



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

AGENDA

Joint REGULAR Meeting

Wednesday, November 5, 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 held at 6:00pm on Wednesdays and are broadcast live. Please check the City's website for the meeting schedule or any special meetings. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's [Public Meetings](#) webpage.

WATCH THE MEETING

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

AGENDA MATERIALS

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

PUBLIC COMMENTS

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

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

And/Or

Verbal Comment Participation:

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

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

COUNCIL DISCLOSURE

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

SPECIAL ASSISTANCE NEEDED

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

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

CITY COUNCILMEMBERS

Lesa Heebner
Mayor

Kristi Becker
Deputy Mayor / Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Jewel Edson
Councilmember District 3

Alyssa Muto
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting of this agenda

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

- Santa Fe Irrigation District – Larrick Reservoir & Glenmont Pocket Park

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 September 24, 2025.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for October 4, 2025 – October 15, 2025.

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

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

A.3. Cliff Street and Rosa Street Pedestrian Bridges Light Fixtures. (File 0820-60)

Recommendation: That the City Council

1. Adopt **Resolution 2025-111**:
 - a. Awarding a construction contract to Tri-Group Construction and Development, Inc., the amount of \$339,000 for the Cliff Street and Rosa Street Pedestrian Bridges Light Fixture Replacements, Bid No. 2025-10.
 - b. Approving an amount of \$40,000 (approximately 12%) for construction contingency, bringing the not to exceed amount to \$379,000.
 - c. Authorizing the City Manager to execute the construction contract on behalf of the City.
 - d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

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

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

A.4. Dead Animal Disposal and Pest-Rodent Control Services. (File 0200-25)

Recommendation: That the City Council

1. Adopt **Resolution 2025-117**:
 - a. 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 for Fiscal Year 2025/26 only, increasing the contract by \$10,000 for a total not-to-exceed amount of \$27,960.

[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. Fletcher Cove Beach Access Improvement Project Funding. (File 0730-20)

Recommendation: That the City Council

1. Adopt **Resolution 2025-119:**

- a. Approving an appropriation of \$32,000 from the Misc. CIP Unreserved Fund Balance to the Capital Improvement Program for the Fletcher Cove Beach Access Improvement Project.
- b. Authorizing the City Manager to execute change orders up to the amount of the revised construction contingency amount of \$84,000.
- c. Authorizing the City Treasurer to amend the FY 2025/26 Adopted Budget accordingly.

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

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

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: (None)

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk.

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

C.1. Adopt (2nd Reading) Ordinance 540 – Building and Fire Code Updates. (File 0600-95)

Recommendation: That the City Council

1. Adopt **Ordinance 540** (2nd Reading) amending Title 15 of the Solana Beach Municipal Code.

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

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

LEGISLATIVE POLICY AND CORRESPONDENCE:

WORK PLAN COMMENTS:

Adopted June 18, 2025

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

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

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

CITIZEN COMMISSION(S)

- a. Climate & Resiliency Commission – Zito, Becker

ADJOURN:

Next Regularly Scheduled Meeting is November 19, 2025

Always refer to the City's website for an updated schedule or contact City Hall.

www.cityofsolanabeach.org 858-720-2400

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the November 5, 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 October 30, 2025 at 9:00 a.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., November 5, 2025, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



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

MINUTES

Joint Meeting - Closed Session

Wednesday, September 24, 2025 5:00 p.m.

Minutes contain formal actions taken at a City Council meeting.

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 5:00 p.m.

Present: Lesa Heebner, Kristi Becker, Jill MacDonald, David A. Zito, Jewel Edson
Absent: None
Also Present: Alyssa Muto, City Manager
Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

Report to Council Chambers and submit speaker slips to the City Clerk before the meeting recesses to closed session.

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(a),(d)(1)

- New National Opioids Settlement: Purdue, Reference Number: CL-1732212
- Secondary Manufacturers Settlement: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus, Reference Number: CL-1762569

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2)

One (1) Potential case

ACTION: For Item 1. Council approved 5/0 to sign on to the settlement and direct funds to the County of San Diego.

ADJOURN:

Mayor Heebner adjourned the meeting at 5:59 p.m.

Approved: _____

Angela Ivey, City Clerk



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, September 24, 2025 * 6:00 p.m.

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

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

- 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](#).

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 6:04 p.m.

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

Absent: None

Also Alyssa Muto, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Orelia DeBraal, Public Works Dir.

Rachel Jacobs, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT:

Regarding Item 1. Opioid Settlement for Purdue and Secondary Manufacturers Settlement: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus, the City Council approved 5/0 to sign on to the settlement and direct funds to the County of San Diego.

FLAG SALUTE:

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

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

Michelle Jaffe – Friends of the Library Book Swap

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. .

A. CONSENT CALENDAR: (Action Items) (A.1. - A.2.)

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.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on September 03, 2025.

Motion: Moved by Councilmember Edson and second by Deputy Mayor Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, Zito, Edson. 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 August 23, 2025 – September 05, 2025.

Motion: Moved by Councilmember Edson and second by Deputy Mayor Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, Zito, Edson. 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: 403-589 N. Cedros Ave., Applicant: Eberle, Application: MOD25-009, APN: 263-062-32 through 263-062-54. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-107** conditionally approving a MOD to allow for the construction of exterior decks to encroach into the rear yard setback at 403-589 N. Cedros Ave., Solana Beach.

Councilmember Zito recused himself due to real property interests within 500 ft. of the project.

Staff presentation.

Mayor opened the public hearing. Council disclosures.

Applicant did not make a presentation.

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

Motion: Moved by Councilmember Edson and second by Deputy Mayor Becker to approve with a modification to language regarding no solid deck railing material. **Approved 4/0/1.** Ayes: Heebner, Becker, MacDonald, Edson. Noes: None. Absent: Zito (Recused). Motion carried.

B.2. Public Hearing: 1044 Highland Dr., Applicant: Riggio, Application: DRP24-012, APN: 298-390-56. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-101** conditionally approving a DRP to construct a replacement 4,345 square-foot, one-story single-family residence with an attached two-car garage and perform associated site improvements at 1044 Highland Drive, Solana Beach.

Staff presentation.

Mayor opened the public hearing. Council disclosures.

Hilary Lowe, applicant's architect, did not make a presentation.

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

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

C. STAFF REPORTS: (C.1. – C.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.

C.1. Quarterly Investment Report and Investment Strategy Amendment. (File 0350-44)

Recommendation: That the City Council

1. Accept and file the Cash and Investment Report for the quarter ending June 30, 2025.
2. Adopt **Resolution 2025-110** directing the City Manager to sign the Revised Management Directive

Staff and consultant presentation.

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

C.2. Fire Management Services Update. (File 0260-10)

Recommendation: That the City Council

1. Authorize the City Manager to take any and all actions necessary to ensure effective delivery of fire services including exploring other methods and means for management.

Staff presentation.

Discussion and direction provided.

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.

Councilmember Edson reported that she attended the American Public Transportation Association (APTA) Conference Apta conference for NCTD and they paid her expenses.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 7:21 p.m.

Approved: _____
Angela Ivey, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: November 5, 2025
ORIGINATING DEPT: Finance – Rachel Jacobs, Finance Director
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands: 10/04/25 through 10/17/25

Check Register - Disbursement Fund (Attachment 1)		\$	1,053,944.62
Net Payroll Retiree Health	October 7, 2025		2,955.00
Net Payroll Council	October 9, 2025		3,553.83
Net Payroll Staff Q08	October 10, 2025		291,837.27
Net Payroll Staff QM07	October 13, 2025		1,291.21
TOTAL		\$	<u>1,353,581.93</u>

DISCUSSION:

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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for October 4, 2025, through October 17, 2025, reflects total expenditures of \$1,353,581.93 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:

1. Ratify the above register of demands.



Alyssa Muto, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

10/4/2025 - 10/17/2025

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
SAN DIEGO COUNTY SHERIFFS OFFICE	JUL 25-LAW ENFORCMENT/CR TOW FEE/SB OVERTIME	10/09/2025	108925	(\$289.42)
SAN DIEGO COUNTY SHERIFFS OFFICE	AUG 25-LAW ENFORCEMENT SVC/CR TOW FEE	10/09/2025	108925	(\$218.84)
JANIS RYAN	RFND/CNCL: FCCC 11/15/25	10/09/2025	108919	\$931.27
ALLIANT INSURANCE SERVICES INC	CY 25 QTR 3 - JUL-SEP 25 SPECIAL EVENT INS	10/09/2025	108915	\$1,264.83
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant Q08	10/09/2025	9002475	\$11,074.86
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant Q08	10/09/2025	9002478	\$1,080.00
FRANCHISE TAX BOARD	Payroll Run 1 - Warrant Q08	10/09/2025	108917	\$263.82
MISSION SQUARE PLAN 302817	Payroll Run 2 - Warrant QC04	10/09/2025	9002475	\$3,111.49
DIVISION OF THE STATE ARCHITECT	CY 2025 Q3 DSA SB1186	10/16/2025	108938	\$75.20
TOTAL GENERAL FUND				\$17,293.21
1005150 - CITY CLERK				
STAPLES CONTRACT & COMMERCIAL	RFND: UTILITY CART	10/09/2025	108929	(\$44.03)
CORODATA RECORDS MANAGEMENT, INC	JUL 25-OFFSITE STORAGE	10/16/2025	108937	\$1,335.75
CORODATA RECORDS MANAGEMENT, INC	AUG 25-OFFSITE STORAGE	10/16/2025	108937	\$974.25
CORODATA RECORDS MANAGEMENT, INC	SEP 25-OFFSITE STORAGE	10/16/2025	108937	\$1,243.78
IRON MOUNTAIN	AUG 25-SHREDDING	10/16/2025	108941	\$368.02
IRON MOUNTAIN	SEP 25-SHREDDING	10/16/2025	108941	\$373.32
TOTAL CITY CLERK				\$4,251.09
1005200 - CITY MANAGER				
EMANUELS JONES & ASSOCIATES, LLC	OCT 25-LOBBYING SERVICES	10/16/2025	9002483	\$2,785.12
TOTAL CITY MANAGER				\$2,785.12
1005300 - GENERAL FUND - FINANCE				
HDL HINDERLITER DE LLAMAS & ASSOC	FY26 Q1-CONTRACT SVCS	10/09/2025	108918	\$616.80
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - STAPLER	10/09/2025	9002469	\$6.51
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - INBOX TRAY	10/09/2025	9002469	\$14.13
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - EXPANDABLE FILE FOLDERS	10/09/2025	9002469	\$44.23
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - PLASTIC ENVELOPES	10/09/2025	9002469	\$10.27
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - YRLY PLANNER	10/09/2025	9002469	\$35.80
FOSTER & FOSTER CONSULTING ACTUARIES,	FY 25-GASBS 68 REPORT	10/16/2025	108939	\$2,100.00
KFORCE INC.	TEMP SVC-09/04/25-FIN	10/09/2025	9002474	\$832.00
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - DESK PAD	10/09/2025	9002469	\$7.43
TOTAL GENERAL FUND - FINANCE				\$3,667.17
1005350 - SUPPORT SERVICES				
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - PENS	10/09/2025	9002469	\$16.78
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - TAPE/KLEENEX	10/09/2025	9002469	\$65.25
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - COFFEE POD/CREAMER HOLDER	10/09/2025	9002469	\$28.26
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - COFFEE/CREAMER	10/09/2025	9002469	\$98.97
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - RUBBER PADS	10/09/2025	9002469	\$8.69
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - COFFEE CREAMER	10/09/2025	9002469	\$14.40
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - COFFEE	10/09/2025	9002469	\$53.49
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - PAPER PLATES/BOWLS/COFFEE	10/09/2025	9002469	\$104.12
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - BATTERIES/PLATES	10/09/2025	9002469	\$62.90

XEROX CORPORATION	SEP 25 - XEROX - FIERY	10/16/2025	108947	\$195.19
XEROX CORPORATION	SEP 25 - XEROX - FIERY	10/16/2025	108947	\$195.19
XEROX CORPORATION	SEP 25 - XEROX - FIERY	10/16/2025	108947	\$195.19
TOTAL SUPPORT SERVICES				\$1,038.43
1005400 - HUMAN RESOURCES				
PRISM	OCT-DEC 25 PEPM-67 EMPLOYEES	10/09/2025	108923	\$737.67
COASTAL LIVE SCAN AND INSURANCE	SEPT 25-FINGERPRINT APP	10/09/2025	108913	\$60.00
SHARP REES-STEALY MEDICAL GROUP	SHC: 700000690 - SCREENING	10/16/2025	9002487	\$1,150.00
JOHN SPANN	REIMB: TRAINING	10/16/2025	108942	\$17.98
TOTAL HUMAN RESOURCES				\$1,965.65
1005450 - INFORMATION SERVICES				
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - ETHERNET CABLE	10/09/2025	9002469	\$77.10
FISHER INTEGRATED, INC.	AUG 25-WEB STREAMING SVC	10/16/2025	9002484	\$1,800.00
FISHER INTEGRATED, INC.	SEP 25-WEB STREAMING SVC	10/16/2025	9002484	\$1,800.00
TOTAL INFORMATION SERVICES				\$3,677.10
1005550 - PLANNING				
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - PENS/MARKERS	10/09/2025	9002469	\$9.67
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - MARKERS	10/09/2025	9002469	\$19.37
TOTAL PLANNING				\$29.04
1005560 - BUILDING SERVICES				
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - PENS/MARKERS	10/09/2025	9002469	\$7.11
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - BOOK FOR LOBBY	10/09/2025	9002469	\$11.95
TOTAL BUILDING SERVICES				\$19.06
1005590 - CODE ENFORCEMENT				
VERIZON WIRELESS SD	442224168-00001 - 08/24/25-09/23/25	10/16/2025	108945	\$153.09
WEX FLEET UNIVERSAL	09/08/25 - 10/07/25 - AUTO FUEL	10/16/2025	108946	\$74.43
TOTAL CODE ENFORCEMENT				\$227.52
1006110 - LAW ENFORCEMENT				
SAN DIEGO COUNTY SHERIFFS OFFICE	JUL 25-LAW ENFORCMENT/CR TOW FEE/SB OVERTIME	10/09/2025	108925	\$404,143.69
SAN DIEGO COUNTY SHERIFFS OFFICE	JUL 25-LAW ENFORCMENT/CR TOW FEE/SB OVERTIME	10/09/2025	108925	\$1,203.63
SAN DIEGO COUNTY SHERIFFS OFFICE	AUG 25-LAW ENFORCEMENT SVC/CR TOW FEE	10/09/2025	108925	\$403,036.51
TOTAL LAW ENFORCEMENT				\$808,383.83
1006120 - FIRE DEPARTMENT				
WEX FLEET UNIVERSAL	09/08/25 - 10/07/25 - AUTO FUEL	10/16/2025	108946	\$42.67
TOTAL FIRE DEPARTMENT				\$42.67
1006130 - ANIMAL CONTROL				
HABITAT PROTECTION, INC	JUL 25-DEAD ANIMAL REMOVAL	10/09/2025	9002473	\$1,978.50
HABITAT PROTECTION, INC	SEP 25-DEAD ANIMAL REMOVAL	10/09/2025	9002473	\$217.50
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	SEP 25-ANIMAL SERVICES	10/09/2025	108926	\$7,603.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	OCT 25-ANIMAL SERVICES	10/09/2025	108926	\$7,603.00
TOTAL ANIMAL CONTROL				\$17,402.00
1006150 - CIVIL DEFENSE				
AT&T CALNET 3	9391012278 - 08/24/25-09/23/25	10/16/2025	108933	\$155.40
TOTAL CIVIL DEFENSE				\$155.40
1006170 - MARINE SAFETY				
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - MS SURF CAMERA MONITOR	10/09/2025	9002469	\$167.03
AMAZON.COM SALES, INC	1G6C-TVX3-1RCK - MS SURF MONITOR	10/09/2025	9002469	\$136.49
AT&T CALNET 3	9391012281 - 08/25/25-09/24/25	10/16/2025	108934	\$106.81
AT&T CALNET 3	9391053651 - 08/25/25-09/24/25	10/16/2025	108935	\$299.56
WEX FLEET UNIVERSAL	09/08/25 - 10/07/25 - AUTO FUEL	10/16/2025	108946	\$1,256.64

