



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

AGENDA

Joint REGULAR Meeting

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

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

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



PUBLIC MEETING ACCESS

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

WATCH THE MEETING

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

AGENDA MATERIALS

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

PUBLIC COMMENTS

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

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

And/Or

Verbal Comment Participation:

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

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

COUNCIL DISCLOSURE

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

SPECIAL ASSISTANCE NEEDED

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

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

CITY COUNCILMEMBERS

Lesa Heebner
Mayor

Kristi Becker
Deputy Mayor / Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Jewel Edson
Councilmember District 3

Alyssa Muto
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting time of this agenda

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

ORAL COMMUNICATIONS:

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

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

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

CITY MANAGER / CITY ATTORNEY REPORTS:

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

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

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

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

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

[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 February 22, 2025 – March 07, 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. Right of Way Certifications for the Lomas Santa Fe Corridor – East Improvement Project & Other Federally Funded Projects. (File 0820-18)

Recommendation: That the City Council

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

[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.

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

B. PUBLIC HEARINGS: (B.1.)

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

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

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

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

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

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

C. STAFF REPORTS: (C.1. – C.3.)

Submit speaker slips to the City Clerk.

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

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

Recommendation: That the City Council

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

[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.

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

Recommendation: That the City Council

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

[Item C.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.

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

Recommendation: That the City Council

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

[Item C.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.

WORK PLAN COMMENTS:

Adopted June 26, 2024

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

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

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

- g. Solana Beach-Del Mar Relations Committee – Heebner, Edson
- CITIZEN COMMISSION(S)**
- a. Climate & Resiliency Commission – Zito, Becker

ADJOURN:

Next Regularly Scheduled Meeting is April 9, 2025

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

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the March 26, 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 March 20, 2025 at 3:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., March 26, 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, March 12, 2025 5:00 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 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 5:00 p.m.

- Present: Kristi Becker, Jill MacDonald, David A. Zito, Jewel Edson,
 Absent: Lesa Heebner
 Also Present: Alyssa Muto, City Manager
 Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

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 – ANTICIPATED LITIGATION**
Pursuant to Government Code Section 54956.9(d)(2)
One (1) Potential case.
- 2. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**
Pursuant to Government Code Section
54956.9(d)(4) One (1) Potential case(s).
- 3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Pursuant to Government Code Section 54956.9(d)(2)
One (1) Potential case.

ACTION: No reportable action.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:13 p.m.

Approved: _____

Angela Ivey, City Clerk



CITY OF SOLANA BEACH
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MINUTES

Joint REGULAR Meeting

Wednesday, March 12, 2025 * 6:00 p.m.

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CITY COUNCILMEMBERS

Lesa Heebner
Mayor

Kristi Becker
Deputy Mayor / Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Jewel Edson
Councilmember District 3

Alyssa Muto
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Deputy Mayor Becker called the meeting to order at 6:20 p.m.

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

Absent: Lesa Heebner

Also Alyssa Muto, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Dan Goldberg, Interim Dir. of Engineering/Public Works

Rachel Jacobs, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve. **Approved 4/0/1.** Ayes: Edson, Becker, MacDonald, Zito. Noes: None. Absent: Heebner. Motion carried.

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

- San Elijo Joint Powers Authority (SEJPA)

Michael Thornton, SEJPA, presented a PowerPoint (on file).

ORAL COMMUNICATIONS: None

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

An opportunity for City Council to make brief announcements or report on various activities. These items are not agendaized 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 agendaized 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 February 26, 2025.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve the recommendation. **Approved 4/0/1.** Ayes: Edson, Becker, MacDonald, Zito. Noes: None. Absent: Heebner. Motion carried.

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

Recommendation: That the City Council

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

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve the recommendation. **Approved 4/0/1.** Ayes: Edson, Becker, MacDonald, Zito. Noes: None. Absent: Heebner. Motion carried.

A.3. Community Grant Program - Fiscal Year 2025-26. (File 0330-25)

Recommendation: That the City Council

1. Approve **Resolution 2025-022** authorizing the initiation of the FY 2025-26 Community Grant Program.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve the recommendation. **Approved 4/0/1.** Ayes: Edson, Becker, MacDonald, Zito. Noes: None. Absent: Heebner. Motion carried.

A.4. Sewer and Storm Drain Replacement Project. (File 1040-36, 0850-40)

Recommendation: That the City Council

1. Adopt **Resolution 2025-005:**
 - a. Awarding the construction contract to Bert W. Salas, Inc., in the amount of \$928,029, for the 2025 Sewer & Storm Drain Replacements Project, Bid 2025-02.
 - b. Approving an amount of \$139,000 for construction contingency.
 - 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.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve the recommendation. **Approved 4/0/1.** Ayes: Edson, Becker, MacDonald, Zito. Noes: None. Absent: Heebner. Motion carried.

A.5. Reclassifications/Organization Update – Engineering Department. (File 0500-00)

Recommendation: That the City Council

1. Adopt **Resolution 2025-021** approving the reclassification of City Engineer/Deputy Director of Engineering to include the following:
 - a. Creation of the City Engineer/Deputy Director of Engineering classification and the reclassification of the current Deputy Director of Engineering into this new role.
 - b. Incorporate the City Engineer/Deputy Director of Engineering classification to the FY 2024/2025 Management Salary Schedule 1, pay grade M7.
2. Authorize the City Treasurer to amend the FY 2024/2025 Adopted Budget accordingly.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve recommendation. **Approved 4/0/1.** Ayes: Edson, Becker, MacDonald, Zito. Noes: None. Absent: Heebner. Motion carried.

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: 705 Barbara Ave., Applicant: Watkins, Application: DRP23-013, APN: 263-091-07. (File 0600-40)

Recommendation: That the City Council

1. Continue the Public Hearing, date-certain, to April 23, 2025, to allow the Applicant additional time to negotiate an acceptable agreement with the neighbor.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to continue this item to April 23, 2025. **Approved 4/0/1.** Ayes: Edson, Becker, MacDonald, Zito. Noes: None. Absent: Heebner. Motion carried.

B.2. Public Hearing: 615 N. Granados Ave., Applicant: DMIG 615 North Granados LLC, Case: SMAP23-002, DRP23-011, SDP23-015, APN: 263-082-17. (File 0600-40)

This item was pulled from the agenda and will return at a future date.

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. Sewer Rate Study for FY 2026-2030. (File 0870-40)

Recommendation: That the City Council

1. Provide direction to Staff for setting the annual sewer service charge rate and the duration of the rate; and set a public hearing date on May 7, 2025, pursuant to Proposition 218 to consider an increase in the annual sewer charge.

Rachel Jacobs, Finance Dir., and Steve Gagnon, Raftelis Financial Consultants, presented a PowerPoint (on file).

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve recommendation by setting the public hearing for May 7, 2025, noticing rate payers with sewer rates (Scenario 8) \$750.54 (2026), \$825.58 (2027), \$891.64 (2028), \$954.04 (2029), \$1,020.84 (2030), allocate a gradual CPI increase to San Elijo JPA, and return to review in 2028. **Approved 4/0/1.** Ayes: Edson, Becker, MacDonald, Zito. Noes: None. Absent: Heebner. Motion carried.

C.2. FY 2025/26 Street Maintenance and Repairs Projects. (File 0830-30)

Recommendation: That the City Council

1. Adopt **Resolution 2025-015:**

- a. Approving Project 1 – Lomas Santa Fe Pavement Repairs Project for construction.
- b. Approving the list of streets scheduled for maintenance and repairs as part of Project 2 – Citywide Pavement Repairs Project for construction.
- c. Authorizing the City Engineer to advertise both projects for construction bids as funding becomes available for each project.

Jason Jung, Sr. Civil Engineer, presented a PowerPoint (on file).

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve recommendation. **Approved 4/0/1.** Ayes: Edson, Becker, MacDonald, Zito. Noes: None. Absent: Heebner. Motion carried.

WORK PLAN COMMENTS: None

Adopted June 26, 2024

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS: Council Committees

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

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

CITIZEN COMMISSION(S)

ADJOURN:

Deputy Mayor Becker adjourned the meeting at 7:58 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: March 26, 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: 02/22/25 through 03/07/25

Check Register - Disbursement Fund (Attachment 1)		\$	483,468.27
Net Payroll Retiree Health	March 7, 2025		2,915.19
Net Payroll Staff P18	February 28, 2028		217,142.81
TOTAL		\$	<u>703,526.27</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 February 22, 2025, through March 7, 2025, reflects total expenditures of \$703,526.27 from various City sources.

WORK PLAN: N/A

OPTIONS:

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

CITY COUNCIL ACTION: _____

CITY STAFF RECOMMENDATION:

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

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

Alyssa Muto, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

2/22/2025 - 3/7/2025

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant P18	02/27/2025	9001974	\$14,827.50
CITY OF DEL MAR	REIMB: FALL FIRE CLASS #71653 - 2 STUDENTS	02/27/2025	107918	\$567.00
CITY OF DEL MAR	REIMB: FALL FIRE CLASS #71653 - 2 STUDENTS	02/27/2025	107918	(\$142.00)
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant P18	02/27/2025	9001980	\$1,080.00
AFLAC	FEBRUARY 25	03/06/2025	107941	\$1,062.64
CALPERS	P18 PERS 02/28/25 PD (03/04/25 PERS)	03/04/2025	9030425	\$66,519.42
CALPERS	PC08 PERS 02/13/25 PD (03/05/25 PERS)	03/05/2025	9030525	\$925.53
STERLING HEALTH SERVICES, INC.	P17 FSA/DCA CONTRIBUTIONS	02/27/2025	9001982	\$2,386.12
STERLING HEALTH SERVICES, INC.	P17 FSA/DCA CONTRIBUTIONS	02/27/2025	9001982	\$1,514.54
SELF INSURED SERVICES COMPANY	MAR 25-DENTAL-GROUP ID:PDV00148	03/06/2025	9001988	\$3,348.30
INSTATAX	P18 TAX PAYMENT	02/27/2025	990120353	\$31,562.90
INSTATAX	P18 TAX PAYMENT	02/27/2025	990120353	\$1,159.08
INSTATAX	P18 TAX PAYMENT	02/27/2025	990120353	\$8,271.06
INSTATAX	P18 TAX PAYMENT	02/27/2025	990120353	\$12,647.91
INSTATAX	P18 TAX PAYMENT	02/27/2025	990120353	\$2,831.51
FIDELITY SECURITY LIFE INSURANCE COMPANY	MAR 25-VISION-GROUP ID:1051871	03/06/2025	107953	\$483.56
MARTIN WALKER & NANCY REYERLING	RFND: FCCC 02/16/25	03/06/2025	107970	\$500.00
BRIAN TABOR	RFND:FCCC 02/15/25	03/06/2025	107946	\$500.00
TOTAL GENERAL FUND				\$150,045.07
1005150 - CITY CLERK				
DEL MAR BLUE PRINT COMPANY, INC.	RETIREMENT POSTER	02/27/2025	107921	\$22.84
DEL MAR BLUE PRINT COMPANY, INC.	POSTER DRAFT	02/27/2025	107921	\$22.84
DEL MAR BLUE PRINT COMPANY, INC.	CERTIFICATES	02/27/2025	107921	\$10.88
DEL MAR BLUE PRINT COMPANY, INC.	POSTER	02/27/2025	107921	\$22.84
DEL MAR BLUE PRINT COMPANY, INC.	MAYOR-DEPUTY HISTORY POSTERS	02/27/2025	107921	\$28.28
DEL MAR BLUE PRINT COMPANY, INC.	MAYOR ROTATION	02/27/2025	107921	\$5.44
IRON MOUNTAIN	JAN 25-SHREDDING	02/27/2025	107925	\$360.32
STAPLES CONTRACT & COMMERCIAL	TAPE/PAPER TOWELS/DESK PAD	03/06/2025	107966	\$105.24
STAPLES CONTRACT & COMMERCIAL	DESK ORGANIZER	03/06/2025	107966	\$38.26
UT SAN DIEGO - NRTH COUNTY	NTC: ORD 534 ADOPT	02/27/2025	107936	\$185.85
UT SAN DIEGO - NRTH COUNTY	NTC: ORD 536 ADOPT	02/27/2025	107936	\$176.92
CORODATA RECORDS MANAGEMENT, INC	JAN 25 - STORAGE	02/27/2025	107919	\$1,123.90
THE PITNEY BOWES BANK INC-RESERVE	8000-9090-1165-3099-POSTAGE RE-FILL	03/06/2025	107959	\$199.30
TOTAL CITY CLERK				\$2,302.91
1005250 - LEGAL SERVICES				
BURKE WILLIAMS & SORENSEN	96-0001.001-PROF SVC	03/06/2025	9001989	\$795.00
BURKE WILLIAMS & SORENSEN	96-0006-PROF SVC	03/06/2025	9001989	\$801.90
BURKE WILLIAMS & SORENSEN	96-0014-PROF SVC	03/06/2025	9001989	\$1,710.40
BURKE WILLIAMS & SORENSEN	96-0019-PROF SVC	03/06/2025	9001989	\$689.00
BURKE WILLIAMS & SORENSEN	96-0037.003-PROF SVC	03/06/2025	9001989	\$1,841.40
BURKE WILLIAMS & SORENSEN	96-0037.004-PROF SVC	03/06/2025	9001989	\$1,663.20
BURKE WILLIAMS & SORENSEN	96-0037.005-PROF SVC	03/06/2025	9001989	\$625.60

BURKE WILLIAMS & SORENSEN	96-0038-PROF SVC	03/06/2025	9001989	\$5,600.00
BURKE WILLIAMS & SORENSEN	96-0040.002-PROF SVC	03/06/2025	9001989	\$12.71
BURKE WILLIAMS & SORENSEN	RETAIN-DEC 24	03/06/2025	9001989	\$15,000.00

TOTAL LEGAL SERVICES**\$28,739.21****1005300 - FINANCE**

WILLDAN	JAN 25-USER FEE STUDY & COST ALLOCATION PLAN	03/06/2025	9001996	\$3,349.00
AMAZON.COM SALES, INC	ORGANIZER ZIP POUCHES: 1M14-9W46-PRD3	03/06/2025	9001987	\$36.40
AMAZON.COM SALES, INC	LABELS: 1M14-9W46-PRD3	03/06/2025	9001987	\$38.05
AMAZON.COM SALES, INC	CHAIRS:1M14-9W46-PRD3	03/06/2025	9001987	\$96.46
AMAZON.COM SALES, INC	PENS: 1M14-9W46-PRD3	03/06/2025	9001987	\$5.42
AMAZON.COM SALES, INC	ENVELOPES/KEYBOARD PADS: 1M14-9W46-PRD3	03/06/2025	9001987	\$23.69
AMAZON.COM SALES, INC	ENVELOPES: 1M14-9W46-PRD3	03/06/2025	9001987	\$16.80
AMAZON.COM SALES, INC	COFFEE PODS/CREAMER/FILE FOLDERS:1M14-9W46-PRD3	03/06/2025	9001987	\$16.40
AMAZON.COM SALES, INC	FILE JACKETS: 1M14-9W46-PRD3	03/06/2025	9001987	\$12.59
AMAZON.COM SALES, INC	HIGHLIGHTERS/POST ITS: 1M14-9W46-PRD3	03/06/2025	9001987	\$10.96
AMAZON.COM SALES, INC	FILE ENVELOPES: 1M14-9W46-PRD3	03/06/2025	9001987	\$16.62
AMAZON.COM SALES, INC	ENVELOPE SEALERS: 1M14-9W46-PRD3	03/06/2025	9001987	\$17.38

TOTAL FINANCE**\$3,639.77****1005350 - SUPPORT SERVICES**

CULLIGAN OF SAN DIEGO	JAN 25-WATER/FEB 25 EQUIPEMENT-LC	02/27/2025	107920	\$27.67
CULLIGAN OF SAN DIEGO	JAN 25-WATER/FEB 25-EQUIPMENT-CH	02/27/2025	107920	\$181.43
CULLIGAN OF SAN DIEGO	FEB 25-EQUIPMENT-PW	02/27/2025	107920	\$75.10
CULLIGAN OF SAN DIEGO	RFND-NOV 24-WATER/DEC 24-EQUIPMENT-LC	02/27/2025	107920	(\$8.25)
AMAZON.COM SALES, INC	COFFEE MAKER: 1M14-9W46-PRD3	03/06/2025	9001987	\$416.94
AMAZON.COM SALES, INC	HAND SANITIZER: 1M14-9W46-PRD3	03/06/2025	9001987	\$41.28
AMAZON.COM SALES, INC	FRIDGE BAKING SODA:1M14-9W46-PRD3	03/06/2025	9001987	\$9.78
AMAZON.COM SALES, INC	WHITEOUT: 1M14-9W46-PRD3	03/06/2025	9001987	\$18.48
AMAZON.COM SALES, INC	COFFEE PODS/CREAMER:1M14-9W46-PRD3	03/06/2025	9001987	\$58.64
AMAZON.COM SALES, INC	COFFEE PODS/CREAMER/FILE FOLDERS:1M14-9W46-PRD3	03/06/2025	9001987	\$80.11
AMAZON.COM SALES, INC	HIGHLIGHTERS/POST ITS: 1M14-9W46-PRD3	03/06/2025	9001987	\$23.28
AMAZON.COM SALES, INC	STENO/LEGAL PADS: 1M14-9W46-PRD3	03/06/2025	9001987	\$47.75

TOTAL SUPPORT SERVICES**\$972.21****1005400 - HUMAN RESOURCES**

WILLIAM STYERS	REIMB: REPORTER TRAINING	02/27/2025	107935	\$8.99
DEPARTMENT OF JUSTICE	JAN 25-FINGERPRINT APPS	02/27/2025	107922	\$32.00
MICHAEL MONKEN	REIMB: REPORTER TRAINING	02/27/2025	107927	\$17.98
CHRISTOPHER SCHMIT	RIEMB: REPORTER TRAINING	03/06/2025	107947	\$17.98
JOHN MORGAN	REIMB: REPORTER TRAINING	03/06/2025	107955	\$17.98
AARON CONERTY	REIMB: REPORTER TRAINING	03/06/2025	107939	\$8.99
WILLARD GROSSI	REIMB: TRUCK ACADEMY 01/06/25-01/17/25	03/06/2025	107972	\$1,677.00

TOTAL HUMAN RESOURCES**\$1,780.92****1005450 - INFORMATION SERVICES**

COX COMMUNICATIONS INC	COX COMMUNICATIONS-02/19/25-03/18/25	03/06/2025	107950	\$295.10
GRANICUS INC	FY25/26-COUNCIL MEETING VIDEO ARCHIVE	02/27/2025	107924	\$4,851.17
VERIZON WIRELESS SD	670601022-00001 - 12/24/25-01/23/25	03/06/2025	107969	\$128.05
MANAGED SOLUTION	FEB 25-Office 365 and IT Support	03/06/2025	9001991	\$2,614.56
MANAGED SOLUTION	FEB 25-Office 365 and IT Support	03/06/2025	9001991	\$104.11
AMAZON.COM SALES, INC	INTERNAL HARD DRIVE: 1M14-9W46-PRD3	03/06/2025	9001987	\$1,043.96
AMAZON.COM SALES, INC	DISPLAY PORT:1M14-9W46-PRD3	03/06/2025	9001987	\$104.36

AMAZON.COM SALES, INC	MONITOR CABLES: 1M14-9W46-PRD3	03/06/2025	9001987	\$42.30
AMAZON.COM SALES, INC	POWER SUPPLY KIT:1M14-9W46-PRD3	03/06/2025	9001987	\$173.99
AMAZON.COM SALES, INC	MICOROSOFT SURFACE PRO: 1M14-9W46-PRD3	03/06/2025	9001987	\$1,349.77
AMAZON.COM SALES, INC	MONITOR: 1M14-9W46-PRD3	03/06/2025	9001987	\$168.11
AMAZON.COM SALES, INC	TABLET PROTECTION: 1M14-9W46-PRD3	03/06/2025	9001987	\$225.99
360 GLOBAL TECHNOLOGY LLC	MAR 25-WEBSITE HOSTING	02/27/2025	9001970	\$600.00

TOTAL INFORMATION SERVICES**\$11,701.47****1005550 - PLANNING**

UT SAN DIEGO - NRTH COUNTY	PH:DRP22-010/SDP22-008	02/27/2025	107936	\$694.47
UT SAN DIEGO - NRTH COUNTY	PH:DRP23-007/SDP23-009	02/27/2025	107936	\$756.93
UT SAN DIEGO - NRTH COUNTY	PH:CUP24-002	02/27/2025	107936	\$694.47
UT SAN DIEGO - NRTH COUNTY	PH:DRP23-013	02/27/2025	107936	\$676.62
UT SAN DIEGO - NRTH COUNTY	PH:DRP24-001/SDP24-003	02/27/2025	107936	\$703.39
AMAZON.COM SALES, INC	FILE FOLDERS/PENS/STAPLER:1M14-9W46-PRD3	03/06/2025	9001987	\$82.93

TOTAL PLANNING**\$3,608.81****1005560 - BUILDING SERVICES**

AMAZON.COM SALES, INC	MONITOR RISERS: 1M14-9W46-PRD3	03/06/2025	9001987	\$20.87
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TOTAL BUILDING SERVICES**\$20.87****1006120 - FIRE DEPARTMENT**

THE STATE CHEMICAL MFG CO	STA-ZORB HAZMAT	02/27/2025	9001981	\$791.87
CULLIGAN OF SAN DIEGO	FEB 25-CULLIGAN REVERSE OSMOSIS-FS	02/27/2025	107920	\$50.00
ACE UNIFORMS LLC	NAME TAG	02/27/2025	9001971	\$17.49
ACE UNIFORMS LLC	SHIRTS	02/27/2025	9001971	\$86.58
ACE UNIFORMS LLC	BOOTS	02/27/2025	9001971	\$205.66
ACE UNIFORMS LLC	NAME TAG	03/06/2025	9001985	\$18.40
ACE UNIFORMS LLC	FIRE DEPARTMENT PATCHES FOR UNIFORMS	03/06/2025	9001985	\$646.25
ACE UNIFORMS LLC	ALTERATIONS/SEWINGS/SHIRTS	03/06/2025	9001985	\$409.16
VERIZON WIRELESS SD	962428212-00001 - 12/29/24-01/28/25	02/27/2025	107937	\$729.35
CITY OF ENCINITAS	NEW FLAG/SOFTWARE TECH-FIRESTATS	03/06/2025	107949	\$65.73
CITY OF ENCINITAS	NEW FLAG/SOFTWARE TECH-FIRESTATS	03/06/2025	107949	\$1,234.76
REGIONAL COMMS SYS MS 056 RCS	JAN 25-CAP CODE	03/06/2025	107962	\$32.50
REGIONAL COMMS SYS MS 056 RCS	JAN 25- SHERIFF RADIOS	03/06/2025	107962	\$796.50
REGIONAL COMMS SYS MS 056 RCS	JAN 25-FIRE RADIOS	03/06/2025	107962	\$1,298.00
MUNICIPAL EMERGENCY SERVICES, INC	KEVLAR	02/27/2025	107929	\$499.02
AFECO INC	TURNOUT CLEANING/RESTICHING/RESTICHING	02/27/2025	107934	\$286.00
AFECO INC	TURNOUT REPAIR	03/06/2025	107965	\$728.50
SAFEWARE, INC.	FORCIBLE ENTRY BAR	02/27/2025	9001979	\$288.32
SAFEWARE, INC.	FORCIBLE ENTRY BAR	02/27/2025	9001979	\$288.32
NORTH COUNTY EVS, INC.	FY 25-FIRE APPARATUS MAINT/REPAIRS	02/27/2025	9001977	\$2,927.10
NORTHWEST RIVER SUPPLIES INC	TOW TETHER	02/27/2025	107931	\$258.96
AUTO PARTS PROS LLC	ANTI FREEZE	02/27/2025	107930	\$107.64

TOTAL FIRE DEPARTMENT**\$11,766.11****1006150 - CIVIL DEFENSE**

AT&T CALNET 3	9391012275 - 01/24/25-02/23/25	03/06/2025	107945	\$155.55
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TOTAL CIVIL DEFENSE**\$155.55****1006170 - MARINE SAFETY**

VERIZON WIRELESS SD	962428212-00001 - 12/29/24-01/28/25	02/27/2025	107937	\$152.04
BRZ PERFORMANCE, LLC	MS UNIFORMS	03/06/2025	107942	\$2,555.00

TOTAL MARINE SAFETY**\$2,707.04****1006510 - ENGINEERING**

PSC	MEMBERSHIP RENEWAL-11/01/24-11/01/25	02/27/2025	9001978	\$185.00
5 ELEMENTS FIRE & WATERSCAPES, INC.	FC SHOWER MAINT	03/06/2025	107938	\$8,800.00
TOTAL ENGINEERING				\$8,985.00
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	02/27/2025	107928	\$16.97
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/06/2025	107957	\$16.95
IDRAINS LLC	P-STORMDRAIN CLEANING-5	03/06/2025	107940	\$550.00
BFS GROUP OF CALIFORNIA LLC	SANDBAGS/FILLING	02/27/2025	107923	\$644.32
BFS GROUP OF CALIFORNIA LLC	RFND: PALLET DEPOSIT	02/27/2025	107923	(\$36.96)
TOTAL ENVIRONMENTAL SERVICES				\$1,191.28
1006530 - STREET MAINTENANCE				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/06/2025	107957	\$27.56
SDG&E CO INC	UTILITIES: 12/20/24-02/06/25	03/06/2025	107964	\$922.61
SDG&E CO INC	UTILITIES: 01/01/25-02/06/25	03/06/2025	107964	\$623.33
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	02/27/2025	107928	\$27.55
W.W. GRAINGER, INC	SPRAY GUN KIT	03/06/2025	9001990	\$221.72
NISSHO OF CALIFORNIA	JAN 25- LANDSCAPE MAINTENANCE SERVICES	02/27/2025	9001976	\$2,268.41
TRAFFIC SUPPLY, INC	SIGNS	02/27/2025	9001983	\$193.95
BILL SMITH FOREIGN CAR SERVICE INC	COOLANT/THERMOSTAT/SENSORS	02/27/2025	107917	\$1,026.52
BILL SMITH FOREIGN CAR SERVICE INC	ALTERNATOR	02/27/2025	107917	\$730.02
BILL SMITH FOREIGN CAR SERVICE INC	BRAKE PAD SET/BRAKE DISC	02/27/2025	107917	\$650.42
BFS GROUP OF CALIFORNIA LLC	PAINT	02/27/2025	107923	\$24.34
BFS GROUP OF CALIFORNIA LLC	SPRAY PAINT	03/06/2025	107951	\$16.23
BFS GROUP OF CALIFORNIA LLC	BLACK TOP PATCH/SOCKET ADPTR/LAMPS	03/06/2025	107951	\$236.68
BFS GROUP OF CALIFORNIA LLC	BLACK TOP PATCH	03/06/2025	107951	\$190.20
BFS GROUP OF CALIFORNIA LLC	GLOVES/HEARING PROTCTN/RESPRTR MASKS	03/06/2025	107951	\$182.42
TOTAL STREET MAINTENANCE				\$7,341.96
1006540 - TRAFFIC SAFETY				
SDG&E CO INC	UTILITIES: 12/20/24-02/06/25	03/06/2025	107964	\$1,492.48
SDG&E CO INC	UTILITIES: 01/01/25-02/06/25	03/06/2025	107964	\$566.60
AT&T CALNET 3	9391012279 - 01/24/25-02/23/25	03/06/2025	107943	\$67.87
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS-02/02/25-02/15/25	03/06/2025	9001986	\$12,781.25
YUNEX LLC	NOV 24-TRAFFIC SIGNAL & LIGHT MAINT/REPAIR	02/27/2025	9001984	\$1,043.40
YUNEX LLC	NOV 24-TRAFFIC SIGNAL & LIGHT MAINT/REPAI	02/27/2025	9001984	\$1,155.84
YUNEX LLC	DEC 24- TRAFFIC SIGNAL & LIGHT MAINT/REPAI	02/27/2025	9001984	\$1,155.84
YUNEX LLC	DEC 24- TRAFFIC SIGNAL & LIGHT MAINT/REPAI	02/27/2025	9001984	\$445.00
YUNEX LLC	JAN 25- TRAFFIC SIGNAL & LIGHT MAINT/REPAI	02/27/2025	9001984	\$426.00
YUNEX LLC	JAN 25-TRAFFIC SIGNAL & LIGHT MAINT/REPAI	02/27/2025	9001984	\$1,155.84
TOTAL TRAFFIC SAFETY				\$20,290.12
1006560 - PARK MAINTENANCE				
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/06/2025	107957	\$20.14
RANCHO SANTA FE SECURITY SYS INC	DELETE CODE-PW	03/06/2025	107961	\$20.00
RANCHO SANTA FE SECURITY SYS INC	CODE ADDED/DELETED-CH	03/06/2025	107961	\$30.00
RANCHO SANTA FE SECURITY SYS INC	CODE ADDED/DELETED-LC	03/06/2025	107961	\$30.00
RANCHO SANTA FE SECURITY SYS INC	MAR 25-ALARM MONITORING	03/06/2025	107961	\$386.40
SANTA FE IRRIGATION DISTRICT	005979-005-12/04/24-02/03/25	02/27/2025	107932	\$345.76
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	02/27/2025	107928	\$20.13
W.W. GRAINGER, INC	NOZZLE	03/06/2025	9001990	\$36.71
NISSHO OF CALIFORNIA	JAN 25- LANDSCAPE MAINTENANCE SERVICES	02/27/2025	9001976	\$10,227.51
RANCHO SANTA FE PROTECTIVE SERVICES INC	MAR 25- SECURITY PATROL SERVICES	03/06/2025	107960	\$695.00
TOTAL PARK MAINTENANCE				\$11,811.65

1006570 - PUBLIC FACILITIES

SEASIDE HEATING & AIR CONDITIONING	FY25 HVAC SERVICES AT CITY FACILITIES	02/27/2025	107933	\$668.00
SDG&E CO INC	UTILITIES: 12/20/24-02/06/25	03/06/2025	107964	\$8,146.21
SDG&E CO INC	UTILITIES: 01/01/25-02/06/25	03/06/2025	107964	\$2,186.44
LEE'S LOCK & SAFE INC	CODE RESET/REPAIR	02/27/2025	107926	\$346.50
LEE'S LOCK & SAFE INC	LOCK REPAIR-CH	03/06/2025	107956	\$526.50
CONSOLIDATED ELECTRICAL DIST INC	LAMPS	02/27/2025	9001972	\$75.64
NISSHO OF CALIFORNIA	JAN 25- LANDSCAPE MAINTENANCE SERVICES	02/27/2025	9001976	\$3,304.76
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	03/06/2025	107948	\$230.35
HABITAT PROTECTION, INC	FEB 25-PEST/RODENT CONTROL-LCCC	02/27/2025	9001973	\$71.00
HABITAT PROTECTION, INC	FEB 25- PEST/RODENT CONTROL-SEASCAPE SUR	02/27/2025	9001973	\$43.00
HABITAT PROTECTION, INC	FEB 24-PEST/RODENT CONTROL-DEL MAR SHORES	02/27/2025	9001973	\$43.00
HABITAT PROTECTION, INC	FEB 25-PEST/RODENT CONTROL-CH	02/27/2025	9001973	\$57.00
HABITAT PROTECTION, INC	FEB 25-PEST/RODENT CONTROL-FC	02/27/2025	9001973	\$43.00
HABITAT PROTECTION, INC	FEB 25- PEST/RODENT CONTROL-MS	02/27/2025	9001973	\$71.00
HABITAT PROTECTION, INC	FEB 25-PEST/RODENT CONTROL-FCCC	02/27/2025	9001973	\$71.00
HABITAT PROTECTION, INC	FEB 25-PEST/RODENT CONTROL-TIDE PARK	02/27/2025	9001973	\$65.00
HABITAT PROTECTION, INC	FY25 PEST/RODENT CONTROL-FS	02/27/2025	9001973	\$42.00
HABITAT PROTECTION, INC	FEB 25-PEST/RODENT CONTROL-PW	02/27/2025	9001973	\$71.00
SYMONS FIRE PROTECTION	FY25 FIRE SUPPRESSION EQUIPMENT SERVICES	03/06/2025	107967	\$1,040.00
BFS GROUP OF CALIFORNIA LLC	LUMBER	02/27/2025	107923	\$45.06
BFS GROUP OF CALIFORNIA LLC	ROOF CEMENT	03/06/2025	107951	\$27.18
BFS GROUP OF CALIFORNIA LLC	MOUSE TRAP	03/06/2025	107951	\$10.85
BFS GROUP OF CALIFORNIA LLC	GLOVES	03/06/2025	107951	\$43.04

TOTAL PUBLIC FACILITIES**\$17,227.53****1605360 - OPEB OBLIGATION**

MIDAMERICA	MARCH 2025	02/27/2025	9001975	\$7,935.00
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TOTAL OPEB OBLIGATION**\$7,935.00****2026510 - GAS TAX-ENGINEERING**

MICHAEL BAKER INTERNATIONAL, INC	DEC 24-PROF SVC	03/06/2025	9001992	\$17,672.87
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TOTAL GAS TAX-ENGINEERING**\$17,672.87****2037510 - HIGHWAY 101 LANDSC #33**

SDG&E CO INC	UTILITIES-12/20/24-02/06/25	03/06/2025	107964	\$3,117.00
NISSHO OF CALIFORNIA	JAN 25- LANDSCAPE MAINTENANCE SERVICES	02/27/2025	9001976	\$1,803.79

TOTAL HIGHWAY 101 LANDSC #33**\$4,920.79****2047520 - MID 9C SANTA FE HILLS**

SANTA FE IRRIGATION DISTRICT	005979-029 -12/18/24-02/17/25	02/27/2025	107932	\$518.92
SANTA FE IRRIGATION DISTRICT	005979-006-12/04/24-02/03/25	02/27/2025	107932	\$1,243.22
SANTA FE IRRIGATION DISTRICT	005979-007-12/04/24-02/03/25	02/27/2025	107932	\$1,225.82
SANTA FE IRRIGATION DISTRICT	005979-009-12/04/24-02/03/25	02/27/2025	107932	\$715.42
SANTA FE IRRIGATION DISTRICT	005979-010-12/04/24-02/03/25	02/27/2025	107932	\$400.71
SANTA FE IRRIGATION DISTRICT	005979-011-12/04/24-02/03/25	02/27/2025	107932	\$487.71
SANTA FE IRRIGATION DISTRICT	005979-012-12/04/24-02/03/25	02/27/2025	107932	\$157.11
SANTA FE HILLS HOA	FEB 25- SANTA FE HILLS HOA MID	03/06/2025	9001994	\$18,625.00

