and

**WHEREAS**, under the Dissolution Act, an oversight board is established for each successor agency to a former redevelopment agency with the responsibility of overseeing the activities of the successor agency and approving certain actions of the successor agency in connection with the successor agency's wind down of the affairs of the former redevelopment agency; and

**WHEREAS**, the oversight board (the "Oversight Board") for the Successor Agency has been duly constituted pursuant to the Dissolution Act: and

**WHEREAS**, Health & Safety Code Sections 34177(l) and 34177(o) require the Successor Agency to submit a Recognized Obligation Payment Schedule ("ROPS") for fiscal year 2025/26 to the San Diego County Auditor-Controller and the California Department of Finance by February 1, 2025, after approval by the Oversight Board; and

**WHEREAS**, a ROPS for Fiscal Year 2025/26 has been prepared in conformance with State law and has been presented to the Successor Agency.

**NOW, THEREFORE, BE IT RESOLVED**, by the Successor Agency for the Solana Beach Redevelopment Agency, as follows:

**Section 1. Recitals Correct.** The Successor Agency finds that the above Recitals are true and correct and have served as the basis for the findings and approvals set forth below.

**Section 2. Approval of ROPS for Fiscal Year 2025/26.** The Successor Agency hereby approves the Recognized Obligation Payment Schedule for Fiscal Year 2025/26, attached hereto as Exhibit A.



**Section 3. Request for Oversight Board Approval of ROPS.** The Successor Agency hereby requests the Oversight Board to approve the Recognized Obligation Payment Schedule for Fiscal Year 2025/26, attached hereto as Exhibit A.

**Section 4. California Environmental Quality Act.** The Successor Agency determines that the activity approved by this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines Section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines.

**Section 5. Further Actions and Documents.** The Executive Director or designee, following consultation with the Agency Counsel, is authorized to take all actions and execute all documents on behalf of the Successor Agency necessary to effectuate the purpose of this Resolution.

**Section 6. Severability.** If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Successor Agency declares that its board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 7. Effective Date.** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED, APPROVED, AND ADOPTED** by the Successor Agency to the Solana Beach Redevelopment Agency at its meeting held on the 15<sup>th</sup> day of January 2025, by the following vote:

- AYES: Board Member –
- NOES: Board Member –
- ABSENT: Board Member –
- ABSTAIN: Board Member –

\_\_\_\_\_  
LESA HEEBNER, Chair

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, Agency Counsel

\_\_\_\_\_  
ANGELA IVEY, Agency Secretary

**EXHIBIT A  
Resolution SA-034**

**Recognized Obligation Payment Schedule (ROPS 25-26) - Summary  
Filed for the July 1, 2025 through June 30, 2026 Period**

**Successor Agency:** Solana Beach

**County:** San Diego

<b>Current Period Requested Funding for Enforceable Obligations (ROPS Detail)</b>	<b>25-26A Total (July - December)</b>	<b>25-26B Total (January - June)</b>	<b>ROPS 25-26 Total</b>
<b>A Enforceable Obligations Funded as Follows (B+C+D)</b>	\$ -	\$ -	\$ -
B Bond Proceeds	-	-	-
C Reserve Balance	-	-	-
D Other Funds	-	-	-
<b>E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)</b>	\$ 125,824	\$ 125,824	\$ 251,648
F RPTTF	108,999	108,999	217,998
G Administrative RPTTF	16,825	16,825	33,650
<b>H Current Period Enforceable Obligations (A+E)</b>	\$ 125,824	\$ 125,824	\$ 251,648

**Certification of Oversight Board Chairman:**

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

\_\_\_\_\_  
Name Title

/s/ \_\_\_\_\_  
Signature Date

**Solana Beach**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - ROPS Detail**  
**July 1, 2025 through June 30, 2026**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 25-26 Total	ROPS 25-26A (Jul - Dec)					25-26A Total	ROPS 25-26B (Jan - Jun)					25-26B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
								\$3,783,932		\$251,648	\$-	\$-	\$-	\$108,999	\$16,825	\$125,824	\$-	\$-	\$-	\$108,999	\$16,825	\$125,824	
2	Trustee Services	Fees	06/01/2006	12/01/2035	ComputerShare	Contract for Professional Services-Trustee Services	Solana Beach Redevelopment Project	44,000	N	\$4,000	-	-	-	2,000	-	\$2,000	-	-	-	2,000	-	\$2,000	
3	Continuing Disclosure	Fees	06/01/2006	12/01/2035	Urban Futures	Contract for Professional Services-Continuing Disclosure	Solana Beach Redevelopment Project	30,900	N	\$2,200	-	-	-	1,100	-	\$1,100	-	-	-	1,100	-	\$1,100	
4	Arbitrage	Fees	06/01/2006	12/01/2035	Koppel and Gruber	Contract for Professional Services - Arbitrage	Solana Beach Redevelopment Project	9,900	N	\$1,000	-	-	-	500	-	\$500	-	-	-	500	-	\$500	
21	Legal Services	Litigation	01/01/2014	12/01/2035	Burke Williams Sorensen LLP (BWS LLP), Solana Beach Successor Agency	Defend Third Party litigation against Successor Agency regarding case: "The Affordable Housing Coalition of San Diego v Sandoval, et al." Case No. 34-2012-80001158-CU-WM-GDS	Solana Beach Redevelopment Project	100,000	N	\$5,000	-	-	-	2,500	-	\$2,500	-	-	-	2,500	-	\$2,500	
22	Successor Agency Administrative Expenses	Admin Costs	01/01/2014	12/01/2035	City of Solana Beach	Successor Agency administrative obligations relating to maintaining payments on enforceable obligations and other activities as required by AB1X26	Solana Beach Redevelopment Project	1,390,843	N	\$33,650	-	-	-	-	16,825	\$16,825	-	-	-	-	-	16,825	\$16,825
24	2017 Tax Allocation Refunding Bond	Bonds Issued After 12/31/10	11/10/2017	12/01/2035	ComputerShare	Refunding of 2006 Tax Allocation Bonds that were used to fund Public Improvements		2,108,289	N	\$200,798	-	-	-	100,399	-	\$100,399	-	-	-	100,399	-	\$100,399	
25	Legal Services	Litigation	01/01/2017	12/01/2035	Burke Williams Sorensen LLP (BWS LLP), Colantuono, Highsmith & Whatley, PC, and Solana Beach SA	Defend Third Party litigation against Successor Agency regarding case: "San Diego County Board of Education, et al v Sandoval, et al." Case No. 37-2017-00019775-CU-WM-CTL		100,000	N	\$5,000	-	-	-	2,500	-	\$2,500	-	-	-	2,500	-	\$2,500	

**Solana Beach**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Report of Cash Balances**  
**July 1, 2022 through June 30, 2023**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.							
A	B	C	D	E	F	G	H
		<b>Fund Sources</b>					
		<b>Bond Proceeds</b>		<b>Reserve Balance</b>	<b>Other Funds</b>	<b>RPTTF</b>	
	<b>ROPS 22-23 Cash Balances (07/01/22 - 06/30/23)</b>	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	<b>Comments</b>
<b>1</b>	<b>Beginning Available Cash Balance (Actual 07/01/22)</b> RPTTF amount should exclude "A" period distribution amount.					93,027	18-19, 19-20, 20-21, 21-22 PPA
<b>2</b>	<b>Revenue/Income (Actual 06/30/23)</b> RPTTF amount should tie to the ROPS 22-23 total distribution from the County Auditor-Controller					299,237	22-23 ROPS letter
<b>3</b>	<b>Expenditures for ROPS 22-23 Enforceable Obligations (Actual 06/30/23)</b>					243,533	22-23 Actuals
<b>4</b>	<b>Retention of Available Cash Balance (Actual 06/30/23)</b> RPTTF amount retained should only include the amounts distributed as reserve for future period(s)					61,927	19-20, 20-21, 21-22 PPA
<b>5</b>	<b>ROPS 22-23 RPTTF Prior Period Adjustment</b> RPTTF amount should tie to the Agency's ROPS 22-23 PPA form submitted to the CAC		No entry required			57,435	22-23 PPA
<b>6</b>	<b>Ending Actual Available Cash Balance (06/30/23)</b> <b>C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)</b>	\$-	\$-	\$-	\$-	\$29,369	

**Solana Beach**  
**Recognized Obligation Payment Schedule (ROPS 25-26) - Notes**  
**July 1, 2025 through June 30, 2026**

Item #	Notes/Comments
2	
3	
4	
21	
22	
24	
25	

Administrative Cost Allowance (ACA) for ROPS 25-26

A	July to Dec RPTTF Distribution	\$	115,407
B	Jan to June RPTTF Distribution		156,410
C = A+B	Actual RPTTF Distributed Prior Fiscal Year (2024/25)	\$	271,817
D	Less: Prior Fiscal Year Administrative Cost Allowance		63,284
E=C-D	Adjusted RPTTF Distribution Prior Fiscal Year	\$	208,533
	Multiply Adjusted RPTTF by 3%		3%
F=E x 3%	Agency Calculated ACA	\$	6,255.99
G	Allowable ACA:		
	Greater of \$250,000 per fiscal year	\$	250,000
			or
	3% of Adjusted RPTTF Distribution (F)	\$	6,256
			or
	The annual ACA shall not exceed 50% of the Adjusted RPTTF distribution (E x 50%)	\$	104,267

Since the Administrative Cost Allowance cannot exceed 50% of the total RPTTF distributed to pay enforceable obligations in the preceding fiscal year, reduced by administrative costs paid for by RPTTF, the SA's maximum allowable Administrative Cost Allowance is \$104,267.



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** January 15, 2025  
**ORIGINATING DEPT:** Engineering Department, Dan Goldberg  
**SUBJECT:** **City Council Consideration of Resolution 2025-002 Authorizing the City Clerk to File a Notice of Completion for the La Colonia Tot Lot Replacement Project**

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### **BACKGROUND:**

The construction contract for the La Colonia Tot Lot Replacement, Bid No. 2023-08, was awarded to Western Rim Constructors, Inc. on September 27, 2023. Construction of the project started in November 2023 and was completed in May 2024. At the end of construction, a 90-day plant establishment period started. Now that the plant establishment period is completed, the Notice of Completion (NOC) can be filed.

This item is before the City Council for consideration of Resolution 2025-002 (Attachment 1) to report the final project costs, accept the La Colonia Tot Lot Replacement as complete and direct the City Clerk to file a NOC.

### **DISCUSSION:**

Western Rim Constructors, Inc. completed all work on this project in accordance with the approved plans and specifications of Bid No. 2023-08 to the satisfaction of the City Engineer. The City will release the 5% retention, in the amount of \$60,525.35, 35 days after the NOC is approved by the City Council.

Two change orders were approved and executed during construction of the project. Change Order No. 1, in the amount of \$12,897.00, compensated the contractor for furnishment and installation of two concrete benches. Change Order No. 2, in the amount of \$73,056.00, compensated the contractor for a number of associated repairs within La Colonia Park. This included repairing and resurfacing of the La Colonia Basketball Court, removal and replacement of irrigation pressure reducing equipment for the recycled water system, purchase and installation of two umbrellas, replacement of wood mulch with

COUNCIL ACTION:

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rubber mulch, constructing a 6-inch concrete mow curb, and relocation of two backflow prevention devices. All of these associated improvements, as well as the Tot Lot and the vegetation establishment (90-day period) for the new landscaping of the Tot Lot, are complete.

**CEQA COMPLIANCE STATEMENT:**

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 of the State CEQA Guidelines. A Notice of Exemption was filed with the San Diego County Clerk on December 1, 2022.

**FISCAL IMPACT:**

A construction contract was awarded to Western Rim Constructors, Inc. at the September 27, 2023, City Council meeting in the amount of \$1,124,554. An additional \$95,056 was approved for a construction contingency to cover unforeseen items during construction and associated park improvements. There were two change orders approved and executed in the amount of \$85,953.00, which equates to an effective contingency of approximately 7.6%.

Due to the complexities of the project construction, there is a need to increase the construction support agreement with Van Dyke Landscape Architects (VDLA) by \$6,000. This increase is included below in Table 1. Since there are sufficient funds remaining in the construction contingency to cover this additional expense, no additional appropriation is needed.

**Table 1 – Construction Cost Accounting**

<b>Item Description</b>	<b>Company</b>	<b>Cost</b>
Construction Contract	Western Rim Constructors, Inc.	\$1,124,554.00
Change Order No. 1	Western Rim Constructors, Inc.	\$12,897.00
Change Order No. 2	Western Rim Constructors, Inc.	\$73,056.00
City Purchase of Playground Equipment	GameTime	\$166,585.29
Construction Support	VDLA	\$14,187.68
<b>Total Project Costs</b>		<b>\$1,391,279.97</b>
<b>Appropriated Funds</b>		<b>\$1,406,610.00</b>
<b>Remaining Appropriated Funds</b>		<b>\$15,330.03</b>

**WORK PLAN:**

The La Colonia Tot Lot Replacement is consistent with Item B.2 (La Colonia Park Improvements) of the Community Character Priorities section of the Fiscal Year (FY) 2023/24 Work Plan. Since the project was awarded and constructed in FY 2023/24, it was not listed in the FY 2024/25 Work Plan.



**OPTIONS:**

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

**CITY STAFF RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2025-002:

1. Authorizing the City Council to accept, as complete, the La Colonia Tot Lot Replacement, Bid No. 2023-08, constructed by Western Rim Constructors, Inc.
2. Authorizing the City Clerk to file a Notice of Completion.
3. Authorizing the City Manager to execute Amendment No. 5 to the Professional Services Agreement with Van Dyke Landscape Architects for the La Colonia Tot Lot Project.



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Ayssa Muto, City Manager

**Attachments:**

1. Resolution 2025-002

## RESOLUTION 2025-002

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ACCEPTING AS COMPLETE THE LA COLONIA TOT LOT REPLACEMENT AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION

**WHEREAS**, a construction contract for the La Colonia Tot Lot Replacement, Bid No. 2023-08, was awarded to Western Rim Constructors, Inc. on September 27, 2023, and construction of the project started in November 2023; and

**WHEREAS**, two changes orders were executed during construction. Change Order No. 1 compensated the contractor for furnishment and installation of two concrete benches. Change Order No. 2 compensated the contractor for associated La Colonia Park improvement including repairs and resurfacing of the La Colonia Basketball Court, removal and replacement of irrigation pressure equipment for the recycled water system, purchasing and installation of two umbrellas, replacement of wood mulch with rubber mulch, construction of a 6-inch concrete mow curb, and relocating two backflow prevention devices.

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

1. That the above recitations are true and correct.
2. That the City Council accepts as complete the La Colonia Tot Lot Replacement, Bid No. 2023-08, constructed by Western Rim Constructors, Inc.
3. That the City Council authorizes the City Clerk to file a Notice of Completion for the project.

4. That the City Council authorizes the City Manager to execute Amendment No. 5 to the Professional Services Agreement with Van Dyke Landscape Architects for the La Colonia Tot Lot Project.

**PASSED AND ADOPTED** this 15th day of January 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:** January 15, 2025  
**ORIGINATING DEPT:** City Manager's Department  
**SUBJECT:** **Climate Action Commission Name Change**

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### **BACKGROUND:**

On May 27, 2015, the City Council directed Staff to establish a Climate Action Commission (Commission) to focus on specific issues surrounding the development of a Climate Action Plan (CAP) including updating the City's Greenhouse Gas (GHG) Emissions Inventory, setting reduction targets, implementing mitigation measures and performing periodic monitoring, verification and evaluations.

At the October 14, 2015 City Council meeting, Staff presented a recommendation that the new Commission be comprised of nine (9) members - two (2) Councilmembers, five (5) residents and two (2) non-resident members of the environmental and/or scientific community. Staff also recommended that the Commission would be advisory to the full City Council and that it must follow the regulations of the Brown Act. Staff recommended that the Commission meet on a monthly basis. City Council established the Climate Action Commission on November 4, 2015.

Since 2015, the Climate Action Commission played a pivotal role in the City adopting its first Climate Action Plan in 2017, and adopting the 2024 Climate Action Plan Update. Additionally, the Climate Action Commission has engaged in public outreach and education to help implement the City's ban on single-use plastic bags, food-related polystyrene initiatives, exploring the feasibility of creating a Community Choice Aggregation program, and more. The Climate Action Commission also took the lead on creating an Adaptation Chapter to the City's Climate Action Plan.

Since the Council recently approved the 2024 Climate Action Plan Update, it makes sense to consider changing the name of the Commission to more adequately describe the role of the Commission, as it shifts its focus to implementation of the CAP Update mitigation measures and associated concentration on adaptation and resiliency. This item is before the Council to consider changing the name of the Climate Action

COUNCIL ACTION:

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Commission to the Climate & Resiliency Commission. The regular meetings of the Climate & Resiliency Commission shall be held as may be necessary and appropriate on a day and at an hour specified by resolution of the Commission, and the Commission may conduct special meetings at a time and location as may be necessary and appropriate, upon the approval of the chairperson or a majority of its members, in accordance with California open meeting laws. Based on input from the CAC at their December 2024 meeting, City Staff is recommending that the Commission meet on a bi-monthly (every other month) basis moving forward.

**DISCUSSION:**

The 2024 Climate Action Plan Update incorporated equity throughout the plan, as well as adaptation and resiliency. Given this new focus, a Commission name that reflects the new additions felt appropriate. Staff presented the Commission with several name options at the December 18, 2024 meeting. Members unanimously voted to change the name to the Climate & Resiliency Commission, as the best representation of the climate action and resiliency work the Commission is committed to implementing.

**CEQA COMPLIANCE STATEMENT:** N/A

**FISCAL IMPACT:**

There are no additional fiscal impacts due to this change. This Commission will continue to comply with required LiveScan background checks paid for by Human Resources.

The work products developed by the Commission may have individual costs but those will be brought to Council for approval and authorization on a case-by-case basis. There may be costs incurred for training the Commission; however, those would generally be consistent with the training implemented for the existing CAC.

**WORKPLAN:**

The proposed Commission will be working on items associated with the Environmental Sustainability - Policy Development “Community-Wide Greenhouse Gas (GHG) Emission Reductions” Priority Item.

**OPTIONS:**

In considering this matter, the City Council has the following options:

- Approve Staff’s recommendation.
- Approve Staff’s recommendation with modifications.
- Do not approve Staff’s recommendation.

**CITY STAFF RECOMMENDATION:**

Staff recommends that the City Council:

1. Adopt Resolution 2025-003 to change the name of the Climate Action Commission to Climate & Resiliency Commission.



Alyssa Muto, City Manager,

Attachments:

1. Resolution 2025-003

## RESOLUTION 2025-003

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, RENAMING THE SOLANA BEACH CLIMATE ACTION COMMISSION TO THE CLIMATE & RESILIENCY COMMISSION

**WHEREAS**, California is at the forefront of Greenhouse Gas (GHG) emission reduction laws, starting with the landmark passing of Assembly Bill 32 (“AB 32”) the California Global Warming Solutions Act of 2006, that established a GHG reduction target of 1990 levels by 2020. Building from that, Governor Brown issued Executive Order B-30-15 that established the most aggressive benchmark enacted by any government in North America to reduce GHG emissions 40% below 1990 levels by 2030. Many cities adopted Climate Action Plans to set targets in alignment with California law and implement quantifiable measures to meet those targets; and

**WHEREAS**, on May 27, 2015, the City Council directed Staff to establish a Climate Action Commission to focus on specific issues surrounding the development of a Climate Action Plan including updating the City’s Greenhouse Gas Emissions Inventory, setting reduction targets, implementing mitigation measures and performing periodic monitoring, verification and evaluations; and

**WHEREAS**, the City Council directed that the Commission be comprised of a cross-section of community members representing all sectors and would require constant and detailed training to comprehend the complex issues surrounding the CAP implementation; and

**WHEREAS**, on October 14, 2015, the City Council directed that all residents and professionals on the Commission be voting members and that the applications to be on the commission require the submission of a C.V. or resume and the support of at least one other resident of the City in addition to the City’s usual requirements for a commission appointment application; and

**WHEREAS**, since 2015, the Climate Action Commission played a pivotal role in the City adopting its first Climate Action Plan in 2017 and adopting the 2024 Climate Action Plan Update. Additionally, the Climate Action Commission has engaged in public outreach and education to help implement the City’s ban on single-use plastic bags, food-related polystyrene initiatives, exploring the feasibility of creating a Community Choice Aggregation program, and more. The Climate Action Commission also took the lead on creating an Adaptation Chapter to the City’s Climate Action Plan; and

**WHEREAS**, since the Council recently approved the 2024 Climate Action Plan Update, it makes sense to consider changing the name of the Commission to more adequately describe the role of the Commission, as it shifts its focus on implementation of the CAP Update mitigation measures and associated concentration on adaptation and resiliency.

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

1. That the foregoing recitations are true and correct.
2. The “Solana Beach Climate Action Commission” (the “Climate Action Commission,” or the “Commission”) was established on November 4, 2015 to serve as an advisory legislative body subordinate to the City Council, established under the authority, and subject to, Chapter 2.60 of the Solana Beach Municipal Code.
3. The name of this Commission will change from Climate Action to Climate & Resiliency to reflect both the climate action work and the resiliency work Commissioners are engaged with.
4. Members of the Climate & Resiliency Commission shall continue to be appointed by the City Council at large. The term of office shall be two years. Members may be appointed to successive terms. Members of the public that apply for an open position on the Commission must submit “curriculum vitae” (CV) or resume with the application. In addition, each resident who applies for a position on the Commission must have a letter of endorsement from another resident of the City of Solana Beach.
5. Membership shall continue to be comprised of nine (9) members as follows:
  - A. Five (5) members shall be residents of the City of Solana Beach.
  - B. Professionals: Two (2) members shall be from the environmental and/or scientific community and the residency requirement of Chapter 2.60 does not apply to these two members.
  - C. Councilmembers: Two (2) Councilmembers will be appointed to the Commission.
  - D. Advisory: Additional advisory members may be appointed to the Commission by the City Council, including residents and non-residents, with specific professional or scientific expertise. These members would not have voting privileges but could be key advisors to the Commission by bringing their expertise, knowledge and experience to the process.
6. Duties of the Commission shall include the development and implementation of a Climate Action Plan, including updating the City's Greenhouse Gas Emissions Inventory, setting reduction targets, implementing mitigation measures and performing periodic monitoring,



verification and evaluations.

7. The Climate & Resiliency Commission shall conduct its meetings as follows:
  - A. The regular meetings of the Climate & Resiliency Commission shall be held as may be necessary and appropriate on a day and at an hour specified by resolution of the Commission. All meetings of the Commission shall be conducted in accordance with California open meeting laws.
  - B. The Commission may conduct special meetings at a time and location as may be necessary and appropriate, upon the approval of the chairperson or a majority of its members, in accordance with California open meeting laws.
  - C. A majority of the members shall constitute a quorum of the Commission for the transaction of business.
8. All Commission recommendations and reports shall be in writing, signed by the chairperson of the Commission, and delivered to City Council and City Manager.
9. Nothing in this Resolution shall be construed as restricting or curtailing any of the powers of the City Council, or as a delegation to the Climate & Resiliency Commission of any of the authority or discretionary powers vested and imposed by law in the City Council. The City Council declares that the public interest, convenience and welfare require the appointment of a Climate & Resiliency Commission to act in a purely advisory capacity to the City Council for the purposes herein enumerated. Any power herein delegated to the Commission to adopt rules and regulations shall not be construed as a delegation of legislative authority but purely a delegation of administrative authority.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, held on the 15<sup>th</sup> day of January 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



specific service from which one or more individuals (i.e. permit applicants) obtain a benefit. It is a best practice for cities to perform a comprehensive update of their cost allocation plans every 5 years and review user fees and charges schedules annually.

One of the Council's overarching Work Plan goals is to enhance the City's long-term fiscal sustainability. Adopting a fee methodology and resulting fee adjustments realigns user fees to more efficiently utilize general revenues (taxes) for services and programs such as public safety, infrastructure maintenance, and economic development.

Furthermore, the California Constitution (Propositions 13, 218 and 26) and various state laws have placed both substantive and procedural limits on cities' ability to impose fees and charges. Proposition 26 contains a more general articulation of the cost of service principle and includes a requirement that the local government bear the burden of proof that 1) "a levy, charge, or other exaction is not a tax; 2) that the amount is no more than necessary to recover the reasonable costs of the government activity and 3) that the manner in which those costs are allocated to a payor bear a fair or reasonable relationship to the payor's burden on, or benefits received from, the governmental activity." (Cal. Const. art. XIII C, (e)). It is important to note that rental charges for rooms or facilities, fines, penalties and late charges are not technically user fees and are not required to be based on actual costs. Instead, these types of charges are more typically governed by market rates, reasonableness and other policy driven factors and can legally exceed the cost.

In January 2024, the City released a RFP solicitation for an independent consultant with expertise in municipal finance to update the City's cost allocation plan and conduct a review of its user fee schedule. Two proposals were received and, after an evaluation process, Willdan Financial Services received the highest rated score and was selected to provide the requested services. Willdan Financial Services was established in 1988 and has worked with more than 800 public agencies including performing over 100 user fee studies, Office of Management & Budget (OMB) compliant and cost allocations plans in the past five years.

The City-wide CAP and User Fee Analysis project was initiated in March 2024, was a coordinated effort among all City departments and included numerous meetings between Willdan Financial Services and City Staff to review updates and provide feedback. The Fee Study Update (Fee Study) was completed at the end of November 2024 and is included as Attachment 2.

The Willdan Financial Services Fee Study was based on Fiscal Year (FY) 2023/24 budget data and computed estimated annual fee revenue based on FY 2023/24 projected units of service activity level. The methodology used to determine the recommended fees and the CAP is explained in the Executive Summary section of the Fee Study Update report.

The following chart summarizes the various cost recovery levels for fees and General Fund subsidies related to Development Services, such as Planning, Engineering, and Building Public Safety Services, such as Fire Inspections Recreation programs

Business Registration and Administrative fees.

Department	FY 24/25 Budgeted Revenue	Projected Revenue	Projected Revenue Change
Administration	\$10,200	\$50,200	\$40,000
Permit Regulation Services	\$301,050	\$413,242	\$112,192
Community Development	\$247,500	\$405,075	\$157,575
Building	\$560,000	\$781,765	\$221,765
Engineering	\$365,000	\$389,157	\$24,157
Public Safety	\$288,000	\$361,077	\$73,077
Community Services	\$71,875	\$72,012	\$137
<b>Total</b>	<b>\$1,843,625</b>	<b>\$2,472,529</b>	<b>\$628,904</b>

Overall, Willdan Financial Services’ analysis indicates that the City can recover an additional \$628,904 in cost recovery with the recommended fee changes. As expected, cost recovery levels varied between departments and programs. These fees are based on interviews with City department Staff. Staff from the various departments completed worksheets to fully allocate the Staff time necessary to complete an average project/permit. Willdan calculated the City’s budgeted costs for salary and benefits, maintenance and operations, and general and department overhead into a fully allocated hourly rate for each position in the City. The fully allocated hourly rate is then applied to the average time spent by each employee classification providing the service for each of the permits reviewed.

Appendix C of Attachment 2 titled “Cost Recovery Analysis” provides detailed tables with the results of fee study including the current fees (2024), full cost of recovery, subsidy rate (5) based on suggested fee, staff suggested fee, fee change (\$) and fee change (%).

As a result of this work some new fees categories are proposed based on the discussions with City Staff on the permit processing or variations in project scope that may occur.

The Fee Study and proposed fees are being presented to the Budget and Finance Commission for their review and input at their January 13, 2025, meeting. The Commission has been asked to prepare a memorandum with their feedback (to be included as Attachment 3) for Council consideration.

Similar to what was proposed when the last comprehensive fee study was completed in 2018 and adopted in 2019, Staff is recommending that the schedule of fees be adjusted annually effective January 1<sup>st</sup> of each fiscal year based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5% annually, for the prior calendar year period June through May.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

Based on the Fee Study Update report prepared by Willdan Financial Services, if all recommendations were to be approved by Council, an additional \$628,904 in possible new revenue could be realized.

**WORK PLAN:**

Fiscal Sustainability

**OPTIONS:**

- Adopt the proposed fee resolution recommendations as presented in Resolution 2025-001.
- Provide direction to modify the fee resolution.
- Deny the fee resolution.
- Request additional information.
- Take no action at this time.

**CITY STAFF RECOMMENDATION:**

Staff recommends that the City Council:

1. Conduct the Public Hearing
  - a. Open the Public Hearing
  - b. Report Council Disclosures
  - c. Receive Public Testimony
  - d. Close the Public Hearing
  
2. Consider the adoption of Resolution 2025-001 updating the 2025 Fee Schedule.



Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-001
2. User Fee Study Report
3. Budget and Finance Commission Memorandum

## RESOLUTION 2025-001

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING THE SCHEDULE OF FEES EFFECTIVE MARCH 17, 2025

**WHEREAS**, the City of Solana Beach has conducted an extensive and exhaustive analysis of its services, the costs reasonably borne of providing those services, the beneficiaries of those services, and the revenues produced by those paying fees and charges for special services; and the City desires to provide a review process for landscape plans and site inspections for landscaping of development projects; and

**WHEREAS**, it is the intention of the City Council to conduct such analysis at least every five years to ensure fees are set appropriately to recover costs reasonably borne for providing services; and

**WHEREAS**, the City established a policy for recovering the full costs reasonably borne for providing special services of a voluntary and limited nature, such that general taxes are not diverted from general services of a broad nature and thereby utilized to subsidize unfairly and inequitably such special services; and

**WHEREAS**, pursuant to Government Code Section 66016 the specific fees to be charged for services must be adopted by the City Council by Resolution, after providing notice and holding a public hearing; and

**WHEREAS**, notice of public hearing has been provided per California Government Code Section 6062, oral and written presentations made and received, and the required public hearing held; and

**WHEREAS**, a schedule of fees and charges to be paid by those requesting such special services need be adopted so that the City might carry into effect its policies; and

**WHEREAS**, it is the intention of the City Council to update the schedule of fees annually effective January 1 of each calendar year based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5% annually, for the prior twelve month period June through May; and

**WHEREAS**, the City Council recognizes that special circumstances may support the waiving of fees depending upon the nature of the situation; and

**WHEREAS**, pursuant to California Government Code Section 6062, a general explanation of the hereinafter contained schedule of fees and charges has been published as required; and

**WHEREAS**, all requirements of California Government Code Section 66016 are hereby found to have been complied with.

**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. **Fee Schedule Adoption:** The schedule of fees and charges (Appendix A) are hereby directed to be computed by and applied by the various City departments, and to be collected by the City Finance Department for the herein listed special services when provided by the City or its designated contractors.
3. **Separate Fee for Each Process:** All fees set forth by this resolution are for each identified process; additional fees shall be required for each additional process or service that is requested or required. Where fees are indicated on a per unit of measurement basis the fee is for each identified unit or portion thereof within the indicated ranges of such units.
4. **Added Fees and Refunds:** Where additional fees need to be charged and collected for completed staff work, or where a refund of excess deposited monies is due, and where such charge or refund is ten dollars (\$10.00) or less, a charge or refund need not be made, pursuant to California Government Code Section 29375.1 and amendments thereto.
5. **Listing of Fees and Phase In:** The attached list of fees shall be charged and collected for the enumerated services as scheduled.
6. **Interpretations:** This Resolution may be interpreted by the several City department heads in consultation with the City Manager and, should there be a conflict between two fees then the lower in dollar amount of the two shall be applied.
7. **Adjustments to Fees:** It is the intention of the City Council to conduct an extensive analysis of its services periodically and review the fees and charges as determined and set out herein based on the City's Annual Budget and all the City's costs reasonably borne as established at that time and, if warranted, to revise such fees. Inflation adjustments made between such periodic review shall be done annually effective January 1 of each calendar year via a new fee resolution and shall be

based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5% annually, for the prior twelve month period June through May.

8. **Adjustment to Impact Fees effective March 17, 2025:** The Impact Fees were not included as part of this User Fee Study, these fees were adjusted as follows:

The Los Angeles Construction Cost Index for the twelve-month period October 2023 through October 2024 is 0.87%, therefore the adjustment to the Transportation Impact Fees effective March 17, 2025 will be an adjustment of 0.87%.

The San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, for the twelve-month period June 2022 through May 2023 is 3.2%, therefore, the adjustment to the Fire Mitigation Impact Fee, Park Development Impact Fee, and Public Use Facilities Impact Fees effective March 17, 2025, will be an adjustment of 2.5%.

9. **Rounding of Fees:** The following rounding factor has been applied to the adjustment of fees so that the adjusted fees are in whole dollars:

- a. Any fee in the amount of \$0.01 to \$0.99 round up to \$1.00.
- b. Any fee more than \$1.00 with cents totaling from \$0.01 to \$0.49 round down to the nearest whole dollar.
- c. Any fee more than \$1.00 with cents totaling from \$0.50 to \$0.99 round up to the nearest whole dollar.

10. **Waiver of Fees:** The City Manager shall have the authority to waive fees for non-profit organizations located within the City and for City sponsored events. All other fee waiver requests shall be reviewed by the City Council.

11. **Constitutionality:** If any portion of this Resolution is declared invalid or unconstitutional then it is the intention of the City Council to have passed the entire Resolution and all its component parts, and all other sections of this Resolution shall remain in full force and effect.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of January 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

**CITY OF SOLANA BEACH**  
**Schedule of Fees**  
**Effective March 17, 2025**

Service Code #	Dept	Description of Service	Fee for Service Effective 03/17/25	Fee Instructions/Notes
<b>COMMUNITY DEVELOPMENT SERVICES</b>				
S-001	Community Dev	Conditional Use Permit - Processing	All CUPs: \$12,486	Per application. Bluff retention device CUPs will include deposit based on estimated costs for third-party geotechnical review, consultant review, and legal services. Optional: expediting fee and CEQA document preparation fee, upon request.
S-001A			Bluff Retention Device CUPs & Wireless Communication Facility CUPs Require addtl deposit for various third-party reviews at Cost + 15% (see Service Code S-350)	
S-002	Community Dev	Conditional Use Permit - Revise/Modify	\$4,341	Per application
S-003	Community Dev	Conditional Use Permit - Time Extension	\$3,215	Per application
S-004	Community Dev	Community Development Directors Use Permit	\$3,293	Per application (Other)
S-004A			\$3,042	Per application (Wireless)
S-004B			Wireless Communications Facility-requires additional deposit for third party reviews plus 15% (see Service Code S-	
S-005	Community Dev	Community Development Dir. Use Permit - Revision	\$1,710	Per application
S-006	Community Dev	Community Development Dir. Use Permit - Time Extension	\$1,459	Per application
S-008	Community Dev	Minor Exception - Review Process	\$1,432	Per application
S-011	Community Dev	Temporary Use Permit - Processing	\$1,895	Per application
S-012	Community Dev	Temporary Use Permit - Time Extension	\$947	Per application
S-013	Community Dev	Zoning Letter	\$225	Per letter
S-014	Community Dev	Variance - Processing	\$9,333	Per application
S-016	Community Dev	Pre-application review	\$3,787	Per application. 50% of the fee to be credited against future fees if the project actually goes forward.
S-017	Community Dev	Appeal to the City Council	Resident: \$2,182 Others: \$5,455	Per appeal
S-018	Community Dev	General Plan Amendment	\$10,000 deposit or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel	
S-019	Community Dev	Rezoning Review/Specific Plan	\$10,000 deposit or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel	
S-020	Community Dev	Zoning Text Amendment	\$10,000 deposit or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel	
S-021	Community Dev	Development Review Permit - Processing	Residential A - Single Family Resident \$7,309	Per application
S-021A			Residential B - Single Family Non-Resident \$14,618	
	Residential C - 2-4 Units \$21,522			
	Residential D - >4 Units \$24,288			
	Non-Residential/Mixed Use A - Exterior Improvements/Remodel \$19,020			
	Non-Residential/Mixed Use B - Additions <500 sqft \$24,232			
	Non-Residential/Mixed Use C - Additions >500 sqft/New Commercial \$28,125			
			or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs as determined by Service Code S-350	
S-022	Community Dev	Development Review Permit - Modification	\$4,511	Per application
S-022A	Community Dev	Administrative Development Review Permit Modification	\$3,153	
S-023	Community Dev	Development Review Permit - Time Extension	\$3,007	Per application
S-024	Community Dev	Major Subdivision - Tentative Map	\$19,942	Per application
S-025	Community Dev	Major Subdivision - Final Map	\$6,477	Per application
S-026	Community Dev	Major Subdivision - Amend. Of Condition	\$5,750	Per application
S-027	Community Dev	Major Subdivision - Time Extension	\$5,279	Per application
S-028	Community Dev	Minor Subdivision - Tentative Map	\$15,290	Per application
S-029	Community Dev	Minor Subdivision - Parcel Map	\$5,393	Per application
S-030	Community Dev	Minor Subdivision - Amend. Of Condition	\$4,502	Per application
S-031	Community Dev	Minor Subdivision - Time Extension	\$4,354	Per application
S-032	Community Dev	Environmental Documentation	Deposit for third-party review at Cost + 15% Admin Fee (see Service Code S-350)	Per application
S-035	Community Dev	Environmental Impact Report	Deposit for third-party review at Cost + 15% Admin Fee (see Service Code S-350)	Per application

**CITY OF SOLANA BEACH**  
**Schedule of Fees**  
**Effective March 17, 2025**

Service Code #	Dept	Description of Service	Fee for Service Effective 03/17/25	Fee Instructions/Notes
S-036	Community Dev	Structure Develop. Permit - Processing	\$5,109	Per application
S-036A	Community Dev	Structure Develop. Permit - Processing (with S-021)	If in conjunction with a Development Review Permit (S-021), the S-036 fee will instead be 30% of the total S-036 fee	
S-036D	Community Dev	Structure Develop. Permit - Processing (with multiple entitlements)	\$3,368	If in conjunction with multiple entitlements, a discount of 15% is applied to the lower cost entitlements, and the S-036 will instead be \$3,052 per application
S-037	Community Dev	Structure Develop. Permit Waiver/Time Extension	\$666	Per application. This fee will not be charged in conjunction with a Development Review Permit-Time Extension (S-023)
S-037A	Community Dev	Structure Develop. Permit Waiver/Time Extension (with S-023)	\$0	
S-040	Community Dev	View Assessment - Claimant	TBD by Council, Currently \$600	Per application
	Community Dev	View Assessment - Applicant	TBD by Council, Currently \$600	Full refund of application fee will be made if parties settle 2
S-041	Community Dev	View Assessment Committee (VAC) - Appeal to City Council	\$2,410	Per application
S-042	Community Dev	View Assessment - Community Development Director Appeal to City Council	This fee would be charged as an Appeal to the City Council (S-017) and not as a separate fee.	Per application
S-050	Community Dev	Standard Sign Permit - Processing	\$376	Per application
S-051	Community Dev	Comprehensive Sign Plan - Review Process	\$1,106	Per application
S-051A			plus 100% fine of original sign permit if the sign was built without a permit.	
S-052	Community Dev	Comprehensive Sign Plan - Amendment	\$604	Per application
S-053	Community Dev	Temporary Sign/Banner	\$125	Per application
S-060	Community Dev	Landscape Plan Review/Inspection	Deposit for third-party review at Cost	Per application
			+ 15% Admin Fee (see Service Code S-350)	
S-065	Community Dev	Street Address Change	\$331	Per application
S-067	Community Dev	Planning Public Noticing	\$1,110	Per notice
	Community Dev	Multi-permit discount of 15%	A multi-permit discount of 15% is available for each additional Planning Department permit service filed on the same	

**CITY OF SOLANA BEACH**  
**Schedule of Fees**  
**Effective March 17, 2025**

Service Code #	Dept	Description of Service	Fee for Service Effective 03/17/25	Fee Instructions/Notes
<b>ENGINEERING SERVICES</b>				
S-100	Engineering	Lot Line Adj./Cert. Of Compliance. - Review	\$2,211	Per application
S-100A			or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs as determined by S-350.	
S-110	Engineering	Grading Plan Check	Construction Valuation *	* Per Resolution 2001-85, the most current City of San Diego Cost Estimate Unit Price List is used for determining valuation
S-110A			\$0-\$40,000: \$1,462	
			\$40,001-\$100,000: \$2,538	
			\$100,001-\$200,000: \$3,909	
S-110B	\$200,001+: \$6,232	or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		
S-111	Engineering	Grading Permit/Inspection	Construction Valuation *	* Per Resolution 2001-85, the most current City of San Diego Cost Estimate Unit Price List is used for determining valuation
S-111A			\$0-\$40,000: \$1,462	
			\$40,001-\$100,000: \$2,538	
			\$100,001-\$200,000: \$3,909	
S-111B	\$200,001+: \$6,232	or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		
S-112	Engineering	Grading Deposits	Based on an Engineer's Estimate of the work performed under the permit. Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining security amount	Per permit/inspection
S-115	Engineering	Public Improvement Plan Check	Construction Valuation *	* Per Resolution 2001-85, the most current City of San Diego Cost Estimate Unit Price List is used for determining valuation
S-115A			\$0-\$40,000: \$1,462	
			\$40,001-\$100,000: \$2,538	
S-115B	\$100,001-\$200,000: \$3,909	or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		
			\$200,001+: \$6,232	Bluff Projects - Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.

**CITY OF SOLANA BEACH**  
**Schedule of Fees**  
**Effective March 17, 2025**

Service Code #	Dept	Description of Service	Fee for Service Effective 03/17/25	Fee Instructions/Notes
S-116	Engineering	Public Improvement Permit/ Inspection	Construction Valuation *	* Per Resolution 2001-85, the most current City of San Diego Cost Estimate Unit Price List is used for determining valuation  Per permit/inspection
S-116A			\$0-\$40,000: \$1,462	
S-116B			\$40,001-\$100,000: \$2,538 \$100,001-\$200,000: \$3,909 \$200,001+: \$6,232	
			or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.	
			<u>Bluff Projects</u> - Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.	
S-117	Engineering	Public Improvement Deposits	Based on an Engineer's Estimate of the work performed under the permit. Per Resolution 2001-85, the most current City of San Diego Cost Estimate Unit Price List is used for determining security amount	Per permit/inspection
S-120	Engineering	Geotechnical Plan Review/Inspection	Deposit for third-party review at Cost + 15% Admin Fee	Per application
S-115	Engineering	Encroachment Permit	Street Cut - \$1,088 Standard - \$766	Per permit
S-116	Engineering	Encroachment Permit Deposit	SBMC 11.20.230 - twice the estimated cost of removing the encroachment, but in no case less than \$50.00	Per permit
S-120	Engineering	Miscellaneous Engineering Permit/Inspection	\$321	Per permit/inspection
S-125	Engineering	Easement Abandon/Street Vacation	\$2,533	Per application
S-125A			or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.	
S-127	Engineering	Easement/R.O.W Dedication	\$703	Per application
S-130	Engineering	Subdivision Monuments	security deposit is based on estimate provided by surveyor to set the monuments.	Per application
S-135	Engineering	Sewer Connection Fees	Future Capacity = 50%	Per total of \$4,500 per 1.0 EDU *Subject to change dependent on Sewer Rate Study Results in Spring
S-135A			Ocean Outfall = 27%	
S-135B			Existing Facility = 23%	
S-140	Engineering	Marine Safety Permit	Deposit collected for: Ramp Fee - \$6 per round trip Trip Fee - \$3 per ton plus \$31 per day for days 1-30 and \$57 per day for 31 and subsequent days plus actual staffing costs (4 hour min)	Per Permit  *To be revised based on ramp CIP project in progress

**CITY OF SOLANA BEACH  
Schedule of Fees  
Effective March 17, 2025**

<b>Service Code #</b>	<b>Dept</b>	<b>Description of Service</b>	<b>Fee for Service Effective 03/17/25</b>	<b>Fee Instructions/Notes</b>
<b>BUILDING SERVICES</b>				
S-210 TO S-265	Community Dev	Building Plan - Plan Check & Permit/Inspection	See attached valuation tables Attachments A & B	Per application & permit/inspection
S-270	Community Dev	CalGreen Building Plan Check	0-50,000 SF - 3% of Building Permit Plan Check Above 50,001 - 1% of Building Permit Plan Check	Per plan check
S-272	Community Dev	CalGreen Building Permit/Inspection	0-50,000 SF - 3% of Building Inspection Fee Above 50,001 - 1% of Building Inspection Fee	Per permit/inspection
S-275	Community Dev	Commercial Photovoltaic Plan Check	Based on the Project Valuation \$0 - \$500,000: \$373 Above \$500,000: \$523	Per plan check
S-277	Community Dev	Commercial Photovoltaic Permit/Inspection	Based on the Project Valuation \$0-\$500,000: \$373 Above \$500,000: \$523	Per permit/inspection
S-278	001-4715	Single Family Single Family Residential Solar Plan Check	\$43 (25% of Individual Electrical Permit Fee-Attachment B)	Per plan check
S-279	001-4320	Single Family Single Family Residential Solar Permit/Inspection	\$172 (Individual Electrical Permit Fee-Attachment B)	Per permit/inspection
S-280	Community Dev	Building Permit Extension Review	\$102	Per application
S-285	Community Dev	Violation of Building Permit	equal to total of building permit fee that was required (in addition to building permit fee)	Per violation
S-290	Community Dev	SMIP Fee	per Section 2705 of the Public Resources Code	
S-291	Community Dev	State Building Standards Fee	per HSC Section 18931.6	

**CITY OF SOLANA BEACH**  
**Schedule of Fees**  
**Effective March 17, 2025**

Service Code #	Dept	Description of Service	Fee for Service Effective 03/17/25	Fee Instructions/Notes
<b>DEVELOPMENT IMPACT FEES &amp; DEVELOPER PASS-THRU</b>				
S-305	Community Dev	Regional Transportation Congestion Program RTCIP Fee	Single family \$3,800 per dwelling unit Multi-family \$3,041 per dwelling unit	Per application; fee set by SANDAG and adjusted annually, no less than 2% per year.
S-310	Community Dev	Public Facilities Fee	1% of project valuation	
S-315	Community Dev	Master Art Policy Fee	0.5% of project valuation	Per application; commercial projects with valuation of \$500,000 or more with 5 or more dwelling units; deposit paid up front; reimbursement under MAP guidelines if public art is incorporated into the project
S-320	Community Dev	Affordable Housing Impact Fee	\$27.90 per SF	
S-322	Engineering	Transportation Impact Fee (TIF)	See Attachment C	
S-330	Fire	Fire Mitigation Impact Fee (FMIF)	See Attachment C	
S-332	Community Dev	Park Development Impact Fee (PDIF)	See Attachment C	
S-334	Community Dev	Public Use Facilities Impact Fee (PUFIF)	See Attachment C	
S-350A	Various	Third Party Review	Landscape Review	+ 15% of Third Party Review Cost (S-355)
S-350B			Wireless Review	
S-350C			Geotechnical Review	
S-350D			Biological Review	
S-350E			Special Counsel Review	
S-350F			Stormwater Review	
S-350G.			Traffic Review	
S-350H			Environmental Review	
S-350I			Shoreline Development Review	
S-350J			Noise Review	
S-350K			Cultural Resources Review	
S-350L			Bluff Retention	
S-355			Various	

**CITY OF SOLANA BEACH**  
**Schedule of Fees**  
**Effective March 17, 2025**

Service Code #	Dept	Description of Service	Fee for Service Effective 03/17/25	Fee Instructions/Notes
<b>PUBLIC SAFETY</b>				
S-410	Fire	Fire Building Plan Check & Permit/Inspection	<u>Commercial:</u> Plan Check - \$401 per plan	Per plan check. & permit/inspection
S-411			Permit/Inspection - \$349 per inspection	
S-412			<u>Residential:</u> Plan Check - \$209 per plan	
S-413			Permit/Inspection - \$209 per inspection	
S-414			Reinspection (3rd Inspection) - \$209 per reinspection	
S-420	Fire	Fire Sprinkler Plan Check & Permit (Commercial)	<u>Plan Check - Tenant Improvement:</u> 0-2,500 Sq. Ft: \$241 2,501-5,000 Sq. Ft: \$321 5,001-25,000 Sq. Ft: \$482 25,001-50,000 Sq. Ft: \$642 >50,000 Sq. Ft., each add'l 1,000 sq.ft. \$80.00	Per plan check
S-420			Plan Check - New: Actual Costs	Per plan check
S-421			<u>Permit/Inspection - Tenant Improvement:</u> 0-2,500 Sq. Ft: \$209 2,501-5,000 Sq. Ft: \$279 5,001-25,000 Sq. Ft: \$419 25,001-50,000 Sq. Ft: \$558 >50,000 Sq. Ft., each add'l 1,000 sq.ft. \$70.00	Per permit/inspection
S-421			<u>Permit/Inspection - New:</u> 0-2,500 Sq. Ft: \$419 2,501-5,000 Sq. Ft: \$488 5,001-25,000 Sq. Ft: \$558 25,001-50,000 Sq. Ft: \$698 >50,000 Sq. Ft., each add'l 1,000 sq.ft. \$70.00	Per permit/inspection
S-422	Fire	Fire Sprinkler Plan Check & Inspection (Residential)	<u>Plan Check:</u> 0-2,500 Sq. Ft: \$241 2,501-5,000 Sq. Ft: \$321 5,001-7,000 Sq. Ft: \$401 7,001+ Sq. Ft: \$562	Per plan check
S-423			<u>Permit/Inspection:</u> 0-2,500 Sq. Ft: \$279 2,501-5,000 Sq. Ft: \$349 5,001-7,000 Sq. Ft: \$488 7,001+ Sq. Ft.: \$698	Per permit/inspection
S - 424	Fire	Fire Alarm System - Plan Check & Inspection	Plan Check - Initial Submittal, New System: \$401 or actual costs with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.	Per plan check
S - 424			<u>Plan Check - Tenant Improvement:</u> 0-5,000 Sq. Ft: \$401 5,001-25,000 Sq. Ft: \$562 25,001-50,000 Sq. Ft: \$722 >50,000 Sq. Ft., each add'l 1,000 sq.ft. \$70.00	Per plan check
S - 425			Permit/Inspection: \$279	Per permit/inspection
S - 425			<u>Pre-Wire and Final Inspection:</u> 0-5,000 Sq. Ft: \$349 5,001-25,000 Sq. Ft: \$488 25,001-50,000 Sq. Ft: \$628 >50,000 Sq. Ft., each add'l 1,000 sq.ft. \$70.00	Per inspection
S - 426	Fire	Fire Specialty Protection System Plan Check & Permit/Inspection	Plan Check - \$482	Per plan check
S - 427			Permit/Inspection - \$279	Per permit/inspection
S-430	Fire	Fire Solar System Plan Check & Permit/Inspection	Single Family Residential - included as part of Building fees	N/A
S - 431			<u>Multi-Family, Commercial, or Industrial:</u> Plan Check - \$241	Per plan check
S - 432			Permit/Inspection - \$209	Per permit/inspection
S-440	Fire	Fire Alt. Materials & Methods Rev	\$401 per application plus actual costs at the fully allocated hourly rates for all time after two hours	Per application
	Fire	Fire Protection Plan	Single Family Dwelling: \$963 Multiple Unit Site: \$1,605	



**CITY OF SOLANA BEACH**  
**Schedule of Fees**  
**Effective March 17, 2025**

Service Code #	Dept	Description of Service	Fee for Service Effective 03/17/25	Fee Instructions/Notes
S-442	Fire	Underground Tank Installation - Removal P.C. Inspection	\$558	Per permit
S-444	Fire	New Development Flow Test	This service is provided by the Water District.	
S-446	Fire	Miscellaneous Fire Inspection	\$209/hour	Per inspection
	Fire	AB-38 Compliance Inspection	\$209/hour	Per inspection
S-447	Fire	After Hour Inspection	Actual cost using fully allocated hourly rates (\$293 minimum)	Per inspection
S-448	Fire	Standby Charge	Actual cost using fully allocated hourly rates (\$662 minimum)	Per request
S-460	Fire	Business Fire Safety Inspection	<u>B, R2, R2.1 Occupancies:</u> 0-1,000 SF - \$140 1,001-3,500 SF - \$279 3,501-10,000 SF - \$419 10,001 SF - \$907 <u>All Other Occupancies:</u> 0-1,000 SF - \$279 1,001-3,500 SF - \$488 3,501-10,000 SF - \$628 10,001 SF - \$1,117	Per in-City business certificate application (S-620) & renewal (S-626)
	Fire	State Mandated Inspections	<u>State Mandated R-2 Inspections (Apartments):</u> 3-10 units/building \$482 11-40 units/building \$642 >40 units/building \$963  <u>State Mandated R-1 Inspections (Hotels/Motels):</u> \$963  <u>State Mandated E Occupancies (Private):</u> Pre-School \$562 Elementary/Middle School \$963 High School \$963	All annual inspection fees shall include time for the initial inspection and 1 reinspection. All subsequent reinspections may be charged an additional rate per inspection as determined by the AHJ.
S-470	Community Dev (Codes)	False Alarm	\$50 for the first excessive false alarm \$100 for the second excessive false alarm \$150 for the third and each successive excessive false alarm	SBMC 4.36
S-480	Marine Safety	Marine Safety Junior Lifeguard Apparel & Accessories	Cost plus 25% for administrative fee rounded to the nearest \$1 dollar price increment	
S-490	Marine Safety	Marine Safety Junior Lifeguard	Resident: \$376 Non-Resident: \$430	2-week sessions (4 AM & 4 PM), Groms (age 7-8) and Junior Lifeguards (ages 9-16)  Per session

**CITY OF SOLANA BEACH**  
**Schedule of Fees**  
**Effective March 17, 2025**

Service Code #	Dept	Description of Service	Fee for Service Effective 03/17/25	Fee Instructions/Notes
<b>COMMUNITY SERVICES</b>				
S-510	Community Serv	Special Event Permit	\$53 Resident/Non-profit \$283 Non-resident \$867 for street closure	Per permit; Block Parties are exempt from street closure rate
S-515	Community Serv	Sound Permit	\$11	per application
S-519	Finance	Liability Insurance	set by City's Insurance Broker	Per event or rental
S-520	Community Serv	Contract Enrichment Classes	100% cost recovery	Per class; Class instructor receives 70% of the class fee and the City receives 30% of the class fee.
S-522	Community Serv	Day Camp Program (weekly rates)	<u>Day Camp, age 5-11:</u> Resident \$180 Non-Resident \$234  <u>Day Camp After Care, age 5-11:</u> Resident \$52 Non-Resident \$79  <u>Leader in Training, age 13-17:</u> \$45	
S-524	Community Serv	Sports Field Admin	Residents \$0 Non-residents \$23	Per hour
S-526	Community Serv	Facility Rental (Community Center)	\$10 Nonprofit \$71 Resident \$76 Non-resident	Per hour
S-530	Community Serv	Fletcher Cove Community Center Facility Rental	Friday 5pm -10pm & Sat/Sun 11am-10pm Resident \$50/hr, Non-resident \$150/hr Non refundable cleaning fee - \$150 Refundable Security Deposit - \$500 Trained Contract Staff - \$28/hr City Purchased Insurance - premium cost City Purchased Insurance w Alcohol - premium cost	Per SBMC 11.40.140
S-540	Community Serv	Public Art Consignment Fee	\$117 + 25% of sale price if sold	Per application for requests from artists to display their art in the public right of way per the MAP guidelines.