TOTAL MARINE SAFETY				\$1,966.53
1006510 - ENGINEERING				
STAPLES CONTRACT & COMMERCIAL	WALL CLOCK	10/09/2025	108929	\$50.12
STAPLES CONTRACT & COMMERCIAL	POST ITS/MARKERS/HANDLING FEE	10/09/2025	108929	\$77.84
WEX FLEET UNIVERSAL	09/08/25 - 10/07/25 - AUTO FUEL	10/16/2025	108946	\$130.28
TOTAL ENGINEERING				\$258.24
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	10/09/2025	108922	\$16.55
SANTA FE IRRIGATION DISTRICT	005506-014 - 09/03/25-10/01/25	10/16/2025	108944	\$207.86
WEX FLEET UNIVERSAL	09/08/25 - 10/07/25 - AUTO FUEL	10/16/2025	108946	\$379.02
TOTAL ENVIRONMENTAL SERVICES				\$603.43
1006530 - STREET MAINTENANCE				
WEST COAST ARBORISTS INC	SEP 25-TREE MAINTENANCE SERVICES	10/09/2025	108932	\$640.00
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	10/09/2025	108922	\$27.09
BFS GROUP OF CALIFORNIA LLC	PROPANE EXCHANGE	10/09/2025	108914	\$26.09
SDG&E CO INC	UTILITIES: 08/07/25-09/08/25	10/09/2025	108927	\$1,154.55
SANTA FE IRRIGATION DISTRICT	011695-000 - 09/01/25-09/30/25	10/16/2025	108944	\$103.15
WEX FLEET UNIVERSAL	09/08/25 - 10/07/25 - AUTO FUEL	10/16/2025	108946	\$343.47
TOTAL STREET MAINTENANCE				\$2,294.35
1006540 - TRAFFIC SAFETY				
YUNEX LLC	JUL 25-TRAFFIC SIGNAL & SAFETY LIGHT MAINT/REPAIR	10/09/2025	9002481	\$1,155.84
YUNEX LLC	JUL 25-TRAFFIC SIGNAL CALL OUTS	10/09/2025	9002481	\$837.00
YUNEX LLC	AUG 25-TRAFFIC SIGNAL & SAFETY LIGHT MAINT/REPAIR	10/09/2025	9002481	\$1,155.84
YUNEX LLC	AUG 25-TRAFFIC SIGNAL CALL OUTS	10/09/2025	9002481	\$789.25
AT&T CALNET 3	9391012279 - 0824/25-09/23/25	10/09/2025	108909	\$67.06
YUNEX LLC	JUN 25-TRAFFIC SIGNAL MAINT	10/09/2025	9002481	\$1,155.84
YUNEX LLC	JUN 25-TRAFFIC RESPONSE CALL OUTS	10/09/2025	9002481	\$994.90
SDG&E CO INC	UTILITIES: 08/07/25-09/08/25	10/09/2025	108927	\$1,527.29
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS-09/14-25-09/27/25	10/16/2025	9002482	\$13,242.25
TOTAL TRAFFIC SAFETY				\$20,925.27
1006550 - STREET CLEANING				
SCA OF CA, LLC	SEP 25- STREET SWEEPING SERVICES	10/09/2025	9002476	\$6,005.17
SANTA FE IRRIGATION DISTRICT	011695-000 - 09/01/25-09/30/25	10/16/2025	108944	\$60.58
TOTAL STREET CLEANING				\$6,065.75
1006560 - PARK MAINTENANCE				
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	10/09/2025	108922	\$20.32
BFS GROUP OF CALIFORNIA LLC	PAINT	10/09/2025	108914	\$47.68
RANCHO SANTA FE SECURITY SYS INC	GARAGE MOTION REPAIR-MS	10/09/2025	108924	\$125.00
RANCHO SANTA FE SECURITY SYS INC	CODE ADD/DELETE	10/09/2025	108924	\$36.00
WEX FLEET UNIVERSAL	09/08/25 - 10/07/25 - AUTO FUEL	10/16/2025	108946	\$71.06
TOTAL PARK MAINTENANCE				\$300.06
1006570 - PUBLIC FACILITIES				
CALIFORNIA OFFICE CLEANING, INC	SEP 25- JANITORIAL/CUSTODIAL SVC	10/09/2025	9002470	\$9,689.00
BFS GROUP OF CALIFORNIA LLC	CLOSET KIT	10/09/2025	108914	\$36.96
BFS GROUP OF CALIFORNIA LLC	GLOVES/LUBE/TERMITE KILLER	10/09/2025	108914	\$59.17
BFS GROUP OF CALIFORNIA LLC	PUTTY KNIFE/TAPE/SND PAPER/JOINT CMPND	10/09/2025	108914	\$45.07
BFS GROUP OF CALIFORNIA LLC	PAINT/GLOVES/BATTERIES	10/09/2025	108914	\$115.18
WEX FLEET UNIVERSAL	09/08/25 - 10/07/25 - AUTO FUEL	10/16/2025	108946	\$118.44
LEE'S LOCK & SAFE INC	LOCK REPLACEMENT/HARDWARE - FC	10/09/2025	108920	\$516.92

CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	10/09/2025	108912	\$186.51
STANDARD PLUMBING SUPPLY COMPANY	URINAL/COVER REPAIR KIT/CLOSET SPUD	10/09/2025	108928	\$96.82
SDG&E CO INC	UTILITIES: 08/07/25-09/08/25	10/09/2025	108927	\$10,846.30
TOTAL PUBLIC FACILITIES				\$21,710.37
1007100 - COMMUNITY SERVICES				
SAN DIEGO COUNTY BICYCLE COALITION	SEP 25-BIKE EDUCATION PROGRAM	10/16/2025	108936	\$1,250.00
TOTAL COMMUNITY SERVICES				\$1,250.00
1007110 - GF-RECREATION				
RAUL HERNANDEZ	EQUIPMENT RENTAL- 10/19/25 EVENT	10/09/2025	108908	\$900.00
MATTHEW JAMES BASSON	STAGE RENTAL-10/19/25 EVENT	10/09/2025	108921	\$3,700.00
RAPHAEL'S PARTY RENTALS	RENTAL EQUIP-DIA DEL LOS MUERTOS - 10/19/25	10/16/2025	108943	\$295.50
TOTAL GF-RECREATION				\$4,895.50
1106510 - MEASURE S - ENGINEERING				
UT SAN DIEGO - NRTH COUNTY	NTC: BID# 2025-10 - 07/25/25-08/05/25	10/09/2025	108931	\$801.55
TOTAL MEASURE S - ENGINEERING				\$801.55
125 - WORKERS COMPENSATION				
BICKMORE ACTUARIAL	FY 26 ACTUARIAL REVIEW/PRISM SUBSIDY-WC	10/09/2025	108911	(\$2,000.00)
BICKMORE ACTUARIAL	FY 26 ACTUARIAL REVIEW/PRISM SUBSIDY-WC	10/09/2025	108911	\$4,800.00
TOTAL WORKERS COMPENSATION				\$2,800.00
1356510 - ASSET REPLACEMENT-ENGINEER				
CENTRAL SQUARE	SEP 25-GIS SERVICES	10/09/2025	9002471	\$1,935.00
TOTAL ASSET REPLACEMENT-ENGINEER				\$1,935.00
2037510 - HIGHWAY 101 LANDSC #33				
SDG&E CO INC	UTILITIES: 08/07/25-09/08/25	10/09/2025	108927	\$3,385.52
TOTAL HIGHWAY 101 LANDSC #33				\$3,385.52
2117600 - STREET LIGHTING DISTRICT				
YUNEX LLC	JUL 25-STREET LIGHT MAINT/REPAIR	10/09/2025	9002481	\$777.50
YUNEX LLC	AUG 25- STREETLIGHT MAINTENANCE/REPAIRS	10/09/2025	9002481	\$4,034.00
YUNEX LLC	JUN 25-STREET LIGHT RESPONSE CALL OUTS	10/09/2025	9002481	\$792.50
TOTAL STREET LIGHTING DISTRICT				\$5,604.00
2135550 - DEVELOPER PASS-THRU- PLANNING				
TELECOM LAW FIRM	DUP25-004-1703 HIGHLAND DRIVE	10/09/2025	108930	\$2,645.00
TELECOM LAW FIRM	DUP25-003 - 100 BORDER	10/09/2025	108930	\$2,645.00
HARRIS & ASSOC. INC.	AUG 25- BIO REVIEW OF ESHA	10/16/2025	108940	\$3,250.00
LAURIE LEVINE	AUG 25-LANDSCAPE & INSPECTION	10/16/2025	9002486	\$175.00
LAURIE LEVINE	AUG 25-LANDSCAPE & INSPECTION	10/16/2025	9002486	\$218.75
LAURIE LEVINE	AUG 25-LANDSCAPE & INSPECTION	10/16/2025	9002486	\$1,487.50
LAURIE LEVINE	AUG 25-LANDSCAPE & INSPECTION	10/16/2025	9002486	\$743.75
LAURIE LEVINE	AUG 25-LANDSCAPE & INSPECTION	10/16/2025	9002486	\$481.25
LAURIE LEVINE	AUG 25-LANDSCAPE & INSPECTION	10/16/2025	9002486	\$175.00
LAURIE LEVINE	SEP 25-LANDSCAPE & INSPECTION	10/16/2025	9002486	\$525.00
LAURIE LEVINE	SEP 25-LANDSCAPE & INSPECTION	10/16/2025	9002486	\$87.50
LAURIE LEVINE	SEP 25-LANDSCAPE & INSPECTION	10/16/2025	9002486	\$525.00
TOTAL DEVELOPER PASS-THRU- PLANNING				\$12,958.75
2196110 - COPS PROGRAM				
SAN DIEGO COUNTY SHERIFFS OFFICE	JUL 25-LAW ENFORCMENT/CR TOW FEE/SB OVERTIME	10/09/2025	108925	\$36,374.19
SAN DIEGO COUNTY SHERIFFS OFFICE	AUG 25-LAW ENFORCEMENT SVC/CR TOW FEE	10/09/2025	108925	\$37,481.37
TOTAL COPS PROGRAM				\$73,855.56
2505570 - COASTAL BUSINESS/VISITORS				
SPRUCE & GANDER, INC	TREE GRATE REPLACEMENT	10/09/2025	9002479	\$11,637.45

SOLANA BEACH CHAMBER OF COMMERCE	FY26 Q2-VISITOR CENTER CHAMBER OF COMMERCE	10/09/2025	9002477	\$7,500.00
TOTAL COASTAL BUSINESS/VISITORS				\$19,137.45
2706120 - PUBLIC SAFETY- FIRE				
THE COUNSELING TEAM INTERNATIONAL	OCT 25-FIRE MENTAL WELLNESS SVCS	10/16/2025	9002488	\$468.00
TOTAL PUBLIC SAFETY- FIRE				\$468.00
4506190 - SAND REPLNSHMNT/RETENTION				
EYEP SOLUTIONS INC	SURF CAMERAS	10/09/2025	108916	\$9,345.43
SUMMIT ENVIROMENTAL GROUP, INC.	SEP 25-9926 PROF SVCS	10/09/2025	9002480	\$1,650.00
TOTAL SAND REPLNSHMNT/RETENTION				\$10,995.43
5097700 - SANITATION				
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	10/09/2025	108922	\$11.29
AT&T CALNET 3	9391012277 - 08/24/25-09/23/25	10/09/2025	108910	\$19.55
SANTA FE IRRIGATION DISTRICT	005506-014 - 09/03/25-10/01/25	10/16/2025	108944	\$623.60
WEX FLEET UNIVERSAL	09/08/25 - 10/07/25 - AUTO FUEL	10/16/2025	108946	\$142.13
TOTAL SANITATION				\$796.57
REPORT TOTAL:				\$1,053,944.62



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: November 5, 2025
ORIGINATING DEPT: Public Works Department – Luis Carrillo, Deputy Director of Public Works
SUBJECT: **Awarding a Construction Contract to Tri-Group Construction and Development, Inc., for the Cliff Street and Rosa Street Pedestrian Bridges Light Fixture Replacements**

BACKGROUND:

The Cliff Street and Rosa Street Pedestrian Bridges, opened in 2005, provide important pedestrian connections across the railroad corridor. To maintain high-quality, safe, and accessible infrastructure, the City plans to replace the existing light fixtures on both bridges. Though the fixtures remain operational, their condition has deteriorated over time due to exposure in a coastal environment. The project is primarily funded through Measure S and reflects the City's commitment to proactive maintenance and community safety.

This project was advertised for construction bids in August 2025. On September 16, 2025, the City Clerk received and publicly opened one bid for Bid No. 2025-10. The sole bid was submitted by Tri-Group Construction and Development, Inc. (Tri-Group). Following a detailed review, Staff determined that the bid was responsive and met the City's specifications.

This item is before the City Council to consider adopting Resolution 2025-111 (Attachment 1) awarding a construction contract to the lowest responsive and responsible bidder, Tri-Group, for the Cliff Street and Rosa Street Pedestrian Bridges Light Fixture Replacements.

CITY COUNCIL ACTION:

AGENDA ITEM # A.3.

DISCUSSION:

As part of the City's ongoing infrastructure maintenance, Staff identified the need to replace 61 weathered light fixtures on the Cliff Street and Rosa Street pedestrian bridges. The new fixtures will be made of a corrosion-resistant metal and will use energy-efficient LED technology to improve reliability, reduce future maintenance costs, and support the City's sustainability goals. The fixtures will continue to direct light downward and will be configured to match the brightness of existing lights to maintain lighting consistency in the corridor (Attachment 2). Construction documents, Bid No. 2025-10, were completed, and the project was subsequently advertised for construction bids. On September 16, 2025, one bid was received and publicly opened by the City Clerk. The bid results are provided below:

Bid Results	
Contractor	Base Bid
Tri-Group Construction and Development, Inc.	\$339,000

Tri-Group holds the appropriate contractor's license classification as required by the bid documents. Staff has reviewed the bid and determined it to be complete and fully responsive to the project specifications. Reference checks were conducted and confirmed satisfactory past performance. Based on this review, Staff recommends awarding the construction contract to Tri-Group.