TOTAL MID 9C SANTA FE HILLS**\$23,373.91****2057530 - MID 9E ISLA VERDE**

ISLA VERDE HOA	FEB 25- ISLA VERDE HOA MID	03/06/2025	107954	\$433.33
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TOTAL MID 9E ISLA VERDE**\$433.33****2077550 - MID 9H SAN ELIJO #2**

SAN ELIJO HILLS II HOA	FEB 25- SAN ELIJO HOA MID	03/06/2025	107963	\$11,100.00
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TOTAL MID 9H SAN ELIJO #2**\$11,100.00****2087580 - COASTAL RAIL TRAIL MAINT**

NISSHO OF CALIFORNIA	JAN 25- LANDSCAPE MAINTENANCE SERVICES	02/27/2025	9001976	\$7,240.55
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TOTAL COASTAL RAIL TRAIL MAINT**\$7,240.55****2117600 - STREET LIGHTING DISTRICT**

SDG&E CO INC	UTILITIES: 01/01/25-02/06/25	03/06/2025	107964	\$9,339.11
YUNEX LLC	NOV 24-STREETLIGHT MAINTENANCE/REPAIRS	02/27/2025	9001984	\$2,118.50
YUNEX LLC	DEC 24-STREETLIGHT MAINTENANCE/REPAIRS	02/27/2025	9001984	\$828.50
YUNEX LLC	JAN 25-STREETLIGHT MAINTENANCE/REPAIRS	02/27/2025	9001984	\$3,955.25

TOTAL STREET LIGHTING DISTRICT**\$16,241.36****2146120 - FIRE MITIGATION FEES**

ACE UNIFORMS LLC	SHOES	02/27/2025	9001971	\$91.58
ACE UNIFORMS LLC	HAT/BELT/SEWINGS/TIE	02/27/2025	9001971	\$185.28
ACE UNIFORMS LLC	SHIRT-CLASS A	03/06/2025	9001985	\$25.43
ACE UNIFORMS LLC	JACKET/BOOTS/PANTS/SHIRTS/HAT-CLASS A	03/06/2025	9001985	\$889.41
ACE UNIFORMS LLC	BOOTS/CAPT COLLAR-CLASS A	03/06/2025	9001985	\$120.77
ACE UNIFORMS LLC	BOOTS/SOCKS-CLASS A	03/06/2025	9001985	\$144.17
ACE UNIFORMS LLC	COAT/PANTS-CLASS A	03/06/2025	9001985	\$581.12
ACE UNIFORMS LLC	COLLAR DEVICE	02/27/2025	9001971	\$34.46
ACE UNIFORMS LLC	BELT/TIE/HAT/TIE BAR-CLASS A	03/06/2025	9001985	\$163.37
ACE UNIFORMS LLC	HAT/JACKET/PANTS/BOOTS/-CLASS A	03/06/2025	9001985	\$837.34
ACE UNIFORMS LLC	BOOTS	03/06/2025	9001985	\$75.41

TOTAL FIRE MITIGATION FEES**\$3,148.34****2706120 - PUBLIC SAFETY- FIRE**

VERIZON WIRELESS SD	962428212-00001 - 12/29/24-01/28/25	02/27/2025	107937	\$114.03
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TOTAL PUBLIC SAFETY- FIRE**\$114.03****459 - MISC. CAPITAL PROJECTS**

WESTERN RIM CONSTRUCTORS, INC.	9438.11 LCP TOT LOT RETENTION RELEASE	03/06/2025	107971	\$60,525.36
UNITED STORM WATER INC	PROJ#9451.00 STORM DRAIN FULL CAPTURE RET	03/06/2025	107968	(\$1,325.15)

TOTAL MISC. CAPITAL PROJECTS**\$59,200.21****4596510 - MISC.CAPITALPROJECTS-ENG**

DOMUSSTUDIO ARCHITECTURE LLP	JAN 25-9449.02 MS CENTR	03/06/2025	107952	\$3,230.00
UNITED STORM WATER INC	PROJ#9451.00 STORM DRAIN FULL CAPTURE DEVICES	03/06/2025	107968	\$26,503.00

TOTAL MISC.CAPITALPROJECTS-ENG**\$29,733.00****4728520 - PACIFIC UNDERGROUNDNG-CIP**

NV5 INC	JAN 25-PROF SVC	03/06/2025	107958	\$750.00
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TOTAL PACIFIC UNDERGROUNDNG-CIP**\$750.00****5097700 - SANITATION**

MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	03/06/2025	107957	\$10.60
SANTA FE IRRIGATION DISTRICT	005979-008-12/04/24-02/03/25	02/27/2025	107932	\$98.51
MISSION LINEN & UNIFORM INC	FY25 UNIFORM SERVICES FOR PUBLIC WORKS	02/27/2025	107928	\$10.60
AT&T CALNET 3	9391012277 - 01/24/25-02/23/25	03/06/2025	107944	\$19.90
IDRAINS LLC	R- JETTER & VIDEO INSPECTIONS	03/06/2025	107940	\$525.00
IDRAINS LLC	C- SEWER CLEANING-26433	03/06/2025	107940	\$16,652.79

TOTAL SANITATION**\$17,317.40****REPORT TOTAL:****\$483,468.27**



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: March 26, 2025
ORIGINATING DEPT: Engineering Department – Dan Goldberg, City Engineer
SUBJECT: **City Council Consideration of Resolution 2025-024 Authorizing the City Manager to Submit the Right of Way Certifications to Caltrans for the Lomas Santa Fe Corridor – East Improvement Project and Other Federally Funded Projects and Resolution 2025-025 Authorizing the City Manager to Submit a Grant Application for the Lomas Santa Fe - West Improvement Project**

BACKGROUND:

The Lomas Santa Fe (LSF) Corridor Improvement Project has been in the City’s Work Plan for several years and was proposed to extend along Lomas Santa Fe from Highway 101 to Highland Drive. Design of the LSF Corridor Improvements started during Fiscal Year (FY) 2016/17 and early phases of the project included a Community Walk Audit, identification of infrastructure deficiencies, preparation of a feasibility analysis, development of design options, community workshops and City Council meetings.

After receiving project updates and public input, the City Council directed Staff to move forward with the preparation of final design plans and in February 2019, the City Council approved a Professional Services Agreement (PSA) with Michael Baker International (MBI) for preparation of final engineering plans, specifications, and a cost estimate for the project. As part of the final design, several community meetings were held to further refine the design. The City Council provided a final review of the project at the October 27, 2021, City Council meeting.

After preparation of the final plans, construction funding in the amount of \$7.0 million became available through Congressman Levin’s office. Staff revised the plan set to prepare construction plans for the east segment of the project from Santa Helena to Highland Drive, which was designated as Construction Phase I. Since the funding provided by Congressman Levin’s office is federally funded, additional work was required

CITY COUNCIL ACTION:

to satisfy all the funding requirements by the federal government and obtain authorization to proceed with construction from the California Department of Transportation (Caltrans).

This item is before the City Council for the consideration of Resolution 2025-024 to authorize the City Manager to submit the right of way certification to Caltrans for the Lomas Santa Fe – East Improvement Project (Phase I) between Santa Helena to Highland Drive, as well as for other future federally funded projects related to the Lomas Santa Fe corridor. This item will also allow for the consideration of Resolution 2025-025 for the submittal of a Smart Growth Incentive Program (SGIP) grant application through the San Diego Association of Governments (SANDAG) for the Lomas Santa Fe – West Improvement Project between Highway 101 and Solana Hills Drive.

DISCUSSION:

Caltrans Right of Way Certification Form

In 2022, the City coordinated with Congressman Mike Levin's office to request funding for construction of the Lomas Santa Fe Corridor Improvement project. In May 2023, the City received notification of award of \$7.0 million through the National Infrastructure Investment and Jobs Act. It was determined that the award would allow for the construction of the project on the east side of Interstate 5, from Santa Helena to Highland Drive.

Since the funding obtained for construction of the LSF – East Improvement Project uses federal funding sources, the entire project phase must adhere to federal standards. Though the Federal Highway Administration (FHWA) administers federal funding for transportation projects, the FHWA has delegated this approval to Caltrans. One of the first steps in converting the project to federal standards was to obtain environmental clearance through the National Environmental Policy Act (NEPA), in addition to the California Environmental Quality Act (CEQA). As detailed below in the CEQA Compliance Statement, NEPA clearance was completed in April 2024.

Although this project is occurring entirely within the existing public right of way, the City is still required to go through the Caltrans Local Assistance right of way process due to the need to relocate some Santa Fe Irrigation District (SFID) facilities near the Lomas Santa Fe/Via Mil Cumbres intersection. The City and MBI have worked with SFID to complete the utility relocation design and forms required by Caltrans for federally funded projects. This process concludes with the City Manager authorizing and signing a Right of Way Certification form. The Right of Way Certification form requires the signer of the form, in the case of Solana Beach, the City Manager, to have the authority to sign via a resolution approved by the City Council. To comply with this requirement, the Council is asked to review and approve the resolution authorizing the City Manager to sign the Right of Way Certification form for this project and all future federally funded projects (see Attachment 1).

SANDAG Smart Growth Incentive Program (SGIP) Grant Funding

Regionally, the San Diego Association of Governments (SANDAG) receives local, state, and federal funds to implement regional policies, programs, and projects that advance an adopted Regional Transportation Plan (RTP). A portion of the funding is passed through SANDAG via several competitive grant programs. Currently SANDAG is soliciting applications for its Smart Growth Incentive Program (SGIP). The goal of the SGIP program is to fund comprehensive planning activities, public infrastructure projects, and climate action plan projects that facilitate compact, mixed-use, transit-oriented development and increase housing and transportation choices. SGIP is funded through the TransNet Extension Ordinance.

In June 2024, Staff submitted a grant application to SANDAG for Cycle 7 of the Active Transportation Program for the Lomas Santa Fe – West Improvement Project (Phase II) between Highway 101 and Solana Hills Drive. Although the City was not successful in that grant opportunity, the project did score very well and the City was encouraged to submit a grant application for the SGIP. One component of the SGIP is that each grant application must include a resolution authorizing the submittal of the grant application and authorizing the City Manager to execute all documents necessary to implement and secure payment of the grant. The attached resolution would also authorize the City Manager to sign the application for the SGIP grant on behalf of the City and execute any documents necessary to implement the project associated with the SGIP grant.

CEQA COMPLIANCE STATEMENT:

With respect to the Lomas Santa Fe East Improvement Project (Phase I), it was determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(c) of the State CEQA Guidelines. A Notice of Exemption was filed with County of San Diego and State of California in April 2024.

Since the funding for the east side of the LSF Corridor Improvements is from federal sources, an additional environmental analysis was conducted that follows the National Environmental Policy Act (NEPA) process. A NEPA Categorical Exclusion was approved by Caltrans in April 2024.

With respect to the resolution delegating the authority to the City Manager for authorization and signature for grants that include federal funding, this action is not a project under CEQA as it is administrative in nature. Furthermore, any specific projects that are approved for funding would undergo project specific review at such a time of approval of the project by City Council for design and/or contract execution.

FISCAL IMPACT:

Full funding for the final design of the entire length of the corridor (Highway 101 to Highland) was identified as part of Resolution 2019-011, which was adopted on February 13, 2019. The funding sources for the final design included a SANDAG Active

Transportation Planning Grant in the amount of \$616,050 and City matching funds in the amount of \$68,450 from the City's TransNet funds.

Funding for the construction of the east side of the project is provided through a grant from the Infrastructure Investment and Jobs Act obtained through Congressman Levin's office, as well as an additional \$1 million in FY24 Measure S surplus funds reallocated by the Council in September 2024. The amount of the federal funding is \$7,000,000. The cost for preparation of the final bid documents for the east side only (Construction Phase I) was \$148,480. Construction costs will be identified after the project is advertised for construction and bids are received.

To date, the City has received a grant through Congressman's Levin's office in the amount of \$850,000 for construction of the Lomas Santa Fe – West Improvement Project from Highway 101 to Solana Hills Drive. There is no fiscal impact as a result of this Staff Report. Each project will have future fiscal impacts as the projects progress through design and construction.

WORK PLAN:

This project is consistent with Item B.6 of the Community Character Priorities of the FY 2024/2025 Work Plan.

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Provide direction to the City Manager.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution 2025-024:
 - a. Authorizing the City Manager to sign the right of way certification that will be submitted to Caltrans for the Lomas Santa Fe – East Improvement Project, which would extend from Santa Helena to Highland Drive.
 - b. Authorizing the City Manager to sign right of way certifications for future federally funded projects.
2. Adopt Resolution 2025-025:

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



Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-024 (Right of Way Certification Form)
2. Resolution 2025-025 (SGIP Grant Application)

RESOLUTION 2025-024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO SUBMIT A RIGHT OF WAY CERTIFICATION FORM TO CALTRANS FOR ALL FEDERALLY FUNDED PROJECTS INCLUDING THE LOMAS SANTA FE – EAST IMPROVEMENT PROJECT BETWEEN SANTA HELENA TO HIGHLAND DRIVE

WHEREAS, the Lomas Santa Fe (LSF) Corridor Improvement Project has been in the City's Work Plan for several years and was proposed to extend along Lomas Santa Fe from Highway 101 to Highland Drive; and

WHEREAS, in February 2019, the City Council approved a Professional Services Agreement (PSA) with Michael Baker International (MBI) for preparation of final engineering plans, specifications, and a cost estimate for the project. As part of the final design, several community meetings were held. The City Council provided a final review of the project at the October 27, 2021, City Council meeting; and

WHEREAS, after preparation of the final plans, construction funding in the amount of \$7.0 million became available through Congressman Levin's office. Staff revised the plan set to prepare construction plans for the east segment of the project from Santa Helena to Highland Drive, which was designated as Construction Phase I. Since the funding provided by Congressman Levin's office is federally funded, additional work was required to satisfy all the funding requirements by the federal government and obtain authorization to proceed with construction from the California Department of Transportation (Caltrans); and

WHEREAS, since the grant funding obtained for construction of the LSF – East Improvement Project uses federal funding sources, the entire Phase I project must adhere to federal standards. Although the Federal Highway Administration (FHWA) administers federal funding for transportation projects, FHWA has delegated this approval to Caltrans; and

WHEREAS, although this project is occurring entirely within the existing public right of way, the City is still required to go through Caltrans Local Assistance right of way process due to the need to relocate some Santa Fe Irrigation District (SFID) facilities near the Lomas Santa Fe/Via Mil Cumbres intersection. The City and MBI have worked with SFID to complete the utility relocation design and forms required by Caltrans for federally funded projects. This process concludes with the City Manager authorizing and signing a Right of Way Certification form. The Right of Way Certification form requires the signer of the form, in the case of Solana Beach, the City Manager, to have the authority to sign via a resolution approved by the City Council. .

WHEREAS, authorizing the City Manager to sign and execute Right of Way Certification forms, as outlined, would help minimize and reduce potential project delays for

all federally funded projects, including the Lomas Santa Fe – East Improvement 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 authorizes the City Manager to sign the right of way certification that will be submitted to Caltrans for the Lomas Santa Fe – East Improvement Project, which would extend from Santa Helena to Highland Drive.
3. That the City Council authorizes the City Manager to sign right of way certifications for future federally funded projects.

PASSED AND ADOPTED this 26th day of March 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

RESOLUTION 2025-025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE FILING OF AN APPLICATION FOR GRANT FUNDS FROM THE SAN DIEGO ASSOCIATION OF GOVERNMENTS AND ACCEPTING THE TERMS OF THE GRANT AGREEMENT FOR THE LOMAS SANTA FE – WEST IMPROVEMENT PROJECT BETWEEN HIGHWAY 101 AND SOLANA HILLS DRIVE

WHEREAS, up to \$45 million of TransNet funding for Smart Growth Incentive Program (SGIP) projects is available to local jurisdictions and the County of San Diego through the SGIP Program; and

WHEREAS, the City of Solana Beach wishes to receive grant funding from SANDAG; and

WHEREAS, the City of Solana Beach certifies that it has an adopted Climate Action Plan (CAP) or Greenhouse Gas (GHG) reduction plan that includes the following items:

- Establishes a locally appropriate 2030 GHG reduction target for communitywide GHG emissions derived from the State’s legislative target for 2030 (as established by SB32 or as amended by future legislation) and establishes long-term targets;
- Quantifies, using substantial evidence, how local GHG reduction strategies, programs, and measures would meet or exceed the local GHG reduction target;
- Establishes a mechanism to monitor the plan’s progress toward achieving the target, including reporting data to SANDAG and a requirement to amend the plan if it is not achieving adopted goals.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to submit a Smart Growth Incentive Program grant application to the San Diego Association of Governments for the Lomas Santa Fe - West Improvement Project, which would extend from Highway 101 to Solana Hills Drive.
3. That the City Council acknowledges if a grant award is made by SANDAG to fund Lomas Santa Fe - West Improvement Project, the City of Solana Beach commits

to providing the matching fund amounts per project as listed in the grant application.

4. That the City Council authorizes the City Manager to accept the grant funds, execute the grant agreement(s) with no exceptions in substantially the same form as provided with the call for projects, and complete the project if a grant award is made by SANDAG.
5. That the City Council, on behalf of the City of Solana Beach, understands and agrees that SANDAG shall have no liability for costs that may arise associated with the project, which are not included in the grant agreement, including but not limited to costs stemming from claims, litigation, changes in law, or force majeure events.

PASSED AND ADOPTED this 26th day of March 2025, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: March 26, 2025 (continued hearing from 1/15/2025)
ORIGINATING DEPT: Community Development Department - Tiffany Wade, Associate Planner
SUBJECT: **Public Hearing: DRP/SDP for Mixed-Use Building at 701 Valley Avenue (Case #: DRP22-010, SDP22-008; Applicant: Daniel Witcher and Jouet Peterson; APN: 298-131-14-00; Resolution No. 2024-120)**

BACKGROUND:

This item was continued from the January 15, 2025, City Council Public Hearing. The Applicants, Daniel Witcher and Jouette Peterson, are requesting City Council (Council) approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-story, single-family residence and construct a three-story, mixed-use development consisting of one (1) dental office, three (3) residential units, and a parking garage. The 10,064 square foot lot is located at 701 Valley Avenue and is located within the Commercial (C) Zone.

The Applicants propose to construct a 10,694 square foot mixed-use building consisting of 2,768 square feet of dental office; two (2) residential studio units and one (1) three-bedroom residential unit, totaling 2,854 square feet; 686 square feet of service area; and a two-level parking garage totaling 10,391 square feet, 6,005 square feet of which is subterranean. The proposed development includes grading in the amount of 2,255 cubic yards (CY) aggregate. The tallest point of the structure is proposed at 35 feet, or 63.65 above mean sea level (MSL). The project requires a DRP for 1) new commercial development in a commercial zone, and 2) aggregate grading that exceeds 100 CY. An SDP is required for construction in excess of 16 feet in height as measured from the existing grade.

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

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

The original project was presented to the City Council on January 15, 2025, at which the Applicants requested a continuance to address concerns raised by Council and the community. The Staff Report and associated documents from the January 15, 2025 meeting are available for review on the City's website under Item B.2 (<https://www.cityofsolanabeach.org/en/city-council-meetings>). The Applicants have since submitted revised plans (Attachment 2).

The proposed revisions would be as follows:

- The basement and street level floor plans were flipped. The stair towers and elevators are now located on the south side of the building. Pedestrian visitors would now enter the building through an open-air walkway along the southern property line. The entrance to the parking garage via Valley Avenue is now located at the northeast corner of the lot. Two vehicular security gates are proposed: The vehicular security gate at the front of the property would remain open during normal business hours and closed with a required key fob for access when closed. A vehicular security gate would be located at the top of the residential parking garage ramp and would be closed 24 hours a day. This will be accessed by residents and limited employees via a key fob.
- The oral surgery office plan was flipped, and the courtyard planters were reorganized to facilitate a direct path of travel from the elevators to the business entrance.
- The eastern façade of the second story was set back an additional 5 feet. The second-floor setback is now no less than 25 feet measured from the eastern property line.
- The third story of the western (rear) façade was setback an additional 2 feet-10 inches. A private west-facing balcony was added to three-bedroom dwelling unit at the northwest corner. The new balcony is five feet deep by 13 feet-11 inches wide.
- The third-floor restroom was removed. The second-floor restroom for maintenance staff will remain.
- The total proposed floor area has been reduced by 649 square feet. The following is a breakdown of the floor area reduction:
 - The first-floor grade level would be reduced by 391 square feet.
 - The dental office square footage would remain the same.
 - The square footage of the studio units would remain the same.
 - The three-bedroom dwelling unit would be reduced by 129 square feet
 - The second-floor service area would be reduced by 23 square feet, and the third-floor service area would be reduced by 106 square feet.
- The gable roof on the eastern elevation was replaced with a hip roof.

- The cupola was removed.
- The roof deck was removed. Now solar panels will be located within this area surrounded by a parapet for screening.
- The landscaping has increased by 51 square feet for a total of 1,771 square feet.

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

Table 1					
LOT INFORMATION					
Property Address:	701 Valley Avenue	Zoning Designation: C (20 du/ac)			
		# of Units Allowed: 4 Dwelling Units, 1 ADU, 1 JADU			
		# of Units Requested: 3 Dwelling Units			
Lot Size:	10,064 ft ² (0.23 acres) gross area	Setbacks:	Required	Proposed	
	9,654 ft ² (0.22 acres) gross area post lot split		Front (E)	0 ft.	10' – 1"
	9,173 ft ² (0.21 acres) net area after lot split		Interior Side (N)	0 ft.	0' – 4 ¼"
Max. Allowable Floor Area (calculated from gross area after lot split):	1.2 or 11,584 ft ²	Interior Side (S)	0 ft.	0' – 1 ¾"	
Proposed Floor Area:	0.92 or 10,694 ft ²	Rear (W)	0 ft.	14' – 8 ½"	
Below Max. Floor Area by:	890 ft ²				
Max. Allowable Height:	35.00 ft.				
Max. Proposed Height:	35.00 ft.				
Highest Point/Ridge:	63.65 MSL				
PROPOSED PROJECT INFORMATION					
Floor area Breakdown:		Requested Permits:			
Subterranean Parking Level	6,005 ft ²	DRP: A DRP is required for 1) new commercial development in a commercial zone, and 2) aggregate grading that exceeds 100 CY.			
First Floor Street Parking Level	4,386 ft ²				
Second Floor		SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.			
Residential (Two Studio Units)	1,477 ft ²				
Commercial (Dental Office)	2,768 ft ²				
Service Areas	502 ft ²				
Third Floor					
Residential (One 3-Bedroom Unit)	1,377 ft ²				
Service Areas	184 ft ²				
Subtotal	16,699 ft ²				
Basement Exemption	- 6,005 ft ²				
Total Floor Area	10,694 ft²				
Proposed Grading: 2,255 CY of Aggregate Grading (2,175 CY Site Grading; 80 CY Excavation for Footing; 0 CY Removal and Recomaction)					
Required Parking: 22 parking spaces		Existing Development:			
Proposed Parking: two-level parking garage,					

totaling 22 spaces, including one (1) ADA spaces Proposed Fences and Walls: Yes Proposed Accessory Dwelling Unit: No Proposed Accessory Structure: No	Single-Family Residence and detached garage and shed To be demolished: Yes To Remain: N/A Other: N/A
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As previously mentioned, this project requires a structure development permit (SDP) for construction in excess of 16 feet in height. The City received one (1) application for View Assessment (Attachment 3) from Chad and Amber Arendsen of 821 Juanita Street located northeast of the subject property. At the January 15, 2025, Council Hearing, the Council denied the view claim. The newly proposed redesign is located within the original envelope and planes of the original story poles, therefore new story poles were not required. The view claimant was notified about the project’s redesign and the availability of plans for their review, however, no response was received prior to the preparation of the staff report. Therefore, if the City Council can make the findings to approve the DRP, the SDP would be approved ministerially.

In conclusion, the revised project could be found in compliance with the General Plan and the Zoning Ordinance. All of the conditions of approval from Resolution 2024-120 have been included in the attached revised resolution.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2024-120.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

CITY STAFF RECOMMENDATION:

The proposed project meets the minimum objective requirements under the SBMC, is consistent with the General Plan and may be found, as conditioned, to meet the

discretionary findings required as discussed in this report to approve a DRP, CUP, SDP and MEC. Therefore, Staff recommends that the City Council:

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



Alyssa Muto, City Manager

Attachments:

1. Resolution 2024-120
2. Project Plans
3. Arendsen Application for View Assessment

RESOLUTION 2024-120

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

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

WHEREAS, Daniel Witcher and Jouet Peterson (hereinafter referred to as “Applicants”) have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the View Assessment Commission recommended denial of the project on March 19, 2024, based on the applicant for View Assessment made by Chad and Amber Arendsen from 821 Juanita Street; and

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

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

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

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

WHEREAS, the City Council determined the primary viewing area from the Arendsen residence at 821 Juanita Street to be from the kitchen and outdoor dining area looking south; and

WHEREAS, the City Council determined there was no view impairment as a result of the project design and approved the SDP; and

WHEREAS, at the Public Hearing on January 15, 2025, the City Council continued the consideration of the DRP to a future hearing; and

WHEREAS, at the Public Hearing on March 26, 2025, the City Council received and considered evidence concerning the proposed application as revised; and

WHEREAS, the City Council of the City of Solana Beach found the project requested in the application exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP for a 10,694 square foot mixed-use building consisting of 2,768 square feet of dental office; two residential studio units and one three-bedroom residential unit, totaling 2,854 square feet; 686 square feet of service area; and a two-level parking garage totaling 10,391 square feet, 6,005 square feet of which is subterranean, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

General Plan Consistency: The proposed project is consistent with the General Plan, which designates the property as General Commercial (C) and allows for commercial development that would involve resident and visitor serving commercial uses and retail uses that have a minimal disturbance to nearby residential neighborhoods. Residential uses are allowed as a secondary use in conjunction with permitted commercial uses at a maximum density of 20 units per acre. The maximum number of units permitted for the 0.21 net acre site is 4 units. The project is proposing three (3) residential units. The project could be found to be consistent with the following General Plan policies in the Land Use (LU) Element for mixed-use land uses:

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

Policy LU-1.8 Within mixed-use areas, encourage an overall high-quality streetscape design, where feasible and appropriate, that includes bike lanes; on-street parking; minimal curb cuts; enhanced crosswalks; appropriate sidewalk widths; parkways; street trees, planters, and wells; street lighting; street furniture; wayfinding; kiosks;

enhanced paving; public art; and other features that contribute to the character of Solana Beach.

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

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

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

Program 1: Encourage mixed-use development.

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

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

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

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

a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the*

perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.

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

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

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

The proposed development includes one three-story, mixed-use building, including a two-story parking garage, comprised of a grade-level parking floor and a subterranean-level parking floor. A curb cut located in the northeast corner of the property would provide vehicular access from Valley Avenue to the street-level parking garage level and the subterranean parking garage level below. Pedestrian traffic will enter the building via an unenclosed at-grade walkway along the south property line. The walkway will lead into the ground level parking, stairwell and elevators.

The 2,768 square foot commercial dental office would be located on the east side of the second floor. The building does not exceed two stories on the eastern half. The development standards for mixed use development in the C Zone do not require a minimum setback from Valley Avenue, however, the Applicants propose a landscape buffer between the sidewalk

and the first-floor building façade. The landscape buffer is between 10 feet and one inch and 12 feet 8 inches feet in depth. To further reduce the massing along Valley Avenue, the second story is set setback between 25 and 29 feet three inches feet from the exterior face of the first story.

A total of three (3) residential units are proposed. Two (2) 739 square foot studio units would be located on the west side of the second floor, and the 1,377 square foot three-bedroom unit would be located on the west side of the third floor. Each unit includes private open space in the form of balconies. The residential units are accessed from the parking garage by a private elevator, and the stairs which can be accessed from the parking garage or the at-grade exit corridor via Valley Avenue.

Between the eastern and western portions of the building is a central structure that houses the elevators, stairwell, utility areas and bathrooms. On the second floor, adjacent to the elevators, is a 1,199 square foot courtyard area with a fountain.

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

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

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

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

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

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

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

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall*

be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.

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

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

Conditional approval of this project includes the requirement that all new exterior lighting fixtures be in conformance with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060) and the Off-Street parking Design Manual. All light fixtures will be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area. Adequate lighting shall be provided in all parking areas used by the public for safe pedestrian and vehicular movement. A minimum lighting level of 0.2 foot-candles is required for all parking areas. All lights provided to illuminate any loading space or parking area shall be designed, adjusted and shielded to avoid casting light toward public roads and adjoining residential properties. The proposed parking and loading areas are within the enclosed parking structure.

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

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

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

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

- IV. *If the development project also requires a permit or approval to be issued by a State or federal agency, the City Council may conditionally approve the development review permit upon the applicant obtaining the required permit or approval from the other agency.*

The Applicants are required to obtain approval from the California Coastal Commission prior to issuance of building permits.

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

- I. *The Applicant for the Structure Development Permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*

Written accounts and oral testimony supported that there had been sufficient communication between the Applicant and Claimant and a reasonable attempt was made to resolve the view impairment issues.

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

The subject property is not located within designated public viewing areas; therefore, the proposed structure does not significantly impair view from the public property.

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

The subject property is located southwest of the Claimant's property and the structure is designed such that there are views through the subject property, allowing peek views of La Colonia Park.

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

Similar development on nearby properties would not result in cumulative view impairment.

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

The proposed development would be compatible with the existing neighboring structure in terms of design, bulk, scale, height, and size.

IV.CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on March 26, 2025, and located in the project file dated March, 19, 2025.
- III. Prior to requesting a framing inspection, the Applicants shall submit a height certificate prepared by a licensed land surveyor prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 35.00 feet or 63.65 feet above the Mean Sea Level (MSL) in conformance with the plans as approved by the City Council on March 26, 2025.
- IV. All onsite fences, walls, retaining walls, hedges, other dense landscaping, and/or any combination thereof, shall comply with applicable regulations of SBMC Section 17.60.070 (Fences, Walls, and Retaining Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.

- VI. The Applicants will be required to provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to building permit issuance, which will be reviewed and inspected by the City's third-party landscape professional.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into proposed landscaping to the extent feasible.
- VIII. Landscaping shall be maintained to ensure that it does not exceed the height of the adjacent rooflines when installed or at maturity.
- IX. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- X. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access within the public right-of-way and minimize impacts to the surrounding neighbors. Construction staging shall not occur within the public right-of-way or obstruct the public right-of-way without the authorization and permit from the Public Works Department.
- XI. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.
- XII. The on-site lighting in the subterranean parking garage is required to remain in good working condition 24 hours per day.
- XIII. The building plans for the parking garage shall provide the quantity of parking spaces shown on the plans dated March 26, 2025, and the spaces shall be in compliance with the City's Off-Street Parking Manual. The plans for the parking garage shall number each individual parking space and shall be reviewed by the City's third-party reviewer to determine that the plans comply with the City's Off-Street Parking Manual.
- XIV. Construction shall only occur between the hours of 7:00 a.m. and

7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. and 7:00 p.m. on Saturday. Construction activities shall not occur on Sunday or holidays.

- XV. All businesses shall comply with the sound level limits established by Solana Beach Municipal Code Section 7.34.040 during hours of operation.
 - XVI. All business identification signage shall comply with the sign regulations established by Solana Beach Municipal Code Section 17.64 (Comprehensive Sign Ordinance) and with the approved comprehensive sign plan. Any proposed signage will require a separate sign and/or building permit approved by the City of Solana Beach prior to the installation of any sign. Tenants shall receive landlord approval for the proposed signage prior to the issuance of sign and/or building permits. Any proposed signage that is not in compliance with the approved comprehensive sign plan will require the Applicants or tenant to process a comprehensive sign plan modification under the discretion of the Community Development Director.
 - XVII. All of the conditions of this project are continuing conditions. Failure of the Applicants to comply with any or all of said conditions at any time may result in the revocation of the permits granted for the development and use of the property.
 - XVIII. Commercial truck deliveries to the project shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m. Limitations on truck deliveries shall be required as part of all commercial tenant agreements.
 - XIX. Any commercial truck deliveries shall not obstruct public right-of-way nor utilize public parking lots associated with La Colonia Park.
- B. Fire Department Conditions:
- I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities per the Solana

Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.2.1 and 503.2.3.

- II. GATES: All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per the *Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.200 Section 503.6.* All Knox Box products shall be purchased through the Solana Beach Fire website.
- III. RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCAD DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps per the *Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.010 Section 104.12.*
- IV. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the *2022 California Fire Code Chapter 5 Section 503.4 and 503.2.1.*
- V. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the *2022 California Fire Code Chapter 5 Section 505.1.*
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM: Structures shall be protected by an automatic fire sprinkler system designed and

installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 and Section 903.2.02.

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

C. Engineering Department Conditions:

I. GENERAL:

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

with the construction of the new mixed-use development prior to Building Permit Issuance that is required. The current fee rate for an office and employment center development is \$10,989.00 per KSF (1,000 SF). The current fee rate for a residential condo and multi family unit is \$11,713.00. The total TIF costs the Applicants are responsible for is **\$65,556.55 prior to Building Permit Issuance.**

- c. **Prior** to or **concurrently** with Building Permit issuance, the Applicants shall obtain a Miscellaneous Engineering Permit for the review and inspection of all proposed work related the grading and excavation of the project site, the proposed storm water treatment and detention basin vault, and the on-site private storm drain outlet system. A Preliminary Drainage Study was prepared by Mour Group Engineering + Design, dated March 29, 2023. All recommendations within this drainage study must be incorporated into the Misc. Engineering Permit plan.
- d. The construction of this project may require an off-site staging area. If a construction staging area off-site to this project location is selected, the applicant shall obtain a Temporary Use Permit (TUP) to the satisfaction of the City Engineer and the Community and Development Department Director, prior to start of any construction.
- e. Construction of the foundation for this project requires a shoring permit. Prior to or concurrent with the issuance of the Miscellaneous Engineering permit, the applicant shall obtain a shoring permit to the satisfaction of the City Engineer and the Community and Development Department Director. The Shoring permit shall be secured with a Letter of Credit (LOC) in an amount satisfactory to the City Engineer and the City Manager. The LOC shall include the cost of construction of the shoring system as well as the cost of restoration of the site to its preexisting condition. The LOC shall be released when the site has been successfully constructed with permanent retention system and construction of the building structure is substantially completed.
- f. This project is surrounded by a private property to the north, Valley Ave to the east, the City owned concrete open channel to the west and La Colonia Park to the south. The foundation design for the proposed project shall be entirely constructed within the property boundaries of the subject project. No cross-property line encroachment either temporary or permanently is authorized under this DRP permit application. The Applicant is responsible to protect the adjacent properties during construction. If any grading,

construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners to the north. No encroachment will be permitted for work adjacent to the City property to the south (La Colonia Park) or the City-owned channel to the west. The required letter of permission shall be submitted to the City Engineer prior to the issuance of the Engineering Miscellaneous permit and the shoring permit. Any significant construction encroachment or permanent encroachment will have to be authorized by the City Council under a DRP amendment process prior to commencement of any construction work.