**CITY OF SOLANA BEACH**  
**Schedule of Fees**  
**Effective March 17, 2025**

Service Code #	Dept	Description of Service	Fee for Service Effective 03/17/25	Fee Instructions/Notes
<b>PERMIT REGISTRATION SERVICES</b>				
S-610	Finance	Short Term Vacation Rental Permit	<u>New: \$253 per permit</u> <u>Renewal: \$142 per permit</u>	Per permit
S-620	Finance	New/Changed Business Certificate	<u>Business located within the City: \$309</u> <u>Home Base: \$124</u> <u>Located outside the City: \$93</u>	Per application + S-460 for Business located within the City
S-626	Finance	Business Certificate Renewal	<u>Business located within the City: \$93</u> <u>Home Base: \$62</u> <u>Located outside the City: \$62</u>	Per renewal + S-460 for Business located within the City
S-628	Finance	SB 1186	\$4.00 SB 1186 Fee to be paid by all business certificate, regulatory, and STVR applicants	Per application/renewal
S-629	Finance	STVR Permit Duplicate	\$43	Per duplicate
S-630	Community Dev (Codes)	Amusement Permit	<u>New: \$459 per permit, plus \$17 per Device</u> <u>Renewal: \$459</u>	Per Permit, plus DOJ and other State Fees
S-631	Community Dev (Codes)	Dance Permit	<u>New: \$459</u> <u>Renewal: \$287</u>	Per Permit, plus DOJ and other State Fees
S-632	Community Dev (Codes)	Entertainment Permit	<u>New: \$459</u> <u>Renewal - \$287</u>	Per Permit, plus DOJ and other State Fees
S-633	Community Dev (Codes)	Firearms Permit	<u>New: \$459</u> <u>Renewal - \$287</u>	Per Permit, plus DOJ and other State Fees
S-634	Community Dev (Codes)	Massage Establishment Permit	<u>New: \$459</u> <u>Renewal - \$287</u>	Per Permit, plus DOJ and other State Fees
S-635	Community Dev (Codes)	Secondhand Dealer Permit	<u>New: \$459</u> <u>Renewal - \$287</u>	Per Permit, plus DOJ and other State Fees
S-636	Community Dev (Codes)	Solicitors Permit	<u>New: \$459 per permit plus \$170 for each additional solicitor</u> <u>Renewal: \$330</u>	Per Permit, plus DOJ and other State Fees
S-637	Community Dev (Codes)	Taxi Business Permit	<u>New: \$545 per permit plus \$30 for each cab</u> <u>Renewal: \$330 per permit plus \$30 for each cab</u>	Per Permit, plus DOJ and other State Fees
S-638	Community Dev (Codes)	Tobacco Sales Permit	<u>New: \$459</u> <u>Renewal: \$287</u> Late Fee - Renewal fee + 10%	Per Permit, plus DOJ and other State Fees
S-639	Community Dev (Codes)	Newsstand/News Rack Permit	\$345	Per Permit
	Community Dev (Codes)	CA MTC Certified Massage Tech/Business Registration	<u>New: \$437</u> <u>Renewal: \$308</u>	Per Permit Per Permit
S-660	Engineering	Golf Cart Permit	\$66	Per permit

**CITY OF SOLANA BEACH**  
**Schedule of Fees**  
**Effective March 17, 2025**

Service Code #	Dept	Description of Service	Fee for Service Effective 03/17/25	Fee Instructions/Notes
<b>ADMINISTRATIVE SERVICES</b>				
S-640	Finance	Administrative Citation	Fines shall be assessed in the amounts specified by resolution of the city council, or, where no amount is specified: A fine not exceeding \$100.00 for a first violation; A fine not exceeding \$200.00 for a second violation of the same ordinance, term, or condition within one year from the date of the first violation; A fine not exceeding \$500.00 for each additional violation of the same ordinance, term or condition within one year from the date of the first violation. (Ord. 283 § 2, 2002)	SBMC 1.18.030
S-645	Finance	STVR - Permit Violation Penalties	First Violation in 12-month period - \$500 Second Violation in 12-month period - \$1,000 Third Violation in 12-month period - Permit revocation and hearing pursuant to SBMC 4.04.110	SBMC 4.47.070
S-711	City Clerk	Notary Public Service	\$15 per Signature	Per signature; limited to \$15 by State law.
S-712	City Clerk	Document Certification	\$140	Per item
S-715	City Clerk	Audio/Video Tape Reproduction	Audio CD: \$53 DVD: \$40	Per item
			Convert VHS to DVD: Actual Costs Convert Audio Cassette to CD/MP4: Actual Costs	
S-716	City Clerk	Annual Agenda Mailing Subscription	\$577	Per Annual Subscription
S-717	City Clerk	Annual Agenda Packet Mailing Subscription	\$2,865	Per Annual Subscription
S-718	City Clerk	Special Notice Subscription	\$101	Per Annual Subscription
S-719	City Clerk	Document Print/Copy	<u>All Copies:</u> First 10 pages - No Charge \$0.21 per page for every page thereafter <u>Document Imaging:</u> First 10 pages - No Charge \$0.15 per page for every page thereafter <u>Data Copy:</u> \$53 per device <u>Maps/Blueprints:</u> Actual Costs	Per request
S-720	City Clerk	Candidate Processing	\$25	Per application; fee set by the State
S-721	City Clerk	Initiative Processing	\$200	Per initiative; fee set by the State
S-722	City Clerk	Verification of Residency	\$140	Per request
S-740	Finance	NSF Check	\$25	\$25 first check, \$35 each subsequent check - set by State
S-750	Finance	Credit Card Convenience Fee	set by City's Third-Party Credit Card Processor	Per credit card charge
S-760	Various	Technology Surcharge	Charge 5.0% of all Plan Check and Permit fees and Entitlements (except Impact Fees)	

## Attachment A - Building Valuation Data AUGUST 2024

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2025. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2024 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

### Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

### Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

### Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

### Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

### Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:  
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:  
B/IIB = \$260.46/sq. ft.
3. Permit Fee:  
Business = 16,000 sq. ft. x \$260.46/sq. ft x 0.0075  
= \$31,255

## Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

### Square Foot Construction Costs <sup>a, b, c</sup>

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	333.98	322.10	312.59	300.28	280.58	272.46	290.01	261.47	251.46
A-1 Assembly, theaters, without stage	306.63	294.75	285.24	272.92	253.47	245.34	262.66	234.35	224.35
A-2 Assembly, nightclubs	264.07	256.33	248.28	238.82	223.69	217.61	230.62	203.42	195.71
A-2 Assembly, restaurants, bars, banquet halls	263.07	255.33	246.28	237.82	221.69	216.61	229.62	201.42	194.71
A-3 Assembly, churches	311.21	299.32	289.82	277.50	258.18	250.05	267.24	239.06	229.06
A-3 Assembly, general, community halls, libraries, museums	261.35	249.47	238.96	227.64	207.19	200.06	217.38	188.07	179.07
A-4 Assembly, arenas	305.63	293.75	283.24	271.92	251.47	244.34	261.66	232.35	223.35
B Business	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
E Educational	279.20	269.50	260.98	250.17	233.48	221.55	241.57	204.55	198.00
F-1 Factory and industrial, moderate hazard	162.52	154.68	144.93	139.48	124.19	118.17	132.99	102.98	95.90
F-2 Factory and industrial, low hazard	161.52	153.68	144.93	138.48	124.19	117.17	131.99	102.98	94.90
H-1 High Hazard, explosives	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	N.P.
H234 High Hazard	151.65	143.81	135.05	128.61	114.61	107.60	122.11	93.40	85.33
H-5 HPM	292.48	282.09	271.97	260.46	237.85	229.40	250.46	212.56	202.84
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	459.84	449.45	439.33	427.82	403.26	N.P.	417.81	377.98	N.P.
I-2 Institutional, nursing homes	319.21	306.86	296.74	285.23	264.10	N.P.	275.22	238.82	N.P.
I-3 Institutional, restrained	341.48	331.09	320.97	309.46	288.34	278.89	299.46	263.05	251.33
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	197.08	189.34	177.79	171.82	156.33	151.25	163.63	136.06	129.35
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family <sup>d</sup>	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	150.65	142.81	133.05	127.61	112.61	106.60	121.11	91.40	84.33
S-2 Storage, low hazard	149.65	141.81	133.05	126.61	112.61	105.60	120.11	91.40	83.33
U Utility, miscellaneous	115.27	108.48	100.93	96.59	86.02	80.36	91.94	68.09	64.85

a. Private Garages use Utility, miscellaneous

b. For shell only buildings deduct 20 percent

c. N.P. = not permitted

d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

**ATTACHMENT "B"  
BUILDING PERMIT FEE SCHEDULE**

Service Code #	TOTAL VALUATION *	BASE BUILDING PERMIT FEE *
S-210	\$1.00 to \$500.00	\$41.00
	\$500.01 to \$2,000.00	\$41 for the first \$500 plus \$5.36 for each additional \$100, or fraction thereof, to and including \$2,000.00
	\$2,000.01 to \$25,000.00	\$121 for the first \$2,000 plus \$24.68 for each additional \$1,000, or fraction thereof, to and including \$25,000
	\$25,000.01 to \$50,000.00	\$689 for the first \$25,000 plus \$17.83 for each additional \$1,000, or fraction thereof, to and including \$50,000
	\$50,000.01 to \$100,000.00	\$1,135 for the first \$50,000 plus \$12.35 for each additional \$1,000, or fraction thereof, to and including \$100,000
	\$100,000.01 to \$500,000.00	\$1,752 for the first \$100,000 plus \$9.88 for each additional \$1,000, or fraction thereof, to and including \$500,000
	\$500,000.01 to \$1,000,000.00	\$5,705 for the first \$500,000 plus \$8.38 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
	\$1,000,000.01+	\$9,892 for the first \$1,000,000 plus \$5.56 for each additional \$1,000, or fraction thereof

**ASSOCIATED FEES**

S-212	Permit Issuance Fee	\$51.00
S-220	Individual Plumbing Permit	\$172.00
S-230	Individual Electrical Permit	\$172.00
S-240	Individual Mechanical Permit	\$172.00
S-233	Water Heater Permit	\$103.00

***In Combination with Building Permit***

S-222	Plumbing Permit	7% of Base Permit Fee
S-232	Electrical Permit	7% of Base Permit Fee
S-242	Mechanical Permit	7% of Base Permit Fee
S-250	Energy Surcharge Fee	15% of Base Permit Fee
S-252	Disabled Access Surcharge Fee	10% of Base Permit Fee
	(Disabled Access fee applies to Commercial, Industrial, Assembly, Educational and Multi-Family type projects as required by State Building Code)	
S-255	Plan Check Fee	85% of Building Permit Fee
	(Residential sub-division or tract development projects may have production units that are duplicates of the model units reduced to 30% of the permit fee)	

**NOTES:**

	A Building Permit shall include only a single issuance fee if the permit has a combination of activities (i.e.: Building/Plumbing/Electrical/Mechanical.)
S-260	Projects requiring plan revisions or having a new scope of work shall be charged a fee determined by using the current preferred hourly rate as established by EsGil Corporation.
S-262	Expedited processing is only available for unusual circumstances as deemed appropriate by City Staff. Charges for expedited services shall be determined by using an hourly rate of two times the current preferred hourly rate as established by EsGil Corporation.
S-265	Projects requiring special inspections or additional re-inspections shall be charged a fee determined by using the current preferred hourly rate as established by EsGil Corporation.
*	Upon initial submittal to the City, permit fees based on valuations will be calculated using the valuations listed in Attachment A of the Fee Schedule. This will be the minimum fee charged for the permit. If upon a subsequent submittal, the valuation decreases, no refund based on the decreased valuation will be provided to the applicant. If the valuation increases, additional permit fees will be calculated based on the difference between the valuation used to calculate the minimum fee and the increased valuation.

**ATTACHMENT "C"**  
**IMPACT FEE SCHEDULE**  
**Calendar Year 2025 - Effective March 17, 2025**

**Service  
Code #**

<b>S-322</b>	<b>Transportation Impact Fee: Ordinance 479</b>			<b>CY2024 Fee</b>	<b>CY2025 % Change</b>
	<b>Fee Rate Category</b>	<b>Fee Rate</b>			
	Residential: Single Family	\$ 19,089.00	Per Unit	\$ 18,924.00	1.0087
	Residential: Condo & Multi-Family	\$ 13,613.00	Per Unit	\$ 13,496.00	1.0087
	Residential: ADU	\$ 4,773.00	Per Unit	\$ 4,732.00	1.0087
	Retail, Commercial & Shopping	\$ 20,740.00	Per 1,000 SF	\$ 20,561.00	1.0087
	Office & Employment Center	\$ 12,772.00	Per 1,000 SF	\$ 12,662.00	1.0087
	Industrial	\$ 3,750.00	Per 1,000 SF	\$ 3,718.00	1.0087
	Lodging & Resort	\$ 13,325.00	Per 1,000 SF	\$ 13,210.00	1.0087
	Educational & Institutional	\$ 11,228.00	Per 1,000 SF	\$ 11,131.00	1.0087
	Other	\$ 161.27	Per TDU	\$ 159.88	1.0087
<b>S-330</b>	<b>Fire Mitigation Impact Fee (FMIF): Ordinance 492/Resolution 2018-147</b>				
	Detached Dwelling	\$ 1,894.00	Per Unit	\$ 1,848.00	1.025
	Attached Dwelling	\$ 267.00	Per Unit	\$ 260.00	1.025
	Hotels/Motels	\$ 896.00	Per Keyed Room	\$ 874.00	1.025
	Commercial/Service	\$ 0.13	Per Sq Ft	\$ 0.13	1.025
	Office/Professional	\$ 0.14	Per Sq Ft	\$ 0.14	1.025
	Light Industrial	\$ 0.10	Per Sq Ft	\$ 0.10	1.025
	Public/Institutional Uses	\$ 0.05	Per Sq Ft	\$ 0.05	1.025
	Residential Remodel	\$ 0.73	Per Sq Ft	\$ 0.71	1.025
<b>S-332</b>	<b>Park Development Impact Fee (PDIF): Ordinance 493/Resolution 2018-147</b>				
	Detached Dwelling	\$ 7,445.00	Per Unit	\$ 7,263.00	1.025
	Attached Dwelling	\$ 5,386.00	Per Unit	\$ 5,255.00	1.025
	Residential Remodel				
	New Bedroom	\$ 19.97	Per Sq Ft	\$ 19.48	1.025
	Less, Bedroom Demo	\$ (19.97)	Per Sq Ft	\$ (19.48)	1.025
<b>S-334</b>	<b>Public Use Facilities Impact Fee (PUFIF): Ordinance 496/Resolution 2018-147</b>				
	Detached Dwelling	\$ 689.00	Per Unit	\$ 672.00	1.025
	Attached Dwelling	\$ 499.00	Per Unit	\$ 487.00	1.025
	Residential Remodel				
	New Bedroom	\$ 1.85	Per Sq Ft	\$ 1.80	1.025
	Less, Bedroom Demo	\$ (1.85)	Per Sq Ft	\$ (1.80)	1.025
<b>S-338</b>	<b>Public Recreation Impact Fee (PRIF): Resolution 2018-140</b>				
	Initial Area	\$ 145.00	Per Sq Ft	\$ 142.00	1.021
	Bluff Retreat	\$ 982.00	Per Linear Ft	\$ 926.00	1.060



# City of Solana Beach

## User Fee Study





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## Executive Summary

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The City of Solana Beach engaged Willdan Financial Services (Willdan) to determine the full costs incurred by the City to support the various activities for which the City charges user fees. Due to the complexity and the breadth of performing a comprehensive review of fees, Willdan employed a variety of fee methodologies to identify the full costs of individual fee and program activities. This report and the appendices herein identify 100% full cost recovery for City services. **Appendix C** details the full cost and suggested fees as determined through discussion with departmental staff. The recommended fees identified herein are either at or less than full cost recovery.



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# User Fee Background

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## Background

As part of a general cost recovery strategy, local governments adopt user fees to fund programs and services that provide limited or no direct benefit to the community as a whole (“User Fees”). As cities struggle to maintain levels of service and variability of demand, they have become increasingly aware of subsidies provided by the General Fund and have implemented cost-recovery targets. To the extent that governments use general tax monies to provide individuals with private benefits, and not require them to pay the full cost of the service (and, therefore, receive a subsidy), the government is limiting funds that may be available to provide other community-wide benefits. In effect, the government is using community funds to pay for private benefits. Unlike most revenue sources, cities have more control over the level of user fees they charge to recover costs, or the subsidies they can institute.

Fees in California are required to conform to the statutory requirements of the California Constitution, Proposition 218, Proposition 26, and the California Code of Regulations. The Code also requires that the City Council adopt fees by either ordinance or resolution, and that any fees in excess of the estimated total cost of rendering the related services must be approved by a popular vote of two-thirds of those electors voting because the charge would be considered a tax and not a fee. There are no fees suggested to be set above the cost of service and as such a public vote is not required.

## California User Fee History

Before Proposition 13, in times of fiscal shortages, California cities were able to raise property taxes, which funded everything from police and recreation to development-related services. However, this situation changed with the passage of Proposition 13 in 1978.

Proposition 13 established the era of revenue limitation in California local government. In subsequent years, the state saw a series of additional limitations to local government revenues. Proposition 4 (1979) defined the difference between a tax and a fee: a fee can be no greater than the cost of providing the service; and Proposition 218 (1996) further limited the imposition of taxes for certain classes of fees. As a result, cities were required to secure a supermajority vote in order to enact or increase taxes. Due to the thresholds needed to increase local taxes, cities have less control and very few successful options for new revenues. The State of California took a series of actions in the 1990’s and 2000’s to improve the State’s fiscal situation, at the expense of local governments. In 2004-05, the Educational Revenue Augmentation Funds (“ERAF”) take-away of property taxes and the reduction of Vehicle License Fees further reduced local tax revenues.

In addition, on November 2, 2010, California voters approved Proposition 26, the “Stop Hidden Taxes Initiative”, which is aimed at defining “regulatory fees” as a special tax rather than a fee, thus requiring approval by two-thirds vote of local voters. These regulatory fees are typically intended to mitigate the societal and environmental impacts of a business or person’s activities. Proposition 26 contains seven categories of exceptions. The fees analyzed as part of a user fee study typically fall under categories one through five consisting of charges for specific benefits, government service, regulatory need, for use of government property, or a fine/penalty.



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## Additional Policy Considerations

State regulations require that municipalities update their fee schedules to reflect the actual costs of certain public services primarily benefiting users. User fees recover costs associated with the provision of specific services benefiting the user, thereby typically reducing the use of General Fund monies for such purposes.

In addition to collecting the direct cost of labor and materials associated with processing and administering user services, it is common for local governments to recover reasonable support costs. Support costs are those costs relating to a local government's central service departments that are allocable to the local government's operating departments. Central services support cost allocations were incorporated using the resulting indirect overhead percentages determined through the City's cost allocation plan. A cost allocation plan identifies the central service functions of the City such as Finance, City Manager, and Human Resources and allocates their costs to the departments and funds of the City that they support. This plan was used in the user fee study to account for the burden placed upon central services by the operating departments in order to allocate a proportionate share of central service cost through the study.

As labor effort and costs associated with the provision of services fluctuate over time, a significant element in the development of any fee schedule is that it has the flexibility to remain current. Therefore, it is recommended that the City include an inflationary factor in the resolution adopting the fee schedule to allow the City to annually increase or decrease the fees by changes in a pre-approved inflationary index, as described below. However, such inflationary increases shall not exceed the reasonable estimated cost of providing the services each year.

The City may employ many different inflationary factors. The most commonly used inflator is some form of the Consumer Price Index (CPI) as it is widely well known and accepted. A similar inflator is the implicit price deflator for GDP, which is much like the CPI except that while the CPI is based on the same "basket" of goods and services every year, the price deflators' "basket" can change year to year. Since the primary factor for the cost of a City's services is usually the costs of the personnel involved, tying an inflationary factor that connects more directly to the personnel costs can also be suitable if there is a clear method, or current practice of obtaining said factor.

Each City should use an inflator that they believe works the best for their specific situation and needs but cannot rely solely on the CPI increase as it is incumbent upon each agency to ensure the amount of the fees charged does not exceeds the reasonable estimated costs of providing the services. It is also recommended that the City perform this internal review annually with a comprehensive review of services and fees performed every five years, which would include adding, amending, or removing fees for programs/services.



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## Study Objective

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As the City of Solana Beach seeks to efficiently manage limited resources and adequately respond to increased service demands, it needs a variety of tools. A user fee study provides assurance that the City has the best information and the best resources available to make sound decisions, fairly and legitimately set fees, maintain compliance with state law and local policies, and meet the needs of the City administration and its constituency. Given the limitations on raising revenue in local government, the City recognizes that a user fee Study is a very cost-effective way to understand the total cost of services and identify potential fee deficiencies. Essentially, a user fee is a payment for a requested service provided by a local government that primarily benefits an individual or group.

The total cost of each service included in this analysis is based on the full cost of providing City services, including direct salaries and benefits of City staff, direct departmental costs, and indirect costs from central service support. This study determines the full cost recovery fee for the City to provide each service; however, each fee is set at the City's discretion, up to 100% of the total cost, as specified in this report.

The principal goal of the study was to help the City determine the full cost of the services that the City provides. In addition, Willdan established a series of additional objectives including:

- Developing a rational basis for setting fees
- Identifying subsidy amount, if applicable, of each fee in the model
- Ensuring compliance with State law
- Developing an updatable and comprehensive list of fees
- Maintaining accordance with City policies and goals

The study results will help the City better understand its true costs of providing services and may serve as a basis for making informed policy decisions regarding the most appropriate fees, if any, to collect from individuals and organizations that require individualized services from the City.

## Scope of the Study

The scope of this study encompasses a review and calculation of the user fees charged by the following Solana Beach departments and fee groups:

- Administrative Services
- Permit Registration Services
- Community Development - Planning
- Building
- Engineering
- Public Safety
- Community Services



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The study involved the identification of existing and potential new fees, fee schedule restructuring, data collection and analysis, orientation and consultation, quality control, communication and presentations, and calculation of individual service costs (fees) or program cost recovery levels.

## **Aim of the Report**

The user fee study focused on the cost of City services, as City staff currently provide them at existing, known, or reasonably anticipated service and staff level needs. This report provides a summary of the study results, and a general description of the approach and methods Willdan and City staff used to determine the recommended fee schedule. The report is not intended to document all of the numerous discussions throughout the process, nor is it intended to provide an influential dissertation on the qualities of the utilized tools, techniques, or alternative approaches.





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# Project Approach and Methodology

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## Conceptual Approach

The basic concept of a user fee study is to determine the “reasonable cost” of each service provided by the City for which it charges a user fee. The full cost of providing a service may not necessarily become the City’s fee, but it serves as the objective basis as to the maximum amount that may be collected.

The standard fee limitation established in California law for such fees is the “estimated, reasonable cost” principle. In order to maintain compliance with the letter and spirit of this standard, every component of the fee study process included a related review. The use of budget figures, time estimates, and improvement valuation clearly indicates reliance upon estimates for some data.

## Fully Burdened Hourly Rates

The total cost of each service included in this analysis is primarily based on the Fully Burdened Hourly Rates (FBHRs) that were determined for City personnel directly involved in providing services. The FBHRs include not only personnel salary and benefits (see [Appendix B](#)), but also any costs that are reasonably ascribable to personnel. The cost elements that are included in the calculation of fully burdened rates are:

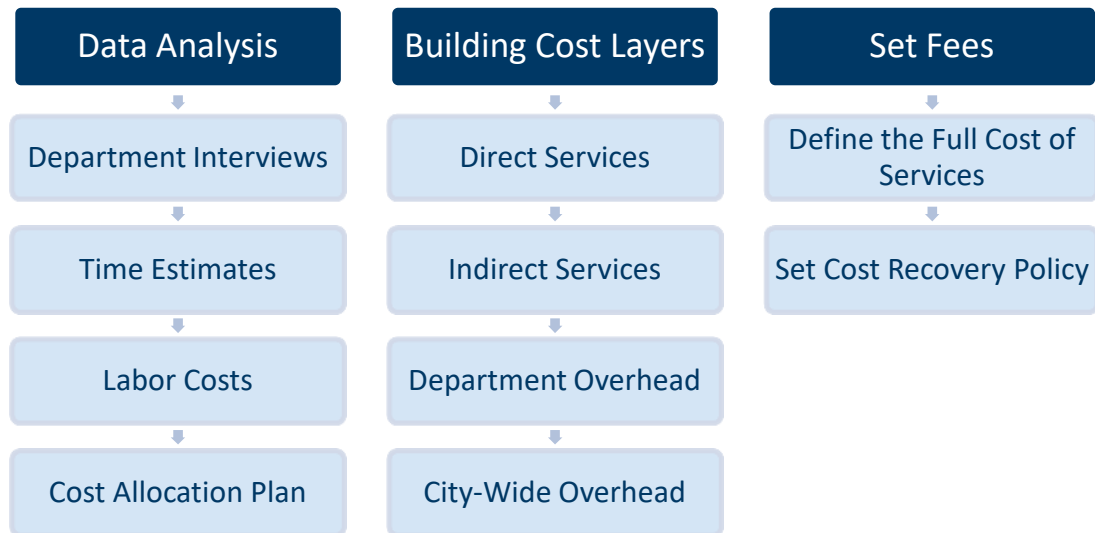
- Salaries & benefits of personnel involved
- Operating costs applicable to fee operations
- Departmental support, supervision, and administration overhead
- Central service overhead costs allocated through the cost allocation plan

An important factor in determining the fully burdened rate is in the calculation of productive hours for personnel. This calculation takes the available workable hours in a year of 2,080 and adjusts this figure to 1,650 productive or billable hours to account for calculated or anticipated hours’ employees are involved in non-billable activities such as paid vacation, sick leave, holidays, and other considerations as necessary. Dividing the full cost, including overhead, of a position by the number of productive hours provides the FBHR.

The FBHRs are then used in conjunction with time estimates, when appropriate for how a service is provided, to calculate a fee’s cost based on the personnel and the amount of their time that is involved in providing each service.

## Summary Steps of the Study

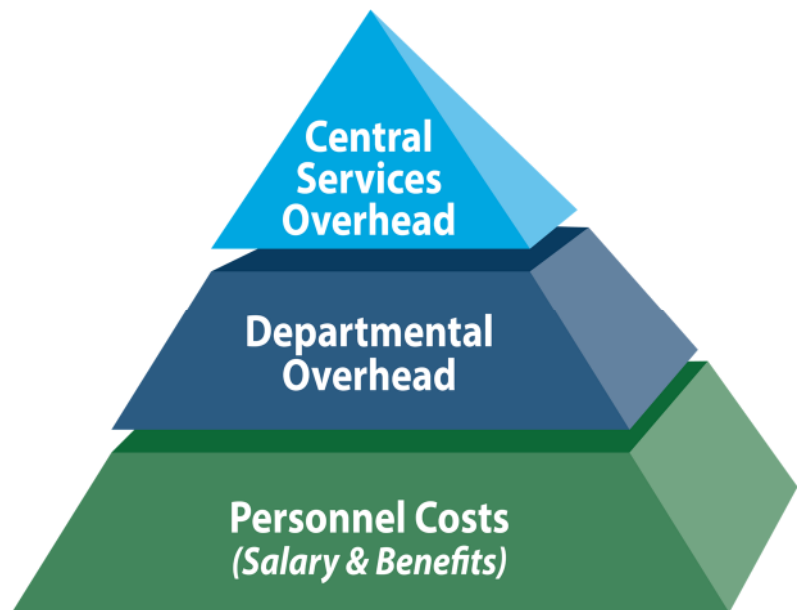
The process of the study is straightforward and simple in concept. The following list provides a summary of the study process steps:



## Allowable Costs

This report identifies three types of costs that, when combined, constitute the fully burdened cost of a service (**Appendix A**). Costs are defined as direct labor, including salary and benefits, departmental overhead costs, and the City’s central services overhead, where departmental and central service overhead costs constitute support costs. These cost types are defined as follows:

- **Direct Labor (Personnel Costs):** The costs related to staff salaries for time spent directly on fee-related services.
- **Departmental Overhead:** A proportional allocation of departmental overhead costs, including operation costs such as supplies and materials that are necessary for the department to function.
- **Central Services Overhead:** These costs, as provided via the City’s cost allocation plan, represent services provided by those central services departments whose primary function is to support other City departments.





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## Methodology

The two methods of analysis for calculating fees used in this report are the:

**Case Study Method (Standard Unit Cost Build-Up Approach):** This approach estimates the actual labor and material costs associated with providing a unit of service to a single user. This analysis is suitable when City staff time requirements do not vary dramatically for a service, or for special projects where the time and cost requirements are easy to identify at the project's outset. Further, the method is effective in instances when a staff member from one department assists on an application, service or permit for another department on an as-needed basis. Costs are estimated based upon interviews with City staff regarding the time typically spent on tasks, a review of available records, and a time and materials analysis.

**Program Cost Approach:** In some instances, the underlying data is not available or varies widely, leaving a standard unit cost build-up approach impractical. In addition, market factors and policy concerns (as opposed to actual costs) tend to influence rental based fee levels more than other types of services. Willdan employed a different methodology where appropriate to fit a programs' needs and goals. Typical programmatic approach cases are facility use fees, penalties, and instances where a program cost is divided over the user base to obtain a per applicant cost for shared cost services.

## Quality Control/Quality Assurance

All study components are interrelated, thus flawed data at any step in the process will cause the ultimate results to be inconsistent and unsound. The elements of our Quality Control process for user fee calculations include:

- Involvement of knowledgeable City staff
- Clear instructions and guidance to City staff
- Reasonableness tests and validation
- Internal and external reviews
- Cross-checking

## Reasons for cost increases/decreases over current fees

Within the fee tables in **Appendix C**, the differences are identified between the full costs calculated through the study and the fee levels currently in effect. The reasons for differences between the two can arise from a number of possible factors including:

- Previous fee levels may have been set at levels less than full cost intentionally, based on policy decisions
- Staffing levels and the positions that complete fee and service activity may vary from when the previous costs were calculated
- Personnel and materials costs could have increased at levels that differed from any inflationary factors used to increase fees since the last study
- Costs that this study has identified as part of the full cost of services may not have been accounted for in a previous study



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- Departmental overhead and administration costs
  - Indirect overhead from the cost allocation plan
  - Changes in processes and procedures within a department, or the City as a whole
  - Changes in the demand for services in a City may have also changed the staffing or cost structure of departments over time

## City Staff Contributions

As part of the study process, Willdan received tremendous support and cooperation from City staff, which contributed and reviewed a variety of components to the study, including:

- Budget and other cost data
- Staffing structures
- Fee and service structures, organization, and descriptions
- Direct and indirect work hours (billable/non-billable)
- Time estimates to complete work tasks
- Review of draft results and other documentation

A user fee study requires significant involvement of the managers and line staff from the departments on top of their existing workloads and competing priorities. The contributions from City staff were critical to this study. We would like to express our appreciation to the City and its staff for their assistance, professionalism, positive attitudes, helpful suggestions, responsiveness, and overall cooperation.



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# Solana Beach User Fees

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## Cost Recovery

The cost recovery models, by department/division fee type, are presented in detail in **Appendix C**. Full cost recovery is determined by summing the estimated amount of time each position (in increments of minutes or hours) spends to render a service. Time estimates for each service rendered were obtained through interviews conducted with City staff for each department/division fee included in the study. The resulting cost recovery amount represents the total cost of providing each service. The City's current fee being charged for each service, if applicable, is provided in this section, as well, for reference.

It is important to note that the time data used to determine the amount of time each employee spends assisting in the provision of the services listed on the fee schedule is essential in identifying the total cost of providing each service and will differ from City to City depending on staffing, positions involved, experience of staff, the use of consultants, and the policies and procedures in place for each City. Specifically, in providing services, a number of employees are often involved in various aspects of the process, spending anywhere from a few minutes to several hours on the service.

The primary goal of this study was to identify the cost of City services, to provide information to help the City make informed decisions regarding the actual fee levels and charges. The responsibility of determining the final fee levels is a complicated task. City staff must consider many issues in formulating recommendations, and the City Council must consider those same issues and more in making the final decisions.

City staff assume the responsibility to develop specific recommendations to present to the City Council. Unfortunately, there are no hard and fast rules to guide the City, since many of the considerations are based on the unique characteristics of the City of Solana Beach, and administrative and political discretion. However, in setting the level of full cost recovery for each fee, one should consider whether the service solely benefits one end user or the general community.

## Subsidization

Recalling the definition of a user fee helps guide decisions regarding subsidization. The general standard is that individuals (or groups) who receive a wholly private benefit should pay 100% of the full cost of the services. In contrast, services that are simply public benefit should be funded entirely by the general fund's tax dollars. Unfortunately, for the decision makers, some services fall into the range between these two extremes.

Further complicating the decision, opponents of fees often assert that the activities subject to the fees provide economic, cultural, "quality of life," or other community benefits that exceed the costs to the City, but it is important to distinguish the difference between any purported possible benefits that may be conveyed through the result of activities of the service receiver and the direct benefit being conveyed through the City providing the service to the requestor.

It is recommended the City consider such factors during its deliberations regarding appropriate fee levels.



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Of course, subsidization can be an effective public policy tool since it can be used to reduce fees to encourage certain activities (such as to ensure public safety) or allow some people to be able to afford to receive services they otherwise could not at the full cost. In addition, subsidies can be an appropriate and justifiable action, such as to allow citizens to rightfully access services, without overburdensome costs.

Despite the intent, it is important for the City and public to understand that subsidies must be covered by another revenue source, typically the General Fund's other unrestricted funds.

## Impact on Demand (Elasticity)

Economic principles of elasticity suggest that increased costs for services (higher fees) will eventually curtail the demand for the services; whereas lower fees may spark an incentive to utilize the services and encourage certain actions. Either of these conditions may be a desirable effect to the City. However, the level of the fees that would cause demand changes is largely unknown. The cost of service study did not attempt to evaluate the economic or behavioral impacts of higher or lower fees; nevertheless, the City should consider the potential impacts of these issues when deciding on fee levels.

## Summary

City staff is recommending setting user fees at suggested fee amounts as detailed in [Appendix C](#). City and departmental goals, City Council priorities, policy initiatives, past performance, implementation issues, and other internal and external factors should influence staff recommendations and City Council decisions. In this case, the proper identification of additional services (new or existing services) and the update to a consistent and comprehensive fee schedule were the primary objectives of this study. City staff have reviewed the full costs and identified the recommended fee levels for consideration by the City Council.

The following sections provide background for each department, division, and fee group and the results of this study's analysis of their fees. For the full list of each fee's analysis, refer to [Appendix C](#) of this report.



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## Administrative Services

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The City Clerk's office is responsible for providing regulatory oversight as per the Government Code and state regulatory agencies as needed and required, including the Fair Political Practices Commission. The Clerk's department records and archives the City Council legislative history into a document imaging system to assist in the research and retrieval process. The department also coordinates with City departments all official records of the City including the records maintenance schedule and destruction of outdated records. The City Clerk acts as the City's election official and administers all City elections. Other responsibilities include codifying the Municipal Code, certifying official documents, and administering oaths. The City Clerk's department manages front desk operations including greeting, phones, receipting, mail, general information, and citywide / City Clerk administration.

The Finance Department maintains the financial records of the City, the Successor Agency and the former Solana Beach Redevelopment Agency. The Finance Department is responsible for managing its budget unit and the budgets for Support Services, Risk Management, Workers Compensation administration, Asset Replacement, Real Property Acquisition, and the OPEB Fund.

## Analysis

Willdan individually reviewed the services associated with Administrative Services. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The services included in Administrative Services are a mixture of administrative citations, permit violation penalties, a document certification fee, agenda mailing services, tape reproduction fees, document copy fees, a verification of residency fee, notary public service, credit card convenience fee, technology surcharge, and a non-sufficient fund fee which is set by the State. The analysis relied primarily upon a standard unit cost build-up approach, whereby we determined the reasonable cost of each fee occurrence using staff time to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City central services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that the Document Certification fee, Audio/Video Tape Reproduction fees, Annual Agenda Mailing Subscription fees, Document Print/Copy fees, and Verification of Residency fee are currently set below the full cost of providing the service. Staff have suggested some increases as detailed in [Appendix C](#). As a result, there would be:

- An increase for 9 fees;
- 1 fee would decrease;
- 1 fee for Convert VHS to DVD would change to actual costs, and;
- 14 fees would remain as currently set.



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## Permit Registration Services

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The Finance Department maintains the financial records of the City, the Successor Agency and the former Solana Beach Redevelopment Agency. The Finance Department is responsible for managing its budget unit and the budgets for Support Services, Risk Management, Workers Compensation administration, Asset Replacement, Real Property Acquisition, and the OPEB Fund.

The Code Compliance Division works with the residents and business owners to maintain the appearance and safety of the community and protect the quality of life through the diligent application of our City ordinances and land use regulations. Our officers are dedicated to work in partnership with all and to be responsive and solution-oriented. The City strives to promote and protect the welfare of the community to keep Solana Beach a safe, healthy and desirable place to live and work.

### Analysis

Willdan individually reviewed the services associated with Permit Registration Services. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The services listed under Permit Registration Services consist of mostly flat cost-based fees. The analysis of the cost-based services relied upon a standard unit cost build-up approach, whereby we determined the reasonable cost of each fee occurrence using staff time to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City central services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that most of Permit Registration Services fees are currently set below the full cost of providing the service and staff have suggested increases as detailed in [Appendix C](#). As a result, there would be:

- An increase for 31 fees;
- 2 new fees for MTC Certified Massage Registrations would be added;
- 2 fees would decrease, and;
- 2 fees would remain as currently set.





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## Community Development

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The Planning Division administers and implements the City's General Plan, zoning and subdivision regulations and special projects such as the Local Coastal Program/Land Use Plan. This division consists of planners and technical staff who manage the day-to-day development services for current planning projects, provides assistance to customers and also develops strategies for long range planning functions.

### Analysis

Willdan individually reviewed the services associated with Community Development Planning Division. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of Planning Division services relied primarily upon a standard unit cost build-up approach, whereby the reasonable cost of each fee occurrence was determined using staff time involved with providing the service to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City central services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that most fees are currently set below the full cost of providing the service. Staff have suggested increasing cost recovery of fees to full cost recovery as detailed in **Appendix C**. As a result, there would be:

- An increase for 39 fees;
- 5 new fees to provide for modification to the development review permit processing fees
- would be added, and;
- 9 fees would remain as currently set.



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## Building

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The Building Division administers and implements the City's Building, Health and Safety Codes in plan checking and issuance of building permits. Currently the City contracts with EsGil/Safebuilt to provide Building Division services.

### Analysis

Willdan individually reviewed the services and programs associated with the Building Division. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of the Building Division services relied primarily upon a standard unit cost build-up approach, whereby the reasonable cost of each fee occurrence was determined using staff time involved with providing the service to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City central services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that most flat rate fees are currently set below the full cost of providing the service. Staff have suggested increasing fees to full cost recovery as detailed in [Appendix C](#).

Included in the fees listed under Building are the Building Permit fees which are also provided by this division. For the Building Permit fees, valuation is used as a proxy for measuring the amount of effort needed to provide services on a case-by-case basis. This method is an industry standard widely used by other jurisdictions to evaluate the cost of providing service. It is generally understood that the larger and more complex a project is, the more time and effort that is required to provide code compliance services. Project valuation also follows that trend, and so by using a combination of either project valuation or historical revenue figures along with a multiplier or cost recovery analysis for historical and anticipated future trends, current cost recovery along with variability in charges due to project type and scale is determined. The result of the cost analysis completed for the Building Permit program found that the program is currently operating at 72% cost recovery based on average annual activity levels from fiscal year 2022 to 2024. It is recommended that the fees be increased to full cost recovery.

As a result, there would be:

- An increase for 23 fees;
- 8 fees would decrease, and;
- 14 fees would remain as currently set.



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## Engineering

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The Engineering Division includes engineering design, construction, environmental services, traffic engineering, land development reviews and sanitation. Engineering is responsible for all aspects of public and private improvements including streets, public facilities and parks, flood control and street lighting. It also provides engineering support to Council and Staff.

### Analysis

Willdan individually reviewed the services associated with the Engineering Division. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of Engineering services relied primarily upon a standard unit cost build-up approach for fees whereby the reasonable cost of each fee occurrence was determined using staff time involved with providing the service to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that some fees are currently not in line with the full cost of providing service. It is recommended that the City set Public Works fees adopt fees at full cost recovery for most services as detailed in [Appendix C](#). As a result, there would be:

- An increase for 6 fees;
- 16 new fee tiers for Grading Plan Check & Permit/Inspection and Public Improvement Plan Check & Permit/Inspection would be added, and;
- 13 fees would remain as currently set.



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## Public Safety

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The Management of the Fire Department is being provided through a Management Services Agreement that consists of a Fire Chief, Deputy Chief, four Battalion Chiefs (one Administrative Battalion Chief and three Shift Battalion Chiefs) and a Fire Marshal. Under direction of the Fire Chief, the Deputy Chief is responsible for overseeing day-to-day operations of the Fire Department and the Battalion Chiefs are responsible for emergency response and emergency management services as well as mid-level management/supervisory responsibilities over the Fire Captains, facilities management, and the training and professional development of all Fire Department personnel. The Fire Marshal is responsible for overseeing, assigning, and tracking fire prevention inspection program, hydrant maintenance program and fire code enforcement and interpretation. The Fire Department operates with a three-shift work schedule to provide 24 hours a day, 7 days a week service from one station. The station houses one fire engine company and one truck company. Each shift consists of two Fire Captains, two Fire Engineers and two Firefighter Paramedics working a 24-hour shift. Each shift is responsible for emergency response, training, fire prevention, station, and equipment maintenance.

The City of Solana Beach Marine Safety Department is responsible for water, beach and bluff safety for the public use of the city's 1.7 miles of coastline. The Marine Safety Department operates with five full-time employees, complimented with 55 seasonal employees. The department primarily prevents and responds to waterborne emergencies in the City of Solana Beach 24 hours a day, seven days a week, and 365 days a year. Preventing and responding to calls for assistance from beachgoers, swimmers, surfers, and boaters. The Marine Safety Department also conducts animal rescues, dive rescues and recovery, cliff rescues, and provides emergency medical assistance as needed.

## Analysis

Willdan individually reviewed the services associated with Public Safety. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of Public Safety services relied primarily upon a standard unit cost build-up approach for fees, excluding penalties, whereby the reasonable cost of each fee occurrence was determined using staff time involved with providing the service to recover the direct cost of staff and the pro-rata share of departmental costs, including indirect costs for City Central Services. Willdan then compared the calculated full cost against the current fee amount to determine, if charged, whether the current fee is recovering the costs associated with the requested service. The analysis found that most fees are currently set below the full cost of providing service. Staff is recommending that the City set Public Safety fees at the levels detailed in **Appendix C**. As a result, there would be:

- An increase for 40 fees;
- 7 fees would decrease;
- 18 new fees primarily relating to State Mandated Inspections, and Fire Alarm Plan Checks & Inspections would be added, and;
- 9 fees would remain as currently set.



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## Community Services

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The Community Services division is responsible for providing various service-oriented activities which include the City's Annual Street Banner program, production of the Weekly Update, management of the public art program, and coordination of City-sponsored community-wide events. In addition, the Community Services Department is directly responsible for providing programs and services to the community, including rental processing of La Colonia Field and Community Center and managing the Fletcher Cove Community Center for City programs, rentals and services; coordination of 30 City-sponsored special events; development of joint use agreements with local school districts and other organizations for facility use and program resources; contract management with the Boys & Girls Club for the City's After School Enrichment Program; non-City-sponsored special event application administration; and Summer Youth Camps.

### Analysis

Willdan individually reviewed the services associated with the Community Services division. The review also consisted of an evaluation of existing services in an effort to update the fee schedule.

The analysis of most Community Services programs encompassed facility rentals and other recreation services. The fee for use of government owned facilities and property can be set discretionally by the City per Proposition 26 to reduce the cost to the public for related facilities costs, and because there is market availability for facility use elsewhere. The cost of acquisition, maintenance, repair, and upgrade to the City and subsequently the community is partially offset by rental or use fee revenue. As such these fees should be set using the knowledge of activity use for the facilities, policy desires of the City, and market factors when desirable. It is generally accepted that many Recreation programs provide a measure of public benefit to the residents and City as a whole. In addition, cities generally want to ensure that their programs and services remain affordable to the community at large, and that the programs remain competitive with surrounding jurisdictions and private businesses. Therefore, full cost recovery is typically not the primary goal of fee setting. A time and cost analysis was performed on the fees in the schedule that could have direct staff involvement identified to determine the direct cost for each. An overall program cost analysis for Community Services was also performed and determined that the division is currently operating at around 29% cost recovery. Staff have suggested reasonable fee adjustments to the fee schedule, and they are detailed in [Appendix C](#). As a result, there would be:

- An increase for 17 fees;
- 2 fees for City Purchased Insurance would change to Premium Cost, and;
- 3 fees would remain as currently set.