The contract duration is 300 working days, or approximately 60 weeks. While this timeline is longer than typical projects, it is necessary to account for the extended lead time required to procure the specified light fixtures and allow the contractor sufficient time to complete the permit process with the North County Transit District (NCTD). Staff further recommends establishing a construction contingency of \$40,000 (approximately 12%) to address unforeseen conditions that may arise during construction. Due to the long lead time for the light fixtures, project completion is anticipated in late 2026.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

The Fiscal Year 2025/26 Adopted Budget allocates \$400,000 in the Capital Improvement Plan (CIP) for the Light Fixture Replacement project on both pedestrian bridges. The project is funded by Measure S (Account 1106510.66610, \$325,000) and the Facilities Replacement Fund (Account 1406510.66610, \$75,000). Table 1, on the next page, provides a breakdown of the total project costs:

Table 1: Total Project Costs

Bridge	Budgeted Amount	Actual Amount	Savings
Cliff Street Bridge	\$200,000	\$152,000	\$48,000
Rosa Street Bridge	\$200,000	\$187,000	\$13,000
Grand Total:	\$400,000	\$339,000	\$61,000
Total with Contingency:		\$379,000	\$21,000

WORK PLAN:

While not explicitly identified in the Public Buildings & Facilities Work Plan for Fiscal Year 2025/26, the replacement of the fixtures was included in the Capital Improvement Plan budget. Addressing critical infrastructure systems helps reduce deferred maintenance and furthers the City's objectives of maintaining reliable and sustainable operations.

OPTIONS:

- Adopt Staff recommendations.
- Reject construction bid and provide alternative direction to Staff.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-111.

1. Awarding a construction contract to Tri-Group Construction and Development, Inc., the amount of \$339,000 for the Cliff Street and Rosa Street Pedestrian Bridges Light Fixture Replacements, Bid No. 2025-10.
2. Approving an amount of \$40,000 (approximately 12%) for construction contingency, bringing the not to exceed amount to \$379,000.
3. Authorizing the City Manager to execute the construction contract on behalf of the City.
4. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.


Ayssa Muto, City Manager

Attachments:

1. Resolution 2025-111
2. Replacement Fixture

RESOLUTION 2025-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDING A CONSTRUCTION CONTRACT TO TRI-GROUP CONSTRUCTION AND DEVELOPMENT, INC., FOR THE CLIFF STREET AND ROSA STREET PEDESTRIAN BRIDGES LIGHT FIXTURE REPLACEMENTS

WHEREAS, the Cliff Street and Rosa Street Pedestrian Bridges, opened in 2005, provide important pedestrian connections across the railroad corridor. To maintain high-quality, safe, and accessible infrastructure, the City plans to replace the existing light fixtures on both bridges. Though the fixtures remain operational, their condition has deteriorated over time due to exposure in a coastal environment. The project is funded primarily through Measure S and reflects the City's commitment to proactive maintenance and community safety; and

WHEREAS, this project was advertised for construction bids in August 2025. On September 16, 2025, the City Clerk received and publicly opened one bid for Bid No. 2025-10. The sole bid was submitted by Tri-Group Construction and Development, Inc. (Tri-Group). Following a detailed review, Staff determined that the bid was responsive and met the City's specifications; and

WHEREAS, as part of the City's ongoing infrastructure maintenance, Staff identified the need to replace 61 weathered light fixtures on the Cliff Street and Rosa Street pedestrian bridges. The new fixtures will be made of a corrosion-resistant metal and use energy-efficient LED technology to improve reliability, reduce future maintenance costs, and support the City's sustainability goals. The fixtures will continue to direct light downward and will be configured to match the brightness of existing lights to maintain lighting consistency in the corridor. Construction documents, Bid No. 2025-10, were completed, and the project was subsequently advertised for construction bids. On September 16, 2025, one bid was received and publicly opened by the City Clerk; and

WHEREAS, Tri-Group holds the appropriate contractor's license classification as required by the bid documents. Staff has reviewed the bid and determined it to be complete and fully responsive to the project specifications. Reference checks were conducted and confirmed satisfactory past performance. Based on this review, Staff recommends awarding the construction contract to Tri-Group; and

WHEREAS, the contract duration is 300 working days, or approximately 60 weeks. While this timeline is longer than typical projects, it is necessary to account for the extended lead time required to procure the specified light fixtures and allow the contractor sufficient time to complete the permit process with the North County Transit District (NCTD). Staff further recommends establishing a construction contingency of \$40,000 (approximately 12%) to address unforeseen conditions that may arise during

construction. Due to the long lead time for the light fixtures, project completion is anticipated in late 2026; and

WHEREAS, the Fiscal Year 2025/26 Adopted Budget allocates \$400,000 in the Capital Improvement Plan (CIP) for the Light Fixture Replacement project on both pedestrian bridges. The project is funded by Measure S (Account 1106510.66610, \$325,000) and the Facilities Replacement Fund (Account 1406510.66610, \$75,000).

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. That the City Council authorizes the City Manager to execute a construction contract on behalf of the City with Tri-Group Construction and Development, Inc., in the amount of \$339,000 for the Cliff Street and Rosa Street Pedestrian Bridges Light Fixture Replacements, Bid No. 2025-10.
3. That the City Council approves an amount of \$40,000 (approximately 12%) for construction contingency, bringing the not to exceed amount to \$379,000.
4. That the City Council authorizes the City Manager to approve cumulative change orders up to the construction contingency amount.

PASSED AND ADOPTED this 5th day of November 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

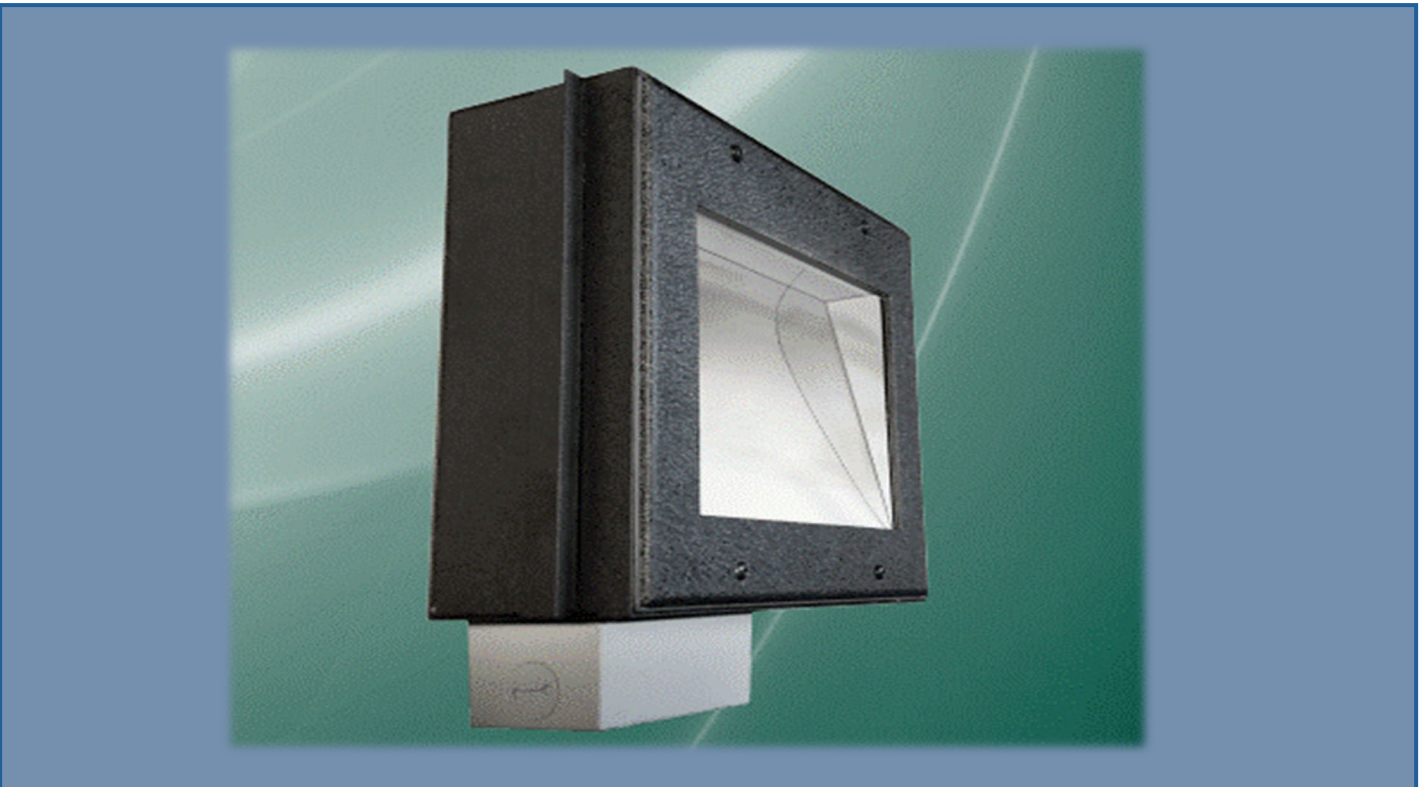
ANGELA IVEY, City Clerk

Attachment #2
Cliff Street and Rosa Street Pedestrian Bridges Light Fixtures

A. Existing Fixture With Black Color Match



B. New Fixture





STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: November 5, 2025
ORIGINATING DEPT: Public Works Department – Luis Carrillo, Deputy Director of Public Works
SUBJECT: **Amending the Professional Services Agreement with Habitat Protection, Inc., for Dead Animal Disposal and Pest-Rodent Control Services**

BACKGROUND:

The Public Works Department oversees the management of pest control, rodent management, and dead animal disposal services for City facilities including parks, beaches, City Hall, La Colonia Community Center, Fletcher Cove Community Center, Fletcher Cove Park, and the Fire Station. These services are delivered by professional service providers selected through a competitive selection process. The current contract with Habitat Protection, Inc. (Habitat), the City's current service provider, is set to remain in effect until June 2027 if all discretionary extensions are executed.

This item is before the City Council for consideration of Resolution 2025-117 (Attachment 1) authorizing the City Manager to execute an amendment to the Professional Services Agreement with Habitat Protection, Inc. and to increase the budgeted annual contract amount by \$10,000 for costs associated with additional emergency/on-call services.

DISCUSSION:

At the regular City Council meeting on July 13, 2022, the Council adopted Resolution 2022-075, authorizing the City Manager to execute a five-year Professional Services Agreement (PSA), one initial year with four discretionary annual extensions, with Habitat Protection, Inc. (Habitat) for pest control, rodent management, and dead animal disposal services at various City facilities, beaches and parks. The PSA was established with an annual not-to-exceed amount of \$9,960, which includes funding for both monthly routine services and as-needed response.

On September 3, 2025, the Council adopted Resolution 2025-098 amending the Fiscal Year 2025/26 contract by \$8,000 to address increased demand for as-needed services,

CITY COUNCIL ACTION:

bringing the total not-to-exceed amount to \$17,960. This increase was necessary to meet unanticipated service needs, including the removal of large marine animals from City beaches.

Recently, City Staff identified two City-owned properties that require professional termite treatment to preserve the structural integrity and longevity of the buildings. Termite treatment provides significant benefits, including the prevention of further wood damage, protection of critical infrastructure, and reduction of long-term maintenance and repair costs.

One of the affected properties is the Fire Station and Staff will work closely with Fire Department personnel to coordinate scheduling and ensure that the facility remains fully operational throughout the duration of the treatment process. This collaborative approach will allow necessary pest control measures to be completed efficiently while maintaining uninterrupted emergency response services.

The other structure requiring termite treatment is the storage shed located at La Colonia Park, adjacent to the Heritage Museum. The storage shed is used by the Historic Society Committee to store materials for special events and the Heritage Museum.

Staff recommends amending the PSA to add \$10,000 for as-needed services in Fiscal Year 2025/26 only. This amendment would increase the annual not-to-exceed amount to \$27,960 for FY 2025/26 only, to provide sufficient funding for emergency professional termite treatment services.

CEQA COMPLIANCE STATEMENT:

All work covered by this agreement is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(b) of the State CEQA Guidelines.

FISCAL IMPACT:

This item is to authorize the City Manager to execute an amendment to the Professional Services Agreement (PSA) with Habitat Protection Inc., for pest control, rodent management, and dead animal disposal services, in the amount of \$10,000 for emergency professional termite treatment services. There are no increases to routine contracted service costs.

The current PSA is for a total not-to-exceed amount of \$17,960 per fiscal year. The amendment would increase compensation by \$10,000 for Fiscal Year 2025/26 only, increasing the not-to-exceed amount to \$27,960.

There is sufficient budget available in the Facilities Professional Services Fund (100-6570-65260), section of the Operating Budget.

WORK PLAN:

The amendment to the PSA amount aligns with the Work Plan priority of General Governance and Fiscal Responsibility by supplementing core maintenance functions for specialized services.

OPTIONS:

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

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-117:

1. 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 for Fiscal Year 2025/26 only, increasing the contract by \$10,000 for a total not-to-exceed amount of \$27,960.



Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-117

RESOLUTION 2025-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING THE PROFESSIONAL SERVICES AGREEMENT WITH HABITAT PROTECTION, INC., FOR DEAD ANIMAL DISPOSAL AND PEST-RODENT CONTROL SERVICES

WHEREAS, the Public Works Department oversees the management of pest control, rodent management, and dead animal disposal services for City facilities, including parks, beaches, City Hall, La Colonia Community Center, Fletcher Cove Community Center, Fletcher Cove Park, and the Fire Station; and

WHEREAS, at the regular City Council meeting on July 13, 2022, the Council adopted Resolution 2022-075, authorizing the City Manager to execute a five-year Professional Services Agreement, one initial year with four discretionary annual extensions, with Habitat Protection, Inc., for pest control, rodent management, and dead animal disposal services at various City facilities, beaches and parks, through June 2027. The PSA was established with an annual not-to-exceed amount of \$9,960, which includes funding for both monthly routine services and as-needed response; and

WHEREAS, on September 3, 2025, the Council adopted Resolution 2025-098 amending the Fiscal Year 2025/26 contract by \$8,000 to address increased demand for as-needed services, bringing the total not-to-exceed amount to \$17,960. This increase was necessary to meet unanticipated service needs, including the removal of large marine animals from City beaches; and

WHEREAS, recently, Staff identified two City-owned properties, the Fire Station and the storage shed adjacent to the Museum at La Colonia Park, that require professional termite treatment to preserve the structural integrity and longevity of the buildings, including the prevention of further wood damage, protection of critical infrastructure, and reduction of long-term maintenance and repair costs; and

WHEREAS, Staff recommends amending the PSA to add \$10,000 for as-needed pest control services in Fiscal Year 2025/26 only, for an annual not-to-exceed amount to \$27,960 for FY 2025/26 only, allocated from the Facilities Professional Services Fund (100-6570-65260) Operating Budget; and

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. That the City Council authorizes the City Manager to execute an amendment to the Professional Services Agreement with Habitat Protection, Inc., for pest

control services for Fiscal Year 2025/26 only, increasing the contract by \$10,000 for a total not-to-exceed amount of \$27,960.