- g. Prior to the issuance of the Miscellaneous Engineering or the shoring permit, the applicant shall provide an arborist report addressing the stability of the existing trees along the southerly property line.
- h. The area between the westerly property line and the existing drainage channel shall be deeded to the City of Solana Beach. **Prior to the occupancy** of the subject development, the Applicants shall process a lot line adjustment and record a grant deed to adjust the property boundaries among the two properties.
- i. All construction demolition materials shall be **recycled** according to the City's Construction and Demolition recycling program and an approved **Waste Management Plan** shall be submitted.
- j. **Construction fencing** shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

II. SEWER.

- a. The Applicants shall pay in full the **one-time Sewer Capacity Fee** of \$4500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed mixed-use building would increase the property's EDU assignment by 5.14 EDU. The cost the Applicants are responsible for is **\$23,130 prior to Building Permit Issuance** (5.14 EDU multiplied by \$4,500.00).
 - i. Pay in full the prorated portion of the current **annual sewer charge** for the remainder of the fiscal year.

- ii. A **Sewer Permit** and **Encroachment Permit** are required for the private sewer lateral. The Applicants shall coordinate with the Public Works inspector to allow the inspector to inspect the entire length of the private sewer lines within the public right-of-way before backfilling.
- III. Due to actual field conditions encountered during construction, additional engineering department conditions may be added as warranted.

V. **SURVIVAL OF CONDITIONS OF APPROVAL:** The covenants and conditions set forth herein shall be continuing and shall remain in full force and effect for the life of the Project and shall survive and remain in full force and effect after the issuance of the building permits and construction of the Project.

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

VII. **EXPIRATION:** The Development Review Permit, Structure Development Permit, and Comprehensive Sign Plan for the project will expire 24 months from the date of approval unless the Applicant has recorded a Final Map (if required), obtained building permits, and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council.

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

IX. **NOTICE TO APPLICANT:** Pursuant to Government Code Section 66020, you are

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 26th day of March 2025, by the following vote:

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

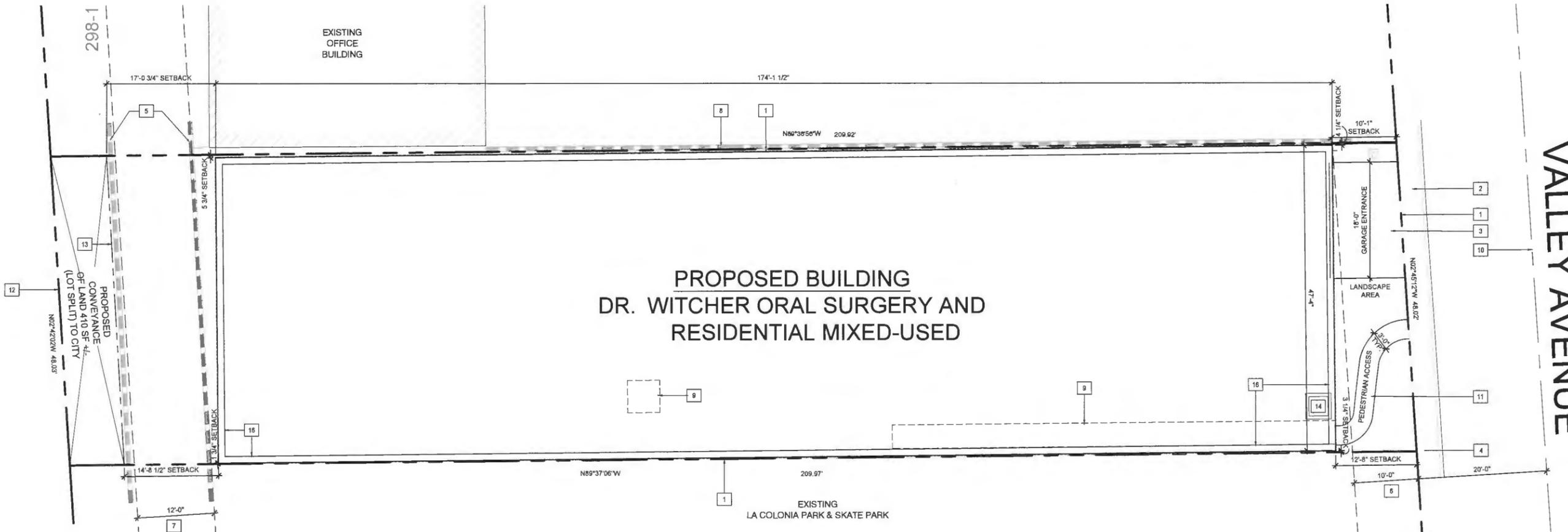
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



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

VALLEY AVENUE

PROJECT NORTH



SITE PLAN



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

PROJECT SUMMARY:

PROJECT DATA	
APPLICANT NAME (OWNER)	DR. DANIEL WITCHER, DDS 380 STEVENS AVENUE SUITE 215 SOLANA BEACH, CA 92075 (858) 351-0332
TELEPHONE NUMBER	298-131-1400
ASSESSOR PARCEL NUMBER	701 VALLEY AVE, SOLANA BEACH, CA
STREET ADDRESS	C (GENERAL COMMERCIAL)
ZONE	SINGLE FAMILY DETACHED
EXISTING USE	3 STORY MIXED-USE COMMERCIAL & RESIDENTIAL
PROPOSED USE	35' MAX
BUILDING HEIGHT	TYPE II-B (BASEMENT & GROUND) TYPE V-B (2ND & 3RD)
CONSTRUCTION TYPE	10,064.20 SF (0.231 AC) - PRE LOT SPLIT
LOT AREA (GROSS)	9,853.52 SF (0.222 AC) - POST LOT SPLIT
LOT AREA (NET)	9,173.32 SF (0.211 ACRES)
MAX. ALLOWED DENSITY	= (LOT AREA (NET) / PER ACRE) X 20 UNITS
RESIDENTIAL UNITS	= 18,173.32 SF / 43,580 SF) X 20 = [0.21 X 20] = 4.2 - 4 UNITS PER SBMC 17.24.020(B)(C)
PROJECT DESCRIPTION	MIXED USE: SINGLE STRUCTURE, 1 STORY BELOW GRADE (PARKING), 1 STORY AT GRADE (PARKING, ENTRY), 2 STORIES ABOVE GRADE (DENTAL OFFICE, MULTIFAMILY RESIDENTIAL, COURTYARDS)
PARKING REQUIREMENTS	22 TOTAL PARKING SPACES PROVIDED ON SITE, INCLUDING 1 DISABLED PARKING SPACE
TOTAL PARKING PROVIDED	14 PARKING SPACES - 1 PER 200 SF FOR THE FIRST 2,000 SF PLUS 1 PER EVERY 175 SF AFTER 2,000 SF OFFICE = 10 (FOR FIRST 2,000 SF) + 4 (FOR 750 ADDITIONAL SF) = 14 SPACES REQUIRED
OFFICE PARKING REQUIRED	2 X (1) 3 BEDROOM UNIT 1 X (2) STUDIO UNITS PLUS 1 GUEST SPACE 5 PARKING SPACES TOTAL
RESIDENTIAL PARKING REQ'D	22 SPACES (INCLUDING SERVICE AREAS)
TOTAL PARKING REQUIRED (FOR MIXED-USE BUILDING)	YES
SPRINKLERS PROVIDED	49
MAXIMUM OCCUPANT LOAD PER FLOOR	0.3 INCHES X 49 OCCUPANTS = 10.8 INCHES EGRESS WIDTH.
REQUIRED STAIRWAY EGRESS WIDTH	CUMULATIVE EGRESS CORRIDOR WIDTH ON GROUND FLOOR: 112 OCCUPANTS TOTAL X 0.15 INCHES = 16.8 INCHES REQUIRED. 36 INCHES PROVIDED. 60 INCH WIDE, FIRE RATED, EXTERIOR EGRESS PATH OF TRAVEL.
CUMULATIVE EGRESS CORRIDOR WIDTH ON GROUND FLOOR	100' FROM DENTAL OFFICE 125' FROM RESIDENTIAL UNITS
MAXIMUM DISTANCE TO FIRE STAIR	NUMBER OF EGRESS

STAIRWAYS REQUIRED		
STAIRWAYS REQUIRED	1 (PER 2022 C.B.C. TABLE 1006.2.1)	
EXITING REQUIREMENTS (CONTINUED)		
NUMBER OF EGRESS STAIRWAYS PROVIDED	1	
SETBACK REQUIREMENTS FOR ZONE 'C'		
FRONT YARD	REQUIRED	PROPOSED
INTERIOR SIDE YARD (N)	0'	10'-1"
INTERIOR SIDE YARD (S)	0'	0'-4 1/4"
INTERIOR SIDE YARD (W)	0'	0'-1 3/4"
REAR YARD (W)	0'	14'-8 1/2"
HEIGHT INFORMATION		
EXISTING STRUCTURE HEIGHT	10'-0" FT	
MAX HEIGHT ALLOWED IN THE ZONE	35'-0" FT	
PROPOSED HEIGHT	35'-0" FT ABOVE EXISTING GRADE (63.65' MSL HIGHEST)	
GRADING QUANTITIES		
SITE GRADING	2,175 C.Y.	
EXCAVATION FOR THE FOOTINGS OF NEW CONSTRUCTION	80 C.Y.	
REMOVAL AND RE-COMPACT FOR CONSTRUCTION	0 C.Y.	
TOTAL GRADING - EXPORT	2,255 C.Y.	
PROPOSED FLOOR AREA / SQUARE FOOT BREAKDOWN (SEE SHEET AS101 FOR FLOOR AREA RATIO INFORMATION)		
1ST FLOOR GRADE LEVEL	4,385.70 S.F.	
PARKING (EXCLUDES BASEMENT PORTION OF RAMP AND REQUIRED PARKING AREA)		
2ND FLOOR RESIDENCES AND DENTAL OFFICE	1,477.00 S.F.	
STUDIO UNITS	2,750.00 S.F.	
DENTAL OFFICE	502.00 S.F.	
SERVICE AREA (INCLUDES STAIR, ELEVATORS, AND UNISEX RESTROOM)		
3RD FLOOR RESIDENCE DWELLING UNIT	1,377.00 S.F.	
SERVICE AREA (INCLUDES STAIR, ELEVATORS)	184.00 S.F.	
TOTAL: 10,064.70 S.F.		
PROPERTY SQUARE FOOTAGE		
	EXISTING (SF)	PROPOSED (SF)
NON-LANDSCAPE AREA	1,714	6,996
NON-IRRIGATED LANDSCAPE	7,296	0
IRRIGATED LANDSCAPE	0	1,773
WATER FEATURES	0	53
DECORATIVE HARDSCAPE	0	260
UNIMPROVED (CHANNEL, LOT SPLIT)	1,054	1,054
TOTAL LOT AREA	10,064 SF	
IRRIGATED LANDSCAPE AREA OF WORK (SF)		
IRRIGATED LANDSCAPE	1,788	
WATER FEATURES	53	
DECORATIVE HARDSCAPE	260	
AGGREGATE LANDSCAPE AREA	2,101	

FIRE DEPARTMENT NOTES:

- ACCESS ROAD MINIMUM DIMENSIONS:** FIRE APPARATUS ACCESS ROADS SHALL HAVE UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 20 FEET, CURB LINE, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. EXCEPTION SINGLE-FAMILY RESIDENTIAL DRIVEWAYS, SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLINGS, SHALL HAVE MINIMUM OF 16 FEET, CURB LINE TO CURB LINE, OF UNOBSTRUCTED IMPROVED WIDTH. ACCESS ROADS SHALL BE DESIGN AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF NOT LESS THAN 75,000 POUNDS AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 15.32.170 SECTION 503.2.1 AND 503.2.3.
- GATES:** ALL GATES OR OTHER STRUCTURES OR DEVICES, WHICH COULD OBSTRUCT FIRE ACCESS ROADWAYS OR OTHERWISE HINDER EMERGENCY OPERATIONS, ARE PROHIBITED UNLESS THEY MEET STANDARDS APPROVED BY THE FIRE DEPARTMENT, AN APPROVED EMERGENCY KEY-OPERATED SWITCH AND/OR AN APPROVED EMERGENCY TRAFFIC CONTROL-ACTIVATING STROBE LIGHT SENSOR SHALL BE INSTALLED PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 503.6. ALL KNOX BOX PRODUCTS SHALL BE PURCHASED THROUGH SOLANA BEACH FIRE WEBSITE.
- RESPONSE MAPS:** ANY NEW DEVELOPMENT, WHICH NECESSITATES UPDATING OF EMERGENCY RESPONSE MAPS BY VIRTUE OF NEW STRUCTURES, HYDRANTS, ROADWAYS OR SIMILAR FEATURES, SHALL BE REQUIRED TO PROVIDE MAP UPDATES IN ONE OF THE FOLLOWING FORMATS (AUTOCAD DWG, DXF, ESRI SHAPE FILE, ESRI PERSONAL GEODATABASE, OR XML FORMAT) AND SHALL BE CHARGED A REASONABLE FEE FOR UPDATING ALL RESPONSE MAPS PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 15.32.010 SECTION 104.12.
- OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** ALL ROADWAYS SHALL BE A MINIMUM OF 20 FEET WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES PER THE 2019 CALIFORNIA FIRE CODE CHAPTER 5 SECTION 503.4 AND 503.2.1.
- ADDRESS NUMBERS/STREET NUMBERS:** APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDING AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" INCH STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH 1/2" STROKE FOR COMMERCIAL AND MULTIFAMILY RESIDENTIAL BUILDINGS. 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS PER THE 2019 CALIFORNIA FIRE CODE CHAPTER 5 SECTION 505.1.
- AUTOMATIC FIRE SPRINKLER SYSTEM:** STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED, PLANS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED AS DEFERRED SUBMITTAL AND APPROVED BY THE SOLANA BEACH FIRE DEPARTMENT PRIOR TO INSTALLATION PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 15.32.230 SECTION 903.2 AND SECTION 903.2.02.
- CLASS "A" ROOF:** ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT AND PER THE 2019 CALIFORNIA BUILDING CODE CHAPTER 15 SECTION 1505.
- WET STANDPIPE SYSTEM:** A CLASS I OR CLASS III COMBINED WET STANDPIPE SYSTEM IS REQUIRED. STANDPIPE SYSTEM SHALL BE DESIGNED AND INSTALLED PER THE CURRENT NFPA 14 AND PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 907.
- FIRE ALARM SYSTEM:** A CALIFORNIA STATE FIRE MARSHAL LISTED FIRE ALARM SYSTEM IS REQUIRED AND SHALL BE DESIGNED AND INSTALLED PER THE CURRENT NFPA 72 AND PER THE 2019 CALIFORNIA FIRE CODE CHAPTER 9 SECTION 907.
- SOLAR PHOTOVOLTAIC INSTALLATIONS (SOLAR PANELS):** SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED PER SOLANA BEACH FIRE DEPARTMENT REQUIREMENTS AND PER THE 2019 CALIFORNIA FIRE CODE CHAPTER 12 SECTION 1204.

SITE PLAN KEYNOTES:

- PROPERTY LINE
- EXISTING SIDEWALK
- EXISTING DRIVEWAY, TO BE RECONSTRUCTED
- EXISTING STREET LIGHT POLE
- EXISTING STORM WATER CHANNEL BLOCK WALLS BELOW
- EXISTING DRAINAGE EASEMENT (480 SQUARE FEET)
- EXISTING FLOOD CONTROL EASEMENT
- EXISTING BLOCK WALL ON NEIGHBORING LOT, PROTECT IN PLACE.
- NEW STORM WATER TREATMENT DEVICE & STORAGE VAULT UNDER GROUND FLOOR, SEE SHEET 002
- STREET CENTERLINE
- NEW SIDEWALK
- WEST PROPERTY LINE TO BE RELOCATED
- NEW LOCATION FOR WEST PROPERTY LINE
- NEW TRANSFORMER LOCATION (UNOBSTRUCTED ABOVE). TRANSFORMER TO BE SCREENED BY LANDSCAPING
- OUTLINE OF GROUND FLOOR WALLS
- OUTLINE OF NEW BELDW GRADE CONSTRUCTION

SHEET INDEX

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

VICINITY MAP:



Revisions:

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



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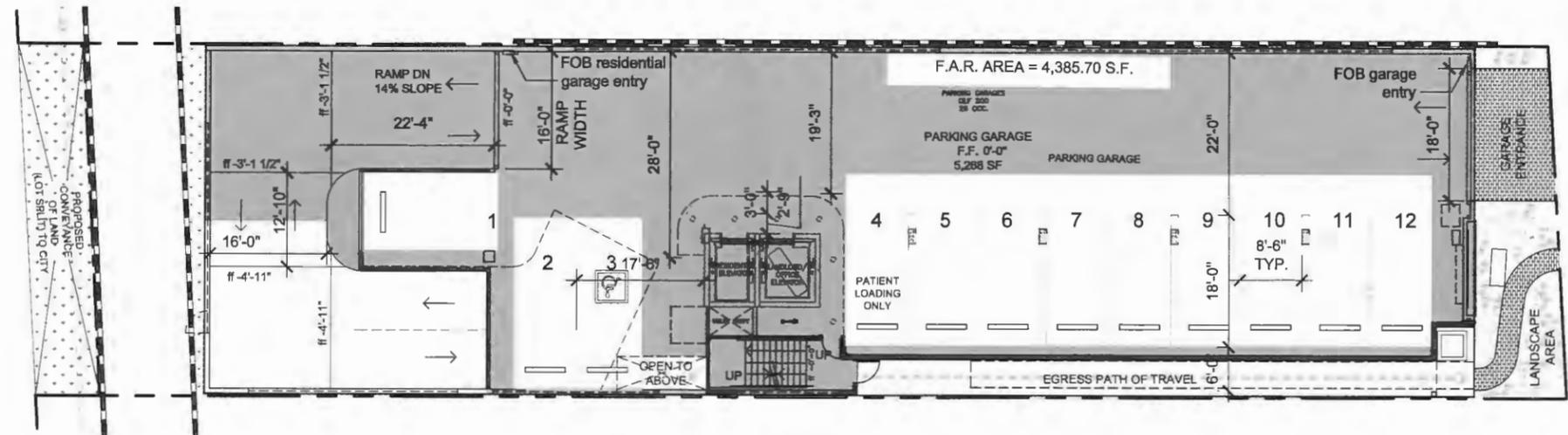
BUILDERS
COMMERCIAL CONSTRUCTION
489 SAKONY PLACE SUITE 102 ENCINITAS, CA 92024

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

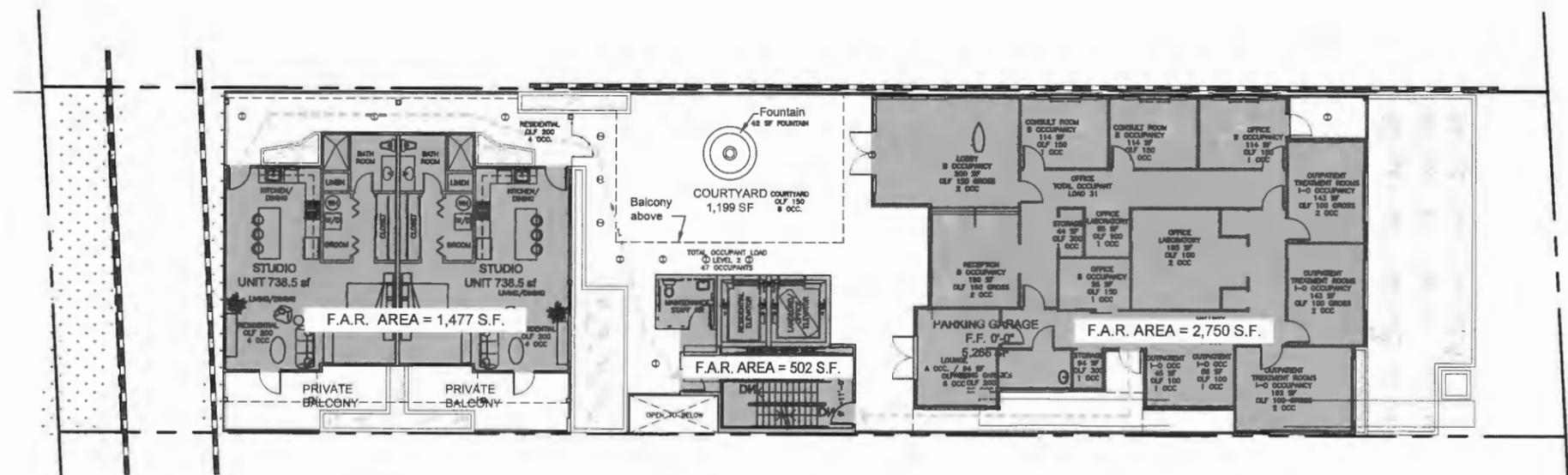
OWNER: DR. WITCHER
ORAL SURGEON
AND MULTIFAMILY
RESIDENTIAL
701 VALLEY AVE
SOLANA BEACH, CA

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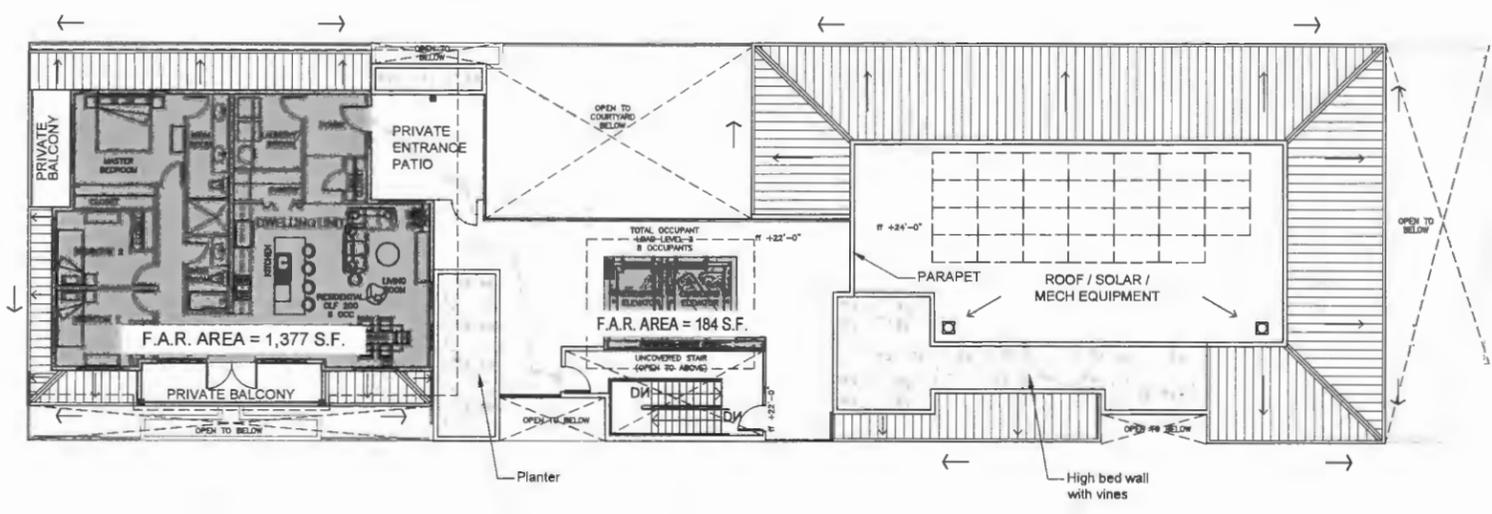
DATE	MARCH 19, 2025
PROJECT NUMBER	OB2106
DRAWN	CG, WR, CM
SCALE	AS SHOWN
SHEET TITLE	COVER SHEET/ SITE PLAN
SHEET #	AS100



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



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



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

SCHEDULE OF AREAS:

BASEMENT PARKING: BELOW GRADE LEVEL	
PARKING.....	6,005.00 S.F.
1ST FLOOR: GRADE LEVEL	
PARKING.....	4,385.70 S.F.
2ND FLOOR: RESIDENCES AND DENTAL OFFICE	
STUDIO UNITS.....	1,477.00 S.F.
DENTAL OFFICE.....	2,750.00 S.F.
SERVICE AREA.....	502.00 S.F.
(INCLUDES STAIR, ELEVATORS & UNISEX RESTROOM)	
3RD FLOOR: RESIDENCE	
DWELLING UNIT.....	1,377.00 S.F.
SERVICE AREA.....	184.00 S.F.
(INCLUDES ELEVATORS)	
SUBTOTAL	16,680.70 S.F.
BASEMENT AREA EXEMPTION	- 6,005.00 S.F.
TOTAL	10,675.70 S.F.

NOTE:
ALL DIMENSIONS ARE MEASURED FROM EXTERIOR WALL SURFACES

FLOOR AREA RATIO:

LOT AREA (PRE LOT SPLIT).....	10,064.20 S.F. (0.231 ACRES)
LOT AREA (POST LOT SPLIT).....	9,853.52 S.F. (0.222 ACRES)
PROPOSED BUILDING AREA.....	10,675.70 S.F.
PROPOSED F.A.R. - POST LOT SPLIT.....	1.17 (11,342.50 S.F. / 9,853.52 S.F.)
MAXIMUM F.A.R.	1.20
MAXIMUM F.A.R. AREA S.F.	11,824.22 S.F. (1.2 X 9,853.52 S.F.)

LEGEND:

SHADED AREA INDICATES AREAS CONSIDERED FOR FLOOR AREA RATIO CALCULATION

Revisions:

10/1/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/24/2024	PLAN CHECK COMMENTS



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ONLINE BUILDERS
COMMERCIAL CONSTRUCTION
485 SAZONY PLACE SUITE 102 ENCINITAS, CA 92024

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

OWNER:
DR WITCHER
ORAL SURGEON
AND MULTIFAMILY
RESIDENTIAL
1 VALLEY AVE
AND BEACH

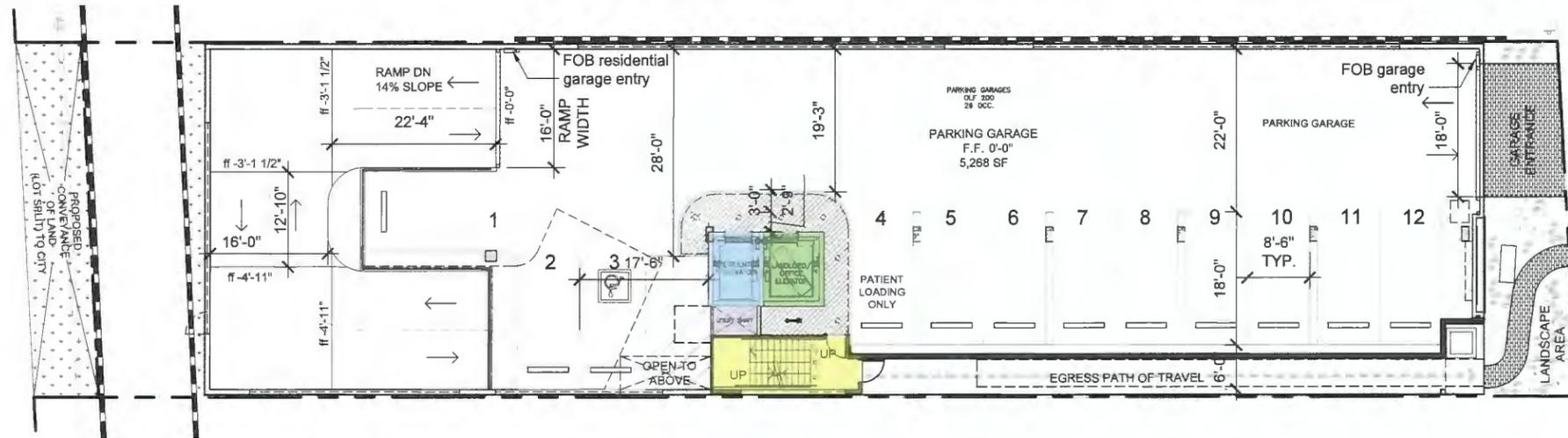
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DATE: MARCH 14, 2025
PROJECT NUMBER: OB2106
DRAWN: CG, WR, CM
SCALE: AS SHOWN

SHEET TITLE:
FLOOR AREA RATIO

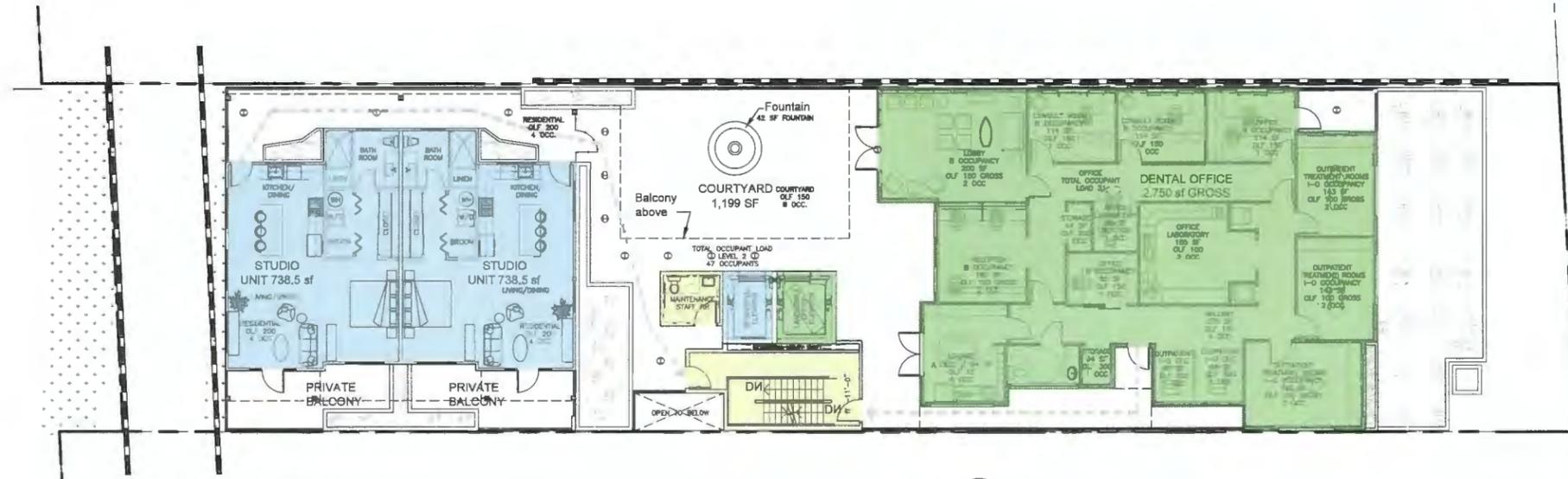
SHEET #
AS101





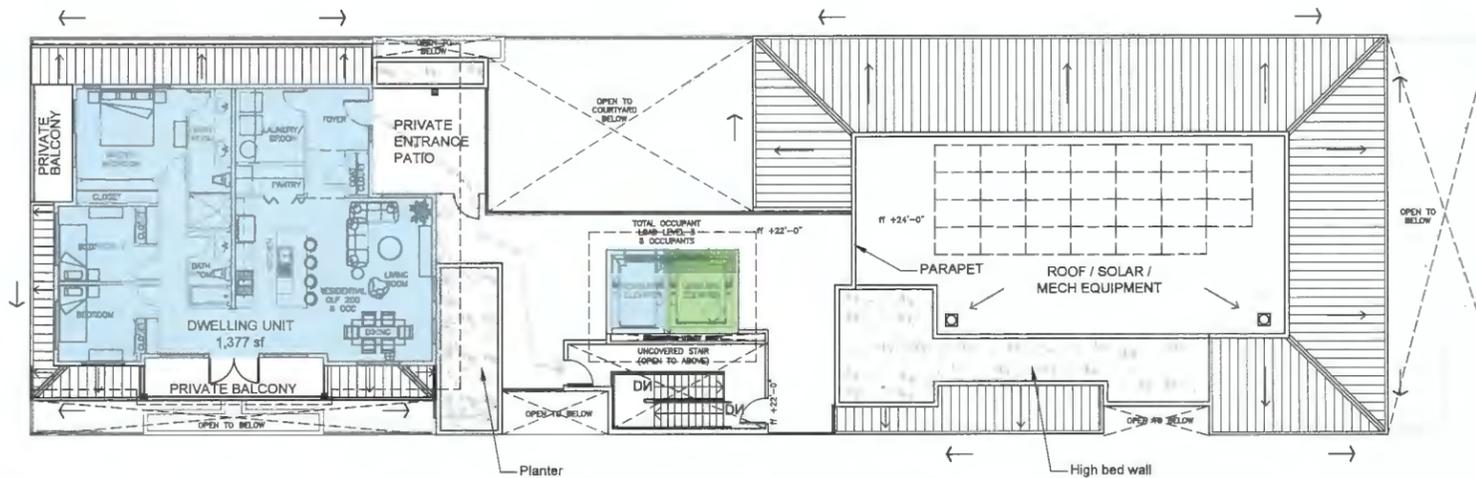
GRADE LEVEL PARKING PLAN

SCALE: 1"=10'-0" 1



RESIDENCES AND DENTAL OFFICES

SCALE: 1"=10'-0" 2



RESIDENCES 2ND LEVEL AND ROOF PLAN

SCALE: 1"=10'-0" 3

PARKING CALCULATIONS

USE	PARKING RATIO	SQUARE FOOTAGE	PARKING REQUIRED
GROUND FLOOR			
SERVICE			
STAIR (50% APPLICABLE TO COMMERCIAL)	1/200	81 SF (162 SF TOTAL)	0.41
ELEVATOR (OFFICE)	1/200	92 SF	0.46
ELEVATOR (RESIDENTIAL)	NOT REQUIRED	-	-
UTILITY SHAFT (50% APPLICABLE TO COMMERCIAL)	1/200	13 SF (26 SF TOTAL)	0.07
TOTAL PARKING REQUIRED = 0.94			
SECOND FLOOR			
SERVICE			
STAIR (50% APPLICABLE TO COMMERCIAL)	1/200	104 SF (208 SF TOTAL)	0.52
ELEVATOR (OFFICE)	1/200	92 SF	0.46
ELEVATOR (RESIDENTIAL)	NOT REQUIRED	-	-
UTILITY SHAFT (50% APPLICABLE TO COMMERCIAL)	1/200	13 SF (26 SF TOTAL)	0.07
TOTAL PARKING REQUIRED = 1.05			
THIRD FLOOR			
SERVICE			
ELEVATOR (OFFICE)	1/200	92 SF	0.46
ELEVATOR (RESIDENTIAL)	NOT REQUIRED	-	-
UTILITY SHAFT (50% APPLICABLE TO COMMERCIAL)	1/200	13 SF (26 SF TOTAL)	0.07
TOTAL PARKING REQUIRED = 0.53			
TOTALS			
REQUIRE ACCESSIBLE PARKING SPACES	1 PER 1-25 PARKING SPACES		1 PER 22 PROVIDED
REQUIRE EV CAPABLE PARKING SPACES	4 PER 10-25 PARKING SPACES		4 PER 22 PROVIDED
TOTAL PARKING REQUIRED (ALL LEVELS COMBINED) = 22 (21.8) STALLS TOTAL PARKING PROVIDED = 22 STALLS			