## Appendix A – Total Allowable Cost to be Recovered

Below are the total allowable costs that may be recovered through user fees; however, only a portion of the total allowable cost is recovered as staff not only works on services related to user fees, but also works on an array of other City functions during the operational hours of the City. The direct overhead percentages below are derived by dividing other operational costs by salaries and benefits. The indirect allocation percentages are provided through the cost allocation plan. The amounts listed below will not reconcile to City budgets as costs that should not be included in overhead for personnel in the application of determining fully burdened hourly rates were excluded. Examples of these costs are capital, debt, monetary transfers, contract costs, and other costs that are charged directly to the service requestor.

### City of Solana Beach - User Fee

#### Overhead Rate Calculations

Department	Total Salaries & Benefits	Department Operations & Administration	Direct Overhead %	Indirect Allocation %
100: CITY CLERK	479,908	142,860	30%	0%
100: CITY MANAGER	504,174	91,800	18%	0%
100: LEGAL SERVICES	31,766	3,300	10%	0%
100: FINANCE	745,584	434,129	58%	0%
100: HUMAN RESOURCES	575,580	62,000	11%	0%
100: INFORMATION SERVICES	411,988	183,420	45%	0%
100: PLANNING	900,567	136,300	15%	42%
100: BUILDING SERVICES	134,358	14,450	11%	20%
100: CODE ENFORCEMENT	215,505	70,100	33%	37%
100: FIRE DEPARTMENT	5,022,541	658,350	13%	26%
100: ANIMAL CONTROL	-	-	0%	12%
100: MARINE SAFETY	1,103,210	127,000	12%	40%
100: ENGINEERING	491,219	50,200	10%	46%
100: ENVIRONMENTAL SERVICES	214,056	44,700	21%	39%
100: STREET MAINTENANCE	317,828	96,000	30%	41%
100: PARK MAINTENANCE	122,434	57,500	47%	32%
100: COMMUNITY SERVICES	161,549	23,500	15%	36%
100: GF-RECREATION	198,131	37,310	19%	32%
211: Street Lgt	309,593	55,200	18%	15%
255: Camp	547,318	134,100	25%	31%
509: Sanitation	1,049,455	362,900	35%	0%



# Appendix B –Fully Burdened Hourly Rates

Below are fully burdened hourly rates (FBHR) of staff positions that provide for the services detailed in **Appendix C**. The FBHRs were used to determine the full cost of each service. They include the salary and benefit costs for each position as well as all applicable overhead amounts for each position.

## City of Solana Beach - User Fee

### Fully Burdened Hourly Rate Calculation

Department	Title	Fully Burdened Hourly Rate
<b>Blended Rates</b>		
	Planner Blended Rate	\$193.35
	Planning Intake Blended Rate	\$139.00
	Code Officer Blended Rate	\$162.39
<b>Position Rates</b>		
100: ANIMAL CONTROL	Animal - Principal Management Analyst	\$161.80
100: BUILDING SERVICES	Bldg - Jr. Planner	\$102.22
100: BUILDING SERVICES	Bldg - Permit Technician	\$102.22
100: CITY CLERK	Clerk - City Clerk	\$280.71
100: CITY CLERK	Clerk - Deputy City Clk	\$154.51
100: CITY CLERK	Clerk - Management Analyst	\$144.04
100: CITY CLERK	Clerk-Management Assistant	\$100.86
100: CITY MANAGER	CM - City Manager	\$295.49
100: CITY MANAGER	CM - Executive Assistant	\$131.21
100: CITY MANAGER	CM - Principal Management Analyst	\$170.81
100: CITY MANAGER	CM-Admin. Asst. II/III	\$91.87
100: CITY MANAGER	CM-Assistant City Manager	\$275.80
100: CODE ENFORCEMENT	Code - Code Compliance Officer	\$152.48
100: CODE ENFORCEMENT	Code - Sr. Code Comp. Officer	\$172.30
100: CITY COUNCIL	Council - Executive Assistant	\$134.29
100: COMMUNITY SERVICES	CS - Assistant City Manager	\$364.04
100: COMMUNITY SERVICES	CS - Management Analyst	\$173.19
100: ENGINEERING	Eng - Assistant Civil Engineer	\$173.36
100: ENGINEERING	Eng - Associate Civil Engineer	\$207.51
100: ENGINEERING	Eng - Associate Management Analyst	\$148.62
100: ENGINEERING	Eng - City Engineer / Director Public Works	\$347.21
100: ENGINEERING	Eng - Principal Civil Engineer	\$254.31
100: ENGINEERING	Eng - Senior Civil Engineer	\$210.21
100: ENGINEERING	Eng - Senior Engineering Technician	\$148.62
100: ENVIRONMENTAL SERVICES	Environ - Assistant City Manager	\$390.75
100: ENVIRONMENTAL SERVICES	Environ - Assistant Civil Engineer	\$216.51
100: ENVIRONMENTAL SERVICES	Environ - Maint. Worker I	\$103.52



# City of Solana Beach - User Fee

## Fully Burdened Hourly Rate Calculation

Department	Title	Fully Burdened Hourly Rate
<b>Position Rates</b>		
100: ENVIRONMENTAL SERVICES	Environ - P/W Operations Manager	\$242.01
100: ENVIRONMENTAL SERVICES	Environ - Principal Civil Engineer	\$265.35
100: ENVIRONMENTAL SERVICES	Environ - Principal Management Analyst	\$242.01
100: ENVIRONMENTAL SERVICES	Environ - Public Works Supervisor	\$185.90
100: ENVIRONMENTAL SERVICES	Environ - Sr. Code Comp. Officer	\$159.25
100: FINANCE	Fin - Accountant	\$149.99
100: FINANCE	Fin - Admin. Asst. II/III	\$122.98
100: FINANCE	Fin - Fiscal Spec I	\$124.16
100: FINANCE	Fin - Risk Manager	\$228.64
100: FINANCE	Fin - Sr Accountant	\$207.22
100: FINANCE	Fin-Finance Director/Treasurer	\$342.27
100: FIRE DEPARTMENT	Fire - Admin. Asst. II/III	\$111.02
100: FIRE DEPARTMENT	Fire - Deputy Fire Chief	\$280.92
100: FIRE DEPARTMENT	Fire - Fire Captain	\$174.73
100: FIRE DEPARTMENT	Fire - Fire Engineer + Paramedic	\$158.21
100: FIRE DEPARTMENT	Fire - Fire Prevention Specialist	\$139.57
100: FIRE DEPARTMENT	Fire - Firefighter + Paramedic	\$146.15
100: HUMAN RESOURCES	HR - Assistant City Manager	\$258.45
100: HUMAN RESOURCES	HR - Executive Assistant	\$122.95
100: HUMAN RESOURCES	HR - Human Resources Director	\$239.62
100: HUMAN RESOURCES	HR - Principal Human Resources Analyst	\$160.07
100: HUMAN RESOURCES	HR - Risk Manager	\$160.07
100: HUMAN RESOURCES	HR-Principal Management Analyst	\$160.07
100: INFORMATION SERVICES	IS - Help Desk Management Assistant	\$112.32
100: INFORMATION SERVICES	IS - IT Director	\$312.62
100: INFORMATION SERVICES	IS - Network System Engineer	\$189.27
100: INFORMATION SERVICES	IS - Principal Management Analyst	\$208.84
100: LEGAL SERVICES	Legal - Deputy City Clk	\$131.44
100: MARINE SAFETY	Marine - Admin. Asst. II/III	\$121.61
100: MARINE SAFETY	Marine - M/S Lieutenant	\$156.82
100: MARINE SAFETY	Marine - M/S Sergeant	\$136.32
100: MARINE SAFETY	Marine - M/S Captain	\$272.73
100: PARK MAINTENANCE	Park Maint - Assistant Civil Engineer	\$251.62
100: PARK MAINTENANCE	Park Maint - Maint. Worker I	\$120.31
100: PARK MAINTENANCE	Park Maint - P/W Operations Manager	\$281.25
100: PARK MAINTENANCE	Park Maint - Public Works Supervisor	\$216.04
100: PLANNING	Planning - Comm Dev. Director	\$353.02
100: PLANNING	Planning - Jr. Planner	\$125.58
100: PLANNING	Planning - Principal Management Analyst	\$235.82





# City of Solana Beach - User Fee

## Fully Burdened Hourly Rate Calculation

Department	Title	Fully Burdened Hourly Rate
<b>Position Rates</b>		
100: PLANNING	Planning - Principal Planner	\$235.82
100: PLANNING	Planning-Assistant Planner	\$152.43
100: PLANNING	Planning-Associate Planner	\$171.43
100: PLANNING	Planning-Senior Planner	\$213.72
100: GF-RECREATION	Recreation - Assistant City Manager	\$364.81
100: GF-RECREATION	Recreation - Rec. Manager	\$225.94
100: STREET MAINTENANCE	Street Maint - Assistant Civil Engineer	\$237.99
100: STREET MAINTENANCE	Street Maint - Associate Management Analyst	\$170.45
100: STREET MAINTENANCE	Street Maint - City Engineer / Director Public Works	\$398.22
100: STREET MAINTENANCE	Street Maint - Maint. Worker I	\$113.79
100: STREET MAINTENANCE	Street Maint - Maint. Worker II	\$113.79
100: STREET MAINTENANCE	Street Maint - P/W Operations Manager	\$266.02
100: STREET MAINTENANCE	Street Maint - Public Works Supervisor	\$204.34
211: Street Lgt	211: Street Lgt - Assistant Civil Engineer	\$174.59
211: Street Lgt	211: Street Lgt - Associate Management Analyst	\$125.04
211: Street Lgt	211: Street Lgt - City Engineer / Director Public Works	\$292.14
211: Street Lgt	211: Street Lgt - City Manager	\$337.59
211: Street Lgt	211: Street Lgt - P/W Operations Manager	\$195.15
211: Street Lgt	211: Street Lgt - Principal Civil Engineer	\$213.97
211: Street Lgt	211: Street Lgt - Public Works Supervisor	\$149.90
255: Camp	255: Camp - M/S Lieutenant	\$163.71
255: Camp	255: Camp - M/S Sergeant	\$142.31
255: Camp	255: Camp - M/S Captain	\$284.72
509: Sanitation	509: Sanitation - Accountant	\$127.58
509: Sanitation	509: Sanitation - Assistant City Manager	\$313.99
509: Sanitation	509: Sanitation - Assistant Civil Engineer	\$173.98
509: Sanitation	509: Sanitation - Associate Management Analyst	\$124.61
509: Sanitation	509: Sanitation - City Clerk	\$291.12
509: Sanitation	509: Sanitation - City Engineer / Director Public Works	\$291.12
509: Sanitation	509: Sanitation - City Manager	\$336.41
509: Sanitation	509: Sanitation - Comm Dev. Director	\$291.12
509: Sanitation	509: Sanitation - Finance Director/Treasurer	\$291.12
509: Sanitation	509: Sanitation - Fiscal Spec I	\$105.60
509: Sanitation	509: Sanitation - Maint. Worker I	\$83.18
509: Sanitation	509: Sanitation - P/W Operations Manager	\$194.47
509: Sanitation	509: Sanitation - Principal Civil Engineer	\$213.22
509: Sanitation	509: Sanitation - Public Works Supervisor	\$149.38
509: Sanitation	509: Sanitation - Risk Manager	\$194.47



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## Appendix C – Cost Recovery Analysis

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The following tables provide the results of the analysis, resulting full cost recovery amount, and recommended fees. For fees, services, and penalties in which the full cost, existing fee, and suggested fee is listed as “NA”, the amount or percentage was not calculable. This is most common when either the current or the suggested fee includes a variable component that is not comparable on a one-to-one basis, a full cost was not calculated (for penalties, fines, market-based fees, or items not included in the study), or when there is not a current fee amount to compare against.

ADMINISTRATIVE SERVICES

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
1	S-640	Finance	Administrative Citation			Fines shall be assessed in the amounts specified by resolution of the city council, or, where no amount is specified: SBMC 1.18.030
2		Finance	First violation	A fine not exceeding \$100.00		(Ord. 283 § 2, 2002)
3		Finance	Second violation of the same ordinance, term, or condition within one year from the date of the first violation	A fine not exceeding \$200.00		(Ord. 283 § 2, 2002)
4		Finance	Each additional violation of the same ordinance, term or condition within one year from the date of the first violation	A fine not exceeding \$500.00		(Ord. 283 § 2, 2002)
5	S-645	Finance	STVR - Permit Violation Penalties			SBMC 4.47.070
6		Finance	First violation in 12-month period	\$500.00		
7		Finance	Second violation in 12-month period	\$1,000.00		
8		Finance	Third violation in 12-month period	Permit revocation and hearing pursuant to SBMC 4.04.110		
9	S-711	City Clerk	Notary Public Service	\$15.00	per signature	limited to \$15 by state law
10	S-712	City Clerk	Document Certification	\$43.00	per item	
11	S-715	City Clerk	Audio/Video Tape Reproduction			
12		City Clerk	Audio CD	\$25.00	per item	
13		City Clerk	DVD	\$25.00	per item	
14		City Clerk	Convert VHS to DVD	\$45.00	per item	
15		City Clerk	Convert Audio Cassette to CD/MP4	Actual Costs		
16	S-716	City Clerk	Annual Agenda Mailing Subscription	\$423.00	per subscriber per year	
17	S-717	City Clerk	Annual Agenda Packet Mailing Subscription	\$1,716.00	per subscriber per year	
18	S-718	City Clerk	Special Notice Subscription	\$58.00	per subscriber per year	
19	S-719	City Clerk	Document Print/Copy			
20		City Clerk	All copies	\$0.21	per page for every page after 10 pages	No charge for first 10 pages
21		City Clerk	Document Imaging	\$0.15	per page for every page after 10 pages	No charge for first 10 pages
22		City Clerk	Data Copy	\$8.00	per device	
23		City Clerk	Maps/Blueprints	Actual Costs		
24	S-720	City Clerk	Candidate Filing Fee	\$25.00	per initiative	Set by the State
25	S-721	City Clerk	Initiative Processing	\$200.00	per initiative	Set by the State
26	S-722	City Clerk	Verification of Residency	\$19.00	per request	
27	S-740	Finance	NSF Check	\$58.00	per incident	Set by the State
28	S-750	Finance	Credit Card Convenience Fee	set by City's Third-Party Credit Card Processor		
29	S-760	Finance	Technology Surcharge	1%		Charge % of all plan check and permit fees and entitlements (except impact fees)

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
NA	NA	A fine not exceeding \$100.00	\$0	0%
NA	NA	A fine not exceeding \$200.00	\$0	0%
NA	NA	A fine not exceeding \$500.00	\$0	0%
NA	NA	\$500.00	\$0	0%
NA	NA	\$1,000.00	\$0	0%
NA	NA	Permit revocation and hearing pursuant to SBMC 4.04.110	\$0	0%
NA	NA	\$15.00	\$0	0%
\$140.36	0%	\$140.00	\$97	226%
\$53.50	0%	\$53.50	\$29	114%
\$40.63	0%	\$40.63	\$16	63%
NA	NA	Actual Costs	NA	0%
NA	NA	Actual Costs	\$0	0%
\$576.80	0%	\$577.00	\$154	36%
\$2,865.07	0%	\$2,865.00	\$1,149	67%
\$100.86	0%	\$101.00	\$43	74%
\$0.21	0%	\$0.21	\$0	0%
\$0.15	0%	\$0.15	\$0	0%
\$53.50	0%	\$53.50	\$46	569%
NA	NA	Actual Costs	\$0	0%
NA	NA	\$25.00	\$0	0%
NA	NA	\$200.00	\$0	0%
\$140.36	0%	\$140.00	\$121	637%
NA	NA	\$25 first check, \$35 each subsequent check	-\$33	-57%
NA	NA	set by City's Third-Party Credit Card Processor	\$0	0%
7.7%	35%	5%	4%	400%

PERMIT REGISTRATION SERVICES

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
1	S-610	Finance	Short Term Vacation Rental Permit			
2		Finance	New	\$112.00	per permit	
3		Finance	Renewal	\$59.00	per permit	
4	S-620	Finance	New/Changed Business Certificate			
5		Finance	Home Base	\$112.00	per application	
6		Finance	Located Outside the City	\$112.00	per application	
7		Finance	Business Located Within the City	\$249.00	per application	S-460 for Business located within the City
8	S-626	Finance	Business Certificate Renewal			
9		Finance	Home Base	\$51.00	per application	
10		Finance	Located Outside the City	\$51.00	per application	
11		Finance	Business Located Within the City	\$51.00	per application	S-460 for Business located within the City
12	S-628	Finance	SB 1186	\$4.00	per application/renewal	SB 1186 Fee to be paid by all business certificate, regulatory, and STVR applicants
13	S-629	Finance	STVR Permit Duplicate	\$24.00	per duplicate	
14	S-630	Community Dev (Codes)	Amusement Permit			
15		Community Dev (Codes)	New	\$264.00	per permit, plus DOJ and other State fees	
16		Community Dev (Codes)	plus, per device	\$67.00	per device	
17		Community Dev (Codes)	Renewal	\$149.00	per permit, plus DOJ and other State fees	
18	S-631	Community Dev (Codes)	Dance Permit			
19		Community Dev (Codes)	New	\$264.00	per permit, plus DOJ and other State fees	
20		Community Dev (Codes)	Renewal	\$149.00	per permit, plus DOJ and other State fees	
21	S-632	Community Dev (Codes)	Entertainment Permit			
22		Community Dev (Codes)	New	\$264.00	per permit, plus DOJ and other State fees	
23		Community Dev (Codes)	Renewal	\$149.00	per permit, plus DOJ and other State fees	
24	S-633	Community Dev (Codes)	Firearms Permit			
25		Community Dev (Codes)	New	\$264.00	per permit, plus DOJ and other State fees	
26		Community Dev (Codes)	Renewal	\$149.00	per permit, plus DOJ and other State fees	
27	S-634	Community Dev (Codes)	Massage Establishment Permit			
28		Community Dev (Codes)	New	\$264.00	per permit, plus DOJ and other State fees	
29		Community Dev (Codes)	Renewal	\$149.00	per permit, plus DOJ and other State fees	
30	S-635	Community Dev (Codes)	Secondhand Dealer Permit			
31		Community Dev (Codes)	New	\$264.00	per permit, plus DOJ and other State fees	
32		Community Dev (Codes)	Renewal	\$149.00	per permit, plus DOJ and other State fees	
33	S-636	Community Dev (Codes)	Solicitors Permit			
34		Community Dev (Codes)	New	\$264.00	per permit, plus DOJ and other State fees	
35		Community Dev (Codes)	Plus: Each additional solicitor	\$114.00	each	

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
\$253.39	0%	\$253.00	\$141	126%
\$142.02	0%	\$142.00	\$83	141%
\$124.51	0%	\$124.00	\$12	11%
\$93.12	0%	\$93.00	-\$19	-17%
\$309.37	0%	\$309.00	\$60	24%
\$62.08	0%	\$62.00	\$11	22%
\$62.08	0%	\$62.00	\$11	22%
\$93.12	0%	\$93.00	\$42	82%
NA	NA	\$4.00	\$0	0%
\$43.08	0%	\$43.00	\$19	79%
\$459.39	0%	\$459.00	\$195	74%
\$17.23	1%	\$17.00	-\$50	-75%
\$459.39	0%	\$459.00	\$310	208%
\$459.39	0%	\$459.00	\$195	74%
\$287.09	0%	\$287.00	\$138	93%
\$459.39	0%	\$459.00	\$195	74%
\$287.09	0%	\$287.00	\$138	93%
\$459.39	0%	\$459.00	\$195	74%
\$287.09	0%	\$287.00	\$138	93%
\$459.39	0%	\$459.00	\$195	74%
\$287.09	0%	\$287.00	\$138	93%
\$459.39	0%	\$459.00	\$195	74%
\$287.09	0%	\$287.00	\$138	93%
\$459.39	0%	\$459.00	\$195	74%
\$170.19	0%	\$170.00	\$56	49%

PERMIT REGISTRATION SERVICES

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
36		Community Dev (Codes)	Renewal	\$149.00	per permit, plus DOJ and other State fees	
37	S-637	Community Dev (Codes)	Taxi Business Permit			
38		Community Dev (Codes)	New	\$383.00	per permit, plus \$ for each cab plus DOJ and other State fees	
39		Community Dev (Codes)	Plus: Each cab	\$24.00	each	
40		Community Dev (Codes)	Renewal	\$205.00	per permit, plus DOJ and other State fees	
41		Community Dev (Codes)	Plus: Each cab	\$24.00	each	
42	S-638	Community Dev (Codes)	Tobacco Sales Permit			
43		Community Dev (Codes)	New	\$264.00	per permit	
44		Community Dev (Codes)	Renewal	\$149.00	per permit plus DOJ and other State fees	
45		Community Dev (Codes)	Late Fee	Renewal fee + 10%		
46	S-639	Community Dev (Codes)	Newsstand/News Rack Permit	\$36.00	per permit	
47		Community Dev (Codes)	CA MTC Certified Massage Tech/Business Registration	New		
48		Community Dev (Codes)	CA MTC Certified Massage Tech/Business Registration Renewal	New		
49	S-660	Engineering	Golf Cart Permit	\$10.00	per permit	

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
\$330.16	0%	\$330.00	\$181	121%
\$545.54	0%	\$545.00	\$162	42%
\$287.09	90%	\$30.00	\$6	25%
\$330.16	0%	\$330.00	\$125	61%
\$330.16	91%	\$30.00	\$6	25%
\$459.39	0%	\$459.00	\$195	74%
\$287.09	0%	\$287.00	\$138	93%
NA	NA	Civil Fine every 15 calendar days, per SBMC Ch 1.18	\$0	0%
\$345.66	0%	\$345.00	\$309	858%
\$437.72	0%	\$437.00	NA	NA
\$308.50	0%	\$308.00	NA	NA
\$66.50	1%	\$66.00	\$56	560%

COMMUNITY DEVELOPMENT SERVICES

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
1		Community Dev	<b>Conditional Use Permit - Processing</b>			
2	S-001	Community Dev	All CUPs	\$9,559.00	per application	
3	S-001A	Community Dev	Bluff Retention Device CUPs & Wireless Communication Facility CUPs	Cost + 15%		Bluff retention device CUPs will include deposit based on estimated costs for third-party geotechnical review, consultant review, and legal services. Optional: expediting fee and CEQA document preparation fee, upon request.
4	S-002	Community Dev	Conditional Use Permit - Modification	\$3,361.00	Per application	
5	S-003	Community Dev	Conditional Use Permit - Time Extension	\$2,506.00	Per application	
6		Community Dev	<b>Community Development Directors Use Permit</b>			
7	S-004	Community Dev	New Application	\$3,116.00	Per application	
8	S-004A	Community Dev	Wireless	\$2,870.00	Per application	
9	S-004B	Community Dev	Wireless Communications Facility	requires additional deposit for third party reviews		
10	S-005	Community Dev	Community Development Dir. Use Permit - Revision	\$1,585.00	Per application	
11	S-006	Community Dev	Community Development Dir. Use Permit - Time Extension	\$1,341.00	Per application	
12	S-008	Community Dev	Minor Exception - Review Process	\$1,280.00	Per application	
13	S-011	Community Dev	Temporary Use Permit - Processing	\$1,639.00	Per application	
14	S-012	Community Dev	Temporary Use Permit - Time Extension	\$801.00	Per application	
15	S-013	Community Dev	Zoning Letter	\$171.00	Per letter	
16	S-014	Community Dev	Variance - Processing	\$7,235.00	Per application	
17	S-016	Community Dev	Pre-application review	\$3,052.00	Per application	50% of the fee to be credited against future fees if the project actually goes forward.
18	S-017	Community Dev	<b>Appeal to the City Council</b>			
19		Community Dev	Resident	\$1,805.00	Per appeal	
20		Community Dev	Others	\$4,514.00	Per appeal	
21	S-018	Community Dev	General Plan Amendment	\$10,000.00	Deposit	Or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs as determined by Service Code S-350. City staff will track time related to the project so that 100% of costs are recovered.
22	S-019	Community Dev	Rezoning Review/Specific Plan	\$10,000.00	Deposit	Or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs as determined by Service Code S-350. City staff will track time related to the project so that 100% of costs are recovered.
23	S-020	Community Dev	Zoning Text Amendment	\$10,000.00	Deposit	Or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs as determined by Service Code S-350. City staff will track time related to the project so that 100% of costs are recovered.
24	S-021	Community Dev	<b>Development Review Permit - Processing</b>			
25		Community Dev	Residential A - Single-Family Resident	\$5,630.00	Per application	
26		Community Dev	Residential B - Single-Family Non-Resident	\$11,275.00	Per application	
27		Community Dev	Residential C - 2-4 Units	New	Per application	
28		Community Dev	Residential D - >4 Units	New	Per application	
29		Community Dev	Non-Residential/Mixed Use A - Exterior Improvements/Remodel	\$18,893.00	Per application	
30		Community Dev	Non-Residential/Mixed Use B - Additions <500sf	New	Per application	
31		Community Dev	Non-Residential/Mixed Use C - Additions >500sf/New Commercial	New	Per application	
32	S-021A	Community Dev	Or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs as determined by Service Code S-350			

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
\$12,486.24	0%	\$12,486.00	\$2,927	31%
NA	NA	Cost + 15%	\$0	0%
\$4,341.88	0%	\$4,341.00	\$980	29%
\$3,215.47	0%	\$3,215.00	\$709	28%
\$3,293.60	0%	\$3,293.00	\$177	6%
\$3,042.44	0%	\$3,042.00	\$172	6%
NA	NA	requires additional deposit for third party reviews	\$0	0%
\$1,710.67	0%	\$1,710.00	\$125	8%
\$1,459.51	0%	\$1,459.00	\$118	9%
\$1,432.51	0%	\$1,432.00	\$152	12%
\$1,895.48	0%	\$1,895.00	\$256	16%
\$947.74	0%	\$947.00	\$146	18%
\$225.28	0%	\$225.00	\$54	32%
\$9,333.80	0%	\$9,333.00	\$2,098	29%
\$3,787.69	0%	\$3,787.00	\$735	24%
\$5,455.85	60%	\$2,182.00	\$377	21%
\$5,455.85	0%	\$5,455.00	\$941	21%
NA	NA	\$10,000.00	\$0	0%
NA	NA	\$10,000.00	\$0	0%
NA	NA	\$10,000.00	\$0	0%
\$14,618.92	50%	\$7,309.00	\$1,679	30%
\$14,618.92	0%	\$14,618.00	\$3,343	30%
\$21,522.15	0%	\$21,522.00	NA	NA
\$24,288.51	0%	\$24,288.00	NA	NA
\$19,020.98	0%	\$19,020.00	\$127	1%
\$24,232.67	0%	\$24,232.00	NA	NA
\$28,125.45	0%	\$28,125.00	NA	NA

COMMUNITY DEVELOPMENT SERVICES

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
33	S-022	Community Dev	Development Review Permit - Modification	\$3,498.00	Per application	
34	S-022A	Community Dev	Administrative Development Review Permit Modification	New		
35	S-023	Community Dev	Development Review Permit - Time Extension	\$2,285.00	Per application	
36	S-024	Community Dev	Major Subdivision - Tentative Map	\$15,454.00	Per application	
37	S-025	Community Dev	Major Subdivision - Final Map	\$5,359.00	Per application	
38	S-026	Community Dev	Major Subdivision - Amend. Of Condition	\$4,514.00	Per application	
39	S-027	Community Dev	Major Subdivision - Time Extension	\$4,173.00	Per application	
40	S-028	Community Dev	Minor Subdivision - Tentative Map	\$11,839.00	Per application	
41	S-029	Community Dev	Minor Subdivision - Parcel Map	\$4,343.00	Per application	
42	S-030	Community Dev	Minor Subdivision - Amend. Of Condition	\$3,556.00	Per application	
43	S-031	Community Dev	Minor Subdivision - Time Extension	\$3,439.00	Per application	
44	S-032	Community Dev	Environmental Documentation	Deposit for third-party review at Cost + 15% Admin Fee	Per application	(see Service Code S-350)
45	S-035	Community Dev	Environmental Impact Report	Deposit for third-party review at Cost + 15% Admin Fee	Per application	(see Service Code S-350)
46	S-036	Community Dev	Structure Develop. Permit - Processing	\$3,963.00	Per application	
47	S-037	Community Dev	Structure Develop. Permit Waiver/Time Extension	\$607.00	Per application	This fee will not be charged in conjunction with a Development Review Permit-Time Extension (S-023)
48	S-037A	Community Dev	Structure Develop. Permit Waiver/Time Extension (with S-023)	\$0.00	Per application	This fee will not be charged in conjunction with a Development Review Permit-Time Extension (S-023)
49	S-040	Community Dev	View Assessment - Claimant	\$600.00	Per application	Full refund of application fee will be made if parties settle 2 weeks before a scheduled VAC hearing and a refund of \$300 if parties settle within the 2 week period before a VAC hearing
50	S-040	Community Dev	View Assessment - Applicant	\$600.00	Per application	Full refund of application fee will be made if parties settle 2 weeks before a scheduled VAC hearing and a refund of \$300 if parties settle within the 2 week period before a VAC hearing
51	S-041	Community Dev	View Assessment Committee (VAC) - Appeal to City Council	\$1,937.00	Per application	
52	S-050	Community Dev	Standard Sign Permit - Processing	\$364.00	Per application	
53	S-051	Community Dev	Comprehensive Sign Plan - Review Process	\$1,038.00	Per application	plus 100% fine of original sign permit if the sign was built without a permit.
54	S-052	Community Dev	Comprehensive Sign Plan - Amendment	\$546.00	Per application	
55	S-053	Community Dev	Temporary Sign/Banner	\$122.00	Per application	
56	S-060	Community Dev	Landscape Plan Review/Inspection	Deposit for third-party review at Cost + 15% Admin Fee	Per application	(see Service Code S-350)
57	S-065	Community Dev	Street Address Change	\$270.00	for first five addresses plus \$59 for each additional five addresses	
58	S-067	Community Dev	Planning Public Noticing	\$590.00	per notice plus actual mailing and newspaper costs	If a project has more than one notice, this fee would be charged for each notice.
59	S-036D	Community Dev	Multi-permit discount of 15%	A multi-permit discount of 15% is available for each additional Planning Department permit service filed on the same project at the same time as the first permit service. For example, if a Conditional Use Permit (CUP) (\$9,099) is filed simultaneously with a Development Review Permit (DRP) (\$5,359), the required fee would be \$9,099 plus \$5,359 minus 15% of \$5,359, or \$4,555 for the DRP (the discount is applied to the lower cost fee).		
60	S-036A	Community Dev	Structure Develop. Permit - Processing (with S-021)	If in conjunction with a Development Review Permit (S-021), the S-036 fee will instead be 30% of the total S-036 fee		

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
\$4,511.97	0%	\$4,511.00	\$1,013	29%
\$3,153.17	0%	\$3,153.00	NA	NA
\$3,007.96	0%	\$3,007.00	\$722	32%
\$19,942.29	0%	\$19,942.00	\$4,488	29%
\$6,477.77	0%	\$6,477.00	\$1,118	21%
\$5,750.52	0%	\$5,750.00	\$1,236	27%
\$5,279.80	0%	\$5,279.00	\$1,106	27%
\$15,290.44	0%	\$15,290.00	\$3,451	29%
\$5,393.44	0%	\$5,393.00	\$1,050	24%
\$4,502.91	0%	\$4,502.00	\$946	27%
\$4,354.29	0%	\$4,354.00	\$915	27%
NA	NA	Deposit for third-party review at Cost + 15% Admin Fee	\$0	0%
NA	NA	Deposit for third-party review at Cost + 15% Admin Fee	\$0	0%
\$5,109.84	0%	\$5,109.00	\$1,146	29%
\$666.96	0%	\$666.00	\$59	10%
NA	NA	\$0.00	\$0	0%
\$5,544.79	To be determined by Council			
\$5,544.79	To be determined by Council			
\$2,410.75	0%	\$2,410.00	\$473	24%
\$376.74	0%	\$376.00	\$12	3%
\$1,106.49	0%	\$1,106.00	\$68	7%
\$604.17	0%	\$604.00	\$58	11%
\$125.58	0%	\$125.00	\$3	2%
NA	NA	Deposit for third-party review at Cost + 15% Admin Fee	\$0	0%
\$331.42	0%	\$331.00	\$61	23%
\$1,110.45	0%	\$1,110.00	\$520	88%

BUILDING SERVICES

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
1	S-210 TO S-265	Community Dev.	Building Plan - Plan Check & Permit/Inspection	See attached valuation tables Attachments A & B		
2	S-270	Community Dev.	<b>CalGreen Building Plan Check</b>			
3		Community Dev.	0-50,000 SF	3% of Building Permit Plan Check		
4		Community Dev.	Above 50,001	1% of Building Permit Plan Check		
5	S-272	Community Dev.	<b>CalGreen Building Permit/Inspection</b>			
6		Community Dev.	0-50,000 SF	3% of Building Inspection Fee		
7		Community Dev.	Above 50,001	1% of Building Inspection Fee		
8	S-275	Community Dev.	<b>Commercial Photovoltaic Plan Check</b>			Based on the Project Valuation
9		Community Dev.	\$0-\$100,000	\$383.00		
10		Community Dev.	\$100,000-\$500,000	\$477.00		
11		Community Dev.	\$500,000-\$1,000,000	\$514.00		
12		Community Dev.	Above \$1,000,000	\$618.00		
13	S-277	Community Dev.	<b>Commercial Photovoltaic Permit/Inspection</b>			Based on the Project Valuation
14		Community Dev.	\$0-\$100,000	\$383.00		
15		Community Dev.	\$100,000-\$500,000	\$477.00		
16		Community Dev.	\$500,000-\$1,000,000	\$514.00		
17		Community Dev.	Above \$1,000,000	\$618.00		
18	S-278	001-4715	Single Family Residential Solar Plan Check	\$38.00	Per plan check	(25% of Individual Electrical Permit Fee-Attachment B)
19	S-279	001-4320	Single Family Residential Solar Permit/Inspection	\$204.00	Per permit/inspection	(Individual Electrical Permit Fee-Attachment B)
20	S-280	Community Dev.	Building Permit Extension Review	\$254.00	Per application	
21	S-285	Community Dev.	Violation of Building Permit	equal to total of building permit fee that was required (in addition to building permit fee)	Per violation	
22	S-290	Community Dev.	SMIP Fee	per Section 2705 of the Public Resources Code		
23	S-291	Community Dev.	State Building Standards Fee	per HSC Section 18931.6		
24			<b>Attachment B - Building Permit Fees</b>			
25	S-210	Community Dev.	<b>TOTAL VALUATION *</b>	<b>BASE BUILDING PERMIT FEE *</b>		
26		Community Dev.	\$1.00 to \$500.00	\$30.00		
27		Community Dev.	\$500.01 to \$2,000.00	\$30.00	for the first \$500.00	
28		Community Dev.	For each additional \$100, or fraction thereof, to and including \$2,000.00	\$3.86		
29		Community Dev.	\$2,000.01 to \$25,000.00	\$87.69	for the first \$2,000.00	
30		Community Dev.	For each additional \$1,000, or fraction thereof, to and including \$25,000.00	\$17.76		
31		Community Dev.	\$25,000.01 to \$50,000.00	\$496.24	for the first \$25,000.00	
32		Community Dev.	For each additional \$1,000, or fraction thereof, to and including \$50,000.00	\$12.83		
33		Community Dev.	\$50,000.01 to \$100,000.00	\$817.07	for the first \$50,000.00	
34		Community Dev.	For each additional \$1,000, or fraction thereof, to and including \$100,000.00	\$8.89		
35		Community Dev.	\$100,000.01 to \$500,000.00	\$1,261.41	for the first \$100,000.00 plus	
36		Community Dev.	For each additional \$1,000, or fraction thereof, to and including \$500,000.00	\$7.11		
37		Community Dev.	\$500,000.01 to \$1,000,000.00	\$4,106.81	for the first \$500,000.00 plus	

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
NA	NA	See attached valuation tables Attachments A & B	\$0	0%
NA	NA	3% of Building Permit Plan Check	\$0	0%
NA	NA	1% of Building Permit Plan Check	\$0	0%
NA	NA	3% of Building Inspection Fee	\$0	0%
NA	NA	1% of Building Inspection Fee	\$0	0%
\$373.71	0%	\$373.00	-\$10	-3%
\$373.71	0%	\$373.00	-\$104	-22%
\$523.63	0%	\$523.00	\$9	2%
\$523.63	0%	\$523.00	-\$95	-15%
\$373.71	0%	\$373.00	-\$10	-3%
\$373.71	0%	\$373.00	-\$104	-22%
\$523.63	0%	\$523.00	\$9	2%
\$523.63	0%	\$523.00	-\$95	-15%
\$189.04	77%	\$43.00	\$5	13%
\$163.48	-5%	\$172.00	-\$32	-16%
\$102.22	0%	\$102.00	-\$152	-60%
NA	NA	equal to total of building permit fee that was required (in addition to building permit fee)	\$0	0%
NA	NA	per Section 2705 of the Public Resources Code	\$0	0%
NA	NA	per HSC Section 18931.6	\$0	0%
\$41.68	2%	\$41.00	\$11	37%
\$41.68	2%	\$41.00	\$11	37%
\$5.36	0%	\$5.36	\$2	39%
\$121.83	1%	\$121.00	\$33	38%
\$24.68	0%	\$24.68	\$7	39%
\$689.46	0%	\$689.00	\$193	39%
\$17.83	0%	\$17.83	\$5	39%
\$1,135.21	0%	\$1,135.00	\$318	39%
\$12.35	0%	\$12.35	\$3	39%
\$1,752.57	0%	\$1,752.00	\$491	39%
\$9.88	0%	\$9.88	\$3	39%
\$5,705.89	0%	\$5,705.00	\$1,598	39%



**BUILDING SERVICES**

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
38		Community Dev.	For each additional \$1,000, or fraction thereof, to and including \$1,000,000.00	\$6.03		
39		Community Dev.	\$1,000,000.01+	\$7,120.31	for the first \$1,000,000.00	
40		Community Dev.	For each additional \$1,000, or fraction thereof	\$4.00		
41			<b>Associated Fees</b>			
42	S-212	Community Dev.	Permit Issuance Fee	\$50.00		
43	S-220	Community Dev.	Individual Plumbing Permit	\$153.00		
44	S-230	Community Dev.	Individual Electrical Permit	\$153.00		
45	S-240	Community Dev.	Individual Mechanical Permit	\$153.00		
46	S-233	Community Dev.	Water Heater Permit	\$77.00		
47			<b>In Combination with Building Permit</b>			
48	S-222	Community Dev.	Plumbing Permit	7% of Base Permit Fee		
49	S-232	Community Dev.	Electrical Permit	7% of Base Permit Fee		
50	S-242	Community Dev.	Mechanical Permit	7% of Base Permit Fee		
51	S-250	Community Dev.	Energy Surcharge Fee	15% of Base Permit Fee		
52	S-252	Community Dev.	Disabled Access Surcharge Fee	10% of Base Permit Fee		(Disabled Access fee applies to Commercial, Industrial, Assembly, Educational and Multi-Family type projects as required by State Building Code)
53	S-255	Community Dev.	Plan Check Fee	85% of Building Permit Fee		
54		Community Dev.	(Residential sub-division or tract development projects may have production units that are duplicates of the model units reduced to 30% of the permit fee)			

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
\$8.38	0%	\$8.38	\$2	39%
\$9,892.76	0%	\$9,892.00	\$2,772	39%
\$5.56	0%	\$5.56	\$2	39%
\$51.11	0%	\$51.00	\$1	2%
\$172.00	0%	\$172.00	\$19	12%
\$172.00	0%	\$172.00	\$19	12%
\$172.00	0%	\$172.00	\$19	12%
\$103.04	0%	\$103.00	\$26	34%
NA	NA	7% of Base Permit Fee	\$0	0%
NA	NA	7% of Base Permit Fee	\$0	0%
NA	NA	7% of Base Permit Fee	\$0	0%
NA	NA	15% of Base Permit Fee	\$0	0%
NA	NA	10% of Base Permit Fee	\$0	0%
NA	NA	85% of Building Permit Fee	\$0	0%

**NOTES:**

A Building Permit shall include only a single issuance fee if the permit has a combination of activities (i.e.: Building/Plumbing/Electrical/Mechanical.)

- S-260 Projects requiring plan revisions or having a new scope of work shall be charged a fee determined by using the current preferred hourly rate as established by EsGil Corporation.
- S-262 Expedited processing is only available for unusual circumstances as deemed appropriate by City Staff. Charges for expedited services shall be determined by using an hourly rate of two times the current preferred hourly rate as established by EsGil Corporation.
- S-265 Projects requiring special inspections or additional re-inspections shall be charged a fee determined by using the current preferred hourly rate as established by EsGil Corporation.
- \* Upon initial submittal to the City, permit fees based on valuations will be calculated using the most recent ICC Building Valuations Table. This will be the minimum fee charged for the permit. If upon a subsequent submittal, the valuation decreases, no refund based on the decreased valuation will be provided to the applicant. If the valuation increases, additional permit fees will be calculated based on the difference between the valuation used to calculate the minimum fee and the increased valuation.

ENGINEERING SERVICES

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes	
1	S-100/S-100A	Engineering	Lot Line Adj./Cert. of Compliance - Review	\$2,025.00	per application	Or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.	
2	S-110		<b>Grading Plan Check</b>			Construction Valuation* * Per Resolution 2001-85, the most current City of San Diego Cost Estimate Unit Price List is used for determining valuation	
3		Engineering	\$0-\$40,000	\$2,270.60			
4		Engineering	\$40,001-\$100,000	\$4,423.40			
5		Engineering	\$100,001-\$200,000	\$5,525.00			
6		Engineering	\$200,001+	\$5,525 + \$11.02 per \$100			
7	S-110A	Engineering	<i>Or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside</i>				
8	S-110B	Engineering	Bluff Projects	Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.			
9	S-111		<b>Grading Permit/Inspection</b>			Construction Valuation* * Per Resolution 2001-85, the most current City of San Diego Cost Estimate Unit Price List is used for determining valuation	
10		Engineering	\$0-\$40,000	\$1,433.00			
11		Engineering	\$40,001-\$100,000	\$2,315.40			
12		Engineering	\$100,001-\$200,000	\$3,417.00			
13		Engineering	\$200,001+	\$3,417 + \$10.76 per \$100			
14	S-111A	Engineering	<i>Or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside</i>				
15	S-111B	Engineering	Bluff Projects	Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.			
16	S-112	Engineering	<b>Grading Deposits</b>	Based on an Engineer's Estimate of the work performed under the permit. Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining security amount	Per permit/inspection		
17	S-115		<b>Public Improvement Plan Check</b>			Construction Valuation* * Per Resolution 2001-85, the most current City of San Diego Cost Estimate Unit Price List is used for determining valuation	
18		Engineering	\$0-\$40,000	\$2,270.60			
19		Engineering	\$40,001-\$100,000	\$4,423.40			
20		Engineering	\$100,001-\$200,000	\$5,525.00			
21		Engineering	\$200,001+	\$5,525 + \$11.02 per \$100			
22	S-115A	Engineering	<i>Or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside</i>				
23	S-115B	Engineering	Bluff Projects	Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.			
24	S-116		<b>Public Improvement Permit/ Inspection</b>			Construction Valuation* * Per Resolution 2001-85, the most current City of San Diego Cost Estimate Unit Price List is used for determining valuation	
25		Engineering	\$0-\$40,000	\$1,433.00			
26		Engineering	\$40,001-\$100,000	\$2,315.40			

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
\$2,211.55	0%	\$2,211.00	\$186	9%
\$1,462.95	0%	\$1,462.00	-\$809	-36%
\$2,538.58	0%	\$2,538.00	-\$1,885	-43%
\$3,909.88	0%	\$3,909.00	-\$1,616	-29%
\$6,232.06	0%	\$6,232.00	\$707	13%
NA	NA	Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.	\$0	0%
\$1,462.95	0%	\$1,462.00	\$29	2%
\$2,538.58	0%	\$2,538.00	\$223	10%
\$3,909.88	0%	\$3,909.00	\$492	14%
\$6,232.06	0%	\$6,232.00	\$2,815	82%
NA	NA	Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.	\$0	0%
NA	NA	Based on an Engineer's Estimate of the work performed under the permit. Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining security amount	\$0	0%
\$1,462.95	0%	\$1,462.00	-\$809	-36%
\$2,538.58	0%	\$2,538.00	-\$1,885	-43%
\$3,909.88	0%	\$3,909.00	-\$1,616	-29%
\$6,232.06	0%	\$6,232.00	\$707	13%
NA	NA	Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.	\$0	0%
\$1,462.95	0%	\$1,462.00	\$29	2%
\$2,538.58	0%	\$2,538.00	\$223	10%

ENGINEERING SERVICES

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
27		Engineering	\$100,001-\$200,000	\$3,417.00		
28		Engineering	\$200,001+	\$3,417 + \$10.76 per \$100		
29	S-116A	Engineering	Or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside			
30	S-116B	Engineering	Bluff Projects	Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		
31	S-117	Engineering	Public Improvement Deposits	Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining security amount	Per permit/inspection	Based on an Engineer's Estimate of the work performed under the permit.
32	S-120	Engineering	Geotechnical Plan Review/Inspection	Deposit for third-party review at Cost + 15% Admin Fee	Per application	
33	S-115	Engineering	Encroachment Permit - Street Cut	\$833.00	Per permit	
34	S-115	Engineering	Encroachment Permit - Standard	\$585.00	Per permit	
35	S-116	Engineering	Encroachment Permit Deposit	Twice the estimated cost of removing the encroachment, but in no case less than \$50.00	Per permit	SBMC 11.20.230
36	S-120	Engineering	Miscellaneous Engineering Permit/Inspection	\$244.00	Per permit/inspection	
37	S-125 / S-125A	Engineering	Easement Abandon/Street Vacation	\$1,893.00	Per application	Or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.
38	S-127	Engineering	Easement/R.O.W Dedication	\$524.00	Per application	
39	S-130	Engineering	Subdivision Monuments	security deposit is based on estimate provided by surveyor to set the monuments.	Per application	
40	S-135	Engineering	<b>Sewer Connection Fees</b>			
41	S-135A	Engineering	Future Capacity = 50%	50%	Per total of \$4,500 per 1.0 EDU	*Dependent on Sewer Fee Study
42	S-135A	Engineering	Ocean Outfall = 27%	27%	Per total of \$4,500 per 1.0 EDU	*Dependent on Sewer Fee Study
43	S-135B	Engineering	Existing Facility = 23%	23%	Per total of \$4,500 per 1.0 EDU	*Dependent on Sewer Fee Study
44	S-140	Engineering	Marine Safety Permit	Deposit collected for: Ramp Fee - \$6 per round trip Trip Fee - \$3 per ton plus \$31 per day for days 1-30 and \$57 per day for 31 and subsequent days plus actual staffing costs (4 hour min)	Per Permit	*To be revised based on ramp CIP project in progress

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
\$3,909.88	0%	\$3,909.00	\$492	14%
\$6,232.06	0%	\$6,232.00	\$2,815	82%
NA	NA	Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.	\$0	0%
NA	NA	Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining security amount	\$0	0%
NA	NA	Deposit for third-party review at Cost + 15% Admin Fee	\$0	0%
\$1,088.90	0%	\$1,088.00	\$255	31%
\$766.92	0%	\$766.00	\$181	31%
NA	NA	Twice the estimated cost of removing the encroachment, but in no case less than \$50.00	\$0	0%
\$321.97	0%	\$321.00	\$77	32%
\$2,533.94	0%	\$2,533.00	\$640	34%
\$703.34	0%	\$703.00	\$179	34%
NA	NA	security deposit is based on estimate provided by surveyor to set the monuments.	\$0	0%
NA	NA	50%	\$0	0%
NA	NA	27%	\$0	0%
NA	NA	23%	\$0	0%
NA	NA	Deposit collected for: Ramp Fee - \$6 per round trip Trip Fee - \$3 per ton plus \$31 per day for days 1-30 and \$57 per day for 31 and subsequent days plus actual staffing costs (4 hour min)	\$0	0%

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
1			<b>Fire Building Plan Check &amp; Permit/Inspection</b>			
2	S-410	Fire	Plan Check (Commercial)	\$220.00		
3	S-411	Fire	Permit/Inspection (Commercial)	\$149.00		
4	S-412	Fire	Plan Check (Residential)	\$149.00		
5	S-413	Fire	Permit/Inspection (Residential)	\$112.00		
6	S-414	Fire	Reinspection (3rd Inspection)	\$112.00		
7			<b>Fire Sprinkler Plan Check &amp; Permit (Commercial)</b>			
8	S-420	Fire	Plan Check - Tenant Improvement (0-2500 sf)	\$73.00		
8	S-420	Fire	Plan Check - Tenant Improvement (2501-5000 sf)	\$73.00		
8	S-420	Fire	Plan Check - Tenant Improvement (5001-25000 sf)	\$73.00		
8	S-420	Fire	Plan Check - Tenant Improvement (25001-50000 sf)	\$73.00		
8	S-420	Fire	Plan Check - Tenant Improvement (>50001 sf, each addt'l 1000 sf)	\$73.00		
9	S-420	Fire	Plan Check - New	Actual Costs		
10	S-421	Fire	Permit/Inspection - Tenant Improvement (0-2500 sf)	\$149.00		
10	S-421	Fire	Inspection - Tenant Improvement (2501-5000 sf)	\$149.00		
10	S-421	Fire	Inspection - Tenant Improvement (5001-25000 sf)	\$149.00		
10	S-421	Fire	Inspection - Tenant Improvement (25001-50000 sf)	\$149.00		
10	S-421	Fire	Inspection - Tenant Improvement (>50001 sf, each addt'l 1000 sf)	\$149.00		
11	S-421	Fire	Permit/Inspection - New (0-2500 sf)	\$579.00		
10	S-421	Fire	Permit/Inspection - New (2501-5000 sf)	\$579.00		
10	S-421	Fire	Permit/Inspection - New (5001-25000 sf)	\$579.00		
10	S-421	Fire	Permit/Inspection - New (25001-50000 sf)	\$579.00		
10	S-421	Fire	Permit/Inspection - New (>50001 sf, each addt'l 1000 SF)	\$579.00		
12			<b>Fire Sprinkler Plan Check &amp; Inspection (Residential)</b>			
13	S-422	Fire	Plan Check			
14		Fire	0-2,500 Sq. Ft.	\$112.00		
15		Fire	2,501-5,000 Sq. Ft.	\$142.00		
16		Fire	5,001-7,000 Sq. Ft.	\$149.00		
17		Fire	7,001+ Sq. Ft.	\$220.00		
18	S-423	Fire	Permit/Inspection			
19		Fire	0-2,500 Sq. Ft.	\$112.00		
20		Fire	2,501-5,000 Sq. Ft.	\$149.00		
21		Fire	5,001-7,000 Sq. Ft.	\$181.00		
22		Fire	7,001+ Sq. Ft.	\$220.00		
24			<b>Fire Alarm System - Plan Check &amp; Inspection</b>			
25	S - 424	Fire	Plan Check - Initial Submittal, New System	\$149.00		or actual costs with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.
			Plan Check - Tenant Improvement (0-5000 sf)	New		
			Plan Check - Tenant Improvement (5001-25000 sf)	New		
			Plan Check - Tenant Improvement (25001-50000 sf)	New		
			Plan Check - Tenant Improvement (>50000 sf, each addt'l 1000 sf)	New		
26	S - 425	Fire	Permit/Inspection	\$475.00		
			Pre-Wire and Final Inspection (0-5000 sf)	New		
			Pre-Wire and Final Inspection (5001-25000 sf)	New		
			Pre-Wire and Final Inspection (25001-50000 sf)	New		
			Pre-Wire and Final Inspection (>50000 sf each addt'l 1000 sf)	New		
27			<b>Fire Specialty Protection System Plan Check &amp; Permit/Inspection</b>			
28	S - 426	Fire	Plan Check	\$142.00		
29	S - 427	Fire	Permit/Inspection	\$78.00		
30			<b>Fire Solar System Plan Check &amp; Permit/Inspection</b>			
31	S - 430	Fire	Single Family Residential -	included as part of Building fees		
32	S - 431	Fire	Multi-Family, Commercial, or Industrial Plan Check	\$146.00		
33	S - 432	Fire	Permit/Inspection	\$146.00		

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
\$401.28	0%	\$401.00	\$181	82%
\$348.92	0%	\$349.00	\$200	134%
\$209.35	0%	\$209.00	\$60	40%
\$209.35	0%	\$209.00	\$97	87%
\$209.35	0%	\$209.00	\$97	87%
\$240.77	0%	\$241.00	\$168	230%
\$321.03	0%	\$321.00	\$248	340%
\$481.54	0%	\$482.00	\$409	560%
\$642.05	0%	\$642.00	\$569	779%
\$80.26	0%	\$80.00	\$7	10%
NA	NA	Actual Costs	\$0	0%
\$209.35	0%	\$209.00	\$60	40%
\$279.14	0%	\$279.00	\$130	87%
\$418.71	0%	\$419.00	\$270	181%
\$558.28	0%	\$558.00	\$409	274%
\$69.78	0%	\$70.00	-\$79	-53%
\$418.71	0%	\$419.00	-\$160	-28%
\$488.49	0%	\$488.00	-\$91	-16%
\$558.28	0%	\$558.00	-\$21	-4%
\$697.84	0%	\$698.00	\$119	21%
\$69.78	0%	\$70.00	-\$509	-88%
\$240.77	0%	\$241.00	\$129	115%
\$321.03	0%	\$321.00	\$179	126%
\$401.28	0%	\$401.00	\$252	169%
\$561.80	0%	\$562.00	\$342	155%
\$279.14	0%	\$279.00	\$167	149%
\$348.92	0%	\$349.00	\$200	134%
\$488.49	0%	\$488.00	\$307	170%
\$697.84	0%	\$698.00	\$478	217%
\$401.28	0%	\$401.00	\$252	169%
\$401.28	0%	\$401.00	NA	NA
\$561.80	0%	\$562.00	NA	NA
\$722.31	0%	\$722.00	NA	NA
\$80.26	0%	\$80.00	NA	NA
\$279.14	0%	\$279.00	-\$196	-41%
\$348.92	0%	\$349.00	NA	NA
\$488.49	0%	\$488.00	NA	NA
\$628.06	0%	\$628.00	NA	NA
\$69.78	0%	\$70.00	NA	NA
\$481.54	0%	\$482.00	\$340	239%
\$279.14	0%	\$279.00	\$201	258%
NA	NA	included as part of Building fees	\$0	0%
\$240.77	0%	\$241.00	\$95	65%
\$209.35	0%	\$209.00	\$63	43%

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
34	S-440	Fire	Fire Alt. Materials & Methods Rev	\$293.00	per application plus actual costs at the fully allocated hourly rates for all time after two hours	
			Fire Protection Plan - SFD	New		
			Fire Protection Plan - Multiple Unit Site	New		
35	S-442	Fire	Underground Tank Installation - Removal P.C. Inspection	\$442.00	per permit	
36	S-444	Fire	New Development Flow Test	This service is provided by the Water District.		
37	S-446	Fire	Miscellaneous Fire Inspection	\$149.00	per hour	
			AB-38 Compliance Inspection	New		
38	S-447	Fire	After Hour Inspection	Actual cost using fully allocated hourly rates (\$293 minimum)		
39	S-448	Fire	Standby Charge	Actual cost using fully allocated hourly rates (\$662 minimum)	per request	
40	S-460		<b>Business Fire Safety Inspection</b>		Per in-City business certificate application (S-620) & renewal (S-626)	
41		Fire	<u>B and M Occupancies</u>			
42		Fire	0-1,000 SF	\$112.00		
43		Fire	1,000-3,500 SF	\$220.00		
44		Fire	3,501-10,000 SF	\$293.00		
45		Fire	10,001 SF	\$877.00		
46		Fire	<u>All Other Occupancies</u>			
47		Fire	0-1,000 SF	\$220.00		
48		Fire	1,000-3,500 SF	\$442.00		
49		Fire	3,501-10,000 SF	\$585.00		
50		Fire	10,001 SF	\$1,171.00		
51			<b>State Mandated Inspections</b>			All annual inspection fees shall include time for the initial inspection and 1 reinspection. All subsequent reinspections may be charged an additional rate per inspection as determined by the AHJ.
52		Fire	State Mandated R-2 Inspections (Apartments) 3-10 units/building	New		
53		Fire	State Mandated R-2 Inspections (Apartments) 11-40 units/building	New		
54		Fire	State Mandated R-2 Inspections (Apartments) > 40 units/building	New		
55		Fire	State Mandated R-1 Inspections (Hotel/Motels)	New		
56			<b>State Mandated E Occupancies (private)</b>			
57		Fire	Pre-School	New		
58		Fire	Elementary/Middle School	New		
59		Fire	High School	New		
60	S-470		<b>False Alarm</b>			SBMC 4.36
61		Community Dev. (Codes)	First excessive false alarm	\$50.00		
62		Community Dev. (Codes)	Second excessive false alarm	\$100.00		
63		Community Dev. (Codes)	Third and each successive excessive false alarm	\$150.00		
64	S-480	Marine Safety	Marine Safety Junior Lifeguard Apparel & Accessories	Cost plus 25% for administrative fee rounded to the nearest \$1 dollar price increment		

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
\$401.28	0%	\$401.00	\$108	37%
\$963.08	0%	\$963.00	NA	NA
\$1,605.13	0%	\$1,605.00	NA	NA
\$558.28	0%	\$558.00	\$116	26%
NA	NA	This service is provided by the Water District.	\$0	0%
\$209.35	0%	\$209.00	\$60	40%
\$209.35	0%	\$209.00	NA	NA
NA	NA	Actual cost using fully allocated hourly rates (\$293 minimum)	\$0	0%
NA	NA	Actual cost using fully allocated hourly rates (\$662 minimum)	\$0	0%
\$139.57	0%	\$140.00	\$28	25%
\$279.14	0%	\$279.00	\$59	27%
\$418.71	0%	\$419.00	\$126	43%
\$907.20	0%	\$907.00	\$30	3%
\$279.14	0%	\$279.00	\$59	27%
\$488.49	0%	\$488.00	\$46	10%
\$628.06	0%	\$628.00	\$43	7%
\$1,116.55	0%	\$1,117.00	-\$54	-5%
\$481.54	0%	\$482.00	NA	NA
\$642.05	0%	\$642.00	NA	NA
\$963.08	0%	\$963.00	NA	NA
\$963.08	0%	\$963.00	NA	NA
\$561.80	0%	\$562.00	NA	NA
\$963.08	0%	\$963.00	NA	NA
\$963.08	0%	\$963.00	NA	NA
NA	NA	\$50.00	\$0	0%
NA	NA	\$100.00	\$0	0%
NA	NA	\$150.00	\$0	0%
NA	NA	Cost plus 25% for administrative fee rounded to the nearest \$1 dollar price increment	\$0	0%

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
65	S-490		<b>Marine Safety Junior Lifeguard</b>			2-week sessions (4 - AM & 4 - PM) Groms (age 7-8) and Junior Lifeguards (ages 9-16)
66		Marine Safety	Resident	\$359.00	per session	
67		Marine Safety	Non-Resident	\$410.00	per session	

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
NA	NA	\$376.00	\$17	5%
NA	NA	\$430.00	\$20	5%

COMMUNITY SERVICES

#	Service Code #	Dept.	Title	Current Fee/Charge	Unit	Notes
1	S-510	Community Serv.	Special Event Permit			
2		Community Serv.	Resident/Non-Profit	\$51.00	per permit	
3		Community Serv.	Non-Resident	\$270.00	per permit	
4		Community Serv.	For Street Closure	\$826.00	per permit	Block Parties are exempt from street closure rate
5	S-515	Community Serv.	Sound Permit	\$10.00	per application	
6	S-519	Finance	Liability Insurance	set by City's Insurance Broker	Per event or rental	
7	S-522	Community Serv.	Day Camp Program (weekly rates)			
8		Community Serv.	Day Camp: Age 5-11			
9		Community Serv.	Resident	\$172.00		
10		Community Serv.	Non-Resident	\$223.00		
11		Community Serv.	Day Camp After Care: Age 5-11			
12		Community Serv.	Resident	\$50.00		
13		Community Serv.	Non-Resident	\$76.00		
14		Community Serv.	Leader in Training: Age 13-17	\$43.00		
15	S-524	Community Serv.	Sports Field Admin			
16		Community Serv.	Resident	\$0.00		
17		Community Serv.	Non-Resident	\$23.00		
18	S-526	Community Serv.	Facility Rental (Community Center)			
19		Community Serv.	Resident	\$68.00	per hour	
20		Community Serv.	Non-Resident	\$73.00	per hour	
21		Community Serv.	Non-Profit	\$10.00	per hour	
22	S-530	Community Serv.	Fletcher Cove Community Center Facility Rental			Friday 5pm -10pm & Sat/Sun 11am-10pm
23		Community Serv.	Resident	\$50.00	per hour	Set by initiative
24		Community Serv.	Non-Resident	\$150.00	per hour	Set by initiative
25		Community Serv.	Non refundable cleaning fee	\$150.00		
26		Community Serv.	Refundable Security Deposit	\$500.00		
27		Community Serv.	Security Guard	set by City's Contract		
28		Community Serv.	City Purchased Insurance	\$103.53		
29		Community Serv.	City Purchased Insurance w/ Alcohol	\$166.53		
30	S-540	Community Serv.	Public Art Consignment Fee	\$112.00	per application. + 24% of sale price if sold	For requests from artists to display their art in the public right of way per the MAP guidelines.

Full Cost	Subsidy %	Suggested Fee	Fee Δ	Fee Δ %
\$973.29	95%	\$53.00	\$2	4%
\$973.29	71%	\$283.00	\$13	5%
\$973.29	11%	\$867.00	\$41	5%
\$56.49	81%	\$10.50	\$1	5%
NA	NA	set by City's Insurance Broker	\$0	0%
NA	NA	\$180.00	\$8	5%
NA	NA	\$234.00	\$11	5%
NA	NA	\$52.00	\$2	4%
NA	NA	\$79.00	\$3	4%
NA	NA	\$45.00	\$2	5%
NA	NA	\$0.00	\$0	0%
NA	NA	\$24.00	\$1	4%
NA	NA	\$71.00	\$3	4%
NA	NA	\$76.00	\$3	4%
NA	NA	\$50.00	\$0	0%
NA	NA	\$150.00	\$0	0%
\$150.00	0%	\$150.00	\$0	0%
NA	NA	\$525.00	\$25	5%
NA	NA	set by City's Contract	\$0	0%
NA	NA	Premium Cost	NA	NA
NA	NA	Premium Cost	NA	NA
NA	NA	\$117.00	\$5	4%





**Item B.1.**

**Attachment 3 - Budget and Finance  
Commission Memorandum**

**PLACEHOLDER**

*This item will be posted once it is available.*



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Alyssa Muto, City Manager  
**MEETING DATE:** January 15, 2025  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: DRP/SDP for Mixed-Use Building at 701 Valley Avenue (Case #: DRP22-010, SDP22-008; Applicant: Daniel Witcher and Jouet Peterson; APN: 298-131-14-00; Resolution No. 2024-120)**

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## **BACKGROUND:**

The Applicants, Daniel Witcher and Jouet Peterson, are requesting City Council (Council) approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-story, single-family residence to construct a three-story, mixed-use development consisting of one (1) dental office, three (3) residential units, and a parking garage. The 10,064 square foot lot is located at 701 Valley Avenue and is located within the Commercial (C) Zone.

The Applicants propose to construct an 11,343 square foot mixed-use building consisting of 2,768 square feet of dental office; two residential studio units and one three-bedroom residential unit, totaling 2,984 square feet; and a two-level parking garage totaling 10,781 square feet, 6,005 square feet of which is subterranean. The proposed development includes grading in the amount of 2,255 cubic yards (CY) aggregate. The tallest point of the structure is proposed at 35 feet, or 63.65 above mean sea level (MSL). The project requires a DRP for 1) new commercial development in a commercial zone, and 2) aggregate grading that exceeds 100 CY. An SDP is required for construction in excess of 16 feet in height as measured from the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2024-120 (Attachment 1).

## **DISCUSSION:**

The subject property is located on the west side of Valley Avenue, adjacent to La Colonia Park. The lot is rectangular in shape with approximately 47 feet of frontage

CITY COUNCIL ACTION:

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along Valley Avenue, southern and northern property lines of approximately 210 feet, and a western property line of approximately 48 feet. A drainage channel runs north to south through the westernmost portion of the lot. The lot is relatively flat aside from a dip of approximately one foot towards the center. Properties to the north, east and west are located within the C Zone and developed with office and commercial retail businesses. The property to the south is located within the Open Space Recreation (OSR) and developed with a public park (La Colonia Park). The property is currently developed with a single-story, single-family residence and a detached garage and shed, which will be demolished should the proposed project receive approval.

The Applicants propose to construct a new mixed-use development consisting of the following:

- 2,768 square feet of commercial dental office space
- Three (3) multi-family residential units totaling 2,984 square feet
- Two (2) parking levels, one street level (12 spaces) and one subterranean level (10 spaces), totaling 10,781 square feet
- Roof deck (785 square feet)
- Courtyard
- Water feature
- Landscape and hardscape

The commercial dental office space would be located on the eastern half of the second floor. The two studio units (739 square feet each) would be located on the western half of the second floor, and the three-bedroom residential unit (1,506 square feet) would be located on the western half of the third floor. The proposed floor area ratio (FAR) would be 1.17, or 11,343 square feet, not counting the subterranean parking level.

Parking for the proposed project would be provided in a two-level parking garage, one level of which would be subterranean. A curb cut located in the southwest corner of the property would provide vehicular access to the street-level parking garage level and the subterranean parking garage level below, via Valley Avenue. A total of 22 parking spaces are required for the project, including 4 for the residential use and 18 for the commercial use. The proposed parking garage provides a total of 22 parking spaces, including 1 accessible space as required by the Americans with Disabilities Act (ADA) Standards for Accessible Design.

In order to construct the proposed Project, the Applicants are requesting that the Council consider approval of a DRP and SDP. A DRP is required for the following reasons: 1) new commercial development or construction located within any commercial zone resulting in more than 500 square feet; and 2) grading in excess of 100 cubic yards. An SDP is required because the proposed structure will exceed 16 feet in height as measured from the existing grade.

Table 1 (next page) provides a comparison of the Solana Beach Municipal Code (SBMC) applicable zoning regulations with the Applicants' proposed design.

<b>Table 1</b>			
<b>LOT INFORMATION</b>			
<b>Property Address:</b> 701 Valley Avenue	<b>Zoning Designation:</b> C (20 du/ac) <b># of Units Allowed:</b> 4 Dwelling Units, 1 ADU, 1 JADU <b># of Units Requested:</b> 3 Dwelling Units		
<b>Lot Size:</b> 10,064 ft <sup>2</sup> (0.23 acres) gross area 9,173 ft <sup>2</sup> (0.21 acres) net area (area of parcel after lot split)	<b>Setbacks:</b>	<b>Required</b>	<b>Proposed</b>
<b>Max. Allowable Floor area:</b> 1.2 or 11,584 ft <sup>2</sup>	Front (E)	0 ft.	10' – 1"
<b>Proposed Floor area:</b> 1.17 or 11,343 ft <sup>2</sup>	Interior Side (N)	0 ft.	0' – 4 ¼"
<b>Below Max. Floor area by:</b> 241 ft <sup>2</sup>	Interior Side (S)	0 ft.	0' – 1 ¾"
<b>Max. Allowable Height:</b> 35 ft.	Rear (W)	0 ft.	14' – 8 ½"
<b>Max. Proposed Height:</b> 35.00 ft.			
<b>Highest Point/Ridge:</b> 63.65 MSL			
<b>PROPOSED PROJECT INFORMATION</b>			
<b>Floor area Breakdown:</b>	<b>Requested Permits:</b>		
Subterranean Parking Level 6,005 ft <sup>2</sup>	<b>DRP:</b> A DRP is required for 1) new commercial development in a commercial zone, and 2) aggregate grading that exceeds 100 CY.		
First Floor Street Parking Level 4,777 ft <sup>2</sup>	<b>SDP:</b> A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.		
Second Floor			
Residential (Two Studio Units) 1,477 ft <sup>2</sup>			
Commercial (Dental Office) 2,768 ft <sup>2</sup>			
Service Areas 525 ft <sup>2</sup>			
Third Floor			
Residential (One 3-Bedroom Unit) 1,506 ft <sup>2</sup>			
Service Areas 290 ft <sup>2</sup>			
Subtotal 17,348 ft <sup>2</sup>			
Basement Exemption - 6,005 ft <sup>2</sup>			
<b>Total Floor Area 11,343 ft<sup>2</sup></b>			
<b>Proposed Grading:</b> 2,255 CY of Aggregate Grading (2,175 CY Site Grading; 80 CY Excavation for Footings; 0 CY Removal & Recompaction)			
<b>Required Parking:</b> 22 parking spaces <b>Proposed Parking:</b> two-level parking garage, totaling 22 spaces, including one (1) ADA spaces <b>Proposed Fences and Walls:</b> Yes <b>Proposed Accessory Dwelling Unit:</b> No <b>Proposed Accessory Structure:</b> No	<b>Existing Development:</b> Single-Family Residence and detached garage and shed <b>To be demolished:</b> Yes <b>To Remain:</b> N/A <b>Other:</b> N/A		

As shown, the project meets the required setbacks listed in SBMC Table 17.24.030-B. The project also complies with the SBMC regulations for the maximum building height, Floor Area Ratio (FAR) and density.

Resolution 2024-120 (Attachment 2) provides the full text of the pertinent regulations for the DRP and SDP and Staff has prepared draft findings of approval of the DRP and SDP for the Project for Council's consideration based upon the information provided in this Staff Report. The Council may direct Staff to modify any of the Resolution to reflect the findings and conditions it deems appropriate as a part of the public hearing process.

The following is a discussion of the findings for a DRP and SDP as each applies to the proposed project, as well as a discussion of the development plans and recommended conditions as contained in the attached Resolution 2024-120.

Development Review Permit Compliance (SBMC Section 17.68.040):

A DRP is required for new commercial development in a commercial zone and that includes more than an aggregate total of 100 cubic yards of grading (SBMC Section 17.68.040). The project design includes grading in the amount of 2,255 cubic yards.

In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2024-120 (Attachment 1) provides full discussion of the findings.

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.

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

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

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

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

The subject property is located within the General Commercial (C) Zone. The property is not located within any of the City's Specific Plan areas; however, it is located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a building permit.

Surrounding properties to the north, east and west are also located within the C Zone. The property to the north is developed with a three-story commercial building, and at-grade parking lot. The properties to the east, across Valley Avenue, are developed with multi-family residences. The property to the west is undeveloped. The property immediately south of the subject site is zoned Open Space Recreation (OSR) and is developed with a park (La Colonia Park).

The proposed project is consistent with the General Plan, which designates the property as General Commercial (C) and allows for commercial development that would involve resident and visitor serving commercial uses and retail uses that have a minimal disturbance to nearby residential neighborhoods. Residential uses are allowed as a secondary use in conjunction with permitted commercial uses at a maximum density of 20 units per acre. The project could be found to be consistent with the following General Plan Policies:

Policy LU-1.6 Encourage the establishment of mixed-uses that provide for housing and jobs near transit routes, shopping areas, and recreational uses to promote public transit use, walking, and biking.

Policy LU-1.8 Within mixed-use areas, encourage an overall high quality streetscape design, where feasible and appropriate, that includes bike lanes; on-street parking; minimal curb cuts; enhanced crosswalks; appropriate sidewalk widths; parkways; street trees, planters, and wells; street lighting; street furniture; wayfinding; kiosks; enhanced paving; public art; and other features that contribute to the character of Solana Beach.

The project could be found to be consistent with the following General Plan goals and programs in the City's Housing Element:

Goal 1.0: The adequate provision of a range of safe and decent housing opportunities that will meet Solana Beach's share of the existing and future housing needs of the region.

Goal 2.0: Maintenance, preservation, and enhancement of community and neighborhood character and the quality of residential neighborhoods and commercial areas.

Program 1: Encourage mixed-use development.

The proposed mixed-use development is consistent with the permitted uses for the General Commercial (C) Zone found in SBMC Sections 17.24.020 and 17.24.030 which allows for a maximum of 20 dwelling units per net acre. The maximum number of units is determined by multiplying the net acreage of the lot by the maximum dwelling unit density permitted for the zone. The lot is 9,173 square feet or 0.21 acres. Therefore, 0.21 acres X 20 dwelling units per acre = 4.21 units. The proposed project is proposing three (3) residential units.

The C Zone indicates that residential units shall be permitted only on the upper floors, basement and rear 50% of the ground floor. As designed, the residential units will be located on the second and third floors.

No adverse effects upon neighboring properties have been identified or are anticipated to occur from the project implementation. As conditioned, the proposed project gives consideration to the protection of surrounding areas from potential adverse effects and provides protection of the property from adverse surrounding influences such as negative impacts of light, air, and noise.

### **Building and Structure Placement:**

The proposed development includes one three-story, mixed-use building, including a two-story parking garage, comprised of a grade-level parking floor and a subterranean level parking floor. A curb cut located in the southwest corner of the property would provide vehicular access from Valley Avenue to the street-level parking garage level and the subterranean parking garage level below.

The 2,768 square foot commercial dental office would be located on the east side of the second floor. The commercial suite is accessed from the parking garage by a private elevator. The suite can also be accessed from the stairwell and at-grade exit corridor via Valley Avenue. The building does not exceed two stories on the eastern half, instead there is a 785 square foot roof deck above the commercial dental office intended for residential use. The development standards for mixed use development in the C Zone do not require a minimum setback from Valley Avenue, however, the Applicants

propose a landscape buffer between the sidewalk and the first-floor building façade. The landscape buffer is between 10.08 and 12.67 feet in depth. To further reduce the massing along Valley Avenue, the second story is set setback 8.4 feet from the exterior face of the first story.

A total of three (3) residential units are proposed. Two (2) 739 square foot studio units would be located on the west side of the second floor, and the 1,506 square foot three-bedroom unit would be located on the west side of the third floor. Each unit includes private open space in the form of balconies. The residential units are accessed from the parking garage by a private elevator and the stairs which can be accessed from the parking garage or the at-grade exit corridor via Valley Avenue.

Between the eastern and western portions of the building is a central structure that houses the elevators, stairwell, utility areas, and restrooms. On the second floor, adjacent to the elevators, is a 794 square foot courtyard area with a fountain that serves the residential uses. There is a 350 square-foot courtyard and privacy wall outside the dental office to separate residential and commercial traffic and provide privacy for patients. The roof deck is located on the third floor to the east of the elevators and stairwell.

The proposed project includes 2,255 cubic yards of excavation in order to provide a flat building pad on at the same level as Valley Avenue and to create the subterranean parking garage level.

The C Zone requires a maximum height limit of 35 feet. The highest and tallest portion of the project was certified at 63.65 MSL, or 35 feet from the existing grade. As a result of the View Assessment process, the overall height and massing of the building have been reduced as discussed later in this report. As designed, differing roof lines are proposed across the entire building.

### **Landscape:**

The project is required to comply with the Water Efficient Landscaping Regulations of SBMC 17.56, which require native, non-invasive plant species for any new landscaping. The conceptual landscaping plan includes native plant species and well-adapted species that are responsive to the local climate and limited water resources. The landscape plan would include a water-efficient drip irrigation system and low to moderate water use plants.

Staff notes that since all required parking would be provided in a parking garage, the Applicants are not required to comply with the landscape requirements of the Off-Street Parking Design Manual (OSPDM).



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

Mixed-use projects in the commercial zone are required to comply with the parking standards in the SBMC. As shown in Table 2 below, the proposed project meets the parking requirements for automobile, bicycle and motorcycle parking.

<b>TABLE 2</b>			
<b>AUTOMOBILE PARKING REQUIREMENTS</b>			
	Development Standards*	Square Footage** / Units	Number of Spaces
Residential:			
• 3-bedroom unit	2 spaces per unit	1 unit	2
• Studio units	1 space per unit	2 units	2
Office:	1 space/200 ft <sup>2</sup> gfa for first 2,000 ft <sup>2</sup> 1 space/175 ft <sup>2</sup> gfa for remaining area	2,768 ft <sup>2</sup>	10 4
Service Areas:	1 space/200 ft <sup>2</sup>	815 ft <sup>2</sup>	4
Total Parking Spaces Required:			22
<b>Total Parking Spaces Provided:</b>			<b>22</b>
*Per the SBMC, whenever the computation of the number of off-street parking spaces required results in a fractional parking space, one additional parking space shall be required.			
**Square footage (ft <sup>2</sup> ) calculated in gross floor area (gfa)			

All required parking would be provided in a two-level parking garage that extends below the length of the proposed building. During business hours the parking garage will remain open. Outside of business hours, visitors can access the parking garage through the call box. After business hours, the garage would be secured with gate access from Valley Avenue. Residents would have key cards for access to the parking garage. The garage entrance would provide full movement driveways allowing inbound and outbound movement. A total of 22 automobile parking spaces, including one disabled accessible vehicle space would be provided in the garage. One “patient loading only” parking space is located adjacent to the dental office elevator on the street level and one residential guest parking space on the subterranean level. The remaining 19 spaces are unmarked.

The SBMC requires that general commercial and office uses with 10 or more parking spaces shall provide at least one bicycle parking space per 10 full automobile parking spaces, or 2 spaces for this project, and shall conform with the OSPDM. The SBMC indicates that bicycle locking facilities should be conveniently located near the entrances to buildings for which they serve and when possible, provide weatherproofing or under cover. Design standards for bicycle spaces are prescribed in the OSPDM. The

proposed project will provide two (2) bicycle parking spaces onsite on the grade-level parking floor south of the stairwell.

The Applicants have demonstrated that one (1) ADA parking space will be provided within the parking garage on the street level. Four (4) electric vehicle (EV) parking spaces will be provided in the parking garage. Both the ADA space and the EV spaces are consistent with the City's requirements.

### **Grading:**

Grading is proposed in the amount of 2,255 CY. The project site is relatively flat (30 feet above MSL) with a depression of about one foot in the center of the lot. The majority of the grading (2,175 CY) would be required to provide the subterranean parking level. The remaining 80 CY of grading is required for the excavation for new footings.

### **Lighting:**

Conditional approval of this project includes the requirement that all new exterior lighting fixtures be in conformance with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures will 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. Adequate lighting shall be provided in all parking areas used by the public for safe pedestrian and vehicular movement. A minimum lighting level of 0.2 foot-candles is required for all parking areas. All lights provided to illuminate any loading space or parking area shall be designed, adjusted and shielded to avoid casting light toward public roads and adjoining residential properties. It should be noted that the proposed parking and loading areas are within the enclosed parking structure.

### **Usable Open Space**

The project is a Mixed-Use Development on a lot within the C Zone and does not require common usable open space. However, as designed, the proposed project would include a 290 square foot pedestrian accessible landscaped area with a public bench adjacent to Valley Avenue.

### **Fences, Walls, and Retaining Walls**

The Project does not propose perimeter or interior walls or fences. Staff notes that if any walls or fences are proposed, they would be required to comply with SBMC 17.60.070.

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

The proposed structure exceeds 16 feet in height above the pre-existing grade; therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process.

The Applicants had story poles erected onsite, and the Story Pole Height Certification was issued by a licensed land surveyor on October 11, 2023, which showed the highest story pole certified at 34.50 feet above the proposed grade with a pole height of 64.25 MSL. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on December 15, 2023. The City received one (1) application for View Assessment (Attachment 3) from Chad and Amber Arendsen of 821 Juanita Street located northeast of the subject property.

The project was presented to the View Assessment Commission (VAC) on March 19, 2024. Minutes from the March meeting are included in Attachment 4. The table below includes the disclosures and findings from the March 19, 2023, meeting.

*Claimant: Chad and Amber Arendsen, 821 Juanita Street. (Table 3)*

Each of the four participating VAC members found the primary viewing area to be the outdoor dining area, two of the four VAC members also included the kitchen as part of the primary viewing area. Each of the four participating VAC members were unable to make finding 3.

<b>Table 3</b>								
Chad and Amber Arendsen 821 Juanita St		Coad	Cohen	Moldenhauer	Najjar	Stribling	Villasenor	Zajac
<b>Date Visited</b>	<b>Claimant</b>		3/19	3/16	3/17 & 3/19			
	<b>Applicant</b>		3/18	3/10		3/2		
<b>Primary Viewing Area</b>			Kitchen/Outdoor or Dining Area	Kitchen/Outdoor Dining Area	Indoor/Outdoor Dining Area	Outdoor Dining Area		
<b>#1. Communication Taken Place</b>			Y	Y	Y	Y		
<b>#2. No Public View Impairment</b>			Y	Y	Y	Y		
<b>#3. Designed to Minimize View Impairment</b>			N	N	N	N		
<b>#4. No Cumulative View Impairment</b>			Y	Y	N	Y		
<b>#5. Neighborhood Compatibility</b>			Y	N	N	Y		

Chairperson Cohen made a motion to recommend denial of the project to City Council, which was seconded by Commission Moldenhauer. The motion passed 4/0/3 Ayes:

Cohen, Moldenhauer, Najjar, Stribling. Noes: none. Absent: Coad, Zajac. Abstain: Villasenor.

### Proposed Alternative Design

After the March 19, 2024, VAC Hearing, the Applicants redesigned the project and erected new story poles on site consistent with the current project plans. The current Story Pole Height Certificate was issued by a licensed land surveyor on September 25, 2024, and shows the highest/tallest story pole to be certified at 63.65 feet above MSL, or 35 feet in height. The gable roof at the northeast corner of the building was lowered 3.17 feet. The central building structure, that houses the elevators, stairs and utilities, was lowered 0.28 feet. The residential portion of the building, located on the west side of the property, was lowered 0.42 feet.

The Council should consider the recommendation from VAC, the information provided by the Applicants and Claimant, and the View Assessment Ordinance (SBMC 17.63) including the definition of a “Viewing Area” and the five required findings, which are provided below:

*SBMC Section 17.63.020(I): “Viewing area” shall be that area of the structure (excluding bathrooms, hallways, garages or closets) or lot (excluding the building setback areas) where the view assessment committee, or the city council on appeal, determines the best and most important view exists. The finished floor elevation of any viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to that viewing area. The determination shall be made by balancing the nature of the view to be protected and the importance of the area of the structure or lot from where the view is taken.*

*SBMC Section 17.63.040(F): Findings. In making a decision on a matter for which view assessment has been requested, the view assessment committee shall be required to make the following findings:*

- 1. The applicant for the structure development permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer 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 the view impairment issues.*
- 2. The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city’s general plan, local coastal program, or city designated viewing areas.*

3. *The structure is designed and situated in such a manner as to minimize impairment of views.*
4. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.*
5. *The proposed structure is compatible with the immediate neighborhood character.*

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 35 feet above the proposed grade or 63.65 feet above MSL, which is the maximum proposed structure height reflected on the project plans, should the Council make the necessary finding to approve the project.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations, and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2024-120 for the Council's consideration based upon the information in the report. The applicable SBMC sections are provided in the italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. Additionally, as a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

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

The existing property frontage is improved with a concrete rolled curb and sidewalk. If approved, the Applicants will be required to remove and reconstruct the section of the existing improvements that will be used for driveway access purposes as well as removal and replacement of any portion of the existing concrete rolled curb, gutter and sidewalk that may be damaged during construction.

During the review process, it was determined that City access to the channel was required for maintenance. Creation of such access through the property would adversely affect the proposed design. As an alternative to redesigning the project, the Applicants agreed to dedicate the western portion of the property (approximately 411

square feet) so that the City may gain access to the drainage channel for maintenance. This dedication is preferred by the Applicants, rather than constructing an accessway from Valley Avenue.

#### Public Hearing Notice:

Notice of the City Council public hearing for the project was published in the San Diego 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, more than 10 days prior to the planned public hearing date of January 15, 2025. As of the date of preparation of this Staff Report, Staff has not received any official correspondence.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2024-120 for the Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Department are incorporated in the Resolution of Approval.

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

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

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include multi-family residential structures, totaling no more than four dwelling units. In urbanized areas, up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use (e.g., store, motel, office) if not involving the use of significant amounts of hazardous substances, where all necessary public utilities and facilities are available, and the surrounding area is not environmentally sensitive.

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

#### **WORK PLAN:** N/A

#### **OPTIONS:**

- Approve Staff recommendation adopting the attached Resolution 2024-120;

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

**CITY STAFF RECOMMENDATION:**

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 and SDP. 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, Solana Beach.

  
Alyssa Muto, City Manager

Attachments:

1. Resolution 2024-120
2. Project Plans
3. Story Pole Height Certification, October 11, 2023
4. Arendsen Application for View Assessment
5. Minutes from March 15, 2024, VAC Meeting
6. NOR from March 15, 2024, VAC Meeting
7. Story Pole Height Certification, September 25, 2024

## RESOLUTION 2024-120

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT FOR A MIXED USE DEVELOPMENT AT 701 VALLEY AVE, SOLANA BEACH

**APPLICANTS:** Daniel Witcher and Jouet Peterson  
**CASE NO.:** DRP 2022-010, SDP 2022-008

**WHEREAS**, Daniel Witcher and Jouet Peterson (hereinafter referred to as “Applicants”) have 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 View Assessment Commission recommended denial of the project on March 19, 2024, based on the applicant for View Assessment made by Chad and Amber Arendsen from 821 Juanita Street; and

**WHEREAS**, since the View Assessment Commission meeting the applicant submitted a minor plan revision that lowered roof elevations that are within the originally story poled project; and

**WHEREAS**, the project story poles have since been modified consistent with the revised plans; and

**WHEREAS**, at the public hearing on January 15, 2025, the City Council received and considered evidence concerning the proposed application as revised; and

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

**WHEREAS**, the City Council determined the primary viewing area from the Arendsen residence at 821 Juanita Street to be from the \_\_\_\_\_ looking \_\_\_\_\_; and

**WHEREAS**, the City Council of the City of Solana Beach found the project requested in the application 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 for a 11,343 square foot mixed-use building consisting of 2,768 square feet of dental office; two residential studio units and one three-bedroom residential unit, totaling 2,984 square feet; and a two-level parking garage totaling 10,781 square feet, 6,005 square feet of which is subterranean, 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 consistent with the General Plan, which designates the property as General Commercial (C) and allows for commercial development that would involve resident and visitor serving commercial uses and retail uses that have a minimal disturbance to nearby residential neighborhoods. Residential uses are allowed as a secondary use in conjunction with permitted commercial uses at a maximum density of 20 units per acre. The maximum number of units permitted for the 0.21 net acre site is 4 units. The project is proposing three (3) residential units. The project could be found to be consistent with the following General Plan policies in the Land Use (LU) Element for mixed-use land uses:

Policy LU-1.6 Encourage the establishment of mixed-uses that provide for housing and jobs near transit routes, shopping areas, and recreational uses to promote public transit use, walking, and biking.

Policy LU-1.8 Within mixed-use areas, encourage an overall high-quality streetscape design, where feasible and appropriate, that includes bike lanes; on-street parking; minimal curb cuts; enhanced crosswalks; appropriate sidewalk widths; parkways; street trees, planters, and wells; street lighting; street furniture; wayfinding; kiosks; enhanced paving; public art; and other features that contribute to the character of Solana Beach.

The project could be found to be consistent with the following General Plan goals and program in the City's Housing Element:

Goal 1.0: The adequate provision of a range of safe and decent housing opportunities that will meet Solana Beach's share of the existing and future housing needs of the region.

Goal 2.0: Maintenance, preservation, and enhancement of community and neighborhood character and the quality of residential neighborhoods and commercial areas.

Program 1: Encourage mixed-use development.

Zoning Ordinance Consistency: The proposed mixed-use development is consistent with the permitted uses for the General Commercial (C) Zone found in SBMC Sections 17.24.020 and 17.24.030 which allows for a maximum of 20 dwelling units per net acre. The maximum number of units is determined by multiplying the net acreage of the lot by the maximum dwelling unit density permitted for the zone. The lot is 9,173 square feet or 0.21 acres. Therefore, 0.21 acres X 20 dwelling units per acre = 4.21 units. The proposed project is proposing three (3) residential units. The C Zone indicates that residential units shall be permitted only on the upper floors, basement and rear 50% of the ground floor. As designed, the residential units will be located on the second and third floors.

Further, the proposed project complies with the SBMC, including setbacks, maximum building height, Floor Area Ratio (FAR), and parking requirements.

The property is not located within any of the City's Specific Plan areas; however, it is located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a building permit.

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 General Commercial (C) Zone. Surrounding properties to the north, east and west are also located within the C Zone. The property to the north is developed with a three-story commercial building, and at-grade parking lot. The properties to the east, across Valley Avenue, are developed with multi-family residences. The property to the west is undeveloped. The property immediately south of the subject site is zoned Open Space Recreation (OSR) and is developed with a park (La Colonia Park).

No adverse effects upon neighboring properties have been identified or are anticipated to occur from the project implementation. As conditioned, the proposed project gives consideration to the protection of surrounding areas from potential adverse effects and provides protection of the property from adverse surrounding influences such as negative impacts of light, air, and noise. Additionally, the Applicants have been conditioned to provide a Letter of Credit (LOC) to ensure successful construction and restoration to adversely affected neighboring properties, if required.

- 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 development includes one three-story, mixed-use building, including a two-story parking garage, comprised of a grade-level parking floor and a subterranean level parking floor. A curb cut located in the southwest corner of the property would provide vehicular access from Valley Avenue to the street-level parking garage level and the subterranean parking garage level below.

The 2,768 square foot commercial dental office would be located on the east side of the second floor. The commercial suite is accessed from the parking garage by a private elevator. The suite can also be accessed from the stairwell and at-grade exit corridor via Valley Avenue. The building does not exceed two stories on the eastern half, instead there is a 785 square foot roof deck above the commercial dental office intended for residential use. The development standards for mixed use development in the C Zone do not require a minimum setback from Valley Avenue, however, the Applicants propose a landscape buffer between the sidewalk and the first-floor building façade. The landscape buffer is between 10.08 and 12.67 feet in depth. To further reduce the massing along Valley

Avenue, the second story is set setback 8.4 feet from the exterior face of the first story.

A total of three (3) residential units are proposed. Two (2) 739 square foot studio units would be located on the west side of the second floor, and the 1,506 square foot three-bedroom unit would be located on the west side of the third floor. Each unit includes private open space in the form of balconies. The residential units are accessed from the parking garage by a private elevator, and the stairs which can be accessed from the parking garage or the at-grade exit corridor via Valley Avenue.

Between the eastern and western portions of the building is a central structure that houses the elevators, stairwell, utility areas and bathrooms. On the second floor, adjacent to the elevators, is a 794 square foot courtyard area with a fountain that serves the residential uses. There is a 350 square-foot courtyard and privacy wall outside the dental office to separate residential and commercial traffic and provide privacy for patients. The roof deck is located on the third floor to the east of the elevators and stairwell.

The proposed project includes 2,255 cubic yards of excavation in order to provide a flat building pad at the same level as Valley Avenue and to create the subterranean parking garage level.

The C Zone requires a maximum height limit of 35 feet. The highest and tallest portion of the project was certified at 63.65 MSL, or 35 feet from the existing grade. As a result of the View Assessment process, the overall height and massing of the building have been reduced as discussed later in this report. As designed, differing roof lines are proposed across the entire building.

- 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 project is required to comply with the Water Efficient Landscaping Regulations of SBMC 17.56, which require native, non-invasive plant species for any new landscaping. The conceptual landscaping plan includes native plant species and well-adapted species that are responsive to the local climate and limited water resources. The landscape plan would include

a water-efficient drip irrigation system and low to moderate water use plants.

Landscaped areas include the area between the proposed building and Valley Avenue. Plantings are also proposed on the exterior of the eastern façade of the second story, facing Valley Avenue. Additional plantings are proposed throughout the exterior of the proposed building within the courtyard areas, adjacent to residential units, and around the roof deck. Staff notes that since all required parking would be provided in a parking garage, the Applicants are not required to comply with the landscape requirements of the Off-Street Parking Design Manual (OSPDM).

- 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.*

Mixed-use projects in the commercial zone are required to comply with the parking standards in the SBMC. The project requires a total of 22 parking spaces for the proposed uses; 22 parking spaces have been provided. All required parking would be provided in a two-level parking garage that extends below the length of the proposed building. All parking would be secured with gate access from Valley Avenue but will remain open during business hours. Outside of business hours, visitors can access the parking garage through the call box. Residents would have key cards for access to the parking garage. The garage entrance would provide full movement driveways allowing inbound and outbound movement. A total of 22 automobile parking spaces, including one disabled accessible vehicle space would be provided in the garage. One “patient loading only” parking space is located adjacent to the dental office elevator on the street level and one residential guest parking space on the subterranean level. The remaining 19 spaces are unmarked.

- 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.*

Grading is proposed in the amount of 2,255 CY. The project site is relatively flat (30 feet above MSL) with a depression of about one foot in the center of the lot. The majority of the grading (2,175 CY) would be required to provide the subterranean parking level. The remaining 80 CY of grading is required for the excavation for new footings.

- 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).*

Conditional approval of this project includes the requirement that all new exterior lighting fixtures be in conformance with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060) and the Off-Street parking Design Manual. All light fixtures will 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. Adequate lighting shall be provided in all parking areas used by the public for safe pedestrian and vehicular movement. A minimum lighting level of 0.2 foot-candles is required for all parking areas. All lights provided to illuminate any loading space or parking area shall be designed, adjusted and shielded to avoid casting light toward public roads and adjoining residential properties. The proposed parking and loading areas are within the enclosed parking structure.

- 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 is a Mixed-Use Development on a lot within the C Zone and does not require common usable open space. However, as designed, the proposed project would include a 290 square foot pedestrian accessible landscaped area with a bench adjacent to Valley Avenue.

- III. *All required permits and approvals including variances, conditional use permits, comprehensive sign plans, and coastal development permits*

*have been obtained prior to or concurrently with the development review permit.*

All required permits, including the SDP, 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 Applicants are required to obtain approval from the California Coastal Commission prior to issuance of building permits.

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

- I. *The Applicant for the Structure Development Permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer 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 the view impairment issues.*

To be completed based on Council findings.

- II. *The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.*

To be completed based on Council findings.

- III. *The structure is designed and situated in such a manner as to minimize impairment of views.*

To be completed based on Council findings.

- IV. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.*

To be completed based on Council findings.

- V. *The proposed structure is compatible with the immediate neighborhood character.*

To be completed based on Council findings.

#### IV.CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicants 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 plans presented to the City Council on January 15, 2025, and located in the project file dated November 26, 2024.
- III. Prior to requesting a framing inspection, the Applicants shall submit a height certificate prepared by a licensed land surveyor prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed \_\_\_\_*To be completed based on Council Findings*\_\_\_\_ feet above the proposed grade on the west elevation and the highest point of the structure will not exceed \_\_\_\_*To be completed based on Council Findings*\_\_\_\_ feet above the Mean Sea Level (MSL) in conformance with the plans as approved by the City Council on January 15, 2025.
- IV. All onsite fences, walls, retaining walls, hedges, other dense landscaping, and/or any combination thereof, shall comply with applicable regulations of SBMC Section 17.60.070 (Fences, Walls, and Retaining Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. The Applicants will be required to provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to building permit issuance, which will be reviewed and inspected 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 proposed



landscaping to the extent feasible.

- VIII. Landscaping shall be maintained to ensure that it does not exceed the height of the adjacent rooflines when installed or at maturity.
- IX. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- X. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access within the public right-of-way and minimize impacts to the surrounding neighbors. Construction staging shall not occur within the public right-of-way or obstruct the public right-of-way without the authorization and permit from the Public Works Department.
- 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.
- XII. The on-site lighting in the subterranean parking garage is required to remain in good working condition 24 hours per day.
- XIII. The building plans for the parking garage shall provide the quantity of parking spaces shown on the plans dated January 15, 2025, and the spaces shall be in compliance with the City's Off-Street Parking Manual. The plans for the parking garage shall number each individual parking space and shall be reviewed by the City's third-party reviewer to determine that the plans comply with the City's Off-Street Parking Manual.

#### XIV. ROOF DECKS

Third Floor Level Roof Decks: No shade structure, device, equipment, or facility designed to provide shade or otherwise cover the deck area, including but not limited to support poles and sail shades, trellis, or retractable awning, shall be temporarily or permanently installed or maintained on any second-floor level or third-floor level roof deck. However, an awning may be installed and

attached to the exterior wall of the building directly above any access door to the deck area if the awning does not exceed the following dimensions: the length of the awning is equal to the width of the access door to the deck and the awning does not extend more than three feet from the exterior wall where the access door is located. Notwithstanding the foregoing, free-standing moveable market umbrella(s) may be temporarily placed on the deck to provide shade when the deck is occupied.

Temporary furniture utilized on the roof deck that exceed 42 inches in height, such as umbrellas, shall be removed from the roof deck when not in use.

Permanent furniture located on the roof deck shall not exceed 42 inches in height measured from the finished surface of the deck.

- XV. Construction shall only occur between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. and 7:00 p.m. on Saturday. Construction activities shall not occur on Sunday or holidays.
- XVI. All businesses shall comply with the sound level limits established by Solana Beach Municipal Code Section 7.34.040 during hours of operation.
- XVII. All business identification signage shall comply with the sign regulations established by Solana Beach Municipal Code Section 17.64 (Comprehensive Sign Ordinance) and with the approved comprehensive sign plan. Any proposed signage will require a separate sign and/or building permit approved by the City of Solana Beach prior to the installation of any sign. Tenants shall receive landlord approval for the proposed signage prior to the issuance of sign and/or building permits. Any proposed signage that is not in compliance with the approved comprehensive sign plan will require the Applicants or tenant to process a comprehensive sign plan modification under the discretion of the Community Development Director.
- XVIII. All of the conditions of this project are continuing conditions. Failure of the Applicants to comply with any or all of said conditions at any time may result in the revocation of the permits granted for the development and use of the property.
- XIX. Commercial truck deliveries to the project shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m. Limitations on truck deliveries shall be required as part of all commercial tenant agreements.
- XX. Any commercial truck deliveries shall not obstruct public right-of-way nor

utilize public parking lots associated with La Colonia Park.

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. 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 the Solana Beach Fire website.
- III. RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.010 Section 104.12.
- IV. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the 2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings

and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 1/2" inch stroke width for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5 Section 505.1.

- VI. AUTOMATIC FIRE SPRINKLER SYSTEM: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 and Section 903.2.02.
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2022 California Building Code Chapter 15 Section 1505.
- VIII. WET STANDPIPE SYSTEM: A Class I wet standpipe system is required. Standpipe system shall be designed and installed per the current NFPA 14 and per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 905.
- IX. FIRE ALARM SYSTEM: A California State Fire Marshal listed fire alarm system is required and shall be designed and installed per the current NFPA 72 and per the 2022 California Fire Code Chapter 9 Section 907.
- X. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the 2022 California Fire Code Chapter 12 Section 1204.

C. Engineering Department Conditions:

I. GENERAL:

- a. Obtain an Encroachment permit in accordance with Chapter

11.20 of the Solana Beach Municipal Code, prior to the start of any construction activities The Applicants are required to obtain an **Encroachment Permit** in accordance with SBMC Section 11.20 for the connection of the private storm drain lateral to the public storm drain main and for construction of a standard driveway access. The Applicants shall also remove and reconstruct any of the existing concrete rolled curb, gutter, and sidewalk that may be damaged during construction. The Applicants shall coordinate with the Public Works inspector to allow the inspector to inspect the entire length of the private storm drain line within the public right-of-way before backfilling. Encroachment into La Colonia Park property will not be permitted.

- b. The Applicants shall pay a **TIF (Traffic Impact Fee)** associated with the construction of the new mixed-use development prior to Building Permit Issuance that is required. The current fee rate for an office and employment center development is \$10,989.00 per KSF (1,000 SF). The current fee rate for a residential condo and multi family unit is \$11,713.00. The total TIF costs the Applicants are responsible for is **\$65,556.55 prior to Building Permit Issuance.**
- c. **Prior** to or **concurrently** with Building Permit issuance, the Applicants shall obtain a Miscellaneous Engineering Permit for the review and inspection of all proposed work related the grading and excavation of the project site, the proposed storm water treatment and detention basin vault, and the on-site private storm drain outlet system. A Preliminary Drainage Study was prepared by Mour Group Engineering + Design, dated March 29, 2023. All recommendations within this drainage study must be incorporated into the Misc. Engineering Permit plan.
- d. The construction of this project may require an off-site staging area. If a construction staging area off-site to this project location is selected, the applicant shall obtain a Temporary Use Permit (TUP) to the satisfaction of the City Engineer and the Community and Development Department Director, prior to start of any construction.
- e. Construction of the foundation for this project requires a shoring permit. Prior to or concurrent with the issuance of the Miscellaneous Engineering permit, the applicant shall obtain a shoring permit to the satisfaction of the City Engineer and the Community and Development Department Director. The Shoring permit shall be secured with a Letter of Credit (LOC) in an amount satisfactory to the City Engineer and the City Manager. The LOC

shall include the cost of construction of the shoring system as well as the cost of restoration of the site to its preexisting condition. The LOC shall be released when the site has been successfully constructed with permanent retention system and construction of the building structure is substantially completed.

- f. This project is surrounded by a private property to the north, Valley Ave to the east, the City owned concrete open channel to the west and La Colonia Park to the south. The foundation design for the proposed project shall be entirely constructed within the property boundaries of the subject project. No cross-property line encroachment either temporary or permanently is authorized under this DRP permit application. 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 to the north. No encroachment will be permitted for work adjacent to the City property to the south (La Colonia Park) or the City-owned channel to the west. The required letter of permission shall be submitted to the City Engineer prior to the issuance of the Engineering Miscellaneous permit and the shoring permit.. Any significant construction encroachment or permanent encroachment will have to be authorized by the City Council under a DRP amendment process prior to commencement of any construction work.
- g. Prior to the issuance of the Miscellaneous Engineering or the shoring permit, the applicant shall provide an arborist report addressing the stability of the existing trees along the southerly property line.
- h. The area between the westerly property line and the existing drainage channel shall be deeded to the City of Solana Beach. **Prior to the occupancy** of the subject development, the Applicants shall process a lot line adjustment and record a grant deed to adjust the property boundaries among the two properties.
- i. 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.
- j. **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.

II. SEWER.

- a. The Applicants 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 mixed-use building would increase the property's EDU assignment by 5.14 EDU. The cost the Applicants are responsible for is **\$23,130 prior to Building Permit Issuance** (5.14 EDU multiplied by \$4,500.00).
  - i. Pay in full the prorated portion of the current **annual sewer charge** for the remainder of the fiscal year.
  - ii. A **Sewer Permit** and **Encroachment Permit** are required for the private sewer lateral. The Applicants 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.

- III. Due to actual field conditions encountered during construction, additional engineering department conditions may be added as warranted.

IV. SURVIVAL OF CONDITIONS OF APPROVAL

The covenants and conditions set forth herein shall be continuing and shall remain in full force and effect for the life of the Project and shall survive and remain in full force and effect after the issuance of the building permits and construction of the Project.

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

VI.EXPIRATION: The Development Review Permit, Structure Development Permit, and Comprehensive Sign Plan for the project will expire on 24 months from the date of approval unless the Applicant has recorded a Final Map (if required), 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.

VII.INDEMNIFICATION AGREEMENT: The Applicants 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, 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 the 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 Applicants.

VIII.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 15<sup>th</sup> day of January 2025, by the following vote:

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

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

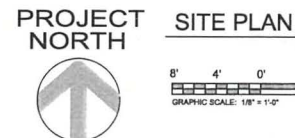
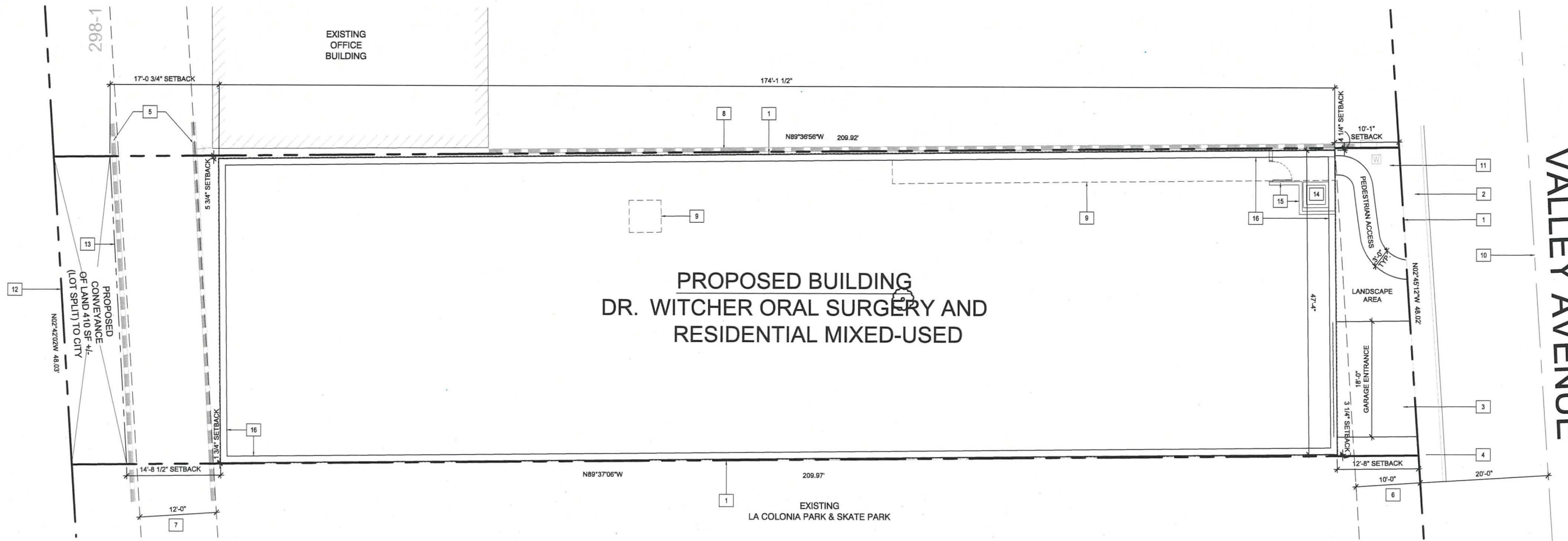
APPROVED AS TO FORM:

ATTEST:

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

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



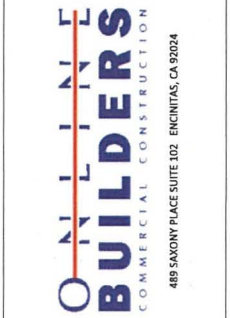


**PROPOSED BUILDING  
DR. WITCHER ORAL SURGERY AND  
RESIDENTIAL MIXED-USED**

**VALLEY AVENUE**

Revisions:

10/3/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS



**PROJECT SUMMARY:**

<b>PROJECT DATA</b>	
APPLICANT NAME (OWNER):	DR. DANIEL WITCHER, DDS 380 STEVENS AVENUE SUITE 215 SOLANA BEACH, CA 92075 (858) 381-0332 298-131-14-00 701 VALLEY AVE, SOLANA BEACH, CA C (GENERAL COMMERCIAL) SINGLE FAMILY DETACHED 3 STORY MIXED-USE COMMERCIAL & RESIDENTIAL 35' MAX TYPE II-B (BASEMENT & GROUND) TYPE V-B (2ND & 3RD) 10,064.20 SF (0.221 AC.) - PRE LOT SPLIT 9,653.52 SF (0.222 AC.) - POST LOT SPLIT 9,173.32 SF (0.211 ACRES)
TELEPHONE NUMBER:	
ASSESSOR PARCEL NUMBER:	
STREET ADDRESS:	
ZONE:	
EXISTING USE:	
PROPOSED USE:	
BUILDING HEIGHT:	
CONSTRUCTION TYPE:	
LOT AREA (GROSS):	
LOT AREA (NET):	
MAX. ALLOWED DENSITY:	
RESIDENTIAL UNITS:	
PROJECT DESCRIPTION:	MIXED USE: SINGLE STRUCTURE, 1 STORY BELOW GRADE (PARKING), 1 STORY AT GRADE (PARKING, ENTRY), 2 STORIES ABOVE GRADE (DENTAL OFFICE, MULTIFAMILY RESIDENTIAL, COURTYARDS)
PARKING REQUIREMENTS:	
TOTAL PARKING PROVIDED:	22 TOTAL PARKING SPACES PROVIDED ON SITE, INCLUDING 1 DISABLED PARKING SPACE
OFFICE PARKING REQUIRED:	14 PARKING SPACES - 1 PER 200 SF FOR THE FIRST 2,000 SF PLUS 1 PER EVERY 175 SF AFTER 2,700 SF OFFICE = 10 (FOR FIRST 2,000 SF) + 4 (FOR 700 ADDITIONAL SF) = 14 SPACES REQUIRED
RESIDENTIAL PARKING REQ'D:	2 X (1) 3 BEDROOM UNIT 1 X (2) STUDIO UNITS PLUS 1 GUEST SPACE 5 PARKING SPACES TOTAL
TOTAL PARKING REQUIRED (FOR MIXED-USE BUILDING):	22 SPACES (INCLUDING SERVICE AREAS)
EXITING REQUIREMENTS:	
SPRINKLERS PROVIDED:	YES
MAXIMUM OCCUPANT LOAD PER FLOOR:	49
REQUIRED STAIRWAY EGRESS WIDTH:	0.3 INCHES X 49 OCCUPANTS = 14.7 INCHES
CUMULATIVE EGRESS CORRIDOR WIDTH ON GROUND FLOOR:	151 OCCUPANTS TOTAL X 0.15 INCHES = 22.65 INCHES REQUIRED 36 INCHES PROVIDED 60 INCH WIDE EGRESS CORRIDOR
MAXIMUM DISTANCE TO FIRE STAIR:	100' FROM DENTAL OFFICE & ROOF DECK 125' FROM RESIDENTIAL UNITS
NUMBER OF EGRESS STAIRWAYS REQUIRED:	1 (PER 2019 C.B.C. TABLE 1006.2.1)

<b>EXISTING REQUIREMENTS (CONTINUED)</b>		
NUMBER OF EGRESS STAIRWAYS PROVIDED:	1	
<b>SETBACK REQUIREMENTS FOR ZONE "C"</b>		
FRONT YARD	0'	10'-1"
INTERIOR SIDE YARD (N)	0'	0'-4 1/4"
INTERIOR SIDE YARD (S)	0'	0'-1 3/4"
REAR YARD (W)	0'	14'-8 1/2"
<b>HEIGHT INFORMATION</b>		
EXISTING STRUCTURE HEIGHT:	10'-0" FT	
MAX. HEIGHT ALLOWED IN THE ZONE:	35'-0" FT	
PROPOSED HEIGHT:	35'-0" FT ABOVE EXISTING GRADE (63.65' MSL. HIGHEST)	
<b>GRADING QUANTITIES</b>		
SITE GRADING	2,175 C.Y.	
EXCAVATION FOR THE FOOTINGS OF NEW CONSTRUCTION	80 C.Y.	
REMOVAL AND RE-COMPACTION FOR CONSTRUCTION	0 C.Y.	
TOTAL GRADING - EXPORT	2,255 C.Y.	
<b>PROPOSED FLOOR AREA / SQUARE FOOT BREAKDOWN (SEE SHEET AS101 FOR FLOOR AREA RATIO INFORMATION)</b>		
1ST FLOOR: GRADE LEVEL		
PARKING	4,776.50 S.F.	
(EXCLUDES BASEMENT PORTION OF RAMP AND REQUIRED PARKING AREA)		
2ND FLOOR: RESIDENCES AND DENTAL OFFICE		
STUDIO UNITS	1,477.00 S.F.	
DENTAL OFFICE	2,768.00 S.F.	
SERVICE AREA	525.00 S.F.	
(INCLUDES STAIR, ELEVATORS AND UNISEX RESTROOM)		
3RD FLOOR: RESIDENCE		
DWELLING UNIT	1,506.00 S.F.	
SERVICE AREA	290.00 S.F.	
(INCLUDES STAIR, ELEVATORS AND UNISEX RESTROOM)		
<b>TOTAL 11,342.50 S.F.</b>		
<b>PROPERTY SQUARE FOOTAGE</b>		
NON-LANDSCAPE AREA	EXISTING (SF)	PROPOSED (SF)
NON-IRRIGATED LANDSCAPE	1,714	6,996
IRRIGATED LANDSCAPE	7,296	224
WATER FEATURES	0	1,717
DECORATIVE HARDSCAPE	0	73
UNIMPROVED (CHANNEL, LOT SPLIT)	1,054	1,054
TOTAL LOT AREA	10,064 SF	
IRRIGATED LANDSCAPE	1,717	
WATER FEATURES	73	
DECORATIVE HARDSCAPE	0	
AGGREGATE LANDSCAPE AREA	1,790	

- FIRE DEPARTMENT NOTES:**
- ACCESS ROAD MINIMUM DIMENSIONS:** FIRE APPARATUS ACCESS ROADS SHALL HAVE UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 20 FEET, 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 DESIGN 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
  - 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 503.6. ALL KNOX BOX PRODUCTS SHALL BE PURCHASED THROUGH SOLANA BEACH FIRE WEBSITE.
  - RESPONSE MAPS:** ANY NEW DEVELOPMENT, WHICH NECESSITATES UPDATING OF EMERGENCY RESPONSE MAPS BY VIRTUE OF NEW STRUCTURES, HYDRANTS, ROADWAYS OR SIMILAR FEATURES, SHALL BE REQUIRED TO PROVIDE MAP UPDATES IN ONE OF THE FOLLOWING FORMATS (AUTOCAD DWG, DXF ESRI SHAPE FILE, ESRI PERSONAL GEODATABASE, OR XML FORMAT) AND SHALL BE CHARGED A REASONABLE FEE FOR UPDATING ALL RESPONSE MAPS PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 15.32.010 SECTION 104.12
  - OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** ALL ROADWAYS SHALL BE A MINIMUM OF 20 FEET WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES PER THE 2019 CALIFORNIA FIRE CODE CHAPTER 5 SECTION 503.4 AND 503.2.1.
  - ADDRESS NUMBERS/STREET NUMBERS:** APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING 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 1/2" INCH STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH 1/2" STROKE FOR COMMERCIAL AND MULTIFAMILY 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 2019 CALIFORNIA FIRE CODE CHAPTER 5 SECTION 505.1
  - AUTOMATIC FIRE SPRINKLER SYSTEM:** STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED, PLANS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED AS DEFERRED SUBMITTAL AND APPROVED BY THE SOLANA BEACH FIRE DEPARTMENT PRIOR TO INSTALLATION PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 15.32.230 SECTION 903.2 AND SECTION 903.2.02.
  - CLASS "A" ROOF:** ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT AND PER THE 2019 CALIFORNIA BUILDING CODE CHAPTER 15 SECTION 1505.
  - WET STANDPIPE SYSTEM:** A CLASS I OR CLASS III COMBINED WET STANDPIPE SYSTEM IS REQUIRED. STANDPIPE SYSTEM SHALL BE DESIGNED AND INSTALLED PER THE CURRENT NFPA 14 AND PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 1505.
  - FIRE ALARM SYSTEM:** A CALIFORNIA STATE FIRE MARSHAL LISTED FIRE ALARM SYSTEM IS REQUIRED AND SHALL BE DESIGNED AND INSTALLED PER THE CURRENT NFPA 72 AND PER THE 2019 CALIFORNIA FIRE CODE CHAPTER 9 SECTION 907.
  - SOLAR PHOTOVOLTAIC INSTALLATIONS (SOLAR PANELS):** SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED PER SOLANA BEACH FIRE DEPARTMENT REQUIREMENTS AND PER THE 2019 CALIFORNIA FIRE CODE CHAPTER 12 SECTION 1204.

**SITE PLAN KEYNOTES:** [X]

- PROPERTY LINE.
- EXISTING SIDEWALK
- EXISTING DRIVEWAY, TO BE RECONSTRUCTED.
- EXISTING STREET LIGHT POLE.
- EXISTING STORM WATER CHANNEL BLOCK WALLS BELOW.
- EXISTING DRAINAGE EASEMENT (480 SQUARE FEET)
- EXISTING FLOOD CONTROL EASEMENT.
- EXISTING BLOCK WALL ON NEIGHBORING LOT, PROTECT IN PLACE.
- NEW STORM WATER TREATMENT DEVICE & STORAGE VAULT UNDER GROUND FLOOR, SEE SHEET C02
- STREET CENTERLINE.
- NEW SIDEWALK.
- WEST PROPERTY LINE TO BE RELOCATED
- NEW LOCATION FOR WEST PROPERTY LINE.
- NEW TRANSFORMER LOCATION (UNOBSTRUCTED ABOVE)
- OUTLINE OF GROUND FLOOR WALLS.
- OUTLINE OF NEW BELOW GRADE CONSTRUCTION.

**SHEET INDEX**

AS100	COVER SHEET / SITE PLAN	P1	LANDSCAPE EXHIBIT
AS101	FLOOR AREA RATIO	P2	IRRIGATION EXHIBIT
AS102	PARKING CALCULATIONS	SP01	STORY POLE PLAN
A000	RENDERINGS	SP02	STORY POLE ELEVATIONS
A001	RENDERINGS	SP03	STORY POLE ELEVATIONS
A100	BELOW GRADE LEVEL PLAN		
A101	GRADE LEVEL PLAN		
A102	RESIDENCES AND OFFICE PLAN		
A103	RESIDENCE AND ROOF PLAN		
A130	ROOF PLAN		
A300	EXTERIOR ELEVATIONS		
A300A	HEIGHT ANALYSIS		
A301	EXTERIOR ELEVATIONS		
A301A	HEIGHT ANALYSIS		
A302	SOLAR PANELS		
A400	BUILDING SECTIONS		
C01	DEMOLITION PLAN		
C02	GRADING PLAN		
1 OF 2	ALTA SURVEY		
2 OF 2	ALTA SURVEY		

**VICINITY MAP:**

PROJECT: MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075

OWNER: DR. WITCHER ORAL SURGEON AND MULTIFAMILY RESIDENTIAL  
701 VALLEY AVE  
SOLANA BEACH, CA 92075

PRELIMINARY REVIEW SUBMITTAL

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DATE: NOVEMBER 7, 2023

PROJECT NUMBER: OB2106

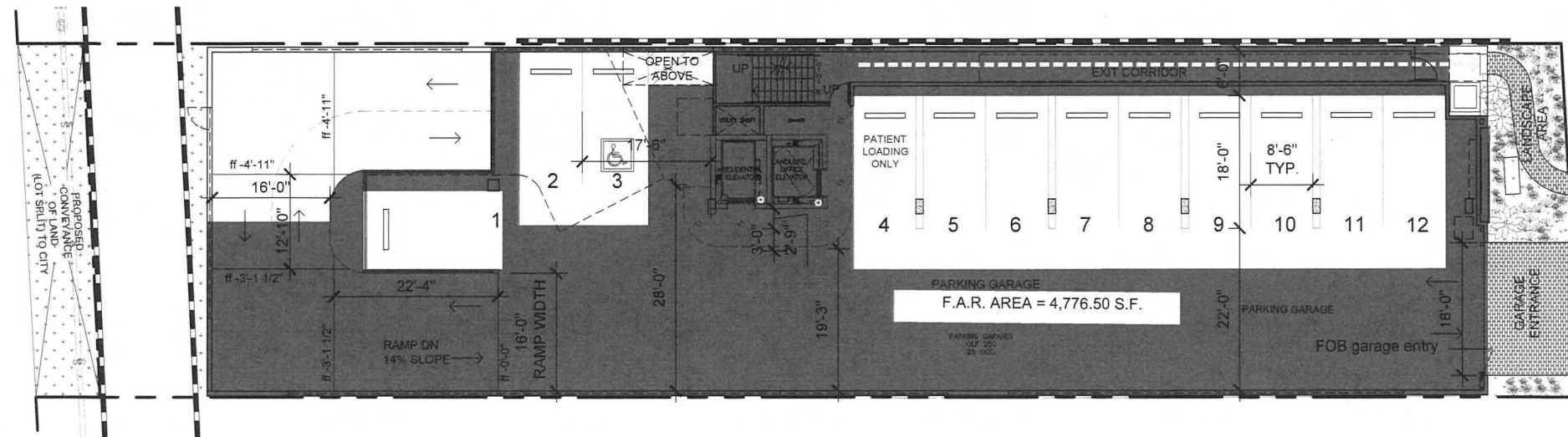
DRAWN: WR, CM

SCALE: AS SHOWN

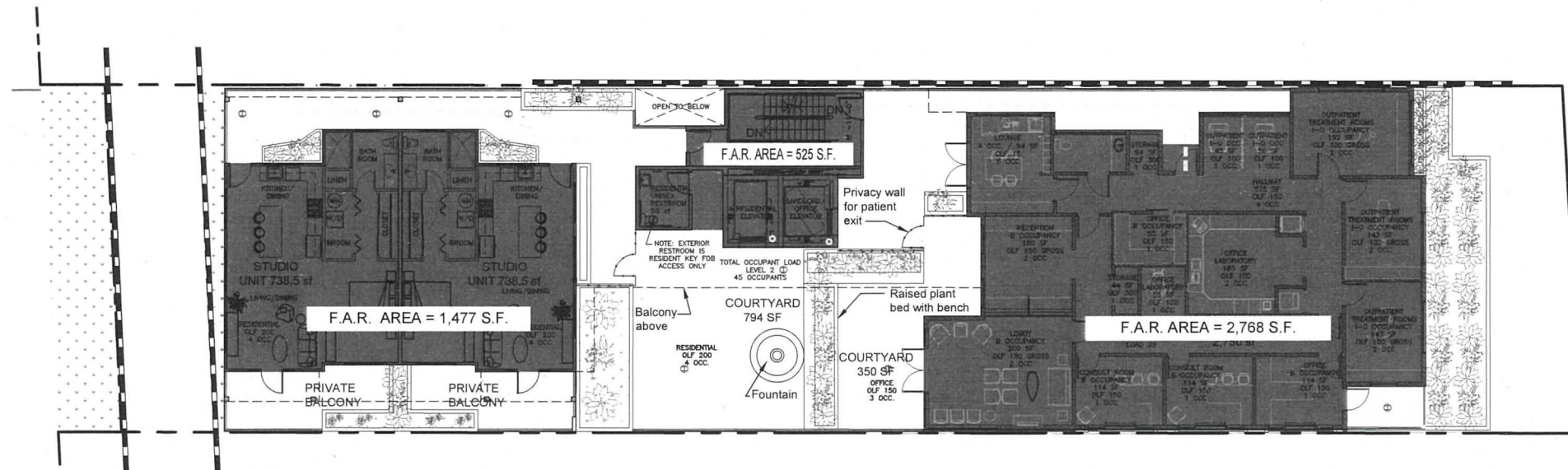
SHEET TITLE: COVER SHEET/ SITE PLAN

SHEET # AS100

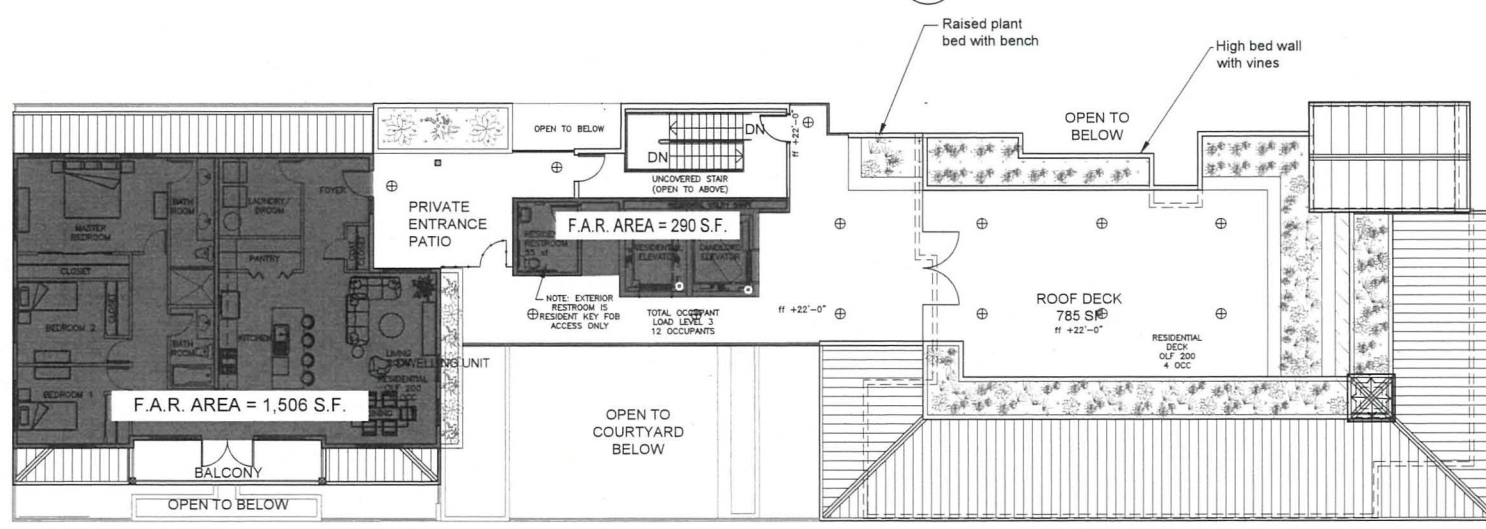




GRADE LEVEL PARKING PLAN SCALE: 1"=10'-0" 1



RESIDENCES AND DENTAL OFFICES SCALE: 1"=10'-0" 2



RESIDENCES 2ND LEVEL AND ROOF PLAN SCALE: 1"=10'-0" 3

**SCHEDULE OF AREAS:**

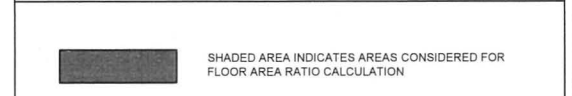
1ST FLOOR - GRADE LEVEL	
PARKING (EXCLUDES BASEMENT PORTION OF RAMP AND REQUIRED PARKING AREA)	4,776.50 S.F.
2ND FLOOR - RESIDENCES AND DENTAL OFFICE	
STUDIO UNITS	1,477.00 S.F.
DENTAL OFFICE	2,768.00 S.F.
SERVICE AREA (INCLUDES STAIR, ELEVATORS AND UNISEX RESTROOM)	525.00 S.F.
3RD FLOOR - RESIDENCE AND RESIDENTIAL DECK (NON-ACCESSIBLE TO OFFICE USE)	
DWELLING UNIT	1,506.00 S.F.
SERVICE AREA (INCLUDES STAIR, ELEVATORS AND UNISEX RESTROOM)	290.00 S.F.
<b>TOTAL</b>	<b>11,342.50 S.F.</b>

NOTE:  
ALL DIMENSIONS ARE MEASURED FROM EXTERIOR WALL SURFACES

**FLOOR AREA RATIO:**

LOT AREA (PRE LOT SPLIT)	10,064.20 S.F. (0.231 ACRES)
LOT AREA (POST LOT SPLIT)	9,653.52 S.F. (0.222 ACRES)
PROPOSED BUILDING AREA	11,342.50 S.F.
PROPOSED F.A.R. - POST LOT SPLIT	1.17 (11,342.50 S.F. / 9,653.52 S.F.)
MAXIMUM F.A.R.	1.20
MAXIMUM F.A.R. AREA S.F.	11,584.22 S.F. (1.2 X 9,653.52 S.F.)

**LEGEND:**



Revisions:

10/3/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS



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ENGINEERING + DESIGN  
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PH. +01 619-727-4800

**BUILDERS**  
COMMERCIAL CONSTRUCTION  
489 SAKONY PLACE SUITE 102 ENCINITAS, CA 92024

PROJECT:  
MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

OWNER:  
DR WITCHER  
ORAL SURGEON  
AND MULTIFAMILY  
RESIDENTIAL  
701 VALLEY AVE  
SOLANA BEACH, CA 92075

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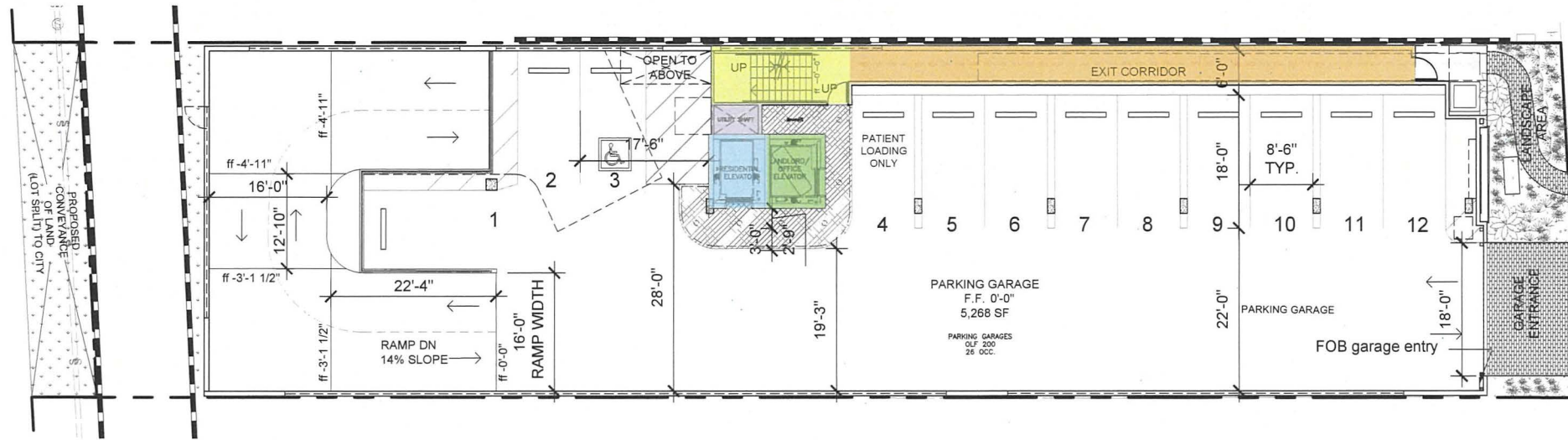
DATE: MARCH 29, 2023  
PROJECT NUMBER: OB2106  
DRAWN: WR,CM  
SCALE: AS SHOWN

SHEET TITLE:  
**FLOOR AREA RATIO**

SHEET #  
**AS101**

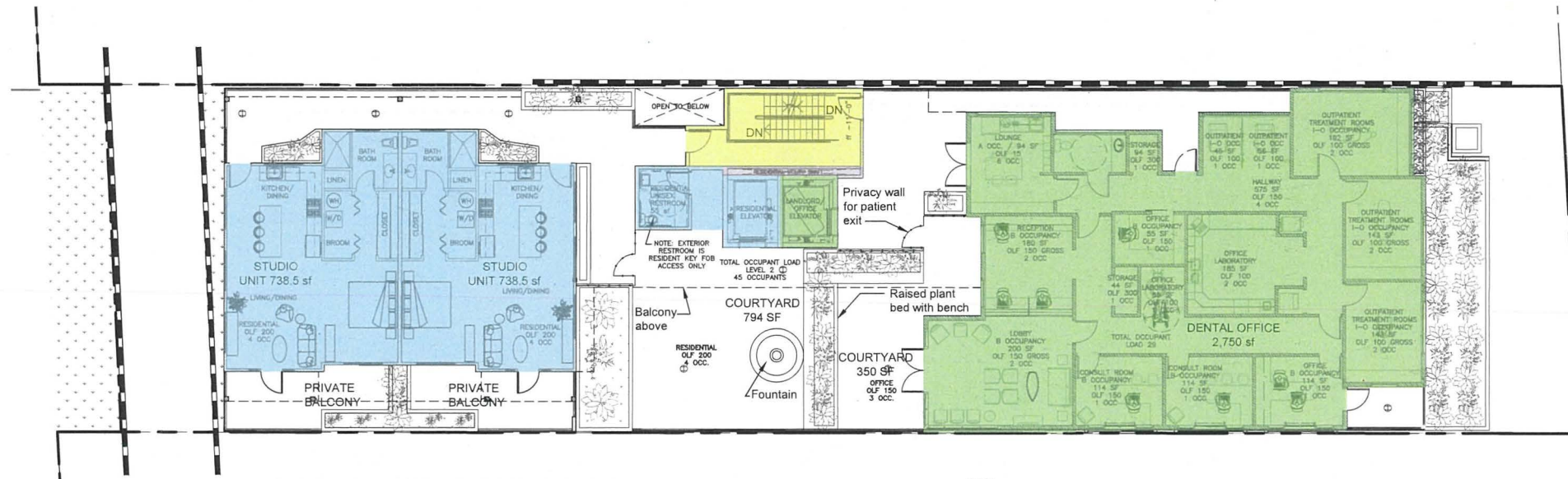






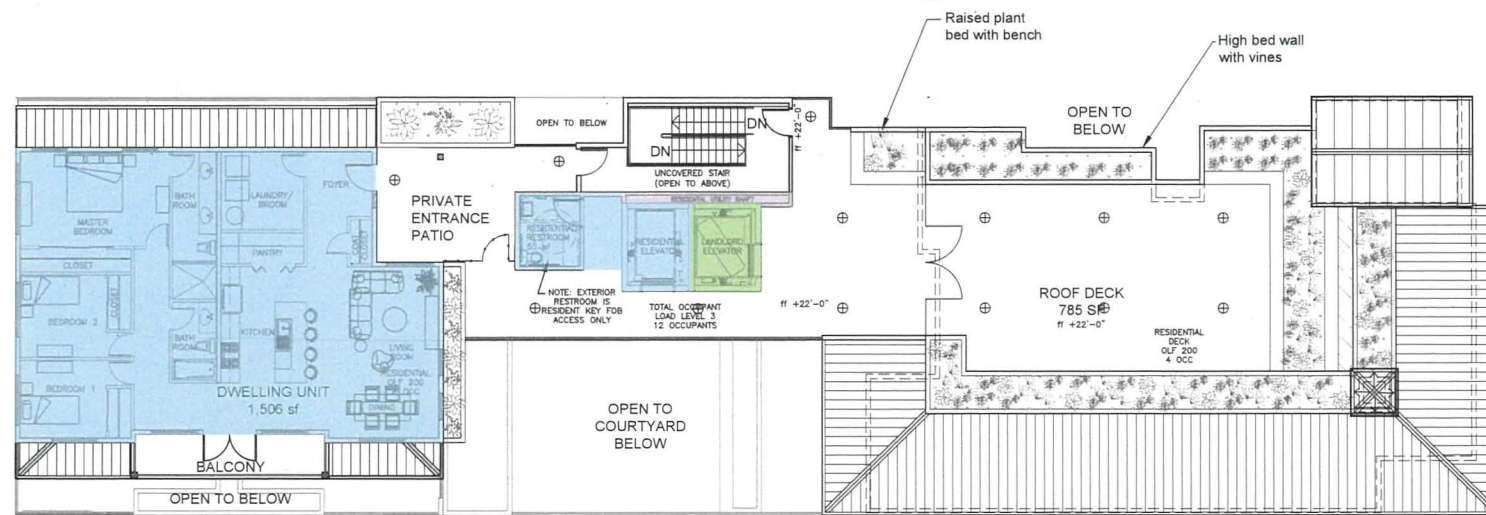
GRADE LEVEL PARKING PLAN

SCALE: 1"=10'-0" 1



RESIDENCES AND DENTAL OFFICES

SCALE: 1"=10'-0" 2



RESIDENCES 2ND LEVEL AND ROOF PLAN

SCALE: 1"=10'-0" 3

PARKING CALCULATIONS

USE	PARKING RATIO	SQUARE FOOTAGE	PARKING REQUIRED
<b>GROUND FLOOR</b>			
SERVICE			
EXIT CORRIDOR (50% APPLICABLE TO COMMERCIAL)	1/200	190.5 SF (381 SF TOTAL)	0.95
STAIR (50% APPLICABLE TO COMMERCIAL)	1/200	74.5 SF (149 SF TOTAL)	0.37
ELEVATOR (OFFICE)	1/200	92 SF	0.46
ELEVATOR (RESIDENTIAL)	NOT REQUIRED	-	-
UTILITY SHAFT (50% APPLICABLE TO COMMERCIAL)	1/200	13 SF (26 SF TOTAL)	0.07
TOTAL PARKING REQUIRED = 1.85			
<b>SECOND FLOOR</b>			
SERVICE			
STAIR (50% APPLICABLE TO COMMERCIAL)	1/200	104 SF (208 SF TOTAL)	0.52
ELEVATOR (OFFICE)	1/200	92 SF	0.46
ELEVATOR (RESIDENTIAL)	NOT REQUIRED	-	-
UTILITY SHAFT (50% APPLICABLE TO COMMERCIAL)	1/200	13 SF (26 SF TOTAL)	0.07
<b>COMMERCIAL</b>			
OFFICE	1/200 FOR 1ST 2,000 SF 1/175 FOR REMAINING AREA	2,000 SF 788 SF	10 (4.4) 4
<b>RESIDENTIAL</b>			
STUDIO (X2)	1 PER DWELLING UNIT (DU)	-	2
UNISEX RESTROOM	NOT REQUIRED	-	-
TOTAL PARKING REQUIRED = 17.05			
<b>THIRD FLOOR</b>			
SERVICE			
ELEVATOR (OFFICE)	1/200	92 SF	0.46
ELEVATOR (RESIDENTIAL)	NOT REQUIRED	-	-
UTILITY SHAFT (50% APPLICABLE TO COMMERCIAL)	1/200	13 SF (26 SF TOTAL)	0.07
<b>RESIDENTIAL</b>			
DWELLING WITH 3 BEDROOMS	2 PER DWELLING UNIT (DU)	-	2
GUEST PARKING	1 REQUIRED	-	1
UNISEX RESTROOM	NOT REQUIRED	-	-
TOTAL PARKING REQUIRED = 3.0			
TOTAL PARKING REQUIRED (ALL LEVELS COMBINED) = 22 (21.9) STALLS TOTAL PARKING PROVIDED = 22 STALLS			
<b>TOTALS</b>			
REQUIRED ACCESSIBLE PARKING SPACES	1 PER 1-25 PARKING SPACES		1 PER 22 PROVIDED
REQUIRED EV CAPABLE PARKING SPACES	4 PER 10-25 PARKING SPACES		4 PER 22 PROVIDED

SERVICE AREA PARKING APPROACH

- SERVICE AREAS CONSIDERED APPLICABLE TOWARD PARKING INCLUDE COVERED EXTERIOR AREAS BOUNDED BY 3 OR MORE WALLS
- SERVICE AREAS BOUNDED BY NO MORE THAN 2 WALLS CONSIDERED CIRCULATION AREA WITHOUT A SPECIFIC USE
- CIRCULATION AREAS CONSIDERED TO PROVIDE PASSAGE ONLY BETWEEN USES (NOT OCCUPIED)
- RESIDENTS, OFFICE WORKERS AND VISITORS WILL NOT OCCUPY CIRCULATION AREAS AND ONLY ACCESS THEIR DESTINATION THROUGH THESE AREAS

COVERED EXTERIOR AREA PARKING APPROACH

- COVERED EXTERIOR AREAS BOUNDED BY 2 WALLS OR LESS ARE NOT COUNTED TOWARD PARKING
- COVERED ALCOVES LESS THAN 24" DEEP ARE NOT COUNTED TOWARD PARKING

Revisions:

- 10/3/2022 PLAN CHECK COMMENTS
- 1/13/2023 PLAN CHECK COMMENTS
- 3/29/2023 PLAN CHECK COMMENTS

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ENGINEERING + DESIGN  
6593 RIVERDALE ST. SAN DIEGO CA. 92120  
PH: +01 619-727-4800

**BUILDERS**  
COMMERCIAL CONSTRUCTION  
485 SAKONY PLACE SUITE 102 ENCINITAS, CA 92024

PROJECT: MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075

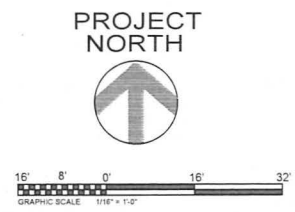
OWNER: DR WITCHER  
ORAL SURGEON  
AND MULTIFAMILY  
RESIDENTIAL  
701 VALLEY AVE  
SOLANA BEACH, CA 92075

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DATE: MARCH 29, 2023  
PROJECT NUMBER: OB2106  
DRAWN: WR,CM  
SCALE: AS SHOWN

SHEET TITLE: PARKING CALCULATIONS

SHEET #: AS102







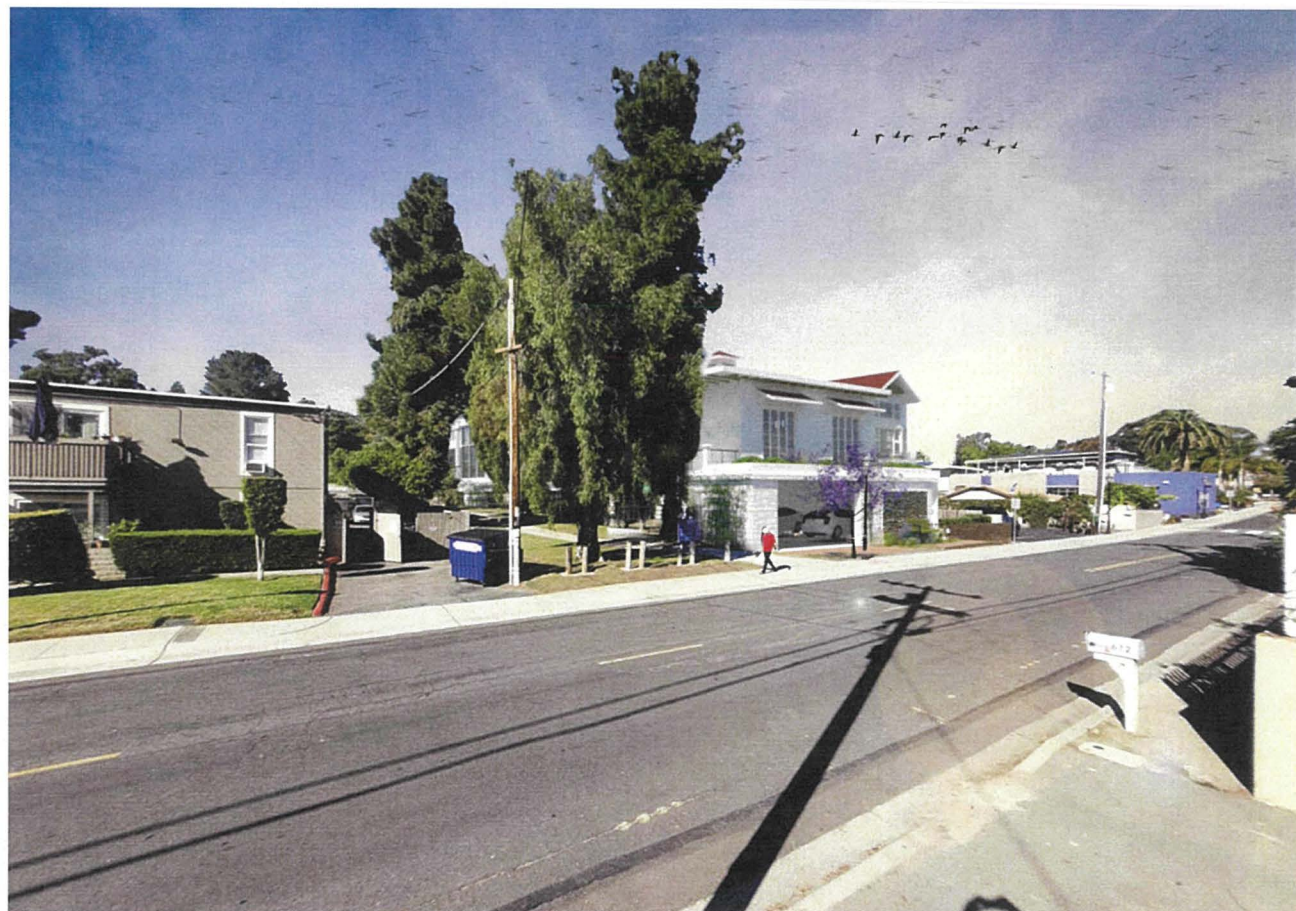
VIEW LOOKING EAST FROM STEVENS AVE. AND THE SKATE PARK



VIEW LOOKING SOUTH TOWARDS 701 VALLEY



VIEW LOOKING NORTH FROM LA COLONIA PARK



VIEW LOOKING NORTH TOWARDS 701 VALLEY

Revisions:	
10/3/2023	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS
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<b>ONLINE BUILDERS</b> COMMERCIAL CONSTRUCTION 489 SAVONY PLACE SUITE 102, ENCINITAS, CA 92024	
PROJECT:	MIXED USE BUILDING 701 VALLEY AVENUE SOLANA BEACH, CA 92075  PRELIMINARY REVIEW SUBMITTAL
OWNER:	DR WITCHER ORAL SURGEON AND MULTIFAMILY RESIDENTIAL <small>701 VALLEY AVE          SOLANA BEACH, CA 92075</small>
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DATE:	NOVEMBER 7, 2023
PROJECT NUMBER:	OB2106
DRAWN:	WR, CM
SCALE:	AS SHOWN
SHEET TITLE	
RENDERINGS	
SHEET #	
A000	





OBLIQUE VIEW LOOKING SOUTH TOWARDS 701 VALLEY



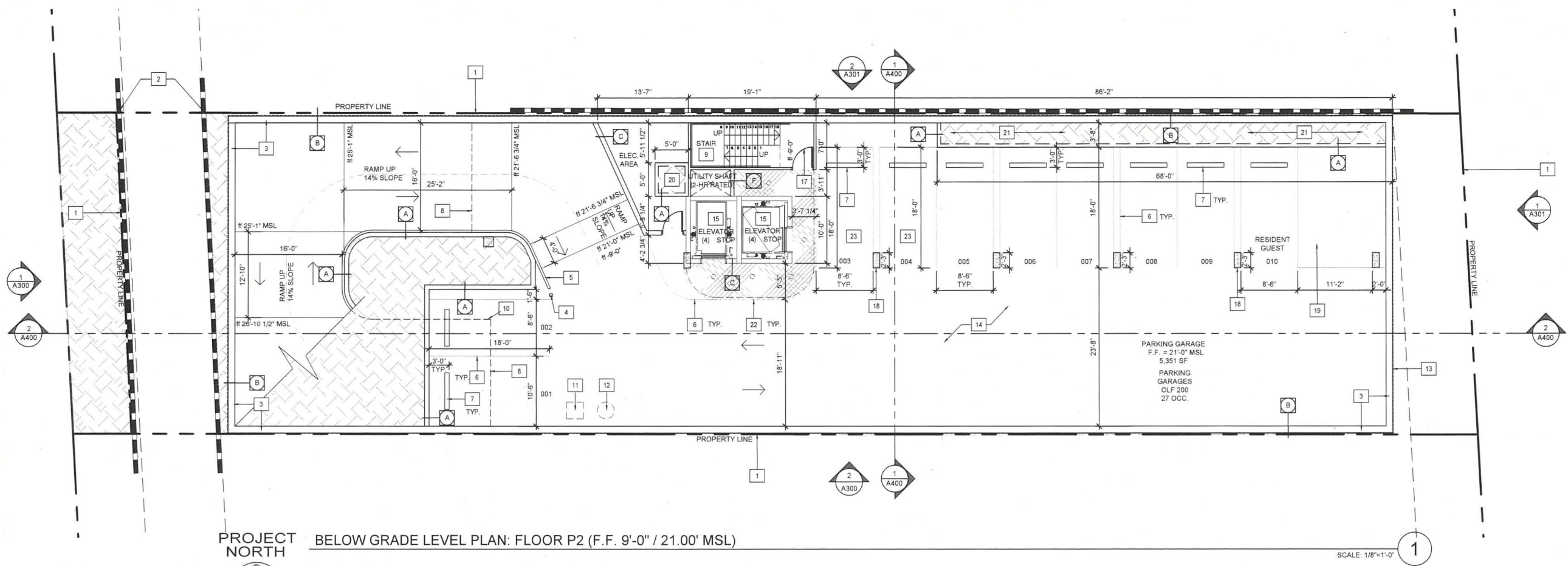
BIRD'S EYE SOUTH TOWARDS 701 VALLEY



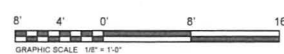
VIEW LOOKING WEST TOWARDS 701 VALLEY

Revisions:	
▲ 10/3/2023	PLAN CHECK COMMENTS
▲ 1/13/2023	PLAN CHECK COMMENTS
▲ 3/29/2023	PLAN CHECK COMMENTS
▲	
<p><b>MOUR GROUP</b> ENGINEERING + DESIGN</p> <p>6593 RIVERDALE ST. SAN DIEGO CA. 92120 PH +01 619-727-4800</p>	
<p><b>ONLINE BUILDERS</b> COMMERCIAL CONSTRUCTION</p> <p>485 SANDY PLACE SUITE 102 ENCINITAS, CA 92024</p>	
PROJECT:	MIXED USE BUILDING 701 VALLEY AVENUE SOLANA BEACH, CA 92075  PRELIMINARY REVIEW SUBMITTAL
OWNER:	DR WITCHER ORAL SURGEON AND MULTIFAMILY RESIDENTIAL  701 VALLEY AVE SOLANA BEACH, CA 92075
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DATE:	NOVEMBER 7, 2023
PROJECT NUMBER:	OB2106
DRAWN:	WR, CM
SCALE:	AS SHOWN
SHEET TITLE:	
RENDERINGS	
SHEET #	
A001	





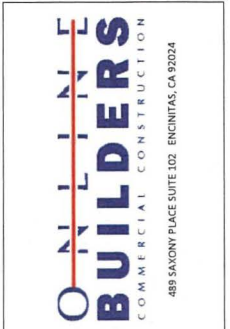
BELOW GRADE LEVEL PLAN: FLOOR P2 (F.F. 9'-0" / 21.00' MSL)



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

Revisions:

△	10/3/2022	PLAN CHECK COMMENTS
△	1/13/2023	PLAN CHECK COMMENTS
△	3/29/2023	PLAN CHECK COMMENTS



PROJECT: MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

OWNER: DR WITCHER  
ORAL SURGEON  
AND MULTIFAMILY  
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SOLANA BEACH, CA 92075

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DATE	MARCH 29, 2023
PROJECT NUMBER	OB2106
DRAWN	WR, CM
SCALE	AS SHOWN

SHEET TITLE  
**BELOW GRADE LEVEL PLAN:  
FLOOR P2**

SHEET #  
**A100**

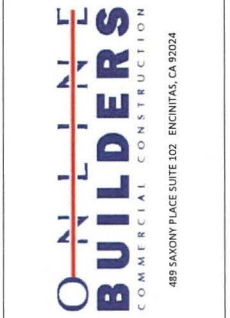
**GENERAL NOTES:**

- ENCLOSED PARKING GARAGE LEVEL TO BE MECHANICALLY VENTILATED.
- MSL = MEAN SEA LEVEL

**KEYNOTES:**

- PROPERTY LINE
- EXISTING STORM WATER CHANNEL BLOCK WALLS
- 12" WIDTH CONCRETE WALL AT PERIMETER
- BOLLARD
- CONCRETE GUARDWALL (42" MIN. HIGH), ALIGNED WITH CONCRETE RAMP RETAINING WALL BELOW
- 4" WIDE PARKING STALL STRIPING
- WHEEL STOP
- MINIMUM 7'-0" CLEAR HEIGHT ABOVE
- EXIT STAIR ENCLOSURE (2 HOUR FIRE RATED METAL STUD WALLS) STAIR: METAL PAN WITH CONCRETE FILL TREAD, STEEL STRINGERS
- OUTLINE OF FLOOR EDGE ABOVE
- CLARIFIER (OIL/WATER SEPARATOR) WITH TRAFFIC RATED LID
- SUMP PUMP WITH TRAFFIC RATED LID
- BELOW GRADE WATERPROOFING SYSTEM (BENTONITE MEMBRANE, DRAINAGE MAT AND PIPE) FULL PERIMETER BUILDING
- CONCRETE FOUNDATION SLAB
- ELEVATOR (TBO) HOISTWAY (6'-11"x8'-8"), 3500 LB. CAPACITY, 2 HOUR RATED ELEVATOR SHAFT WALLS (MASONRY)
- NOT USED
- HOLLOW METAL DOOR & FRAME (90 MIN. RATED)
- CONCRETE COLUMN
- 3 POINT TURN SPACE
- EXTENT OF TREATMENT VAULT ABOVE (BELOW GRADE LEVEL), SEE SHEET C02
- EXTENT OF STORM WATER VAULT ABOVE (BELOW GRADE LEVEL), SEE SHEET C02
- ENHANCED PAVING AREA (EXTENT HATCHED) WITH 7'-6" CLEAR CEILING ABOVE (EXTENT DASHED)
- EV CAPABLE PARKING STALL

Revisions:	
△	10/3/2022 PLAN CHECK COMMENTS
△	1/13/2023 PLAN CHECK COMMENTS
△	3/29/2023 PLAN CHECK COMMENTS
△	



PROJECT: MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

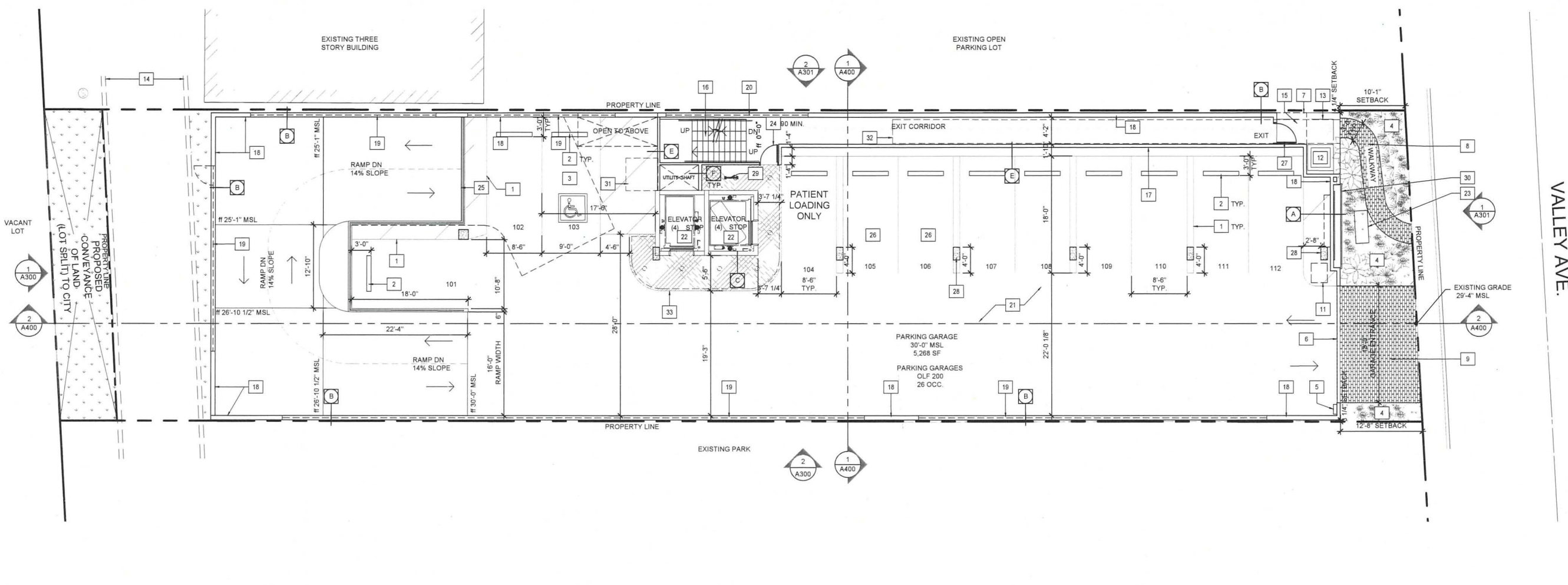
OWNER: DR WITCHER  
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AND MULTIFAMILY  
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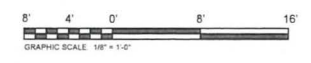
DATE: MARCH 29, 2023  
PROJECT NUMBER: OB2106  
DRAWN: WR, CM  
SCALE: AS SHOWN

SHEET TITLE  
GRADE LEVEL  
PLAN: FLOOR P1

SHEET #  
A101



PROJECT NORTH GRADE LEVEL PLAN: FLOOR P1 (F.F. 0'-0" / 30.00' MSL)



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

GENERAL NOTES:

- GROUND LEVEL PARKING IS GREATER THAN 40% OPEN AND CONSIDERED AN OPEN GARAGE. NO MECHANICAL VENTILATION OR RATED PROPERTY LINE WALLS REQUIRED.
- MSL = MEAN SEA LEVEL

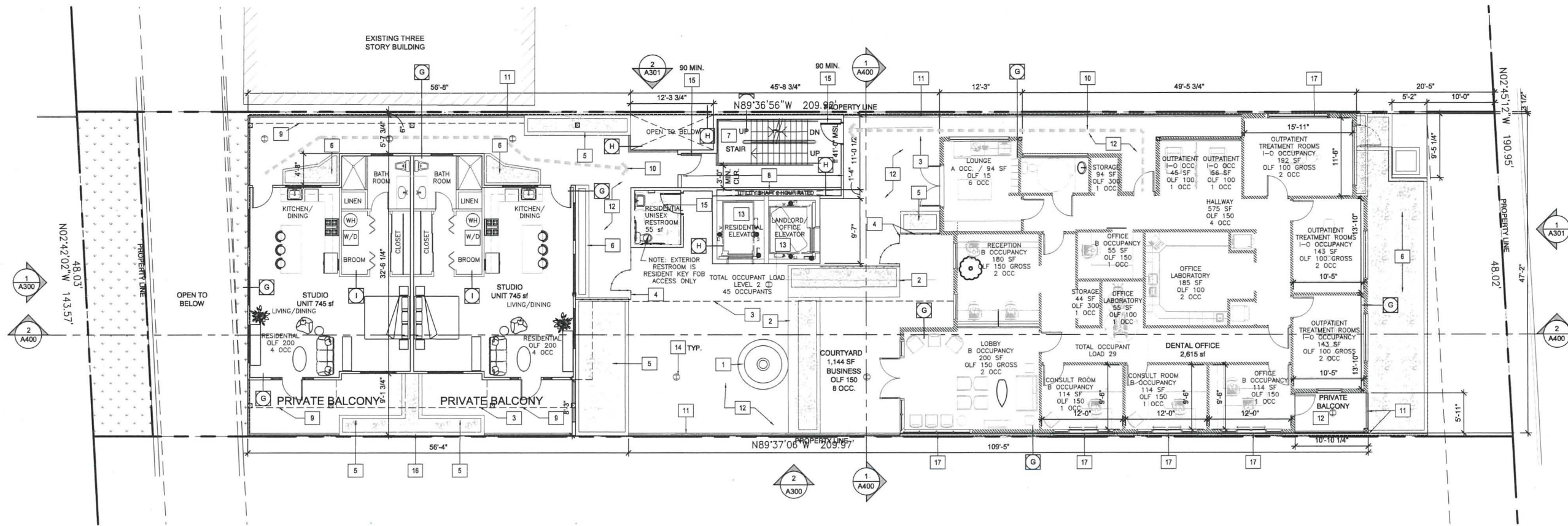
WALL TYPE LEGEND/SYMBOLS

A	6"	REINFORCED CONCRETE WALL, CAST-IN-PLACE
B	12"	REINFORCED CONCRETE WALL, CAST-IN-PLACE
C	8"	8" CMU WALL, 2-HR RATED SHAFT MASONRY WALL
D	8"	8" CMU WALL
E	6 1/8"	TWO (2) LAYERS 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD OVER EACH SIDE OF 3 5/8" 20 GA. METAL STUDS AT 16" ON CENTER
F	6 1/4"	TWO (2) LAYERS 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD OVER 4" C-H STUDS AT 16" ON CENTER, WITH 1" FIRE RATED LINER ON SHAFT SIDE
G	7 5/8"	ONE (1) LAYER 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD OVER EACH SIDE OF 2X6 WOOD STUDS AT 16" ON CENTER, WITH 7/8" PORTLAND CEMENT PLASTER SYSTEM WHERE EXPOSED TO EXTERIOR
H	8 7/8"	ONE (2) LAYERS 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD OVER EACH SIDE OF 2X6 WOOD STUDS AT 16" ON CENTER, WITH 7/8" PORTLAND CEMENT PLASTER SYSTEM WHERE EXPOSED TO EXTERIOR
I	4 3/4"	ONE (1) LAYER 5/8" GYPSUM BOARD OVER EACH SIDE OF 2x4 WOOD STUDS AT 16" ON CENTER

KEYNOTES:

- 4" WIDE PARKING STALL STRIPING
- WHEEL STOP
- ACCESSIBLE PARKING STALL
- LANDSCAPE AREA
- PARKING GATE CONTROL (FOB/REMOTE RECEIVER)
- PARKING GATE (DECORATIVE WROUGHT IRON PER ELEVATIONS)
- OUTLINE OF FLOOR EDGE ABOVE
- PERMEABLE PAVING WALKWAY. SEE NOTE 8
- PERMEABLE PAVING ("URBANA" STONE PAVERS BY BELGARD, COLOR: VICTORIAN)
- CONCRETE GUARDWALL (42" MIN. HIGH), ALIGNED WITH CONCRETE RAMP RETAINING WALL BELOW WHERE OCCURS
- UTILITY EQUIPMENT LOCATION
- TRANSFORMER LOCATION
- OUTLINE OF FOUNDATION WALL BELOW
- OUTLINE OF STORM WATER CHANNEL WALLS BELOW
- "WEATHERWEAR" DECK/ROOF COVERING BY DEX-O-TEX
- EXIT STAIR ENCLOSURE (2 HOUR FIRE RATED METAL STUDS WALLS) STAIR: METAL PAN WITH CONCRETE FILL TREAD, STEEL STRINGERS
- EXIT CORRIDOR WALL (2 HOUR RATED)
- REINFORCED CONCRETE WALL, CAST-IN-PLACE
- METAL GRILL - DASHED (SUFFICIENT OPENING TO ACHIEVE 40% MIN. OPEN PARKING GARAGE)
- METAL GRILL - DASHED (AT EXTERIOR SIDE OF EXIT STAIR)
- CONCRETE ELEVATED SLAB
- ELEVATOR HOISTWAY (6'-11" x 8'-8"), 3500 LB. CAPACITY, 2 HOUR RATED ELEVATOR SHAFT WALLS (MASONRY)
- TEAK BENCH PROVIDED FOR COMMUNITY USE
- HOLLOW METAL DOOR & FRAME (RATED IF SHOWN)
- PAINTED STEEL RAILING (42" HIGH) ON 6" CONCRETE CURB
- EV CAPABLE PARKING STALL
- STOREFRONT DOOR SYSTEM
- CONCRETE COLUMN
- 2 BIKE RACK
- WATER FEATURE
- EXTENT OF TREATMENT DEVICE BELOW SLAB, SEE SHEET C02
- EXTENT OF STORAGE VAULT BELOW SLAB, SEE SHEET C02
- ENHANCED PAVING AREA (EXTENT HATCHED) WITH 7'-6" CLEAR CEILING ABOVE (EXTENT DASHED)

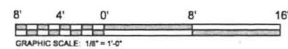




PROJECT NORTH



RESIDENCES AND OFFICE PLAN: FLOOR L2 (F.F. 11'-0" / 41.00' MSL)



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

1

**GENERAL NOTES:**

1. PROVIDE RIGID THERMAL INSULATION (Z CLIP SYSTEM) AT UNDERSIDE OF DECK DIRECTLY BELOW CONDITIONED SPACES.
2. IRRIGATION CONTROLS THIS LEVEL.
3. MSL=MEAN SEA LEVEL.

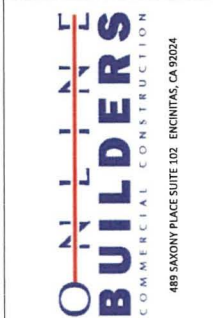
**KEYNOTES:**

1. FOUNTAIN.
2. RAISED PLANT BED WITH BENCH (18" HIGH)
3. BALCONY ABOVE.
4. METAL PRIVACY FENCE AND GATE (6FT HIGH), DECORATIVE IRON DESIGN
5. HIGH BED VINES IN 42" HIGH PLANTER, MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
6. LOW PLANTER, WOOD FRAMED LOW WALLS (18" SOIL DEPTH), MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
7. EXIT STAIR (2 HOUR FIRE RATED METAL STUD WALLS) STAIR: METAL PAN WITH CONCRETE FILL TREAD, STTEL STRINGERS.
8. EXIT CORRIDOR WALL (2 HOUR RATED).
9. OUTLINE OF ROOF ABOVE
10. PATH OF EGRESS TRAVEL, DASHED GRAY ARROW.
11. METAL GUARDRAIL (42" MIN. HIGH).
12. "WEATHERWEAR" DECK/ROOF COVERING BY DEX-O-TEX
13. "ECOSPACE BY KONE", 3500 LB. CAPACITY, 2 HOUR RATED ELEVATOR SHAFT WALLS
14. DRAIN: CIRCULAR=AREADRAIN, RECTANGULAR=TRENCH DRAIN. ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
15. HOLLOW METAL DOOR & FRAME (RATED IF SHOWN)
16. LANDSCAPED PRIVACY WALL, BETWEEN BALCONIES (7'-0" HIGH)
17. WINDOW ADJACENT TO PROPERTY LINE TO BE PROTECTED BY 1 HOUR FIRE RATED AUTOMATIC ROLL DOWN FIRE SHUTTER ON THE INTERIOR SIDE (CONNECTED TO FIRE ALARM SYSTEM FOR ACTIVATION).

Revisions:	
10/3/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS



6593 RIVERDALE ST. SAN DIEGO CA. 92120  
PH: +01 619-727-4800



PROJECT: MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

OWNER: DR WITCHER  
ORAL SURGEON  
AND MULTIFAMILY  
RESIDENTIAL  
701 VALLEY AVE. CA 92075  
SOLANA BEACH, CA

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DATE: NOVEMBER 7, 2023

PROJECT NUMBER: OB2106

DRAWN: WR,CM

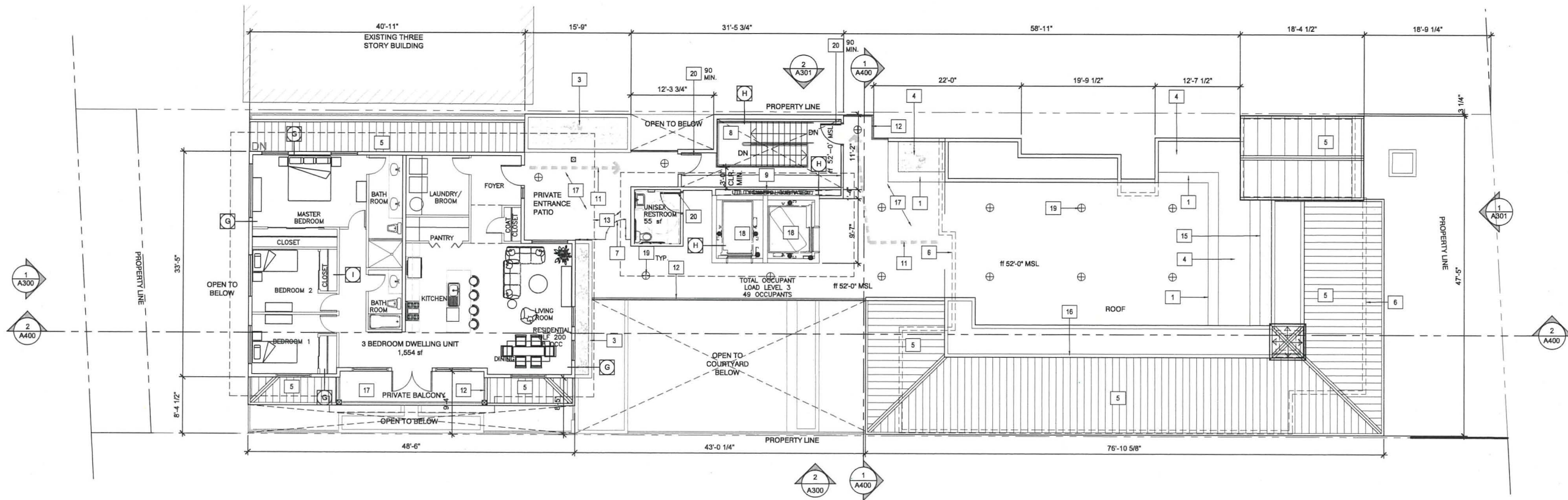
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SHEET TITLE:

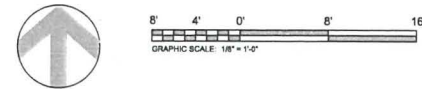
RESIDENCES AND OFFICE PLAN: FLOOR L2

SHEET #  
**A102**





PROJECT NORTH  
RESIDENCE AND ROOF DECK PLAN: FLOOR L3 (F.F. 22'-0" / 52.00' MSL)



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

**GENERAL NOTES:**

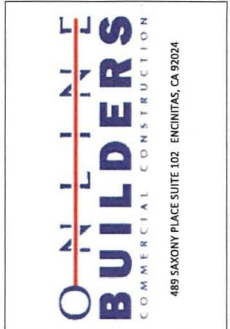
1. PROVIDE THERMAL BATT INSULATION IN CEILING CAVITIES OF 2ND FLOOR CONDITIONED SPACES UNDER UNCONDITIONED SPACE AND EXTERIOR DECK.
2. ALL FURNITURE (FF&E) BY OWNER, INSTALLED BY G.C.
3. PROVIDE HOSE BIBBS AT DECKS/BALCONIES (75' MAX HOSE REACH)
4. PROVIDE EXTERIOR LIGHTING PER CEILING PLANS
5. MSL = MEAN SEA LEVEL.

**KEYNOTES:**

1. RAISED PLANT BED WITH BENCH (18" HIGH), MAIN & OVERFLOW DRAINS. ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
2. NOT USED.
3. HIGH BED VINES IN 42" HIGH PLANTER, MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
4. LOW PLANTER, WOOD FRAMED LOW WALLS (18" SOIL DEPTH), MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
5. STANDING SEAM METAL ROOF SYSTEM.
6. OUTLINE OF EXTERIOR WALLS BELOW, TYPICAL.
7. METAL PRIVACY FENCE AND GATE (6FT HIGH), DECORATIVE WROUGHT IRON DESIGN.
8. EXIT STAIR ENCLOSURE (2 HOUR RATED METAL STUD WALLS) STAIR: METAL PAN WITH CONCRETE FILL TREAD, STEEL STRINGERS.
9. EXIT CORRIDOR WALL (2 HOUR RATED).
10. - NOT USED.
11. PATH OF EGRESS TRAVEL - DASHED GRAY ARROW.
12. METAL GUARDRAIL (42" MIN. HIGH).
13. OUTLINE ROOF OVERHANG ABOVE.
14. NOT USED.
15. FOUNTAIN WALL.
16. GUARDWALL AT ROOF DECK (42" MIN. HIGH).
17. "WEATHERWEAR" DECK/ROOF COVERING BY DEX-O-TEX.
18. "ECOSPACE BY KONE" 3500 LB. CAPACITY, 2 HOUR RATED ELEVATOR SHAFT WALLS.
19. DRAIN: CIRCULAR = AREA DRAIN, RECTANGULAR = TRENCH DRAIN. ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
20. HOLLOW METAL DOOR & FRAME (RATED IF SHOWN).

**Revisions:**

10/3/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS



PROJECT: MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

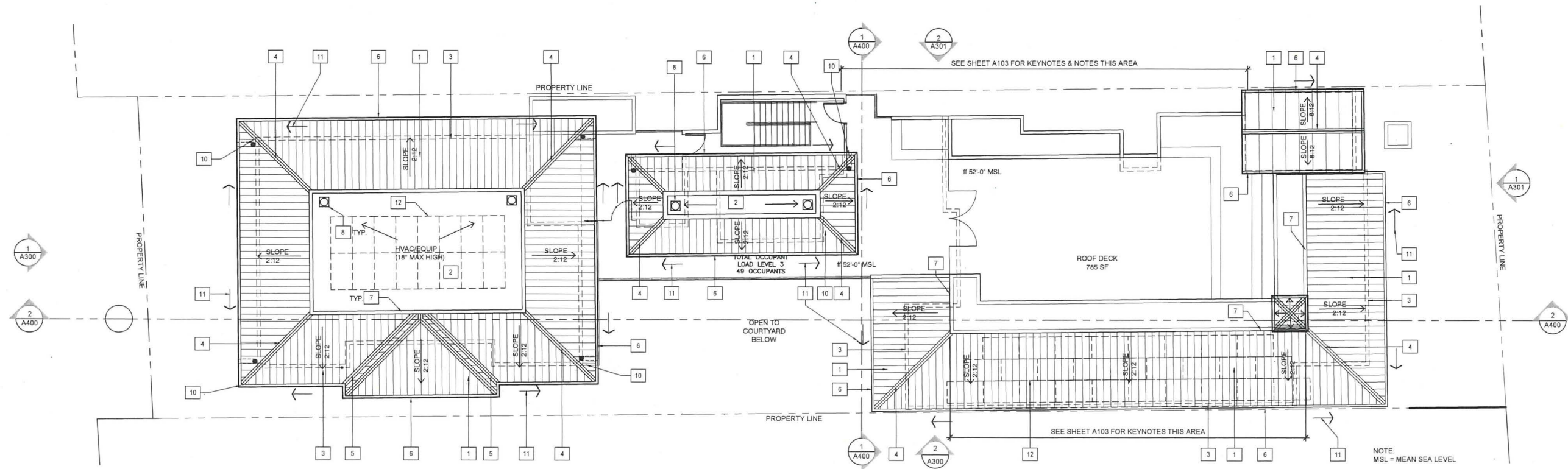
OWNER: DR WITCHER  
ORAL SURGEON  
AND MULTIFAMILY  
RESIDENTIAL  
701 VALLEY AVE CA 92075  
SOLANA BEACH, CA

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DATE: NOVEMBER 7, 2023  
PROJECT NUMBER: OB2106  
DRAWN: WR,CM  
SCALE AS SHOWN

SHEET TITLE:  
**RESIDENCE AND ROOF DECK PLAN: FLOOR L3**

SHEET #  
**A103**



PROJECT NORTH  
ROOF PLAN



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

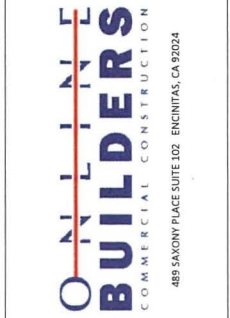
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KEYNOTES:

1. STANDING SEAM (LOW PROFILE) METAL ROOF - RED ("SLIMLINE" BY MBCI), CLASS "A"
2. LOW SLOPE ROOF AREA - EQUIPMENT WELL (TPO ROOFING MEMBRANE OVER TAPERED HDPE INSULATION), CLASS "A"
3. OUTLINE OF EXTERIOR WALL BELOW
4. ROOF RIDGE
5. ROOF VALLEY
6. ROOF GUTTER AND FASCIA (MATCH ROOF COLOR)
7. ROOF PARAPET W/METAL COPING (MATCH ROOF COLOR)
8. ROOF DRAIN (MAIN & OVERFLOW), ROUTE TO TREATMENT DEVICE & STORAGE VAULT
9. ROOF CRICKET
10. ROOF DOWNSPOUT, SEE EXTERIOR ELEVATIONS (MATCH ROOF COLOR), ROUTE TO TREATMENT DEVICE & STORAGE VAULT
11. DRAINAGE DIRECTION AT GUTTER
12. OUTLINE OF ROOFTOP SOLAR PANEL, FLUSH MOUNTED SEE SHEET A302

Revisions:

10/3/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS



PROJECT:  
MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

OWNER:  
DR WITCHER  
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DATE: NOVEMBER 7, 2023

PROJECT NUMBER: OB2106

DRAWN: WR,CM

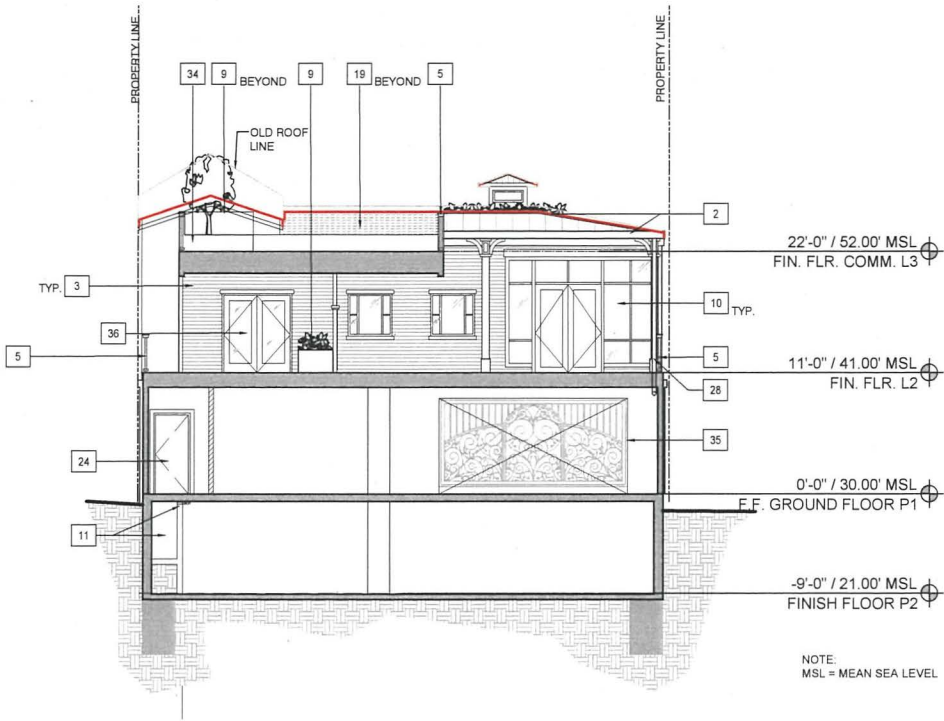
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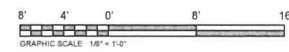
ROOF PLAN

SHEET #  
A130



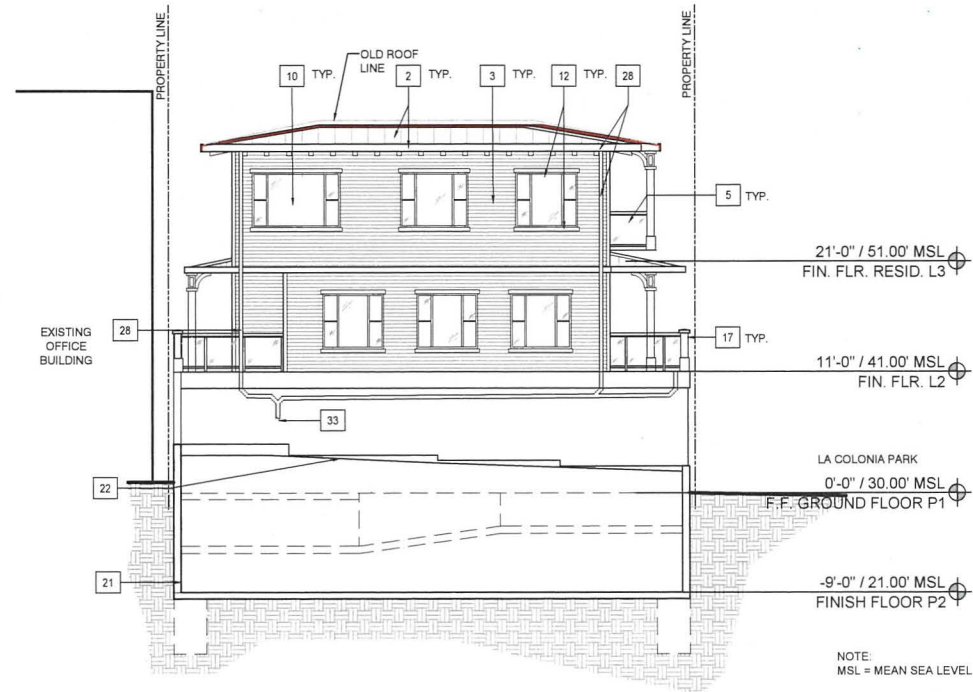


COURTYARD ELEVATION - WEST

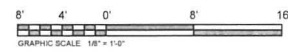


SCALE: 1/8"=1'-0"

3

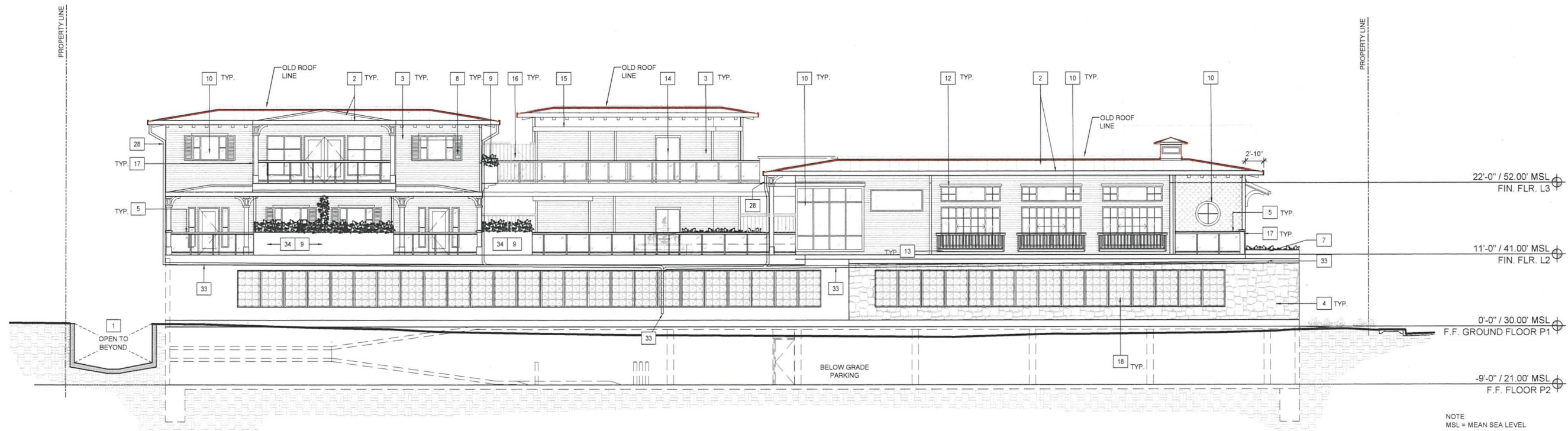


REAR ELEVATION - WEST



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

1



SIDE ELEVATION - SOUTH



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

2

KEYNOTES: X

1. EXISTING STORM WATER CHANNEL.
2. METAL ROOF, FASCIA AND EAVE
3. SHIPLAP (FIBER CEMENT BOARD) SIDING
4. STONE VENEER "BUFF"
5. GLASS GUARDRAIL (42" HIGH).
6. NOT USED
7. LOW PLANTER, WOOD FRAMED LOW WALLS (18" SOIL DEPTH), MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
8. LOUVER WINDOW SHUTTERS AND TRIM - LIGHT GRAY.
9. HIGH BED VINES IN 42" HIGH PLANTER, MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
10. DUAL PANEL GLAZING.
11. STORM WATER STORAGE VAULT (WITH PIPED CONNECTION TO TREATMENT VAULT).
12. WINDOW TRIM - LIGHT GRAY.
13. NOT USED
14. ELEVATOR DOOR - STAINLESS STEEL
15. ACCENT TRIM - DARK GRAY
16. METAL PRIVACY FENCE AND GATE - BLACK.
17. GFRG COLUMN COVER (FIRE RESISTANT)
18. METAL GRILL WITH ARTICULATED PATTERN.
19. LOW PLANTER (PLASTER FINISHED) WITH WATER FEATURE AND RECEPTOR PUMP.
20. NOT USED
21. OUTLINE OF BASEMENT LEVEL BEYOND.
22. OUTLINE OF GRADE BEYOND.
23. NOT USED
24. HOLLOW METAL DOOR & FRAME (RATED IF SHOWN).
25. CURB TRANSITION BETWEEN ROOF AND DECK.
26. NOT USED
27. ROOF CRICKET
28. GUTTER & 4" DECORATIVE DOWNSPOUT, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
29. NOT USED
30. NOT USED
31. NOT USED
32. NOT USED
33. CONTINUATION OF ROOF, DECK AND PLANTER DRAIN LEADERS OVER GROUND FLOOR CEILING, DROPPING DOWN TO TREATMENT DEVICE & STORAGE VAULT.
34. FIBER CEMENT BOARD FINISH AT PLANTER
35. PARKING GATE - AUTOMATIC, SLIDING, DECORATIVE WROUGHT IRON (BLACK)
36. FRENCH DOORS (TO MATCH WINDOW SYSTEM)

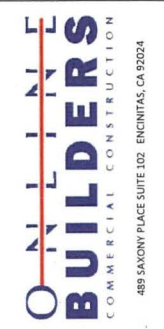
SUMMARY OF REVISIONS

1. REDUCED ROOF SLOPES TO 2:12.
2. SHORTENED TOWER FEATURE ON THE EAST ELEVATION.
3. REVISED RAILING TO BE GLASS.
4. ADDED AWNING OVER WALKWAY ON NORTH ELEVATION.
5. ADDED WINDOW TO NORTH ELEVATION.

Revisions:	
10/3/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/25/2023	PLAN CHECK COMMENTS
6593 RIVERDALE ST. SAN DIEGO CA 92120 PH: +01 619-727-4800	
PROJECT: MIXED USE BUILDING 701 VALLEY AVENUE SOLANA BEACH, CA 92075 PRELIMINARY REVIEW SUBMITTAL	
OWNER: DR WITCHER ORAL SURGEON AND MULTIFAMILY RESIDENTIAL 701 VALLEY AVE SOLANA BEACH, CA 92075	
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DATE:	NOVEMBER 7, 2023
PROJECT NUMBER:	OB2106
DRAWN:	WR,CM
SCALE:	AS SHOWN
SHEET TITLE	
EXTERIOR ELEVATIONS	
SHEET #	
A300	



Revisions:	
△	10/3/2023 PLAN CHECK COMMENTS
△	1/13/2023 PLAN CHECK COMMENTS
△	3/29/2023 PLAN CHECK COMMENTS
△	



PROJECT:  
MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

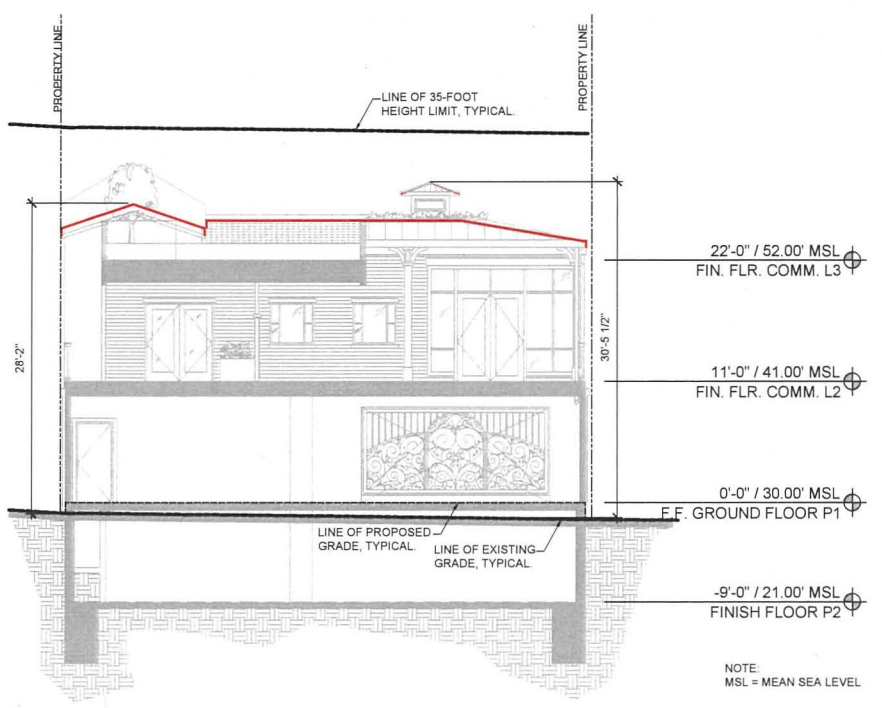
OWNER:  
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ORAL SURGEON  
AND MULTIFAMILY  
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DATE: NOVEMBER 7, 2023  
PROJECT NUMBER: OB2106  
DRAWN: WR, CM  
SCALE: AS SHOWN

SHEET TITLE:  
HEIGHT ANALYSIS

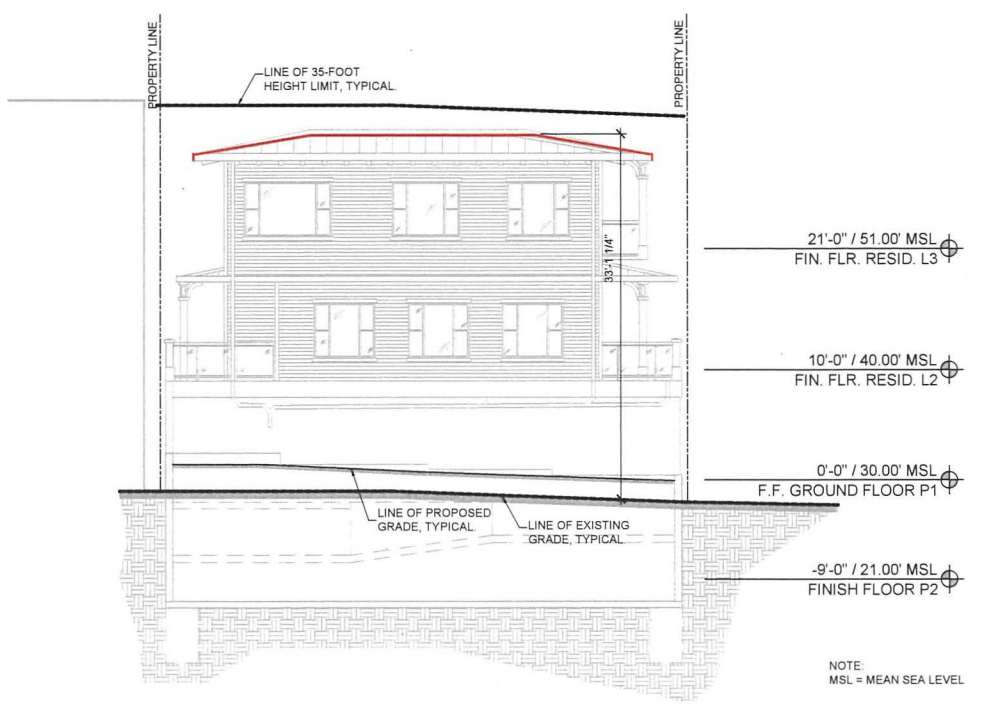
SHEET #  
A300A



COURTYARD ELEVATION - WEST



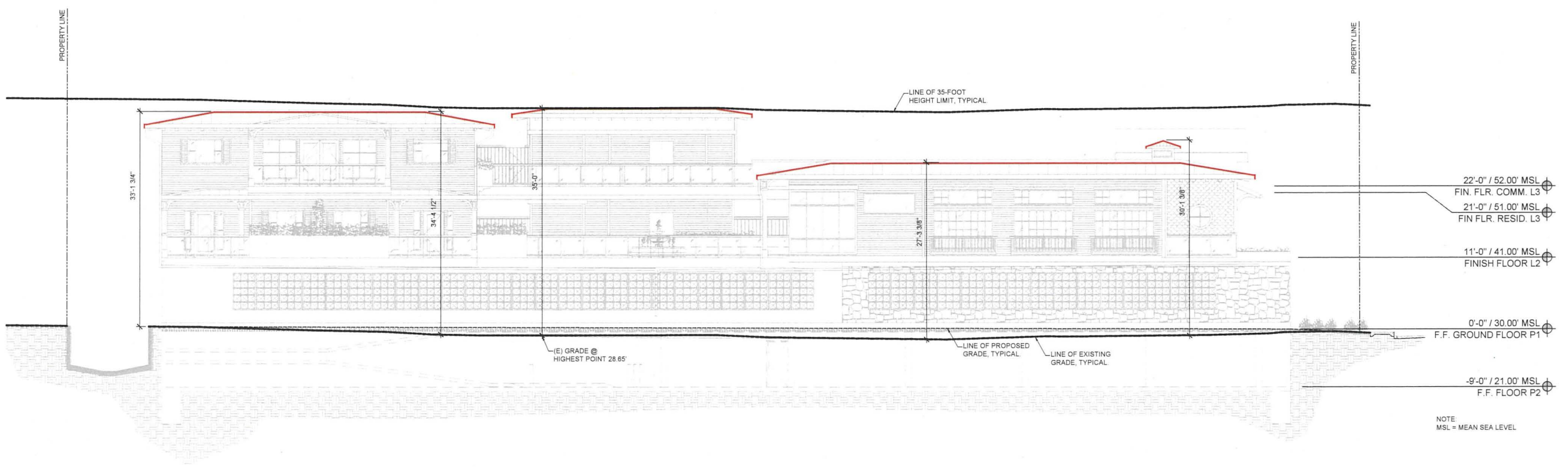
SCALE: 1/8"=1'-0" 3



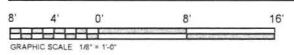
REAR ELEVATION - WEST



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



SIDE ELEVATION - SOUTH



SCALE: 1/8"=1'-0" 2



**KEYNOTES:** [X]

1. EXISTING STORM WATER CHANNEL.
2. METAL ROOF, FASCIA AND EAVE.
3. SHIPLAP (FIBER CEMENT BOARD) SIDING.
4. STONE VENEER "BUFF".
5. GLASS GUARDRAIL (42" HIGH).
6. NOT USED.
7. LANDSCAPING TO SCREEN UTILITY EQUIPMENT.
8. LOUVER WINDOW SHUTTERS AND TRIM - LIGHT GRAY.
9. HIGH BED VINES IN 42" HIGH PLANTER, MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
10. DUAL PANEL GLAZING.
11. METAL FASCIA/TRIM.
12. WINDOW TRIM - LIGHT GRAY.
13. NOT USED.
14. ELEVATOR DOOR - STAINLESS STEEL.
15. ACCENT TRIM - DARK GRAY.
16. 6 FOOT HIGH METAL PRIVACY FENCE - BLACK.
17. GFRG COLUMN COVER (FIRE RESISTANT).
18. METAL GRILL WITH ARTICULATED PATTERN.
19. NOT USED.
20. OUTLINE OF UTILITY EQUIPMENT AND PAD.
21. LOW PLANTER, WOOD FRAMED LOW WALLS (18" SOIL DEPTH), MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
22. STOREFRONT EXIT DOOR (ANODIZED BRONZE COLOR).
23. PARKING GATE - AUTOMATIC SLIDING, DECORATIVE WROUGHT IRON (BLACK).
24. METAL ADDRESS NUMBER (BLACK).
25. NOT USED.
26. NOT USED.
27. 4" DECORATIVE DOWNSPOUT, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
28. WHITE STUCCO.
29. OUTLINE OF NEW BENCH PER PLAN (NOT SHOWN FOR CLARITY).
30. CONTINUATION OF ROOF, DECK AND PLANTER DRAIN LEADERS OVER GROUND FLOOR CEILING, DROPPING DOWN TO TREATMENT DEVICE & STORAGE VAULT.

Revisions:

10/3/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS



**MOUR GROUP**  
ENGINEERING + DESIGN  
6593 RIVERDALE ST. SAN DIEGO CA. 92120  
PH: +1 619-727-4800

**ONLINE BUILDERS**  
COMMERCIAL CONSTRUCTION  
488 SAKONY PLACE SUITE 102 ENCINITAS, CA 92024

PROJECT:  
MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

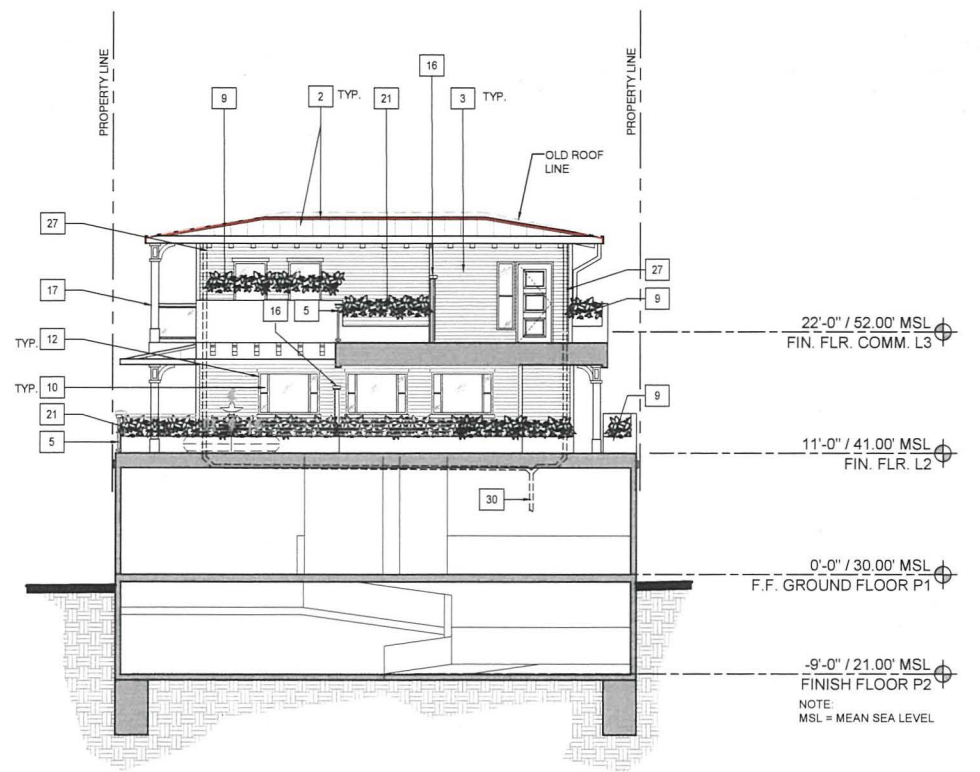
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DATE: NOVEMBER 7, 2023  
PROJECT NUMBER: OB2106  
DRAWN: WR,CM  
SCALE: AS SHOWN

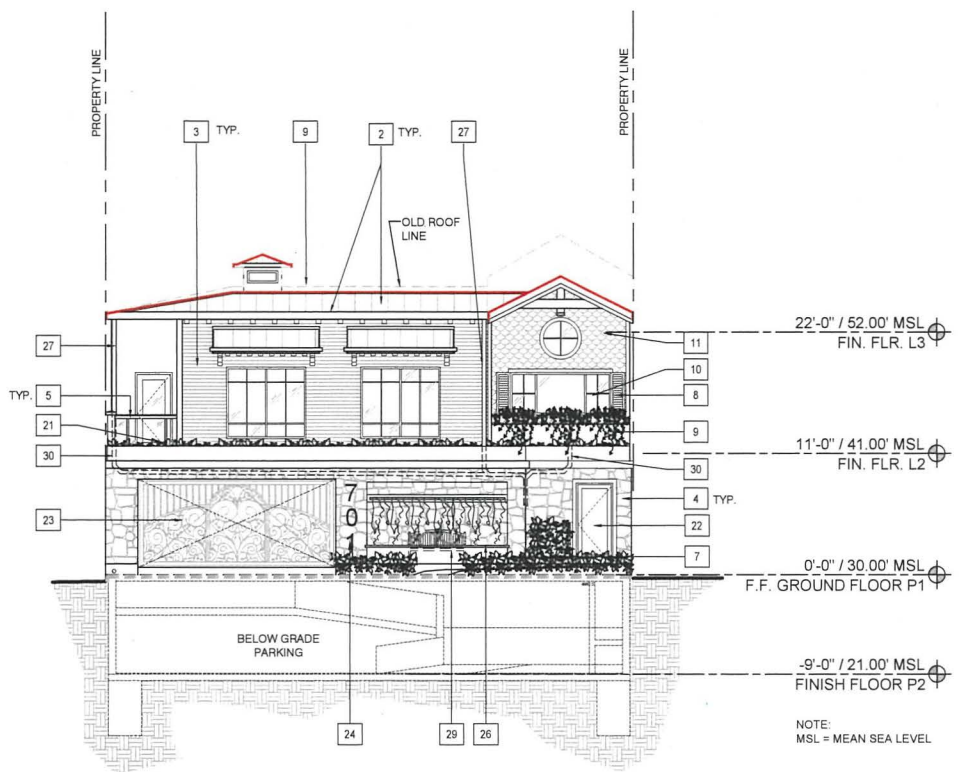
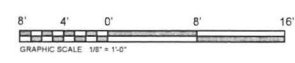
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET #  
**A301**



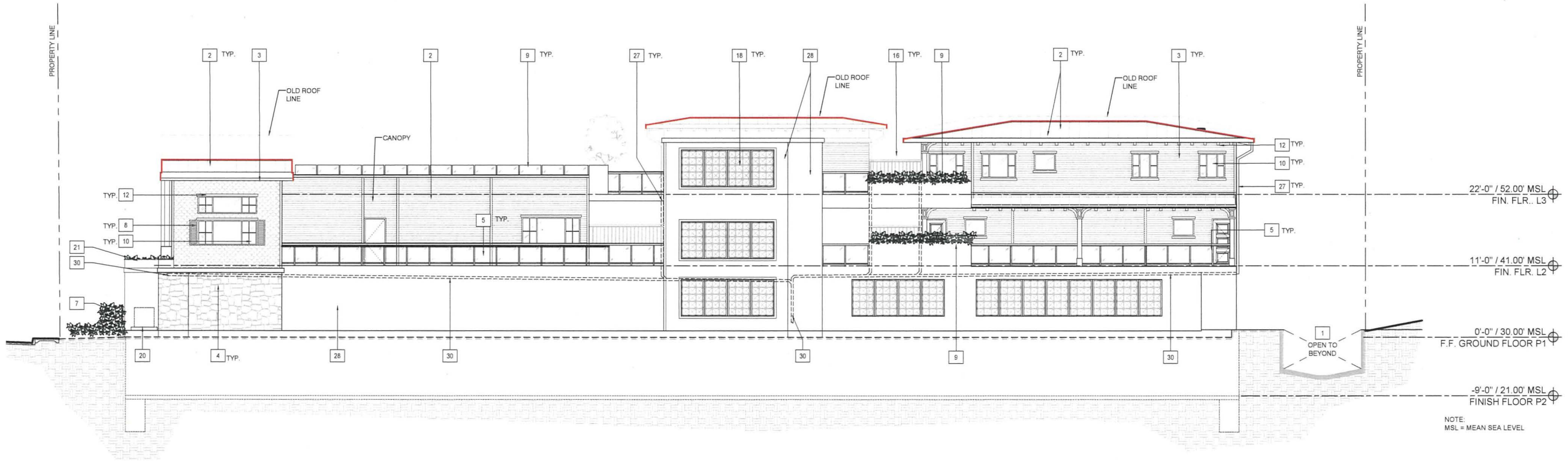
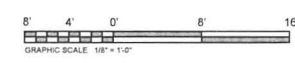
**COURTYARD ELEVATION - EAST**

SCALE: 1/8"=1'-0" **3**



**FRONT ELEVATION - EAST**

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



**SIDE ELEVATION - NORTH**

SCALE: 1/8"=1'-0" **2**





Revisions:	
△	10/3/2023 PLAN CHECK COMMENTS
△	1/13/2023 PLAN CHECK COMMENTS
△	3/29/2023 PLAN CHECK COMMENTS
△	



**MOUR GROUP**  
ENGINEERING + DESIGN  
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PH. +01 619-727-4800

**BUILDERS**  
COMMERCIAL CONSTRUCTION  
489 SAGONY PLACE SUITE 102 ENCINITAS, CA 92024

PROJECT:  
MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

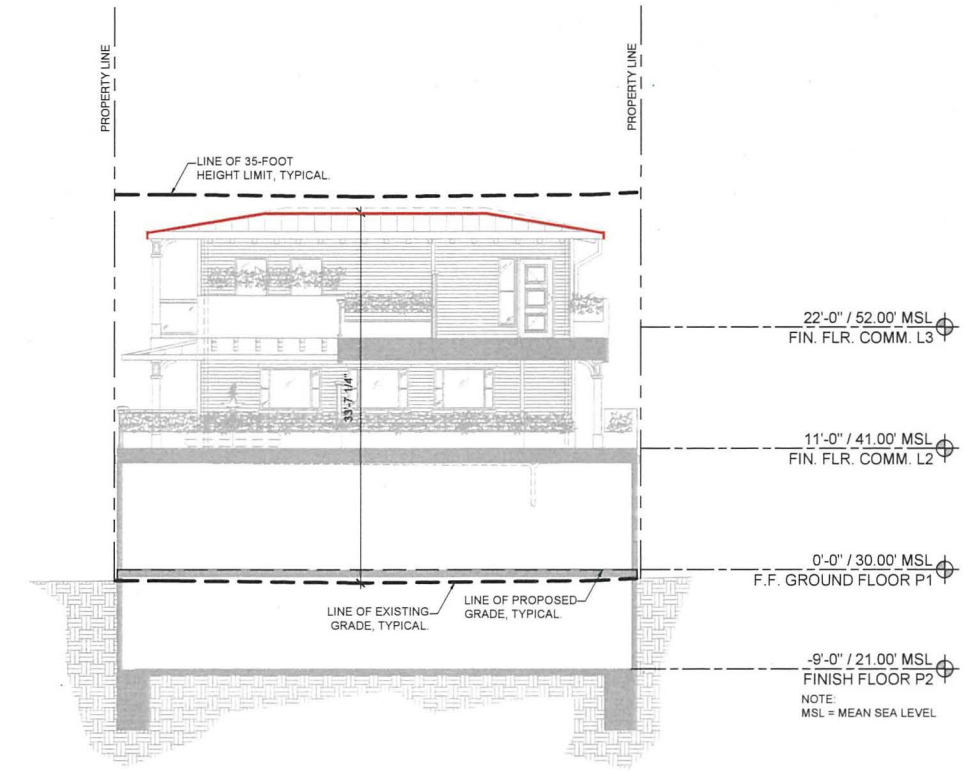
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DATE: NOVEMBER 7, 2023  
PROJECT NUMBER: OB2106  
DRAWN: WR, CM  
SCALE: AS SHOWN

SHEET TITLE:  
**HEIGHT ANALYSIS**

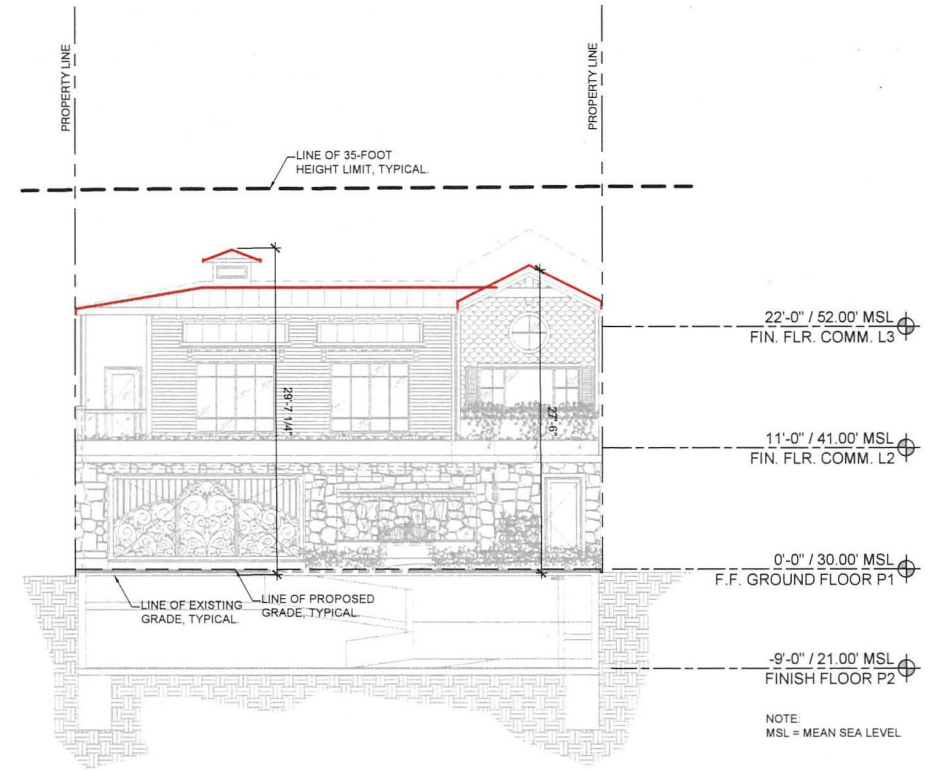
SHEET #  
**A301A**



COURTYARD ELEVATION - EAST



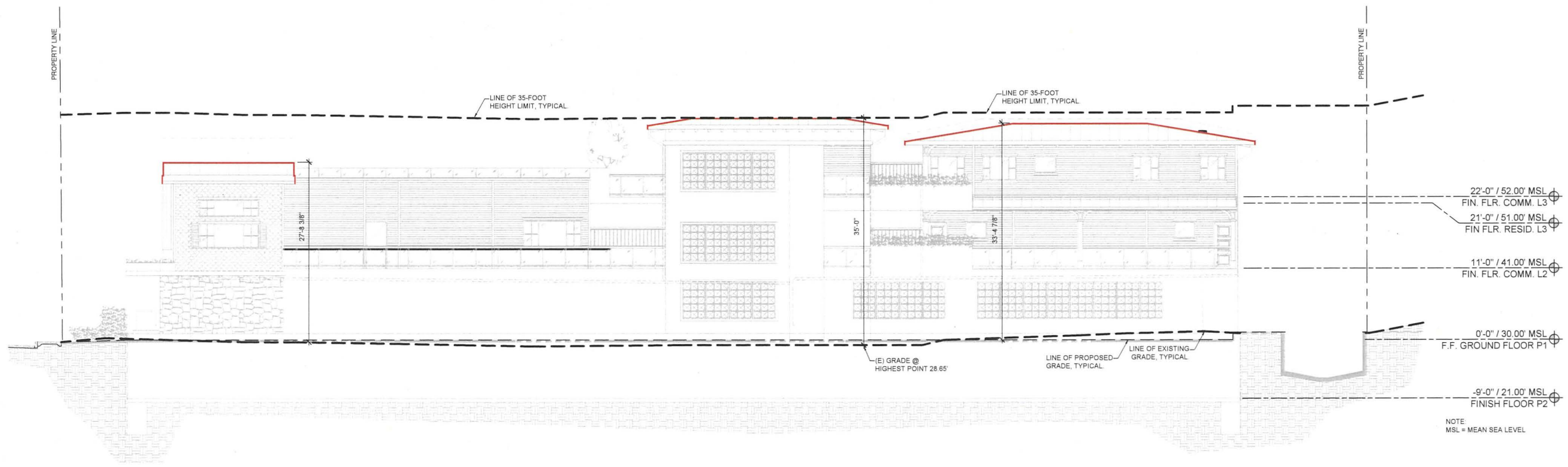
SCALE: 1/8"=1'-0" **3**



FRONT ELEVATION - EAST



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

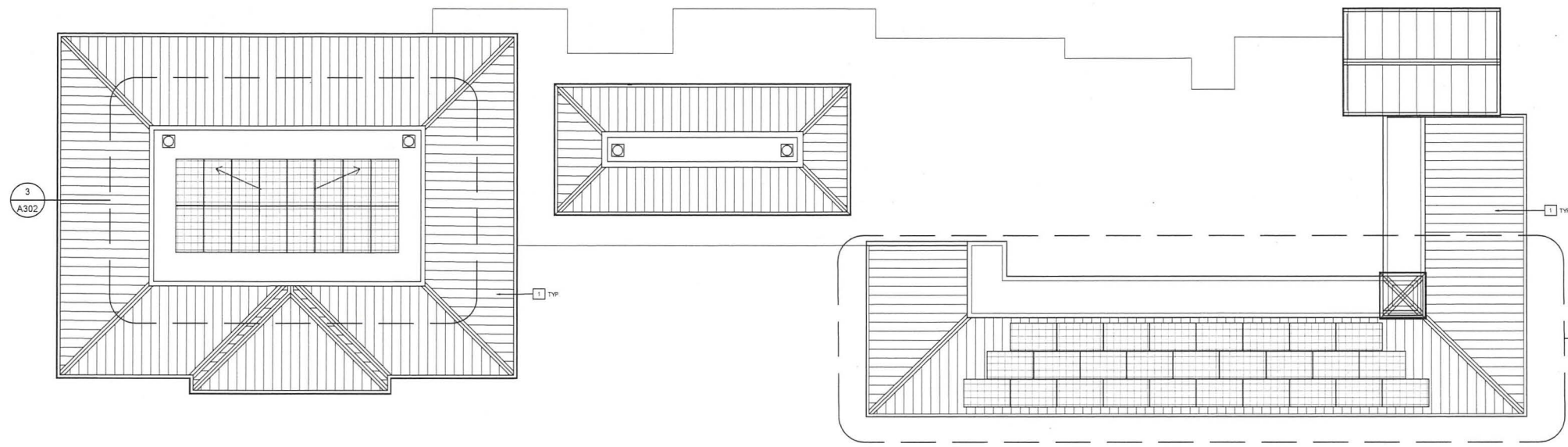


SIDE ELEVATION - NORTH



SCALE: 1/8"=1'-0" **2**





OVERALL ROOF PLAN - SOLAR PANELS

- KEYNOTES:**
1. STANDING SEAM (LOW PROFILE) METAL ROOF - GRAY ("SLIMLINE" BY MBCI), CLASS "A"
  2. LOW SLOPE ROOF AREA - EQUIPMENT WELL (TPO ROOFING MEMBRANE OVER TAPERED HDPE INSULATION), CLASS "A"
  3. 42" HIGH PLANTER.
  4. ROOF RIDGE.
  5. METAL ROOF, FASCIA, AND EAVE.
  6. ROOF GUTTER AND FASCIA (MATCH ROOF COLOR)
  7. ROOF PARAPET W/ METAL COPING (MATCH ROOF COLOR).
  8. ROOF DRAIN (MAIN & OVERFLOW), ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
  9. NOT USED.
  10. SOLAR PANEL MOUNT PADDING.
  11. ROOFTOP SOLAR PANEL, FLUSH MOUNTED.

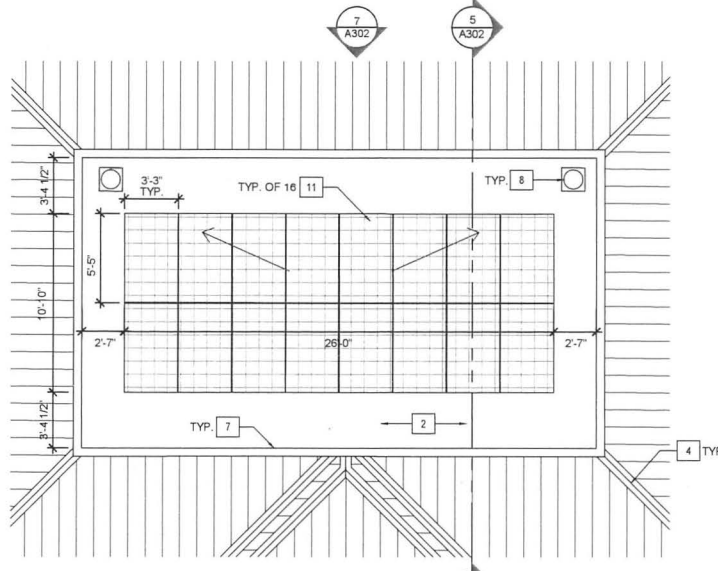
**SOLAR PANEL CALCULATIONS**

(4) EVC AT 4200 WATTS = 16,800  
 (2) ELEVATORS AT 40 HP = 74,880  
 (2) PARKING FLOORS 65,000  
 DENTAL OFFICE 3,500 SF AT 15WSF = 52,500  
 RESIDENCE 1 = 35,000  
 RESIDENCE 2 = 35,000  
 SITE = 14,400

TOTAL WATTS = 258,580 WATTS = 718 AMPS AT 208V 3 PHASE  
 TOTAL PANELS (300 W EA.) = 43

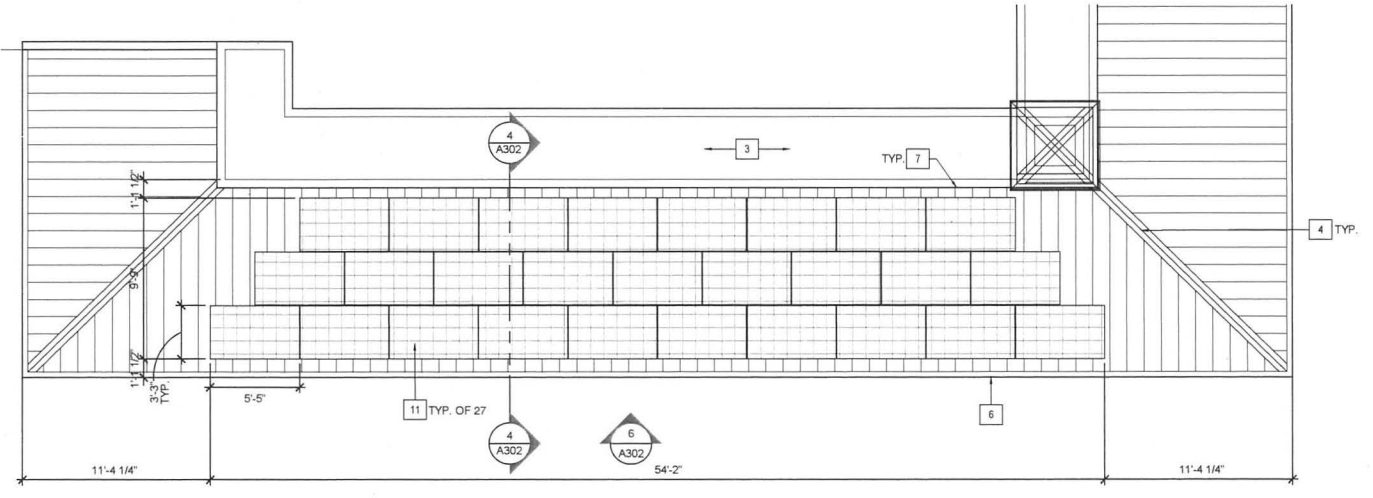


SCALE: 1/8"=1'-0" 1



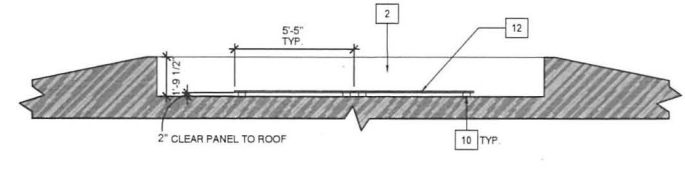
PLAN 1 ENLARGED

SCALE: 1/4"=1'-0" 3



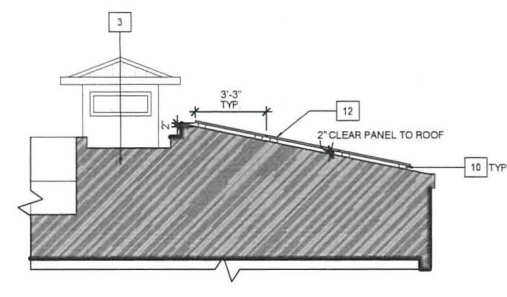
ENLARGED ROOF PLAN - EAST SOLAR PANELS

SCALE: 1/4"=1'-0" 2



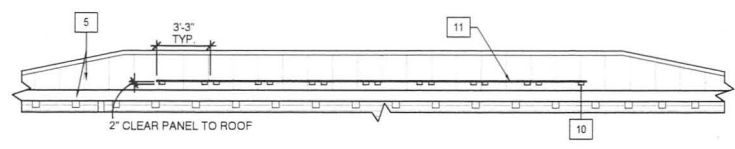
SECTION 1

SCALE: 1/4"=1'-0" 5



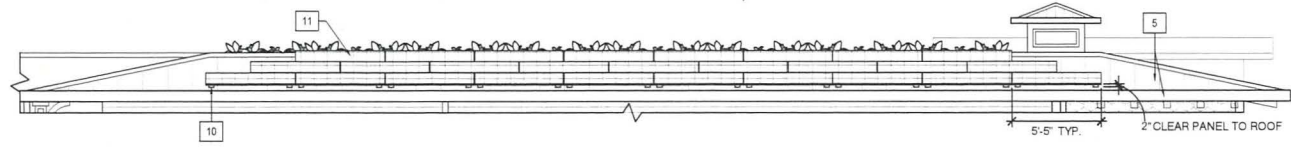
SECTION 2

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



ELEVATION 1

SCALE: 3/16"=1'-0" 7



ELEVATION 2

SCALE: 3/16"=1'-0" 6

Revisions:

1	10/3/2023	PLAN CHECK COMMENTS
2	1/13/2023	PLAN CHECK COMMENTS
3	3/29/2023	PLAN CHECK COMMENTS



**MOUR GROUP**  
 ENGINEERING + DESIGN  
 6593 RIVERDALE ST. SAN DIEGO CA. 92120  
 PH. +01 619-727-4800

**SLIMLINE BUILDERS**  
 COMMERCIAL CONSTRUCTION  
 489 SAGONY PLACE SUITE 102 ENCINITAS, CA 92024

PROJECT:  
 MIXED USE BUILDING  
 701 VALLEY AVENUE  
 SOLANA BEACH, CA 92075  
 PRELIMINARY REVIEW  
 SUBMITTAL

OWNER:  
 DR WITCHER  
 ORAL SURGEON  
 AND MULTIFAMILY  
 RESIDENTIAL  
 701 VALLEY AVE. SOLANA BEACH, CA 92075

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DATE: MARCH 29, 2023  
 PROJECT NUMBER: OB2106  
 DRAWN: WR,CM  
 SCALE: AS SHOWN

SHEET TITLE:  
**SOLAR PANELS**

SHEET #  
**A302**

KEYNOTES: [X]

1. CONCRETE SLAB.
2. FOUNDATION.
3. RETAINING WALL.
4. GRAY METAL ROOF.
5. EXTERIOR WALL WITH SHIPLAP SIDING (FIBER CEMENT).
6. INTERIOR WALL.
7. STONE VENEER "BUFF".
8. 42" HIGH GUARDRAIL.
9. LOW SLOPE ROOF.
10. STORM WATER STORAGE VAULT.
11. LOUVER WINDOW SHUTTERS.
12. RAISED PLANT BED.
13. CONCRETE COLUMN.
14. EXISTING GROUND LINE.
15. OUTLINE OF STORM WATER TREATMENT VAULT BEYOND.
16. OUTLINE OF STORM WATER STORAGE VAULT BEYOND.
17. NOT USED.

Revisions:

10/3/2023	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS



8593 RIVERDALE ST. SAN DIEGO CA. 92120  
PH. +01 619-727-4000



489 SAGONY PLACE SUITE 103 ENCINITAS, CA 92024

PROJECT:  
MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

OWNER:  
DR WITCHER  
ORAL SURGEON  
AND MULTIFAMILY  
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701 VALLEY AVE  
SOLANA BEACH, CA 92075

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DATE: NOVEMBER 7, 2023

PROJECT NUMBER: OB2106

DRAWN: WR, CM

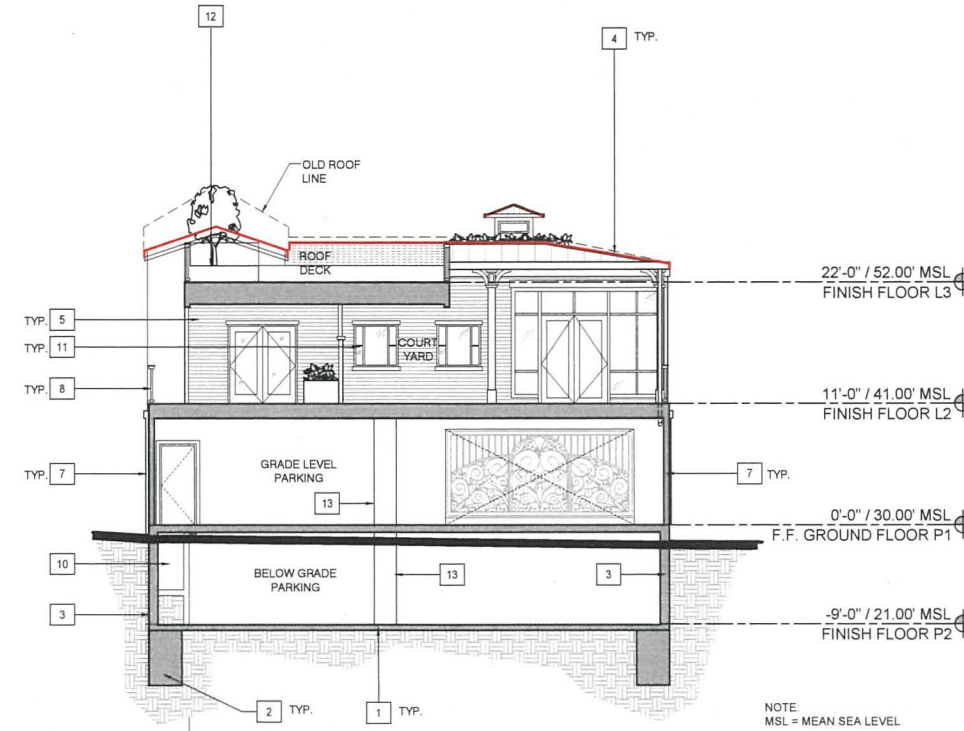
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SHEET TITLE:

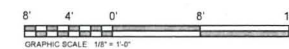
BUILDING SECTIONS

SHEET #

A400

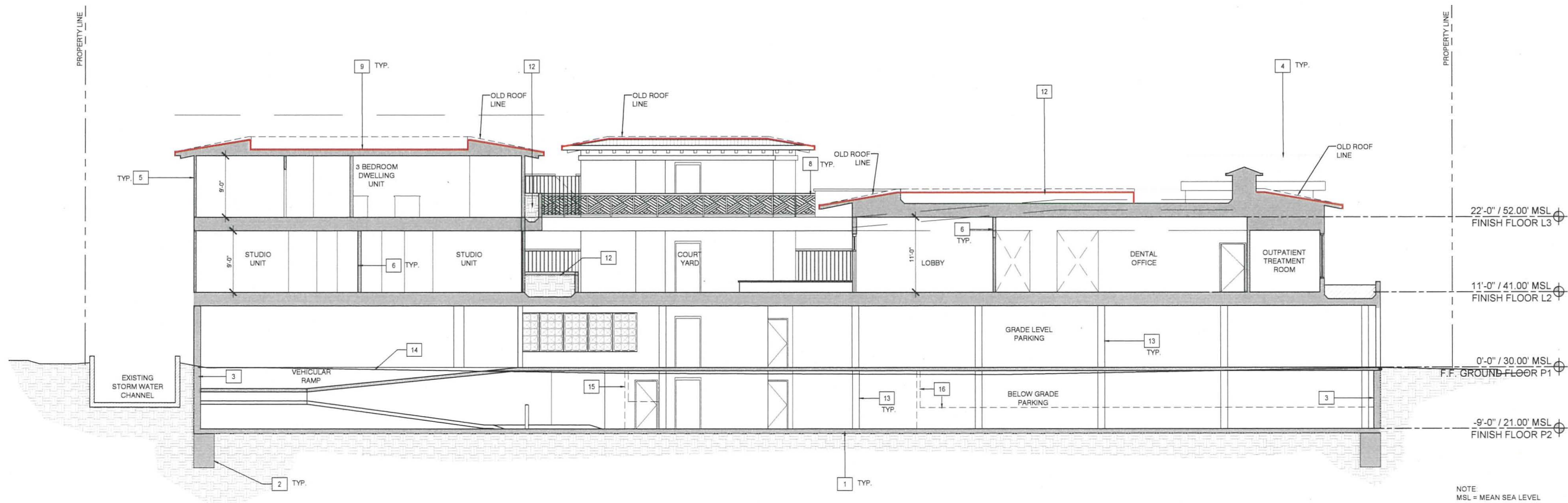


BUILDING SECTION

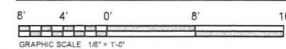


SCALE: 1/8"=1'-0"

1



BUILDING SECTION



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

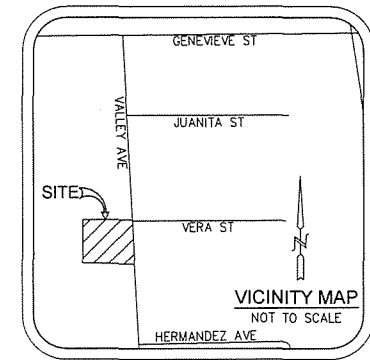
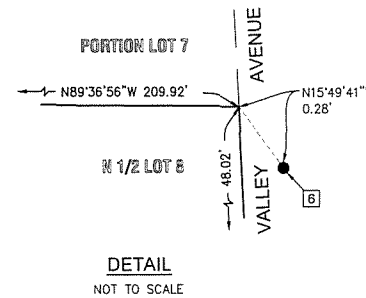
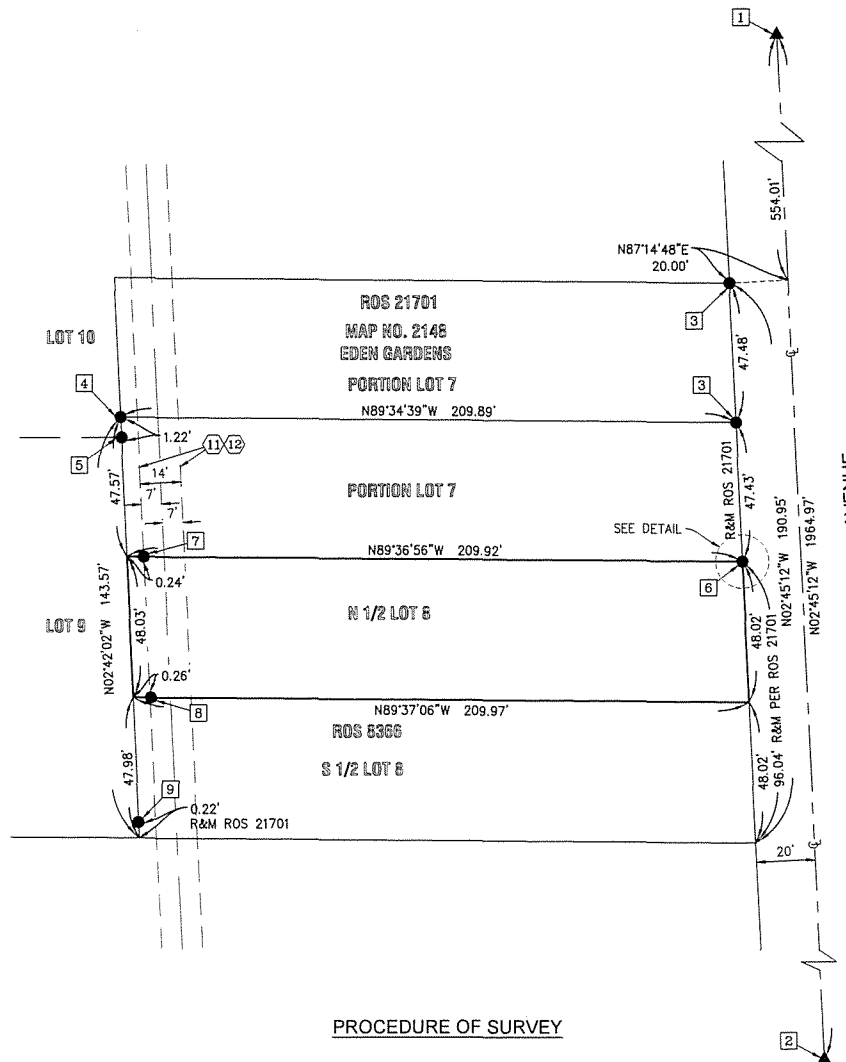
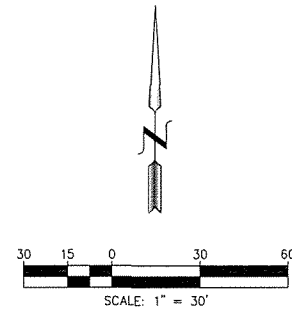
2



# ALTA/NSPS LAND TITLE SURVEY

## MONUMENT NOTES

- 1 FOUND WELL MONUMENT WITH 1.5" BRASS DISC & PUNCH MARK PER ROS 15340
- 2 FOUND WELL MONUMENT WITH 2" BRASS DISC LS 4611 PER CORNER RECORD NO. 20202
- 3 FOUND LEAD & DISC LS 4441 PER ROS 21701
- 4 FOUND 3/4" IRON PIPE & PLASTIC CAP LS 4441 PER ROS 21701
- 5 FOUND 3/4" IRON PIPE, OPEN PER ROS 21701
- 6 FOUND 5/8" PIN, BENT, LOCATED AT BASE. SEE ROS 21701. NOT ACCEPTED, SEE DETAIL HEREON
- 7 FOUND 1/2" PIN PER ROS 8366
- 8 FOUND 1.75" IRON PIPE WITH SD CO ENG DISC NO RECORD
- 9 FOUND 1.75" IRON PIPE WITH SD CO ENG DISC PER ROS 21701



## LEGEND AND ABBREVIATIONS

- P — PROPERTY LINE
- R/W — RIGHT OF WAY
- C&G — CURB & GUTTER
- B/W — BLOCK WALL
- F/A — FENCE AS NOTED
- O/E — OVERHEAD ELECTRIC LINE
- 29.58 FS x 29.05 — SPOT ELEVATION
- (30) — MAJOR CONTOUR
- (29) — MINOR CONTOUR
- AC ASPHALTIC CONCRETE
- CATCH BASIN
- CONC CONCRETE
- ∩ DOOR
- EP EDGE OF PAVEMENT
- ELB ELECTRICAL BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- FG FINISH GRADE
- ⊗ FH FIRE HYDRANT
- FS FINISH SURFACE
- FL FLOW LINE
- G GAS METER
- ⊗ GV GAS VALVE
- GP GUARD POST
- HB HOSE BIB
- IRB IRRIGATION BOX
- ⊗ IRV IRRIGATION VALVE
- LA LANDSCAPED AREA
- PP POWER POLE
- OCO SEWER CLEANOUT
- S — SIGN
- ⊗ SM SEWER MANHOLE
- SL STREET LIGHT
- TR TELEPHONE RISER
- TC TOP OF CURB
- ⊗ TSB TRAFFIC SIGNAL BOX
- V — VEGETATION (PALM/TREE)
- WB WATER BOX
- WM WATER METER
- ⊗ WV WATER VALVE

## SURVEYOR'S NOTES

1. THE DRAINAGE CHANNEL LOCATED ALONG THE WESTERLY PORTION OF THE SUBJECT PROPERTY IS CONSTRUCTED APPROXIMATELY 2.5' OUTSIDE THE EAST LINE OF THE EASEMENTS FOR SAID CHANNEL.

## BENCHMARK

DESCRIPTION: CONTINUOUS OPERATION REFERENCE STATION (CORS) "S105" AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND CALCULATED USING GEOID18.

ELEVATION: 725.93' (NAVD88)

## PARKING

NONE

## GROSS LAND AREA

0.231 ACRES

## ASSESSOR'S PARCEL NUMBER

APN: 298-131-14

## FLOOD DESIGNATION

ZONE X: AREA OF MINIMAL FLOOD HAZARD

PANEL ID: 06073C1307H

EFFECTIVE DATE: DECEMBER 20, 2021

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6 CCS 83 (2017.50 EPOCH) AS DETERMINED LOCALLY BY FIELD OBSERVED TIES TO CONTINUOUS OPERATING REFERENCE STATION (CORS) "S105" HAVING A CALIFORNIA COORDINATE VALUE OF 1ST ORDER ACCURACY OR BETTER

AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC)

STATION: S105  
NORTHING: 1,887,150.122  
EASTING: 6,254,618.848  
ELEVATION: 725.93'  
ACCURACY: FIRST ORDER

THE COMBINED SCALE FACTOR AT STATION "S105" IS 0.9999618

## GENERAL NOTES

1. THE TITLE REPORT FOR THIS SURVEY WAS FURNISHED BY FIRST AMERICAN TITLE COMPANY, FILE NO. NCS-1113997E-SD, DATED OCTOBER 19, 2022.
2. ANY BURIED UTILITIES OR PIPELINES ARE SHOWN PER SURFACE EVIDENCE AND INFORMATION DERIVED FROM A CLIENT SUPPLIED TITLE REPORT. ATC DESIGN GROUP AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF ANY NON-VISIBLE UTILITIES.
3. NO MONUMENTS WERE SET AS A RESULT OF THIS SURVEY
4. THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINE OR SIDEWALK CONSTRUCTION OR REPAIRS.
5. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

## EASEMENTS/ENCUMBRANCES

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:

RESERVED BY: E.C. BATCHELDER, ET AL  
PURPOSE: THE INSTALLATION AND MAINTENANCE OF SEWER, WATER AND GAS MAINS, POLES AND WIRED FOR THE CONVEYANCE OF ELECTRICITY, WITH THE RIGHT OF INGRESS AND EGRESS FOR THE MAINTENANCE AND OPERATION THEREOF, WHICH RESERVATIONS SHALL INURE TO THE BENEFIT OF THE GRANTORS AND ANY PUBLIC UTILITIES CORPORATION WHETHER PRIVATE OR A MUNICIPAL JUNE 22, 1937  
RECORDING DATE: IN BOOK 669, PAGE 18, OF OFFICIAL RECORDS  
RECORDING NO.: SAID LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS  
THE EXACT LOCATION CANNOT BE DETERMINED BY THE RECORD DOCUMENT

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:

RESERVED BY: SAN DIEGO FLOOD CONTROL DISTRICT  
PURPOSE: CONSTRUCTION OF A DRAINAGE FACILITY  
RECORDING DATE: SEPTEMBER 5, 1978  
RECORDING NO.: 1978-377789, OF OFFICIAL RECORDS  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:

RESERVED BY: SAN DIEGO FLOOD CONTROL DISTRICT, ZONE 1  
PURPOSE: THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, RECONSTRUCTION AND INSPECTION OF AN ENCLOSED OR UNENCLOSED FLOOD DRAINAGE CHANNEL AND ALL STRUCTURES INCIDENTAL THERETO, AND FOR THE FLOWAGE OF ANY WATERS  
RECORDING DATE: DECEMBER 21, 1978  
RECORDING NO.: 1978-548668, OF OFFICIAL RECORDS  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

## PROCEDURE OF SURVEY

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH ONE HALF (1/2) OF LOT 8 IN BLOCK F, IN THE SUBDIVISION OF LOTS 1, 2, 3, 9, 16, 21, 22 AND A PORTION OF LOT 6, OF EDEN GARDENS, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AS PER MAP NO. 2148, FILED FOR RECORD IN THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 2, 1929

## SHEET INDEX

TITLE SHEET/PROCEDURE OF SURVEY — SHEET 1  
SITE IMPROVEMENTS — SHEET 2

## OWNER

WITCHER FAMILY ENTERPRISES, LLC

## SURVEYOR

ATC DESIGN GROUP  
1277 PACIFIC OAKS PLACE, SUITE 102  
ESCONDIDO, CA 92029  
CONTACT: RYAN A. POST, LS  
PHONE: 760-738-8835  
EMAIL: rpost@atcdesigngroup.com  
WEBSITE: www.atcdesigngroup.com

*[Signature]*  
RYAN A. POST, LS 8785

SEPTEMBER 22, 2021  
DATE



NO.	DESCRIPTION	DATE	APP'D
1.	UPDATED TO REFLECT NEW OWNER AND UPDATED PTR	1.4.2022	

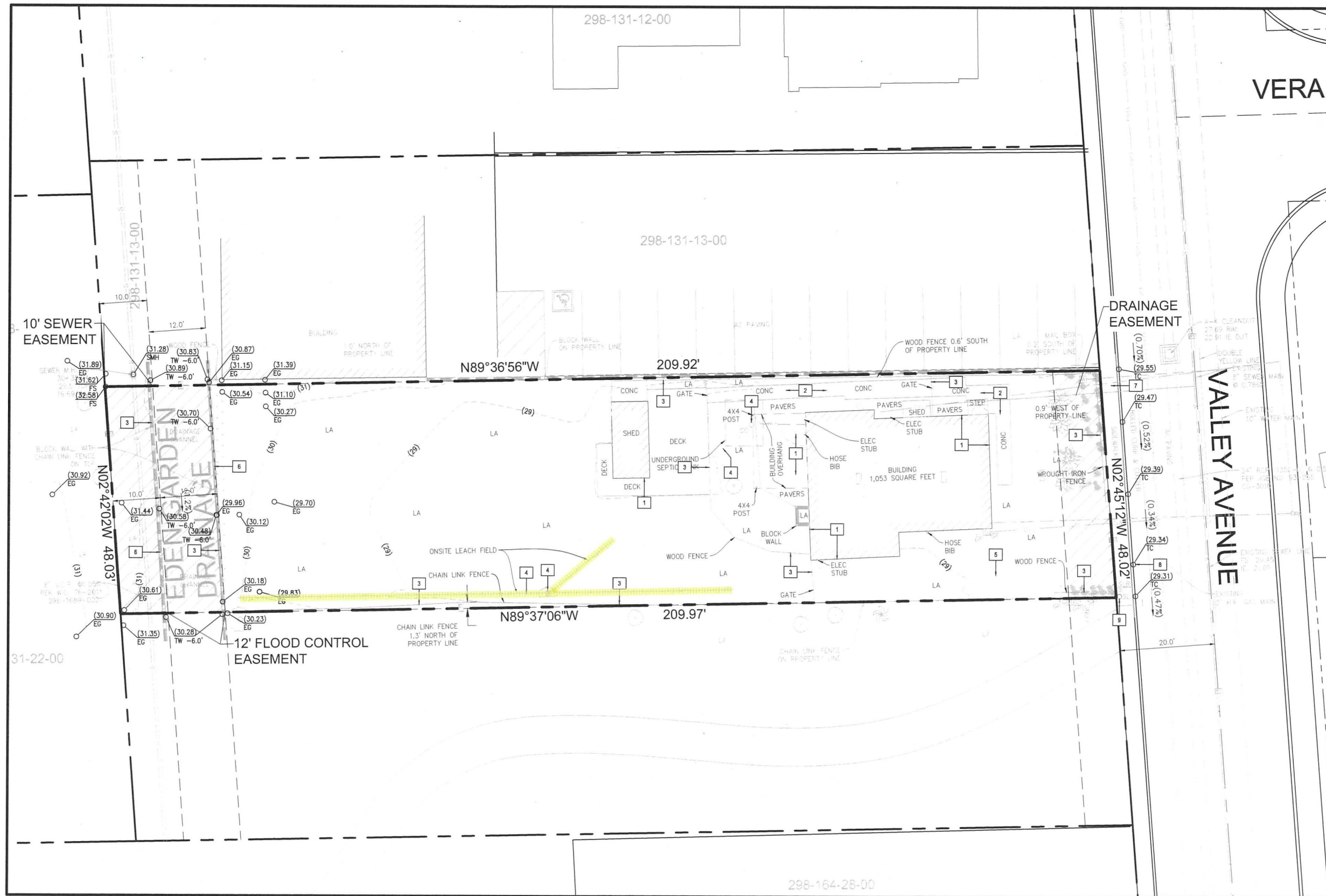
**ATC DESIGN GROUP**  
ARCHITECTS • ENGINEERS • SURVEYORS  
1277 PACIFIC OAKS PL., SUITE 102 ESCONDIDO, CA 92029  
PHONE (760) 738-8800 FAX (760) 738-8232

DATE:	09.22.2021
SCALE:	1" = 30'
DRAWN:	BLEE
CHECKED:	R.POST

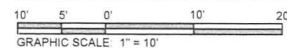
SHEET TITLE /PROCEDURE OF SURVEY  
PROJECT THE WITCHER FAMILY  
701 VALLEY AVENUE  
SOLANA BEACH, CA

SHEET 1  
OF 2 SHEETS





PROJECT NORTH DEMOLITION PLAN - 701 VALLEY AVE



SITE GENERAL NOTES

1. THE PROJECT WILL BE A PRIORITY DEVELOPMENT PROJECT. PRIORITY REQUIREMENTS APPLY AND A PDP STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) MUST BE SUBMITTED AT THE TIME OF APPLICATION.
2. SITE IS LOCATED IN FIRM ZONE "X" PANEL #06073C1307H EFFECTIVE DATE OF 12/20/2019.
3. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT RESPONSIBILITY WITHIN THEIR AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO NOTIFY THE GOVERNING AGENCY IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING AND/OR FOUNDATION INSTALLATION WORK AND COMPLY WITH THE GOVERNING AGENCY'S REQUIREMENTS FOR A CHANGE TO THE GEOTECHNICAL CONSULTANT OF RECORD FOR THE PROJECT.

DEMOLITION PLAN KEYNOTES:

1. REMOVE EXISTING BUILDING
2. REMOVE EXISTING PRIVATE WALKWAYS.
3. REMOVE EXISTING FENCING.
4. REMOVE EXISTING STORM DRAIN INLET AND PIPE.
5. REMOVE EXISTING SEWER CLEANOUT AND CONFLICTING PIPE.
6. EXISTING PUBLIC STORM CHANNEL TO REMAIN.
7. EXISTING PUBLIC CONCRETE SIDEWALK TO REMAIN.
8. EXISTING PUBLIC ROLLED CURB AND GUTTER TO REMAIN.
9. EXISTING PUBLIC STREET LIGHT TO REMAIN.

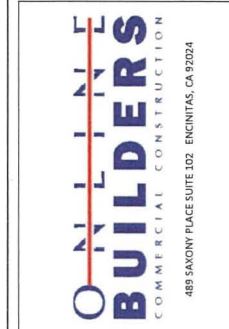
LEGEND:

- PROPERTY LINE
- EXISTING RETAINING WALL
- EXISTING BUILDING LINE

Revisions:	
	10/3/2022 PLAN CHECK COMMENTS
	1/13/2023 PLAN CHECK COMMENTS
	3/29/2023 PLAN CHECK COMMENTS



6/30/2023



PROJECT: MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

OWNER: DR WITCHER  
ORAL SURGEON  
AND MULTIFAMILY  
RESIDENTIAL  
701 VALLEY AVE  
SOLANA BEACH, CA 92075

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DATE: MARCH 29, 2023

PROJECT NUMBER: OB2106

DRAWN: WR, CM

SCALE: AS SHOWN

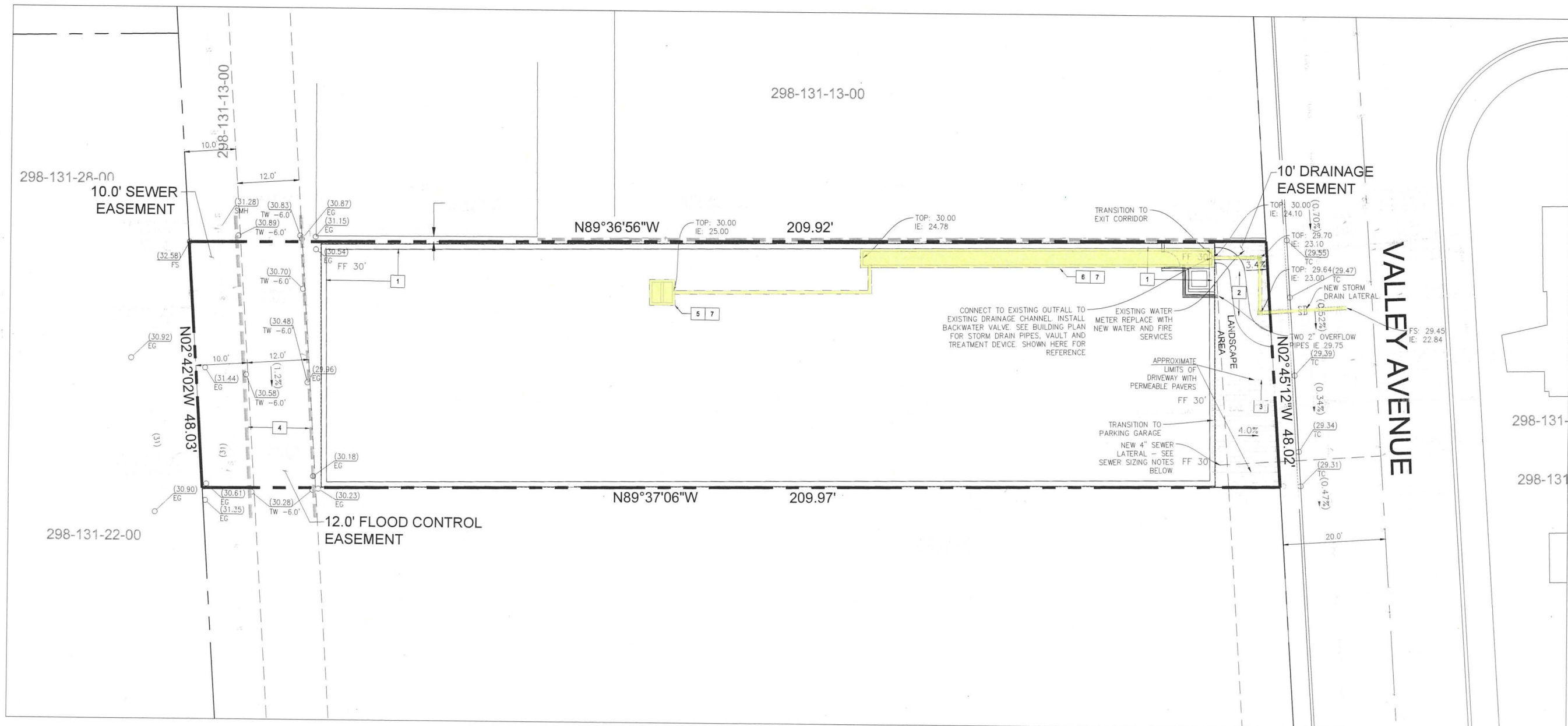
SHEET TITLE:

DEMOLITION PLAN

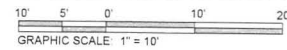
SHEET #

C01





PROJECT NORTH  
GRADING PLAN - 701 VALLEY AVE



SITE GENERAL NOTES

1. THE PROJECT WILL BE A PRIORITY DEVELOPMENT PROJECT. PRIORITY REQUIREMENTS APPLY AND A PDP STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) MUST BE SUBMITTED AT THE TIME OF APPLICATION.
2. SITE IS LOCATED IN FIRM ZONE "X" PANEL #06073C1307H EFFECTIVE DATE OF 12/20/2019.
3. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE PERMITTEE TO NOTIFY THE GOVERNING AGENCY IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING AND/OR FOUNDATION INSTALLATION WORK AND COMPLY WITH THE GOVERNING AGENCY'S REQUIREMENTS FOR A CHANGE TO THE GEOTECHNICAL CONSULTANT OF RECORD FOR THE PROJECT.

GRADING PLAN KEYNOTES:

1. BUILDING PER BUILDING PLAN.
2. PERMEABLE WALKWAY.
3. PERMEABLE DRIVEWAY.
4. EXISTING DRAINAGE CHANNEL TO REMAIN PROTECT IN PLACE.
5. STORM WATER TREATMENT DEVICE FOR REFERENCE.
6. STORM WATER STORAGE VAULT FOR REFERENCE.
7. REFER TO ARCHITECTURAL SHEETS A300 (ELEVATION KEYNOTES 7, 9, 11, 28 & 33) A301 (ELEVATION KEYNOTES 9, 21, 27 & 30) A400 (SECTION KEYNOTES 10, 15 & 16) FOR ROUTING OF STORM WATER FORM ROOF & PLANTERS TO THIS LOCATION.

LEGEND:

PROPERTY LINE	
EXISTING RETAINING WALL	
EXISTING BUILDING LINE	
PROPOSED PERMEABLE WALKWAY	
PROPOSED PERMEABLE DRIVEWAY	

SITE GRADING - EXCAVATION	2,175 C.Y.
EXCAVATION FOR THE FOOTINGS OF NEW CONSTRUCTION	80 C.Y.
REMOVAL AND RE-COMPACTION FOR CONSTRUCTION	0 C.Y.
TOTAL GRADING - EXPORT	2,255 C.Y.

SEWER SIZING NOTES:

1. PER 2019 CALIFORNIA PLUMBING CODE TABLE 702.1, ESTIMATED DRAINAGE FIXTURES UNIT TOTAL=138.5 DFU'S.
2. PER 2019 CALIFORNIA PLUMBING CODE TABLE 703.2, MAXIMUM UNIT LOADING ALLOWED FOR 4" SEWER PIPE=216 DFU'S.

PLUMBING NOTES:

PER MEETING ON MARCH 24, 2023 BETWEEN CITY ENGINEER, STORM WATER REVIEWER, DEVELOPER & DESIGN TEAM, IT WAS AGREED THAT THE CITY ENGINEER WOULD INSPECT PLUMBING AND THE STORM WATER REVIEWER WOULD INSPECT EXTERIOR CONNECTION FROM BUILDING TO STREET.

Revisions:

10/3/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS



6/30/2023



PROJECT: MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
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OWNER: DR WITCHER  
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DATE	MARCH 29, 2023
PROJECT NUMBER	OB2106
DRAWN	WR,CM
SCALE	AS SHOWN
SHEET TITLE	

GRADING  
PLAN

SHEET #  
**C02**

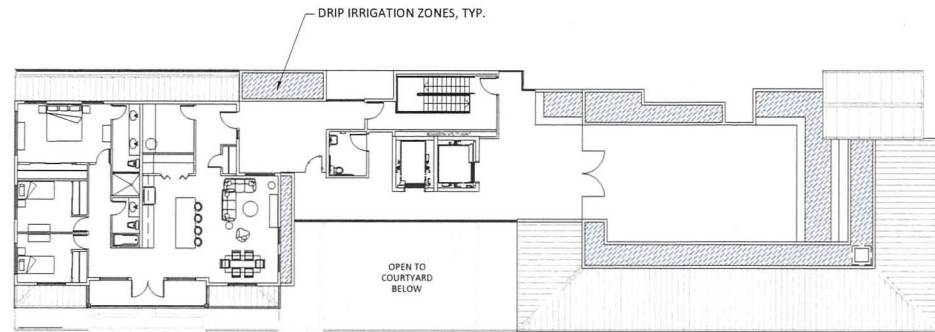




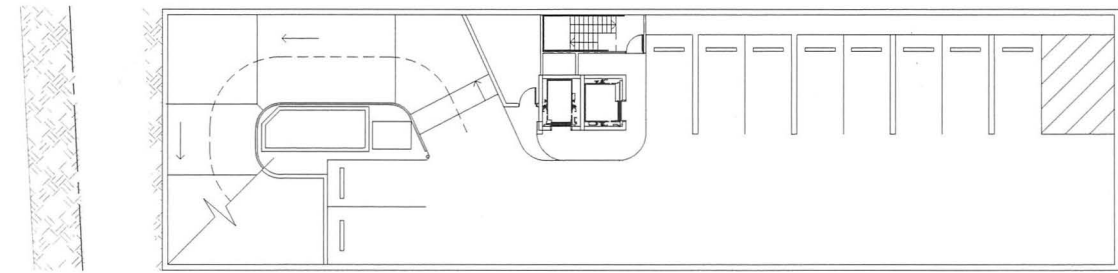


# DR. WITCHER ORAL SURGERY AND RESIDENTIAL MIXED-USED

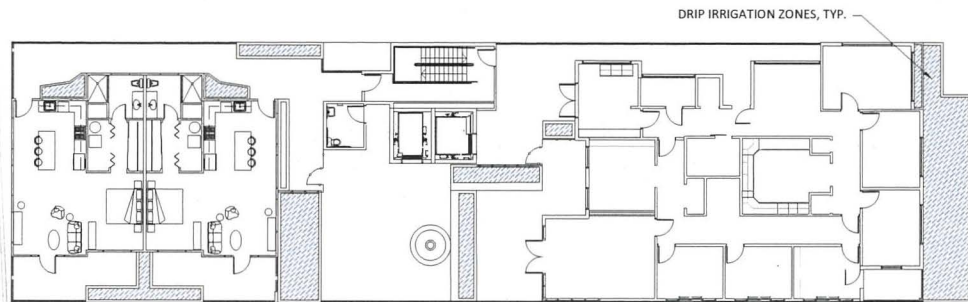
701 VALLEY AVENUE | SOLANA BEACH, CA



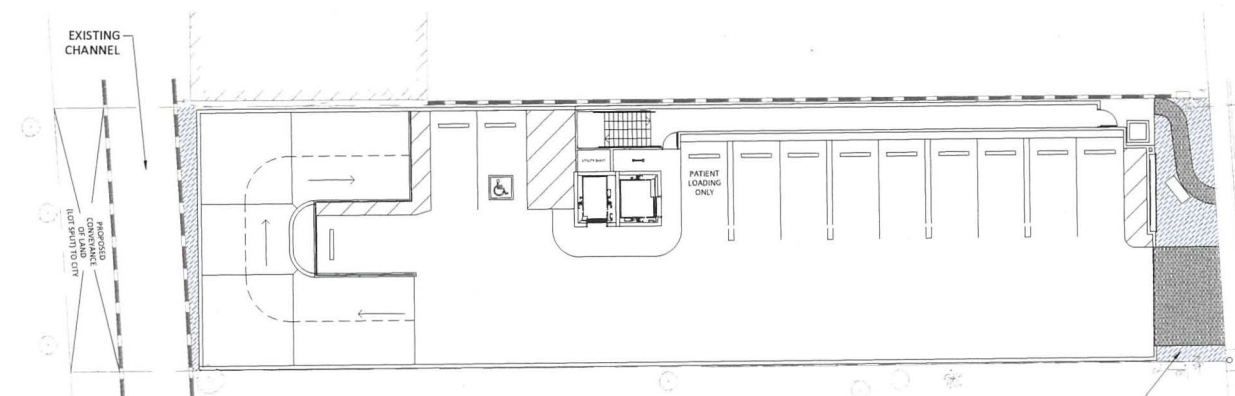
**L3 - RESIDENCES 2ND LEVEL & ROOF**  
SCALE: 1/16" = 1'-0"



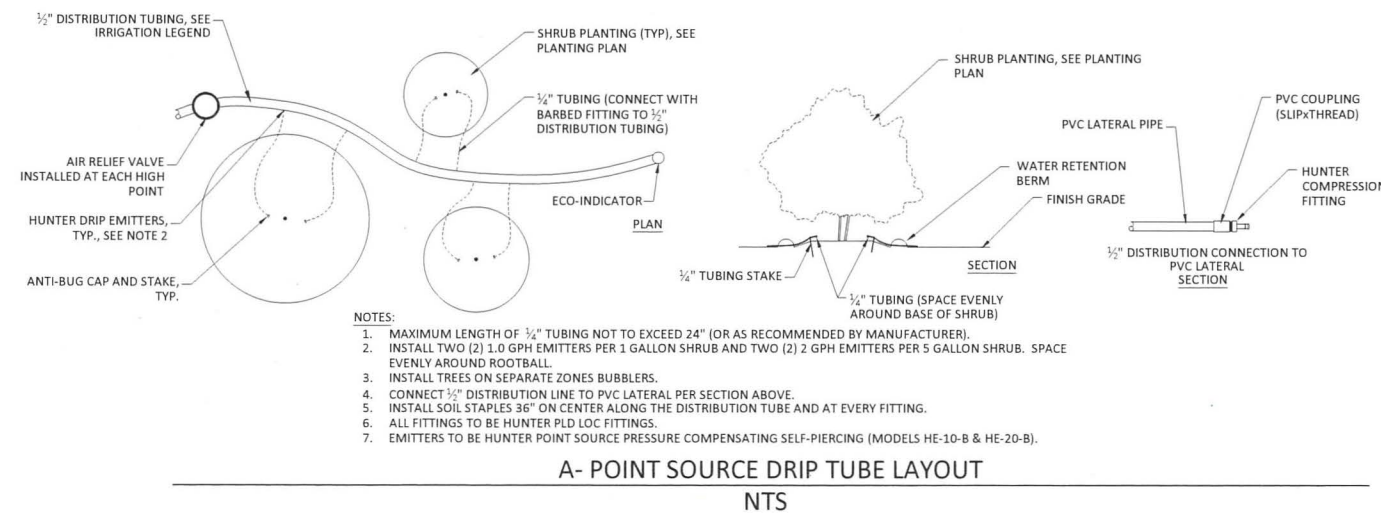
**P1 - BELOW GRADE PARKING**  
SCALE: 1/16" = 1'-0"



**L2 - RESIDENCES & DENTAL OFFICE**  
SCALE: 1/16" = 1'-0"



**G - GRADE LEVEL PARKING**  
SCALE: 1/16" = 1'-0"



## IRRIGATION EXHIBIT

MARCH 29, 2023

C:\MSA\Projects\2021\02021\_Solana\_Beach\_Demolition\Exhibits\Preliminary\01\_L301\_LandscapeDevelopment\_Review\_Planets\_Witcher\_Solana\_Beach\_DFC\_21\_2023.dwg Jan 10, 2023 04:57 pm



Revisions:	
10/3/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS



**MOUR GROUP**  
ENGINEERING + DESIGN  
5593 RIVERDALE ST. SAN DIEGO CA. 92120  
PH. +61 619-727-4800

**BUILDERS**  
COMMERCIAL CONSTRUCTION  
489 SAXONY PLACE SUITE 103, ENCINITAS, CA 92024

PROJECT: MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

OWNER: DR WITCHER  
ORAL SURGEON  
AND MULTIFAMILY  
RESIDENTIAL  
701 VALLEY AV. CA. 92075  
SOLANA BEACH, CA. 92075

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DATE: NOVEMBER 7, 2023

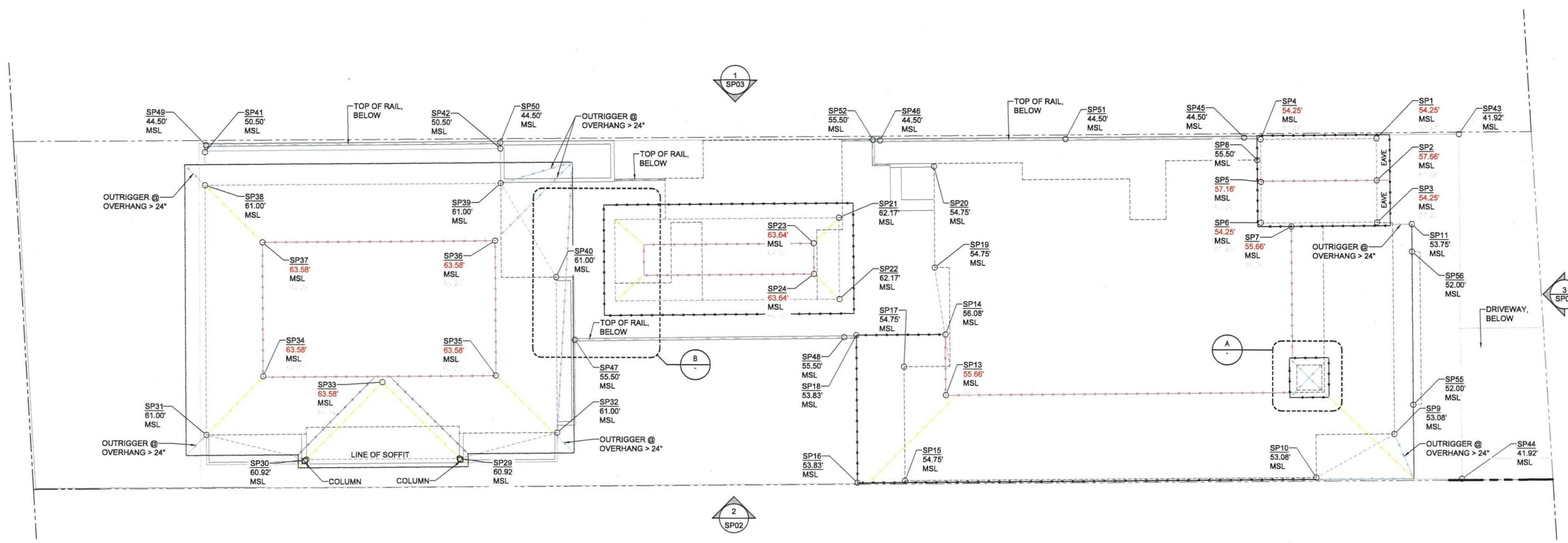
PROJECT NUMBER: OB2106

DRAWN: WR,CM

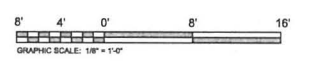
SCALE: AS SHOWN

SHEET TITLE:  
**AS-BUILT  
STORY POLE  
PLAN**

SHEET #  
**SP01**



PROJECT NORTH  
**STORY POLE PLAN**

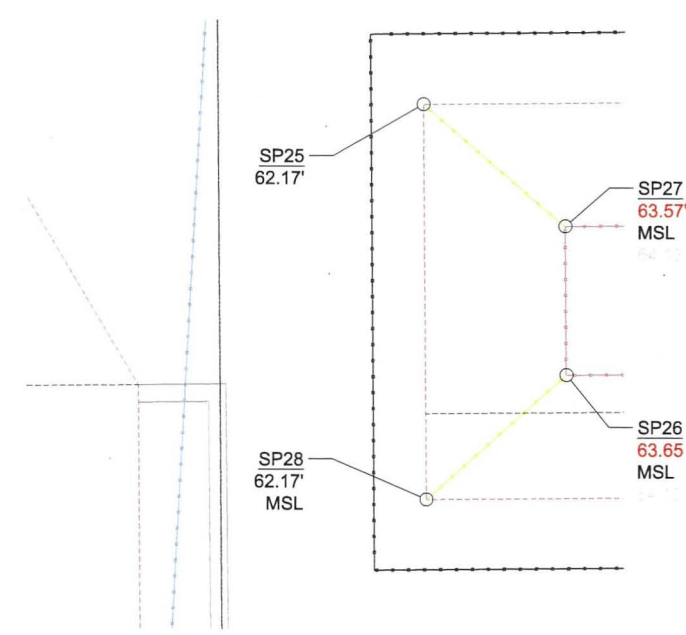


SCALE: 1/8"=1'-0" **1**

NOTE:  
COLOR DEPICTED ON THIS PLAN ARE FOR REFERENCE ONLY.  
ONLY PINK AND BLUE WILL BE USED FOR FLAGS.  
SOLID STRUCTURE/MASSING WILL BE PINK  
BALCONIES/OPEN SPACES WILL BE BLUE

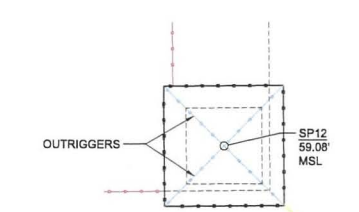
**STORY POLE HEIGHTS**

POINT#	DESIGN	OLD DESIGN	SP#	GRADE	STAKE PT#	COUPLINGS	SP HEIGHT
101	54.25	57.25	SP1	29.47	PT101	2	25.0
102	57.66	60.83	SP2	29.54	PT102	3	28.3
103	54.25	57.25	SP3	29.73	PT103	2	24.7
104	54.25	57.25	SP4	29.45	PT104	2	25.0
105	57.16	60.83	SP5	36.55	PT105	2	20.8
106	54.25	57.25	SP6	38.86	PT106	1	15.6
107	55.66	56.08	SP7	38.86	PT107	1	17.0
108	55.5	55.5	SP8	29.67	PT108	2	26.0
109	53.08	53.08	SP9	29.16	PT109	2	24.1
110	53.08	53.08	SP10	28.92	PT110	2	24.4
111	53.75	53.75	SP11	29.44	PT111	2	24.5
112	59.08	59.08	SP12	29.10	PT112	2	30.2
113	55.66	56.08	SP13	28.41	PT113	2	27.5
114	56.08	56.08	SP14	28.39	PT114	2	27.9
115	54.75	54.75	SP15	28.65	PT115	2	26.3
116	53.83	53.83	SP16	28.70	PT116	2	25.3
117	54.75	54.75	SP17	28.57	PT117	2	26.4
118	53.83	53.83	SP18	28.71	PT118	2	25.3
119	54.75	54.75	SP19	29.06	PT119	2	25.9
120	54.75	54.75	SP20	29.07	PT120	2	25.9
121	62.17	62.17	SP21	37.72	PT121	1	24.6
122	62.17	62.17	SP22	29.18	PT122	3	33.2
123	63.64	63.92	SP23	38.60	PT123	2	25.2
124	63.64	63.92	SP24	38.62	PT124	2	25.2
125	62.17	62.17	SP25	28.73	PT125	3	33.6
126	63.65	63.93	SP26	28.65	PT126	3	35.2
127	63.57	63.93	SP27	28.73	PT127	3	35.0
128	62.17	62.17	SP28	28.65	PT128	3	33.7
129	60.92	60.92	SP29	29.00	PT129	3	32.1
130	60.92	60.92	SP30	29.62	PT130	3	31.5
131	61	61	SP31	30.33	PT131	3	30.9
132	61	61	SP32	28.82	PT132	3	32.4
133	63.58	64	SP33	28.96	PT133	3	34.8
134	63.58	64	SP34	29.63	PT134	3	34.1
135	63.58	64	SP35	28.91	PT135	3	34.9
136	63.58	64	SP36	29.00	PT136	3	34.8
137	63.58	64	SP37	29.95	PT137	3	33.8
138	61	61	SP38	30.49	PT138	3	30.7
139	61	61	SP39	29.13	PT139	3	32.1
140	61	61	SP40	28.70	PT140	3	32.5
141	50.5	50.5	SP41	30.67	PT141	1	20.0
142	50.5	50.5	SP42	29.65	PT142	2	21.1
143	41.92	41.92	SP43	29.63	PT143	1	12.5
144	41.92	41.92	SP44	29.55	PT144	1	12.6
145	44.5	44.5	SP45	29.70	PT145	1	15.0
146	44.5	44.5	SP46	29.35	PT146	1	15.3
147	55.5	55.5	SP47	28.75	PT147	2	26.9
148	55.5	55.5	SP48	28.66	PT148	2	27.0
149	44.5	44.5	SP49	30.90	PT149	1	13.8
150	44.5	44.5	SP50	30.46	PT150	1	14.2
151	44.5	44.5	SP51	29.15	PT151	1	15.5
152	55.5	55.5	SP52	29.34	PT152	2	26.4
155	52.0	52.0	SP55	29.16	PT155	2	23.0
156	52.0	52.0	SP56	29.44	PT156	2	22.7



NOTE:  
COLOR DEPICTED ON THIS PLAN ARE FOR REFERENCE ONLY.  
ONLY PINK AND BLUE WILL BE USED FOR FLAGS.  
SOLID STRUCTURE/MASSING WILL BE PINK  
BALCONIES/OPEN SPACES WILL BE BLUE

ENLARGED PLAN **B**  
SCALE: 1/4"=1'-0"



NOTE:  
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BALCONIES/OPEN SPACES WILL BE BLUE

ENLARGED PLAN **A**  
SCALE: 1/4"=1'-0"

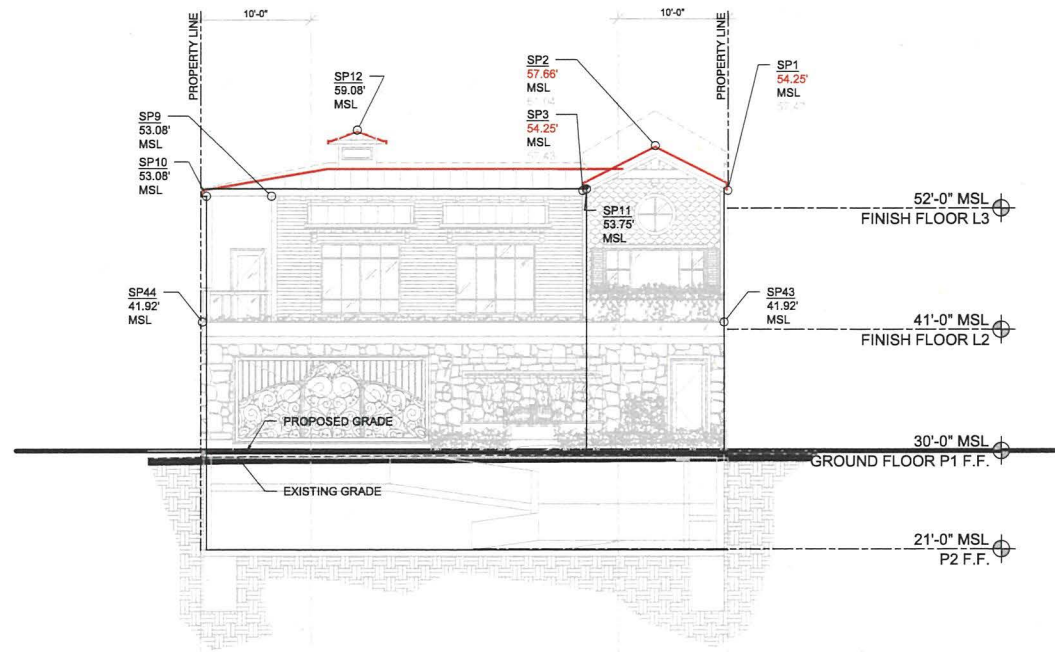
**LEGEND FOR REFERENCE ONLY**

LINE STYLE	DESCRIPTION	FLAG COLOR
--- (Pink)	ROOF PEAK	(PINK)
--- (Pink)	ROOF HIP	(PINK)
--- (Pink)	EDGE OF ROOF	(PINK)
--- (Pink)	EDGE OF ROOF	(PINK)
--- (Blue)	OVERHANG > 24"	(BLUE)
--- (Pink)	OUTSIDE PERIMETER OF STORY POLES (BUILDING MASSING)	(PINK)
--- (Pink)	EDGE OF EXTERIOR WALL	(PINK)
--- (Blue)	EDGE OF LOWER ROOF	(BLUE)
--- (Blue)	TOP OF GUARD RAIL	(BLUE)

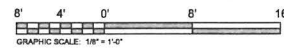
SP3 54.43' MSL — STORY POLE NUMBER  
— HEIGHT ABOVE MEAN SEA LEVEL

NOTE:  
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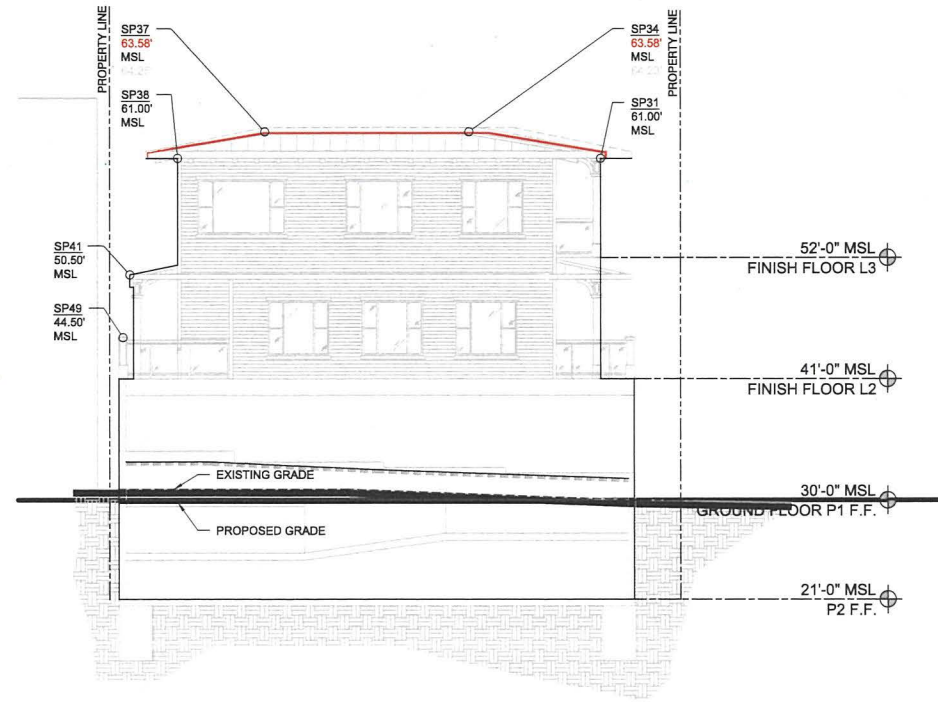


FRONT ELEVATION - EAST

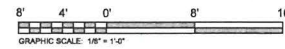


SCALE: 1/8"=1'-0"

3

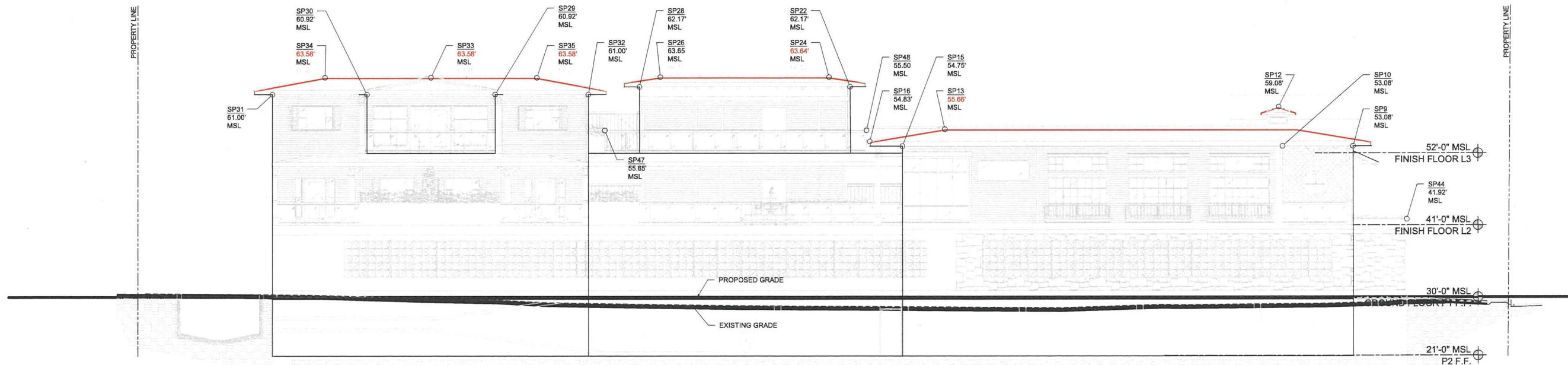


REAR ELEVATION - WEST

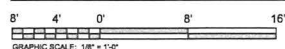


SCALE: 1/8"=1'-0"

1



SIDE ELEVATION - SOUTH

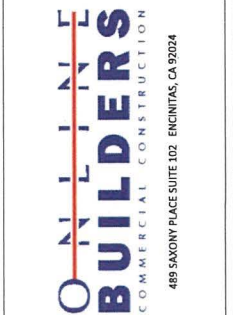


SCALE: 1/8"=1'-0"

2

Revisions:

1	10/3/2022	PLAN CHECK COMMENTS
2	1/13/2023	PLAN CHECK COMMENTS
3	3/29/2023	PLAN CHECK COMMENTS
4		



PROJECT:  
MIXED USE BUILDING  
701 VALLEY AVENUE  
SOLANA BEACH, CA 92075  
PRELIMINARY REVIEW  
SUBMITTAL

OWNER:  
DR WITCHER  
ORAL SURGEON  
AND MULTIFAMILY  
RESIDENTIAL  
701 VALLEY AVE  
SOLANA BEACH, CA 92075

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TO MOUR GROUP ENGINEERING + DESIGN.

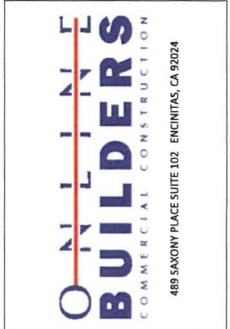
DATE: NOVEMBER 7, 2023  
PROJECT NUMBER: OB2106  
DRAWN: WR,CM  
SCALE: AS SHOWN

SHEET TITLE:  
AS-BUILT  
STORY POLE  
ELEVATIONS

SHEET #  
SP02



Revisions:	
10/3/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS
4	



PROJECT:  
 MIXED USE BUILDING  
 701 VALLEY AVENUE  
 SOLANA BEACH, CA 92075  
 PRELIMINARY REVIEW  
 SUBMITTAL

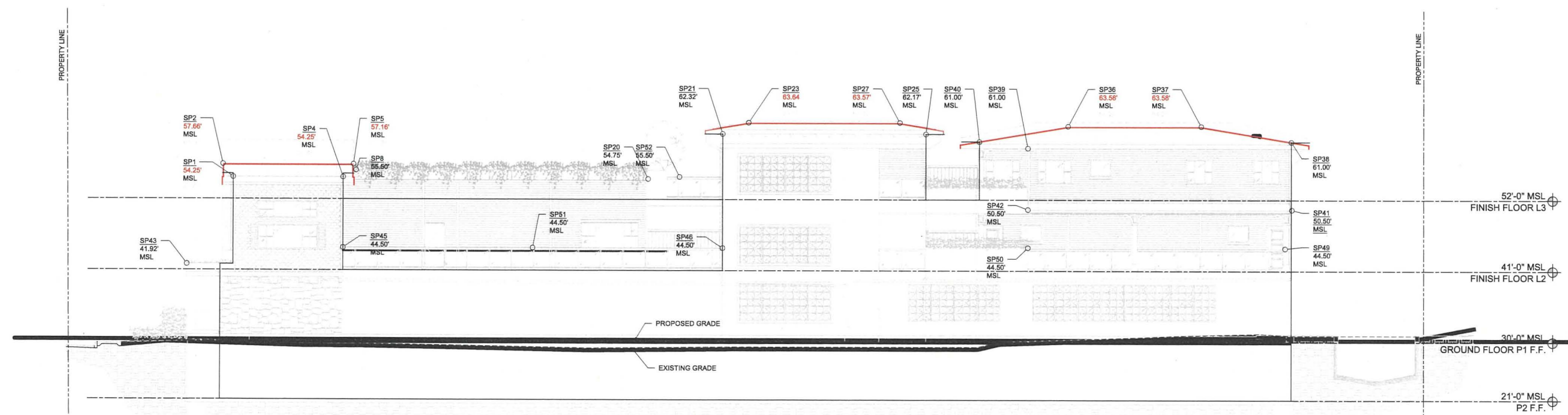
OWNER:  
 DR WITCHER  
 ORAL SURGEON  
 AND MULTIFAMILY  
 RESIDENTIAL  
 701 VALLEY AVENUE  
 SOLANA BEACH, CA 92075

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DATE: NOVEMBER 7, 2023  
 PROJECT NUMBER: OB2106  
 DRAWN: WR, CM  
 SCALE: AS SHOWN

SHEET TITLE:  
 AS-BUILT  
 STORY POLE  
 ELEVATIONS

SHEET #  
**SP03**



SIDE ELEVATION - NORTH



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



# CITY OF SOLANA BEACH

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

RECEIVED

OCT 12 2023

Community Development Dept  
CITY OF SOLANA BEACH

## STORY POLE HEIGHT CERTIFICATION

Date: 10/11/2023

Assessor's Parcel No.: 2981311400

Site Address: 701 Valley Avenue

Owner's Name: Witcher Family Enterprises LLC

This is to certify that on 10/2/2023 the story poles located on the above referenced site were surveyed by the undersigned, and found to be in conformance with the attached story pole plot plan. In addition, the following measurements were found:

Highest point of the story poles:	<u>64.25</u>	(M.S.L.)*	Story Pole #37
Pre-existing grade:	<u>29.95</u>	(M.S.L.)*	
Finished grade elevation:	<u>30.00</u>	(M.S.L.)*	
Finished floor elevation:	<u>          </u>	(M.S.L.)*	
<b>TOTAL MAXIMUM HEIGHT:</b>	<u>34.30</u>		

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

For additional information, please contact me at (310) 824-3219 (phone number)

Charles J. Bonadiman, PLS 8922  
Licensed Land Surveyor

Seal of Registration:

\*Mean Sea Level (MSL) — all measurements must utilize an establish over the course of the project.

BENCHMARK : The sanitary sewer manhole at the northwest corner of the property as shown on the approved site plans was used as the vertical benchmark for this installation.

Elevation = 31.28 (rim)





APPLICATION FOR VIEW ASSESSMENT  
(Structure Development Permit)

Project No.: DRP22-010 / SDP22-008

- Address of property for which the structure development permit has been requested:  
701 Valley Ave.
- Provide the following information for the individual filing this Application for Assessment:  
Name: Chad and Amber Arendsen  
Address: 821 Juanita St  
Phone Number: [REDACTED]  
Email: [REDACTED]
- Description of the viewing area as defined in Solana Beach Zoning Ordinance, Section 17.63.020(I) and extent of impairment: (provide a photo of the impairment as seen from the viewing area) Currently, I am able to not only enjoy the park and it's beauty from my home and rear property, but am able to watch my children come and go to the park and play at the basketball court and skatepark from my home. This structure's mass completely disables both of those things from happening and aside from it being a visual obstruction, there is an added safety concern as a result. (Pictures attached) - It also obstructs lots of natural light and the overall pedestrian view and experience when walking or driving by.
- Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment: Currently the height of the structure, and overall Mass is the issue. Also the rooflines do not have Sufficient articulation or open corridor space.  
My suggestion would be to eliminate the subteranean parking structure and reduce The overall size of the structure so that it will set back further away from the front set back.
- Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the property for which a Structure Development Permit has been requested:  
There has not yet been any attempts to rectify this proposal, but an email was sent Directly to the owner of the property by me letting him know that I was going to begin This process

Signature of Applicant for Assessment

12-3-2023

Date Submitted

STAFF USE ONLY:

Application for Assessment fee paid?

11-2023

**CITY OF SOLANA BEACH**  
**View Assessment Commission Action Minutes**  
**Tuesday, March 19, 2024 - 6:05 P.M. Regular Mtg.**  
**City Hall/Council Chambers**  
**635 South Highway 101, Solana Beach, CA 92075**

---

Minutes contain a summary of the discussions and actions taken by the View Assessment Commission during a meeting 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.

**1. CALL TO ORDER and ROLL CALL**

Chairperson Cohen called the View Assessment Commission Meeting to order at 6:05 PM on Tuesday, March 19, 2024, in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Matthew Cohen, Frank Stribling, Robert Moldenhauer, and Linda Najjar.

Staff Members: Joseph Lim, Community Development Director; Corey Andrews, Principal Planner; John Delmer, Assistant Planner; and Tim Campen, Deputy City Attorney.

Absent: Pat Coad and Bob Zajac.

Abstain: Rich Villasenor

**2. ORAL COMMUNICATIONS (Speaker time limit: 3 minutes)**

There were no speakers.

**3. ELECTION OF OFFICERS**

The item was continued until the next scheduled VAC meeting.

**4. APPROVAL OF AGENDA**

Chairperson Cohen called for a motion to approve the agenda. Motion made by Chairperson Moldenhauer, seconded by Commissioner Cohen, which passed 4/0/3 (Absent: Coad, Stribling, Villasenor).

**5. APPROVAL OF MINUTES**

**A. June 20, 2023**

Chairperson Cohen called for a motion to approve the June 20, 2023, Minutes. Motion made by Chair Cohen to approve the minutes, seconded by Commissioner Moldenhauer, which passed 4/0/3 (Absent: Coad, Stribling, Villasenor)

**6. Staff Comments / Discussion (10 minutes total)**

There were no Staff comments.

**Note: Speaker time limits:**

- Applicant, including representatives: total of 15 minutes

- **Claimant, including representatives:** total of 15 minutes
- **Public speakers:** 3 minutes each  
(may be reduced based on number of speakers, not to exceed 20 minutes total)
- **Applicant, response to any new info:** total of 5 minutes

Chairperson Cohen read the Chairperson preamble.

**7. DRP22-010/SDP22-008 - Witcher Mixed Use Project – 701 Valley Ave., Solana Beach**

**Applicant Information:**

Name: Dr. Daniel Witcher

**Representative:**

Name: Jenny An (CRA Mobility)

**Claimant Information:**

Name: Chad and Amber Arendsen

Address: 821 Juanita St.

**Project Description:**

The Applicant is requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for a new three-story mixed-use building with one level of underground parking and associated site improvements. The 9,173 square-foot lot is located within the Commercial (C) Zone. The following is a breakdown of the proposed floor area:

Subterranean Parking Level	6,005 SF
First Floor Street Parking Level	4,777 SF
Second Floor	
Residential	1,477 SF
Commercial (Dental Office)	2,768 SF
Service Areas	525 SF
Third Floor	
Residential	1,506 SF
Service Areas	290 SF
<hr/> Subtotal	<hr/> 17,348 SF
Basement Area Exemption	- 6,005 SF
<b>Total Floor Area Proposed</b>	<b>11,343 SF</b>
Maximum Allowable Floor Area	11,584 SF

The project would include grading in the amount of 2,255 CY aggregate. **The highest point of new construction is proposed at 34.30 feet above the proposed grade with a pole height of 64.25 MSL.** The project requires a DRP for three reasons: 1) new commercial development or construction located within a commercial zone which results in an increase of more than 500 feet of gross floor area or to the overall building envelope; 2) a new second story that exceeds 35% of the first-floor area, and; 3) aggregate grading that exceeds 100 CY.

Chairperson Cohen opened the public hearing, and the Commissioners stated their

disclosures (as shown on table below) regarding dates they visited the properties.

Joe Lim, Community Development Director, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Daniel Witcher, Applicant, and Jenny Ahn, Applicant's Representative, gave a PowerPoint presentation describing the intent of the proposed design. A copy of the PowerPoint presentation will be included in the project file.

Chad Arendsen (821 Juanita St.), Claimant, and Alex Cardenas, Applicant's Representative, presented a PowerPoint presentation describing their concerns of view obstruction resulting from the proposed project. A copy of the PowerPoint presentation will be included in the file.

Danny Hernandez, Public Speaker, voiced his concerns with the project.

Eric Jauch, Public Speaker, voiced his support for the proposed project.

Patrick Rooney D.D.S, Public Speaker, voiced his support for the Applicant.

Kevin Sotelo, Public Speaker, voiced his support for the project.

Jake Holker, Public Speaker, voiced his support for the project.

David Kramer, Public Speaker, voiced his concerns with the project.

Jenny Ahn, Applicant's Representative, provided a response to the Claimant's and Public Speaker's statements.

The Commissioners had questions for the Claimant, he addressed all questions.

The Commissioners had questions for the Applicant's Representative, they addressed all questions.

The Commissioners had questions for Staff, Staff addressed all questions.

Chairperson Cohen closed the public hearing, and the commissioners made their findings as shown in the tables below.

The Commissioners discussed potential revisions to the project to address the view concerns.

Chairperson Cohen motioned to reopen the public hearing, seconded by Commissioner Moldenhauer, which passed 4/0/3.

Chairperson Cohen asked the applicant if they would consent to a continuance, the Applicant did not consent to a continuance.

Chairperson Cohen motioned to close the public hearing, seconded by Commissioner Najjar,



which passed 4/0/3.

Commissioner Najjar motioned to recommend approval to City Council with the Condition to eliminate the portion of the upper floor located east of Story Pole 16 and 52. The commissioners did not second the motion, so the motion failed.

Chairperson Cohen motioned to recommend denial of the project to the City Council, seconded by Commissioner Moldenhauer, which passed 4/0/3. (Ayes: Cohen, Stribling, Moldenhauer, and Najjar. Absent: Zajac and Coad. Abstain: Villasenor).

Chad and Amber Arendsen		Coad	Cohen	Moldenhauer	Najjar	Stribling	Villasenor	Zajac
<b>Date Visited</b>	<b>Claimant</b>		3/19	3/16	3/17 & 3/19			
	<b>Applicant</b>		3/18	3/10		3/2		
<b>Primary Viewing Area</b>			Kitchen/Outdoor Dining Area	Kitchen/Outdoor Dining Area	Indoor/Outdoor Dining Area	Outdoor Dining Area		
<b>#1. Communication Taken Place</b>			Y	Y	Y	Y		
<b>#2. No Public View Impairment</b>			Y	Y	Y	Y		
<b>#3. Designed to Minimize View Impairment</b>			N	N	N	N		
<b>#4. No Cumulative View Impairment</b>			Y	Y	N	Y		
<b>#5. Neighborhood Compatibility</b>			Y	N	N	Y		

**8. VAC Member Comments / Discussion (10 minutes total)**

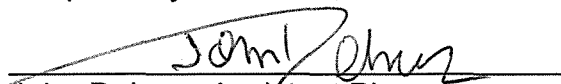
There were no VAC member comments. Staff notified the VAC about the future VAC Training.

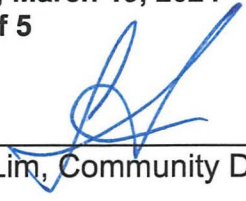
**9. ADJOURNMENT**

Chairperson Cohen adjourned the meeting at 8:22 PM.

Minutes as approved by V.A.C. on 6/18/2024.

Respectfully submitted,

  
 John Delmer, Assistant Planner

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

---

Joseph Lim, Community Development Director



---

**CITY OF SOLANA BEACH**[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org)635 SOUTH HIGHWAY 101 ° SOLANA BEACH, CA 92075 ° (858) 720-2400 ° Fax (858) 720-2455

---

**CITY OF SOLANA BEACH****View Assessment Commission Notice of Recommendation****Tuesday, March 19, 2024 - 6:00 P.M. Regular Mtg.**

**PROJECT CASE NO:** DRP22-010/SDP22-008 Witcher Mixed Use Project

**PROJECT LOCATION:** 701 Valley Avenue, Solana Beach

**APPLICANT NAME:** Dr. Daniel Witcher

**APPLICANT CONTACT:** Jenny An, CRA Mobility

**APPLICANT ARCHITECT:** Walter Rubio, Mour Group

**PRESENT VAC MEMBERS:** Matt Cohen, Robert Moldenhauer, Frank Stribling, and Linda Najjar

**STAFF MEMBERS:** Joseph Lim, Community Development Director; Tim Campen, Assistant City Attorney; John Delmer, Assistant Planner; Corey Andrews, Principal Planner

**ABSENT:** Pat Coad, Bob Zajac

**RECUSED:** Rich Villasenor

**ASSESSMENT FILED BY:**

Name: Chad and Amber Arendsen  
Address: 821 Juanita Street

**PROJECT DESCRIPTION:**

The Applicant is requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for a new three-story mixed-use building with one level of underground parking and associated site improvements. The 9,173 square-foot lot is located within the Commercial (C) Zone. The following is a breakdown of the proposed floor area:

Subterranean Parking Level	6,005 SF
First Floor Street Parking Level	4,777 SF
Second Floor Residential	1,477 SF

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Commercial (Dental Office)	2,768 SF
Service Areas	525 SF
Third Floor	
Residential	1,506 SF
Service Areas	290 SF
<hr/> Subtotal	<hr/> 17,348 SF
Basement Area Exemption	- 6,005 SF
<b>Total Floor Area Proposed</b>	<b>11,343 SF</b>
Maximum Allowable Floor Area	11,584 SF

The project would include grading in the amount of 2,255 CY aggregate. **The highest point of new construction is proposed at 34.30 feet above the proposed grade with a pole height of 64.25 MSL.** The project requires a DRP for three reasons: 1) new commercial development or construction located within a commercial zone which results in an increase of more than 500 feet of gross floor area or to the overall building envelope; 2) a new second story that exceeds 35% of the first-floor area, and; 3) aggregate grading that exceeds 100 CY.

**VAC RECOMMENDATION:**

The project was heard at the regularly scheduled, March 19, 2024, VAC meeting. After the Commissioners presented their findings Chair Cohen motioned to recommend denial of the project, seconded by Commissioner Moldenhauer. Motion passed 4/0/3 (Ayes: Cohen, Stribling, Moldenhauer, and Najjar. Absent: Zajac and Coad. Abstain: Villasenor).

**FINDINGS:**

1. The Applicant for the Structure Development Permit has 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 Claimant.**

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.

**No – The majority (All 4) of the present VAC members found that the proposed residence was not designed or situated to minimize impairment of views.**

4. There is no significant cumulative view impairment caused by granting the application as proposed.

**Yes – The majority (3 of 4) of the present VAC members found that there would not be significant cumulative view impairment caused by granting the application if adjacent lots were allowed to construct a development of a similar size and height.**

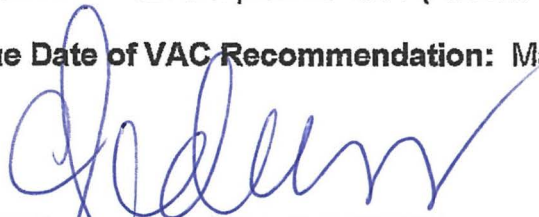
5. The proposed structure is compatible with the immediate neighborhood character.

**Yes – The majority (3 of 4) of the present VAC members found that the proposed development is compatible with the immediate neighborhood character.**

**VAC Vote:**

Chair Cohen motioned to recommend denial of the project, seconded by Commissioner Moldenhauer. Motion passed 4/2/1 (Absent: Coad and Zajac Recused: Villasenor)

**Issue Date of VAC Recommendation:** March 19, 2024



Corey Andrews, Principal Planner  
Staff Liaison, View Assessment Committee



Matthew Cohen, Chair  
View Assessment Committee

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Community Development Dept  
CITY OF SOLANA BEACH



# CITY OF SOLANA BEACH

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## STORY POLE HEIGHT CERTIFICATION

Date: 9/25/2024

Assessor's Parcel No.: 2981311400

Site Address: 701 Valley Avenue

Owner's Name: Witcher Family Enterprises LLC

This is to certify that on 8/14/2024 the story poles located on the above referenced site were surveyed by the undersigned, and found to be in conformance with the attached story pole plot plan. In addition, the following measurements were found:

Highest point of the story poles:	<u>63.65</u>	(M.S.L.)*	SP#26
Pre-existing grade:	<u>28.65</u>	(M.S.L.)*	
Finished grade elevation:	<u>30.00</u>	(M.S.L.)*	
Finished floor elevation:	<u>          </u>	(M.S.L.)*	
<b>TOTAL MAXIMUM HEIGHT:</b>	<u>35.00</u>		

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

For additional information, please contact me at (310) 824-3219 (phone number)

Charles J. Bonadiman, PLS 8922  
Licensed Land Surveyor

Seal of Registration:

\*Mean Sea Level (MSL) — all measurements must utilize an establish over the course of the project.

BENCHMARK : The sanitary sewer manhole at the northwest corner of the property as shown on the approved site plans was used as the vertical benchmark for this installation.

Elevation = 31.28 (rim)