PASSED AND ADOPTED this 5th day of November 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: November 5, 2025
ORIGINATING DEPT: Engineering Department – Jason Jung, Senior Civil Engineer
SUBJECT: **Appropriating Additional Funding for the Fletcher Cove Beach Access Improvement Project**

BACKGROUND:

The Fletcher Cove Beach Access Improvement Project (Bid No. 2025-05) includes the removal and replacement of the deteriorated beach access ramp and dissipator grate, as well as improvements to the public shower area.

The construction contract was awarded to A.B. Hashmi, Inc. on July 2, 2025, in the amount of \$432,525 with an approved contingency of \$52,000 (12%). Construction began in August 2025, and is currently a little over halfway complete. As work has progressed, unforeseen field conditions have required scope adjustments to maintain safety and structural integrity of the improvements. Staff recommends increasing the construction contingency from approximately 12% to 19% to cover all of the anticipated costs to complete the project.

This item is before the City Council for consideration of Resolution 2025-119 (Attachment 1), which would appropriate additional funding to complete the Fletcher Cove Beach Access Improvement Project, Bid 2025-05.

DISCUSSION:

The Fletcher Cove Beach Access Improvement Project includes the removal and reconstruction of the deteriorated beach access ramp and dissipator grate, drainage improvements, and upgrades to the public shower area. The project enhances public access to the beach, addresses aging infrastructure, and improves long-term durability and safety in this highly used coastal area.

COUNCIL ACTION:

At the City Council meeting on July 2, 2025, the City Council adopted Resolution 2025-060, awarding a construction contract for the Fletcher Cove Beach Access Improvements Project, Bid 2025-05, to A.B. Hashmi, Inc. The construction contract was awarded in the amount of \$432,525, with a construction contingency of \$52,000 (approximately 12%). Construction began in August 2025, and is currently in progress, a little over halfway complete.

To date, the contractor has completed:

- Removal of half of the existing beach access ramp
- Construction of the sidewalk and half of the new concrete beach ramp
- Water line and drainage system for the new public shower system at the base of the ramp

Remaining work includes:

- Demolition and installation of storm drain dissipator grate
- Installation of the new shower fixtures (upper and lower) and associated concrete work
- Completion of finish grading and surface improvements
- Restoration of adjacent landscaped areas and site cleanup

Two change orders have been issued under the City Manager's authority and one is in process for use of the contingency funds:

- Change Order No. 1, in the amount of \$17,992.28, included removal and replacement of unsuitable clay sub-base material, removal of an abandoned storm drain, and repairs to existing retaining walls to address field conditions and structural stability.
- Change Order No. 2, in the amount of \$21,379.90, included changes to the pavement design due to the clay sub-base, which required additional base material to ensure long-term durability. It also included plumbing, including cleanouts, shut-off valves, and utility boxes to support the new public shower area.
- Change Order No. 3 (in process), in the amount of \$7,634, includes the removal and disposal of the existing concrete ramp which was thicker than the 7 inches stated in the geotechnical report.

The total cost of Change Orders No. 1 and 2 is \$47,006.40, leaving a remaining balance of \$4,993.60 in the approved contingency.

At this time, not all items identified in the original construction contract have been completed, and Staff anticipates that additional contingency will be needed to address unforeseen site conditions that arise as work progresses. To complete the remaining scope of work and to ensure adequate funding for unforeseen conditions, Staff recommends appropriating \$32,000 supplemental contingency funding, which would

increase the total approved contingency to \$84,000. Construction is anticipated to reach substantial completion in December 2025.

CEQA COMPLIANCE STATEMENT:

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(c) and 15302 of the State CEQA Guidelines in that the proposed project will be replacing the existing emergency vehicle ramp, sidewalk and other associated improvements that provide access to the public beach.

FISCAL IMPACT:

This item is to authorize an increase in construction contingency funding for the Fletcher Cove Beach Access Improvement Project in the amount of \$32,000 by increasing appropriations in Misc CIP, Construction Account 4596510.66610 from the Unreserved Fund Balance. The anticipated costs are listed below:

Item	Amount	Notes
Base Construction Contract	\$432,525	A.B. Hashmi, Inc.
Initial Contingency	\$52,000	Approximately 12%
Original Contract	\$484,525	
Additional Contingency Request	\$32,000	
Total Contingency	\$84,000	Approximately 19%
Revised Total Contract Authority	\$516,525	Base contract + full contingency

The additional \$32,000 will be appropriated from the Misc. CIP Fund Unreserved Fund Balance. Final project costs will be reported to the City Council after the completion of the construction period as part of filing the Notice of Completion.

WORK PLAN:

The Fletcher Cove Beach Access Improvement Project is one of several projects included in the Fletcher Cove Improvements Project under the Environmental Sustainability and Energy section of the FY 2025/26 Work Plan.

OPTIONS:

- Adopt Staff recommendation.
- Deny Staff recommendation and provide further direction to the City Manager.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-119:

1. Approving an appropriation of \$32,000 from the Misc. CIP Unreserved Fund Balance to the Capital Improvement Program for the Fletcher Cove Beach Access Improvement Project, Account 4596510.66610.
2. Authorizing the City Manager to execute change orders up to the amount of the revised construction contingency amount of \$84,000.
3. Authorizing the City Treasurer to amend the FY 2025/26 Adopted Budget accordingly.


Ayssa Muto, City Manager

Attachments:

1. Resolution 2025-119
2. Project Progress Photos

RESOLUTION 2025-119

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROPRIATING ADDITIONAL FUNDING FOR THE FLETCHER COVE BEACH ACCESS IMPROVEMENT PROJECT AND AUTHORIZE CITY MANAGER TO EXECUTE CHANGE ORDERS

WHEREAS, on July 2, 2025, the City Council awarded a construction contract for the Fletcher Cove Beach Access Improvement Project, Bid 2025-05, to A.B. Hashmi, Inc.; and

WHEREAS, due to unforeseen conditions discovered once construction started, Staff is recommending an additional construction contingency of \$32,000 be appropriated for completion of the project.

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

1. That the above recitations are true and correct.
2. That the City Council approves an appropriation of \$32,000 from the Misc. CIP Unreserved Fund Balance to the Capital Improvement Program for the Fletcher Cove Beach Access Improvement Project, Account 4596510.66610.
3. That the City Council authorizes the City Manager to execute change orders up to the amount of the revised construction contingency amount of \$84,000.
4. That the City Council authorizes the City Treasurer to amend the FY 2025/26 Adopted Budget accordingly.

PASSED AND ADOPTED this 5th day of November 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

Attachment # 2

Fletcher Cove Improvement Project

Project Progress Photos



Attachment # 2

Fletcher Cove Improvement Project





STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: November 5, 2025
ORIGINATING DEPT: Community Development – Joseph Lim, Director
SUBJECT: **Adopt (2nd Reading) Ordinance 540 – Building and Fire Code Updates**

BACKGROUND:

On October 25, 2025, the City Council introduced Ordinance 540 (Attachment 1), which is now before Council for the second reading and adoption to amend Title 15 of the Solana Beach Municipal Code incorporating the State mandated Building and Fire Code changes.

DISCUSSION:

The model building codes are typically updated every three years. The codes are amended and adopted by the State of California Building Standards Commission. The California Health and Safety Code requires that each jurisdiction in the state adopt the most recent edition of the Building Code and Fire Codes. If it is not adopted by a jurisdiction, it has the force of law 180 days after publication. State law requires that local jurisdictions enforce the state adopted codes as the minimum standard for construction.

The Building Codes contain general building design and construction requirements relating to fire and life safety, structural safety, and access compliance. The Fire Codes contain regulations consistent with nationally recognized and accepted practices for safeguarding life and property from the hazards of fire, explosion, and hazardous materials. The Energy Code contains requirements for building energy efficiency and conservation. The Green Building Standards Code, also referred to as CALGreen, contains regulations for water efficiency and conservation, material conservation and resource efficiency, environmental quality, and more.

The following highlight the changes from previous Building and Fire Code adoptions:

CITY COUNCIL ACTION: _____ _____

- 1) A portion of the Green Building Reach Code that had been previously adopted is no longer applicable. Therefore, it is proposed to strike certain sections regarding EV Chargers and solar installations because the new 2025 Green Building Code already includes these provisions as mandatory.
- 2) A portion of the 2025 International Property Maintenance Code (IPMC) is proposed to be amended to be consistent with Defensible Space Requirements. The IPMC was originally adopted during the 2022 Building and Fire Code update. The IPMC gives building, fire and code staff additional tools to ensure properties are maintained in a sanitary and safe condition, minimize public nuisances, and reduce wildfire risks.
- 3) Staff is also including a local amendment requiring Additional (Secondary) Access for Single-family and multiple-family residential developments within the Very High or High Fire Hazard Severity Zones. The purpose of this local amendment is to ensure emergency ingress and egress for residents, visitors and emergency response personnel within these Very High and High Fire Hazard Severity Zones, as designated by the California Department of Forestry and Fire Protection.
- 4) Also included in the draft amendments is a local requirement for all residential buildings to be equipped with vents that are approved as wildfire flame- and ember-resistant. Section 504.10 Vents is a Special Building Construction Regulation that would apply to all new construction, remodels, alterations, additions, and reroof applications throughout the City.
- 5) The most significant change to Title 15 is the proposed inclusion of 2025 California Wildland-Urban Interface Code and additional local amendments that are intended to improve safety and resiliency, encourage hardening strategies, and reduce vulnerability of existing and proposed structures from embers and wildfires.

Additionally, as was submitted to the Council under a blue folder, the following change was also included:

- 6) Removal of 15.23.040 Required Electric End Uses (Sections 4.504.06 and 5.504.06) regarding required electric end uses for residential and non-residential buildings, has since been ruled to be pre-empted by Federal Law. .

The proposed Ordinance 540 would update the provisions of Title 15 of the Solana Beach Municipal Code (SBMC) to be consistent with the current State mandated fire and building code editions. The adoption of this local amendment, and more stringent standards, is supported in the findings. The City may only locally amend these State codes when a finding can be made that certain local physical conditions exist to support the necessity for a local amendment. No changes to Building or Energy Reach Codes

are proposed that would amend existing codes; all previously approved Reach Codes would apply with the exception of the deletion noted above.

CEQA COMPLIANCE STATEMENT:

This project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) because it entails the adoption of State mandated building and fire codes with or without minor amendments, intended to improve the public health, safety and welfare, and will not have a significant effect on the environment.

FISCAL IMPACT:

There would be no impact to the General Fund from Ordinance 540, as proposed. No changes to existing City fees are proposed at this time.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments / modifications.
- Deny Staff recommendation.
- Provide other direction to Staff.

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Ordinance 540 (2nd Reading) amending Title 15 of the Solana Beach Municipal Code.



Alyssa Muto, City Manager

Attachments:

1. Ordinance 540

ORDINANCE 540

ORDINANCE OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING CHAPTERS 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24, 15.32, 15.33, 15.34 AND 15.35 AND ADDING CHAPTER 15.37 REGARDING THE 2025 CALIFORNIA BUILDING STANDARDS, WHICH INCLUDES, THE 2025 CALIFORNIA ADMINISTRATIVE CODE; THE 2025 CALIFORNIA BUILDING CODE; THE 2019 CALIFORNIA RESIDENTIAL CODE; THE 2025 CALIFORNIA ELECTRICAL CODE; THE 2025 CALIFORNIA PLUMBING CODE; THE 2025 CALIFORNIA MECHANICAL CODE; THE 2025 CALIFORNIA ENERGY CODE; THE 2025 CALIFORNIA GREEN BUILDING CODE; THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE; THE 2025 CALIFORNIA FIRE CODE; THE 2025 CALIFORNIA WILDLAND URBAN-INTERFACE CODE; THE 2024 INTERNATIONAL FIRE CODE; THE 2025 CALIFORNIA HISTORICAL BUILDING CODE, THE 2025 CALIFORNIA EXISTING BUILDING CODE; AND THE 2025 CALIFORNIA REFERENCED STANDARDS CODE.

WHEREAS, on October 22, 2025, the City Council of the City of Solana Beach held a public hearing on this proposed ordinance; and

WHEREAS, the City of Solana Beach last revised its construction codes in 2022; and

WHEREAS, California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards; and

WHEREAS, the City Council finds that the modifications and changes to the Uniform Codes are reasonably necessary because of the following climatic, geologic, and topographical conditions:

1. The City is situated in hilly, inland terrain. Approximately 50% of the area, for fire purposes, is wildland, covered by native vegetation on steep inaccessible hillsides. The native ground cover is highly combustible grasses, dense brush and chaparral. Natural firebreaks in these areas are insignificant.
2. The climate is warm and dry. The winds prevail from the west with seasonal strong dry east winds that vary in duration and intensity. These winds can significantly enlarge wildland fire as well as cause abrupt and unpredictable changes in fire direction. Temperatures ranging between 75 and 100 degrees F are common throughout the year.
3. The potential for fire damage is great in the wildland area, as such, a fire can spread rapidly, and difficult terrain and explosive vegetation can slow response time.

4. Rural roads include many narrow winding roadways, often with grades in excess of that necessary for optimal response time for large fire apparatus. An additional factor affecting response time is the distance between the nearest fire stations and the fire location.
5. The water supply is limited making it necessary for fire apparatus to travel time consuming distances to refill once their initial water supply has been utilized.

WHEREAS, as required by Health and Safety Code section 17958 the City of Solana Beach does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due certain climatic, topographic or geological features existing in the City of Solana Beach. The City Council hereby makes the following findings concerning the special circumstances and the climatic, topographic and geological conditions that: (a) exist in the City of Solana Beach: (b) increase the exposure of the public to the dangers of fire; (c) could severely restrict the response of emergency services to fire dangers; and (d) can be mitigated by amendments to the international fire and construction codes:

1. The City of Solana Beach is bisected by a major transportation corridor (Interstate 5) which traverses in a north/south direction. Interstate 5 is used to transport hazardous materials and is designated by the State of California as an approved route for transporting highly toxic and radioactive materials.

The City of Solana Beach is bisected by a railroad line running north/south. Hazardous materials are transported on the railroad.

Underground pipes run parallel to the railroad line and carry natural gas under high pressure. Underground pipes run in a north/south direction in the eastern portion of the City and carry liquid petroleum under high pressure.

The transport, through the City, of hazardous, toxic and radioactive materials, as well as natural gas and liquid petroleum, on a regular basis, increases the threat of fire ignition and spread. This adds to the fire danger posed by the City's climatic, topographic and geological conditions.

2. The City of Solana Beach topography is characterized by many large hillsides. The City's climate promotes the heavy growth of natural vegetation that covers the hillsides and is highly flammable, especially in the dry season. There are numerous areas of wildland-urban interface where structures, especially residences, are in close proximity to the natural vegetation.

The City's climate is characterized by Santa Ana conditions involving dry gusty winds. In summer and fall, the typical weather is hot and dry. In combination, these climatic conditions create an extreme fire danger to the community.

Seasonal winds also have the potential for impeding emergency vehicle access by toppling trees (especially eucalyptus and pine which is a species that is prevalent in the City and susceptible to being felled by winds). As a result of the above conditions, the risk of fire ignition is greater. Also, once a fire is ignited, it is more likely that embers will be blown into the air, increasing the spread of the fire into the community. Therefore, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

3. The City of Solana Beach is situated on the west slope of the coastal foothills that contain drainages, which contribute to flooding within the community.