SERVICE AREA PARKING APPROACH

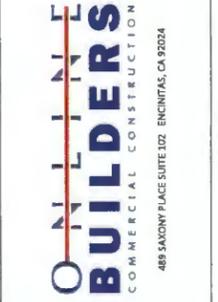
- SERVICE AREAS CONSIDERED APPLICABLE TOWARD PARKING INCLUDE COVERED EXTERIOR AREAS BOUNDED BY 3 OR MORE WALLS
- SERVICE AREAS BOUNDED BY NO MORE THAN 2 WALLS CONSIDERED CIRCULATION AREA WITHOUT A SPECIFIC USE
- CIRCULATION AREAS CONSIDERED TO PROVIDE PASSAGE ONLY BETWEEN USES (NOT OCCUPIED)
- RESIDENTS,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

COVERED EXTERIOR AREA PARKING APPROACH

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

Revisions:

10/3/2023	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
1/25/2023	PLAN CHECK COMMENTS



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

OWNER: DR WITCHER
ORAL SURGEON
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DATE: MARCH 14, 2025
PROJECT NUMBER: OB2106
DRAWN: CG, WR, CM
SCALE: AS SHOWN

SHEET TITLE
PARKING CALCULATIONS

SHEET #
AS102





VIEW LOOKING EAST FROM STEVENS AVE. AND THE SKATE PARK



VIEW LOOKING SOUTH TOWARDS 701 VALLEY



VIEW LOOKING NORTH FROM LA COLONIA PARK



VIEW LOOKING NORTH TOWARDS 701 VALLEY

Revisions:	
10/8/2022	PLAN CHECK COMMENTS
1/11/2023	PLAN CHECK COMMENTS
3/28/2023	PLAN CHECK COMMENTS



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ONLINE BUILDERS
COMMERCIAL CONSTRUCTION
489 SANDY PLACE SUITE 102 ENCINITAS, CA 92024

PROJECT:
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701 VALLEY AVENUE
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PRELIMINARY REVIEW
SUBMITTAL

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DATE	MARCH 14, 2025
PROJECT NUMBER	082106
DRAWN	CG, WR, CM
SCALE	AS SHOWN

SHEET TITLE
RENDERINGS

SHEET #
A000



OBLIQUE VIEW LOOKING SOUTH TOWARDS 701 VALLEY



BIRD'S EYE SOUTH TOWARDS 701 VALLEY



VIEW LOOKING WEST TOWARDS 701 VALLEY

Revisions:	
10/1/2022	PLAN CHECK COMMENTS
1/15/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS



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ONLINE BUILDERS
 COMMERCIAL CONSTRUCTION
 489 SAXONY PLACE SUITE 102, ENCINITAS, CA 92024

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

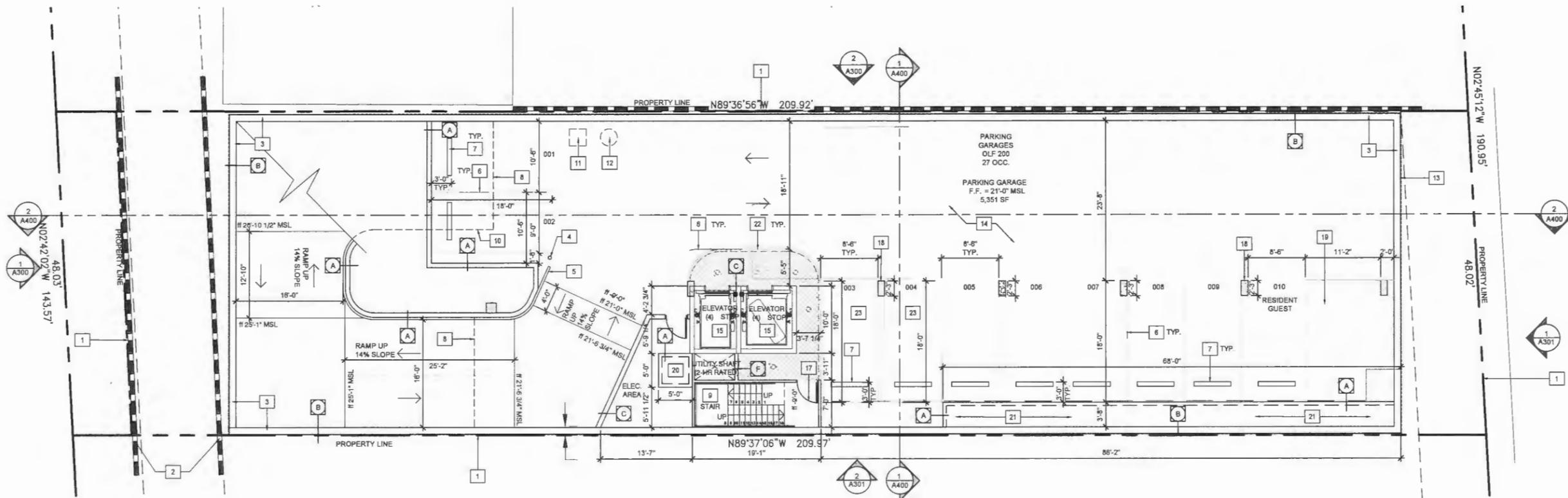
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DATE	MARCH 18, 2025
PROJECT NUMBER	OB2106
DRAWN	CG, WR, CM
SCALE	AS SHOWN

SHEET TITLE
RENDERINGS

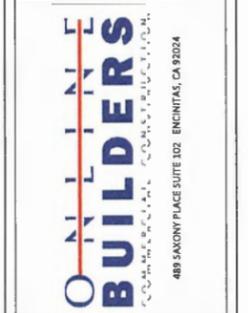
SHEET #
A001



PROJECT NORTH
 BELOW GRADE LEVEL PLAN: FLOOR P2 (F.F. 9'-0" / 21.00' MSL)
 SCALE: 1/8"=1'-0"

Revisions:

10.0.2022	PLAN CHECK COMMENTS
1.18.2023	PLAN CHECK COMMENTS
7.28.2023	PLAN CHECK COMMENTS



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

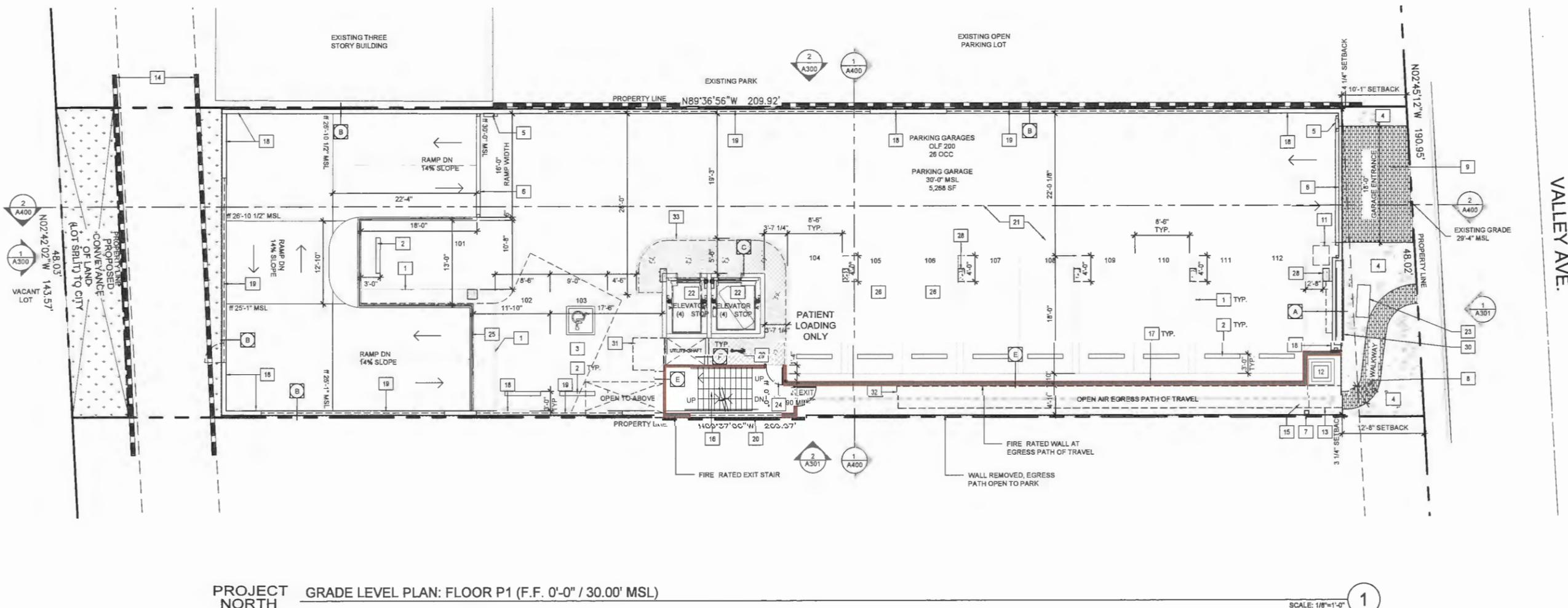
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DATE	MARCH 17, 2025
PROJECT NUMBER	OB2106
DRAWN	CG, WR, CM
SCALE	AS SHOWN
SHEET TITLE	BELOW GRADE LEVEL PLAN: FLOOR P2
SHEET #	A100

- GENERAL NOTES:**
- ENCLOSED PARKING GARAGE LEVEL TO BE MECHANICALLY VENTILATED
 - MSL = MEAN SEA LEVEL

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



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



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

GENERAL NOTES:

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

WALL TYPE LEGEND/SYMBOLS

A	6"	REINFORCED CONCRETE WALL, CAST-IN-PLACE
B	15.5" MAX.	8" SHOTCRETE WALL, INTEGRAL WITH SHORING SYSTEM CONSISTING OF 2" GROUT, DRAIN BOARD AND LAGGING TO VERTICAL STEEL PILES
C	8"	8" CMU WALL, 2-HR RATED SHAFT MASONRY WALL
D	8"	8" CMU WALL
E	6 1/8"	TWO (2) LAYERS 5/8" GYPSUM BOARD TYPE 'X' FIRE RATED GYPSUM BOARD OVER EACH SIDE OF 3 5/8" 20 GA METAL STUDS AT 16" ON CENTER
F	6 1/4"	TWO (2) LAYERS 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD OVER 4" C-H STUDS AT 16" ON CENTER, WITH 1" FIRE RATED LINER ON SHAFT SIDE
G	7 5/8"	ONE (1) LAYER 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD OVER EACH SIDE OF 2x6 WOOD STUDS AT 16" ON CENTER, WITH 7/8" PORTLAND CEMENT PLASTER SYSTEM WHERE EXPOSED TO EXTERIOR
H	7 7/8"	ONE (2) LAYERS 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD OVER EACH SIDE OF 2x6 WOOD STUDS AT 16" ON CENTER, WITH 7/8" PORTLAND CEMENT PLASTER SYSTEM WHERE EXPOSED TO EXTERIOR
I	4 3/4"	ONE (1) LAYER 5/8" GYPSUM BOARD OVER EACH SIDE OF 2x4 WOOD STUDS AT 16" ON CENTER

KEYNOTES:

- 4" WIDE PARKING STALL STRIPING
- WHEEL STOP
- ACCESSIBLE PARKING STALL
- LANDSCAPE AREA
- PARKING GATE CONTROL (FOR REMOTE RECEIVER)
- PARKING GATE (DECORATIVE WROUGHT IRON PER ELEVATIONS)
- OUTLINE OF FLOOR EDGE ABOVE
- PERMEABLE PAVING WALKWAY, SEE NOTE 9
- PERMEABLE PAVING, (URBANA) STONE PAVERS BY BELGARD, COLOR VICTORIAN)
- CONCRETE GUARDWALL (42" MIN HIGH), ALIGNED WITH CONCRETE RAMP RETAINING WALL BELOW WHERE OCCURS)
- UTILITY EQUIPMENT LOCATION
- TRANSFORMER LOCATION
- OUTLINE OF FOUNDATION WALL BELOW
- OUTLINE OF STORM WATER CHANNEL WALLS BELOW
- "WEATHERWEAR" DECK/ROOF COVERING BY DEX-O-TEX
- EXIT STAIR ENCLOSURE (2 HOUR FIRE RATED METAL STUDS WALLS) STAIR METAL PAN WITH CONCRETE FILL TREAD, STEEL STRINGERS
- EXIT CORRIDOR WALL (2 HOUR RATED)
- REINFORCED CONCRETE WALL, CAST-IN-PLACE
- METAL GRILL - DASHED (SUFFICIENT OPENING TO ACHIEVE 40% MIN. OPEN PARKING GARAGE)
- METAL GRILL - DASHED (AT EXTERIOR SIDE OF EXIT STAIR)
- CONCRETE ELEVATED SLAB
- ELEVATOR HOISTWAY (6'-1" x 8'-8"), 3500 LB CAPACITY, 2 HOUR RATED ELEVATOR SHAFT WALLS (MASONRY)
- TEAK BENCH PROVIDED FOR COMMUNITY USE
- HOLLOW METAL DOOR & FRAME (RATED IF SHOWN)
- PAINTED STEEL RAILING (42" HIGH) ON 6" CONCRETE CURB
- EY-CAPABLE PARKING STALL
- STOREFRONT DOOR SYSTEM
- CONCRETE COLUMN
- 2 BIKE RACK
- WATER FEATURE
- EXTENT OF TREATMENT DEVICE BELOW SLAB, SEE SHEET C02
- EXTENT OF STORAGE VAULT BELOW SLAB, SEE SHEET C02
- ENHANCED PAVING AREA (EXTENT HATCHED) WITH 7'-6" CLEAR CEILING ABOVE (EXTENT DASHED)

Revisions:

- 10/31/2021 PLAN CHECK COMMENTS
- 1/13/2021 PLAN CHECK COMMENTS
- 3/24/2021 PLAN CHECK COMMENTS

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VALLEY AVENUE

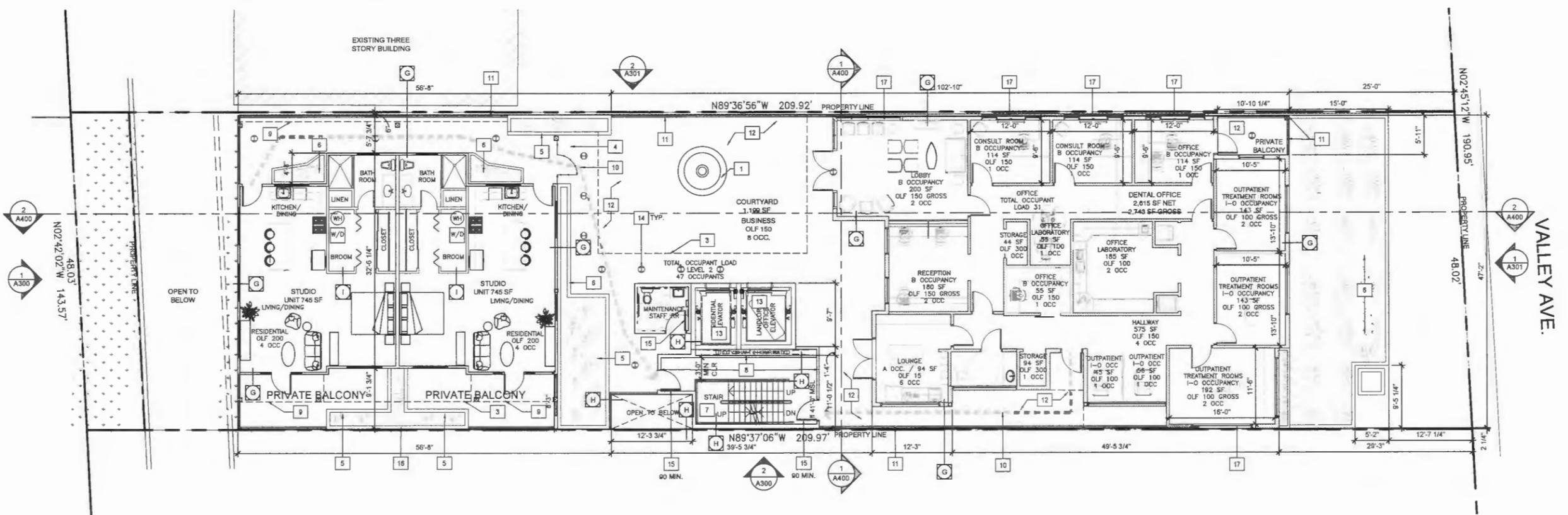
ONLINE BUILDERS
COMMERCIAL CONSTRUCTION
488 SAKONY PLACE SUITE 102, ENCINITAS, CA 92024

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

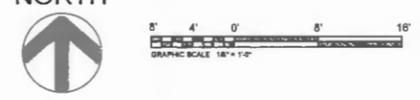
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DATE: MARCH 14, 2025
PROJECT NUMBER: OB2106
DRAWN: CG, WR, CM
SCALE: AS SHOWN
SHEET TITLE: GRADE LEVEL PLAN: FLOOR P1
SHEET #: A101



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



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

GENERAL NOTES:

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

KEYNOTES:

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

Revisions:

10/7/2022	PLAN CHECK COMMENTS
1/15/2023	PLAN CHECK COMMENTS
3/29/2023	PLAN CHECK COMMENTS



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

OWNER: DR WITCHER
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DATE: MARCH 14, 2025
PROJECT NUMBER: OB2106
DRAWN: CG, WR, CM
SCALE: AS SHOWN

SHEET TITLE
RESIDENCES AND OFFICE PLAN: FLOOR L2

SHEET #
A102

Revisions:	
10/3/2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
3/20/2023	PLAN CHECK COMMENTS



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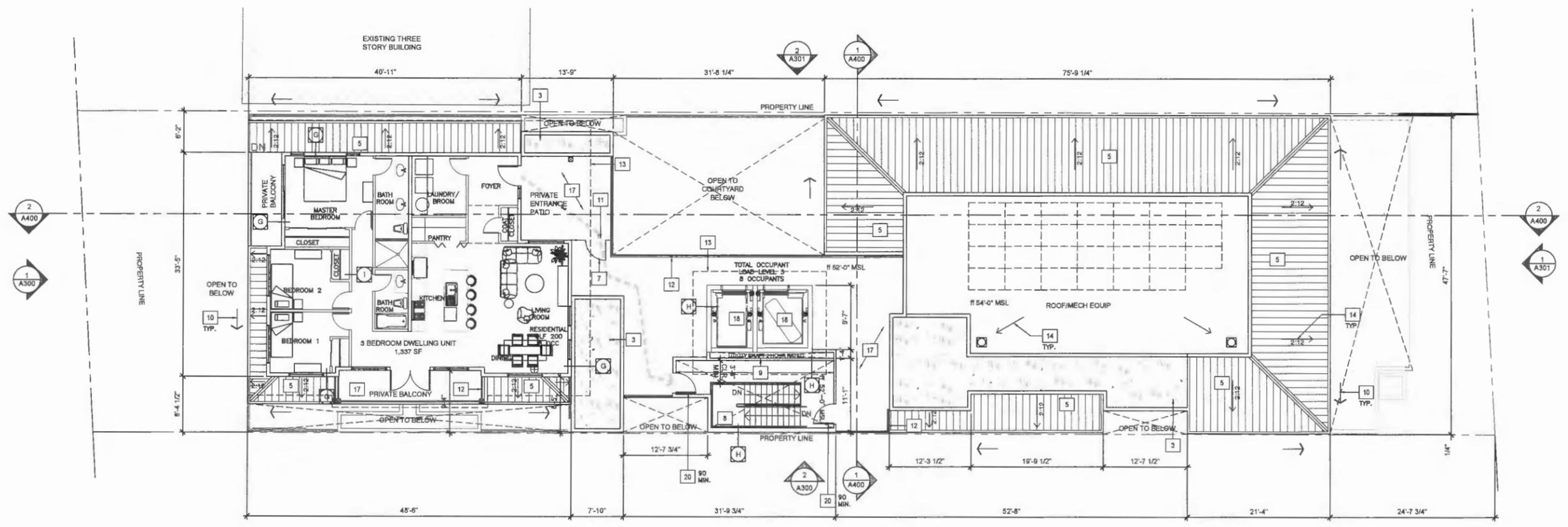
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DATE: MARCH 14, 2025
 PROJECT NUMBER: OB2106
 DRAWN: CG, WR, CM
 SCALE: AS SHOWN

SHEET TITLE
RESIDENCE AND ROOF PLAN: FLOOR L3

SHEET #
A103



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



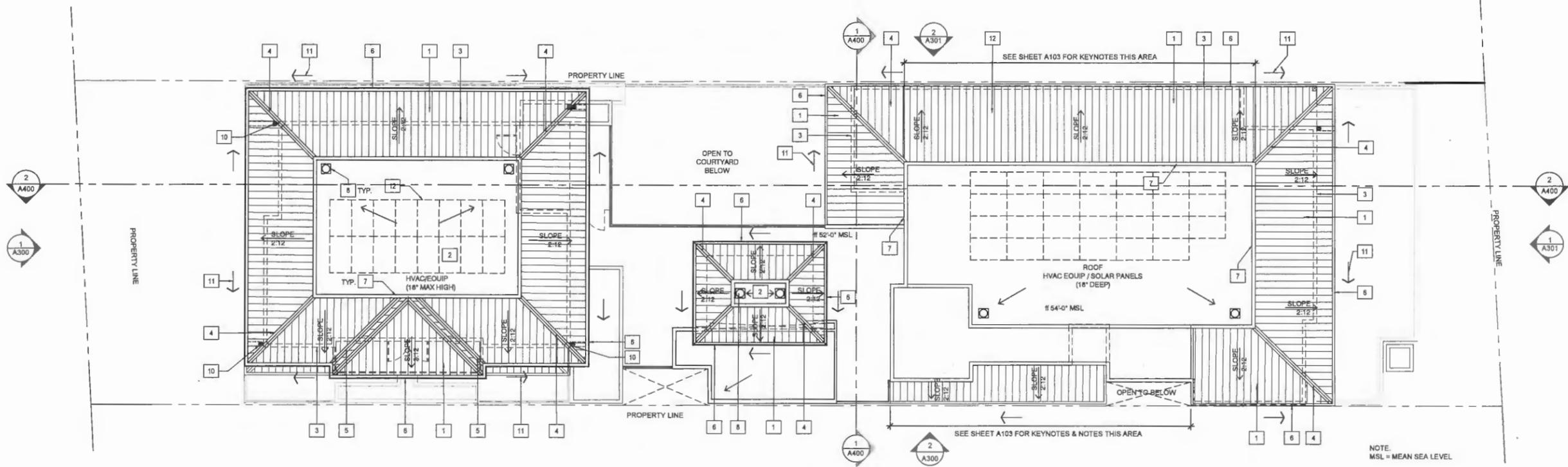
SCALE: 1/8"=1'-0" **1**

GENERAL NOTES:

1. PROVIDE THERMAL BATT INSULATION IN CEILING CAVITIES OF 2ND FLOOR CONDITIONED SPACES UNDER UNCONDITIONED SPACE AND EXTERIOR DECK. ALL FURNITURE (FF&B) BY OWNER, INSTALLED BY G/C
2. PROVIDE HOSE BIBBS AT DECKS/BALCONIES (7'5" MAX HOSE REACH)
3. PROVIDE EXTERIOR LIGHTING PER CEILING PLANS
4. MSL= MEAN SEA LEVEL

KEYNOTES:

1. RAISED PLANT BED WITH BENCH (18" HIGH), MAIN & OVERFLOW DRAINS. ROUTE TO TREATMENT DEVICE & STORAGE VAULT
2. NOT USED
3. HIGH BED VINES IN 42" HIGH PLANTER, MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
4. LOW PLANTER, WOOD FRAMED LOW WALLS (18" SOIL DEPTH), MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT
5. STANDING SEAM METAL ROOF SYSTEM.
6. OUTLINE OF EXTERIOR WALLS BELOW, TYPICAL
7. METAL PRIVACY FENCE AND GATE (8FT HIGH), DECORATIVE WROUGHT IRON DESIGN
8. EXIT STAIR ENCLOSURE (2 HOUR RATED METAL STUD WALLS) STAIR: METAL PAN WITH CONCRETE FILL TREAD, STEEL STRINGERS
9. EXIT CORRIDOR WALL (2 HOUR RATED)
10. DRAINAGE DIRECTION AT GUTTER.
11. PATH OF EGRESS TRAVEL - DASHED GRAY ARROW
12. METAL GUARDRAIL (42" MIN HIGH)
13. OUTLINE ROOF OVERHANG ABOVE
14. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
15. FOUNTAIN WALL
16. NOT USED
17. "WEATHERWEAR" DECK/ROOF COVERING BY DEX-O-TEX
18. "ECOSPACE BY KONE," 3500 LB. CAPACITY, 2 HOUR RATED ELEVATOR SHAFT WALLS
19. DRAIN: CIRCULAR = AREA DRAIN, RECTANGULAR = TRENCH DRAIN. ROUTE TO TREATMENT DEVICE & STORAGE VAULT
20. HOLLOW METAL DOOR & FRAME (RATED IF SHOWN) REQUIRED FOR FIRE EXITING, NO DEAD END CORRIDORS.



PROJECT NORTH **ROOF PLAN**



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

KEYNOTES:

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

Revisions:

10/3/2023	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
2/24/2023	PLAN CHECK COMMENTS



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PROJECT: MIXED USE BUILDING
 701 VALLEY AVENUE
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 PRELIMINARY REVIEW
 SUBMITTAL

OWNER: DR WITCHER
 ORAL SURGEON
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DATE: MARCH 14, 2025

PROJECT NUMBER: OB2105

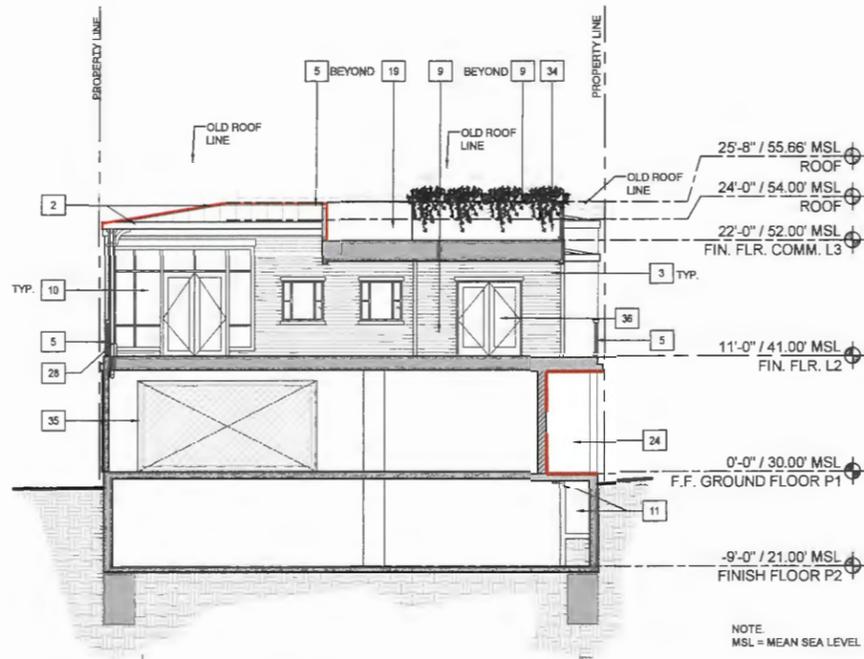
DRAWN: CG, WR, CM

SCALE: AS SHOWN

SHEET TITLE:

ROOF PLAN

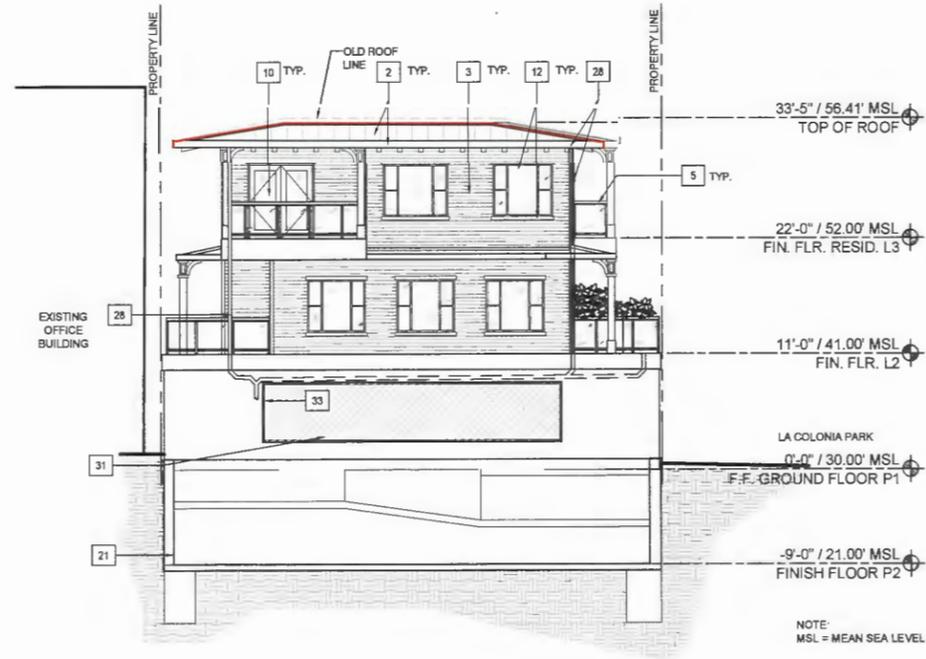
SHEET #
A130



COURTYARD ELEVATION - WEST



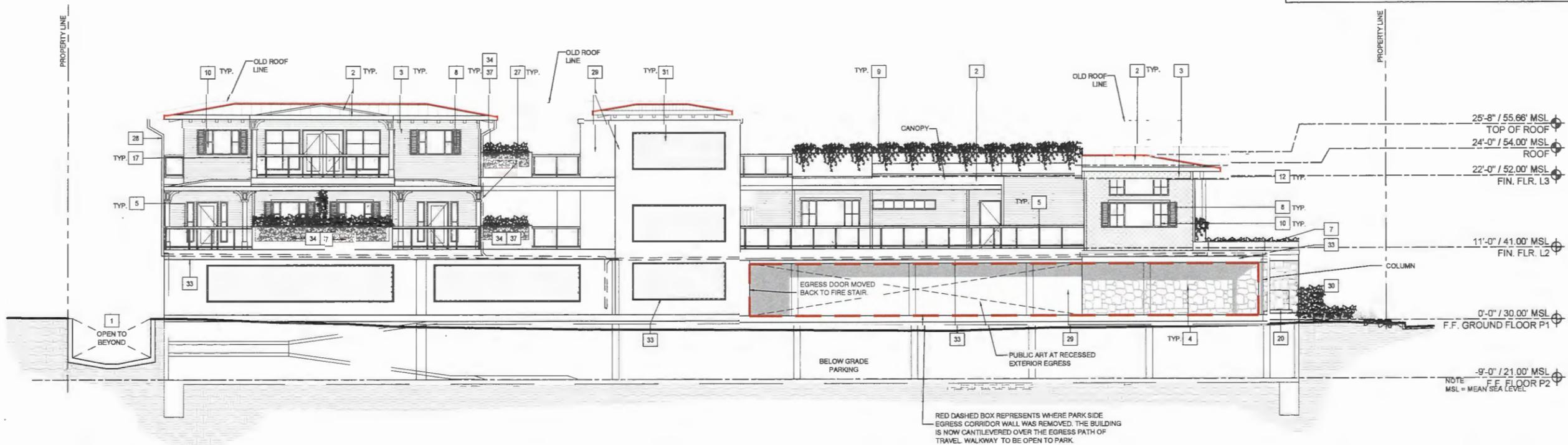
SCALE: 1/8"=1'-0" 3



REAR ELEVATION - WEST



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



SIDE ELEVATION - SOUTH



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

KEYNOTES: X

1. EXISTING STORM WATER CHANNEL.
2. METAL ROOF, FASCIA AND EAVE.
3. SHIPLAP (FIBER CEMENT BOARD) SIDING.
4. STONE VENEER "BUFF".
5. GLASS GUARDRAIL (42" HIGH).
6. NOT USED.
7. LOW PLANTER, WOOD FRAMED LOW WALLS (18" SOIL DEPTH), MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
8. LOUVER WINDOW SHUTTERS AND TRIM - LIGHT GRAY.
9. HIGH BED VINES, MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
10. DUAL PANEL GLAZING.
11. STORM WATER STORAGE VAULT (WITH PIPED CONNECTION TO TREATMENT VAULT).
12. WINDOW TRIM - LIGHT GRAY.
13. NOT USED.
14. ELEVATOR DOOR - STAINLESS STEEL.
15. ACCENT TRIM - DARK GRAY.
16. METAL PRIVACY FENCE AND GATE - BLACK.
17. CFRP COLUMN COVER (FIRE RESISTANT).
18. METAL GRILL WITH ARTICULATED PATTERN.
19. LOW PLANTER (PLASTER FINISHED) WITH WATER FEATURE AND RECEPTOR PUMP.
20. OUTLINE OF UTILITY EQUIPMENT AND PAD.
21. OUTLINE OF BASEMENT LEVEL BEYOND.
22. OUTLINE OF GRADE BEYOND.
23. NOT USED.
24. OPEN AIR EGRESS PATHWAY. BUILDING CANTILEVERED ABOVE.
25. CURB TRANSITION BETWEEN ROOF AND DECK.
26. NOT USED.
27. ROOF CRICKET.
28. GUTTER & 4" DECORATIVE DOWNSPOUT, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
29. WHITE STUCCO.
30. LANDSCAPING TO SCREEN UTILITY EQUIPMENT.
31. DECORATIVE SCREENING TO BE DETERMINED.
32. NOT USED.
33. CONTINUATION OF ROOF, DECK AND PLANTER DRAIN LEADERS OVER GROUND FLOOR CEILING, DROPPING DOWN TO TREATMENT DEVICE & STORAGE VAULT.
34. FIBER CEMENT BOARD FINISH AT PLANTER.
35. PARKING GATE - AUTOMATIC, SLIDING, DECORATIVE WROUGHT IRON (BLACK).
36. FRENCH DOORS (TO MATCH WINDOW SYSTEM).
37. 42" HIGH WALL, LOW BED PLANTER WITH LOW LIGHT PLANTS. 20" LOW WALL AT APARTMENT SIDE FOR GARDEN VIEWING. MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT. SEE LANDSCAPE PLANS.

SUMMARY OF REVISIONS

1. REDUCED ROOF SLOPES TO 2:12.
2. SHORTENED TOWER FEATURE ON THE EAST ELEVATION.
3. REVISED RAILING TO BE GLASS.
4. ADDED AWNING OVER WALKWAY ON NORTH ELEVATION.
5. ADDED WINDOW TO NORTH ELEVATION.
6. MIRRORRED BASEMENT, GROUND FLOOR, SURGEON CENTER, FIRE STAIR AND ELEVATOR CIRCULATION.
7. PULLED SURGICAL CENTER BACK FROM THE STREET FRONT ANOTHER 5FT.
8. REMOVED CUPOLA AND HIP ROOF AT FRONT FACADE.
9. REMOVED ALL REMNANTS OF ROOF DECK. ENCLOSED WITH A PARAPET AND PLANTER ON PARK SIDE.
10. MOVED SOLAR PANELS TO CENTER OF ROOF OVER THE SURGICAL OFFICE.
11. PROVIDED RELIEF ON THIRD FLOOR, REAR ELEVATION OF APARTMENTS. ADDED A BALCONY AND LOW ROOF.
12. REMOVED THIRD FLOOR PUBLIC RESTROOM. REDUCING THE SIZE OF THE ELEVATOR MASSING.
13. REMOVED EGRESS CORRIDOR WALL AND CANTILEVERED BUILDING OVER EGRESS PATHWAY. MOVED EGRESS DOOR BACK TO FIRE STAIR. SEE BUILDING SECTION 1/A400 AND ELEVATION 2/A300.

Revisions:

10.3.27.23	PLAN CHECK COMMENTS
1.15.00.33	PLAN CHECK COMMENTS
3.29.27.23	PLAN CHECK COMMENTS



MOUR GROUP
 8593 RIVERDALE ST. SAN DIEGO CA 92120
 PH: +01 619-727-4800

ONLINE BUILDERS
 CONSULTANTS, INC.
 489 SANDWY PLACE SUITE 102 ENCINITAS, CA 92024

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

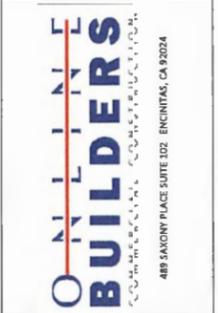
OWNER:
 DR WITCHER
 ORAL SURGEON
 AND MULTIFAMILY
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 ALLEY BEACH A

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DATE: MARCH 14, 2025
 PROJECT NUMBER: OB2106
 DRAWN: CG, WR, CM
 SCALE: AS SHOWN
 SHEET TITLE: EXTERIOR ELEVATIONS

SHEET #
A300

Revisions:	
△	10/3/2022 PLAN CHECK COMMENTS
△	1/11/2023 PLAN CHECK COMMENTS
△	3/29/2023 PLAN CHECK COMMENTS
△	



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

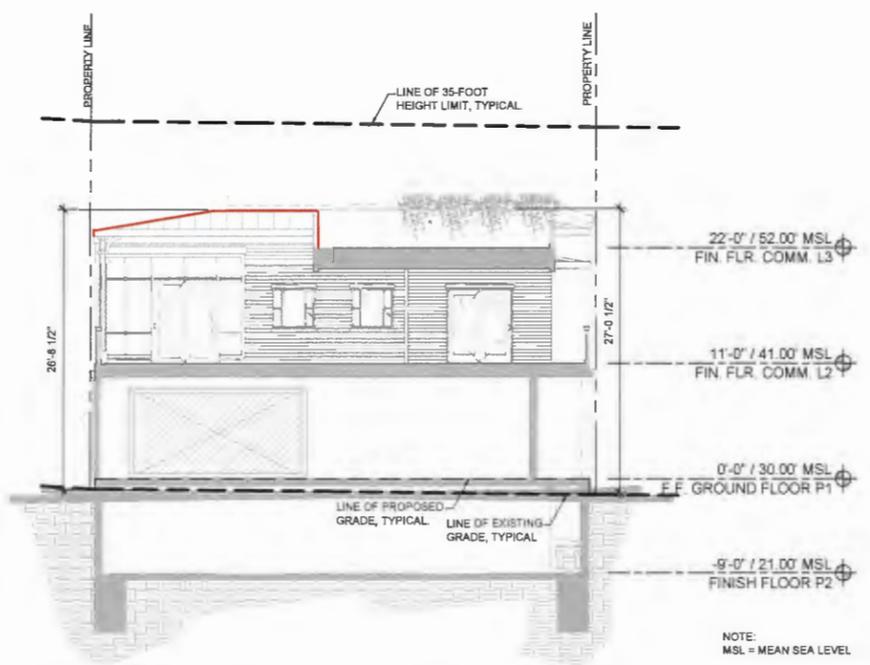
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DATE	MARCH 14, 2025
PROJECT NUMBER	OB2106
DRAWN	CG, WR, CM
SCALE	AS SHOWN

SHEET TITLE
HEIGHT ANALYSIS

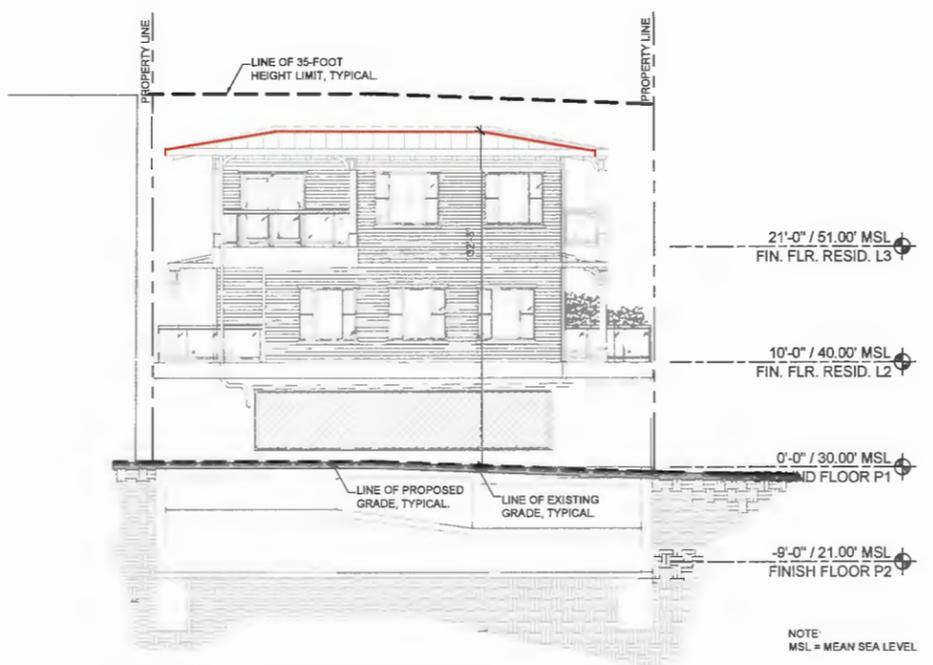
SHEET #
A300A



COURTYARD ELEVATION - WEST



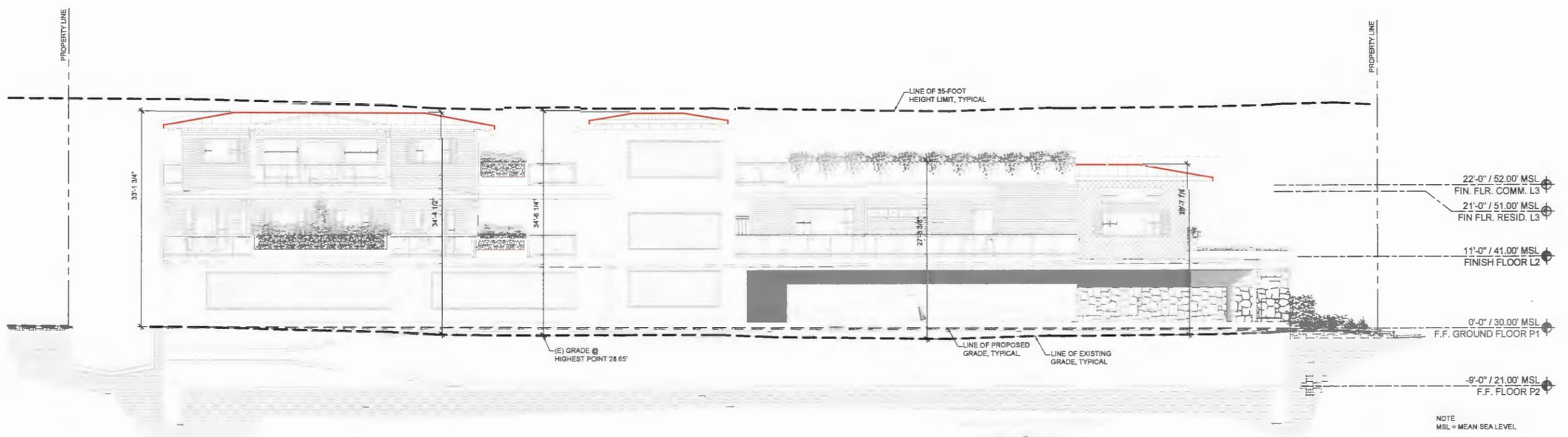
SCALE: 1/8"=1'-0" 3



REAR ELEVATION - WEST



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



SIDE ELEVATION - SOUTH



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

KEYNOTES: [X]

1. EXISTING STORM WATER CHANNEL.
2. METAL ROOF, FASCIA AND EAVE.
3. SHIPLAP (FIBER CEMENT BOARD) SIDING.
4. STONE VENEER "BUFF".
5. GLASS GUARDRAIL (42" HIGH).
6. NOT USED.
7. LANDSCAPING TO SCREEN UTILITY EQUIPMENT.
8. LOUVER WINDOW SHUTTERS AND TRIM - LIGHT GRAY.
9. 24" HIGH PLANTER WITH LOW LIGHT PLANTS IN 42" HIGH PLANTER, MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT. SEE LANDSCAPE PLANS.
10. DUAL PANEL GLAZING.
11. METAL FASCIA/TRIM.
12. WINDOW TRIM - LIGHT GRAY.
13. HOLLOW METAL EGRESS DOOR BEYOND AT FIRE EXIT STAIR.
14. ELEVATOR DOOR - STAINLESS STEEL.
15. ACCENT TRIM - DARK GRAY.
16. 6 FOOT HIGH METAL PRIVACY FENCE - BLACK.
17. GFRG COLUMN COVER (FIRE RESISTANT).
18. METAL GRILL WITH ARTICULATED PATTERN.
19. NOT USED.
20. OUTLINE OF UTILITY EQUIPMENT AND PAD.
21. LOW PLANTER, WOOD FRAMED LOW WALLS (18" SOIL DEPTH), MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT. SEE LANDSCAPE PLANS.
22. STOREFRONT EXIT DOOR (ANODIZED BRONZE COLOR).
23. PARKING GATE - AUTOMATIC, SLIDING, DECORATIVE WROUGHT IRON (BLACK).
24. METAL ADDRESS NUMBER (BLACK).
25. DECORATIVE SECURITY SCREENING TO BE DETERMINED.
26. WATER FEATURE.
27. 4" DECORATIVE DOWNSPOUT, ROUTE TO TREATMENT DEVICE & STORAGE VAULT.
28. WHITE STUCCO.
29. OUTLINE OF NEW BENCH PER PLAN (NOT SHOWN FOR CLARITY).
30. CONTINUATION OF ROOF, DECK AND PLANTER DRAIN LEADERS OVER GROUND FLOOR CEILING, DROPPING DOWN TO TREATMENT DEVICE & STORAGE VAULT.
31. 42" HIGH WALL, LOW BED PLANTER WITH LOW LIGHT PLANTS. 20" LOW WALL AT APARTMENT SIDE FOR GARDEN VIEWING. MAIN & OVERFLOW DRAINS, ROUTE TO TREATMENT DEVICE & STORAGE VAULT. SEE LANDSCAPE PLANS.

Revisions:

10.3.2022	PLAN CHECK COMMENTS
1/13/2023	PLAN CHECK COMMENTS
1.24.2023	PLAN CHECK COMMENTS



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ONLINE BUILDERS
 COMMERCIAL, RESIDENTIAL, CONSTRUCTION
 488 SANDWICH PLACE SUITE 102 ENCINITAS, CA 92024

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

OWNER: DR WITCHER
 ORAL SURGEON
 AND MULTIFAMILY
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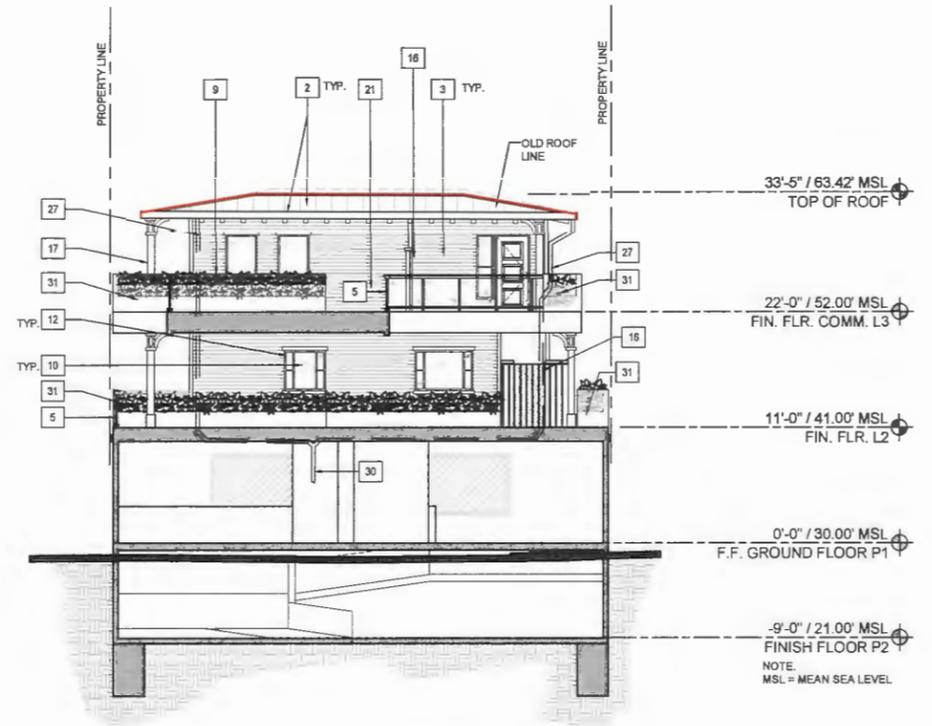
DATE	MARCH 14, 2025
PROJECT NUMBER	OB2106
DRAWN	CG, WR, CM
SCALE	AS SHOWN

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET #
A301

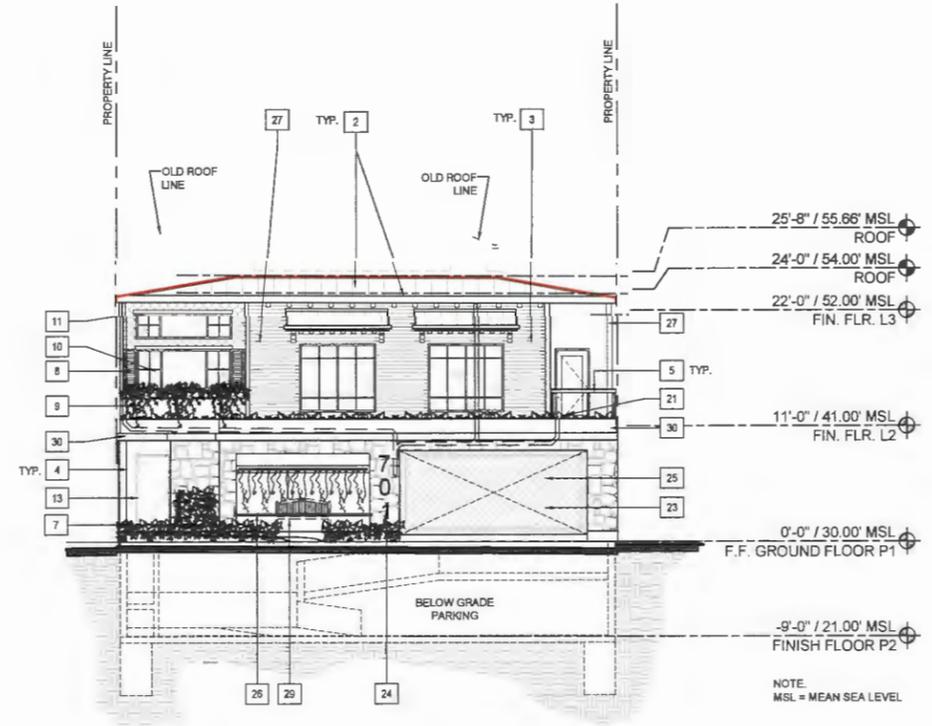
SUMMARY OF REVISIONS

1. REDUCED ROOF SLOPES TO 2:12.
2. SHORTENED TOWER FEATURE ON THE EAST ELEVATION.
3. REVISED RAILING TO BE GLASS.
4. ADDED AWNING OVER WALKWAY ON NORTH ELEVATION.
5. ADDED WINDOW TO NORTH ELEVATION.
6. MIRRORED BASEMENT, GROUND FLOOR, SURGEON CENTER, FIRE STAIR AND ELEVATOR CIRCULATION.
7. PULLED SURGICAL CENTER BACK FROM THE STREET FRONT ANOTHER 5FT.
8. REMOVED CUPOLA AND HIP ROOF AT FRONT FACADE.
9. REMOVED ALL REMNANTS OF ROOF DECK. ENCLOSED WITH A PARAPET AND PLANTER ON PARK SIDE.
10. MOVED SOLAR PANELS TO CENTER OF ROOF OVER THE SURGICAL OFFICE.
11. PROVIDED RELIEF ON THIRD FLOOR, REAR ELEVATION OF APARTMENTS. ADDED A BALCONY AND LOW ROOF.
12. REMOVED THIRD FLOOR PUBLIC RESTROOM. REDUCING THE SIZE OF THE ELEVATOR MASSING.
13. REMOVED EGRESS CORRIDOR WALL AND CANTILEVERED BUILDING OVER EGRESS PATHWAY. MOVED EGRESS DOOR BACK TO FIRE STAIR. SEE BUILDING SECTION 1A400 AND ELEVATION 2A350.



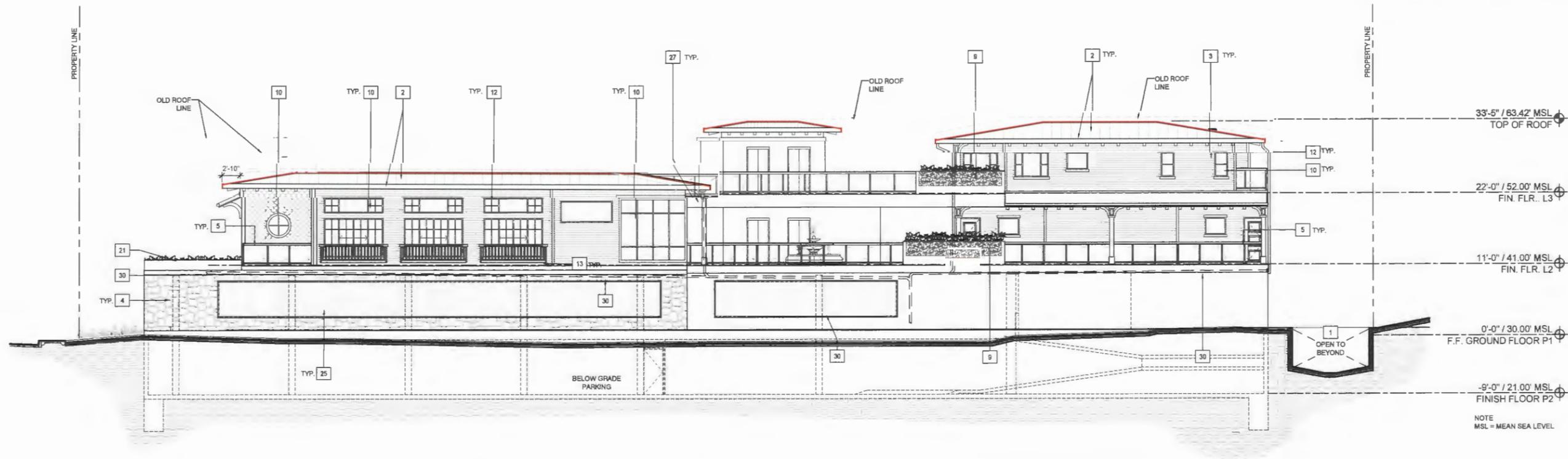
COURTYARD ELEVATION - EAST

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



FRONT ELEVATION - EAST

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



SIDE ELEVATION - NORTH

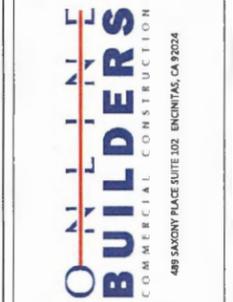
SCALE: 1/8"=1'-0" **2**



Revisions:	
10/3/2025	PLAN CHECK COMMENTS
11/20/23	PLAN CHECK COMMENTS
2/29/2023	PLAN CHECK COMMENTS



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PH. +01 619-727-4800



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

OWNER:
DR WITCHER
ORAL SURGEON
AND MULTIFAMILY
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DATE: MARCH 14, 2025

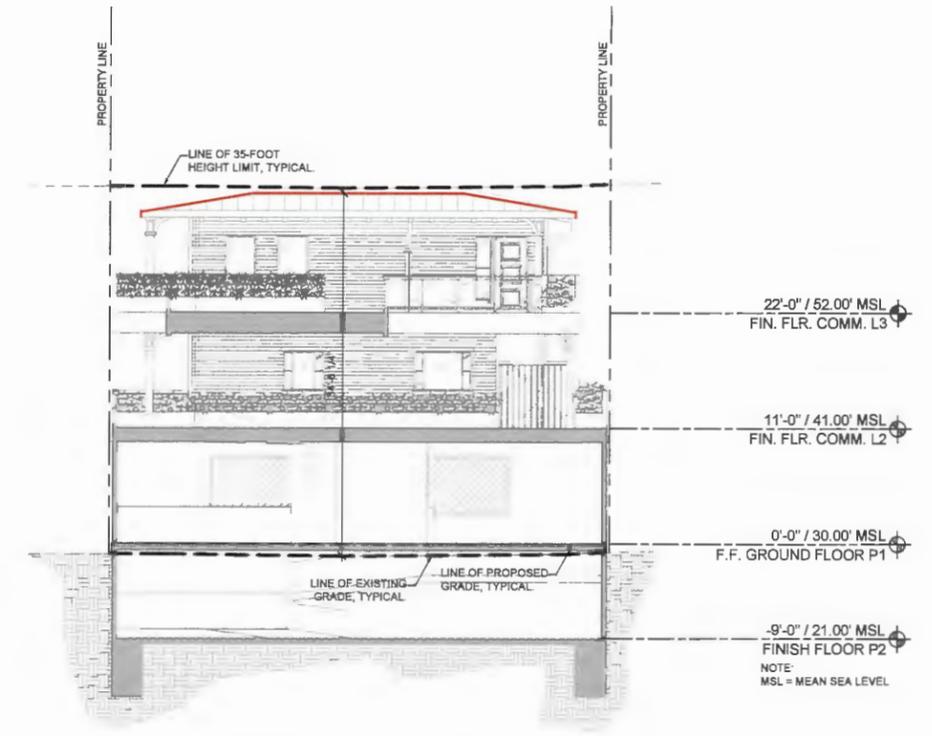
PROJECT NUMBER: OB2106

DRAWN: CG, WR, CM

SCALE: AS SHOWN

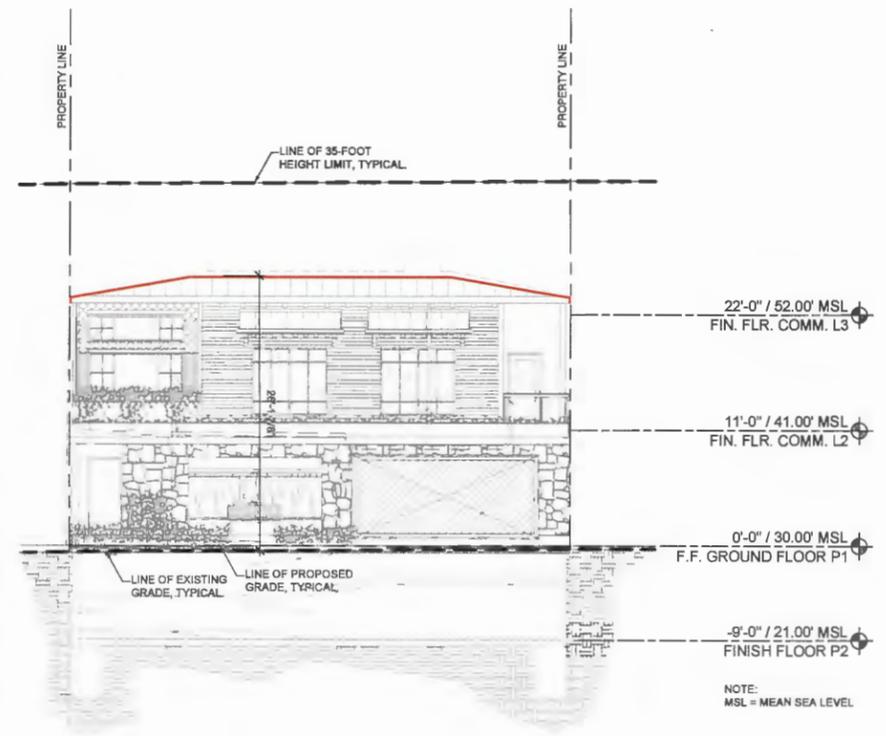
SHEET TITLE:
HEIGHT ANALYSIS

SHEET #
A301A



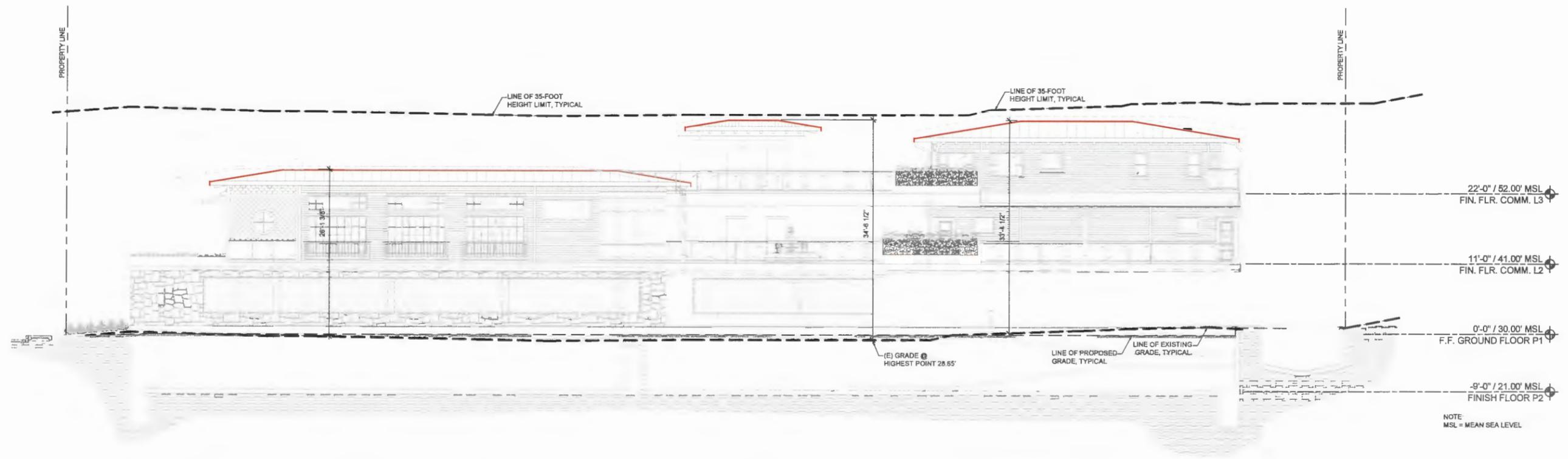
COURTYARD ELEVATION - EAST

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



FRONT ELEVATION - EAST

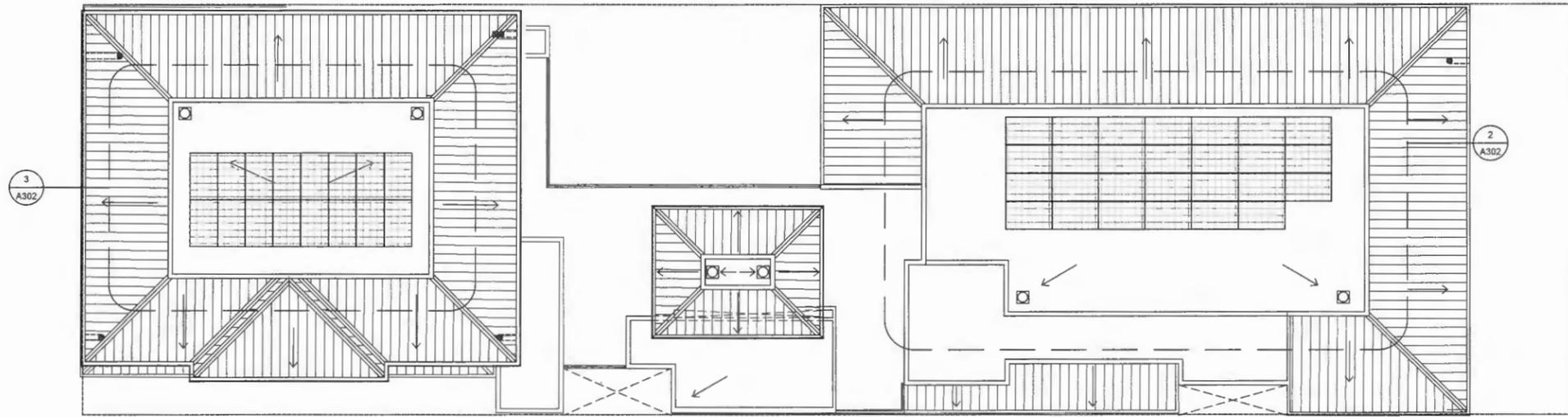
SCALE: 1/8"=1'-0" **1**



SIDE ELEVATION - NORTH

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





OVERALL ROOF PLAN - SOLAR PANELS

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

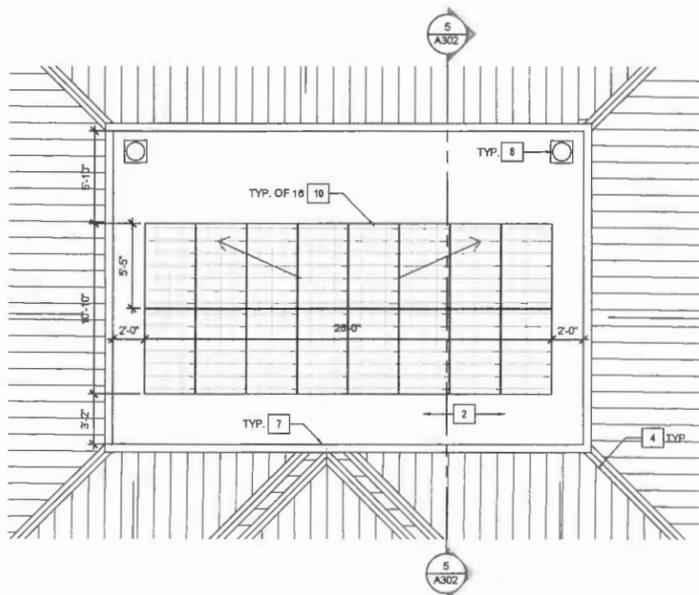
SOLAR PANEL CALCULATIONS

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

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

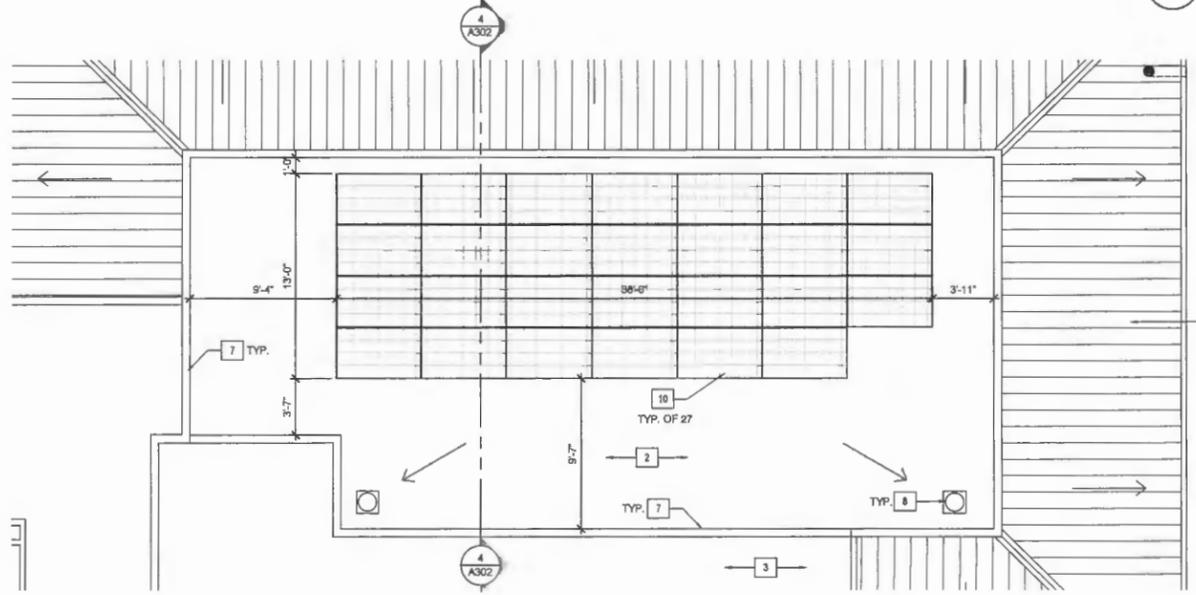


SCALE: 1/8"=1'-0"



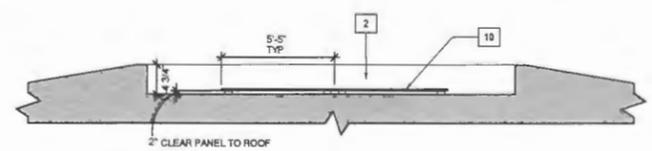
PLAN 1 ENLARGED

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



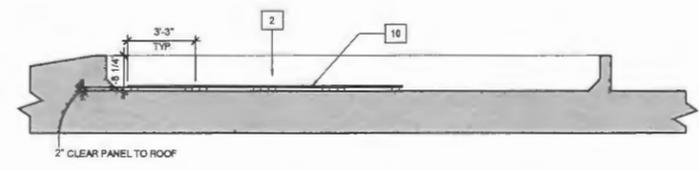
ENLARGED ROOF PLAN - EAST SOLAR PANELS

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



SECTION 1

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

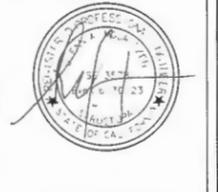


SECTION 2

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

Revisions:

10/3/2023	PLAN CHECK COMMENTS
1/13/2024	PLAN CHECK COMMENTS
1/29/2024	PLAN CHECK COMMENTS



MOUR GROUP
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 PH. +01 619-727-4800

ONLINE BUILDERS
 COMMERCIAL CONSTRUCTION
 489 SAXONY PLACE SUITE 102, ENCINITAS, CA 92024

PROJECT: MIXED USE BUILDING
 701 VALLEY AVENUE
 SOLANA BEACH, CA 92075
 PRELIMINARY REVIEW
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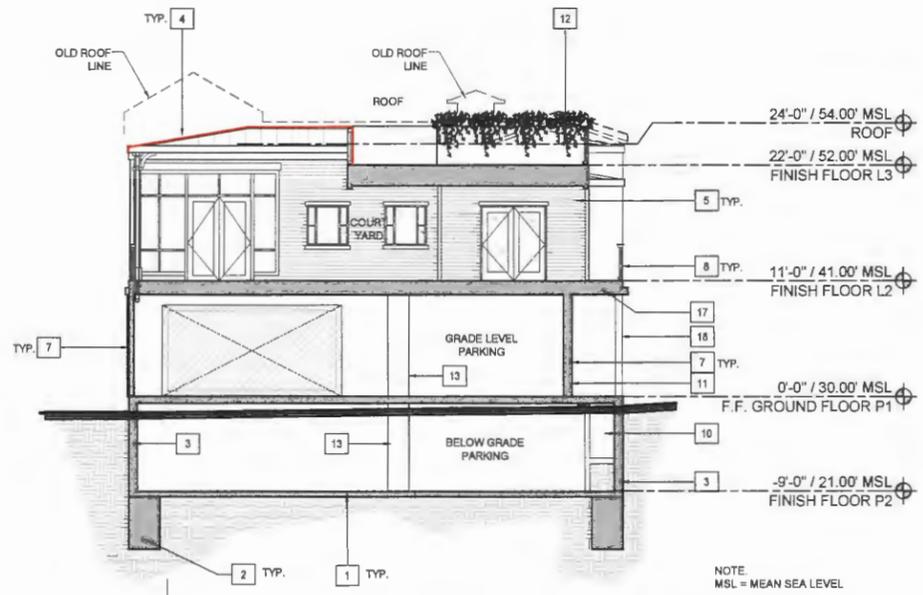
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DATE	MARCH 14, 2025
PROJECT NUMBER	OB2106
DRAWN	CG, WR, CM
SCALE	AS SHOWN

SHEET TITLE
SOLAR PANELS

SHEET #
A302



BUILDING SECTION



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

KEYNOTES: X

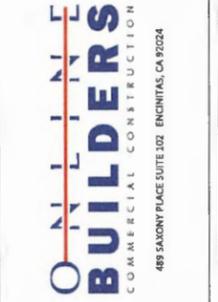
1. CONCRETE SLAB.
2. FOUNDATION.
3. RETAINING WALL.
4. GRAY METAL ROOF.
5. EXTERIOR WALL WITH SHIPLAP SIDING (FIBER CEMENT).
6. INTERIOR WALL.
7. STONE VENEER "BUFF".
8. 42" HIGH GUARDRAIL.
9. LOW SLOPE ROOF.
10. STORM WATER STORAGE VAULT.
11. FIRE RATED EGRESS PATH OF TRAVEL WALL.
12. RAISED PLANT BED.
13. CONCRETE COLUMN.
14. EXISTING GROUND LINE.
15. OUTLINE OF STORM WATER TREATMENT VAULT BEYOND.
16. OUTLINE OF STORM WATER STORAGE VAULT BEYOND.
17. BUILDING CANTILEVERED OVER EGRESS PATH OF TRAVEL AT PARK SIDE OF BUILDING.
18. COLUMN BEYOND AT FRONT FACADE. EGRESS PATH OF TRAVEL OPEN TO PARK.

Revisions:

10	20.03	PLAN CHECK COMMENTS
11	13.07.23	PLAN CHECK COMMENTS
12	3.29.2021	PLAN CHECK COMMENTS



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PROJECT: MIXED USE BUILDING
701 VALLEY AVENUE
SOLANA BEACH, CA 92075
PRELIMINARY REVIEW
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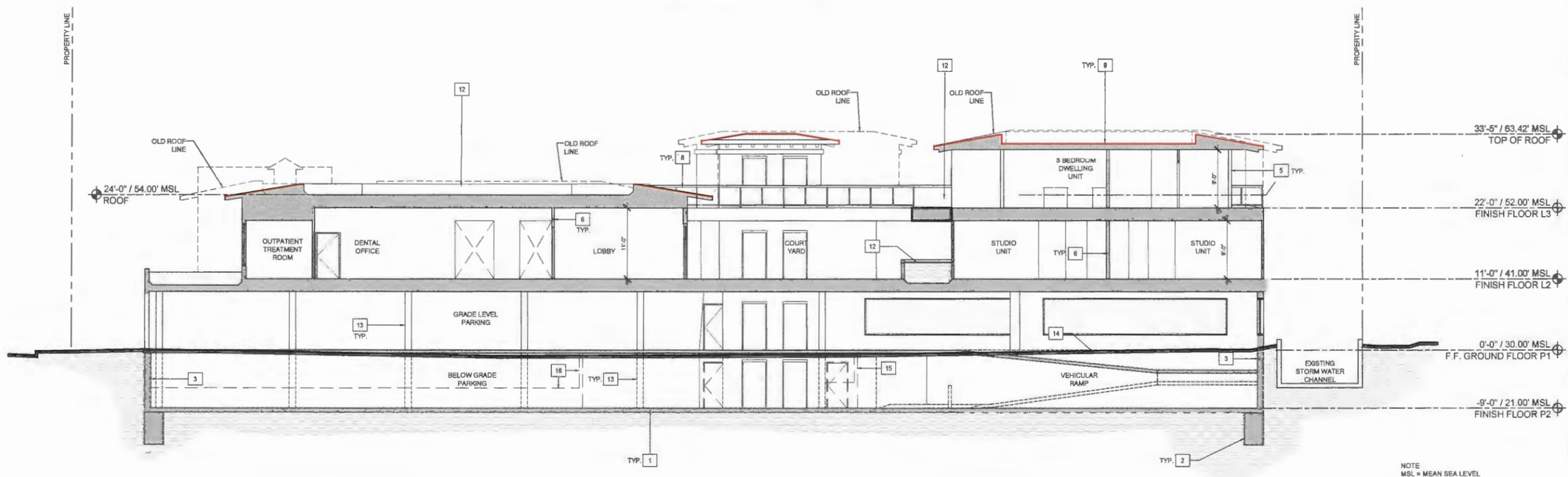
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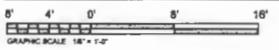
DATE	MARCH 14, 2025
PROJECT NUMBER	OB2106
DRAWN	CG, WR, CM
SCALE	AS SHOWN

SHEET TITLE
BUILDING SECTIONS

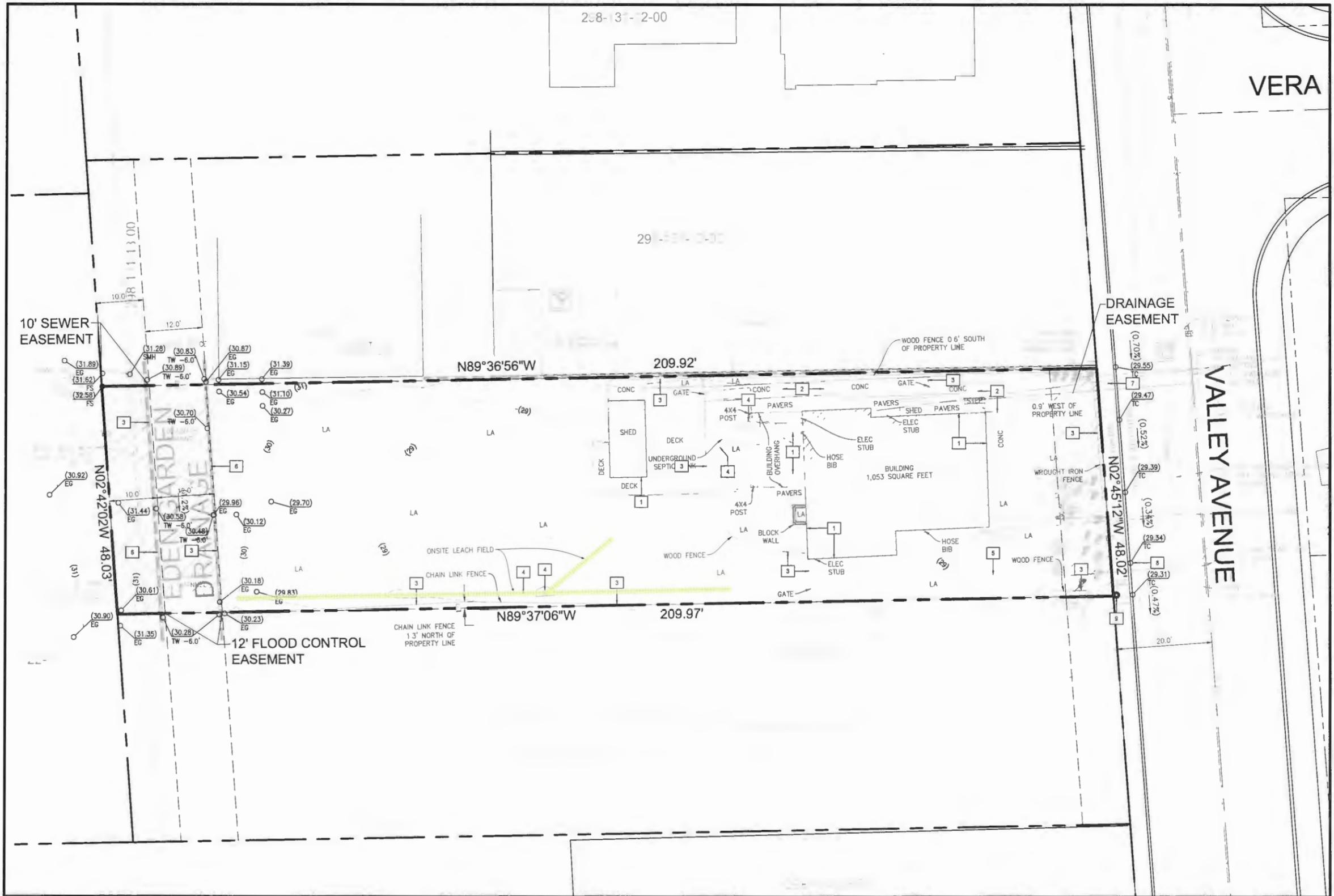
SHEET #
A400



BUILDING SECTION



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



Revisions:

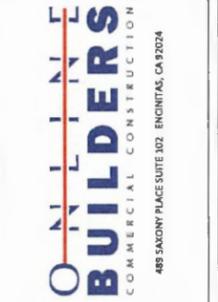
10/3/2023	PLAN CHECK COMMENTS
1/13/2024	PLAN CHECK COMMENTS
3/4/2025	PLAN CHECK COMMENTS



2/20/2025



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PROJECT: MIXED USE BUILDING
701 VALLEY AVENUE
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DATE: MARCH 14, 2025

PROJECT NUMBER: OB2106

DRAWN: CG, WR, CM

SCALE: AS SHOWN

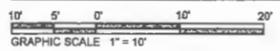
SHEET TITLE:

DEMOLITION PLAN

SHEET #

C01

PROJECT NORTH DEMOLITION PLAN - 701 VALLEY AVE



SCALE: 1"=10'-0" 1

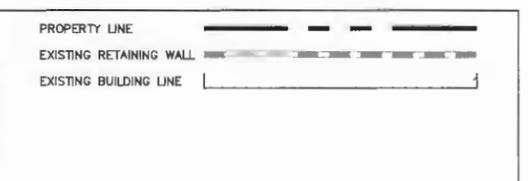
SITE GENERAL NOTES

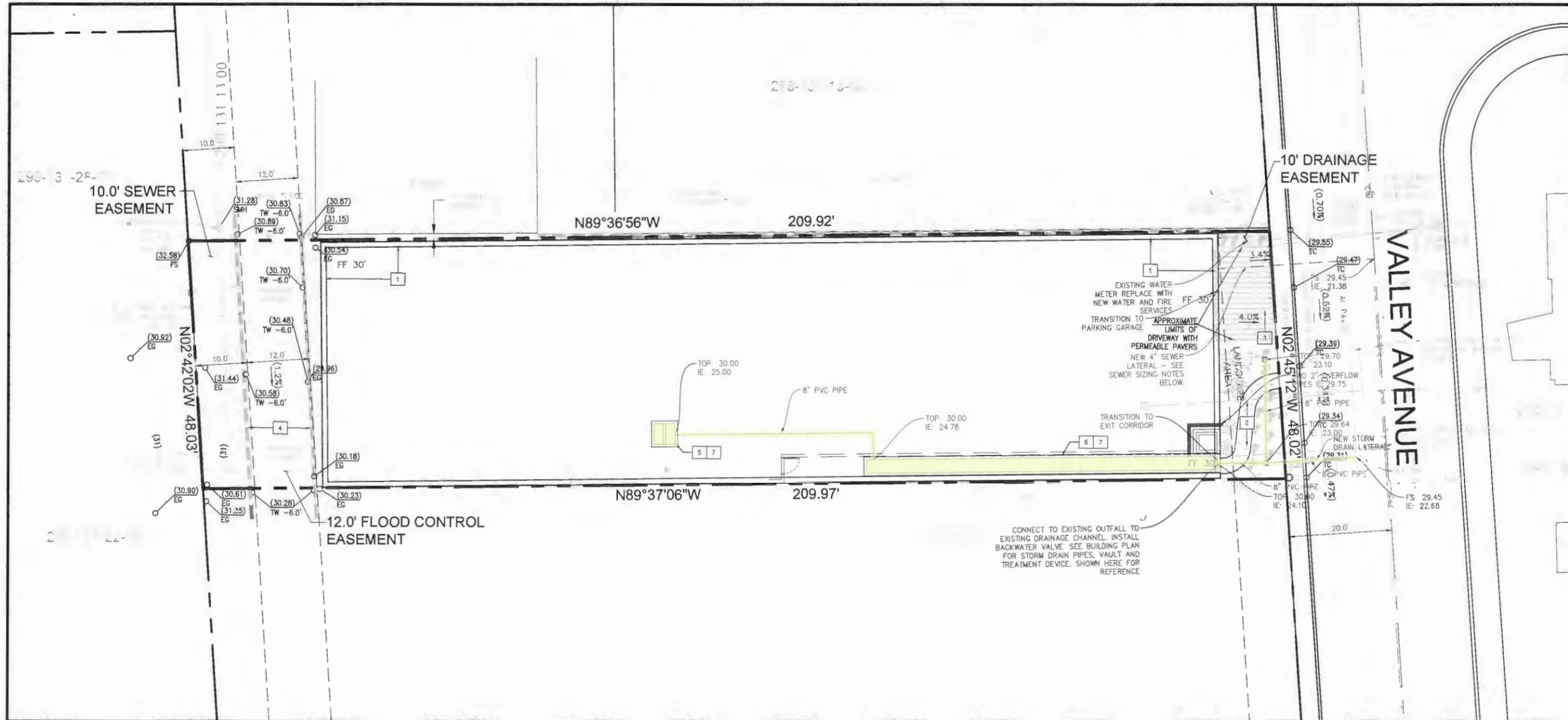
1. THE PROJECT WILL BE A PRIORITY DEVELOPMENT PROJECT. PRIORITY REQUIREMENTS APPLY AND A PDP STORM WATER QUALITY MANAGEMENT PLAN (SWOMP) MUST BE SUBMITTED AT THE TIME OF APPLICATION.
2. SITE IS LOCATED IN FIRM ZONE "X" PANEL #06073C1307H EFFECTIVE DATE OF 12/20/2019.
3. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT RESPONSIBILITY WITHIN THEIR AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO NOTIFY THE GOVERNING AGENCY IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING AND/OR FOUNDATION INSTALLATION WORK AND COMPLY WITH THE GOVERNING AGENCY'S REQUIREMENTS FOR A CHANGE TO THE GEOTECHNICAL CONSULTANT OF RECORD FOR THE PROJECT.

DEMOLITION KEYNOTES: []

1. REMOVE EXISTING BUILDING
2. REMOVE EXISTING PRIVATE WALKWAYS.
3. REMOVE EXISTING FENCING.
4. REMOVE EXISTING STORM DRAIN INLET AND PIPE.
5. REMOVE EXISTING SEWER CLEANOUT AND CONFLICTING PIPE.
6. EXISTING PUBLIC STORM CHANNEL TO REMAIN.
7. EXISTING PUBLIC CONCRETE SIDEWALK TO REMAIN.
8. EXISTING PUBLIC ROLLED CURB AND GUTTER TO REMAIN.
9. EXISTING PUBLIC STREET LIGHT TO REMAIN.

LEGEND:





Revisions:

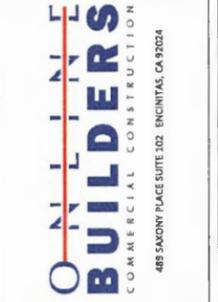
10.3.2023	PLAN CHECK COMMENTS
1.13.2023	PLAN CHECK COMMENTS
3.29.2023	PLAN CHECK COMMENTS



2/20/2025



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PROJECT: MIXED USE BUILDING
701 VALLEY AVENUE
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PRELIMINARY REVIEW
SUBMITTAL

OWNER: DR WITCHER
ORAL SURGEON
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DATE: MARCH 14, 2025

PROJECT NUMBER: OB2106

DRAWN: CG, WR, CM

SCALE: AS SHOWN

SHEET TITLE:

GRADING PLAN

SHEET # C02

SEWER SIZING NOTES:

- PER 2019 CALIFORNIA PLUMBING CODE TABLE 702.1, ESTIMATED DRAINAGE FIXTURES UNIT TOTAL=138.5 DFU'S.
- PER 2019 CALIFORNIA PLUMBING CODE TABLE 703.2, MAXIMUM UNIT LOADING ALLOWED FOR 4" SEWER PIPE=216 DFU'S

PLUMBING NOTES:

PER MEETING ON MARCH 24, 2023 BETWEEN CITY ENGINEER, STORM WATER REVIEWER, DEVELOPER & DESIGN TEAM, IT WAS AGREED THAT THE CITY ENGINEER WOULD INSPECT PLUMBING AND THE STORM WATER REVIEWER WOULD INSPECT EXTERIOR CONNECTION FROM BUILDING TO STREET

PROJECT NORTH GRADING PLAN - 701 VALLEY AVE



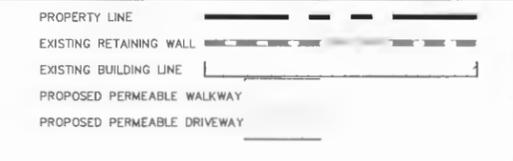
SITE GENERAL NOTES

- THE PROJECT WILL BE A PRIORITY DEVELOPMENT PROJECT. PRIORITY REQUIREMENTS APPLY AND A PDP STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) MUST BE SUBMITTED AT THE TIME OF APPLICATION.
- SITE IS LOCATED IN FIRM ZONE "X" PANEL #06073C1307H EFFECTIVE DATE OF 12/20/2019.
- IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT RESPONSIBILITY WITHIN THEIR AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO NOTIFY THE GOVERNING AGENCY IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING AND/OR FOUNDATION INSTALLATION WORK AND COMPLY WITH THE GOVERNING AGENCY'S REQUIREMENTS FOR A CHANGE TO THE GEOTECHNICAL CONSULTANT OF RECORD FOR THE PROJECT.

GRADING PLAN KEYNOTES:

- BUILDING PER BUILDING PLAN.
- PERMEABLE WALKWAY.
- PERMEABLE DRIVEWAY.
- EXISTING DRAINAGE CHANNEL TO REMAIN PROTECT IN PLACE.
- STORM WATER TREATMENT DEVICE FOR REFERENCE.
- STORM WATER STORAGE VAULT FOR REFERENCE.
- REFER TO ARCHITECTURAL SHEETS A300 (ELEVATION KEYNOTES 7, 9, 11, 28 & 33) A301 (ELEVATION KEYNOTES 9, 21, 27 & 30) A400 (SECTION KEYNOTES 10, 15 & 16) FOR ROUTING OF STORM WATER FROM ROOF & PLANTERS TO THIS LOCATION.

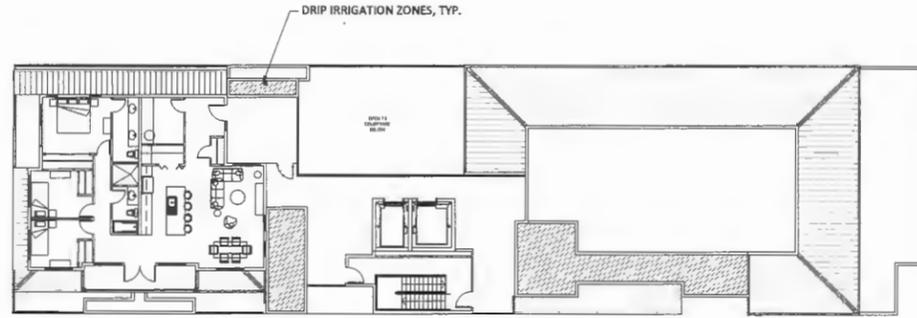
LEGEND:



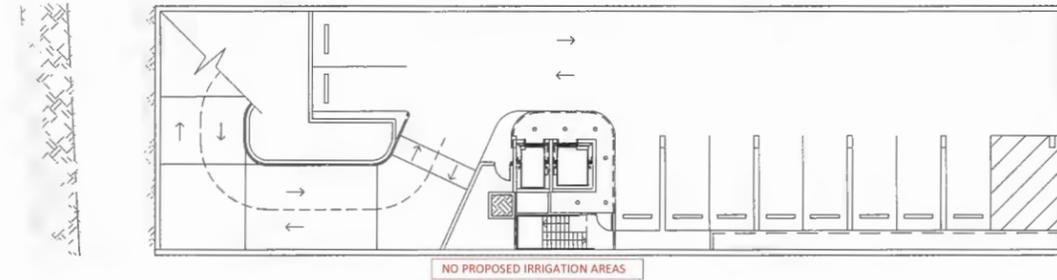
SITE GRADING - EXCAVATION	2,175 C.Y.
EXCAVATION FOR THE FOOTINGS OF NEW CONSTRUCTION	80 C.Y.
REMOVAL AND RE-COMPACTION FOR CONSTRUCTION	0 C.Y.
TOTAL GRADING - EXPORT	2,255 C.Y.

DR. WITCHER ORAL SURGERY AND RESIDENTIAL MIXED-USED

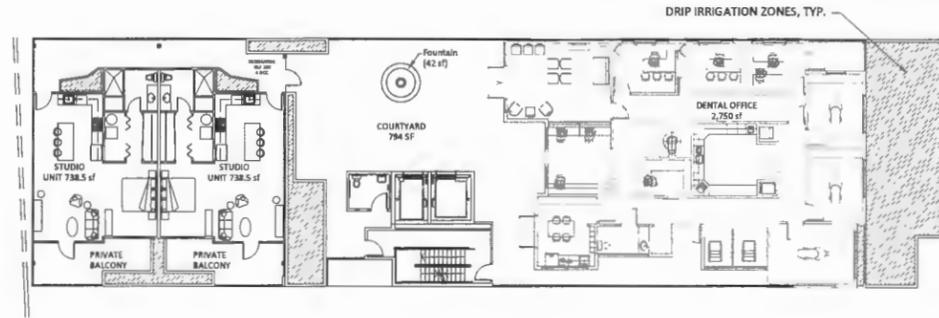
701 VALLEY AVENUE | SOLANA BEACH, CA



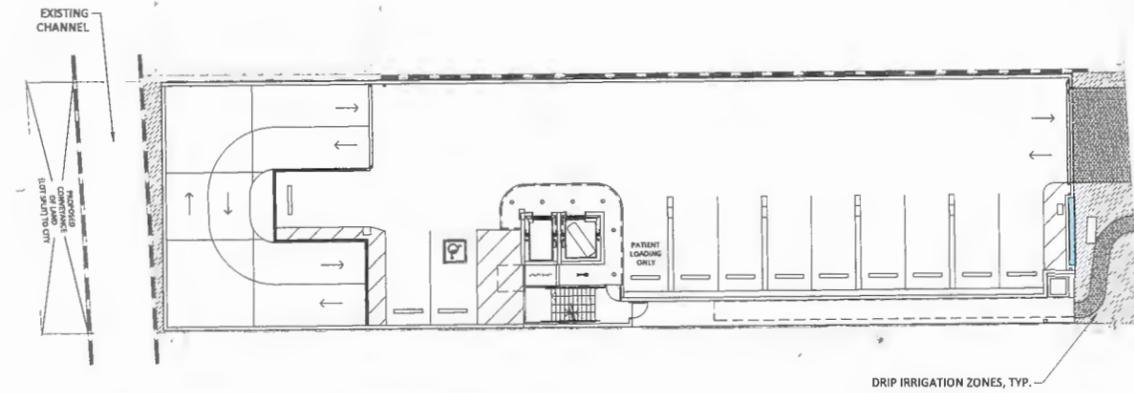
L3 - RESIDENCES 2ND LEVEL & ROOF
SCALE: 1/16" = 1'-0"



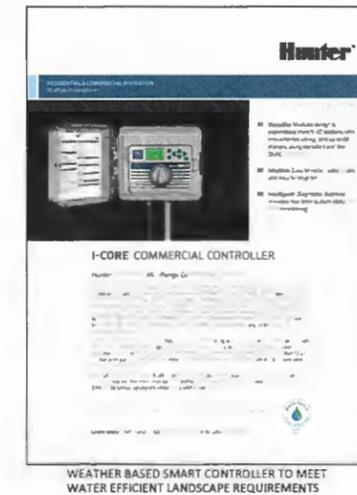
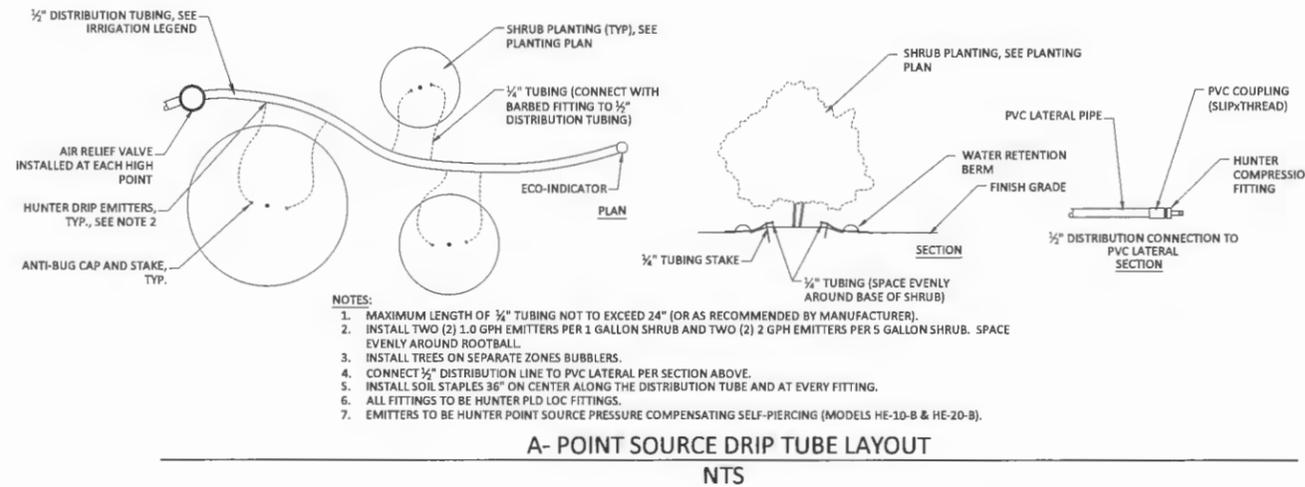
P1 - BELOW GRADE PARKING
SCALE: 1/16" = 1'-0"



L2 - RESIDENCES & DENTAL OFFICE
SCALE: 1/16" = 1'-0"



G - GRADE LEVEL PARKING
SCALE: 1/16" = 1'-0"



IRRIGATION EXHIBIT

MARCH 14, 2025

C:\Users\MSLA\OneDrive\Temp\Projects\75146\01_1001_LandscapeDevelopment_Review_Permit_Witcher_Solana_Beach_FEB_23_2025.dwg Mar 12, 2025 04:28 pm

C:\Users\MSLA\OneDrive\Temp\Projects\75146\01_1001_LandscapeDevelopment_Review_Permit_Witcher_Solana_Beach_FEB_23_2025.dwg 3/12/2025 4:23:26 PM

APPLICATION FOR VIEW ASSESSMENT
(Structure Development Permit)

Project No.: DRP22-010 / SDP22-008

1. Address of property for which the structure development permit has been requested:
701 Valley Ave.

2. Provide the following information for the individual filing this Application for Assessment:
Name: Chad and Amber Arendsen
Address: 821 Juanita St
Phone Number: [REDACTED]
Email: [REDACTED]

3. Description of the viewing area as defined in Solana Beach Zoning Ordinance, Section 17.63.020(I) and extent of impairment: (provide a photo of the impairment as seen from the viewing area) Currently, I am able to not only enjoy the park and it's beauty from my home and rear property, but am able to watch my children come and go to the park and play at the basketball court and skatepark from my home. This structure's mass completely disables both of those things from happening and aside from it being a visual obstruction, there is an added safety concern as a result. (Pictures attached) - It also obstructs lots of natural light and the overall pedestrian view and experience when walking or driving by.

4. Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment: Currently the height of the structure, and overall Mass is the issue. Also the rooflines do not have Sufficient articulation or open corridor space.
My suggestion would be to eliminate the subteranean parking structure and reduce The overall size of the structure so that it will set back further away from the front set back.

5. Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the property for which a Structure Development Permit has been requested:
There has not yet been any attempts to rectify this proposal, but an email was sent Directly to the owner of the property by me letting him know that I was going to begin This process

[Signature]
Signature of Applicant for Assessment

12-3-2023
Date Submitted

STAFF USE ONLY:

Application for Assessment fee paid?

[Signature]



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: March 26, 2025
ORIGINATING DEPT: City Manager’s Office
SUBJECT: **Council Consideration of Approving a Legislative Policy for 2025-2026**

BACKGROUND:

The primary objective of a Legislative Policy is for the City Council to establish and formalize the City's legislative priorities and focus areas for the City Council at the beginning of each legislative session. A focused legislative platform allows for responsive and direct action by the City Manager to address critical issues on behalf of the City. During any given legislative period, bills with potentially significant impacts on the City are introduced and oftentimes revised many times that require close monitoring for timely reporting to the City Council.

The FY 2024/25 Council Work Plan includes a Legislative Platform and Lobbying Priority Item with a goal to, among other things, “Develop policy on priority topic areas to support/advocate”. The proposed Legislative Policy does just that, while identifying roles and responsibilities of Council and Staff, setting the authorization process, and establishing the legislative platform.

This item is before City Council to consider adopting Resolution 2025-026 (Attachment 1) approving a Legislative Policy for 2025-2026 (Attachment 2) that would authorize the City Manager to prepare letters that address the City’s concerns on specified topics for signature by the Mayor on behalf of the City and the City Council.

DISCUSSION:

The Legislative Policy conveys to legislators, policymakers, and the public the Council priorities for policy, projects, and budget for the next year. The proposed Legislative Policy would provide Council direction on potential legislation, thereby allowing the City Manager and Staff to quickly respond to issues that could directly impact the City. The Legislative Policy will also be used to inform both the proposed Work Plan and the proposed budget brought forward annually to the City Council for review, amendment and approval.

The proposed Legislative Policy focuses on these five recommended areas legislative policy.

- Affordable Housing and Livable Communities
- Transportation and Mobility

<p>CITY COUNCIL ACTION: _____</p> <p>_____</p>
--

- Environmental Sustainability and Energy
- Youth, Senior and Community Well-Being
- General Governance and Fiscal Responsibility

These areas are overarching to cover a number of sub-topical priorities that align with the City's values and long-term goals. By establishing these key areas of focus, the City seeks to enhance public safety, promote sustainable community growth, support the well-being of residents and ensure efficient, accountable governance.

Staff recommends that the proposed Legislative Policy be established so that Staff will be authorized to prepare position letters for the Mayor's signature. If it is unclear whether a piece of legislation aligns with the Legislative Priorities, the City Manager will work with the Mayor and City Attorney, to determine applicability and/or consistency prior to issuing any letter of support or opposition. Issues not clearly aligned with any item on the City's Legislative Priorities List may be brought to the full City Council for direction.

Any letters generated under these procedures will be distributed to the entire Council at the same time they are sent on behalf of the City and will be reported out at the next Council meeting by the City Manager and included as an attachment to the agenda. At the end of each legislative session, Staff will provide a report to the Council summarizing the City's legislative activities.

CEQA COMPLIANCE STATEMENT:

Not a project under CEQA

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of the Legislative Policy. The City currently has contracts in place with two lobbying firms, Emanuels Jones and Associates (EJA) for state legislation, and Warwick Group Consultants for federal legislation and funding assistance.

WORK PLAN:

The development of a policy on priority topic areas to support/advocate is listed under the FY 2024/25 Actions of the Legislative Platform and Lobbying Priority Item in the "Community Character" (Land Use & Planning) section in the FY 2024/25 Work Plan.

OPTIONS:

- Approve Staff recommendation
- Deny Staff recommendation
- Provide alternative direction to Staff

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-026 approving the Legislative Policy.



Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-026
2. Legislative Policy

RESOLUTION 2025-026

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SOLANA BEACH, CALIFORNIA, APPROVING A
LEGISLATIVE POLICY FOR 2025-2026**

WHEREAS, the primary purpose of a Legislative Policy is to establish and formalize the City's legislative priorities and focus areas for the City Council at the beginning of each legislative session; and

WHEREAS, a focused legislative platform allows for responsive and direct action by the City Manager to address critical issues on behalf of the City; and

WHEREAS, the FY 2024/25 Council Work Plan includes a Legislative Platform and Lobbying Priority Item with a goal to, among other things, "Develop policy on priority topic areas to support/advocate"; and

WHEREAS, the Legislative Policy conveys to legislators, policymakers, and the public, the City Council priorities for policy, projects, and budget for the next year; and

WHEREAS, the City will actively pursue legislation and funding opportunities that advance local priorities such as affordable housing and livable communities, transportation solutions, environmental sustainability, and the well-being of youth, seniors, and the broader community.

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 approves the Legislative Policy for 2025-2026.

PASSED AND ADOPTED this 26th day of March 2025, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

City of Solana Beach



Legislative Policy

2025-2026

City of Solana Beach Legislative Policy

Introduction: The City of Solana Beach is a vibrant coastal community committed to preserving its unique character while addressing the evolving needs of its residents. This Legislative Policy serves as a guiding framework for the City Council’s advocacy efforts on key priorities that enhance the quality of life for all residents. Through this policy, the City will actively pursue legislation and funding opportunities that advance local priorities such as affordable housing and livable communities, transportation solutions, environmental sustainability, and the well-being of youth, seniors, and the broader community. By taking thoughtful and strategic legislative action, we will ensure that Solana Beach continues to be a great place to live—a community that is safe, welcoming, and full of opportunity for all its residents.

City Manager and Staff Roles

The City Manager and City staff will play an integral role in the implementation, coordination, and monitoring of this Legislative Policy. Their responsibilities will ensure that the policy is reflective of current community priorities as directed by the Council, aligned with the City’s Work Plan and budget, and updated as needed. The City Manager, working closely with staff, will be the key liaison between the City Council and the City’s state and federal lobbyists, advocating for the City’s interests and ensuring that resources and opportunities are being considered and pursued for the City of Solana Beach. By tracking legislative developments, advocating for the City’s interests, identifying funding opportunities, and maintaining communication with the City Council, Solana Beach’s legislative priorities can be advanced, and the City’s goals are effectively realized at the state and federal levels.

Role and Responsibilities:

- The City Manager will oversee the execution of the City’s legislative agenda, ensuring that key priorities are addressed in an effective and timely manner.
- The City Manager and staff will review and track legislation based on emerging local, state, and federal issues, and their alignment with the City’s strategic goals.
- City staff, with assistance from the City’s contracted State and Federal lobbyists, and organizations with whom the City has membership, will maintain an ongoing review of proposed legislation, providing updates to the City Council on key developments that may impact Solana Beach’s goals in areas such as housing, transportation, environmental sustainability, community well-being, and general municipal governance and budgeting.

- The City Manager will coordinate and lead efforts to advocate for the City’s legislative interests, including coordinating with other local governments, participating in regional and state advocacy groups, drafting letters to legislators, and engaging City lobbyists on relevant bills or policies when necessary.
- Staff will assist in drafting letters, resolutions, or reports that convey the City’s stance on specific legislative issues and will facilitate any necessary coordination with other local governments or stakeholders.
- The City Manager and staff will ensure that City departments are aligned with the legislative policy, integrating relevant priorities into their departmental planning, budgeting and operations.
- The City Manager will direct staff to actively seek out and apply for available state and federal grants or funding opportunities that align with the City’s legislative policy and Work Plan.
- The City Manager will work with the City lobbyists to provide regular reports to the City Council regarding the status of key legislative issues, policy changes, and any updates related to the City’s legislative agenda.

Letters of Support or Opposition

To enable timely and effective advocacy on proposed legislation, the City Council authorizes the City Manager, or a designated staff member, to work directly with the Mayor for signature and submittal of letters of support or opposition on behalf of the City for legislation that directly impacts the City’s legislative priorities. This process ensures that the City’s positions are communicated promptly and consistently while adhering to the City Council’s approved legislative policy.

Implementation of the Authorization Process:

- Letters of support or opposition may be issued for state or federal legislation that:
 - Directly impacts the City’s legislative priorities, including but not limited to housing, transportation, environmental sustainability, public safety, and community well-being.
 - Aligns with the City’s adopted positions or policies, including those related to economic development, public safety, public health, and fiscal responsibility.
 - Conflicts with or negatively affect the City’s interests or values, such as laws that impose unfunded mandates or undermine local control.

- The City Manager, or a designated staff member, will have the authority to review proposed state or federal legislation and determine whether a letter of support or opposition should be signed by the Mayor on behalf of the City. This determination will be based on whether the proposed legislation aligns with the City Council's legislative priorities.
- If it is unclear whether a piece of legislation aligns with this Legislative Policy, the City Manager will work with the Mayor and City Attorney, to determine applicability and/or consistency prior to issuing any letter of support or opposition. Items not addressed in the City's Legislative Platform may be brought to the City Council for direction.
- Departments may not take positions on proposed legislation or policies without the City Manager's review and approval consistent with the adopted Legislative Policy.
- The City Manager will ensure that letters are professionally written, concise, and reflect the City's official stance on the legislation.
- Upon submitting any letter of support or opposition, the City Manager will provide, via email, a signed copy to the City Council with a summary of the proposed legislation.
- As part of the City Council meeting, the City Manager will report out on any letters submitted, including the position taken and the outcome of the legislation when appropriate. A copy of the letter(s) submitted will be included as part of the agenda.

Legislative Platform Overview:

Following review of all submitted legislation for the 2024-2025 California Legislative Session, and with consideration of the City of Solana Beach 2025 Work Plan, there are five recommended areas for legislative policy. These areas are overarching to cover a number of sub-topical priorities that align with the City's values and long-term goals. By establishing these key areas of focus, the City of Solana Beach seeks to enhance public safety, promote sustainable community growth, support the well-being of residents, and ensure efficient, accountable governance.

The six policy areas outlined in this platform reflect Solana Beach's commitment to being proactive in its legislative advocacy, addressing immediate concerns, and planning for the future. The City will continue to advocate for legislation that strengthens local governance, secures resources for essential services, and fosters collaborative solutions with regional and state partners. Additionally, the City remains dedicated to advancing policies that protect the health, safety, and quality of life of its residents, while promoting a fiscally responsible and effective municipal operation.

The following areas represent the core focus of Solana Beach's legislative priorities for the upcoming session:

1. Affordable Housing and Livable Communities

The City of Solana Beach is committed to addressing the critical need for affordable housing while maintaining its character as a coastal, residential community. The City will advocate for policies and funding that support affordable housing development, access to housing opportunities, and housing for vulnerable populations, such as seniors and low-income families.

Overall Goal:

Support housing that is consistent with City regulations, and inclusive of affordable housing for families and workforce, maintenance of naturally occurring affordable options, and for senior independent and assisted living options.

Policy Actions:

- Work with regional stakeholders to ensure the City's housing needs are met in a way that reflects its coastal and residential character.
- Support the preservation and rehabilitation of existing affordable housing to ensure long-term affordability and prevent displacement.

- Advocate for policies that encourage the development of mixed-income housing and affordable housing units, particularly for seniors, workforce housing, and individuals with special needs.
 - Pursue local, state and federal funding for City-initiated affordable housing projects that align with the City’s vision of sustainable, low-impact development.
-

2. Transportation and Mobility

The City of Solana Beach is committed to creating a comprehensive transportation network that supports safe, efficient, and sustainable mobility options. This includes reducing congestion, promoting alternative transportation, and ensuring access for all residents to community resources.

Overall Goal:

Support mobility options that expand access to schools, office and commercial areas, parks and beaches, and to existing transit, that balances the use of the public right-of-way for all users.

Policy Actions:

- Promote safe and equitable transportation for youth, individuals with disabilities, and seniors to ensure mobility access for all.
 - Support policies that promote the use of public transit services, such as rail and bus connections to regional jobs and events, to promote sustainability and reduce traffic congestion.
 - Pursue funding for the expansion of electric vehicle (EV) charging stations and encourage the adoption of clean energy vehicles.
 - Collaborate with partners and North County Transit District to improve neighborhood mobility options for trips within the City of Solana Beach.
 - Advocate for local, state and federal funding for transportation infrastructure improvements, including road maintenance, public transit, and multimodal options such as citywide circulators, biking and walking paths.
-

3. Environmental Sustainability and Energy

Solana Beach prioritizes the preservation and enhancement of its natural areas, including its beaches, adjacent lagoons, bluffs and hillsides. In 2024, the City updated its Climate Action Plan, reinforcing its commitment to sustainability by aiming to reduce greenhouse gas emissions and identifying resiliency methods to mitigate the effects of climate change on our neighborhoods, coastal areas, and the broader region. Collaborating with regional boards and local stakeholder groups, the City has advanced efforts to provide more transparency and options for resilient energy and utility solutions, benefiting both residents and businesses within the City.

Overall Goal:

Support sustainable and resiliency solutions to further the City's Climate Action Plan and prioritize public transparency and accessibility of information related to energy and utility costs, trends and alternatives.

Policy Actions:

- Continue the implementation of the City's Climate Action Plan, advocating for policies and programs that help meet the City's long-term environmental goals.
 - Support policies that promote the reduction of greenhouse gas emissions, water conservation, and waste reduction.
 - Support policies that incentivize the adoption of sustainable practices in both public and private sectors, including incentives for solar energy installations and green building certifications.
 - Promote increased public transparency and participation in issues related to energy and utility operations, including independently owned energy utilities, water resources, and wastewater operations, rates, and program advancements.
 - Pursue grants and resources to enhance coastal protection, including flood resilience measures, sea-level rise mitigation, and shoreline preservation.
 - Advocate for state and federal funding for climate action projects, including renewable energy development, energy efficiency and conservation programs, and the transition to a green economy.
-

4. Youth, Senior, and Community Well-being

The City of Solana Beach is committed to fostering a community that supports the health and well-being of all residents. This includes providing services and opportunities for youth, seniors, and all members of the community to engage, thrive, and contribute to the social fabric of the City. By supporting legislation that limits youth access to new and harmful drugs, the City aims to reduce substance abuse, promote public health, and protect future generations. In addition, the City is committed to enacting policies and implementing programs that will help seniors “age in place”, knowing that most desire to stay in the community as they age. The City is also committed to continuing implementing programs and policies to further our “Welcoming Community” status that emphasizes kindness, inclusion and community engagement. The City will continue to advocate for policies that prioritize prevention, education, and collaboration with community stakeholders, recognizing that a strong, unified approach is key to combating this growing issue.

Overall Goal:

Support policies that prioritize healthy communities and protect youth and senior residents through programs, resources, and safe business practices.

Policy Actions:

- Promote the development of community spaces that encourage social engagement, recreation, and cultural activities for all ages.
- Advocate for the protection of vulnerable populations, including seniors, through programs aimed at preventing isolation and ensuring access to care and support services.
- Partner with the Solana Beach and San Dieguito school districts to support legislation that responds to the emergence of dangerous new drugs that threaten the safety of youth, including synthetic drugs, e-cigarettes, vaping products; education programs; and enforcement measures to prevent youth access to controlled substances.
- Support initiatives that address homelessness prevention, including regional programs for transitional housing programs and supportive services for those in need.
- Advocate for local, state and federal funding for youth programs, senior services, and mental health resources that promote social connection, physical activity, multi-generational programming and community resilience.

5. General Governance and Fiscal Responsibility

The City of Solana Beach strives for effective governance that encourages the community's long-term sustainability and growth, while being fiscally responsible and transparent. The City emphasizes the prudent management of public funds, the welfare of its staff, and the efficiency, adaptability, and responsiveness of its city operations to meet residents' needs. The City recognizes that a well-supported, motivated, and skilled workforce is critical to delivering high-quality public services and achieving the City's goals.

Overall Goal:

Promote a policy framework that ensures the City of Solana Beach upholds responsible governance, fosters a well-supported and skilled workforce, and prioritizes fiscal sustainability through transparent budgeting, effective resource allocation, and strategic staff development initiatives.

Policy Actions:

- Maintain a balanced approach to budgeting that prioritizes the City's legislative goals while responsibly managing taxpayer funds.
 - Promote policies that strengthen local governance and encourage regional collaboration on key issues such as public safety, economic development, and environmental protection.
 - Support policies that focus on transparency, accountability, and efficiency in delivering all services.
 - Promote policies that embrace technology and innovative solutions to improve employee performance, public engagement, and streamline internal communication.
 - Support legislation that prioritizes workforce stability, mental health and wellness programs, and succession planning to ensure a resilient and effective workforce to retain institutional knowledge while adapting to changing community needs.
 - Pursue alternative funding opportunities, including grants, to support infrastructure improvement projects, public safety programs, and community development initiatives.
-

Conclusion:

The City of Solana Beach remains committed to shaping a vibrant, sustainable, and thriving community by advocating for policies that align with our core values and address the needs of our residents and businesses. Through this legislative policy framework, we have outlined clear priorities that focus on strengthening public safety, planning for housing and community development, supporting environmental solutions, and fostering a responsible and transparent local government. As we move forward into the 2025-2026 California Legislative Session, the City will continue to work collaboratively with state and federal legislators, as well as regional partners, to ensure that Solana Beach's needs are represented and that resources are directed toward initiatives that benefit our community. Recognizing the critical importance of funding to achieve these objectives, the City of Solana Beach will actively pursue local, state and federal grants, alternative funding sources, and partnerships to support key infrastructure projects, youth and senior programs, and community development initiatives. By securing additional resources, we will ensure that the City's legislative priorities are not only realized but also sustainable in the long term.

In tandem with these efforts, the City will bring forward a 2025 Work Plan and the upcoming two-year budget for 2025-2026 and 2026-2027 to provide a clear framework for prioritizing resources, aligning policy objectives with available funding, and ensuring that our goals are effectively met. The work plan will reflect the priorities outlined in this legislative policy, with a focus on actionable projects and programs. The two-year budget will guide the City in maintaining fiscal responsibility, while also supporting the implementation of key initiatives to strengthen the community and enhance public services as outlined in an annual work plan.

Through a combination of proactive legislative efforts, thoughtful resource allocation, and the unwavering dedication of City staff, Solana Beach will continue to thrive as a safe, distinctive, and well-governed city. This legislative policy serves as a guiding framework for the City's continued success and growth, ensuring a prosperous and secure future for all who call Solana Beach home.



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: March 26, 2025
ORIGINATING DEPT: Community Development Department - John Delmer, Assistant Planner
SUBJECT: **City Council Consideration of Resolution 2025-016 Approving the Housing Element Annual Progress Report and Housing Successor Annual Report for Fiscal Year 2023/24 and Directing Submittal to the California Department of Housing and Community Development and the Governor’s Office of Planning and Research**

BACKGROUND:

Government Code¹ Section 65400 requires that each city and county planning agency prepare an annual progress report (APR) on the status of the Housing Element of its General Plan and report on the progress of the implementation of the policies in the Housing Element, using the forms and definitions adopted by the California Department of Housing and Community Development (HCD). A required part of the report is the Housing Successor Annual Report (Housing Successor Report).

The item before City Council (Council) is to consider adoption of Resolution 2025-016 (Attachment 1) approving the Housing Element APR (Attachment 2) and Housing Successor Annual Report for Fiscal Year (FY) 2023/24 (Attachment 3) pursuant to California Health and Safety Code Section 34176.1(f). If approved, Staff will submit the final reports to HCD and the Governor’s Office of Planning and Research.

DISCUSSION:

The Housing Element is an important planning policy document. It is used to identify the projected housing needs of the community and establish policies to support the further development of all types of housing, including affordable housing, within the City.

¹ All references are to the California Government Code unless specified otherwise.

COUNCIL ACTION:

All California municipalities are required to adopt a Housing Element as part of their General Plan. Distinct from the other General Plan elements, the Housing Element is subject to detailed statutory requirements and mandatory review by HCD.

The Council adopted the City of Solana Beach Housing Element 2021-2029 and Negative Declaration by Resolution 2023-058 on May 10, 2023. The document was certified by HCD on June 8, 2023.

This progress report spans from January 1, 2024, through December 31, 2024, and includes statistics on the production of all housing types, including affordable housing, during the sixth cycle of the Regional Housing Needs Assessment (RHNA) for the San Diego Association of Governments (SANDAG), which began on April 15, 2021 and ends on April 15, 2029. The 2021 Housing Element APR (Attachment 2) contains the information required by state law. The data included in the APR is further described below.

Table A - Housing Development Applications Submitted

As part of the reporting requirements, cities are required to provide data on housing developments for which an application was submitted (and deemed complete) between January 1, 2024, and December 31, 2024. Housing development applications include an application for a discretionary entitlement, which results in a newly constructed housing unit, or a building permit application when only a ministerial process is required. Only newly constructed housing units are reported. For example, an application for an addition to an existing residence would not be counted; however, an application for a demolition and replacement of a residential structure would be counted. Furthermore, only applications which were “deemed complete” in 2024 were included. Attachment 2, Table A, includes all housing applications deemed complete in 2024, the number of proposed units by affordability level, and the number of units that have been approved by affordability level. In 2024, 24 housing development applications were deemed complete for a combined total of 49 units.

Table A-2 - Annual Building Activity Report Summary

Another reporting requirement includes the requirement for data on net new housing units and developments that have received any one of the following: an entitlement, a building permit or a certificate of occupancy. The data is included in Attachment 2, Table A2. Only developments that resulted in net new housing units are included in Table A2. For example, an application that included the demolition and replacement of a residential structure would not be counted in this table; however, a new housing application proposed on a vacant lot would be counted.

It is expected that the same projects will be reported in multiple years of APRs. For example, a project will be listed in three separate APRs if it is entitled in one year, receives a building permit next year, and the certificate of occupancy in the following year.

In 2024, 14 development projects that result in net new housing units received entitlements, for a combined total of 26 net new units; 21 development projects received

building permits for a combined total of 82 net new units; and 16 development projects were finalized for a combined total of 16 net new units.

Table B - Regional Housing Needs Assessment (RHNA) Progress Report

On July 10, 2020, SANDAG adopted the RHNA allocations for each jurisdiction within the region for an 8-year cycle, beginning on April 15, 2021, and ending April 15, 2029. The RHNA allocation for all income categories for the City of Solana Beach is 875 units over this 8-year projection period.

Attachment 2, Table B identifies the number of net new dwelling units that were issued building permits from January 1, 2024, through December 31, 2024, based on income category.

As of December 31, 2024, a net total of 178 housing units were issued building permits, leaving a remainder of 697 units in the total RHNA allocation of 875 units for all income types. Of those 178 housing units, 82 were permitted during the 2024 reporting period. A breakdown of the housing units by year is depicted in Attachment 2, Table B.

For the current RHNA cycle, the number of permitted housing units by affordable category is as follows:

- The City's total RHNA allocation for above moderate income units is 240 and 66 units in this category have been permitted (~37% of units permitted; 27% RHNA Goal).
- The total RHNA allocation for moderate income units is 160 and 80 moderate income units, which are Accessory Dwelling Units, have been permitted (~45% of units permitted; 18% RHNA Goal).
- The total RHNA allocation for low income units is 159 and 32 units have been permitted (~18% of units permitted; 18% RHNA Goal).
- The total RHNA allocation for very low income units is 316 and 0 units have been permitted.

Even though the number of permits issued is only 20% of the City's RHNA allocation, the percentage of the permits issued by income category is equal to or greater than the RHNA goals for individual income categories for above moderate, moderate, and low income categories.

In addition to above, the City is currently processing numerous projects equal to the amount built to date – or more – in various income categories. The City also received a Pre-Application that includes 345 apartments, 42 of which would be affordable.

Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Attachment 2, Table C is used to report rezoned or identified sites required by no net loss pursuant to Government Code Section 65863. When a city permits or causes its housing element sites inventory site capacity to be insufficient to meet its remaining unmet RHNA, they are required to identify additional sites to meet the RHNA or if needed, rezone sites to accommodate the unmet RHNA. There were no development projects approved in 2024 that resulted in the City's inability to meet its unmet RHNA; therefore, these reporting requirements do not apply to the City.

Table D – Housing Element Cycle and Implementation Progress Report

Attachment 2, Table D provides an itemized status report on the 2021-2029 Housing Element Implementation for 37 programs, which were adopted with the City's Housing Element. These programs establish the policies of the City Council to encourage the construction of new affordable housing in Solana Beach, additional affordable housing opportunities using existing housing, and new housing in all income categories as identified in the RHNA allocation and the Housing Element itself.

To date, the City has completed 24 of 37 Housing Programs, including adoption of several ordinances amending the City's Municipal Code to encourage the development of Accessory Dwelling Units (ADUs). Eleven of the 37 Housing Programs are annual or on-going activities that staff will continue to monitor and update during the Annual Progress Report process throughout the 6th Cycle. The remaining two programs—Program 1M, which involves implementing a development process for extremely low-income households and special needs developments, and Program 3D, the adoption of the City's Safety Element—are expected to be completed by the end of 2025. The completion and annual monitoring of 35 out of 37 Housing Programs reflect the City's commitment to promoting housing development in our community.

Four programs in the Housing Element Implementation Plan focus on encouraging ADU development. Solana Beach's RHNA compliance projected the development of up to 14 ADUs per year; however, 80 ADU building permits have already been issued this planning period (16 per year), with 31 more currently under plan check review as of the date of this report. As of December 2024, Solana Beach has achieved 65% of the RHNA ADU goal for the entire 6th Cycle (2021-2029).

Information on other City regulations that facilitate affordable housing in the community is available at the public counter in City Hall. This includes information on the City's density bonus and the City's Affordable Housing and Accessory Dwelling Unit Ordinances.

Table E – Commercial Development Bonus

Attachment 2, Table E is used to report information on commercial development bonuses approved during the reporting period. When an applicant for approval of a commercial

development has entered into an agreement for partnered housing to contribute affordable housing through a joint project or two separate projects encompassing affordable housing, the city, county, or city and county shall grant to the commercial developer a development bonus as prescribed in Government Code Section 65915.7. No commercial development bonuses were requested or approved; therefore, these reporting requirements do not apply and were left unreported.

Housing Successor Annual Report

Senate Bill 341 (SB 341), which is codified in Health and Safety Code Section 34176.1 (Section 34176.1) and became effective on January 1, 2014, requires each housing successor that assumed the housing functions of a former redevelopment agency to post a report on its website that contains information regarding the low- and moderate-income housing asset fund (Fund) of the former redevelopment agency for the previous fiscal year. In this case, the City, as the housing successor (Housing Successor), is required to prepare and post the report.

In addition, the Housing Successor is required to conduct and provide to the Council an independent financial audit (Audit) of the Fund within six months of the end of the fiscal year. The Audit may be included as part of the City's independent financial audit.

The Housing Successor assumed the housing functions of the former Solana Beach Redevelopment Agency (RDA) on January 11, 2012. The transfer of the functions included the transfer of formerly designated RDA low- and moderate-income housing funds together with any funds generated by former RDA housing assets. The funds must be maintained by the City in the separate Fund and expended in accordance with Section 34176.1. Allowable expenditures include the development of affordable housing, monitoring and preservation of housing subject to affordability restrictions and covenants, and homelessness prevention and rapid rehousing services for homeless individuals.

To ensure that the monies in the Fund are expended in accordance with the law, Section 34176.1(f) requires an independent financial audit of the Fund within six months of the end of the fiscal year. The Fund has maintained a zero balance for the entirety of the fiscal year. As a result, no audit report was prepared for the fiscal year.

SB 341 also requires annual reporting and website posting of a Housing Successor Report for the fiscal year related to the Fund. The Housing Successor Report for FY 2023/24 includes the following information:

- The Fund's balance for the fiscal year ending June 30, 2023 was \$0 and there was no financial activity for the fiscal year ending June 30, 2024 resulting in a \$0 fund balance for fiscal year ending June 30, 2024.
- The statutory value of assets owned by the Housing Successor was \$0.
- The Fund does not have an "excess surplus" (the aggregate of unencumbered funds deposited into the Fund during the preceding four fiscal years).

After Council approval, the Housing Successor Report (Attachment 3) will be posted on the City's website and submitted to HCD.

In conclusion, Staff recommends that the Council consider approval of Resolution 2025-016 as contained in Attachment 1. Should the Council approve and adopt Resolution 2025-016, it is further recommended that the Council direct Staff to submit the 2024 Housing Element APR and the 2023/24 Housing Successor Annual Report to HCD as required by state law.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

N/A

WORK PLAN:

Community Character – Land Use & Planning – Housing Element

OPTIONS:

- Approve Staff's recommendation to adopt the 2024 Annual Housing Element Progress Report and the 2023/24 Housing Successor Annual Report and adopt Resolution 2025-016 directing that the reports be submitted to HCD and the Governor's Office of Planning and Research.
- Approve the reports with modifications and adopt Resolution 2025-016 directing Staff to submit the report to HCD and the Governor's Office of Planning and Research.
- Provide other direction to Staff.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-016 approving the 2024 Housing Element Annual Progress Report and the 2023/24 Housing Successor Annual Report as submitted and directing Staff to file the report with the California Department of Housing and Community Development and the Governor's Office of Planning and Research.


Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-016
2. 2024 Annual Housing Element Progress Report
3. 2023/24 Housing Successor Annual Report

RESOLUTION 2025-016

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE 2024 HOUSING ELEMENT PROGRESS REPORT AND THE HOUSING SUCCESSOR ANNUAL REPORT FOR FISCAL YEAR 2023/24 AND DIRECTING SUBMITTAL TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, on May 10, 2023, the City Council adopted the City of Solana Beach 2021-2029 Housing Element by Resolution 2023-058; and

WHEREAS, the Housing Element is an important planning tool for the City of Solana Beach in meeting the housing needs of the community. It establishes an action plan to meet these needs pursuant to Government Code Section 65302(c) which sets forth the specific components to be contained in a community's housing element; and

WHEREAS, on July 10, 2020, the San Diego Association of Governments adopted a plan for the Regional Housing Needs Assessment (RHNA) allocating regional housing needs for the sixth RHNA cycle beginning April 15, 2021 and extending to April 15, 2029 to include adoption of Table B located within Attachment 1; and

WHEREAS, the City is required to submit to the California Department of Housing and Community Development (HCD) by April 1, 2025, the 2024 Annual Housing Element Progress Report (Housing Element Report); and

WHEREAS, the Housing Successor Annual Report for Fiscal Year 2023/24 is required by Health & Safety Code Section 34176.1(f) to be submitted to HCD with the Housing Element Report; and

WHEREAS, on March 26, 2025, the City Council adopted the 2024 Annual Housing Element Progress Report and the Housing Successor Annual Report as required under Government Code Section 65400(a)(2)(B).

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. The 2024 Annual Housing Element Progress Report and the 2023/24 Housing Successor Annual Report are approved.
3. City Staff is directed to submit and file the 2024 Annual Housing

Element Progress Report and the 2023/24 Housing Successor Annual Report with the State Department of Housing and Community Development Department, and also the Governor's Office of Planning and Research.

PASSED AND ADOPTED this 26th day of March, 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

Jurisdiction	Solana Beach	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	04/30/2021 - 04/30/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	32
	Non-Deed Restricted	0
Moderate	Deed Restricted	1
	Non-Deed Restricted	19
Above Moderate		30
Total Units		82

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	13	0	0
Single-family Detached	8	0	1
2 to 4 units per structure	0	0	0
5+ units per structure	0	62	0
Accessory Dwelling Unit	5	20	15
Mobile/Manufactured Home	0	0	0
Total	26	82	16

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	21	82
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	24
Number of Proposed Units in All Applications Received:	49
Total Housing Units Approved:	27
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	19	19
Discretionary	5	30

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	62

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	37
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Solana Beach	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type			
1				2	3	4	5							6	7	8	9	10		11	12		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	
Summary Row: Start Data Entry Below							0	0	2	0	2	21	24	49	27	0							
	2983810800	988 AVOCADO PL	Mark	B22-0497	ADU	R	6/10/2024							1	1			NONE	No	No	Pending	Ministerial	
	2636310200	1215 VIA MIL CUMBRES	Swain	B23-0362	ADU	R	8/12/2024							1	1			NONE	No	No	Pending	Ministerial	
	2636632700	654 SANTA ALICIA	Fenning	B23-0490	ADU	R	4/8/2024							1	1			NONE	No	No	Pending	Ministerial	
	298-371-27-10	1128 Solana Dr	Hall	DRP24-001	SFD	O	12/10/2024							1	1			NONE	No	No	Pending	Discretionary	
	2981610300	845 HERNANDEZ ST	Rodriguez	B23-0584	ADU	R	3/21/2024							1	1			NONE	No	No	Pending	Ministerial	
	2980841600	440 S NARDO AVE 2	Mariani	B24-0017	ADU	R	9/23/2024							1	1			NONE	No	No	Pending	Ministerial	
	2633920300	340 GLENMONT DR	Billmeyer	B24-0131	ADU	R	5/30/2024							1	1			NONE	No	No	Pending	Ministerial	
	2634401700	813 SANTA REGINA	Nguyen	B24-0176	ADU	R	9/11/2024							1	1			NONE	No	No	Pending	Ministerial	
	2630722800	422 N RIOS AVE	Fox	B24-0238	ADU	R	11/19/2024							1	1			NONE	No	No	Pending	Ministerial	
	2633030100	372 N SIERRA AVE	Martin	B24-0242	ADU	R	4/19/2024							1	1			NONE	No	No	Pending	Ministerial	
	2636222600	223 LA BARRANCA DR	Banuelos	B24-0243	ADU	R	9/25/2024							1	1			NONE	No	No	Pending	Ministerial	
	2631931000	566 CANYON DR	Spooner	B24-0253	ADU	R	4/1/2024							1	1			NONE	No	No	Pending	Ministerial	
	2636522600	1112 SAN RICARDO CT	Moayedi	B24-0418	ADU	R	10/18/2024							1	1			NONE	No	No	Pending	Ministerial	
	2980751000	339 S GRANADOS AVE 1&2	Bergum	B24-0438	ADU	R	9/23/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	2636321200	1310 VIA MIL CUMBRES	Peterson	B24-0455	ADU	R	12/10/2024							1	1			NONE	No	No	Pending	Ministerial	
	2980822900	321 CORTO ST	Kuriyama	B24-0458	ADU	R	10/23/2024							1	1			NONE	No	No	Pending	Ministerial	
	2630810400	627 BARBARA AVE	Holcomb	B24-0496	ADU	R	10/7/2024					1			1			NONE	No	No	Pending	Ministerial	
	2632220400	659 CANYON DR	Fleming	B24-0511	ADU	R	10/10/2024					1			1			NONE	No	No	Pending	Ministerial	
	2630312700	806 SEABRIGHT LN	Kadia	B24-0537	ADU	R	10/10/2024							1	1	1		NONE	No	No	Approved	Ministerial	
	2635811600	1474 SANTA MARTA CT	Stafford	B24-0587	ADU	R	11/12/2024							1	1			NONE	No	No	Pending	Ministerial	
	298-092-05	501 S RIOS AVE	Ackad	DRP23-006	SFD	O	11/4/2024							1	1			NONE	No	No	Pending	Discretionary	
	298-131-14	701 Valley Ave	Witcher	DRP22-010	2 to 4	O	6/3/2024							3	3			NONE	No	No	Pending	Discretionary	
	298-121-69	401-450 Bell Ranch Rd	Shea Homes	DRP24-002	5+	R	10/25/2024						4	8	12	12		NONE	No	No	Approved	Discretionary	
	298-164-10	718-732 STEVENS AVE	Stevens 13	DRP22-003	5+	O	1/26/2024			2				11	13	13		NONE	No	No	Approved	Discretionary	

Jurisdiction	Solana Beach	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2020-04/29/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	316	-	-	-	-	-	-	-	-	-	-	-	316
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	159	-	-	-	-	32	-	-	-	-	-	32	127
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	160	-	-	-	2	1	-	-	-	-	-	80	80
	Non-Deed Restricted		15	13	14	16	19	-	-	-	-	-	-	
Above Moderate		240	3	30	3	-	30	-	-	-	-	-	66	174
Total RHNA		875												
Total Units			18	43	17	18	82	-	-	-	-	-	178	697
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		158		-	-	-	-	-	-	-	-	-	-	158

Table B

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Solana Beach		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Mixed-Use Development on Commercially-Zoned Sites	Program 1A: Inventory sites and initiate planning, encourage mixed use, look for funding.	12/1/2024	A mixed-use development, including office, commercial, and 25 multi-family residential units was finalized on 08/07/2023. The City also received a Pre-Application that includes 345 apartments, 42 of which would be affordable, on an existing commercial site. The City continues to meet with housing developers regarding potential housing development on existing commercial sites.
Promotion of Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Development	Program 1B: Distribute information, evaluate progress, monitor standards and process.	As identified within the program objectives	Ordinance 525 was adopted on December 13, 2023, which was intended to promote the construction of ADUs, specifically in sensitive areas. Ordinance 525 was submitted to HCD on December 21, 2023, for review, no comments were received from HCD. The City is currently working on the permit-ready ADU program.
Create ADU Monitoring Program	Program 1C: Track ADU/JADU creation and affordability levels	12/1/2024	Monitoring in progress. During this reporting period, the City has issued 20 building permits for ADU/JADUs. A reporting function has been added to the City's permit tracking system to easily monitor ADU/JADU development.
Conversion Program of Existing, Non-Permitted Accessory Dwelling Units	Program 1D: Provide a process for converting non-permitted structures into ADUs	ongoing	The City has historically permitted one illegal ADU per year during the 5th cycle and anticipates that they will continue at this pace. 8 ADU conversions are listed in the City's quantified objectives for the 2021-2029 planning period. The City has issued 9 building permits for legalizing unpermitted dwelling units this planning period.

Affordable Housing Program	Program 1E: Continue to implement its affordable housing ordinance	Ongoing	Staff continues to discuss the inclusionary housing program with all applicants proposing 5 or more units and any interested parties; an application that includes 2 affordable housing units within a proposed 13-unit development located on Stevens Avenue recently received an Entitlement. The City also received a Pre-Application that includes 345 apartments, 42 of which would be affordable.
Candidate Sites Used in Previous Housing Elements	Program 1F: Promote affordable housing development	12/1/2025	Discussed the City's inclusionary requirements with housing developers interested in infill/redevelopment. An application for a multi-family housing project on Stevens Avenue will result in a net increase of 5 additional units. This site was not included in the City's candidate sites list.
Federal and State Funding Programs	Program 1G: Identify housing financing subsidy programs for their potential availability to Solana Beach	Annually	Monitoring on-going. Will continue to participate in SANDAG meetings to identify funding opportunities to develop affordable housing.
Manufactured Housing	Program 1H: Promote manufactured housing development	12/1/2024	City Council adopted Ordinance 534 on December 11, 2024.
Density Bonus Ordinance	Program 1I: Update Density Bonus Ordinance to be consistent with State Law	12/1/2024	City Council adopted Ordinance 536 on December 11, 2024.
Update Solana Beach Municipal Code to be Consistent with Ordinance 508 (Accessory Dwelling Units)	Program 1J: Update Solana Beach Municipal Code	4/1/2024	Ordinance 525 was adopted on December 13, 2023. Ordinance 525 was submitted to HCD on December 21, 2023 for review, no comments were received from HCD.
Amend Table 17.12.020-A of the Solana Beach Municipal Code Regarding Transitional and Supportive Housing	Program 1K: Update Solana Beach Municipal Code	4/1/2024	City Council adopted Ordinance 534 on December 11, 2024.
Amend the Solana Beach Municipal Code to define Employee Housing so that it is Compliant with Sections 17021.5 and 17021.6 of the Employee Housing Act	Program 1L: Amend the Solana Beach Municipal Code to define Employee Housing so that it is compliant with Sections 17021.5 and 17021.6 of the Employee Housing Act	4/1/2024	City Council adopted Ordinance 534 on December 11, 2024.

Table D

<p>Amend the City's Development Process to Assist in Development of Housing for Extremely Low-Income Households and Individuals with Special Needs Individuals with Special Needs</p>	<p>Program 1M: Amend the City's development process</p>	<p>12/1/2025</p>	<p>The City will take the following actions to amend the development process to include guaranteed incentives that apply solely to development projects that specifically accommodate housing at the extremely low-income level or that accommodate households for individuals with special needs:</p> <ul style="list-style-type: none"> • Adopt a priority processing procedure • Waive city-controlled development impact fees until permit final
<p>Pursue outside funding opportunities for the development of lower and moderate income households.</p>	<p>Program 1N: Pursue outside funding opportunities</p>	<p>Review Annually</p>	<p>As opportunities arise, the City will pursue new funding sources for lower and moderate income multi-family housing from available non-profit, local, state, and federal programs. The City will also seek to partner with local agencies that may provide funding opportunities or other resources that can assist in the development of housing affordable at the lower and moderate income levels.</p>
<p>Promote Affordable Housing Production on City-Owned Land</p>	<p>Program 1O: Promote Affordable Housing</p>	<p>The City shall issue the 1st RFP by April 2024 The 2nd RFP by April 2025 The 3rd RFP by April 2026</p>	<p>The City will work directly with interested affordable housing developers who respond to the RFPs to facilitate the development of future affordable housing. The City will use a variety of tools to facilitate affordable housing development, including but not limited to: providing financial support through the local housing impact fee fund and/or below-market rate land lease or transfer, providing funding through local housing trust fund, supporting applications for other funding sources for affordable housing (e.g. low-income housing tax credits, grants, State funding, Federal funding). The RFP for the Pearl Housing project was issued in December 2024 with a deadline to submit in February 2025. The City did not receive any proposals from interested parties. The City will be issuing a Request for Information (RFI) to get some feedback on the reasoning for the lack of interest in the project.</p>

Table D

<p>Promotion of ADU Development East of I-5</p>	<p>Program 1P: Bring awareness to new ADU regulations to encourage ADU Development</p>	<p>As identified within the program objectives</p>	<p>The City will develop a permit-ready ADU program for property owners to have pre-approved ADU plans by December 2025. The City will also create a program to streamline ADU permit processing for ADUs that will provide a covenant of affordability. The City will determine the objective criteria needed for qualification for streamlining by December 2025. The City will develop outreach collateral for public dissemination, including updates to the City’s website, information at City Hall, and via other appropriate print and digital media. In addition to Citywide distribution, the City held a workshop in the northeast quadrant of the City focused on ADU education on February 6th, 2024. The City adopted Ordinance 525 which made ADU development possible in sensitive areas of the City, provided that criteria are met that shows the creation of an ADU will not be a detriment to sensitive habitat or other similar areas. The City will research regional and State funding sources that may be available to assist property owners in building ADUs. The City’s target is to have 20% of all ADU development to occur in the northeast quadrant of the City, east of I-5 and north of Lomas Santa Fe Drive. This City has issued 8 building permits for ADUs east of the I-5 this planning period.</p>
<p>Preservation of At-Risk Housing</p>	<p>Program 2A: Preserve Existing Affordable Housing</p>	<p>Annually</p>	<p>The City has reviewed the existing affordable housing developments and determined that no units are currently at risk of converting to market-rate during the planning period. Should this change and existing affordable units become at risk of converting to market-rate, the City will contact the owners of these properties to explore preservation opportunities such as extending affordability covenants, sale/purchasing these developments, non-profit housing organizations assistance, and applying for financial assistance to preserve these affordable units. During this planning period, the City has issued building permits to rehabilitate 147 existing multi-family dwelling units.</p>
<p>Replacement Housing</p>	<p>Program 2B: Promote Replacement Housing for Demolished or Vacant Residential Units that were Occupied by Lower Income Households</p>	<p>The replacement requirement will be implemented upon adoption of the Housing Element and applied as applications on identified sites are received and processed, and local policy shall be adopted by April 2024.</p>	<p>No affordable units were lost during this reporting period. Solana Highlands (Fenton) is replacing 198 apartment units which had naturally occurring low-income units. Several of these units were previously deed restricted, but the deed restrictions expired in 2011. As part of the redevelopment, Fenton is constructing 260 units, 32 of which will be low-income deed restricted units.</p>

Table D

Rehabilitation Opportunities for Existing Housing Stock	Program 2C: Provide Rehabilitation Opportunities for Existing Housing Stock	12/1/2024	During this planning period, the City has issued building permits to rehabilitate 147 existing multifamily dwelling units.
Compliance with SB 35 Provisions	Program 3A: SB 35	ongoing	No change to SB-35, the City is not subject to the provisions. Monitoring ongoing.
Public Education	Program 3B: The City shall continue to monitor, and update information related to the development of housing through the continued promotion of public educational materials. The information describes the benefits of affordable housing and the myths and realities of affordable housing through such means as public presentations, newspaper articles, and information posted on the City's website.	Ongoing	Monitoring ongoing.
Water and Sewer Resources	Program 3C: Reporting the housing element to local water and sewer service providers.	Annually	The certified Housing Element was made available to local water and sewer providers.
Safety Element Update and Adoption of an Environmental Justice Element	Program 3D: SB 1035 requires that the City, after the initial revision of the safety element to identify flood hazards and address the risk of fire in certain lands upon each revision of the housing element, review and, if necessary, revise the safety element to identify new information relating to flood and fire hazards that was not previously available during the previous revision of the safety element	4/1/2024	A draft of the City's Safety Element is being reviewed and will be adopted after approval from CALFIRE and O.E.S.
Amend Parking Requirements for Emergency Shelters	Program 3E: Amend the Municipal Code to be consistent with State law regarding parking requirements for emergency shelters	4/1/2024	City Council adopted Ordinance 534 on December 11, 2024.
Group Home Definition/Requirements within Municipal Code	Program 3F: Amend the Municipal Code regarding group homes.	4/1/2024	City Council adopted Ordinance 534 on December 11, 2024.

Table D

<p>Definition of Density</p>	<p>Program 3G: The City of Solana Beach will amend the definition of “density” within its Municipal Code to base future density calculations on the “gross acreage” of a parcel instead of the “net acreage”. Currently the City defines density as the number of dwelling units per net acre, which excludes land area which will be required for public streets, easements or other areas to be dedicated or reserved for public use or open space (including undevelopable slopes, bluffs, and sensitive lands). Amending the definition to base the calculation on gross acreage would include all those items described above and largely consist of the entire area within the lot lines of a lot or parcel.</p>	<p>4/1/2024</p>	<p>City Council adopted Ordinance 534 on December 11, 2024.</p>
<p>Development Standards Update - Building Height</p>	<p>Program 3H: Amend Building Height Limit/Stories in C and SC zones</p>	<p>4/1/2024</p>	<p>City Council adopted Ordinance 534 on December 11, 2024.</p>
<p>Objective Design Standards for Group Homes CUP Requirement</p>	<p>Program 3I Promote Group Home Development</p>	<p>4/1/2024</p>	<p>City Council adopted Ordinance 534 on December 11, 2024.</p>
<p>Affirmatively Further Fair Housing</p>	<p>Program 4A: Take meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by California law.</p>	<p>Ongoing</p>	<p>Continue to assess and make modifications to the City’s code enforcement process as determined by evaluation of annual code enforcement reports.</p>
<p>Emergency, Transitional and Supportive Housing and Lower Barrier Navigation Centers</p>	<p>Program 4B: Permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of state law.</p>	<p>12/1/2024</p>	<p>City Council adopted Ordinance 534 on December 11, 2024.</p>

Table D

Persons with Physical and Developmental Disabilities	Program 4C: Accommodate the approval of group homes, ADA retrofit efforts, ADA compliance and/or other measures through the implementation of Title 24 as well as amend its procedures to provide more flexibility in the development of accommodations for persons with physical and developmental disabilities by eliminating the need for a variance.	Review Annually	City Council adopted Ordinance 534 on December 11, 2024.
Section 8 Rental Assistance	Program 4D: Administer the Section 8 Rental Assistance Program, and will continue support the County's application for additional Section 8 allocations.	Annually	Participated in County efforts regarding Section 8 Rental Assistance. Received about 1-2 phone calls each week from interested parties who wished to obtain Section 8 Rental Assistance. Referred them to County Housing & Community Development Services and HUD.
Mortgage Credit Certificate (MCC)	Program 4E: Assist low and moderate income first time home buyers	ongoing	Preparing information/handout regarding Mortgage Credit Certificate Program.
Amend the Reasonable Accommodation criteria within the City's Municipal Code	Program 4F: Reasonable Accommodation	4/1/2024	City Council adopted Ordinance 534 on December 11, 2024.
Outreach to Developers Focused on Affordable Development and Development for Special Housing Needs Groups	Program 4G: Discuss Affordable Housing opportunity areas within the City and potential outside funding sources.	Annually	Ongoing
Continue to contribute to the Regional Task Force on Homelessness (RTFH) efforts to address the needs of those experiencing homelessness in North San Diego County.	Program 4H: RTFH Coordinantion	Annually	The City is exploring additional methods for collaboration with RTFH, including participation in meetings, trainings, or survey efforts. The City recently participated and provided comments on the RTFH Strategic Plan.

Table D

Jurisdiction	Solana Beach	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units			1	1					827 Del Mar Downs Unit D. Existing unit deed restricted for low income consistent with affordable housing plan for
Mobilehome Park Preservation									
Total Units by Income			1	1					

Jurisdiction	Solana Beach	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	04/30/2021 - 04/30/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
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If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.
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Notes

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2023-24 PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f) FOR THE
CITY OF SOLANA BEACH, HOUSING SUCCESSOR TO THE FORMER SOLANA BEACH
REDEVELOPMENT AGENCY**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the activities of the City of Solana Beach, acting in its capacity as housing successor to the former Solana Beach Redevelopment Agency (Housing Successor), during Fiscal Year 2023-24 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund for Fiscal Year 2023-24 (Fiscal Year). The LMIHAF has maintained a zero balance for the entirety of the Fiscal Year. As a result, no audit report was prepared for the Fiscal Year. Further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

I. Amount Deposited into LMIHAF: This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.

II. Ending Balance of LMIHAF: This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

III. Description of Expenditures from LMIHAF: This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.

IV. Statutory Value of Assets Owned by Housing Successor: This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

V. Description of Transfers: This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

VI. Project Descriptions: This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

VII. Status of Compliance with Section 33334.16: This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the Former Agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.

VIII. Description of Outstanding Obligations under Section 33413: This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former Solana Beach Redevelopment Agency (Former Agency) as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the Former Agency and how the Housing Successor plans to meet unmet obligations, if any.

IX. Income Test: This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2019 and whether the statutory thresholds have been met.

X. Senior Housing Test: This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, the Former Agency, and the City of Solana Beach within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, the Former Agency, and the City of Solana Beach within the same time period. For this Report the ten-year period reviewed is January 1, 2017 to January 1, 2027.

XI. Excess Surplus Test: This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

REPORT

This Report and the former Solana Beach Redevelopment Agency's pre-dissolution Implementation Plan are to be made available to the public on the City's website http://www.ci.solana-beach.ca.us/index.asp?SEC=4459C1D7-9FF7-4988-92FF-D6EC8A2F593E&Type=B_BASIC.

I. AMOUNT DEPOSITED INTO LMIHAF. A total of \$0 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, no funds were held for items listed on the ROPS.

II. ENDING BALANCE OF LMIHAF. At the close of the Fiscal Year, the ending balance in the LMIHAF was \$0, of which no funds are held for items listed on the ROPS.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF. The following is a description of expenditures from the LMIHAF by category

Fiscal Year	
Monitoring & Administration Expenditures	None
Homeless Prevention and Rapid Rehousing Services Expenditures	None
Housing Development Expenditures > Expenditures on Low Income Units > Expenditures on Very-Low Income Units > Expenditures on Extremely-Low Income Units > Total Housing Development Expenditures	None
Total LMIHAF Expenditures in Fiscal Year	None

IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF. Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the Former Agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

As of End of Fiscal Year	
Statutory Value of Real Property Owned by Housing Authority	\$0
Value of Loans and Grants Receivable	\$0
Total Value of Housing Successor Assets	\$0

V. DESCRIPTION OF TRANSFERS. The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

VI. PROJECT DESCRIPTIONS. The Housing Successor does not receive or hold property tax revenue pursuant to the ROPS.

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16. The Housing Successor has no interests in real property.

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the 2009-2014 Implementation Plan for the Former Agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The Former Agency’s Implementation Plan is posted on the City’s website at http://www.ci.solana-beach.ca.us/index.asp?SEC=4459C1D7-9FF7-4988-92FF-D6EC8A2F593E&Type=B_BASIC

Inclusionary/Production Housing. According to the 2009-2014 Implementation Plan for the Former Agency, the Former Agency was required to construct 2.1 units of very low income housing to meet its inclusionary requirement. The project proposed by the Hitzke Development Corporation and funded in part by the Housing Successor will provide 10 very low income housing units.

IX. EXTREMELY-LOW INCOME TEST. Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement.

There are no available funds, no deposits, no interest and no expenditures for the five-year period of 2019-2024. Therefore, the extremely low-income test does not apply.

X. SENIOR HOUSING TEST. Neither the Housing Successor, the Former Agency nor the City provided funding to deed-restricted rental housing limited to seniors within the past 10 years.

XI. EXCESS SURPLUS TEST. Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

In the previous five fiscal years, a total of \$0 was deposited into the LMIHAF. Therefore, the LMIHAF does not have an Excess Surplus.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: March 26, 2025
ORIGINATING DEPT: Finance Department – Rachel Jacobs, Finance Director
SUBJECT: **City Council Consideration of Resolution 2025-023 Approving the Adoption of Mid-Year Budget Adjustments for Fiscal Year 2025.**

BACKGROUND:

During the fiscal year, as new budgetary information becomes available, Staff presents that information to the Council for consideration when adjustments are recommended to the Adopted Budget. In addition, it is the responsibility of the City Manager to consistently engage in organizational analysis of various City operations to improve efficiency and effectiveness and ensure that the most economical means of conducting business are achieved. Section 2.08.070, Section D, of the Solana Beach Municipal Code (SBMC), “Powers and Duties (of City Manager)” Administrative Reorganization of Offices, states:

It shall be the duty and responsibility of the City Manager to conduct studies and effect such administrative reorganization of offices, positions or units under the City Manager’s direction as may be indicated in the interest of efficient, effective, and economical conduct of the City’s business.

Staff is recommending the revision of appropriations to the Fiscal Year (FY) 2025 Annual Budget (Exhibit A). This item is before the City Council for consideration of Resolution 2025-023 (Attachment 1) approving the adoption of mid-year budget adjustments for FY 2025.

DISCUSSION:

The City of Solana Beach’s (City) Operating Budget Policies state that total expenditures of a particular fund may not exceed that which is appropriated by the City Council without a budget amendment. In addition, Section 3.08.040 of the Solana Beach Municipal Code limits the purchases by departments within the total departmental budget appropriations.

Staff is recommending the City Council authorize the Finance Director/City Treasurer to amend the FY 2025 Adopted Budget for certain revenue and expenditure appropriations.

CITY COUNCIL ACTION:

General Fund Amendments

General Fund – Revenues

Staff analyzed revenues received by the City through February 2025. A trend analysis was performed to compare actual receipts received versus the annual budget. Any significant variances were analyzed in detail and projected through the end of the fiscal year. In a few cases, budget adjustments are being recommended based on other separate analyses or projections.

General Fund Amendments – Revenues

- **Property Tax**
Collections for this revenue category are ahead of estimates. The County of San Diego has adjusted the projected collections due to higher than projected collections. Staff is recommending Property Tax revenue be increased by \$300,000 from \$10,296,980 to \$10,596,980 and Delinquent Property Tax revenue be increased by \$45,000, from \$20,402 to \$65,402.
- **Transient Occupancy Tax**
In the beginning of the year, Staff conservatively estimates revenue expected from short-term vacation rental transient occupancy tax (STVR-TOT). The City continues to experience higher than anticipated TOT from short-term vacation rentals and hotels. Due to this, Staff is recommending short-term vacation rental TOT revenue be increased by \$100,000 from \$1,082,832 to \$1,182,832 and hotel TOT revenue be increased by \$300,000 from \$1,121,551.20 to \$1,421,551.20.
- **Motor Vehicle In Lieu Fees**
The County of San Diego has adjusted the projected collections due to higher than projected collections. Staff is recommending Motor Vehicle In Lieu Fee revenue be increased by \$140,000 from \$2,180,000 to \$2,320,000.
- **Misc. Intergovernmental**
Staff recommends increasing Miscellaneous Intergovernmental revenues by \$70,000 from \$20,000 to \$90,000 due to unbudgeted Supplemental Pari-mutuel share payment.
- **Reimbursement Agreements**
Staff recommends increasing Reimbursement Agreements revenue by \$35,000 from \$0 to \$35,000 due to unbudgeted parking agreement payments.
- **Administrative Charge**
Staff recommends decreasing Administrative Charge revenue by \$332,909 from \$1,230,967 to \$898,058 due to a correction for Sanitation Fund administrative charge calculation.
- **Chandler Investment Interest**
In the beginning of the year, Staff conservatively estimated revenue expected from investment earnings. The City continues to experience higher than projected

investments revenues each quarter. Due to this, Staff is recommending Chandler Investment interest be increased by \$280,000 from \$183,750 to \$463,750.

Measure S Fund Amendments – Revenues

- **Transaction & Use Tax (Measure S)**
 Collections for this revenue category are ahead of estimates. After meeting with HDL advisers, Staff is recommending Measure S Tax revenue be increased by \$100,000 from \$4,688,000 to \$4,788,000.

A summary of the recommended changes for General Fund & Measure S revenues are listed in the table below:

Account	Additions/ (Deletions)
Property Tax	300,000
Property Tax - Delinquent	45,000
Transient Occupancy Tax	300,000
STVR TOT	100,000
Motor Vehicle in Lieu	140,000
Misc. Intergovernmental	70,000
Reimbursement Agreements	35,000
Admin Charges	(332,909)
Chandler Investment Interest	280,000
<i>Operational Revenues</i>	\$ 937,091
 <i>Total General Fund Revenues</i>	\$ 937,091
 Measure S - Transaction & Use Tax	\$ 100,000

General Fund Amendments – Expenditures

Staff has analyzed expenditures through February 2025 against budgeted expenditures. Based on this analysis, Staff is recommending a net increase to General Fund expenditure accounts totaling \$607,127.

Equipment and Supplies Expenditures

The recommended expenditure adjustment is an increase of \$39,323 for Equipment & Supply expenditures.

Professional Services

The recommended expenditure adjustment is an increase of \$132,731 for professional services.

Salaries & Benefits

The recommended expenditure adjustment is an increase of \$146,019 for salaries & benefits.

Transfers

The recommended expenditure adjustment is an increase of \$289,054 for transfers.

The details of the recommend changes for General Fund expenditures are listed in the following table:

<u>Department</u>	<u>Description</u>	<u>Amount</u>
Civil	Increased membership fees	2,630
Clerk's	Reduce budget - no election this year	(60,000)
Community Services	Dissipator Grate Design Artist Stipend	2,000
Community Services	Fabrication of 2 more new Temporary Public Art Pads	3,689
Community Services	Installations of Temporary Public Art Pads	3,250
Community Services	Updated Artist Stipend for 2-year loan for Temporary Public Art Program	9,000
Community Services	New bench for Seascape Sur Beach Entry	5,000
Facilities	Various supplies needed for Facilities Maintenance	10,000
Fire	Increase cost for radio needs, as well as RCS NOC Fees not anticipated	33,800
Fire	Increase cost of water based on projections	900
Marine Safety	2 Lg attendees at Water Safety Summit (\$200 each)	400
Marine Safety	California Marine Safety Cheifs Association Dues	500
Marine Safety	Due to increased staff, increased clothing allowance cost projected	1,000
Marine Safety	Truck 2481 light bar replacement	3,700
Marine Safety	Tower move required additional heavy equip due to sand	2,900
Park Maint.	Repairs to Public Works Fleet	3,000
Park Maint.	Purchase & planting of a Torrey Pine	14,000
Street Maint.	Highland median maintenance agreement	3,554
Total Equipment & Supplies Expenditure Adjustments		<u>39,323</u>

<u>Department</u>	<u>Description</u>	<u>Amount</u>
Animal Control	Increased contract cost	4,236
Engineering	Deduction of Excess Funds in Professional Sevices	(18,000)
Facilities	Window in City Managers Office	5,000
Fire	Increased FMS cost based on projections	101,965
Human Resources	LCW PSA - Fire FLSA Analysis/Study	20,000
Law Enforcement	Increased Sheriff's Contract/LPR Cost	15,000
Marine Safety	Vessel adrift. Tow and disposal	1,530
Park Maint.	Repair Fence on CRT	3,000
Total Professional Services Expenditure Adjustments		<u>132,731</u>

Finance	Increase CalPERS UAL payment	22,252
Fire	Increase CalPERS UAL payment	104,590
Marine Safety	Increase CalPERS UAL payment	19,177
Total Salaries & Benefits Expenditure Adjustments		<u>\$ 146,019</u>

Transfers	SEA Closeout against GF	289,054
Total Transfers Expenditure Adjustments		<u>\$ 289,054</u>

Measure S Amendments - Expenditures

Staff has analyzed expenditures through February 2025 against budgeted expenditures. Based on this analysis, Staff is recommending a net increase to Measure S Fund expenditure accounts totaling \$25,000.

Professional Services

The recommended expenditure adjustment is an increase of \$25,000 for professional services, the details are listed in the following table:

Expenditure Adjustments

<u>Department</u>	<u>Description</u>	<u>Amount</u>
Measure S Fund	HDL & State of CA contract for administrative services for Measure S Tax	25,000
	Total Measure S Expenditures	<u>\$ 25,000</u>

Other Fund Amendments

Staff analyzed revenues received by the City through February 2025. A trend analysis was performed to compare actual receipts received versus the annual budget. Any significant variances were analyzed in detail and projected through the end of the fiscal year. Staff is recommending a total increase to revenues for other funds in the amount of \$317,166.

Staff also analyzed expenditures through February 2025 against budgeted expenditures. Based on this analysis, Staff is recommending a total increase to other fund expenditure accounts totaling \$108,587.

The recommendations for increasing revenues and increasing expenditures for other funds are shown in the following table:

<u>Fund Name</u>		
Revenue Adjustments		
	Description	Amount
Coastal/Visitors TOT Fund	Increased TOT revenue projected	25,000
Public Safety Fund - MS	Increase revenue for reimbursements	3,112
SEA	Transfer from GF for closeout	289,054
	Total Revenue Adjustments	\$ 317,166
Expenditure Adjustments		
Asset Replacement	Trakit GIS integration using technology fees	18,180
Camp - Jr. Guards	Increased CalPERS UAL Payment	3,023
Camp - Recreation	Increased CalPERS UAL Payment	4,215
Coastal/Visitors TOT Fund	Increased cost for street banners	1,108
Coastal/Visitors TOT Fund	Community Grants Award	11,000
COPS Fund	Increased Sheriff contract cost	41,577
Marsolan Debt Service	Increased debt payment	2,000
Measure S	HDL & State of CA contract costs	25,000
MID #33	Increased CalPERS UAL Payment	946
MID #9C	One-time surplus payment for Santa Fe Hills HOA	99,140
Misc. Grants	Expenditures for CalApp Grant (prior year revenue)	48,300
OPEB	PARS admin cost	11,000
Public Safety Fund - Fire	Additional regulators, storage cabinets, new fridges, gym equip	91,500
Public Safety Fund - MS	Reimbursable event expenditures	2,575
Sanitation	Correct/reduce Admin Fee, increased CalPERS UAL pmt, Prop 218 Sewer Rate Noticing/Mailings	(293,867)
Self Insurance	Deductible for La Colonia Property Damage	30,454
Street Lighting	Increased CalPERS UAL Payment	6,981
Successor Agency	Increased CalPERS UAL Payment	1,091
Workers Comp	Increased CalPERS UAL Payment	4,364
	Total Expenditure Adjustments	\$ 108,587
	Total Other Funds	\$ 208,579

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The adopted FY 2025 Budget initially projected a General Fund surplus of \$188,234. Throughout the first eight months of the fiscal year, the budget has been adjusted by various resolutions to a projected surplus of \$51,099. With the FY 2025 mid-year adjustments to revenues and expenditures as discussed above, the General Fund Budget would realize an increase of revenues of \$937,091 against a net expenditure increase of \$607,127, thereby increasing the surplus, resulting in a projected operating surplus of \$381,063. These changes are shown in the following table:

Adopted General Fund Revenues	\$ 24,265,232
Budget Adjustments & Transfers	745,000
Mid-Year Revenue Adjustments	937,091
Total General Fund Revenues	\$ 25,947,323
Adopted General Fund Expenditures & Transfers	\$ (24,076,998)
Budget Adjustments & Transfers	(882,135)
Mid-Year Expenditure Adjustments	(607,127)
Total General Fund Expenditures	\$ (25,566,260)
Projected FY 2025 Surplus(Deficit)	\$ 381,063

The adopted FY 2025 Budget initially projected a Measure S Fund surplus of \$3,051,600. Throughout the first eight months of the fiscal year, the budget has been adjusted by various resolutions to a projected surplus of \$1,902,329. With the FY 2025 mid-year adjustments to revenues and expenditures as discussed above, the Measure S Fund Budget would realize an increase of revenues of \$100,000 against a net expenditure increase of \$25,000, thereby increasing the surplus, resulting in a projected operating surplus of \$1,977,329. These changes are shown in the following table:

Adopted Measure S Fund Revenues	\$ 4,488,000
Budget Adjustments & Transfers	200,000
Mid-Year Revenue Adjustments	100,000
Total General Fund Revenues**	\$ 4,788,000
Adopted Measure S Fund Expenditures & Transfers	\$ (1,436,400)
Budget Adjustments & Transfers	(1,349,271)
Mid-Year Expenditure Adjustments	(25,000)
Total General Fund Expenditures	\$ (2,810,671)
Projected FY 2025 Surplus(Deficit)	\$ 1,977,329

WORK PLAN:

Fiscal Sustainability

OPTIONS:

- Approve Staff Recommendation
- Deny Staff Recommendation

CITY STAFF RECOMMENDATION:

Staff recommends the City Council:

1. Adopt Resolution 2025-023:

- a. Approving revised appropriations in the FY 2025 Adopted Budget.
- b. Authorize the City Treasurer to amend the FY 2025 Adopted Budget accordingly.



Alyssa Muto, City Manager

Attachments:

1. Exhibit A - Resolution 2025-023

RESOLUTION 2025-023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING REVISIONS TO THE FY 2025 ADOPTED BUDGET

WHEREAS, during the course of the fiscal year, new information becomes available to Staff which require adjustments to be made to the adopted budget; and

WHEREAS, Section 3.08.040 of the Solana Beach Municipal Code limits the purchases by departments within the total departmental budget appropriations; and

WHEREAS, the City's Operating Budget Policies state that total expenditures of a particular fund may not exceed that which is appropriated by the City Council, without a budget amendment; and

WHEREAS, the City Manager, in coordination with the Finance Director, reviewed and analyzed the expenditures of the Fiscal Year 2025 Adopted Budget and recommend certain amendments be made to the General Fund as well as other funds; and

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Solana Beach, California, does hereby resolve as follows:

1. That the above recitations are true and correct.
2. That the City Treasurer is authorized to amend appropriations in the 2025 fiscal year budget as further set forth in the attached Exhibit A.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Solana Beach, California, this 26th day of March 2025, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

Exhibit A
Resolution 2025-023

GENERAL FUND

<u>Revenues</u>	<u>Account</u>	<u>Additions/ (Deletions)</u>
	Property Tax	\$ 300,000
	Property Tax - Delinquent	\$ 45,000
	Transient Occupancy Tax	\$ 300,000
	STVR TOT	\$ 100,000
	Motor Vehicle in Lieu	\$ 140,000
	Misc. Intergovernmental	\$ 70,000
	Reimbursement Agreements	\$ 35,000
	Admin Charges	\$ (332,909)
	Chandler Investment Interest	\$ 280,000
	Operational Revenues	\$ 937,091
	Total General Fund Revenues	\$ 937,091

<u>Expenditures</u>	<u>Description</u>	
Civil	Equipment & Supplies	\$ 2,630
Clerks	Equipment & Supplies	\$ (60,000)
Community Services	Equipment & Supplies	\$ 22,939
Facilities	Equipment & Supplies	\$ 10,000
Fire	Equipment & Supplies	\$ 34,700
Marine Safety	Equipment & Supplies	\$ 8,500
Park Maint.	Equipment & Supplies	\$ 17,000
Street Maint.	Equipment & Supplies	\$ 3,554
Animal Control	Professional Services	\$ 4,236
Engineering	Professional Services	\$ (18,000)
Facilities	Professional Services	\$ 5,000
Fire	Professional Services	\$ 101,965
Human Resources	Professional Services	\$ 20,000
Law Enforcement	Professional Services	\$ 15,000
Marine Safety	Professional Services	\$ 1,530
Park Maint.	Professional Services	\$ 3,000
Finance	Salaries & Benefits	\$ 22,252
Fire	Salaries & Benefits	\$ 104,590
Marine Safety	Salaries & Benefits	\$ 19,177
GF Transfers	Transfers Out	\$ 289,054
	Total Operational Expenditures	\$ 607,127
	Total General Fund Net Change	\$ 329,964

MEASURE S FUND

<u>Revenues</u>	Measure S - Transaction & Use Tax	100,000
<u>Expenditures</u>	Measure S - Professional Services	25,000
	Total Measure S Fund Net Change	75,000

OTHER FUNDS

<u>Revenues</u>	<u>Description</u>	
Coastal/Visitors TOT Fund	Increased TOT revenue projected	\$ 25,000
Public Safety Fund - MS	Increase revenue for reimbursements	\$ 3,112
SEA	Transfer from GF for closeout	\$ 289,054
	Total Revenue Adjustments	\$ 317,166

<u>Expenditure Adjustments</u>		
Asset Replacement	Trakit GIS integration using technology fees	\$ 18,180
Camp - Jr. Guards	Increased CalPERS UAL Payment	\$ 3,023
Camp - Recreation	Increased CalPERS UAL Payment	\$ 4,215
Coastal/Visitors TOT Fund	Increased cost for street banners	\$ 1,108
Coastal/Visitors TOT Fund	Community Grants Award	\$ 11,000
COPS Fund	Increased Sheriff contract cost	\$ 41,577
Marsolan Debt Service	Increased debt payment	\$ 2,000
Measure S	HDL & State of CA contract costs	\$ 25,000
MID #33	Increased CalPERS UAL Payment	\$ 946
MID #9C	One-time surplus payment for Santa Fe Hills HOA	\$ 99,140
Misc. Grants	Expenditures for CalApp Grant (prior year revenue)	\$ 48,300
OPEB	PARS admin cost	\$ 11,000
Public Safety Fund - Fire	Additional regulators, storage cabinets, new fridges, gym equip	\$ 91,500
Public Safety Fund - MS	Reimbursable event expenditures	\$ 2,575
Sanitation	Correct/reduce Admin Fee, increased CalPERS UAL pmt, Prop 218 Sewer Rate Noticing/Mailings	\$ (293,867)
Self Insurance	Deductible for La Colonia Property Damage	\$ 30,454
Street Lighting	Increased CalPERS UAL Payment	\$ 6,981
Successor Agency	Increased CalPERS UAL Payment	\$ 1,091
Workers Comp	Increased CalPERS UAL Payment	\$ 4,364
	Total Expenditure Adjustments	\$ 108,587
	Total Other Funds - Net Change	\$ 208,579