Because flooding conditions can impede fire service vehicles reaching the site of a fire, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

4. The City of Solana Beach is situated near the Rose Canyon Fault, the Elsinore Fault, and the Agua Caliente Fault. A cluster of faults known as the "South Coast Offshore Zone of Deformation" is located off the City's coast. These geologic conditions are capable of generating earthquakes of significant magnitude at any time.

An earthquake may: (1) cause fires; (2) impede emergency vehicles responding to fires; and (3) interrupt the City's water supply which is needed to fight fires.

Because the community is subject to damage from earthquakes, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

5. The City of Solana Beach and Southern California are semi-arid regions and experience water shortages from time to time. Those shortages can have a severely adverse effect on water availability for firefighting. Fires starting in sprinkled buildings are typically controlled by one to three sprinkler heads, flowing as little as 13 gallons per minute.

Hose streams used by engine companies on well-established structure fires operate at approximately 250 gallons per minute each, and the estimated water needed for a typical residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office and the International Fire Code.

The water estimate for a commercial building is typically greater than that of a residential structure.

Under circumstances such as; lack of water, infrastructure, earthquakes, multiple fires and wildland fires within a community, the limited water demand needs of residential fire sprinklers would control and extinguish many fires before they

spread from building to wildland or building to building. In such a disaster, water demands needed for conflagration firefighting probably would not be available.

6. Due to the sloping topography and coastal foothills in the City of Solana Beach, the potential exists that new and future development will result in taller buildings on smaller parcels. Defining mid-rise buildings from 75 feet in height to 4 story modifies the application of special provisions for these buildings to all occupancies. Because of the need to mitigate the potential danger of mid-rise this change is necessary.
7. In addition, the limitations of available firefighting equipment, limited availability of human resources in local fire departments, and the necessity to climb vertically up flights of stairs, greatly impacting the response time to reach an incident scene, it is necessary to define the height of mid-rise buildings. The reduced height and built in protection will mitigate extended fire department response time and keep incidents manageable. Based upon the circumstances previously described, the protection of persons and property requires the City to adopt standards that are more stringent than those set forth in: (1) the State Building Standards Code Sections 202, 308, 321, 503, 507, 902, 903, 905, 5608, 5704, 5706, 6104, B, I and Section 3 of the International Fire Code.
8. **WHEREAS**, California Assembly Bill 130 (2025) establishes a statewide moratorium on local code amendments applicable to residential units between October 1, 2025 and June 1, 2031, unless certain conditions are met, as enumerated in Section 17958 of the Health and Safety Code, including that the amendments are substantially equivalent to changes or modifications that were previously filed with the Building Standards Commission and were in effect on and prior to September 30, 2025; and

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

SECTION 1: The City Council of the City of Solana Beach finds that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)3 in that the adoption of the State mandated building codes as proposed could not cause an adverse impact on the environment.

The City Council finds and determines that proposed amendments to the California Green Building standards are necessary for the protection of the public health, safety and welfare due to certain climatic, topographic or geological features and are substantially equivalent to amendments adopted, filed and in effect prior to September 30, 2025. The Council finds and determines that the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City Council. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance.

SECTION 2: The City Council of the City of Solana Beach hereby:

A. Amends Chapters 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24, 15.28, 15.32, 15.33, 15.34, and 15.35 of the Solana Beach Municipal Code (Ordinance 540) to read as follows; and

Chapter 15.04

CALIFORNIA ADMINISTRATIVE CODE

Chapter 15.04 CALIFORNIA ADMINISTRATIVE CODE

Adoption of the California Administrative Code, Part 1, Title 24 of the 2025 California Code of Regulations.

The California Administrative Code, 2025 edition, Chapter 15.04 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.08

BUILDING CODE

Sections:

- 15.08.010 Adoption**
- 15.08.020 Section 105.1.3 amended.**
- 15.08.030 Section 105.8 amended.**
- 15.08.040 Section 109.4 amended.**
- 15.08.050 Section 109.5.1 amended.**
- 15.08.060 Section 109.7 amended.**
- 15.08.070 Section 110.1.1 amended.**
- 15.08.080 Section 113.3 amended**
- 15.08.090. Table 1505.1 amended.**
- 15.08.100. Appendices adopted**

15.08.010 Adoption of the California Building Code. Part 2. Title 24 of the California Code of Regulations.

A. There is adopted and incorporated by reference herein as the city building code for the purpose of prescribing regulations in the City of Solana Beach for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the 2025 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California State Health and Safety Code, Section 18901 et seq. , including those Appendix Chapters not shown as deleted by this Chapter. Except as otherwise provided by this Chapter all erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures within the City of Solana Beach shall be in conformance with the 2025

California Building Code which is based on the International Building Code, 2024 Edition and the adopted Appendix chapters, published by the California Building Standards Commission.

B. Findings. The City of Solana Beach has many large brush-covered hillsides. The City is subject to frequent Santa Ana conditions consisting of dry gusting winds, which create extreme fire dangers. The City Council specifically finds that these geographic and topographic conditions necessitate greater fire protection than that provided by the State Building Code. Therefore, this chapter alters the 2025 California Building Code, to require more fire-retardant roof coverings.

C. Deletions, revisions and additions to the 2025 California Building Code shall be as follows:

15.08.020 Section 105.1.3 added.

Permits shall not be issued for construction on a site until the Director of Community Development, or his designee, determines that all other development permits or approvals required by this code or city ordinance have been issued, and that all site preparation, grading or public improvement work has been satisfactorily completed to allow building permits to be issued, and so notifies the Building Official in writing.

Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site endanger the public safety or welfare.

15.08.030 Section 105.8 added.

105.8 Progress of work and call for inspections.

1. The provisions of this subparagraph 1 shall apply to building permits issued for single family residential structures or accessory structures on lots zoned for single family dwellings. All work under a building permit shall be completed and call for final inspection of the work shall be made not more than 24 months from the date that the permit was first issued; provided, however, that all exterior work shall be completed and call for final inspection of the exterior work shall be made not more than 12 months from the date that the permit was first issued. Upon written request of permittee, or the owner where the permittee is not the owner, the building official with the written consent of the City Manager, may one-time extend the time periods established by this paragraph for a maximum cumulative time of six months if both of the following are met: (i) the permittee is not in violation of the permit or any of the uniform construction codes adopted by the city; and(ii) the permittee has diligently done work under the permit, but for a good cause shown the work has not been able to be completed within the specified time. The City Manager shall provide a copy of this section to any permittee seeking a first-time extension request and shall advise the permittee of the regulations relating to second request for time extensions.

2. The provisions of this subparagraph 2 shall apply to permits issued for all construction other than construction subject to paragraph 1 above. All work under a building permit shall be completed and call for final inspection of the work shall be made not more than 24 months from the date that the permit was first issued. Upon written request of the permittee, or owner where the permittee is not the owner, the building official with the written consent of the City manager, may extend that time periods established by this paragraph for a maximum cumulative time period of one year if both of the following are met: (i) the permittee is not in violation of the permit or any of the uniform construction codes adopted by reference by the City; and (ii) the permittee has diligently done work under the permit, but for good cause shown the work has not been able to be completed within the specified time. The City Manager shall provide a copy of this section to any permittee seeking a first-time extension request and shall advise the permittee of the regulations relating to the time extensions.
3. The provisions of this subparagraph 3 shall apply to permits issued for all construction where work pursuant to the permit is undertaken to cure or abate a notice of violation of any city ordinance or state statute, including but not limited to violations resulting from construction commenced without the prior issuance of a permit. All such work shall be completed not less than nine months after the issuance of the permit or within such shorter period of time as may be established by order of an officer or employee authorized to enforce the provisions of this code, or the city attorney, as a consequence of code enforcement activity. Extensions of time may be granted by the city council.
4. In addition to the other penalties, a violation by a permittee of the provisions of this subsection (f) shall be grounds for revocation of the permit.
5. In order to recommence work on a project for which the permit has been revoked under the provisions of this subsection (f), the permittee shall submit a new permit application accompanied by new full plan review fees and complete plans and specifications for review by all applicable agencies and/or City departments. Before a new permit can be issued, the permittee shall pay a new full permit fee. Failure to remove the partially completed work shall cause the work to be considered a dangerous building or structure and the City may proceed with abatement of the work as a public nuisance.
6. If a permittee desires more than one extension of the time periods for completion under Subsection (1) and (2) of this Section, the permittee must make a written application to the Community Development Director at least 30 days prior to the expiration of the permit. Such extension of time may be granted by the City Council at a public meeting. The applicant must provide a 300-foot public notice package to the Planning Department.

Section 109.4 WORK COMMENCING BEFORE PERMIT ISSUANCE. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by a resolution adopted by the City Council that shall be in addition to the required permit fees. In addition to assessing a fee, new applications for projects may be denied at the discretion of officer or employee authorized to enforce the provisions of this code, until the unapproved work has been addressed under a permit.

15.08.050 Section 109.5.1 PERMIT HISTORY SURVEY FEE.

Section 109.5.1 The fee for conducting a permit history survey for an existing structure of facility shall be established by a resolution adopted by the City Council.

15.08.060 Section 109.7 added.

Section 109.7. The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fee for filing an application for a building permit pursuant to this Code, unless City building inspection services are requested. If so requested, the regular fee schedule shall apply.

15.08.070 Section 110.1.1 added.

110.1.1 INSPECTION RECORD CARD.

1. INSPECTION RECORD CARD. Work requiring a permit shall not be commenced until the permit holder or his agent shall have posted or otherwise made available and inspection record card such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the building official.

2. CIRCUIT CARDS. A complete schedule of circuits, showing the number and arrangement of outlets on each circuit, shall be posted or otherwise made available at the service equipment location prior requesting inspection of the rough electrical wiring. Circuit cards furnished by the building official shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used.

15.08.080 Section 113.1 and 113.3 amended.

**SECTION 113
MEANS OF APPEALS**

Section 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. Appeals of a Notice of Order issued to enforce the requirements of this Chapter shall have the same meaning as "administrative hearing: inquiry" as defined under Solana Beach

Municipal Code Section 2.32.040. Any Request for Appeal to the decision of the City Building Official or to an issued Notice and Order shall be received in writing within fifteen (15) days from the date of the notice of decision or date of the Notice and Order. This Section does not apply to specified actions by Code Compliance Officers enforcing any non-conformance with adopted Building Codes, such as issuance of Courtesy Notice letters, Notice of Violation letters and Citations, as such actions rely upon separately established appeal procedures under Solana Beach Municipal Code Chapters 1.18 and 2.32. With regard to the declaration of any building, structure, or building service equipment as posing, creating or causing a Public Nuisance, the enforcement and appeal processes established under Chapters 2.32 and 6.04 would govern, after a Notice and Order or Notice to Abate has been issued. Failure to submit a written appeal request within the statutory deadline shall constitute a waiver of the right to an administrative hearing and adjudication of the decision, notice or order issued to enforce the provisions of this Chapter.

Section 113.3. BUILDING CONSTRUCTION APPEALS BOARD. The City Council shall serve as the Appeals Board to hear appeals of any code interpretation by the City Building Official.

15.08.090 Table 1505.1 Amended. Table 1505.1 of the 2019 California Building Code is amended to read as follows:

Table 1505.1
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF
CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

15.08.100. Appendices C, H and I are adopted; Appendix B has been rescinded and replaced by Amended Section 113.1 and 113.3.

Chapter 15.10

RESIDENTIAL CODE

Sections:

15.10.010 Adoption

15.10.020. Deletions, revisions and additions

15.10.030 Section R101.1 Title Amended.

15.10.040 Section R105.3.1 Amended.

15.10.050 Section R108.1.1 Added.

15.10.060 Section R112.1 Amended.

15.10.070 Section R902.1.3 Amended.

15.10.080 Section R313.1 Exception amended.

15.10.090 Section R313.2 Exception amended.

15.10.100 Appendix H Adopted.

15.10.010 Adoption of the California Residential Code, Part 2.5, Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city residential code for the purpose of prescribing regulations in the City of Solana Beach for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of one- and two-family dwellings and townhouses not over three stories above grade and their accessory structures, the 2025 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations a portion of the California Building Standards Code. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of one- and two-family dwellings and townhouses not more than three stories above grade, shall be in conformance with the 2025 California Residential Code which is based on the International Residential Code, 2024 Edition, and the adopted appendix chapters, published by the California Building Standards Commission.

15.10.020 Deletions, revisions and additions to the California Residential Code and the International Residential Code, 2024 Edition, shall be as follows:

Chapter 1, DIVISION II, SCOPE AND ADMINISTRATION, of the California Residential Code, 2025 Edition, shall be amended as follows:

15.10.030 Section R101.1 Title Amended. “City of Solana Beach,”

15.10.040 R105.3.1 Action on applications Amended.

Permits shall not be issued for construction on a site until the Director of Community Development, or his designee, determines that all other development permits or approvals required by this code or city ordinance have been issued, and that all site preparation, grading or public improvement work has been satisfactorily completed to allow building permits to be issued, and so notifies the Building Official in writing. Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site endanger the public safety or welfare.

15.10.050 Section R108.1.1 shall be added: The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fee for filing an application for a building permit pursuant to this Code, unless City building inspection services are requested. If so requested, the regular fee schedule shall apply.

15.10.060 Section R112.1 Amended: “The City Council shall serve as the Appeals Board to hear appeals of any code interpretation by the City Building Official.”

15.10.070 Section R902.1.3 amended. Section R902.1.3 is amended to read as follows: R902.1.3 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within a one-year period, the entire roof covering of every new structure, and any roof covering

applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class A.

15.10.080 Section R313.1 Exception amended. Section R313.1 Exception is amended to read as follows: R313.1 Exception: An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

15.10.090 Section R313.2(1) amended. Section 313.2(1) Exception is amended to read as follows: R313.2 Exception: An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations to existing buildings that are not already provided with an automatic residential fire sprinkler system.

15.10.100 Appendix H adopted. Appendix H of the California Residential Code is adopted.

Chapter 15.12

ELECTRICAL CODE

Sections:

15.12.010 Adoption.

15.12.010 Adoption of the California Electrical Code, Part 3. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city electrical code for the purpose of prescribing regulations in the City of Solana Beach, for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all installation, alteration or repair of electrical systems within the City of Solana Beach shall be in conformance with California Electrical Code, published by the California Building Standards Commission.

Chapter 15.16

PLUMBING CODE

Sections:

15.16.010 Adoption

15.16.020 Deletions.

15.16.010 Adoption of the California Plumbing Code. Part 5. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city plumbing code for the purpose of prescribing regulations in the City of Solana Beach for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 2025 California Plumbing Code,

Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the City of Solana Beach shall be in conformance with 2025 California Plumbing Code and the Uniform Plumbing Code 2024 Edition, published by the California Building Standards Commission.

Chapter 15.20

MECHANICAL CODE

Sections:

15.20.010 Adoption.

15.20.030 Deletions.

15.20.010 Adoption of the California Mechanical Code. Part 4. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city mechanical code for the purpose of prescribing regulations in the City of Solana Beach for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. which is based on the Uniform Mechanical Code, 2024 Edition. Except as otherwise provided by this Chapter all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with the 2025 California Mechanical Code and any rules and regulations promulgated pursuant thereto, published by the California Building Standards Commission.

15.20.020 Deletions to the 2019 California Mechanical Code.

Chapter 15.22

ENERGY CODE

Sections:

15.22.010 Adoption.

15.22.010 Adoption of the California Energy Code. Part 6. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city energy code for the purpose of prescribing regulations in the City of Solana Beach for the conservation of energy the 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in

the California Health and Safety Code, Section 18901 et seq. Except as otherwise provided by this Chapter all construction of buildings where energy will be utilized shall be in conformance with 2025 California State Code and any rules and regulations promulgated pursuant thereto as published by the California Building Standards Commission.

15.22.020 Applicability

The requirements of this Chapter shall apply at the time of building permit application for all Newly Constructed buildings, as defined in Section 100.1(b) of Title 24, Part 6, Definitions, of the California Code of Regulations, and as amended by Solana Beach Municipal Code Section 15.22.030.

15.22.030 Definitions

Section 202 of Title 24, Part 2, Chapter 2, Definitions, of the California Code of Regulations, is hereby amended to modify the definition of Newly Constructed to read:

NEWLY CONSTRUCTED or **NEW CONSTRUCTION** [HCD 1-AC] means a building that is new construction, previously unoccupied or substantially Remodeled (as defined herein). Any construction work, alteration, remodel, replacement, repair, or renovation of any building(s) or structure(s) (collectively "Remodel") shall be considered "New Construction" when:

A. Residential Remodel.

1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:
 - (i) exterior walls (measured by linear feet);
 - (ii) interior walls (measured by linear feet), except where the building or structure is less than 1200 square feet;
 - (iii) roof (measured by square footage);
 - (iv) floor and/or foundation (measured by square footage); or
2. The addition of seven hundred (700) or more square feet of floor area.

B. Nonresidential Remodel.

1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:
 - (i) exterior walls (measured by linear feet);

- (ii) interior walls (measured by linear feet);
 - (iii) roof (measured by square footage);
 - (iv) floor and/or foundation (measured by square footage); or
2. The addition of fifty percent (50%) or more of floor area to the building (measured by square footage); or
 3. The Remodel project has a permit valuation of four hundred thousand dollars (\$400,000) or more.

Section 100.1(b) of Title 24, Part 6, Definitions, of the California Code of Regulations is amended to modify the following definition:

NEWLY CONSTRUCTED or **NEW CONSTRUCTION** shall have the meaning as defined in Title 24, Part 2, Chapter 2, Section 202, of the California Code of Regulations as amended by Solana Beach Municipal Code Section 15.22.030.

15.22.040 Nonresidential and High-Rise Residential Photovoltaic System Required

Section 120.11 is added to the California Energy Code as follows:

Section 120.11 - NONRESIDENTIAL PHOTOVOLTAIC SYSTEM REQUIRED

All Newly Constructed Nonresidential and Hotel/Motel buildings shall be required to install an on-site photovoltaic system. The required installation of a photovoltaic (PV) system shall comply with Section 140.10(a). All exceptions to Section 140.10(a) apply.

Exceptions applicable to Remodels that qualify as New Construction:

- A. When a Remodel of a Nonresidential multi-tenant building (whether to a tenant's leased premises within the building or to the common area of the building or project) qualifies as New Construction, compliance with the requirements herein concerning the size of the photovoltaic system shall be based on the conditioned floor area (CFA) controlled by the applicant.
 - (i) Where there is construction to a leased premises that only concerns the leased premises, the size of the photovoltaic system will be based on the conditioned floor area (CFA) of the leased premises being Remodeled controlled by the applicant. (For example, for a tenant improvement that only affects the tenant's portion of a building's total gross floor area.)
 - (ii) Where there is construction to the common area of a building or project, the size of the photovoltaic system will be based on the conditioned floor area (CFA) of the common area of the building or project that is owned or

controlled by the property owner consisting of interior lobbies, hallways, bathrooms, and mailrooms located inside the building. (For example, a Remodel of a building that only affects common area of the building or project.)

- B. The building official may reduce (by the minimum extent necessary) or waive the requirements of this Section 120.11 if the official determines that (i) there are sufficient "practical challenges" to make compliance with the requirements infeasible or (ii) that the size of the photovoltaic system required herein exceeds the reasonable average annual electricity demand for the proposed use of the building or premises. "Practical challenges" may be a result of the building site location, limited rooftop availability, or shading from nearby structures, topography, or vegetation. The applicant is responsible for submitting written documentation that demonstrates (i) the infeasibility of the requirement or (ii) that the electrical demand for the building (or leased premises) based on the proposed use of the building (or leased premises) is lower than the electricity production from the required system size. The applicant's request for modification or exemption from this requirement shall include a written report from a certified energy analyst and other qualified consultants as may be required by the building official that demonstrate the infeasibility of the requirement or that the electrical demand for the building based on the proposed use of the building. The City's certified energy analyst and/or other consultants shall confirm the report and analysis provided by the applicant.
- C. The building official may waive or reduce, by the extent necessary, the provisions of this section 120.11 above if the official determines that the building has satisfied the purpose and intent of this provision through the use of alternate on-site zero carbon, renewable generation systems such as wind energy systems.
- D. Greenhouse structures used for commercial cultivation, educational purposes, or the conservancy of plants or animals are exempted from the requirements of this Section 120.11. The Community Development Director or his or her designee may exempt other greenhouse structure uses on a case-by-case basis.
- E. An applicant may install a ground-mounted solar PV system that meets the requirements of Section 120.11 as a voluntary alternative to installing rooftop solar PV. The ground-mounted solar photovoltaic system shall comply with all existing health and safety requirements and limitations in the City.

Section 160.10 is added to the California Energy Code as follows:

Section 160.10 – HIGH-RISE RESIDENTIAL PHOTOVOLTAIC SYSTEM REQUIRED

All Newly Constructed High-Rise Residential buildings shall be required to install an on-site photovoltaic system. The required installation of a photovoltaic (PV) system shall comply with Section 170.2(g). All exceptions to Section 170.2(g) apply.

Exceptions applicable to Remodels that qualify as New Construction:

- A. The building official may reduce (by the minimum extent necessary) or waive the requirements of this Section 160.10 if the official determines that (i) there are sufficient "practical challenges" to make compliance with the requirements infeasible or (ii) that the size of the photovoltaic system required herein exceeds the reasonable average annual electricity demand for the proposed use of the building or premises. "Practical challenges" may be a result of the building site location, limited rooftop availability, or shading from nearby structures, topography, or vegetation. The applicant is responsible for submitting written documentation that demonstrates (i) the infeasibility of the requirement or (ii) that the electrical demand for the building (or leased premises) based on the proposed use of the building (or leased premises) is lower than the electricity production from the required system size. The applicant's request for modification or exemption from this requirement shall include a written report from a certified energy analyst and other qualified consultants as may be required by the building official that demonstrate the infeasibility of the requirement or that the electrical demand for the building based on the proposed use is less than the projected production of the otherwise-required solar PV system. The City's certified energy analyst and/or other consultants shall confirm the report and analysis provided by the applicant.
- B. The building official may waive or reduce, by the extent necessary, the provisions of this Section 160.10 above if the official determines that the building has satisfied the purpose and intent of this provision through the use of alternate on-site zero carbon, renewable generation systems such as wind energy systems.
- C. An applicant may install a ground-mounted solar PV system that meets the requirements of Section 160.10 as a voluntary alternative to installing rooftop solar PV. The ground-mounted solar photovoltaic system shall comply with all existing health and safety requirements and limitations in the City.

Chapter 15.23

GREEN BUILDING CODE

Sections:

15.23.10 Adoption

15.23.010 Adoption of the California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city green building code for the purpose of improving public health, safety and general welfare by enhanced design and construction of buildings through the

use of building concepts having a reduced negative impact or a positive environmental impact and encourage sustainable construction practices the 2025 California Green Building Standards Code, Part 11 of Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code , Section 18901 et. seq. excluding the appendix chapters. Except as otherwise provided by this Chapter the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, shall be in conformance with the 2025 California Green Building Code and any rules and regulations promulgated pursuant thereto as published by the California Building Standards Commission.

15.23.020 Applicability

The requirements of this Chapter shall apply at the time of building permit application for all newly constructed buildings, as defined in Title 24, Part 2, Chapter 2, Section 202 of the California Code of Regulations, as amended by Solana Beach Municipal Code Section 15.22.030.

15.23.030 Definitions

For purposes of this Chapter, the following definitions shall apply:

MIXED-FUEL BUILDING. A building that is plumbed for the use of natural gas or propane as fuel for any system. Portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances, that are not connected to any fuel gas infrastructure, are not considered as plumbed for propane.

NEWLY CONSTRUCTED or NEW CONSTRUCTION shall have the meaning as defined in Title 24, Part 2, Chapter 2, Section 202 of the California Code of Regulations, as amended by Solana Beach Municipal Code Section 15.22.030.

15.23.050 Electric-Readiness and Energy Storage Prewiring

Section 4.504.7 Electric-Readiness is hereby added to the 2025 California Green Building Standards Code to read:

Section 4.504.7 Electric-Readiness. In newly constructed mixed-fuel residential and hotel/motel buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system or appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are converted

to electric-powered systems. The locations of specific gas appliances shall be made electric-ready as follows:

- 1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall meet the requirements of the California Energy Code, Title 24, Part 6, Section 150.0(u).
- 2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
 - a. A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
 - b. The electrical receptacle shall be labeled with the words "For Future Electric Oven" and be electrically isolated; and
 - c. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Oven".
- 3) Any other gas appliances and equipment shall be deemed electric ready by a licensed design professional associated with the project, who shall provide calculations and documentation that the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment.

Section 4.504.8 Energy Storage Pre-wiring is hereby added to the 2025 California Green Building Standards Code to read:

Section 4.504.8 Energy Storage Pre-wiring

1. All newly constructed hotel and motel buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 140.10(b), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.
2. All newly constructed high-rise residential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 170.2(h), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.
3. All newly constructed low-rise residential buildings shall be prewired for the installation of battery storage to accommodate a future

storage system that meets the requirements as otherwise specified for high-rise residential buildings in the California Energy Code, Title 24, Part 6, Section 170.2(h), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

Section 5.504.7 Electric-Readiness is hereby added to the 2025 California Green Building Standards Code to read:

Section 5.504.7 Electric-Readiness. In newly constructed nonresidential buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system and for appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are converted to electric-powered systems. The locations of specific gas appliances shall be made electric-ready as follows:

- 1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall meet the requirements of the California Energy Code, Title 24, Part 6, Section 150.0(u).
- 2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
 - a. A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
 - b. The electrical receptacle shall be labeled with the words "For Future Electric Oven" and be electrically isolated; and
 - c. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Oven".
- 3) Any other gas appliances and equipment shall be deemed electric ready by a licensed design professional associated with the project, who shall provide calculations and documentation that the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment.

Section 5.504.8 Energy Storage Pre-wiring is hereby added to the 2025 California Green Building Standards Code to read:

All newly constructed nonresidential buildings shall be prewired for the

installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 140.10(b), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

15.23.060 Electric Vehicle Charging

The first paragraph of Section A4.106.8 and the entirety of Section A4.106.8.1, as amended herein, are hereby added to the 2025 California Green Building Standards Code to read:

A4.106.8 Electric vehicle (EV) charging for new construction. New construction shall comply with Section A4.106.8.1 to facilitate future installation and use of electric vehicle chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

A4.106.8.1 New one- and two-family dwellings and townhouses with private garages.

Tier 1 and Tier 2. For each dwelling unit, a dedicated 208/240-volt branch circuit shall be installed in the raceway required by Section 4.106.4.1. The branch circuit and associated overcurrent protective device shall be rated to 40 amperes minimum. In addition, the circuit shall terminate at either a) a receptacle labeled "Electric Vehicle Outlet" with at least a ½ inch font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes.

For each dwelling unit with two or more required parking spaces, at least one EV Capable Space shall be provided.

All electrical components related to this section shall be installed in accordance with the *California Electrical Code*.

A4.106.8.1.1 Identification. The service panel or sub-panel circuit directory shall identify the overcurrent protective device(s) designated for EV charging as "EV CHARGER", "EV READY" or "EV CAPABLE", as the case may be, in accordance with the California Electrical Code.

Chapter 15.24

INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:

15.24.010 Adoption.

15.24.020 Deletions, revisions and additions.

15.24.030 Section 107.2 Amended.

15.24.040 Section 111 Amended, with subsections redacted.

15.24.050 Section 301.2 Amended.
15.24.060 Section 302.8 Amended.
15.24.070 Section 302.4 Amended.

15.24.010 adoption of the International Property Maintenance Code. The International Property Maintenance Code, 2024 edition, Chapter 15.24 is adopted by reference without change to Buildings and Construction Title 15.

15.24.020 Deletions, revisions and additions to the International Property Maintenance Code, 2024 Edition, shall be as follows:

15.24.030 Section 107.2 Amended

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
5. Inform the property owner or owner's authorized agent of the right to appeal after issuance of a Citation or Notice and Order, as identified under Solana Beach Municipal Code Chapters 1.18, 2.23, and 6.04 or 6.06.
6. Include a statement of the right to file a lien in accordance with Section 106.3, 6.04 and 6.06.

15.24.040 Section 111 Amended, with Subsections Redacted

SECTION 111
MEANS OF APPEAL

111.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within fifteen (15) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. This Section does not apply to specified actions by Code Compliance Officers enforcing any non-conformance with this Chapter, such as issuance of Courtesy Notice letters, Notice of Violation letters and Citations, as such actions rely upon separately established appeal procedures under Solana Beach Municipal Code Chapters 1.18 and 2.32. Failure to submit a written appeal request within the statutory deadline shall constitute a waiver of the right to an administrative hearing and adjudication of the decision, notice or order issued to enforce the provisions of this Chapter.

111.1.A Appeal Procedure. Appeals of a Notice of Order issued to enforce the requirements of this Chapter shall have the same meaning as “administrative hearing: inquiry” as defined under Solana Beach Municipal Code Section 2.32.040. The appeal hearing and nuisance abatement procedures established under Solana Beach Municipal Code Chapters 2.23 and 6.04 would apply to accepted appeal requests received within the statutory deadline indicated above.

111.2 Membership of board. The members of City Council shall serve as the “appeals board” under this Chapter.

Sections 111.2.1 to 111.7 are redacted.

111.3 Stays of enforcement. Appeals of a notice, order, decision or an issued Notice and Order (other than Imminent Danger notices) shall stay the enforcement of the decision, notice or order until the appeal is heard by the appeals board.

15.24.050 Section 301.2 Amended

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code or the Solana Beach Municipal Code. A person shall not occupy as owner-occupant, non-owner occupant, nor permit another person to occupy any premises or structure that are not maintained in a sanitary and safe condition, and that do not comply with the requirements of this Chapter, Title 15, nor in any manner that would create, cause or contribute to a public nuisance. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition, that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

No person as owner, manager, occupant or lessor shall maintain, allow, cause or create any “substandard building” as that term is defined in the California Health and Safety Code Sections 17920.3 and 17920.10. Any condition(s) meeting the definition of “substandard building” as defined in the California Health and Safety Code Sections 17920.3 and 17920.10 may be enforced as a violation of this Chapter, as well as Chapters 1.16 and 1.18 of the Solana Beach Municipal Code.

15.24.060 Section 302.8 Amended

302.8 Motor vehicles.

Except as provided for in other regulations, inoperative or unlicensed motor vehicles and vessels shall not be parked, kept, or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved

spray booth, unless such activity conflicts with other provisions of the Solana Beach Municipal Code.

Exception: A vehicle of any type is permitted to undergo a major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

302.8. Parking and Storage Conditions.

1. All vehicles in the front yard of single-family lots shall be parked or stored upon approved, designated parking areas, such as a driveway. For multifamily or higher-density residential properties, vehicles shall be parked upon approved, designated parking areas or parking lots.
2. No recreational vehicle, trailer, or vessel may be used or occupied anywhere within the City, except where allowed by other provisions of the Solana Beach Municipal Code or during the lawful transport, driving, or operation within the City. The parking or storage of recreational vehicles, vessels, and trailers is restricted to "storage condition" only. Recreational vehicles, vessels, or trailers may be stored and shall be disconnected from any utilities, unless allowed under a permit or where allowed by other provisions of the Solana Beach Municipal Code. No recreational vehicle, trailer or vessel may be parked or stored in any manner that would conflict with other provisions of the Solana Beach Municipal Code.
3. All vehicles, trailers or vessels stored on residential lots shall be registered to the lawful occupant(s) of a legally established residence on the property.

15.24.070 Section 302.4 Amended

302.4 General Vegetation Maintenance and Defensible Space Requirements.

302.4.1 General Maintenance

The premises and exterior property shall be maintained free from weeds and combustible vegetation. Noxious weeds shall be prohibited. "Weeds" shall be defined as invasive or non-native grasses, annual plants, and vegetation, other than trees or shrubs; however, this term shall not include cultivated flowers and gardens, or approved ornamental landscape maintained in a healthy, non-combustible condition. Weeds shall be regularly reduced or remediated to minimize excessive growth.

302.4.2 Vegetation Affecting Walkways, Curblines, and Streets

All privately maintained vegetation, trees, and shrubs growing near or among required pedestrian accessible walkways and/or designated vehicle driving surfaces, including

parking lots, roadways, curblines, and access roads, are required to comply with the following:

1. Vegetation shall not obstruct vehicle travel and shall not obstruct pedestrian movement. A minimum vertical clearance of eight (8) feet over walkways and a minimum vertical clearance of 13.5 feet (thirteen feet and 6 inches) over driving surfaces shall be provided.
2. Vegetation shall not encroach over curblines, nor obstruct any traffic sign, street marking, signal, or device, nor pose any unsafe condition impacting any public right-of-way, including visibility of pedestrians. Areas along public rights-of-way shall be free of weeds, dead or dying vegetation, shrubs, and trees.

302.4.3 Defensible Space and Vegetation Management Adjacent to Open Space.

For all properties and structures located within one hundred (100) feet of a designated open-space zones, natural preserve, canyon, or other undeveloped vegetated area—including those located outside of identified State or Local Fire Hazard Severity Zones—the owner or occupant shall maintain defensible space and manage vegetation to reduce wildfire risk as follows:

1. Remove or reduce combustible vegetation, weeds, and dead or dying materials within one hundred (100) feet of each structure, or to the property line if less, to create a defensible-space buffer that limits fire spread and allows for emergency access and evacuation.
2. Maintain horizontal and vertical separation between fuels by thinning, pruning, mowing, or trimming vegetation to eliminate direct flame paths. A minimum vertical clearance of six (6) feet shall be maintained between tree canopies and underlying vegetation.
3. Remove all dead leaves, needles, and combustible debris from roofs, gutters, decks, and around structures.
4. Landscaping within the defensible-space area shall consist of fire-resistant or low-fuel plant species and shall be maintained in a healthy, irrigated, and non-combustible condition.
5. Fences, sheds, and accessory structures within one hundred (100) feet of open-space areas shall be maintained free of accumulated combustible vegetation and debris.
6. Where unique site conditions, topography, or vegetation type present an elevated fire hazard, the Fire Code Official may require additional clearance or fuel-reduction measures as necessary to provide an equivalent level of safety.

7. Combustible brush reduction within any designated open-space easement area, Environmentally Sensitive Habitat Area (ESHA), Open Space Recreational (OSR) zone, Open Space Preserve (OSP) zone, steep slopes and/or Hillside Overlay Areas that are also situated on the same property and within one hundred (100) feet of structures of the same lot, may only be thinned or reduced by hand crews and hand tools, and shall not be clear-cut, mechanically disturbed, graded, chemically treated, or denuded of vegetation, without prior approval. Changes to open-space easements, Hillside Overlay, Open Space Recreational, and Open Space Preserve designated zones are subject to approval by the City planning department. Full elimination of ESHA-designated vegetation in all areas would also necessitate approval by the regulating state or federal environmental resource agency before the elimination of brush or grading.

15.24.080 Section 302.10 Added

302.9 Temporary Uses or Other Conditions Regulated.

1. Temporary portable toilet structures utilized in conjunction with active landscape, construction, or maintenance project may be used under the following conditions:
 - a. Use, maintenance and placement shall comply with all applicable stormwater and health regulations.
 - b. Structures are to be situated on the property of the project and away from adjacent properties or residences, where permissible. Storage within the sidewalk, street or right-of-way areas are prohibited, unless approved by the City.
 - c. Upon completion of the project, use of any portable toilet structure shall discontinue.
 - d. In order to address any nuisance condition, the City may direct the placement, removal or relocation of any portable toilet structure.
1. Any active construction, excavation, or improvement project that, in the discretion of the *code official*, should be safely secured from access, shall be secured with barriers or methods defined within the applicable provisions of the adopted Building Code, and/or in an alternate manner or method identified by the *Code Official*.

Chapter 15.32

FIRE CODE

Sections:

- 15.32.010** **Adoption of the 2025 California Fire Code**
- 15.32.030** **Definitions – Revised**
- 15.32.040** **Establishment of limits of districts in which storage of flammable or combustible liquids in outside above ground tanks is prohibited.**
- 15.32.050** **Section 308.1.6.3 – Sky Lanterns**
- 15.32.100** **Section 321 - Revised – Mid-Rise Buildings**
- 15.32.110** **Section 6106.6 - Revised – Fees**
- 15.32.120** **Section 114.1 – Firefighting cost recovery**
- 15.32.130** **Section 109.5– Enforcement cost recovery.**
- 15.32.170** **Section 503 Revised – Fire Apparatus Access Roads**
- 15.32.190** **Sections 503.4.2, 503.4.3 – Fire lane parking restrictions**
- 15.32.200** **Section 503.6 – Security gates**
- 15.32.210** **Section 503.7 – Secondary Access**
- 15.32.210** **Section 507 - Revised – Fire Protection Water Supplies.**
- 15.32.230** **Sections 903, 905 - Revised – General fire extinguishing system requirements**
- 15.32.350** **Sections 5608.2 – 5608.3 - Explosives and Fireworks**

The following matrix lists the corresponding amendments to Chapter 15.32 of the Solana Beach Municipal Code, entitled “Fire Code”:

<i>Chapters or Sections</i>	<i>FINDING (S)</i>
Chapter 1 Administration	
Section 101.5 Validity	All
Section 102.13 Repeal Conflicting Ordinance	All
Section 104.12 Response Map Updates	All
Section 112.4 Violation Penalties	All
Chapter 2 Definitions	All
Chapter 3 General Precautions Against fire	All
Section 308.1.6.3 Sky Lanterns	All
Section 324 Mid-Rise Buildings	All
Section 324.1 General	
Section 324.2 Fire Equipment Control Room	
Section 324.3 Road Dimensions	
Chapter 5 - Fire Service Features	All
Section 503.1.2 Additional and Secondary Access	All
Section 503.2.1 Dimensions	All
Section 503.2.3 Surface	All
Section 503.2.7 Grade	All
Section 503.2.8 Angles of Approach and Departure	All
Section 503.2.9 Roadway Turnouts	All
Section 503.3 Marking	All

Section 503.6. Security Gates	All
Section 507.2.2 Water Storage Tanks	All
Section 507.1.1.1 Required Installation	All
Chapter 9 - Fire Protection Systems	All
Section 902.1 Definitions	All
Section 903.2 Where Required	All
Section 903.2.01 Group R	All
Section 903.2.02 New Commercial and Group U	All
Section 903.3.02 Existing Commercial Office Buildings	All
Section 905 Standpipe Systems – Required Installations	All
Section 905.3 New Commercial Buildings	
Section 905.3.1 Existing Commercial buildings	
Chapter 56 Explosives and Fireworks, Section 5608.2 Fireworks: Use, Display, Disposal, Seizure	All
Section 5608.4 Fireworks Penalty	All
Chapter 57 Flammable & Combustible Liquids	
Section 5704.2.9.6.1 Class I, II and III Liquids	All
Section 5706.2.4.4 Class I & II Storage in Residential	All
Chapter 61 Liquefied Petroleum Gases	
Section 6104.2 Bulk Storage of Liquefied Petroleum Gases	All
Appendix “B” Fire-Flow Requirements for Buildings (No Amendments to Appendix	All
Appendix “I” Fire Protection Systems – Non Compliant Conditions <i>(No Amendments to Appendix)</i>	All
2025 California Wildland Urban Interface Code	All
Chapter 5 Special Building Construction Regulations Section 504.10 Vents	All

15.32.010 Adoption of California Fire Code

- A. That a certain document, three (3) copies of which are on file in the office of the City of Solana Beach Fire Department being marked and designated as the 2025 California Fire Code, including Appendix I as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Solana Beach, in the State of California regulating and governing the safeguarding of life and

property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use, and maintenance of buildings and structures, including that providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Solana Beach Fire Department are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in this Chapter.

- B. Sections of Chapter 1 Administration are hereby revised in or added to the 2025 California Fire Code to read as follows:

Section 101.5 City of Solana Beach Validity

The City Council of the City of Solana Beach hereby declares that should any section, paragraph, sentence or word of this ordinance or of the code hereby adopted be declared for any reason to be invalid, it is the intent of the City Council of the City of Solana Beach that it would have passed all other portions of this ordinance independently of the elimination here from of any such portion as may be declared invalid.

Section 102.13 Repeal of Conflicting Ordinances, Resolutions or Motions

All former ordinances, resolutions or motions, or parts thereof, including Ordinance 506, which conflict or are inconsistent with the provisions of this Ordinance or of the Code or standards hereby adopted are hereby repealed.

Section 104.12.4 Response Map Updates

104.12.4 Response Map Updates. Any new development, project, or request for change of address which necessitates updating of emergency response maps by virtue of new structures, fire hydrants, roadways or similar features, shall be charged a reasonable fee for the updating of all response maps.

Section 112.4.2 Violation penalties

A. Any person, corporation, association or entity that violates the provisions of Sections 105, 106, 107, 109, 110, 111 or 113 of the California Fire Code is guilty of a misdemeanor. Any person, corporation, association or entity that violates any other provisions of this chapter is guilty of a misdemeanor or infraction as determined under Chapter 1.16 SBMC. The penalty for violations shall be determined under Chapter 1.16 SBMC. Each day or portion thereof that a violation of this chapter exists shall constitute a separate violation. Each violation of this

chapter, in addition to the offenses under this section, shall constitute a public nuisance.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

C. Section 112.4.1 of the 2025 California Fire Code shall remain in effect.

15.32.030 Definitions

Chapter 2 Definitions – Certain definitions of Section 202 are hereby amended in or added to the 2025 California Fire Code to read as follows:

Section 202 General Definitions

Fire Hazard - is any condition or conduct which a) increases or may increase the threat of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or b) may obstruct, delay, hinder or interfere with the operations of the fire department or egress of occupants in the event of fire.

Fireworks - is any combustible or explosive composition, or any substance or combination of substances, or device prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, firecrackers, torpedoes, sky-rockets, roman candles, Daygo bombs, sparklers, snap caps, poppers or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term "fireworks" shall not include any auto flares, paper caps containing not in excess of an average of twenty-five hundredths of a grain of explosive content per cap and toy pistols, toy canes, toy guns or other devices for use of such caps, the sale and use of which shall be permitted at all times. "Fireworks" shall include snap caps and poppers, regardless of the amount of explosive content included in each device.

Hazardous Fire Area - Any geographic area mapped by the State or designated by the local jurisdiction as a moderate, high or very high fire hazard area, or which the FAHJ has determined is a hazardous fire area; the type and condition of vegetation, topography, weather, or structure density which may increase the possibility of the area being susceptible to wildfire.

Mid-Rise Building – A building four stories or more in height, but not exceeding 75 feet and not defined as a high-rise building by section 202 of the California Building Code. Measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road

level. Nothing in section 324 shall imply or allow a building height in excess of current City of Solana Beach planning and zoning requirements.

Level – An area above or below grade including but not limited to: basements, garages, cellars, mezzanines, or similar uses.

Whenever the terms "This Code" and "2024 International Fire Code" are used they shall mean the 2025 California Fire Code as modified by the City of Solana Beach with the deletions, revisions and additions set forth in the amendments.

In addition to the definitions set forth in the California Fire Code as adopted by reference, wherever the following words or phrases are used in this chapter, they shall have the meanings established by this section:

- A. "Jurisdiction" means the City of Solana Beach.
- B. "Corporation Counsel" means the city attorney of Solana Beach.

15.32.040 Establishments of limits of districts in which any storage of flammable or combustible liquids in containers and tanks regardless of location are prohibited.

That the geographic limits referred to in certain sections of the 2025 California Fire Code are hereby established and are to read as follows:

Chapter 57 -Flammable and Combustible Liquids

Section 5704.2.9.6.1 Location Where Above-ground Tanks are Prohibited:

In the City of Solana Beach, (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): The limits referred to in Section 5704 .2.9. 6.1 And 5706 .2.4.4 of the 2025 California Fire Code and the 2024 International Fire Code in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited are hereby established as the jurisdictional limits of the City of Solana Beach.

1. EXCEPTIONS: 2,000 gallons maximum temporary (six months maximum) above ground tanks meeting UL 2085 for private use on farms, agricultural and rural property, remote construction sites, earth moving projects, gravel pits or borrow pits. Such tanks shall be specially designed, approved and listed, and have features incorporated into their design which mitigates concerns for exposure to heat (two-hour fire resistance), ignition sources and mechanical damage. A fire department permit will be required.
2. Crankcase draining may be stored in specially constructed above ground storage tanks, approved by the fire code official, with a maximum capacity of 550 gallons. Such tanks may be located within a building when the fire code official deems appropriate, and the container meets the following: specially designed, approved and listed containers which have features

incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage.

3. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. In no case shall such storage be permitted in residential or institutional property. All installations require a fire department permit.
4. With the approval of the fire code official, Class I and II liquids may be stored aboveground tanks inside or outside of buildings in specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage. Class I liquids will be limited to 550 gallons and class II liquids will be limited to 1,100 gallons. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. The fire code official may disapprove the installation of such containers when in his opinion their use presents a risk to life or property.
5. With the approval of the fire code official, temporary storage of a maximum 10,000 gallons of Class II liquids may be permitted for a period not to exceed ninety (90) days at remote construction sites, earth moving projects, gravel pits or borrow pits, consistent with 5704 and 5706.

Section 5706 Special Operations

Section 5706.2.4.4 Locations Where Above-ground Tanks are Prohibited

The storage of Class I and Class II liquids in above-ground tanks is prohibited in residential areas within the geographic limits of the City of Solana Beach.

Section 5706.4 Bulk Plants or Terminals

The geographic limits in which bulk plants and terminals of flammable and combustible liquids are received are prohibited for the protection of heavily populated and congested areas and are hereby established as jurisdiction limits of the City of Solana Beach.

Chapter 61 Liquefied Petroleum Gases

Section 6104.2 Maximum Capacity Within Established Limits

The geographic limits in which the bulk storage of liquefied petroleum gas is prohibited for the protection of heavily populated and congested areas is hereby established as jurisdiction limits of the City of Solana Beach. The aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons.

15.32.050 Section 308.1.6.3– Sky Lanterns.

Section 308.1.6.3 is revised in the 2025 California Fire Code to read as follows:

Section 308.1.6.3 – Sky lanterns

Sky lanterns, floating luminary, and similar devices propelled by open flame are prohibited for sale or use.

15.32.100 Section 324– Mid-Rise Buildings.

Section 324 is added to the 2025 California Fire Code to read as follows:

Section 324 Mid-Rise Buildings

Section 324.1 General

All newly constructed mid-rise buildings, or any midrise building which undergoes a complete structural or non-structural renovation that requires the complete vacancy of the building to complete the renovation shall comply with sections 324.1- 324.5

Exceptions:

1. Buildings used exclusively as an open parking garage.
2. Buildings where all floors above the fourth-floor level are used exclusively as an open parking garage.
3. Buildings such as a power plant, lookout tower, steeple, grain house, or other similar structures with intermittent human occupancy.

Section 324.2 Fire Equipment Control Room

A fire equipment control room for fire department operations shall be provided. The location and accessibility of the room shall be approved by the fire code official and be separated from the remainder of the building by not less than a 1-hour barrier. The room shall contain the following at a minimum:

- 1) Voice alarm and public address panels.
- 2) Fire alarm control panel.
- 3) Status indicators and controls for air-handling systems.
- 4) Fire pump status indicators (if required).
- 5) ERRC - Emergency Responder Radio Communications
- 6) Work Table and Chairs
- 7) Set of complete building plans.

Section 324.3 Road Dimensions

Fire apparatus access roads serving buildings or portions of buildings or facilities that exceed 30 feet in height above the lowest level of fire department vehicle access shall have an unobstructed width of not less than 26 feet.

15.32.110 Section Fees

Section 107.7 is added in the 2025 California Fire Code to read as follows:

SECTION 107.7 – FEES

When any construction project, building, manufacturing process, hazardous occupancy or such similar occurrence present demands on the fire protection service levels that are in excess of those already established and provided by the fire department, and cannot be mitigated by the installation of fire protection appliances or devices, then the owner and/or operator of that entity shall be responsible for costs associated with necessary training and equipment purchases that may be incurred by the fire department to provide an adequate and safe level of emergency response. This level of emergency response will be established by the Fire Chief.

15.32.120 Section 1154 - Firefighting Cost Recovery.

Section 1154.1 is added in the 2025 California Fire Code to read as follows:

Where a fire has resulted from failure to comply with fire safety requirements after notice was given, the Fire Chief may recover costs relating to the response, suppression and overhaul of the fire from the responsible party.

15.32.130 Section 112.4 Abatement of Violation-Non-Compliance Penalty

Section 112.4 is added in the 2025 California Fire Code to read as follows:

When a person fails to comply with a second notice of correction, notice of violation, or notice to cure, the fire code official may impose a fee for the recovery of expenses incurred as a result of activities undertaken pursuant to enforcing the fire prevention provisions of this Code. The penalty for non-compliance shall be determined under Chapter [1.16](#) SBMC.

15.32.170 Section 503 Fire Apparatus Access Roads

The following sections of Chapter 5 – Section 503, Fire Apparatus Access Roads of the 2025 California Fire Code shall be revised to read as follows:

Chapter 5 - Section 503, Fire Apparatus Access Roads

Section 503.2.1 Dimensions

Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet, except for single-family residential driveways; serving no more than two, single-family dwellings, shall have a minimum of 16 feet of unobstructed improved width.

EXCEPTION:

1. Fire access roadways, gated entrances with card readers, guard stations or center medians, which have separated lanes of one-way traffic, shall be not less than 14 feet wide per lane.

Section 503.2.3 Surface

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs. and shall be provided with an approved paved surface to provide all-weather driving capabilities.

Section 503.2.7 Grade

Maximum grades for fire apparatus access roads shall not exceed 16% Minimal mitigation shall be a surface of Portland cement concrete (PCC), with a deep broom finish perpendicular to the entire direction of travel. Maximum grade shall not exceed 20%

Section 503.2.7.1 Cross-Slope.

The standard cross-slope shall be 2 percent; minimum cross-slope shall be 1 percent; maximum cross-slope shall be 5 percent.

Section 503.2.8 Angles of Approach and Departure

The angle of approach and departure of a fire access roadway shall not exceed 12% or as approved by the fire code official.

Section 503.2.9 Roadway Turnouts

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25-foot taper on each end.

Section 503.3 Marking

When required by the fire code official, approved signs or other approved notices or markings shall be provided for all public and private fire apparatus access roads to identify such roads or prohibit obstruction thereof. Signs, notices or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate

visibility. All new public roads, all private roads within major subdivisions and all private roads serving four or more parcels shall be named. Road name signs shall comply with City of Solana Beach standards.

15.32.190 Sections 503.4.2, 503.4.3 – Fire Lane parking restrictions.

Sections 503.4.2-503.4.3 are added to the 2025 California Fire Code to read as follows:

503.4.2 Fire Lanes – No Parking

No person shall park, stand, or leave unattended any vehicles in any fire lane or fire apparatus access road designated and marked according to the provisions of this Section.

503.4.3 Fire Lanes-No Parking

The fire code official shall have the authority to designate fire lanes or fire apparatus access roads within the City, and to enforce the provisions of this Section. The fire code official may designate existing roadways as fire access roadways consistent with California Vehicle Code Section 22500.1, and 22685 (a) where it determined that such designation is necessary to provide adequate emergency apparatus access.

15.32.200 Section 503.6 – Security gates

Section 503.6 of the 2025 California Fire Code is revised to read as follows:

Sec. 503.6 Security Gates

No person shall install a security gate or security device across a fire access roadway without approval of the fire code official.

1. An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.
2. A gate accessing more than four residences or residential lots or a gate accessing hazardous institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure.
3. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.
4. An automatic gate serving more than one dwelling or residential lot in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor approved by the fire code official, at an approved location, which overrides all command functions and opens

the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.

5. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.

6. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

15.32.210 Section 503.7 – Additional Access

Additional Access: New Single-family and multiple-family residential developments where any and all portion of the parcel, or for parcels proposed for subdivision, were part of a parcel mapped within Very High or High Fire Hazard Severity Zones, as designated by the California Department of Forestry and Fire Protection (CAL FIRE) on May 7, 2025 shall provide secondary access as follows:

1. Developments or projects within the Very High Fire Hazard Severity Zone, a project with 30 or more homes or units;

2. Developments or project within the High and Moderate Fire Hazard Severity Zones a project with 50 or more homes or units.

3. Commercial or industrial developments require secondary access when the buildings or facilities have a gross building area of more than 100,000 square feet.

4. Where two fire apparatus access roads are required, the location of each access road shall be located at two separate public rights-of-way, with two unique directions for circulation at each access point and no common immediate intersections.

5. Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

6. The additional access shall be reviewed by both the Community Development Director and the Fire Code Official.

15.32.220 Section 507 - Fire Protection Water Supplies

The following sections of Chapter 5 – Section 507, Fire Protection Water Supplies, in the 2025 California Fire Code shall be revised to read as follows:

Chapter 5 Fire Service Features

Section 507.2.2 Water Tanks

Section 507.2.2A Water Tanks Table 507.2.2A - Water storage tanks, when permitted by the fire code official, shall comply with Table No. 507.2.2A

WATER STORAGE TANKS
Table No. 507.2.2A

TABLE NO. 507.2.2A			
Building Square Feet	Gallons Per Minute Water Flow	Capacity Gallons	Duration Minutes
Up to 1,500	250	5,000	20
Over 1,500	250	10,000	40
When exposure distance is one hundred feet (100') or less from adjacent property, or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.			

1. Tank elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the fire department. Tank size may be increased to serve multiple structures on a single parcel.
2. Supply outlet shall be at least 4 inches in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall provide an approved means of controlling water flow.
3. The outlet shall be located along an access roadway and shall not be closer than 50 feet or further than 150 feet from the structure.
4. All exposed tanks and supply pipes shall be of an alloy or other material listed for above ground use. Adequate support shall be provided.

Section 507.5.1 Where Required

The location, type and number of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public or private street, or on the site of the premises to be protected or both. Fire hydrants shall be accessible to fire department apparatus by roads meeting the requirements of section 503.

Section 507.5.1.01 Requirements for single family dwellings

In zones other than industrial, commercial, and multi-family, fire hydrants shall be installed in accordance with Table No. 507.5.1.1A.

Table No. 507.5.1.1A

TABLE 507.5.1.1A

Parcels ½ acre and larger:	Every 500 feet to the structure
Parcels less than ½ acre:	Every 350 feet

Section 507.5.1.02 Requirements for multi-family, commercial and industrial zones

In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, or as approved by the fire code official and every 300 feet of fire access roadways, regardless of parcel size.

15.32.230 Sections 903, 905 - General fire extinguishing system requirements

The following sections of Chapter 9 – Fire Protection Systems, in the 2025 California Fire Code shall be revised to read as follows:

Section 902.1 Definitions – Revised Definition

LIFE SAFETY SPRINKLER SYSTEM shall meet National Fire Protection Association Standards 13-D and 13-R latest addition, and City of Solana Beach installation policies as appropriate

Section 903 – Automatic Sprinkler Systems

Section 903.2 - Where required

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in sections 903.2.01.1 through 903.2.12, and may be required in additions and remodels of existing structures as described in section 903.2.01

Section 903.2.01 Additions, Remodels and Reconstruction

An automatic sprinkler system installed in accordance with 903.3 may be required to be installed throughout structures when the addition is more than 50% of the existing building or where the scope of work meets the definition of significant remodel/addition, new construction, or reroof.

Exceptions:

- 1) If the cost of the installation exceeds 15 percent of the valuation of the project. Formal bids shall be provided to the fire prevention bureau to be reviewed for acceptance

- 2) If the addition to the existing building is strictly for the creation of a new Accessory Dwelling Unit; no additions or remodels to the existing building is permitted.

903.2.02 - New Commercial and Group U

An automatic sprinkler system Installed in accordance with section 903.3 shall be required in new and remodeled buildings and structures where the required fire flow exceeds 1,500 gallons per minute as calculated by section 507.3., or when the square footage of a new commercial building exceeds 5,000 square feet or where the fire area has an occupant load of 100 or more.

Exception:

Agricultural buildings constructed of wood or metal frame, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.

Section 905 Standpipe Systems - Required Installations

Standpipe systems shall be installed where required by Sections 905.3.01 through 905.3.11.1. Standpipe systems are allowed to be combined with automatic sprinkler systems.

Exception: Standpipe systems are not required in Group R-3 occupancies.

Section 905.3 Standpipes for New Commercial Buildings:

A Class I standpipe with 2.5-inch hose valves shall be provided for all new commercial buildings three levels or more in height, regardless of occupancy type. Hose valves and connections shall be located in each stairway and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class I standpipes may be required.

15.32.350 Explosives and Fireworks

The following sections of Chapter 56 – Explosives and Fireworks, in the 2025 California Fire Code shall be added to read as follows:

Chapter 56 Explosives and Fireworks

Section 5608.2 Fireworks

Fireworks shall not be sold, manufactured, disposed or discharged within the jurisdictional boundaries of the City of Solana Beach, except when all

necessary permits have been issued by all the relevant agencies, including a permit for public display, theatrical purposes and/or group entertainment issued by the fire department, to a California State Fire Marshal licensed pyrotechnician and the minimum requirements of Title-19, California Code of Regulations, Chapter-6, fireworks are met. The San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108 may be used as a guide when enforcing these requirements.

Section 5608.3 Fireworks Penalty

Any person violating any provisions or failing to comply with this Chapter or the requirements of Title-19 California Code of Regulations, chapter 6, and/or San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108, shall be guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine not to exceed One Thousand dollars (\$1,000) or by imprisonment in the County jail for a period of not more than one year or by both such fine and imprisonment.

15.32.351 Special Building Construction Regulations

Section 504.10 – Vents

All residential buildings, including new construction, remodels, alterations, additions, and re-roofs, shall be equipped with vents that are approved as wildfire flame- and ember-resistant in accordance with Section 504.3. This requirement applies regardless of the extent of work performed and includes replacement or modification of existing vents.

Chapter 15.33

HISTORICAL BUILDING CODE

Sections:

15.33.10 Adoption

15.33.010 adoption of the California Historical Building Code, Part 8, Title 24 of the California Code of Regulations. The California Historical Building Code, 2025 edition, Chapter 15.33 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.34

EXISTING BUILDING CODE

Sections:

15.34.010 Adoption

15.34.010 adoption of the California Existing Building Code, Part 10, Title 24 of the California Code of Regulations. The California Existing Building Code, 2025 edition, Chapter 15.34 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.35

REFERENCED STANDARDS CODE

Sections:

15.35.10 Adoption

15.35.010 adoption of the California Referenced Standards Code, Part 12, Title 24 of the California Code of Regulations. The California Referenced Standards Code, 2025 edition, Chapter 15.35 is adopted by reference without change to Buildings and Construction Title 15.

SECTION 3: The City Council of the City of Solana Beach hereby adds Chapter 15.37 to read as follows:

Chapter 15.37

CALIFORNIA WILDLAND URBAN INTERFACE CODE

Sections:

15.37.10 Adoption

15.37.010 adoption of the California Wildland Urban Interface Code, Part 7, Title 24 of the California Code of Regulations. The California Wildland Urban Interface Code, 2025 edition, Chapter 15.37 is adopted by reference without change to Buildings and Construction Title 15.

SECTION 4: SEVERABILITY

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. Such section, subsection, sentence, clause or phrase, instead, shall be superseded and replaced by the corresponding provisions, if any exist, of Title 24 of the California Code of Regulations. The City Council of the City of Solana Beach hereby declares that it would have passed this Ordinance and each section or subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 5: INCONSISTENCIES

To the extent the terms and provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance, motion, resolution, rule or regulation governing the same subject, the terms of this Ordinance shall prevail with respect to the subject matter thereof.

SECTION 6: INTERPRETATION

In interpreting this Ordinance or resolving any ambiguity, this Ordinance shall be interpreted in a manner that effectively accomplishes its stated purposes.

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code § 36933.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Solana Beach, California on the 22nd day of October, 2025; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California on the 5th day of November, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk