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# Del Mar City Council Meeting Agenda

City of Del Mar, Town Hall
1050 Camino del Mar, Del Mar, California

***Civility Works: The Del Mar Code of Civil Discourse: Together we will promote inclusion; listen to understand; show respect; be clear and fair; and focus on the issue.***

**Regular Meeting**
**Monday, April 1, 2024 at 4:30 PM**

**Dave Druker**
Mayor

**Terry Gaasterland**
Deputy Mayor

**Tracy Martinez**
Council Member

**Dan Quirk**
Council Member

**Dwight Worden**
Council Member

**Ashley Jones**
City Manager

**Leslie E. Devaney**
City Attorney

**Sarah Krietor**
Administrative Services Manager/City Clerk

**Public Participation/Comment**: Members of the public can participate in City Council meetings in-person or via written comment (Red Dot). Anyone may address the City Council for up to three minutes, at the Mayor's discretion, on items on the agenda. Members of the public wishing to speak on items not on the agenda may do so under Public Oral Communications. Agenda items may be addressed in any order at the discretion of the Mayor. When addressing the Council, please state your name for the record. Any electronic presentations must be received before 9 a.m. on the date of the Council meeting. No PowerPoint presentations can be loaded during the meeting.

**In-Person Participation:** Please submit a completed "Speaker Slip", including the item number you wish to speak on, to the City Clerk prior to the Mayor announcing the agenda item. The forms are located near the door at the rear of the Meeting Room. When called to speak, please approach the podium and state your name for the record.

**Written Comments:** Members of the public can participate in the meeting by submitting a written red dot comment via email to cityclerk@delmar.ca.us. The deadline to submit written comments is 12 p.m. on the day of the meeting and the subject line of your email should clearly state the agenda item you are commenting on.

**Remote Participation:** Due to technical issues, remote participation will not be offered at this City Council meeting.

**Viewing the Meeting and Access to Agenda Materials:** Members of the public can watch the meeting live on the City's website at: http://delmar.12milesout.com/Video/Live and on Cable TV Spectrum Ch. 24, AT&T Ch. 99 starting at 4:30 PM. Agenda materials and communications from the public on agenda items, "Red Dots", are available on the City's website: http://www.delmar.ca.us/AgendaCenter and a hard copy of the agenda materials are available at Del Mar City Hall and the Del Mar Library during their business hours.

**Assistance for Persons with Disabilities**: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Administrative Services Department at 1050 Camino del Mar or by calling (858) 755-9313. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I. CALL TO ORDER/ROLL CALL

II. CITY ATTORNEY CLOSED SESSION REPORT

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC ORAL COMMUNICATIONS

Each person wishing to speak before the City Council on any matter not on the agenda shall submit a "Speaker Slip" to the City Clerk when Public Oral Communication is announced. Each speaker will have up to three (3) minutes to speak at the discretion of the Mayor and may be asked clarifying questions. Information received during Public Oral Communication may be received, placed on a future agenda, or referred to the City Manager by the City Council. State law generally precludes the City Council from discussing or acting upon any topic presented during oral communications that is not described on the posted agenda.

Note: there is a time limit of 30 minutes for this section of public communications and each speaker will be heard in the order of the submission of their speaker slip. Speakers who have turned in a speaker slip prior to the time oral communications was called on the agenda, but were not heard during the initial time period shall be called to speak at the end of the agenda.

V. CITY COUNCIL COMMENTS

VI. COMMUNITY ANNOUNCEMENTS

VII. CITY MANAGER'S REPORT

VIII. PRESENTATIONS

**1. Mayor's State of the City Address**

Recommended Action: Receive State of the City Address from Mayor Dave Druker.

Reference: Clerk's File No. 101-2

IX. CONSENT CALENDAR

All items listed on the Consent Calendar are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the City Council or the public so requests, in which event, the item will be pulled from the Consent Calendar and considered separately after the motion to approve the Consent Calendar. If you wish to remove an item from the Consent Calendar, please submit a "Speaker Slip" to the City Clerk.

**2. Approval of Minutes: March 11, 2024 Special Meeting – Goals and Priorities Setting Workshop, March 18, 2024 Regular Meeting**

Recommended Action: Approve Minutes.

Reference: Clerk's Minutes Book

**3. Ratification of List of Demands, dated April 1, 2024**

Recommended Action: Ratify the List of Demands.

Reference: Clerk's File No. 201-3

**4. Waiver of Reading of Ordinances on Agenda**

Recommended Action: Waive Reading of Ordinances.

Reference: Clerk's File No. 401-4

**5. Approval of Task Order Amendment with Michael Baker International Related to California Environmental Quality Act (CEQA) Work on the San Dieguito Drive Improvements Project**

Recommended Action: Staff recommends that the City Council: 1) Approve a $25,882 Task Order Amendment (Attachment A) with Michael Baker International for additional utility mark outs and potholing and for the preparation of a CEQA notice of exemption for the San Dieguito Drive Improvement Project; and 2) Authorize the City Manager to execute the Task Order Amendment.

Reference: Clerk's File No. 406-1

**6. Acceptance of Grant Deed of Easements for Retaining Walls Related to Utility Undergrounding District 1A – Stratford Court South Project (APN: 300-200-11-00 and 300-200-31-00)**

Recommended Action: Staff recommends that the City Council approve a Resolution (Attachment A) that allows for the acceptance of Grant Deed of Easements in favor of the City over the properties located at 639 Stratford Court and 717 Stratford Court (HOA Common Lot) and authorize the City Manager or their designee to record the Grant Deed of Easements.

Reference: Clerk's File No. 1001-2, 1306-1

**7. Approval of Task Order Amendment with Utility Specialists Southwest, Inc. for Utility Undergrounding District X1A – Crest Canyon Pre-Construction Services**

Recommended Action: Staff recommends that the City Council: 1) Approve a $104,852 Task Order Amendment (Attachment A) with Utility Specialists Southwest, Inc. for additional pre-construction services for UUD X1A; and 2) Authorize the City Manager to execute the Task Order Amendment.

Reference: Clerk's File No. 406-1, 1001-2

**8. Recap of the 2024 City Council Goals and Priorities Setting Workshop and Council Approved FY 2024-25 City Work Plan**

Recommended Action: Staff recommends that the City Council receive this report, which includes the approved Fiscal Year (FY) 2024-25 City Work Plan reflecting Council feedback from the 2024 City Council Goals and Priorities Setting Workshop.

Reference: Clerk's File No. 401-1

X. PUBLIC HEARING

**9. Continued from March 18, 2024 Council Meeting - Housing-Related Amendments to the Central Commercial and Public Facilities Zones Including Adoption of a Resolution to Amend the Del Mar Community Plan and Introduction of an Ordinance to Amend the Zoning Code and Certified Local Coastal Program to Implement Housing Element Programs 1C and 1H**

Recommended Action: It is recommended that the City Council take the following actions in compliance with the City's certified 6th Cycle Housing Element (2021-2029) to increase the local housing stock capacity as required per California Government Code Section 65863 and Housing Element Program 1C Central Commercial (CC) Zone and Program 1H Public Facilities (PF) Zone:

1) Adopt a Resolution (Attachment A) to amend the Del Mar Community Plan (General Plan) by General Plan Amendment (GPA24-001); and

2) Introduce an Ordinance (Attachment B) to amend the Del Mar Municipal Code (DMMC) Central Commercial (CC) Zone regulations in Chapter 30.22 and Public Facilities (PF) Zone regulations in Chapter 30.31 that are within the City's Zoning Code and certified Local Coastal Program (LCP) by Zone Code Amendments (ZA24-001/ZA24-002) and LCP Amendments (LCPA24-001/LCPA24-002).

Reference: Clerk's File No. 304-7, 401-4, 401-9

**10. Consideration of Encroachment Permit EP24-021 – Construction of a New Open Trellis in the Public Right-of-Way Over the Existing Sidewalk Café at 1555 Camino del Mar, Suite #102 of the Del Mar Plaza**

Recommended Action: It is recommended that the City Council adopt a Resolution (Attachment A) approving Encroachment Permit EP24-01 to construct a new trellis with associated lighting and heaters in the public right-of-way over the existing sidewalk café, adjacent to "The Cottage" restaurant located at 1555 Camino Del Mar, Suite 102, in the Del Mar Plaza.

Reference: Clerk's File No. 802-1

XI. COUNCIL MEETING RECESS

XII. CITY COUNCIL OTHER BUSINESS

**11. Overview of Downtown Pedestrian Safety Measures and Concerns Related to Pedestrian Safety at 11th and 13th Streets**

Recommended Action: Staff recommends that the City Council receive a presentation from staff and the City's contract Traffic Engineer regarding pedestrian safety measures along Camino del Mar from 9th Street to 15th Street and provide direction to staff on any follow up actions as may be needed related to pedestrian safety concerns at 11th and 13th Streets.

Reference: Clerk's File No. 901-2, 901-6, 1101-1

XIII. REGIONAL ORGANIZATION REPORTS

A Councilmember assigned as a liaison to a regional organization may make a written or oral report. State law precludes the Council from commenting on, discussing, or acting on a report unless the item of business within the report is described in the agenda.

A. 22nd District Agricultural Association Community Relations Committee (Martinez/Worden)
B. Clean Energy Alliance JPA (CEA) Board of Directors (Druker/Worden)
C. CSA-17 Ambulance District Advisory Board (Martinez/Quirk)
D. Fire Governance Board, Solana Beach/Del Mar/Encinitas (Martinez/Druker)
E. League of California Cities – San Diego Chapter (Martinez/Worden)
F. League of California Cities – Coastal Cities Group (Worden)
G. North County Transit District (NCTD) (Martinez/Druker)
H. Regional Solid Waste Association (Worden/Quirk)
I. San Diego Association of Governments Board (SANDAG) (Gaasterland/Martinez/Druker)
J. SANDAG Borders Committee (Gaasterland)
K. SANDAG Regional Planning Committee (Martinez)
L. SANDAG Shoreline Preservation Working Group (Worden/Gaasterland/Martinez)
M. SANDAG LOSSAN Executive Task Force (Druker/Gaasterland)
N. San Diego Metropolitan Wastewater Commission/JPA (Worden/Quirk/Druker)
O. San Dieguito River Valley Regional Open Space Park JPA –Executive Committee (Worden/Quirk)
P. Other Regional Organization Reports

XIV. COUNCIL COMMITTEES/SUBCOMMITTEES/COMMUNITY ORG REPORTS

A Councilmember assigned as a liaison to a City Committee, Council Subcommittee OR Community Organization may make a written or oral report. State law precludes the Council from commenting on, discussing, or acting on a report, unless the item of business within the report is described in this agenda.

A. Arts Advisory Committee (Druker)

B. Clean Water Rate Project
C. Del Mar Community Connections (Martinez/Worden)
D. Del Mar Village Association (Gaasterland/Martinez)
E. Finance Committee (Druker/Worden)
F. Housing Subcommittee (Gaasterland/Martinez)
G. Human Resources Subcommittee (Druker/Worden)
H. Legislative Subcommittee (Gaasterland/Martinez)
I. Measure Q Citizen Oversight Committee (Gaasterland/Quirk)
J. Parks and Recreation Committee (Martinez/Gaasterland)
K. Del Mar Railroad Committee (Druker/Gaasterland)
L. Lagoon Committee (Quirk/Worden)
M. Sea-Level Rise Adaptation Plan Implementation Subcommittee (Gaasterland/Martinez)
N. Shores Advisory Committee
O. Sustainability Advisory Committee (Martinez/Worden)
P. Traffic and Parking Advisory Committee (Quirk/Worden)
Q. Undergrounding Project Advisory Committee (Druker/Gaasterland)
R. Other Committee-Subcommittee Reports

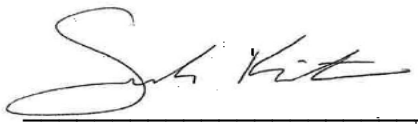
XV. UPCOMING AGENDA ITEMS

The following topics/items are tentatively planned for upcoming agendas. The title, wording, and planned date for these items are subject to change. Final agendas are posted at City Hall 72 hours in advance of the meetings and are also posted on our web site with the accompanying staff report. Please watch our web site: www.delmar.ca.us for City Council Agendas.

| **April 15, 2024** |
|---|
| Del Mar Village Association Presentation Regarding Beach Saver Pilot Program |
| 20th Street Lifeguard Tower Driveway Construction Contract Award |
| Jimmy Durante Boulevard Bluff Repair Project, Structural Engineering and Landscape Architecture Task Order Authorizations |
| Second Reading/Adoption of Ordinance Central Commercial (CC)/Public Facilities (PF) Amendments |
| Introduction of Density Bonus Ordinance (Housing Element Implementation) |
| Amendment to TransNet Local Street Improvement Program of Projects for Fiscal Years 2022-2024 through 2027-2028 |
| Interviews and Appointment to the Design Review Board (Tentative pending sufficient applications received.) |
| Camino del Mar Bridge Project Update |
| SDD Engineering Assessment Analysis and Recommendation to Initiate the Prop 218 Ballot Process (Tentative) |
| Discussion Regarding Ballot Measure Proposal - City Council Compensation |

XVI. CERTIFICATION

I, Sarah Krietor, Administrative Services Manager/City Clerk for the City of Del Mar, hereby certify that a copy of this agenda was posted at City Hall on the 27th day of March, 2024 at approximately 4:00 p.m.



Sarah Krietor, Administrative Services Manager/
City Clerk

3/27/2024
Date

**DEL MAR CITY COUNCIL**
**SPECIAL MEETING MINUTES**
**GOALS & PRIORITIES SETTING WORKSHOP**
**MARCH 11, 2024**
City of Del Mar Town Hall
1050 Camino del Mar, Del Mar, California

CALL TO ORDER
Mayor Druker called the meeting to order at 5:00 P.M.

ROLL CALL
Present: Mayor Dave Druker; Deputy Mayor Terry Gaasterland (arrived at 5:07p.m.); Councilmembers Tracy Martinez, Dan Quirk, and Dwight Worden

CITY COUNCIL BUSINESS

**ITEM 1: 2024 CITY COUNCIL GOALS AND PRIORITIES SETTING WORKSHOP (CLERK'S FILE NO. 401-1)**

Mayor Druker opened the item to public comment and the following people spoke:
1) Alice McNally
2) Carol Kerridge
3) Ann Feeney
4) Laura DeMarco
5) Alice Sullivan
6) Julie Maxey-Allison
7) Karen Lare
8) Ken Olson

Mayor Druker closed the item to public comment.

An introduction to the 2024 Goals and Priorities Setting Workshop (Workshop) was provided by City Manager Ashley Jones. A presentation on the City's current financial position was provided by Finance Manager/Treasurer Monica Molina. Council questions focused on the increased self-insurance amounts and lower than projected expenditures related to vacant staff positions.

FY2023-2024 Completed Work Plan Items
City Manager Ashley Jones provided an introduction related to work plan items that have or are expected to be completed in FY2023-2024. Council questions focused on timing for beginning the annual repaving project; major facility repair item related to renewable energy; and status of The Winston School's development application.

Proposed Updated FY2024-2025 Work Plan
City Manager Jones provided an updated on the proposed Work Plan for Fiscal Year 2024-2025 beginning with Tier 1 items.

Assistant City Manager Clem Brown presented on the City Manager's Office Tier 1 Work Plan item. Council questions and discussion focused on the SB 1383 requirement for certain

restaurants in Del Mar to donate unused food; penalties and communication related to SB 1383 regulation implementation; and percentage of SB 1383 compliant Del Mar businesses.

Planning & Community Development Director Karen Brindley presented on the Planning & Community Development Department Tier 1 Work Plan items. Council questions and discussion focused on potential changes to the State's Accessory Dwelling Unit (ADU) regulations; public facilities zones; consideration of zoning for Shores Park; whether implementation of the density bonus work plan item would impact the City's existing overlay zone; meaning of Affirmatively Furthering Fair Housing; status of the short-term rental registry; and clarification on the scope for the open space element update and whether wildfire evacuation is addressed.

Public Works Director Joe Bride, Principal Engineer Karen Falk, and Project Manager II Martin Boyd provided a presentation on the Public Works Department Tier 1 Work Plan items. Council questions and discussion focused on the bike lane repair program as it relates to the City's roadway repaving efforts; federal funding for the Riverpath Phase III program; status of grant applications for Riverpath Phase III project and additional funding opportunities that may be available; coordination with San Diego Gas & electric (SDG&E) on undergrounding projects; coordination of the Utility Undergrounding District (UUD) X1A and San Dieguito Drive Improvement projects; timing and status for the 1A, X1A, and 1B undergrounding projects; timing for the bid package preparation for the 1A undergrounding project; whether the City can invite SDG&E representative to City Council meetings when undergrounding items are discussed; proportional costs for San Dieguito Drive improvements; and timing for the Request for Qualifications (RFQ) process for the City Attorney services.

City Manager Jones provided an overview of the Tier 2 and 3 Work Plan items. Council questions focused on the purchasing policy update and potential lighting enhancements to be considered at the Civic Center.

COUNCIL MEETING RECESS
Council took recess from 7:23 -7:48 p.m.

Council Initiated Work Plan Items
Council reviewed the list of Council-initiated work plan items. A summary of the discussion and consensus is included below for each item.

**Trees Scenic Views (TSVS):** Council questions and discussion focused on the scope and timing of the TSVS item returning to City Council and view blockage issues related to City owned trees. Principal Planner Matt Bator provided a review of the TSVS update plan Phase I and Phase II. Council consensus was to continue with the direction provided at the January 8, 2024, and for staff to return to City Council to form a TSVS Council Subcommittee and stablish guiding principles in July 2024.

**Climate Action Plan Update**: Council discussion focused on the timing for beginning the CAP update and potential funding sources for the CAP update, including Clean Energy Alliance (CEA) start up reimbursement. Council consensus was to proceed with the CAP update in FY2025-26.

**CBD Retail Sales/Stores Ordinance**: Council discussion focused on whether or not there was City Council support for considering a CBD Retail Sales/Store Ordinance. City Council consensus was to reconsider the item as part of the FY2025-2026 work plan discussion.

**Identify and Pursue Grant Opportunities**: City Council discussed the City's current practices related to identifying and applying for grant opportunities. Council consensus was to consider this item operational and remove the item from the Council initiated item list.

**Purple Pipe (Recycled Water) Expansion**: Council consensus was to explore hiring a consultant to evaluate whether expanding purple pipe is feasible and practical as part of the goal setting process for FY 2025-2026 or FY2026-2027.

**Shores Park Community Garden:** City Council revisited Councilmember Worden's proposal to explore the feasibility of a temporary Community Garden at the Shores Park property. City Council consensus was for Councilmembers Mayor Martinez and Councilmember Worden to return to City Council with a proposal for further consideration in FY2025-2026.

**NCTD Parking Lot Improvements:** City Council consensus was to reconsider pursuing improvements to the North County Transit District (NCTD) trailhead parking lot as part of the City Council goals setting process in FY 2025-2026.

**Shores Park Planning**: Council consensus was for staff to return by the end of the 2024 calendar year with information about the Park Master Planning efforts that have occurred to date and to facilitate a Council discussion regarding potential next steps to reinitiate the project, including restarting the Shores Park Advisory Committee.

**2050 Vision**: City Council consensus was for the Planning Subcommittee, Mayor Druker and Deputy Mayor Gaasterland, to work with staff to develop a proposed "roadmap" for the City Council to consider developing a 2050 Vision for Del Mar.

**Complete Request for Qualifications (RFQ) for Attorney/Legal Services:** City Council received a report on the status of this work plan item and Council consensus was to proceed as planned with staff preparing the RFQ to be reviewed by the Council Human Resource subcommittee.

**Median Improvements:** City Council discussed this item and agreed with staff's recommendation to continue to include median improvements as a Tier 3 item to be worked on as time permits in FY2024-2025.

**Revisions to oversized vehicles:** City Council received a status update on this item including the review completed by the Traffic and Parking Advisory Committee (TPAC). Council consensus was to consider this item complete and to remove the item from the Council initiated work plan item list.

**Develop a "Reach" Energy Efficiency code:** Council question and discussion focused on the status of the City of Berkley electrification ordinance case; whether other agencies have adopted reach codes; and the status of litigation related to reach codes. Council consensus was for the Sustainability Advisory Committee (SAC) to continue to monitor activities and litigation related to reach codes and to report back to City Council as needed.

**Develop work plan to improve drainage in Hidden Gulch next to Klish:** Council received information from staff regarding drainage in Hidden Gulch. Council consensus was to not proceed with this proposed work plan item at this time.

**Development of a Plaque Policy for Del Mar:** Council questions focused on the City's current practice related to plaques. Council consensus was for staff to return to City Council in FY2024-2025 with a recommendation and plan for implementing a City plaque policy.

**Plaque to Honor Native American History in Del Mar at the North Bluff Preservation:** City Council consensus was in support of development of a plaque to honor Native American history in Del Mar, and for the Parks and Recreation Committee to take the lead on developing a recommendation for the contents and location of a plaque during FY2024-2025 for City Council consideration.

**Lagoon Committee Request to Meet Quarterly:** Council consensus was to defer discussion of advisory committee meeting frequency to the march 18, 2024, city Council meeting when advisory committee work plans would be discussed.

**Reactivate Powerhouse Upper Deck Expansion Project:** Council consensus was for staff to reach out to the Friends of the Powerhouse to confirm their commitment to the project and to obtain an updated engineer's construction cost estimate and report back to the City Council at a future meeting for Council consideration to add this project to the City's Work Plan for FY2025-2026 or 2026-27.

**Consider Establishing a Del Mar Shuttle Service:** Council discussion focused on the shuttle services provided by Del Mar Community Connections. Council consensus was not to proceed with pursing a Del Mar shuttle service at this time.

**November 2024 Ballot Measure – City Council Stipends:** Council consensus was for Mayor Druker and Deputy Mayor Gaasterland to work with staff and the City Attorney's Office to bring forward a ballot measure proposal for the City Council to consider on April 15, 2024.

**Turn Design Review Guidelines into Design Review Ordinances:** Council consensus was for staff to return by the end of the calendar year with more information about what would be involved in this effort and timing.

**11th and 13th St. Safety Concerns**: A City Council agenda item on this topic is planned for April 1, 2024.

**Prohibition of Rooftop Decks:** Council questions and discussion focused on the City's design guidelines related to rooftop decks and the development of Objective Design Standards.

**Merging of Parks and Recreation, Lagoon and Sustainability Advisory Committees:** Council discussion focused on the current size and membership of the various committees. Council consensus was not to proceed with the proposed merger of these committees at this time.

**Explore Getting a Breakdown of Materials vs. Labor Costs on our Public Works Projects, Especially Undergrounding:** Council discussion focused on the City's process for soliciting

bids and awarding contracts and considerations related to providing certain construction services in house versus contracting out. Council consensus was for the City to continue with its current procurement practices in accordance with State law.

ADJOURNMENT
Mayor Druker adjourned the meeting at 9:25 P.M.

_____
Sarah Krietor, Administrative Services Manager/
City Clerk

**CITY OF DEL MAR**
**CITY COUNCIL REGULAR MEETING MINUTES**
**MARCH 18, 2024**
**City of Del Mar Town Hall**
**1050 Camino del Mar, Del Mar California 92014**

The minutes set forth the actions taken by the City Council on the matters stated. Audio/video recordings of the City Council proceedings are retained for a period of ten years, in accordance with the City's Records Retention Schedule. Audio/video recordings, as well as written materials presented to the City Council, including Red Dots (materials provided to the City Council after the agenda has published), are available on the City's website at www.delmar.ca.us/AgendaCenter or by contacting the Administrative Services Department at (858) 755-9313.

## CALL TO ORDER
Mayor Druker called the Regular Meeting to order at 4:30 p.m.

## ROLL CALL
Present: Mayor Dave Druker; Deputy Mayor Terry Gaasterland; Councilmembers Tracy Martinez, Dan Quirk, and Dwight Worden

## CITY ATTORNEY CLOSED SESSION REPORT
None.

## PLEDGE OF ALLEGIANCE
Administrative Services Manager Sarah Krietor led the Pledge of Allegiance.

## PUBLIC ORAL COMMUNICATIONS
Mayor Druker opened public oral communications and the following individuals spoke:
1) Daria Flores
2) John Stahl
3) Karen Powell

Mayor Druker closed public oral communications.

## CITY COUNCIL COMMENTS & COMMUNITY ANNOUNCEMENTS
None.

## CITY MANAGER'S REPORT
City Manager Ashley Jones reported on the Design Review Board public workshop on March 19, 2024, at 5:00 p.m. in the Town Hall related to development of objective design standards for by-right, multi-unit and mixed-use housing development.

## PRESENTATIONS

### ITEM 1: MEASURE Q CITIZEN OVERSIGHT COMMITTEE FY 2022-23 MEASURE Q RESULTS (CLERK'S FILE NO. 401-5)

Mayor Druker introduced the item. A presentation was provided by Measure Q Citizen Advisory Committee Chair Alan Lonbom.

City Council questions and discussion focused on why Measure Q tax revenues differ slightly from sales tax revenues received by the City and appreciation to the Measure Q Citizen Oversight Committee and staff for their work on the annual report provided by the Committee.

There were no public speakers for the item.

**CONSENT CALENDAR**

Administrative Services Manager/City Clerk Krietor read the titles of the items included on the Consent Calendar. There were no public speakers for the consent calendar items.

**IT WAS MOVED BY COUNCILMEMBER MARTINEZ, SECONDED BY COUNCILMEMBER WORDEN TO APPROVE THE CONSENT CALENDAR ITEMS 2 THROUGH 7. (VOTE 5-0)**

Ayes: Mayor Druker, Deputy Mayor Gaasterland, and Councilmembers Martinez, Quirk and Worden; Noes: 0; Recuse: 0; Absent: 0; Abstain: 0.

**ITEM 2: APPROVAL OF MINUTES: MARCH 4, 2024 REGULAR AND SPECIAL MEETING (CLERK'S MINUTES BOOK)**

Council approved the minutes, on consent.

**ITEM 3: RATIFICATION OF LIST OF DEMANDS, DATED MARCH 18, 2024 (CLERK'S FILE NO. 201-3)**

Council approved the list of demands, on consent.

**ITEM 4: WAIVER OF READING OF ORDINANCES ON AGENDA (CLERK'S FILE NO. 401-4)**

Council waived the reading of ordinances, on consent.

**ITEM 5: SUBMITTAL OF THE 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT (CLERK'S FILE NO. 304-7)**

Council authorized submittal of the City's 2023 Housing Element Annual Progress Report (APR) to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR), on consent.

**ITEM 6: RIVERPATH DEL MAR EXTENSION PROJECT PHASE 3 TASK ORDER (CLERK'S FILE NO. 406-1)**

City Council questions focused on when staff will be asking the City Council to determine timing for the project to go out to bid and start construction. Staff committed to bringing a project status and funding update to Council in June/July 2024, for direction on next steps. Council approved a $68,400 amendment to an existing task

order with HELIX Environmental Planning for additional necessary environmental services related to the Riverpath Del Mar Extension Project Phase 3, and authorized the City Manager to execute the necessary documents, on consent.

**ITEM 7: ACCEPTANCE OF A GRANT DEED OF EASEMENT FOR PROPERTY LOCATED AT 1411 VIA ALTA**

**APPLICANT/OWNER: KFH PROPERTIES LLC**
**PROPERTY ADDRESS: 1411 VIA ALTA**
**APN: 300-040-51-00 AND 300-040-52-00 (CLERK'S FILE NO. 1306-1)**

Council adopted Resolution 2024-07, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, APPROVING ACCEPTANCE OF AN EASEMENT ON THE PROPERTY LOCATED AT 1411 VIA ALTA FOR USE AND OPERATION OF PUBLIC BENEFIT TO THE CITY OF DEL MAR", and authorized the City Manager or their designee to record the Grant Deed of Easement, on consent.

**PUBLIC HEARING**

**ITEM 8: HOUSING-RELATED AMENDMENTS TO THE CENTRAL COMMERCIAL AND PUBLIC FACILITIES ZONES INCLUDING ADOPTION OF A RESOLUTION TO AMEND THE DEL MAR COMMUNITY PLAN AND INTRODUCTION OF AN ORDINANCE TO AMEND THE ZONING CODE AND CERTIFIED LOCAL COASTAL PROGRAM TO IMPLEMENT HOUSING ELEMENT PROGRAMS 1C AND 1H (CLERK'S FILE NO. 304-7, 401-4, 401-9)**

Mayor Druker was recused from this item due to living within 500 feet of the subject matter of the discussion. Deputy Mayor Gaasterland led the discussion for the item.

City Manager Jones introduced the item and provided background information related to the City's approved 6th Cycle Housing Element. A presentation was provided by Principal Planner Amanda Lee, including reading proposed amended language for the Resolution and Ordinance into the record from a slide that was in the presentation. Planning and Community Development Director Karen Brindley and Assistant City Attorney Ralph Hicks were available to answer questions. City Attorney Devaney provided information about the voting requirements for the proposed resolution and ordinance.

Council questions focused on what the consequences would be if actions on these Housing Element programs were not completed by April 2024; consequences of decertification of the City's 6th Cycle Housing Element; clarification on direct versus indirect determination; whether residents could file a referendum on the ordinance, if adopted; additional proposed language related to Shores Park and the Public Facilitates zone; circumstances/outcomes related to the Watermark Project; clarification on the City's 5th Cycle Housing Element and 'by right' language; height limitations; unit requirements in the 6th Cycle Housing Element; state density bonus law as it relates to inclusionary housing requirements; City's Local Coastal Program Amendment (LCPA) related to density bonus law; density bonus law considerations related to the 6th Cycle Housing Element; whether Coastal Development Permits (CDP's) issued in the Central Commercial Zone are appealable to the

California Coastal Commission (CCC); and purchase of Shores Park and history of allowed uses at the site.

Mayor Druker opened the item to public comment and the following people spoke:
1) John Spelich
2) Karen Powell
3) Laura DeMarco

Mayor Druker closed the item to public comment.

Additional Council questions focused on whether the City Council may separate actions related to the Central Commercial and Public Facilities zones; options to further clarify that housing is not an allowed use at the Shores Park site; height limits; density bonus law; and objective design standards.

Council discussion focused on state laws eroding local control over zoning regulations; likelihood of developments on Camino del Mar; whether the City can deny specific waivers under the state's density bonus law; risk of not adopting the proposed ordinance and consequences of Housing Element decertification; important of ensuring height limits are maintained and enforceable; California Environmental Quality Act (CEQA) analysis; difficult situation the City and City Council face related to housing element implementation and this action in particular; annual limit to Community (General) Plan amendments; and desire to hold a closed session discussion related to this agenda item.

**IT WAS MOVED BY COUNCILMEMBER WORDEN, SECONDED BY COUNCILMEMBER MARTINEZ TO CONTINUE THE ITEM DATE CERTAIN TO APRIL 1, 2024, AND AMEND THE LAND USE DESIGNATION DESCRIPTION FOR SHORES PARK IN BOTH THE RESOLUTION (TO REFLECT COMMUNITY PLAN DESIGNATION) AND THE ORDINANCE (LCP LAND USE PLAN DESIGNATION) FOR CONSISTENCY WITH THE ZONING DESIGNATION FOR SHORES PARK IN THE ORDINANCE AS PRESENTED. (VOTE 4-0-1 WITH MAYOR DRUKER RECUSED)**

Ayes: Deputy Mayor Gaasterland, and Councilmembers Martinez, Quirk and Worden; Noes: 0; Recuse: Mayor Druker; Absent: 0; Abstain: 0.

**COUNCIL MEETING RECESS:**
The City Council took a meeting recess from approximately 7:30 to 7:48 p.m.

**CITY COUNCIL OTHER BUSINESS**

**ITEM 9: ESTABLISHMENT OF A SECTION 115 TRUST FOR PENSION RELATED PURPOSES (CLERK'S FILE NO. 209-2, 502-3)**

An introduction to the item was provided by City Manager Jones. A presentation was provided by Finance Manager/Treasurer Monica Molina and Finance Committee/Pension Subcommittee Member Jeff Sturgis.

Council questions focused on whether the City expects the Public Agency Retirement System (PARS) 115 Trust to perform better than CalPERS; clarification on the City's unfunded liability and how unfunded liabilities are reported on the Annual Comprehensive Financial Report (ACFR) with and without establishment of the 115 Trust; clarification on the amortization timeline used by

CalPERS and the 15 year amortization period proposed by staff and the Finance Committee; and whether other agencies in San Diego County have similar pension liability obligations.

Mayor Druker opened the item to public comment and the following people spoke:

1) Laura DeMarco

Mayor Druker closed the item to public comment.

Council discussion focused on support for the item and appreciation to staff and Jeff Sturgis for the presentation; difficulty of managing employee pensions and liability; and performance of PARS compared to CalPERS.

**IT WAS MOVED BY DEPUTY MAYOR GAASTERLAND, SECONDED BY COUNCILMEMBER WORDEN TO APPROVE AN AGREEMENT WITH PUBLIC AGENCY RETIREMENT SERVICES (PARS) FOR SECTION 115 TRUST ADMINISTRATION SERVICES; ADOPT RESOLUTION 2024-08, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, APPROVING THE ADOPTION OF THE PUBLIC AGENCIES POST-EMPLOYMENT BENEFITS TRUST ADMINISTERED BY PUBLIC AGENCY RETIREMENT SERVICES (PARS)", FOR THE PURPOSE OF PREFUNDING PENSION OBLIGATIONS; AUTHORIZING THE CITY MANAGER OR THEIR DESIGNEE TO ACT AS THE CITY'S PLAN ADMINISTRATOR OF THE TRUST PROGRAM AND EXECUTE THE AGREEMENT AND REQUIRED DOCUMENTS; AND AUTHORIZING THE INITIAL TRANSFER OF $5 MILLION FROM THE PENSION RESERVE FUND TO THE SECTION 115 TRUST ACCOUNT. (VOTE 4-1 WITH COUNCILMEMBER QUIRK OPPOSED)**

Ayes: Mayor Druker, Deputy Mayor Gaasterland, and Councilmembers Martinez and Worden; Noes: Councilmember Quirk; Recuse: 0; Absent: 0; Abstain: 0.

**ITEM 10: ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2023 AND AUDITED FINANCIAL RESULTS (CLERK'S FILE NO. 205-1)**

An introduction to the item was provided by City Manager Jones. A brief presentation was provided by Finance Manager/Treasurer Molina.

Council questions focused on Civic Center construction debt; employee compensation; and percentage of General Fund Contingency.

There were no public speakers for the item.

**ITEM 11: FISCAL YEAR 2023-24 MID-YEAR FINANCIAL REPORT (CLERK'S FILE NO. 202-5)**

A presentation was provided by Finance Manager/Treasurer Molina.

Council questions and discussion focused on pension reserve contribution amounts; enterprise fund usage charge; total budget for the Fire Department; adjustment to the Measure Q fund related to administrative costs; explanation for the decrease in sales tax and Measure Q sales tax revenues in FY2023-2024 compared to the prior year; historical revenue trends related to sales tax, Transient

Occupancy Tax (TOT) and property tax; revenue generating events at the Del Mar Fairgrounds; Measure Q funds related to the Shores Park master planning efforts; potential for short-term rentals to generate revenues; and City's process for projecting sales tax revenue in consultation with HdL.

There were no public speakers for the item.

**IT WAS MOVED BY DEPUTY MAYOR GAASTERLAND, SECONDED BY COUNCILMEMBER MARTINEZ TO ADOPT RESOLUTION 2024-09, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, AMENDING THE FISCAL YEAR 2023-2024 OPERATING AND CAPITAL BUDGET, AUTHORIZING THE RECLASSIFICATION OF THE PARKING ENFORCEMENT SERGEANT POSITION TO PARKING AND COMMUNITY ENFORCEMENT LIEUTENANT, AND AMENDING THE COMPENSATION PLAN FOR MANAGEMENT PROFESSIONAL EMPLOYEES". (VOTE 5-0)**

Ayes: Mayor Druker, Deputy Mayor Gaasterland, and Councilmembers Martinez, Quirk and Worden; Noes: 0; Recuse: 0; Absent: 0; Abstain: 0.

**ITEM 12: FISCAL YEAR 2024-2025 ADVISORY COMMITTEE WORK PLANS (CLERK'S FILE NO. 401-5)**

A presentation was provided by City Manager Jones.

Council questions focused on the Traffic and Parking Advisory Committee (TPAC) work plan related to speed studies and clarification on TPAC's past recommendation and analysis related to concerns on Maiden Lane.

There were no public speakers for the item.

Council discussion focused on meeting frequently; Lagoon Committee, Sustainability Advisory Committee, and Parks & Recreation Committees' requests to meet more frequently; committees' ability to schedule an additional administrative meeting and special meetings with approval of their assigned Council liaisons; desire to treat committees equitability related to meeting frequency; Undergrounding Project Advisory Committee (UPAC) cash flow analysis related to funding needed for Undergrounding Projects; and desire to discuss funding for Shores Parks as part of the budget process.

**IT WAS MOVED BY DEPUTY MAYOR GAASTERLAND, SECONDED BY COUNCILMEMBER MARTINEZ TO APPROVE THE FY 2024-2025 ADVISORY COMMITTEE WORK PLANS, AS AMENDED BY RED DOT ADDING ITEM 7 FOR UNDERGROUNDING PROJECT ADVISORY COMMITTEE. (VOTE 5-0)**

Ayes: Mayor Druker, Deputy Mayor Gaasterland, and Councilmembers Martinez, Quirk and Worden; Noes: 0; Recuse: 0; Absent: 0; Abstain: 0.

**REGIONAL ORGANIZATION AND COUNCIL COMMITTEES/SUBCOMMITTEES/COMMUNITY ORGANIZATION REPORTS**

City Council representatives reported on the San Diego Association of Governments (SANDAG) Board; Clean Energy Alliance; League of California Cities; SANDAG Shoreline Preservation Working

Group; SANDAG Sediment Oceanside Littoral Cell Taskforce; METRO Sewer JPA; San Dieguito Riverpath JPA; and UPAC.

**ADJOURNMENT**

Mayor Druker adjourned the meeting at 9:24 p.m.

_____

Sarah Krietor, Administrative Services Manager/
City Clerk

DRAFT

# LIST OF DEMANDS

## CITY OF DEL MAR
***for***
## City Council Meeting
**April 1, 2024**

| | | |
|---|---|---|
| Vendor Payment Checks | $ | 186,740.48 |
| Voids | | (800.00) |
| Electronic Fund Transfers (EFT) | | 366,341.71 |
| Electronic Wires | | 14,254.46 |
| Total | $ | 566,536.65 |

Approved by:

Monica Molina
Finance Manager/Treasurer

Date:
3/26/2024

Approved by:

Dave Druker
Mayor

Date:

Attachments: Check Registers

Bank : gusbnk GENERAL ACCOUNT US BANK

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 5632 | 2/13/2024 | hea02 | HEALTH NET | BFC29AFEB24 | 1/15/2024 | HEALTH INS FEB | 27,384.39 | 27,384.39 |
| | Voucher: | 5632 | | | | | | |
| 5633 | 2/14/2024 | kai01 | KAISER PERMANENTE | 4753118405 | 1/13/2024 | HEALTH INS FEB | 15,883.34 | 15,883.34 |
| | Voucher: | 5633 | | | | | | |
| 5634 | 2/15/2024 | kai01 | KAISER PERMANENTE | 4271558188 | 1/13/2024 | COBRA HEALTH INS FEB | 806.98 | 806.98 |
| | Voucher: | 5634 | | | | | | |
| 5636 | 2/14/2024 | mut01 | MUTUAL OF OMAHA | 001644034027 | 1/17/2024 | AD&D LIFE B&D FEB | 4,118.86 | 4,118.86 |
| | Voucher: | 5636 | | | | | | |
| 5638 | 2/13/2024 | sun11 | SUN LIFE ASSURANCE CO, OI | 915639-0001 | 1/18/2024 | FIREFIGHTER ONLY LIFE INS | 54.00 | 54.00 |
| | Voucher: | 5638 | | | | | | |
| 5639 | 2/13/2024 | pri11 | PRINCIPAL FINANCIAL GROUI | 1003938-10001F | 1/17/2024 | DENTAL B&D FEB | 4,680.67 | 4,680.67 |
| | Voucher: | 5639 | | | | | | |

**Sub total for GENERAL ACCOUNT US BANK:** 52,928.24

**Bank : eusbnk EFT GENERAL ACCOUNT US E**

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 5723 | 3/11/2024 | lif06 | GEN DIGITAL INC. | CDM0068 | 2/15/2024 | VOL LIFELOCK BENEFIT FEB | 76.45 | 76.45 |
| | Voucher: | 5723 | | | | | | |
| 5724 | 3/11/2024 | leg04 | LEGALACCESSPLANS USA, C | 35039 | 2/1/2024 | LEGALEASE VOL BEN FEB24 | 107.76 | 107.76 |
| | Voucher: | 5724 | | | | | | |
| | | | | | | **Sub total for EFT GENERAL ACCOUNT US BANK:** | | 184.21 |

8 checks in this report.

Grand Total All Checks: 53,112.45

**Bank : eusbnk EFT GENERAL ACCOUNT US E**

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 5727 | 3/15/2024 | kay01 | ADAM KAYE | FEB-24 | 2/1/2024 | COMM SRVCS FEB | 3,825.00 | 3,825.00 |
| | Voucher: | 5727 | | | | | | |
| 5728 | 3/15/2024 | cor11 | CORODATA MEDIA STORAGE | DS1307915 | 2/29/2024 | STORAGE SRVCS FEB | 233.33 | 233.33 |
| | Voucher: | 5728 | | | | | | |
| 5729 | 3/15/2024 | cor07 | CORODATA RECORDS MGT IN | RS4991478 | 2/29/2024 | STORAGE SRVCS FEB | 150.51 | 150.51 |
| | Voucher: | 5729 | | | | | | |
| 5730 | 3/15/2024 | cor22 | CORVEL CORPORATION | 1560537 | 2/20/2024 | MED MAINT FEE - FEB | 250.00 | |
| | Voucher: | 5730 | | 1560904 | 2/21/2024 | FNOL FEES - JAN | 74.00 | 324.00 |
| 5731 | 3/15/2024 | dlx01 | DIXIELINE LUMBER CO | 06-0544948 | 3/11/2024 | SIGN MAINT/REPAIR SUPP PI | 229.49 | |
| | Voucher: | 5731 | | 06-0544121 | 3/4/2024 | PAINT SUPP PW | 88.35 | |
| | | | | 06-0543842 | 3/1/2024 | MAINT/REPAIR SUPP PW | 15.82 | 333.66 |
| 5732 | 3/15/2024 | lou01 | LOUKELTON DISTRIBUTING IN | 81040 | 2/26/2024 | JANITORIAL SUPP PW | 1,157.64 | 1,157.64 |
| | Voucher: | 5732 | | | | | | |
| 5733 | 3/15/2024 | pit01 | PITNEY BOWES GLOBAL FIN | 3106568729 | 3/11/2024 | EQUIPMENT RENTAL 01/30-0 | 974.94 | 974.94 |
| | Voucher: | 5733 | | | | | | |
| 5734 | 3/15/2024 | pru01 | PRUDENTIAL OVERALL SUPP | 132241073 | 3/1/2024 | UNIFORMS PW | 73.73 | 73.73 |
| | Voucher: | 5734 | | | | | | |
| 5735 | 3/15/2024 | sit01 | SITEONE LNDSCP SUPPLY LL | 138524581-001 | 2/27/2024 | LANDSCAPING SUPP PW | 387.87 | 387.87 |
| | Voucher: | 5735 | | | | | | |
| 5736 | 3/15/2024 | tyl02 | TYLER TECHNOLOGIES INC | 045-453180 | 2/1/2024 | SOFTWARE MAINT 03/01-02/2 | 4,241.29 | 4,241.29 |
| | Voucher: | 5736 | | | | | | |
| 5737 | 3/15/2024 | wex01 | WEX BANK | 0496-00-496530 | 3/6/2024 | GAS & OIL PW FEB | 4,163.78 | 4,163.78 |
| | Voucher: | 5737 | | | | | | |
| 5738 | 3/15/2024 | wex01 | WEX BANK | 0496-00-495760 | 3/6/2024 | GAS & OIL FIRE FEB/MAR | 1,024.98 | 1,024.98 |
| | Voucher: | 5738 | | | | | | |

**Sub total for EFT GENERAL ACCOUNT US BANK:** 16,890.73

Bank : gusbnk GENERAL ACCOUNT US BANK

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 137916 | 3/15/2024 | ame02 | AMERICAN WATER WORKS | SO136460 | 11/20/2023 | MBRSHP PW | 501.00 | 501.00 |
| | Voucher: | 137916 | | | | | | |
| 137917 | 3/15/2024 | bar29 | BARNETT QUALITY CONTROL | 21751 | 2/10/2024 | JDB BLUFF PROJ FEB | 10,917.50 | 10,917.50 |
| | Voucher: | 137917 | | | | | | |
| 137918 | 3/15/2024 | fis12 | FISHER INTEGRATED INC | 2065 | 3/11/2024 | VIDEO STREAMING FEB | 1,350.00 | |
| | Voucher: | 137918 | | 2064 | 3/8/2024 | VIDEO STREAMING JAN | 850.00 | 2,200.00 |
| 137919 | 3/15/2024 | gal02 | GALLS LLC | 027244529 | 3/1/2024 | UNIFORM SHIRTS PRKG ENF | 58.70 | 58.70 |
| | Voucher: | 137919 | | | | | | |
| 137920 | 3/15/2024 | int09 | GREGORY CONLEY, DBA INTE | 428 | 2/16/2024 | SCADA SYS MAINT JAN/FEB | 267.50 | 267.50 |
| | Voucher: | 137920 | | | | | | |
| 137921 | 3/15/2024 | haw01 | HAWTHORNE MACHINERY CO | PS000974516 | 2/26/2024 | VEH REPAIR PARTS PW | 1,100.34 | 1,100.34 |
| | Voucher: | 137921 | | | | | | |
| 137922 | 3/15/2024 | hin06 | HINDERLITER DE LLAMAS AN | SIN036480 | 3/11/2024 | SALES TAX SRVCS JAN/MAR | 1,252.32 | 1,252.32 |
| | Voucher: | 137922 | | | | | | |
| 137923 | 3/15/2024 | dar05 | JEFFREY SCOTT ARVESON, D | 03012024 | 3/1/2024 | DEAD ANIMAL REMOVAL FEB | 102.51 | 102.51 |
| | Voucher: | 137923 | | | | | | |
| 137924 | 3/15/2024 | kas01 | KASSBOHRER ALL TERRAIN | 90549283 | 2/29/2024 | BEACH CLEANER REPAIR PA | 1,314.58 | 1,314.58 |
| | Voucher: | 137924 | | | | | | |
| 137925 | 3/15/2024 | mcm01 | McMANUS, MICHAEL & TANYA | 03062024 | 3/6/2024 | REFUND REF EP22-101 | 250.00 | 250.00 |
| | Voucher: | 137925 | | | | | | |
| 137926 | 3/15/2024 | msc01 | MSC JANITORIAL SERVICE IN | 2024-1-10 | 1/31/2024 | JANITORIAL SRVCS JAN | 5,616.00 | |
| | Voucher: | 137926 | | 2023-12-10 | 12/31/2023 | JANITORIAL SRVCS DEC | 455.00 | |
| | | | | 2024-1-11 | 1/31/2024 | JANITORIAL SRVCS JAN | 398.13 | 6,469.13 |
| 137927 | 3/15/2024 | nat16 | NATIONAL SAFETY COMPLIAN | 96808 | 1/31/2024 | EMPLOYEE TESTING | 150.00 | 150.00 |
| | Voucher: | 137927 | | | | | | |
| 137928 | 3/15/2024 | pac05 | PACIFIC PIPELINE SUPPLY | S100460605.001 | 2/28/2024 | WATER METER PARTS | 373.30 | |
| | Voucher: | 137928 | | S100460298.002 | 2/28/2024 | WATER METER PARTS | 174.90 | 548.20 |
| 137929 | 3/15/2024 | par35 | PARADIGM MECHANICAL COF | 6186 | 2/29/2024 | HVAC SRVCS CH | 875.00 | 875.00 |
| | Voucher: | 137929 | | | | | | |
| 137930 | 3/15/2024 | por05 | PORTILLO CONCRETE INC | 4 | 3/7/2024 | BEACH COLONY PED IMP PR | 8,550.00 | 8,550.00 |
| | Voucher: | 137930 | | | | | | |
| 137931 | 3/15/2024 | rcp01 | RCP BLOCK & BRICK INC. | 33058857 | 2/27/2024 | BULK DECOMPOSED GRANIT | 245.47 | 245.47 |
| | Voucher: | 137931 | | | | | | |
| 137932 | 3/15/2024 | san138 | SAN DIEGO ELEVATOR & LIFT | 7023 | 3/4/2024 | LFGRD WHEELCHAIR LIFT RI | 2,191.00 | 2,191.00 |
| | Voucher: | 137932 | | | | | | |

**Bank : gusbnk GENERAL ACCOUNT US BANK** (Continued)

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 137933 | 3/15/2024 | sdg02 | SAN DIEGO GAS & ELECTRIC | 0081 7377 2988 | 3/6/2024 | UTILITIES FEB | 7,034.16 | |
| | Voucher: | 137933 | | 0066 5491 6833 | 3/6/2024 | UTILITIES FEB | 4,528.82 | |
| | | | | 0066 5392 2766 | 3/6/2024 | UTILITIES FEB | 939.39 | |
| | | | | 0069 0908 1676 | 3/6/2024 | UTILITIES FEB | 296.29 | |
| | | | | 0067 3735 0888 | 3/6/2024 | UTILITIES FEB | 273.78 | |
| | | | | 2100 0065 8024 | 3/6/2024 | UTILITIES FEB | 191.74 | |
| | | | | 0099 5222 5392 | 3/4/2024 | UTILITIES FEB | 25.09 | |
| | | | | 0096 3381 7034 | 3/6/2024 | UTILITIES FEB | 21.58 | |
| | | | | 0065 9549 9411 | 3/6/2024 | UTILITIES FEB | 18.54 | |
| | | | | 0097 5436 8967 | 3/6/2024 | UTILITIES FEB | 16.82 | |
| | | | | 0053 7739 5442 | 3/6/2024 | UTILITIES FEB | 16.80 | |
| | | | | 0085 7750 3585 | 3/6/2024 | UTILITIES FEB | 16.73 | |
| | | | | 0066 5491 5032 | 3/4/2024 | UTILITIES FEB | 11.51 | |
| | | | | 0057 1108 9098 | 3/6/2024 | UTILITIES OCT/FEB | 4.58 | 13,395.83 |
| 137934 | 3/15/2024 | sou02 | SOUTHCOAST HEATING & AIF | 1372841 | 2/29/2024 | HVAC SRVCS LIBRARY | 1,373.88 | |
| | Voucher: | 137934 | | 1372821 | 2/29/2024 | HVAC SRVCS LIBRARY | 285.00 | |
| | | | | 1372827 | 2/29/2024 | HVAC SRVCS 225 9TH ST | 164.00 | |
| | | | | 1372173 | 2/27/2024 | HVAC SRVCS LIBRARY | 155.00 | 1,977.88 |
| 137935 | 3/15/2024 | sou08 | SOUTHWEST SIGNAL SERVIC | 83179 | 2/29/2024 | TRAFFIC SIGNAL MAINT FEB | 835.92 | |
| | Voucher: | 137935 | | 83178 | 2/29/2024 | TRAFFIC SIGNAL MAINT FEB | 472.50 | 1,308.42 |
| 137936 | 3/15/2024 | sta36 | STANDARD PLUMBING SUPPL | WHT535 | 2/29/2024 | WATER PARTS PW | 254.31 | |
| | Voucher: | 137936 | | WHTP63 | 2/29/2024 | WATER PARTS PW | 149.63 | |
| | | | | WHVL71 | 2/29/2024 | WATER PARTS PW | 66.76 | 470.70 |
| 137937 | 3/15/2024 | ter01 | TERMINIX INT CO LTD, PARTN | 444066964 | 3/1/2024 | PEST CONTROL SRVCS CH | 150.00 | |
| | Voucher: | 137937 | | 444065136 | 3/1/2024 | PEST CONTROL SRVCS CS | 121.00 | |
| | | | | 444066884 | 3/1/2024 | PEST CONTROL SRVCS LIBR | 106.85 | |
| | | | | 444065185 | 3/1/2024 | PEST CONTROL SRVCS PHC | 103.00 | 480.85 |
| 137938 | 3/15/2024 | bra18 | TERRENCE D. BRABSON | 03142024 | 3/14/2024 | 2024 VOLUNTEER RECEPTIO | 340.00 | 340.00 |
| | Voucher: | 137938 | | | | | | |
| 137939 | 3/15/2024 | und01 | UNDERGROUND SERVICE ALI | 220240219 | 3/1/2024 | CONT SRVCS FEB | 74.75 | 74.75 |
| | Voucher: | 137939 | | | | | | |
| | | | | | | **Sub total for GENERAL ACCOUNT US BANK:** | | 55,041.68 |

36 checks in this report.

Grand Total All Checks: 71,932.41

3.14.24

Bank : gusbnk GENERAL ACCOUNT US BANK

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 5640 | 3/1/2024 | hea02 | HEALTH NET | BFC29AMAR24 | 2/15/2024 | HEALTH INS MAR | 33,050.29 | 33,050.29 |
| | Voucher: | 5640 | | | | | | |
| 5641 | 3/6/2024 | kai01 | KAISER PERMANENTE | 475311825251 | 2/13/2024 | HEALTH INS MAR | 16,961.46 | 16,961.46 |
| | Voucher: | 5641 | | | | | | |
| 5642 | 3/6/2024 | kai01 | KAISER PERMANENTE | 427155825233 | 2/13/2024 | COBRA HEALTH INS MAR | 403.49 | 403.49 |
| | Voucher: | 5642 | | | | | | |
| 5643 | 3/1/2024 | mut01 | MUTUAL OF OMAHA | 001658952780 | 2/14/2024 | AD&D LIFE B&D MAR | 4,281.52 | 4,281.52 |
| | Voucher: | 5643 | | | | | | |
| 5644 | 2/29/2024 | pri11 | PRINCIPAL FINANCIAL GROUI | 1003938-10001M | 2/15/2024 | DENTAL B&D MAR | 5,057.64 | 5,057.64 |
| | Voucher: | 5644 | | | | | | |
| 5645 | 3/1/2024 | sun11 | SUN LIFE ASSURANCE CO, OI | 915639-0001MA | 2/16/2024 | FIREFIGHTER ONLY LIFE INS | 54.00 | 54.00 |
| | Voucher: | 5645 | | | | | | |
| | | | | | | **Sub total for GENERAL ACCOUNT US BANK:** | | 59,808.40 |

**Bank : eusbnk EFT GENERAL ACCOUNT US E**

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 5725 | 3/12/2024 | lif06 | GEN DIGITAL INC. | CDM0068 | 2/15/2024 | VOL LIFELOCK B&D MAR | 76.45 | 76.45 |
| | Voucher: | 5725 | | | | | | |
| 5726 | 3/12/2024 | leg04 | LEGALACCESSPLANS USA, C | 35939 | 3/1/2024 | B&D VOL LEGAL INS MAR AC | 125.65 | 125.65 |
| | Voucher: | 5726 | | | | | | |

**Sub total for EFT GENERAL ACCOUNT US BANK:** 202.10

**Bank : gusbnk GENERAL ACCOUNT US BANK**

| Check # | Date | Vendor | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|
| 137915 | 3/12/2024 | cap01 CAPF CA PUBLIC SAFETY ADM | BEN174565 | 2/22/2024 | CAPF MAR PAYMENT | 208.00 | 208.00 |
| | Voucher: | 137915 | | | | | |
| | | | | | **Sub total for GENERAL ACCOUNT US BANK:** | | 208.00 |

**9 checks in this report.**

**Grand Total All Checks:** 60,218.50

3.12.2024

Bank : eusbnk EFT GENERAL ACCOUNT US E

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 5744 | 3/22/2024 | bra17 | BRAX COMPANY INC | 50464 | 2/29/2024 | STORM WTR PUMP SYSTEM | 14,598.33 | 14,598.33 |
| | Voucher: | 5744 | | | | | | |
| 5745 | 3/22/2024 | cal81 | CALLTOWER INC | 201822520 | 2/25/2024 | TELEPHONE MAR | 3,100.70 | 3,100.70 |
| | Voucher: | 5745 | | | | | | |
| 5746 | 3/22/2024 | cha71 | CHARTER COMM HOLDINGS | 8448410010640 | 3/11/2024 | ETHERNET INTERSTATE/PEG | 454.06 | |
| | Voucher: | 5746 | | 8448410060128 | 3/1/2024 | CABLE/INTERNET PW MAR | 229.59 | |
| | | | | 8448410060153 | 3/10/2024 | INTERNET TV STUDIO MAR | 119.98 | 803.63 |
| 5747 | 3/22/2024 | cof01 | COFFEE AMBASSADOR, INC. | INV44822 | 3/11/2024 | COFFEE - PW | 264.75 | 264.75 |
| | Voucher: | 5747 | | | | | | |
| 5748 | 3/22/2024 | cos06 | COSCO FIRE PROTECTION IN | 1000658174 | 3/8/2024 | FACILITY MAINT/REPAIR | 754.45 | 754.45 |
| | Voucher: | 5748 | | | | | | |
| 5749 | 3/22/2024 | dev02 | DEVANEY PATE MORRIS & CA | 9045 | 2/20/2024 | CITY ATTORNEY JAN | 1,000.40 | |
| | Voucher: | 5749 | | 9078 | 2/20/2024 | CITY ATTORNEY JAN | 910.00 | |
| | | | | 9076 | 2/20/2024 | CITY ATTORNEY JAN | 130.00 | 2,040.40 |
| 5750 | 3/22/2024 | dix01 | DIXIELINE LUMBER CO | 06-0544629 | 3/7/2024 | FACILITY MAINT SUPP PW | 71.83 | |
| | Voucher: | 5750 | | 06-0545016 | 3/11/2024 | OPERATING SUPP PW | 57.63 | |
| | | | | 06-0544230 | 3/5/2024 | FACILITY MAINT SUPP PW | 42.81 | |
| | | | | 06-0545240 | 3/12/2024 | OPERATING SUPP PRKG ENF | 29.42 | |
| | | | | 06-0545028 | 3/11/2024 | OPERATING SUPP PW | 28.96 | |
| | | | | 06-0544277 | 3/5/2024 | PRKG SIGNS SUPP PW | 27.31 | |
| | | | | 06-0545176 | 3/12/2024 | LUMBER SUPP PW | 249.43 | |
| | | | | 06-0544399 | 3/6/2024 | MAINT/REPAIR SUPP PW | 133.07 | |
| | | | | 06-0545054 | 3/11/2024 | CONCRETE SUPP PW | 73.84 | 714.30 |
| 5751 | 3/22/2024 | hel04 | HELIX ENVIRONMENTAL PLAN | 122163 | 2/23/2024 | X1A UP POLE REMOVAL REP | 1,858.75 | 1,858.75 |
| | Voucher: | 5751 | | | | | | |
| 5752 | 3/22/2024 | ful01 | KURT MORGAN | 42046 | 3/13/2024 | WINDOW ENVS/REG ENVS C | 1,495.58 | 1,495.58 |
| | Voucher: | 5752 | | | | | | |
| 5753 | 3/22/2024 | mik03 | MIKHAIL OGAWA ENGINEERIN | 11283 | 3/3/2024 | CLEAN WATER SRVCS FEB | 16,823.47 | |
| | Voucher: | 5753 | | 11286 | 3/4/2024 | TRASH CAP DEV FEB | 4,091.49 | |
| | | | | 11285 | 3/4/2024 | SAN DIEGUITO TMDL FEB | 833.26 | 21,748.22 |
| 5754 | 3/22/2024 | par51 | PARKWOOD LANDSCAPE MAI | 106920 | 2/29/2024 | LANDSCAPNG SRVCS FEB | 16,950.00 | 16,950.00 |
| | Voucher: | 5754 | | | | | | |
| 5755 | 3/22/2024 | pru01 | PRUDENTIAL OVERALL SUPP | 132242252 | 3/8/2024 | UNIFORMS PW | 73.73 | |
| | Voucher: | 5755 | | 132242251 | 3/8/2024 | SHOP TOWELS PW | 4.93 | 78.66 |

Bank : eusbnk EFT GENERAL ACCOUNT US E (Continued)

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 5756 | 3/22/2024 | pru01 | PRUDENTIAL OVERALL SUPP | 132242250 | 3/8/2024 | FLOOR MATS PW | 15.47 | 15.47 |
| | Voucher: | 5756 | | | | | | |
| 5757 | 3/22/2024 | sca12 | SCA OF CA LLC | 157971PS | 2/29/2024 | SWEEPING SRVCS FEB | 5,454.94 | 5,454.94 |
| | Voucher: | 5757 | | | | | | |
| 5758 | 3/22/2024 | sit01 | SITEONE LNDSCP SUPPLY LL | 138895308-001 | 3/11/2024 | LANDSCAPING SUPP PW | 154.37 | 154.37 |
| | Voucher: | 5758 | | | | | | |
| 5759 | 3/22/2024 | sol06 | SOLANA CENTER FOR ENV | 40-45-1-24 | 2/9/2024 | SB1383 SUPP JAN | 3,010.36 | |
| | Voucher: | 5759 | | 40-45-2-24 | 3/8/2024 | SB1383 SUPP FEB | 1,697.86 | 4,708.22 |
| 5760 | 3/22/2024 | pit07 | THE PITNEY BOWES BANK IN | 8000-9000-1054 | 3/12/2024 | POSTAGE FEB | 3,045.00 | 3,045.00 |
| | Voucher: | 5760 | | | | | | |
| 5761 | 3/22/2024 | uti01 | UTILITY SPECIALISTS INC | 25967 | 2/29/2024 | UP - X1A CREST - REIMB | 34.84 | |
| | Voucher: | 5761 | | 25966 | 2/29/2024 | UP - 1A STRATFORD - REIMB | 24.12 | |
| | | | | 25968 | 2/29/2024 | UP - 1B STRATFORD - REIMB | 20.10 | |
| | | | | 25963 | 2/29/2024 | UP - X1A CREST - JAN | 38,803.50 | |
| | | | | 25962 | 2/29/2024 | UP - 1A STRATFORD - JAN | 11,373.75 | |
| | | | | 25965 | 2/29/2024 | UP - 2B BEACH COLONY - JAI | 8,710.00 | 58,966.31 |
| | | | | | | **Sub total for EFT GENERAL ACCOUNT US BANK:** | | 136,752.08 |

**Bank : gusbnk GENERAL ACCOUNT US BANK**

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 137940 | 3/22/2024 | adt02 | ADT SECURITY SERVICES | 1051900066 | 3/13/2024 | ALARM 1700 COAST APR/JUN | 143.82 | |
| | Voucher: | 137940 | | 1051903298 | 3/13/2024 | ALARM PW APR | 119.00 | 262.82 |
| 137941 | 3/22/2024 | all22 | ALLIANT CONSULTING INC | 15462 | 11/30/2023 | CONSULTING SRVCS NOV | 1,875.00 | |
| | Voucher: | 137941 | | 15812 | 2/29/2024 | CONSULTING SRVCS FEB | 1,200.00 | |
| | | | | 15660 | 1/31/2024 | CONSULTING SRVCS JAN | 1,012.50 | |
| | | | | 15570 | 12/31/2023 | CONSULTING SRVCS DEC | 937.50 | 5,025.00 |
| 137942 | 3/22/2024 | sbc03 | AT&T | 9391059863 | 3/1/2024 | TELEPHONE FEB | 642.47 | 642.47 |
| | Voucher: | 137942 | | | | | | |
| 137943 | 3/22/2024 | atk02 | ATKINSON, ANDELSON, LOYA | 708724 | 2/29/2024 | LEGAL SERVICES FEB | 2,816.00 | |
| | Voucher: | 137943 | | 706357 | 1/31/2024 | LEGAL SERVICES JAN | 2,395.62 | 5,211.62 |
| 137944 | 3/22/2024 | bek01 | BEKKER'S CATERING | E27821 | 3/12/2024 | CATERING 2024 VOLUNTEER | 2,688.36 | 2,688.36 |
| | Voucher: | 137944 | | | | | | |
| 137945 | 3/22/2024 | buc06 | BUCKNAM INFRASTRUCTURE | 391-01.03 | 2/8/2024 | PAVEMENT MGMT SRVCS JA | 4,104.00 | 4,104.00 |
| | Voucher: | 137945 | | | | | | |
| 137946 | 3/22/2024 | cin02 | CINTAS | 5201367973 | 3/8/2024 | FIRST AID KIT SUPP PW | 165.62 | |
| | Voucher: | 137946 | | 5201961649 | 3/13/2024 | FIRST AID KIT SUPP CH | 36.32 | 201.94 |
| 137947 | 3/22/2024 | civ02 | CIVIC SOLUTIONS INC | 103333 | 3/1/2024 | CONSULTING SRVCS FEB | 12,892.50 | |
| | Voucher: | 137947 | | 103003 | 1/2/2024 | CONSULTING SRVCS DEC | 7,425.00 | 20,317.50 |
| 137948 | 3/22/2024 | com19 | COMPUTACENTER UNITED S | 3891108662 | 3/6/2024 | FIREWALL MAINT | 817.71 | 817.71 |
| | Voucher: | 137948 | | | | | | |
| 137949 | 3/22/2024 | cou01 | COUNTY OF SAN DIEGO | JAN-24 | 3/13/2024 | PARKING BAIL JAN | 21,708.00 | 21,708.00 |
| | Voucher: | 137949 | | | | | | |
| 137950 | 3/22/2024 | del06 | DEL MAR AUTOMOTIVE SERV | 46825 | 3/13/2024 | VEHICLE MAINT PW #88 | 1,331.24 | 1,331.24 |
| | Voucher: | 137950 | | | | | | |
| 137951 | 3/22/2024 | dyn02 | DYNAMITE ELECTRIC BIKES I | 2283 | 3/11/2024 | ELECTRIC BIKE MAINT PRK E | 95.00 | |
| | Voucher: | 137951 | | 2297 | 3/11/2024 | ELEC BIKE MAINT/REPAIR PR | 51.06 | 146.06 |
| 137952 | 3/22/2024 | fas03 | FASTENAL COMPANY | CASAD77441 | 3/11/2024 | VEHICLE MAINT SUPP PW | 112.51 | 112.51 |
| | Voucher: | 137952 | | | | | | |
| 137953 | 3/22/2024 | gal02 | GALLS LLC | 027244531 | 3/1/2024 | UNIFORM SHIRTS PRKG ENF | 128.11 | 128.11 |
| | Voucher: | 137953 | | | | | | |
| 137954 | 3/22/2024 | gar19 | GARCIA BROTHERS WATERP | 4289-1-1 | 2/1/2024 | DECK SURFACE MAINT 20TH | 7,406.00 | 7,406.00 |
| | Voucher: | 137954 | | | | | | |
| 137955 | 3/22/2024 | haw01 | HAWTHORNE MACHINERY CO | PS000974422 | 2/23/2024 | INBOUND FREIGHT | 142.59 | 142.59 |
| | Voucher: | 137955 | | | | | | |

Bank : gusbnk GENERAL ACCOUNT US BANK (Continued)

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 137956 | 3/22/2024 | hil01 | HF&H CONSULTANTS LLC | 9720990 | 3/12/2024 | WTR/WASTEWTR RATE STUI | 16,000.19 | 16,000.19 |
| | Voucher: | 137956 | | | | | | |
| 137957 | 3/22/2024 | hin06 | HINDERLITER DE LLAMAS AN | SIN036660 | 3/15/2024 | SALES TAX SRVCS JAN/MAR | 310.50 | 310.50 |
| | Voucher: | 137957 | | | | | | |
| 137958 | 3/22/2024 | hiw01 | HI-WAY SAFETY INC. | 151186 | 12/7/2023 | PAINT SUPP PW | 241.11 | 241.11 |
| | Voucher: | 137958 | | | | | | |
| 137959 | 3/22/2024 | hom01 | HOME DEPOT CREDIT SRVCS | 9061076 | 2/28/2024 | FACLTY MAINT SUPP PW | 439.17 | 439.17 |
| | Voucher: | 137959 | | | | | | |
| 137960 | 3/22/2024 | boy08 | LAUREN BOYER | 03182024 | 3/18/2024 | REFUND REF DEPOSIT PHCC | 800.00 | 800.00 |
| | Voucher: | 137960 | | | | | | |
| 137961 | 3/22/2024 | mma01 | MMASC | 9359 | 3/12/2024 | MBRSHP K NORGROVE | 125.00 | 125.00 |
| | Voucher: | 137961 | | | | | | |
| 137962 | 3/22/2024 | msc01 | MSC JANITORIAL SERVICE IN | 2024-2-10 | 2/29/2024 | JANITORIAL SRVCS FEB | 5,190.25 | 5,190.25 |
| | Voucher: | 137962 | | | | | | |
| 137963 | 3/22/2024 | nap01 | NAPA AUTO PARTS | 876550 | 3/7/2024 | VEHICLE MAINT SUPP PW | 307.06 | 307.06 |
| | Voucher: | 137963 | | | | | | |
| 137964 | 3/22/2024 | con17 | OCCUPATIONAL HEALTH CTR | 82391771 | 3/5/2024 | EMPLOYEE TESTING MAR | 195.00 | 195.00 |
| | Voucher: | 137964 | | | | | | |
| 137965 | 3/22/2024 | pac05 | PACIFIC PIPELINE SUPPLY | S100461219.001 | 3/6/2024 | WATER METER PARTS | 943.12 | |
| | Voucher: | 137965 | | S100461220.001 | 3/6/2024 | WATER METER PARTS | 656.02 | 1,599.14 |
| 137966 | 3/22/2024 | pub07 | PUBLIC SAFETY CONSULTING | PSC#001/24 | 1/16/2024 | LEGAL SERVICES DEC | 23,288.04 | 23,288.04 |
| | Voucher: | 137966 | | | | | | |
| 137967 | 3/22/2024 | sdg02 | SAN DIEGO GAS & ELECTRIC | 0055 0306 8492 | 3/14/2024 | UTILITIES OCT/FEB | 14.41 | 14.41 |
| | Voucher: | 137967 | | | | | | |
| 137968 | 3/22/2024 | san75 | SAN DIEGO MAIN | 03142024 | 3/14/2024 | POSTAGE FY24 | 5,000.00 | 5,000.00 |
| | Voucher: | 137968 | | | | | | |
| 137969 | 3/22/2024 | sig12 | SIGNA DIGITAL SOLUTIONS IN | 32259393 | 3/12/2024 | COPIER - CH MAR | 766.91 | 766.91 |
| | Voucher: | 137969 | | | | | | |
| 137970 | 3/22/2024 | sig12 | SIGNA DIGITAL SOLUTIONS IN | AR-S307464 | 3/14/2024 | COPIER - FIN 03/14-06/13/24 | 382.27 | 382.27 |
| | Voucher: | 137970 | | | | | | |
| 137971 | 3/22/2024 | ste54 | STEIN LIVING TRUST | 02282024 | 2/28/2024 | REFUND REF DEPOSIT SP18 | 6,452.82 | 6,452.82 |
| | Voucher: | 137971 | | | | | | |
| 137972 | 3/22/2024 | ter01 | TERMINIX INT CO LTD, PARTN | 444518366 | 3/12/2024 | PEST CONTROL SRVCS PW | 133.00 | 133.00 |
| | Voucher: | 137972 | | | | | | |

| | |
|---|---|
| **Sub total for GENERAL ACCOUNT US BANK:** | 131,490.80 |

51 checks in this report.

Grand Total All Checks: 268,242.88

MG 3/20/24

Bank : gusbnk GENERAL ACCOUNT US BANK

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 3977 | 3/22/2024 | irs01 | IRS, UNITED STATES TREASU | Ben174700 | 3/22/2024 | FEDERAL TAX: PAYMENT | 35,455.21 | 35,455.21 |
| | Voucher: | 3977 | | | | | | |
| 3978 | 3/22/2024 | per01 | PERS | Ben174702 | 3/22/2024 | PERS CONTRIBUTIONS: PAYI | 54,139.21 | 54,139.21 |
| | Voucher: | 3978 | | | | | | |
| 3979 | 3/21/2024 | edd01 | EMPLOYMENT DEVELOPMEN | Ben174704 | 3/22/2024 | STATE TAX: PAYMENT | 10,152.19 | 10,152.19 |
| | Voucher: | 3979 | | | | | | |
| 3980 | 3/20/2024 | ida01 | IDAHO STATE TAX COMMISSI | Ben174706 | 3/22/2024 | IDAHO STATE TAX COMMISSI | 215.65 | 215.65 |
| | Voucher: | 3980 | | | | | | |
| | | | | | | **Sub total for GENERAL ACCOUNT US BANK:** | | 99,962.26 |

Bank : eusbnk EFT GENERAL ACCOUNT US E

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 5739 | 3/22/2024 | mis07 | 107413 STATE ST BANK & TRU | Ben174696 | 3/22/2024 | 401A PLAN: PAYMENT | 523.29 | 523.29 |
| | Voucher: | 5739 | | | | | | |
| 5740 | 3/22/2024 | mis08 | 303845 STATE ST BANK & TRU | Ben174688 | 3/22/2024 | MISSION SQUARE 457B: PAYI | 9,877.73 | 9,877.73 |
| | Voucher: | 5740 | | | | | | |
| 5741 | 3/22/2024 | mis09 | 803808 STATE ST BANK & TRU | Ben174698 | 3/22/2024 | RETIREMENT HEALTH SAVIN | 695.57 | 695.57 |
| | Voucher: | 5741 | | | | | | |
| 5742 | 3/22/2024 | uni21 | DEL MAR CITY EMPLOYEES A | Ben174690 | 3/22/2024 | DMCEA DUES: PAYMENT | 253.00 | 253.00 |
| | Voucher: | 5742 | | | | | | |
| 5743 | 3/22/2024 | nat15 | NATIONAL BENEFIT SERVICES | Ben174694 | 3/22/2024 | SEC. 125 FLEXIBLE SAVINGS | 1,308.33 | 1,308.33 |
| | Voucher: | 5743 | | | | | | |
| | | | | | | Sub total for EFT GENERAL ACCOUNT US BANK: | | 12,657.92 |

9 checks in this report.

Grand Total All Checks: 112,620.18

# Void Check Posting List

City of Del Mar



**Document #:** 863239 **Void Date:** 03/20/2024 **Posting #:** 32791 **Group:** dgarcia
**Check #:** 137591 **Bank code:** gusbnk **Check Date:** 12/15/23
**Vendor:** bon09 ZILMARA MONTECINOS BONNET
**Post into:** 09/2024 **Check amount:** 800.00

| Doc Source | | Account Number | Description | Amount |
|---|---|---|---|---|
| disb | | B 21.2110.0000 | A/P-GENERAL | 800.00 CR |
| disb | S* | B 21.1100.0000 | CASH AND INVESTMENT | 800.00 DB |
| disb | S* | B 72.1160.0000 | UNION BANK - GENER | 800.00 DB |
| disb | S* | B 72.1100.0000 | CASH AND INVESTMENTS | 800.00 CR |
| **Balance Sheet Totals:** | | 1,600.00 DB | 1,600.00 CR | Difference: 0.00 |

S* = Automatic Summary

Bank : eusbnk EFT GENERAL ACCOUNT US BANK

| Check # | Date | Vendor | | Invoice | Inv Date | Description | Amount Paid | Check Total |
|---|---|---|---|---|---|---|---|---|
| 5762 | 3/22/2024 | par21 | U.S. BANK PARS FFC 674602240( | Ben174692 | 3/22/2024 | PUBLIC AGENCY RETIREMENT S | 1,210.23 | 1,210.23 |
| | Voucher: | 5762 | | | | | | |
| | | | | | | **Sub total for EFT GENERAL ACCOUNT US BANK:** | | 1,210.23 |

1 checks in this report.

Grand Total All Checks: 1,210.23

APPROVED
By acrawford at 4:40 pm, 3/21/24

# City of Del Mar
# Agenda Report

TO: Honorable Mayor and City Council Members

FROM: Martin Boyd, Project Manager II
Joe Bride, Public Works Director
Karen Brindley, Planning and Community Development Director
Via Ashley Jones, City Manager

DATE: April 1, 2024

SUBJECT: Approval of Task Order Amendment with Michael Baker International Related to California Environmental Quality Act (CEQA) Work on the San Dieguito Drive Improvements Project

REQUESTED ACTION/RECOMMENDATION:
Staff recommends that the City Council: 1) Approve a $25,882 Task Order Amendment (Attachment A) with Michael Baker International for additional utility mark outs and potholing and for the preparation of a CEQA notice of exemption for the San Dieguito Drive Improvement Project; and 2) Authorize the City Manager to execute the Task Order Amendment.

BACKGROUND
San Dieguito Drive is an approximately 1,000 linear foot privately owned road in the City of Del Mar that extends from the intersection of San Dieguito Drive and Racetrack View Drive to Oribia Road. The road is not part of the City's public streets system and is not owned or maintained by the City. However, there is an easement on San Dieguito Drive that grants the City right-of-way for road and utility purposes (i.e., sewer, water, gas, power, and telephone lines). Currently, San Dieguito Drive is in a deteriorated condition and in need of repair. Due to associated public benefits, the City is working collaboratively with area property owners to explore opportunities to bring the road up to required standards for acceptance into the City's Public Street System.

From September 2022 to September 2023, the City completed a Council approved Phase 1 Preliminary Engineering Assessment for San Dieguito Drive. On September 5, 2023, the City Council approved further study and design of the "Minimal Alternative" option from the preliminary engineering assessment and approved a $155,400 task order with Michael Baker International (MBI) to proceed with the Phase 2 Road Improvement Design, construction documents and easement acquisition for the Minimal Alternative.

The Minimal Alternative envisions a roadway with a standard centerline crown with 16 feet of asphalt and 3.5-foot concrete rolled curbs for an improved width of 23 feet and a

City Council Action:

minimum 20 feet of travel-way for public safety vehicle access. The adjacent property owners support this design as expressed during several neighborhood meetings with staff and to the City Council. The Minimal Alternative was preferred because it maintains the rural character of the neighborhood as envisioned in the City's Community Plan, while providing the minimum necessary improvements to upgrade the road to public standards.

DISCUSSION/ANALYSIS:

The City has an agreement with MBI for as-needed civil engineering services. The City previously issued a $155,400 task order to MBI for Phase 2 Road Improvement Design, Construction Documents and Easement Acquisition for San Dieguito Drive. In addition to the scope of work included in the original task order, additional mark outs and potholing and separate preparation of a CEQA determination is needed. As such, staff recommends issuing MBI a Task Order Amendment of $25,882 (Attachment A) for this work as described in more detail below.

The first portion of MBI's scope of work for the Task Order Amendment (Exhibit A to Attachment A) is necessary to cover the cost of additional utility mark outs and potholing associated with the Phase 2 Road Improvement Design. The amendment was prepared in response to the findings of the project's hydrology report that will require the replacement of the existing 12-inch Corrugated Metal Pipe storm drain which crosses Racetrack View Drive at San Dieguito Drive with a 24-inch Reinforced Concrete Pipe storm drain. To complete the storm drain improvements plans, MBI needs to verify the depth of existing utilities along the new storm drain alignment crossing Racetrack View Drive in order to ensure the design plans do not interfere with the existing utility network.

The second portion of the Task Order Amendment (Exhibit B to Attachment A) is necessary for the preparation of a CEQA determination associated with the San Dieguito Drive Improvements project. The scope of work includes site visits, existing data review, and preparation of Notice of Exemption (NOE). MBI has agreed to complete the scope of work within six (6) weeks of a notice to proceed to align with the project's overall schedule. A CEQA determination is necessary to proceed with the project.

As previously discussed, if the San Dieguito Drive Improvement Project moves forward, the City intends to align the design and construction schedules for the improvements to San Dieguito Drive and the Utility Undergrounding District (UUD) X1A (Crest Canyon) project. The current UUD X1A schedule anticipates completion of the design and bid documents by July 2024, followed by the public bidding process, and then anticipated City construction contract award by September 2024. The San Dieguito Drive Improvements Project bid package and CEQA determination is on schedule to be completed along with UUD X1A. There is anticipated savings costs and reduced impacts to residents if the utility undergrounding work along San Dieguito Drive occurs in conjunction with the proposed roadway improvements.

FISCAL IMPACT:
The total cost of services to be provided as part of the recommended action is $25,882. There is $12,600 available in the approved Project budget, leaving an unfunded amount of $13,300. Council approval of the recommended action will result in an amendment to the Fiscal Year (FY) 2023-2024 Operating and Capital Budget to allocate $13,300 from the General Fund as shown below:

| PROJECT | FUND | ACCOUNT | AMOUNT |
|---|---|---|---|
| San Dieguito Drive Improvements Project | General Fund | 40.7000.7048 | $13,300 |

ENVIRONMENTAL IMPACT:
The proposed City Council action does not constitute a “project” under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Section 15378 because it will not have a potential to result in a direct or indirect physical change in the environment and is, therefore, not subject to CEQA. No further action under CEQA is required.

NEXUS TO CITY COUNCIL GOALS AND PRIORITIES:
San Dieguito Drive Development is listed as a Tier 2 City Council priority for Fiscal Years 2023-2024 and 2024-2025.

ATTACHMENTS:
Attachment A – Michael Baker International Task Order Amendment
Exhibit A to Attachment A – Potholing Scope of Work
Exhibit B to Attachment B – CEQA Scope of Work

CITY OF DEL MAR

April 1, 2024

Michael Baker International
Attn: Tim Thiele
5050 Avenida Encinas, Suite 260,
Carlsbad, CA 92008
TThiele@mbakerintl.com

SENT VIA EMAIL

**RE: TASK ORDER AMENDMENT & NOTICE TO PROCEED FOR PHASE 2 ROAD IMPROVEMENT DESIGN, CONSTRUCTION DOCUMENTS AND EASEMENT ACQUISITION DOCUMENTS OF SAN DIEGUITO DRIVE (ACCOUNT 40.7000.7048)**

The City previously issued a Task Order (TO) with Michael Baker International (MBI) on September 5, 2023 for road improvement design, construction documents and easement acquisition documents of San Dieguito Drive. This TO Amendment and Notice to Proceed (NTP) is to add additional utility mark outs and potholing and for preparation of CEQA determination. The TO amendment is issued pursuant to the terms and conditions contained in the as-needed Consulting Services Agreement between the City of Del Mar and MBI (Consultant), the term for which is December 7, 2020, to December 7, 2025.

Consultant shall execute additional tasks related to the Phase 2 Road Improvement Design, Construction Documents and Easement Acquisition Documents of San Dieguito Drive, as described in the Consultant's proposals dated March 8 and 15, 2024, and included as Exhibits A and B to this Task Order. The total cost for this Task Order shall not exceed **$25,882**. The project schedule shall commence upon execution of this Task Order/Notice to Proceed, and shall be completed by June 2024, to the satisfaction of the Public Works Director, in accordance with the proposed scopes of work included in the attached Exhibits A and B.

The primary contact for this Task Order and invoicing is Martin Boyd, Project Manager II, who can be reached at mboyd@delmar.ca.us and (858) 375-9531. Please sign and return a copy of this Task Order electronically through OneSpan, the City's electronic document routing program. Please contact Management Analyst Denise Galvan at dgalvan@delmar.ca.us or (858) 704-3657 with any questions about executing this Task Order amendment.

Approved by:
City of Del Mar

_____

Ashley Jones Date
City Manager

Accepted by:
Michael Baker International

_____

Tim Thiele Date
Vice President

cc: Joe Bride, Public Works Director, Martin Boyd, Project Manager II, and Diana Martinez, Management Analyst

Exhibits A and B: Proposals for Task Order Amendment

Michael Baker INTERNATIONAL

We Make a Difference

March 8, 2024

Martin Boyd, PW
Project Manager II
City of Del Mar
2240 Jimmy Durante Boulevard
Del Mar, CA 92014

**Re:** **City of Del Mar As-Needed Professional Services Agreement**
**Project:** **San Dieguito Drive Improvement Project**
**Subject:** **Proposal for Task Order Amendment**

Dear Martin:

This proposal is to request the City of Del Mar to amend the San Dieguito Drive Improvement Project's scope of services to increase the extent of our subsurface utility investigation. A detailed background, scope of services and cost estimate is attached on the following page with a summary breakdown provided below:

**San Dieguito Drive Improvement Project Task Order Amendment 1**
**Utility Mark outs and Potholing $10,397**

If you have any questions about this scope of services and cost estimate, please feel free to contact me at 442-287-5725.

Sincerely,

Daniel Carns, PE
Project Engineer

MBAKERINTL.COM

5050 Avenida Encinas, Suite 260 | Carlsbad, CA 92008
Office: 760.476.9193 | Fax: 760.476.9198

**City of Del Mar As-Needed Professional Services Agreement**
**Proposal for San Dieguito Drive Improvement Project**

# Background and Purpose

The scope amendment was prepared in response to the findings of the project's Hydrology report included in the project's 75% Submittal. The project will require the replacement of the existing 12" CMP storm drain which crosses Racetrack View Drive at San Dieguito Driven with a 24" RCP storm drain. To complete the storm drain improvements plans, the Michael Baker team must verify the depth of existing utilities along the new storm drain alignment crossing Racetrack View Drive in order to ensure the design plans do not interfere with the existing utility network.

# Scope of Services

The following scope has been developed based on our knowledge of the area, our understanding of the City's permitting requirements, and on our experience with similar projects. The scope of services is amendment as follows:

### *Task 1: Utility Mark-Outs and Potholing*

Michael Baker will prepare an exhibit to determine and coordinate the potholing locations needed for existing utilities conflicting with proposed road and storm drain improvements on San Dieguito Drive and Racetrack View Drive. Contractor team will then coordinate and perform potholing to locate utilities conflicting with the proposed storm drain lateral alignments and provide the updated elevation and invert information to the City to update the storm drain drawings as appropriate.

The scope assumes four additional (4) pothole locations and three additional (3) manhole dips. Subconsultant will provide traffic control and obtain encroachment and traffic permits from the City of Del Mar and the City of San Diego prior to the work.

***Deliverables***

*Potholing report for assumed (7) pothole locations in PDF file formats.*

# Assumptions

- Permits are required from City of San Diego and City of Del Mar only. Permitting from additional jurisdictions are not included within the scope of services.
- Pavement resurfacing will be in accordance with San Diego County Design Standard drawing DS-22 or San Diego Regional Standard Drawing G-24A.

# Fee Estimate

Michael Baker proposes to complete the work outlined in Scope of Services and invoice the City monthly on a percentage of completion basis in accordance with the following fee estimate:

| ITEM | WORK TASK | FEE |
|---|---|---|
| Task 1 | Utility Mark-out Potholing (Incl. 10% Michael Baker Markup)..... | $10,397.00 |
| | **ESTIMATE TOTAL** | **$10,397.00** |

Michael Baker INTERNATIONAL

We Make a Difference

March 7, 2024, Revised March 15, 2024

Martin Boyd, PW
Project Manager II
City of Del Mar
2240 Jimmy Durante Boulevard
Del Mar, CA 92014

**Re: City of Del Mar As-Needed Professional Services Agreement**
**Project: San Dieguito Drive Improvement Project**
**Subject: Proposal for Task Order Amendment (Amendment 2; CEQA)**

Dear Martin:

This proposal is to request the City of Del Mar to amend the San Dieguito Drive Improvement Project's scope of services to include preparation of documentation relating to California Environmental Quality Act (CEQA) requirements. A detailed background, scope of services, and cost estimate are attached on the following pages with a summary breakdown provided below:

**San Dieguito Drive Improvement Project - Task Order Amendment 2:**
**Preparation of CEQA Notice of Exemption $15,485**

If you have any questions about this scope of services and cost estimate, please feel free to contact me at 442-287-5725.

Sincerely,

Daniel Carns, PE
Project Engineer

MBAKERINTL.COM

5050 Avenida Encinas, Suite 260 | Carlsbad, CA 92008
Office: 760.476.9193 | Fax: 760.476.9198

# City of Del Mar As-Needed Professional Services Agreement
# Proposal for San Dieguito Drive Improvement Project

## Background and Purpose

Michael Baker understands that the proposed project is aimed at improving to public standards the deteriorated private section of San Dieguito Drive from Racetrack View Drive to Oribia Road (approximate length of 1,000 feet). The existing roadway is approximately 17 to 20 feet wide and includes adjacent gravel/dirt shoulder areas currently used for vehicular parking. The proposed roadway will have a standard centerline crown with 16 feet of asphalt and 3-foot concrete rolled curbs for an improved width of 23 feet, with existing shoulders to remain as gravel surface. The proposed roadway will be of adequate width to allow for the safe passage of emergency vehicles. Proposed improvements at the intersection of San Dieguito Drive and Racetrack View Drive will include two retaining walls, storm drain laterals and inlet improvements, and two modular wetlands (stormwater quality best management practices). The proposed roadway improvements are intended to match the existing roadway profile to the extent feasible in order to minimize required grading.

## Scope of Services

The following scope has been developed based upon Michael Baker's knowledge of the area, our understanding of the City's requirements, and on our experience with similar projects. The proposed scope of services is as follows:

### *Task 1: Prepare Notice of Exemption*

Based upon our preliminary evaluation, the project is exempt from the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15301, Existing Facilities, exempts projects involving the "operation, repair, maintenance...or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use." Examples include existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities; and restoration or rehabilitation of deteriorated or damaged facilities to meet current standards of public health and safety. Additionally, Section 15302, Replacement or Reconstruction, exempts projects that involve the "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced" (i.e., storm drain replacement).

In confirming the appropriateness of exempting the project from CEQA, Michael Baker will conduct a site visit to document existing conditions (i.e., presence or potential presence of protected habitat) and to substantiate that no "unusual circumstances" are present that may disqualify the use of an exemption. Further, Michael Baker will perform a desktop review of available data resources (City General Plan, recent studies performed in the area, etc.) to confirm that no known historic resources are located on-site or within the vicinity of the proposed improvements, as well as a search of appropriate databases to identify any potential hazardous materials concerns (i.e., site or groundwater contamination).

Following completion of such investigations, Michael Baker will prepare a Notice of Exemption (NOE) for the City's consideration. The NOE will provide supporting discussion as to the applicability of the referenced exemptions and will evaluate any potential environmental effects anticipated with project implementation. Preparation of a CEQA Initial Study Checklist is not required, nor warranted, to support the NOE. Michael Baker will respond to one consolidated set of City comments on the NOE and will prepare the final document, including any relevant supporting technical data, for City use.

Michael Baker will prepare the necessary California State Clearinghouse forms and will submit the NOE to the State Clearinghouse on behalf of the City for website posting. Michael Baker will also file the NOE with the San Diego County Clerk. This task includes filing fees (for reimbursement) for filing the NOE with the County Clerk; all other filing fees, if required, are assumed to be the responsibility of the City or others.

This scope of work excludes the preparation of additional technical investigations not mentioned herein. If, during the course of investigations, Michael Baker determines the need for further technical evaluation, we will discuss with the City potential modifications to the scope of work.

***Deliverables***
*Draft Notice of Exemption and supporting documentation (electronic copy; PDF format)*
*Final Notice of Exemption and supporting documentation (electronic copy; PDF format)*

### Optional Tasks

#### *Task 2: Hearing Attendance and Staff Support*

Michael Baker's CEQA Project Manager will be available to attend one public hearing in support of City staff to address any CEQA-related questions that may arise. Additionally, this task includes time for Michael Baker to assist the City with preparation of the staff report, as needed.

## Schedule

Michael Baker understands the City's desire to expedite fulfillment of the CEQA-related requirements to allow for hearing of the project by the City Council in July 2024. Michael Baker anticipates submitting the draft NOE to the City for review within three weeks from the Notice to Proceed. Assuming City comments will be received within one week subsequent to Michael Baker's submittal, Michael Baker will revise the document and provide the final NOE for City use within two weeks following receipt of City comments (6 weeks total).

# Fee Estimate

Michael Baker proposes to complete the work outlined in this Scope of Services and to invoice the City monthly on a percentage of completion basis in accordance with the following fee estimate. Based upon our current understanding, Michael Baker estimates a total cost of **$15,485** (fixed fee) to prepare the NOE as scoped herein. The budget represents our best estimate of the level of effort required to complete the work in a professional and timely manner. If it is determined that a NOE does not meet applicable CEQA requirements and preparation of an alternative document or additional technical studies is required, Michael Baker will notify City staff and amend the scope of work as needed.

| ITEM | WORK TASK | FEE |
|---|---|---|
| Task 1 | Prepare Notice of Exemption | $13,150 |
| | Subtotal | $13,150 |
| | **ESTIMATED TOTAL** | **$13,150** |
| **Optional Tasks** | | |
| Task 2 | Hearing Attendance and Staff Support | $2,335 |
| | Subtotal | $2,335 |
| | **ESTIMATED TOTAL WITH OPTIONAL TASKS** | **$15,485** |

# City of Del Mar
# Agenda Report

TO: Honorable Mayor and City Council Members

FROM: Martin Boyd, Project Manager II
Joe Bride, Public Works Director
Via Ashley Jones, City Manager

DATE: April 1, 2024

SUBJECT: Acceptance of Grant Deed of Easements for Retaining Walls Related to Utility Undergrounding District 1A – Stratford Court South Project

APN: 300-200-11-00 and 300-200-31-00

REQUESTED ACTION/RECOMMENDATION:
Staff recommends that the City Council approve a Resolution (Attachment A) that allows for the acceptance of Grant Deed of Easements in favor of the City over the properties located at 639 Stratford Court and 717 Stratford Court (HOA Common Lot) and authorize the City Manager or their designee to record the Grant Deed of Easements.

BACKGROUND:
The City of Del Mar continues to implement the citywide Undergrounding Program (UP), which will remove utility poles and replace overhead cables for electricity and telecommunications with underground lines. A map of the planned citywide Utility Undergrounding Districts (UUDs) is included with report as Attachment B for reference.

On July 12, 2021, the City Council authorized formation of Utility Undergrounding District (UUD) 1A (Stratford Court South). UUD 1A was identified as the next district following the Tewa Court/10th Street UUD pilot project, which was completed on February 8, 2023. UUD 1A includes 56 poles and 7,650 linear feet of overhead conversion to 11,165 linear feet of underground trench from 4th Street to 12th Street, involving 227 properties and 464 residences. Sixty-four (64) of the homes or buildings in UUD 1A require undergrounding of their private service lateral at the expense of the property owner. A map of UUD 1A is included as Attachment C.

DISCUSSION/ANALYSIS:
On December 4, 2023, the City Council adopted a Resolution approving Design Review Permit DRB23-024 and Land Conservation Permit LC23-014 for grading and installation of retaining walls required to locate undergrounded utility facilities in the Stratford Court City Right-of-Way and Easement adjacent to the properties at 639, 717, and 1105

City Council Action:

Stratford Court and 215 9th Street. The retaining walls are necessary to create level accessible ground in sloping areas for dry utility equipment.
The retaining walls at 639 and 717 Stratford Court are to be located partially on private property, requiring the City to obtain retaining wall easements from the private property owners for the protection and operation of dry utility equipment. The easement at 717 Stratford Court is located within the common lot for the subdivision. The retaining walls at 215 9th Street are located in the public right-of-way and thus do not require easements. The retaining wall at 1105 Stratford Court is no longer necessary and only grading on private property is required for installation of the dry utility equipment in the public right-of-way.

FISCAL IMPACT:
There is no fiscal impact to the City associated with acceptance of the identified easements, and there will be no fee to record the Grant of Easement documents, as they are to the benefit of the City.

ENVIRONMENTAL IMPACT:
The proposed City Council action does not constitute a “project” under the definition set forth in the California Environmental Quality Act (CEQA) Guidelines Section 15378 because it will not have a potential to result in a direct or indirect physical change in the environment and is, therefore, not subject to CEQA.

NEXUS TO CITY COUNCIL GOALS AND PRIORITIES:
Utility Undergrounding is listed as a Tier 1 City Council priority for FYs 2023-2024 and 2024-2025.

ATTACHMENTS:
Attachment A – Resolution Accepting the Grant of Easements
Attachment B – Citywide Utility Undergrounding Districts Map
Attachment C – UUD 1A Stratford Court South Map

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, APPROVING ACCEPTANCE OF RETAINING WALL EASEMENTS ON THE PROPERTIES LOCATED AT 639 AND 717 STRATFORD COURT FOR USE AND OPERATION OF PUBLIC BENEFIT TO THE CITY OF DEL MAR

WHEREAS, on December 4, 2023, the City Council of the City of Del Mar approved Design Review Permit DRB23-024 and Land Conservation Permit LC23-014 for grading and installation of retaining walls required to locate undergrounded utility facilities in the Stratford Court City Right-of-Way and Easement adjacent to the properties at 639, 717, and 1105 Stratford Court and 215 9th Street; and

WHEREAS, as approved, the retaining walls at 639 and 717 Stratford Court will be located partially on private property; and

WHEREAS, the retaining walls are necessary for the protection and operation of dry utility equipment associated with the Utility Undergrounding District 1A (Stratford Court South) project; and

WHEREAS, in order to formalize the easement in favor of the City from the property owners, it is necessary to record two Grant Deed of Easements in favor of the City (Exhibits A and B) (Property).

NOW, THEREFORE, BE IT RESOLVED, that the City Council authorizes the City to accept conveyance of these two above identified easements. This Resolution constitutes the resolution of acceptance by the City of the Property for the purposes of Government Code Section 27281. The above recitals are true and correct.

BE IT FURTHER RESOLVED that the City Council hereby authorizes the City Manager or the City Manager's designee to execute such other documents and take such other actions on behalf of the City as may be required to implement the intent of this Resolution.

BE IT FURTHER RESOLVED, this Resolution shall take immediate effect from and after its passage and approval.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Del Mar, California, at the Regular Meeting held this 1st day of April, 2024.

_____

Dave Druker, Mayor
City of Del Mar

APPROVED AS TO FORM:

_____
Leslie E. Devaney, City Attorney
City of Del Mar

ATTEST AND CERTIFICATION:
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF DEL MAR

I, SARAH KRIETOR, Administrative Services Manager/City Clerk of the City of Del Mar, California, DO HEREBY CERTIFY, that the foregoing is a true and correct copy of Resolution No. 2024-XX, adopted by the City Council of the City of Del Mar, California, at a Regular Meeting held the 1st day of April, 2024, by the following vote:

AYES:

NOES:

RECUSE:

ABSENT:

ABSTAIN:

_____
Sarah Krietor, Administrative Services Manager/City Clerk
City of Del Mar

RECORDING REQUESTED BY:

**CITY OF DEL MAR**

**AND WHEN RECORDED MAIL TO**
**AND MAIL TAX STATEMENTS TO:**
City of Del Mar
Attn: City Clerk
1050 Camino del Mar
Del Mar, CA 92014

(*THIS SPACE FOR RECORDERS USE ONLY)*

# GRANT DEED OF EASEMENT

ASSESSOR'S PARCEL NO: 300-200-11-00
Recording Fee: Exempt
(Cal.Gov. Code Code Section 27383)

Documentary Transfer Tax: Exempt
(Revenue and Taxation Code Section 11922)

The undersign grantor hereby declare(s):

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **PARK AND MAUREEN RICHARDSON REVOCABLE TRUST Deed of Trust Dated April 21, 1988**, as the Property Owner ("Grantor"), hereby GRANTS AND CONVEYS to the **CITY OF DEL MAR,** a Chartered Municipal Corporation established under the laws of the State of California and as the ("Grantee") an easement for the construction and placement of a RETAINING WALL and for the purposes to reconstruct, maintain, operate and repair the retaining wall, including any or all appurtenances thereto, together with the right of ingress and egress, over and across all that real property situated in the City of Del Mar, County of San Diego, State of California as further described in Exhibits "A" and "B," attached hereto and incorporated by reference ("Property"). Conditions, duties and obligations for the retaining wall easement are contained within Exhibit "C."

**DATE:** _____, 2024

**GRANTOR:**

**BY:**_____
SUZANNE E WATSON AS TRUSTEE OF THE PARK AND MAUREEN RICHARDSON REVOCABLE TRUST DTD 4/21/88, OWNER

***NOTE: NOTARY ACKNOWLEDGMENTS FOR ALL SIGNATURES MUST BE ATTACHED, PER CIVIL CODE SEC. 1180 ET. SEQ.***

## TENANT ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of _____)

On _____ before me, _____,
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Notary Public

**EXHIBIT A**
**EASEMENT**
**639 STRATFORD COURT (RETAINING WALL)**
**APN: 300-200-11-00**
**LEGAL DESCRIPTION**

THAT PORTION OF THE TRACT OF LAND GRANTED TO THE CALIFORNIA SOUTHERN RAILROAD COMPANY FOR A RIGHT-OF-WAY UNDER THE PROVISIONS OF THE ACT OF CONGRESS OF MARCH 3, 1875, AND OF RAILROAD AVENUE AS VACATED BY ORDINANCE OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY APRIL 12, 1926, ACCORDING TO MAP NO. 368, IN THE CITY OF DEL MAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED OCTOBER 7, 1885, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT CITY OF DEL MAR HORIZONTAL CONTROL STATION "CITY BDRY" AS SHOWN ON MAP 15377 FILED JULY 12, 2006 IN THE CITY OF DEL MAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE NORTH 22°13'48" WEST, 2378.65 FEET TO SAN DIEGO COUNTY HORIZONTAL CONTROL STATION "CURRY" AS SHOWN ON SAID MAP;

THENCE SOUTH 06°30'06" WEST, 1324.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 17°19'12" EAST, 23.46 FEET;

THENCE SOUTH 72°40'48" WEST, 2.18 FEET TO STRATFORD COURT RIGHT-OF-WAY AS SHOWN ON PARCEL MAP 19390;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 17°17'03" WEST, 23.46 FEET;

THENCE NORTH 72°40'48" EAST, 2.16 FEET TO THE **TRUE POINT OF BEGINNING**;

ALL DISTANCES HEREON DESCRIBED ARE GROUND DISTANCES; TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY THE COMBINED SCALE FACTOR, 0.99997441 COMPUTED AT STATION CURRY;

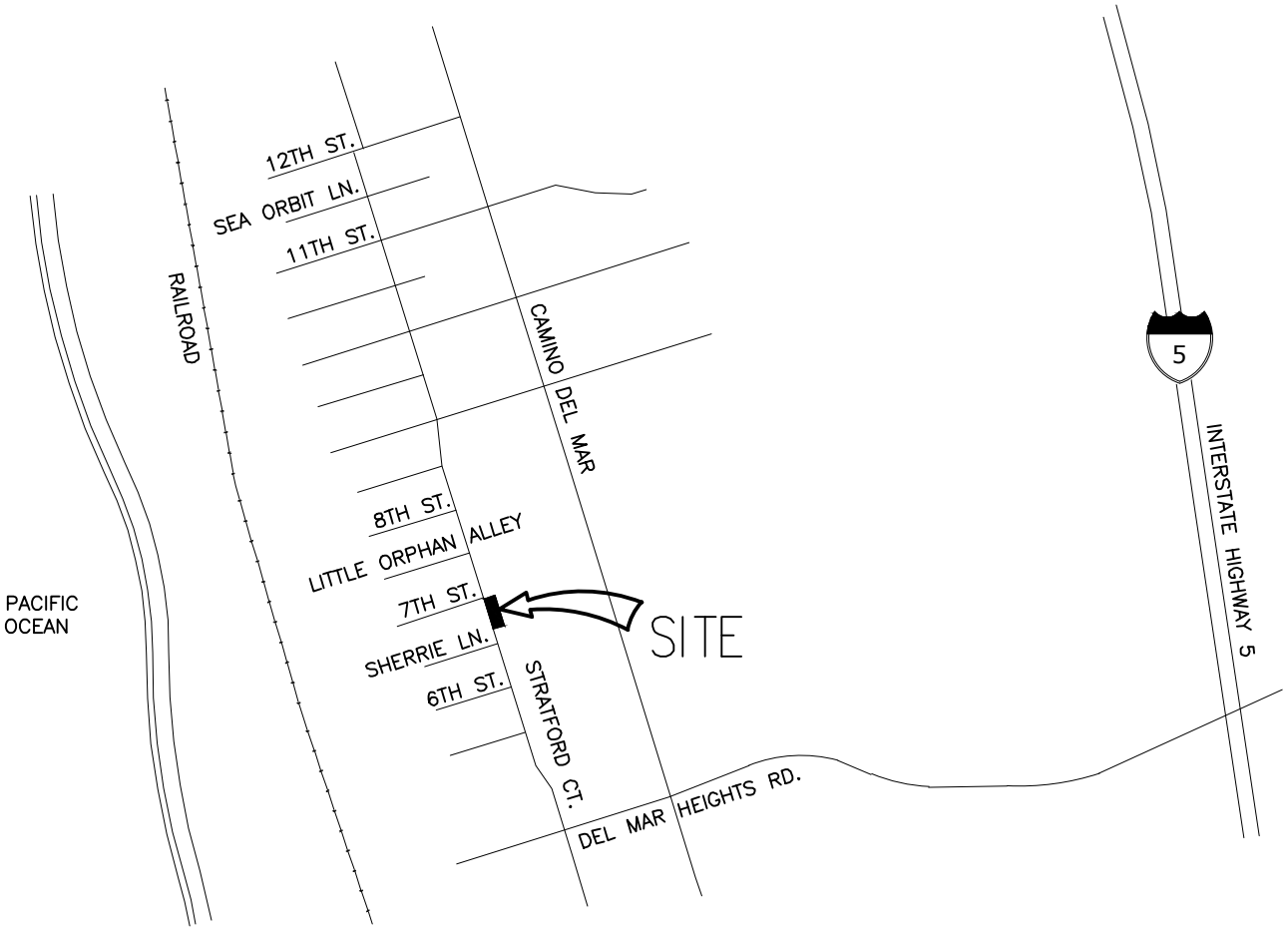
AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

KURT R. TROXELL, P.L.S. 7854
DATE PREPARED: 03/27/2024



# EXHIBIT B




## VICINITY MAP

N.T.S.

PROFESSIONAL LAND SURVEYOR
KURT R. TROXELL
No. 7854
STATE OF CALIFORNIA

03/27/2024

N

FUSCOE ENGINEERING
FULL CIRCLE THINKING
6390 Greenwich Dr
Suite 170
San Diego, Ca 92122
858.554.1500
fuscoe.com

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION
of: 639 STRATFORD CT.
APN: 300-200-11-00
(RETAINING WALL)

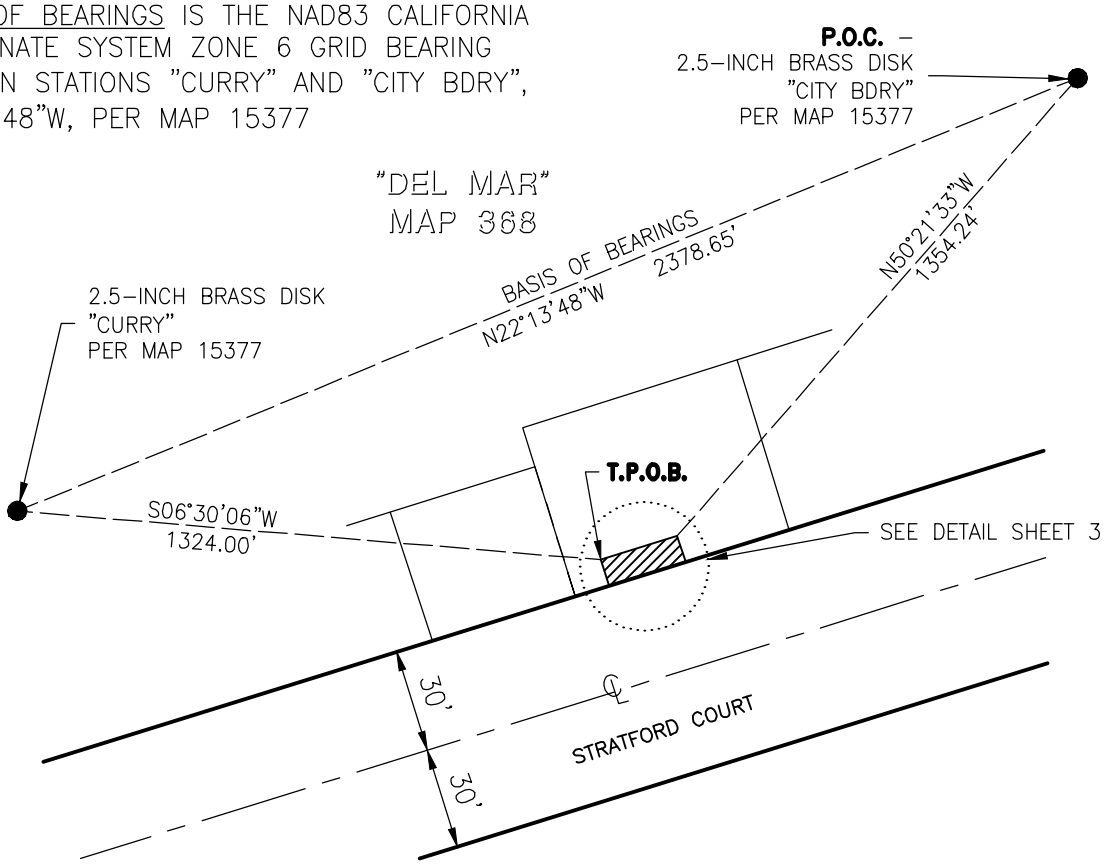
DATE: March 27, 2024
FN: 4048-002LGL_ESMT
DRAWN BY: JDL
CHECKED BY: KRT

SHEET 1 OF 3

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# EXHIBIT B

BASIS OF BEARINGS IS THE NAD83 CALIFORNIA COORDINATE SYSTEM ZONE 6 GRID BEARING BETWEEN STATIONS "CURRY" AND "CITY BDRY", N22°13'48"W, PER MAP 15377




## NOTES:

1. DRAWING NOT TO SCALE
2. ALL DISTANCES HEREON ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND–DISTANCE BY THE COMBINED SCALE FACTOR (CF): 0.99997441

## ABBREVIATIONS:

P.O.C. – POINT OF COMMENCEMENT
T.P.O.B. – TRUE POINT OF BEGINNING
℄ – CENTERLINE OF RIGHT–OF–WAY

## LINE LEGEND:

- LIMITS OF RIGHT–OF–WAY
- CENTERLINE OF RIGHT–OF–WAY
- CONTROL TIES
- EASEMENT
- ADJACENT PROPERTY LINES

N

CONVERGENCE ANGLE =
–03°33'24.34"
NOT TO SCALE


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Suite 170
San Diego, Ca 92122
858.554.1500
fuscoe.com


EXHIBIT B

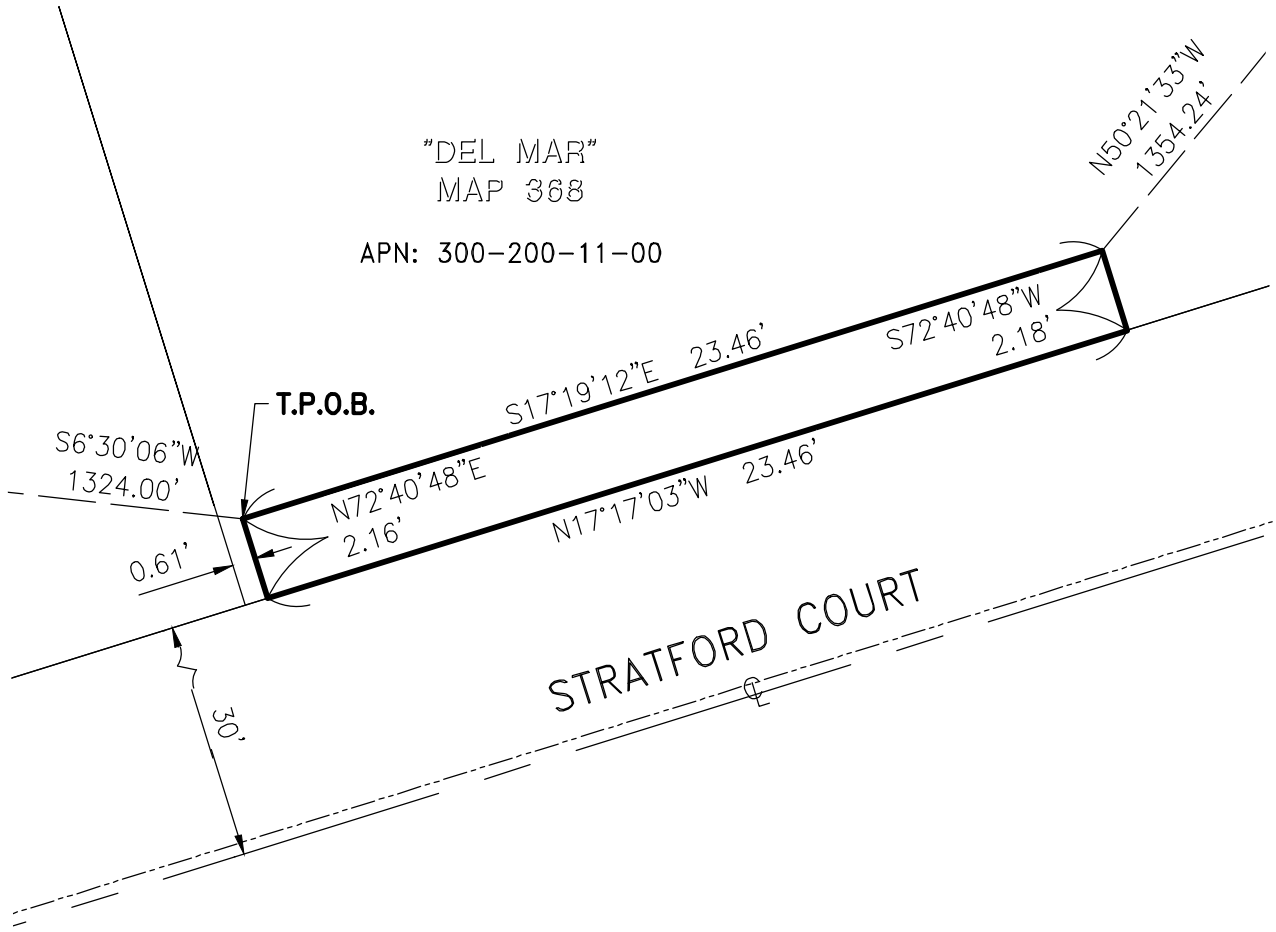
PLAT TO ACCOMPANY LEGAL DESCRIPTION
of: 639 STRATFORD CT.
APN: 300–200–11–00
(RETAINING WALL)

DATE: March 27, 2024
FN: 4048–002LGL_ESMT
DRAWN BY: JDL
CHECKED BY: KRT

SHEET 2 OF 3

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# EXHIBIT B




LINE LEGEND:

- LIMITS OF RIGHT-OF-WAY
- CENTERLINE OF RIGHT-OF-WAY
- CONTROL TIES
- EASEMENT

N

CONVERGENCE ANGLE = -03°33'24.34"

SCALE 1" = 5'


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## EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION
of: 639 STRATFORD CT.
APN: 300-200-11-00
(RETAINING WALL)

DATE: March 27, 2024
FN: 4048-002LGL_ESMT
DRAWN BY: JDL
CHECKED BY: KRT

SHEET 3 OF 3

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**EXHIBIT "C"**
**CONDITIONS, DUTIES AND OBLIGATIONS FOR RETAINING WALL OVER APN: 300-200-11-00**

1. **Grant of Easement.** Grantor warrants and represents that the Property subject to the easement is free and clear of all liens and free and clear of all encumbrances that would interfere with Grantor's use of the "Easement Area" as identified in Exhibit "B", and the Grantor has the right to grant this easement. For good and valuable consideration, receipt of which is hereby acknowledged, Grantors herby grants to the Grantee the following easement subject to the following terms and conditions.

2. **Scope of Easement.** The Easement Area granted is an easement for the construction and placement of a retaining wall and its continued operation, inspection, maintenance, repair, replacement, and removal, should it be needed, of the retaining wall for the protection and operation of dry utility equipment in the location described in the attached Exhibit "A" and shown in attached Exhibit **"**B**"** for illustration purposes. The scope identified in this Section 2 shall not be expanded, and the City shall not have any property rights related to the Property and/or Easement Area other than those identified herein.

3. **Location of Easement.** The Easement Area is described in the attached Exhibit "A" and shown in attached Exhibit **"**B**"** for illustration purposes. This is Easement Area shall be the entire area to be encumbered, and shall not be relocated or expanded.

4. **Right of Access.** Grantee shall have the unfettered right of ingress and egress without notice to Grantor to and from the Easement Area for the purposes described in this Agreement. Grantee shall have the right to enter upon the Property for inspection or construction purposes and may enter the easement area with construction equipment, or vehicles, for the purposes set forth above.

5. **Buildings and Structures.** Grantor shall not erect or construct any buildings or other structures upon the Easement Area that may interfere with Grantee's rights, unless authorized by Grantee in writing.

6. **Rights of Grantors.** Grantor shall retain the right to use and enjoy the Easement Area to fullest extent without unreasonable interference with the exercise by Grantee of the rights granted in this Grant Deed of Easement.

7. **Liability and Indemnification.** To the fullest extent of the law, Grantee agrees it is solely responsible for the construction, operation, inspection, maintenance, repair, replacement, and removal of the retaining wall authorized herein. To the fullest extent of the law, Grantee agrees to indemnify and hold harmless Grantors against all claims, suits, costs, losses, and expenses that may in any manner result from or arise out of the operation, inspection, maintenance, repair, replacement, and removal of the retaining wall. Such indemnity shall not extend where the claim, suit, costs, losses, or expenses are a result of Grantor's willful misconduct or gross negligence.

8. **Binding Effect.** The easement and dedication granted pursuant to this Agreement shall run with the land and the benefits and burdens of this Grant Deed of Easement shall inure to the benefit of and be binding upon the parties and their respective successors, transferees and assigns.

9. **Consideration.** In exchange for the promises and required actions contained herein.

10. **Number and Gender of Words.** Whenever herein the singular number is used, the same shall include the plural where appropriate, and words of any gender shall include each other gender where appropriate.

11. **Governing Law and Venue.** The laws of the State of California shall govern the validity, construction, enforcement, and interpretation of this Agreement. All claims, disputes and other matters in question arising out of or relating to this Agreement, or the breach thereof, shall be decided by proceedings instituted and litigated in the state court in the North County of San Diego, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

12. **Entirety.** This Agreement embodies the entire agreement between the parties and supersedes all prior written or oral agreements and understandings, if any, between them concerning the subject matter contained herein. There are no representations, agreements, arrangements, or understandings, oral or written, between the parties hereto, relating to the subject matter contained in this Agreement which are not fully expressed herein.

13. **Severability**. If any of the provisions of this Agreement, or its application to any party or circumstance, is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable. This Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. In lieu of such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement, a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible to make such provision legal, valid, and enforceable.

14. **Time of the Essence.** It is expressly agreed by the parties hereto that time is of the essence with respect to each and every provision of this Agreement.

# CERTIFICATE OF ACCEPTANCE

This is to certify that the interest of real property conveyed by the Grant of Easement dated _____, 2024 from *PARK AND MAUREEN RICHARDSON REVOCABLE TRUST Deed of Trust Dated April 21, 1988* to the City of Del Mar, a Chartered Municipal Corporation established by the laws of the State of California, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Del Mar, pursuant to authority by Resolution No. 2024-___, of the City Council of the City of Del Mar adopted on April 1, 2024, and Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

_____
Sarah Krietor, City Clerk
City of Del Mar

Approved as to form:

_____
Leslie Devaney, City Attorney

RECORDING REQUESTED BY:

**CITY OF DEL MAR**

**AND WHEN RECORDED MAIL TO**
**AND MAIL TAX STATEMENTS TO:**
City of Del Mar
Attn: City Clerk
1050 Camino del Mar
Del Mar, CA 92014

(*THIS SPACE FOR RECORDERS USE ONLY)*

# GRANT DEED OF EASEMENT

ASSESSOR'S PARCEL NO: 300-200-31-00
Recording Fee: Exempt (Cal.Gov. Code Section 27383)
Documentary Transfer Tax: Exempt (Revenue and Taxation Code Section 11922)

The undersign grantor hereby declare(s):

**FOR VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, **STRATFORD PINES LTD**, Property Owner ("Grantor"), hereby GRANTS AND CONVEYS to the **CITY OF DEL MAR,** a Chartered Municipal Corporation established under the laws of the State of California and as the ("Grantee") an easement for the construction and placement of a RETAINING WALL and for the purposes to reconstruct, maintain, operate and repair the retaining wall, including any or all appurtenances thereto, together with the right of ingress and egress, over and across all that real property situated in the City of Del Mar, County of San Diego, State of California as further described in Exhibits "A" and "B," attached hereto and incorporated by reference ("Property"). Conditions, duties and obligations for the retaining wall easement are contained within Exhibit "C."

**DATE:** _____, 2024

**GRANTOR:**

**BY:**_____
DAPHNE YANG AS PRESIDENT OF THE STRATFORD PINES LTD, OWNER

***NOTE: NOTARY ACKNOWLEDGMENTS FOR ALL SIGNATURES MUST BE ATTACHED, PER CIVIL CODE SEC. 1180 ET. SEQ.***

**TENANT ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of _____)

On _____ before me, _____,
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
Notary Public

**EXHIBIT A**
**EASEMENT**
**717 STRATFORD COURT (RETAINING WALL)**
**APN: 300-200-31-00**
**LEGAL DESCRIPTION**

THAT PORTION OF LOT 6 OF MAP 9726, IN THE CITY OF DEL MAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

**COMMENCING** AT CITY OF DEL MAR HORIZONTAL CONTROL STATION "CITY BDRY" AS SHOWN ON MAP 15377 FILED JULY 12, 2006 IN THE CITY OF DEL MAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE NORTH 22°13'48" WEST, 2378.65 FEET TO SAN DIEGO COUNTY HORIZONTAL CONTROL STATION "CURRY" AS SHOWN ON MAP 15377;

THENCE SOUTH 11°14'30" WEST, 1119.71 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE SOUTH 17°19'12" EAST, 10.17 FEET;

THENCE SOUTH 72°40'12" WEST, 1.44 FEET TO THE RIGHT-OF-WAY OF STRATFORD COURT AS SHOWN ON SAID MAP;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 17°17'03" WEST, 10.17 FEET;

THENCE NORTH 72°40'48" EAST, 1.43 FEET TO THE **TRUE POINT OF BEGINNING**;

ALL DISTANCES HEREON DESCRIBED ARE GROUND DISTANCES; TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY THE COMBINED SCALE FACTOR, 0.99997441 COMPUTED AT STATION "CURRY";

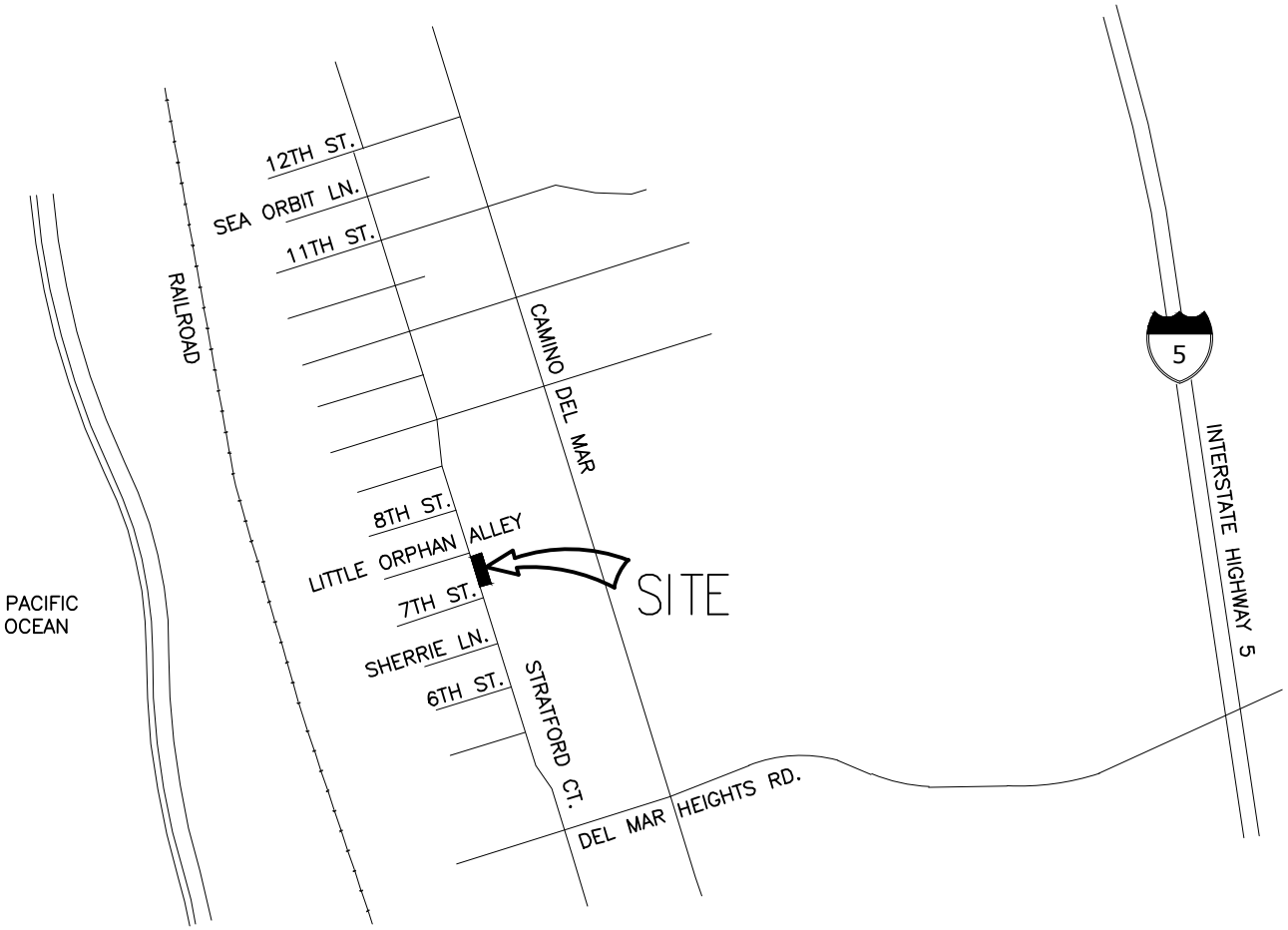
AS SHOWN ON EXHIBIT B, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

KURT R. TROXELL, P.L.S. 7854
DATE PREPARED: 03/27/2024



# EXHIBIT B




## VICINITY MAP

N.T.S.

PROFESSIONAL LAND SURVEYOR
KURT R. TROXELL
No. 7854
STATE OF CALIFORNIA

03/27/2024

N

**FUSCOE ENGINEERING**
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

## EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION
of: 717 STRATFORD CT.
APN: 300-200-31-00
(RETAINING WALL)

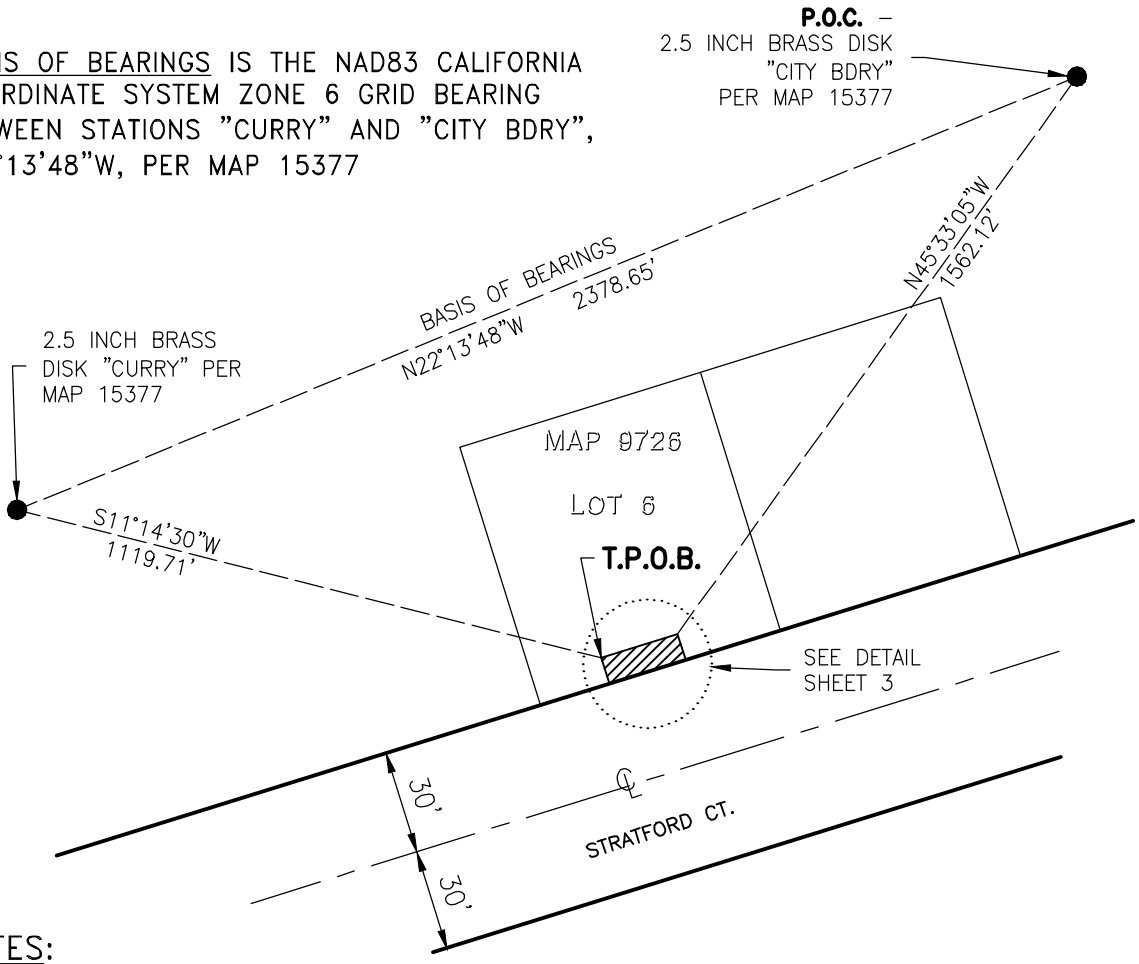
DATE: March 27, 2024
FN: 4048-002LGL_ESMT
DRAWN BY: JDL
CHECKED BY: KRT

SHEET 1 OF 3

M:\Mapping\4048\002\Legals\Retaining Walls\717 STRATFORD CT\4048-002LGL_ESMT.dwg | PLOT: 3/27/2024 9:07:24 AM

# EXHIBIT B

BASIS OF BEARINGS IS THE NAD83 CALIFORNIA COORDINATE SYSTEM ZONE 6 GRID BEARING BETWEEN STATIONS "CURRY" AND "CITY BDRY", N22°13'48"W, PER MAP 15377




## NOTES:

1. DRAWING NOT TO SCALE
2. ALL DISTANCES HEREON ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND–DISTANCE BY THE COMBINED SCALE FACTOR (CF): 0.99997441

## ABBREVIATIONS:

P.O.C. – POINT OF COMMENCEMENT
T.P.O.B. – TRUE POINT OF BEGINNING
℄ – CENTERLINE OF RIGHT–OF–WAY

## LINE LEGEND:

LIMITS OF RIGHT–OF–WAY
CENTERLINE OF RIGHT–OF–WAY
CONTROL TIES
EASEMENT
ADJACENT PROPERTY LINES

CONVERGENCE ANGLE =
–03°33'24.34"
NOT TO SCALE

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

EXHIBIT B

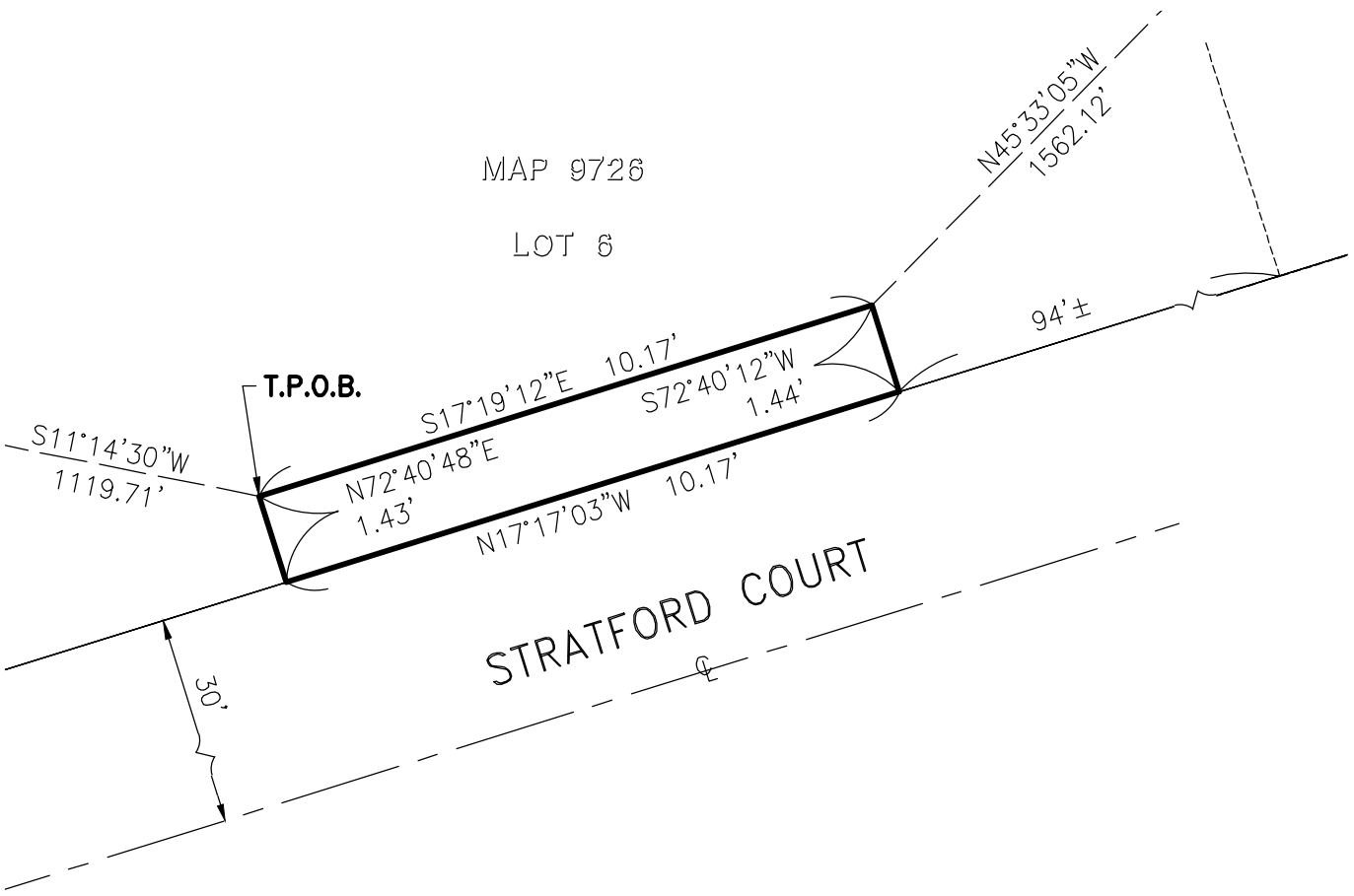
PLAT TO ACCOMPANY LEGAL DESCRIPTION
of: 717 STRATFORD CT.
APN: 300–200–31–00
(RETAINING WALL)

DATE: March 27, 2024
FN: 4048–002LGL_ESMT
DRAWN BY: JDL
CHECKED BY: KRT

SHEET 2 OF 3

M:\Mapping\4048\002\Legals\Retaining Walls\717 STRATFORD CT\4048-002LGL_ESMT.dwg | PLOT: 3/27/2024 9:07:29 AM

# EXHIBIT B




LINE LEGEND:

- LIMITS OF RIGHT-OF-WAY
- CENTERLINE OF RIGHT-OF-WAY
- CONTROL TIES
- EASEMENT

CONVERGENCE ANGLE = -03°33'24.34"
SCALE 1" = 3'

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION
of: 717 STRATFORD CT.
APN: 300-200-31-00
(RETAINING WALL)

DATE: March 27, 2024
FN: 4048-002LGL_ESMT
DRAWN BY: JDL
CHECKED BY: KRT

SHEET 3 OF 3

M:\Mapping\4048\002\Legals\Retaining Walls\717 STRATFORD CT\4048-002LGL_ESMT.dwg | PLOT: 3/27/2024 11:19:49 AM

**EXHIBIT "C"**
**CONDITIONS, DUTIES AND OBLIGATIONS FOR RETAINING WALL OVER APN: 300-200-31-00**

1. **Grant of Easement.** Grantor warrants and represents that the Property subject to the easement is free and clear of all liens and free and clear of all encumbrances that would interfere with Grantor's use of the "Easement Area" as identified in Exhibit "B", and the Grantor has the right to grant this easement. For good and valuable consideration, receipt of which is hereby acknowledged, Grantors herby grants to the Grantee the following easement subject to the following terms and conditions.

2. **Scope of Easement.** The Easement Area granted is an easement for the construction and placement of a retaining wall and its continued operation, inspection, maintenance, repair, replacement, and removal, should it be needed, of the retaining wall for the protection and operation of dry utility equipment in the location described in the attached Exhibit "A" and shown in attached Exhibit **"**B**"** for illustration purposes. The scope identified in this Section 2 shall not be expanded, and the City shall not have any property rights related to the Property and/or Easement Area other than those identified herein.

3. **Location of Easement.** The Easement Area is described in the attached Exhibit "A" and shown in attached Exhibit **"**B**"** for illustration purposes. This is Easement Area shall be the entire area to be encumbered, and shall not be relocated or expanded.

4. **Right of Access.** Grantee shall have the unfettered right of ingress and egress without notice to Grantor to and from the Easement Area for the purposes described in this Agreement. Grantee shall have the right to enter upon the Property for inspection or construction purposes and may enter the easement area with construction equipment, or vehicles, for the purposes set forth above.

5. **Buildings and Structures.** Grantor shall not erect or construct any buildings or other structures upon the Easement Area that may interfere with Grantee's rights, unless authorized by Grantee in writing.

6. **Rights of Grantors.** Grantor shall retain the right to use and enjoy the Easement Area to fullest extent without unreasonable interference with the exercise by Grantee of the rights granted in this Grant Deed of Easement.

7. **Liability and Indemnification.** To the fullest extent of the law, Grantee agrees it is solely responsible for the construction, operation, inspection, maintenance, repair, replacement, and removal of the retaining wall authorized herein. To the fullest extent of the law, Grantee agrees to indemnify and hold harmless Grantors against all claims, suits, costs, losses, and expenses that may in any manner result from or arise out of the operation, inspection, maintenance, repair, replacement, and removal of the retaining wall. Such indemnity shall not extend where the claim, suit, costs, losses, or expenses are a result of Grantor's willful misconduct or gross negligence.

8. **Binding Effect.** The easement and dedication granted pursuant to this Agreement shall run with the land and the benefits and burdens of this Grant Deed of Easement shall inure to the benefit of and be binding upon the parties and their respective successors, transferees and assigns.

9. **Consideration.** In exchange for the promises and required actions contained herein.

10. **Number and Gender of Words.** Whenever herein the singular number is used, the same shall include the plural where appropriate, and words of any gender shall include each other gender where appropriate.

11. **Governing Law and Venue.** The laws of the State of California shall govern the validity, construction, enforcement, and interpretation of this Agreement. All claims, disputes and other matters in question arising out of or relating to this Agreement, or the breach thereof, shall be decided by proceedings instituted and litigated in the state court in the North County of San Diego, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

12. **Entirety.** This Agreement embodies the entire agreement between the parties and supersedes all prior written or oral agreements and understandings, if any, between them concerning the subject matter contained herein. There are no representations, agreements, arrangements, or understandings, oral or written, between the parties hereto, relating to the subject matter contained in this Agreement which are not fully expressed herein.

13. **Severability**. If any of the provisions of this Agreement, or its application to any party or circumstance, is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable. This Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Agreement and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. In lieu of such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement, a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible to make such provision legal, valid, and enforceable.

14. **Time of the Essence.** It is expressly agreed by the parties hereto that time is of the essence with respect to each and every provision of this Agreement.

# CERTIFICATE OF ACCEPTANCE

This is to certify that the interest of real property conveyed by the Grant of Easement dated _____, 2024 from *STRATFORD PINES LTD* to the City of Del Mar, a Chartered Municipal Corporation established by the laws of the State of California, is hereby accepted by the undersigned officer on behalf of the City Council of the City of Del Mar, pursuant to authority by Resolution No. 2024-___, of the City Council of the City of Del Mar adopted on April 1, 2024, and Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____

_____
Sarah Krietor, City Clerk
City of Del Mar

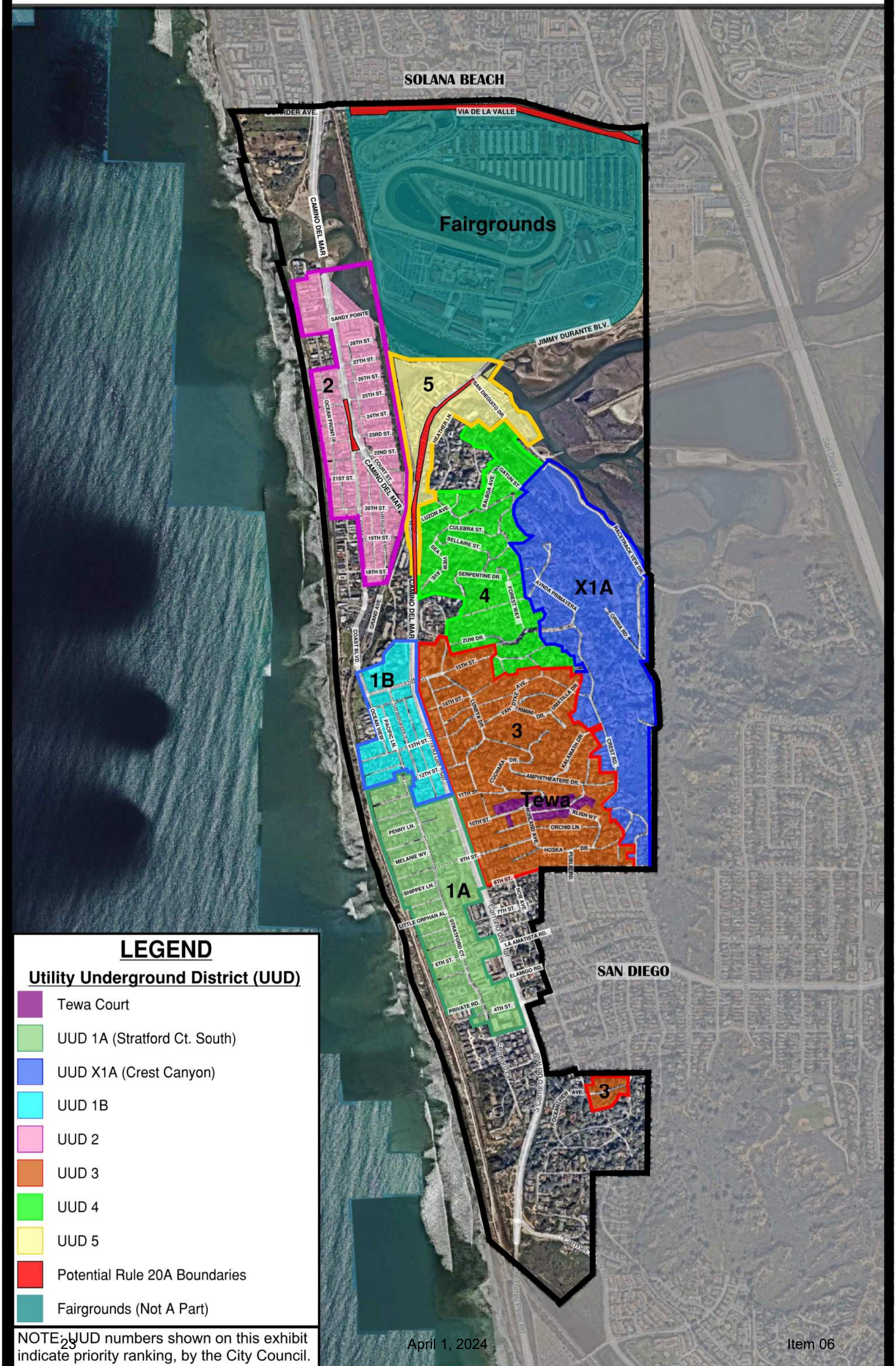
Approved as to form:

_____
Leslie Devaney, City Attorney

05/06/2021

# Citywide Utility Undergrounding Map

**ATTACHMENT B**




## LEGEND

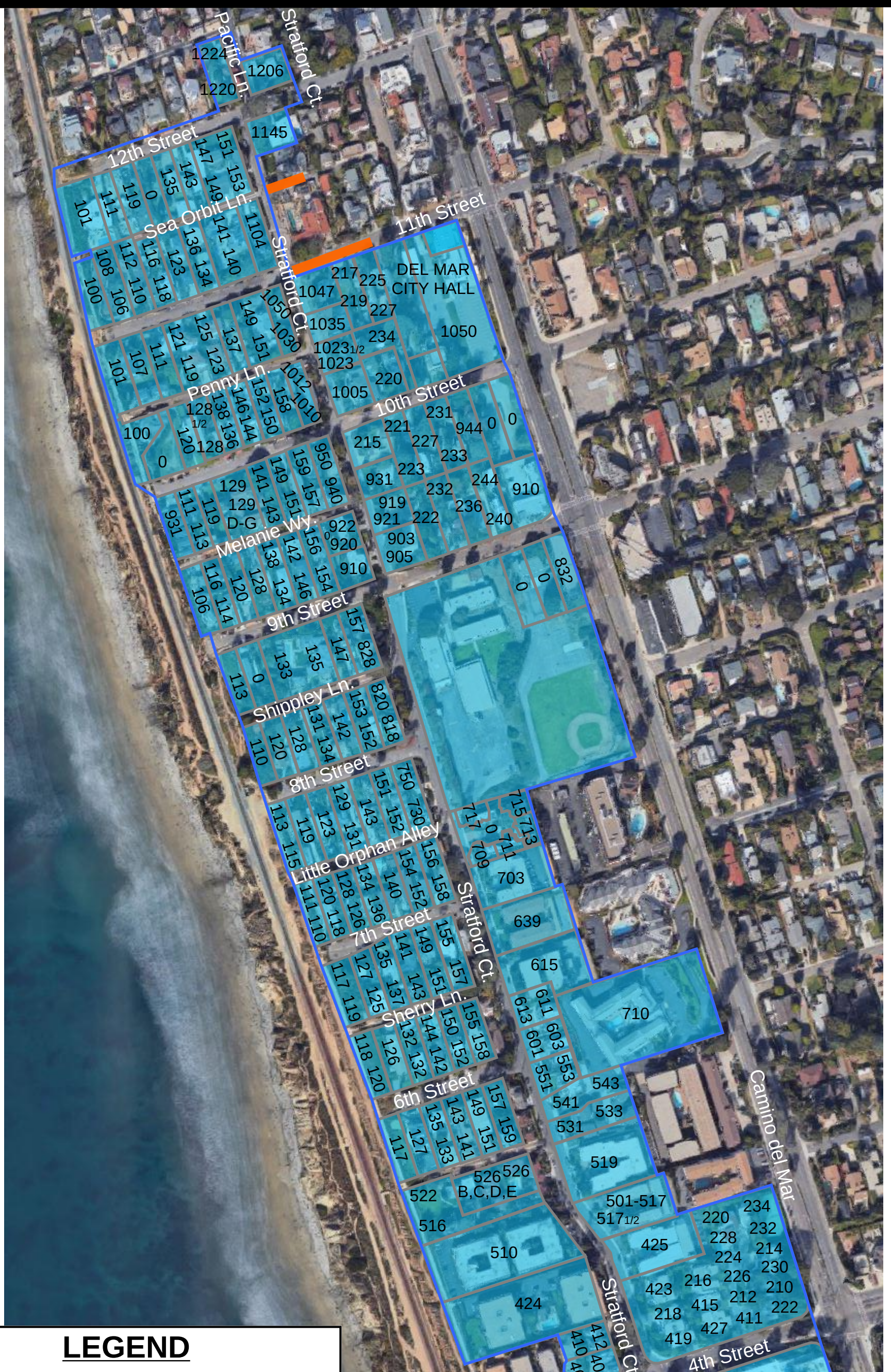
### Utility Underground District (UUD)

- Tewa Court
- UUD 1A (Stratford Ct. South)
- UUD X1A (Crest Canyon)
- UUD 1B
- UUD 2
- UUD 3
- UUD 4
- UUD 5
- Potential Rule 20A Boundaries
- Fairgrounds (Not A Part)

NOTE: UUD numbers shown on this exhibit indicate priority ranking, by the City Council.

# Utility Undergrounding District 1A (UUD 1A) - Stratford Court South

**ATTACHMENT C**




## LEGEND

District Limits

Trench Work Beyond District Limits

# City of Del Mar
# Agenda Report

TO: Honorable Mayor and City Council Members

FROM: Martin Boyd, Project Manager II
Joe Bride, Public Works Director
Via Ashley Jones, City Manager

DATE: April 1, 2024

SUBJECT: Approval of Task Order Amendment with Utility Specialists Southwest, Inc. for Utility Undergrounding District X1A – Crest Canyon Pre-Construction Services

REQUESTED ACTION/RECOMMENDATION:
Staff recommends that the City Council: 1) Approve a $104,852 Task Order Amendment (Attachment A) with Utility Specialists Southwest, Inc. for additional pre-construction services for UUD X1A; and 2) Authorize the City Manager to execute the Task Order Amendment.

BACKGROUND:
The City of Del Mar continues to implement the citywide Undergrounding Program (UP), which will remove utility poles and replace overhead cables for electricity and telecommunications with underground lines. A map of the planned citywide Utility Undergrounding Districts (UUDs) is included with report as Attachment B for reference.

On July 12, 2021, the City Council authorized formation of Utility Undergrounding District (UUD) X1A (Crest Canyon). UUD X1A includes 77 poles and approximately 11,200 linear feet of overhead conversion to 14,363 linear feet of underground trench, and involves 152 properties and 114 residences. Eighty-five (85) of the homes or buildings in UUD X1A require undergrounding of their private service lateral at the expense of the property owner. A map of UUD X1A is included as Attachment C.

DISCUSSION/ANALYSIS:
A Task Order Amendment for Utility Specialists Southwest, Inc. is necessary to cover the cost of additional pre-construction services for UUD X1A. The additional pre-construction services include $7,500 for development of plat and legal for City retaining wall easements and $97,352 for additional time for enhanced communication and coordination with residents and SDG&E during the pre-construction phase. The additional time for enhanced communication and coordination was recently brought to staff's attention due to a higher than anticipated volume of work for this task. This includes preparation and additional revisions of homeowner lateral and easement exhibits, frequent updating of

City Council Action:

homeowner database, homeowner communications, development of the UP Communications Plan, and coordination with SDG&E.

The City previously allocated funds and issued a task order to Utility Specialists Southwest, Inc. for pre-construction activities related to UUD XA. In order to continue implementing the Council's prior direction related to enhanced coordination/communications with residents prior to construction for the project, the task order with Utility Specialists for the project needs to be amended and increased funding authorized. The proposed UUD X1A Task Order Amendment is for $104,852, bringing the Task Order total to $835,937 (approximately 10.3% of the total estimated project cost) for preconstruction activities, which are further described in Exhibit A to Attachment A.

FISCAL IMPACT:
There is no fiscal action to be taken by the City Council related to this agenda item. There are sufficient funds available in the approved budget for this project to perform the additional pre-construction work included in the proposed task order work.

ENVIRONMENTAL IMPACT:
The proposed City Council action does not constitute a "project" under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Section 15378 because it will not have a potential to result in a direct or indirect physical change in the environment and is, therefore, not subject to CEQA. No further action under CEQA is required.

NEXUS TO CITY COUNCIL GOALS AND PRIORITIES:
Utility Undergrounding is listed as a Tier 1 City Council priority for FYs 2023-2024 and 2024-2025.

ATTACHMENTS:
Attachment A – Utility Specialists Southwest, Inc. Task Order Amendment
Exhibit A to Attachment A – UUD X1A Pre-Construction Services Scope of Work
Attachment B – Citywide Utility Undergrounding Districts Map
Attachment C – UUD X1A Crest Canyon Map

CITY OF DEL MAR

April 1, 2024

Utility Specialists Southwest, Inc.
Attn: Duane Stroobosscher
4429 Morena Boulevard
San Diego, CA 92117
des@utilityspecialists.com

SENT VIA EMAIL

**RE: TASK ORDER AMENDMENT & NOTICE TO PROCEED FOR THE UTILITY UNDERGROUND DISTRICT X1A (CREST CANYON) – PRE-CONSTRUCTION SERVICES (ACCOUNT 02.7000.7203 – PO#58-00530)**

This Task Order (TO) Amendment and Notice to Proceed (NTP) is issued pursuant to the terms and conditions contained in the as-needed Specialized Electrical Engineering Services Related to Implementation of a Citywide Undergrounding Program Agreement between the City of Del Mar and Utility Specialists Southwest, Inc. (Consultant), the term for which is December 16, 2019, to December 16, 2024.

Consultant shall execute tasks related to the Utility Underground District X1A (Crest Canyon), as described in the Consultant's proposal included as Exhibit A to this Task Order. The project cost for this Task Order Amendment shall not exceed **$104,852**. The project schedule shall commence upon execution of this Task Order Amendment/Notice to Proceed, and shall be completed by September 2024, to the satisfaction of the Public Works Director, in accordance with the proposed Scope of Work included in Exhibit A.

The primary contact for this Task Order and invoicing is Martin Boyd, Project Manager II, who can be reached at mboyd@delmar.ca.us and (858) 375-9531. Please sign and return a copy of this Task Order electronically through OneSpan, the City's electronic document routing program. Please contact Management Analyst Denise Galvan at dgalvan@delmar.ca.us or (858) 704-3657 with any questions about executing this Task Order amendment.

Approved by:
City of Del Mar

_____

Ashley Jones Date
City Manager

Accepted by:
Utility Specialists Southwest, Inc.

_____

Duane Stroobosscher Date
Vice President

cc: Joe Bride, Public Works Director
Martin Boyd, Project Manager II

Exhibit A: Utility Specialists Southwest,Inc. - UUD X1A Pre-Construction Services Scope of Work

Utility Specialists
results through teamwork

4429 Morena Boulevard
San Diego, California 92117

858.581.2250



3/20/2024

# City of Del Mar Undergrounding Program - Task Order #03b - District X1A Crest Remaining to Complete

Task Order #03b includes additional services highlighted below from September 2022 through completion of construction for District X1A assuming total of 26 months for design starting July 2021, 3 months bidding, and 18 months construction.

## Task Order #03b Services - District X1A Crest Remaining to Complete

| Item # | Description | US Principal | KCM Principal | US Sr. PM | KCM Sr. PM | US Asst PM | KCM Asst PM | KCM PC | Fuscoe | Total Cost |
|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **City and Agency Coordination** | | | | | | | | | |
| a | Participate in by-weekly coordination calls with CDM staff - assumes a one-hour call every other week for 9 months with time divided between Districts 1A, X1A & IB. | | | | 4.0 | | 4.0 | | | $1,440 |
| b | Prepare agendas, draft and distribute minutes for by-weekly coordination calls. time divided between 1A, X1A & IB. | | | | 4.0 | | | | | $787 |
| c | Attend City Council hearings, if requested by City staff. Assumes attendance at two hearings plus travel. | | 6.0 | | 6.0 | | | | | $2,460 |
| c2 | Attend quarterly UPAC meetings during design & bidding phases. Attendance at quarterly in-person meetings (3 EA), assist City staff with meeting preparation and follow up action items with time divided between Districts 1A, X1A & IB. | | 3.0 | | 8.0 | | | | | $2,205 |
| d | Prepare X1A status reports and other handout materials, as requested by City staff, for City Council hearings. | | | | 2.0 | | 1.0 | | | $555 |
| e | Assist staff with negotiations with SDG&E and other utility agencies - complete. | | | | | | | | | $0 |
| f | Draft and distribute meeting minutes for SDGE and utility meetings and site visits - complete. | | | | | | | | | $0 |
| | **Subtotal City and Agency Coordination** | **0.0** | **9.0** | **0.0** | **24.0** | **0.0** | **5.0** | **0.0** | **$0** | **$7,447** |
| **2** | **District X1A Design** | | | | | | | | | |
| a | Surveying & Mapping - complete. | | | | | | | | | $0 |
| b | Concept Layout - complete. | | | | | | | | | $0 |
| c | Design Coordination for Public ROW | | | | | | | | | $0 |
| | * Develop design and construction schedules. Update design schedule periodically. | | | | 4.0 | | | | | $780 |
| | * Prepare exhibits/technical documents for Phase 3: 2 private property easements. | | | | 2.0 | | 4.0 | | | $1,050 |
| | * Easement coordination; Right of Entry Permits; includes communications/meetings with homeowners as necessary to obtain executed SDG&E and City easements. | | | | 49.0 | | | 43.0 | | $13,635 |
| d | Design Coordination for Private lateral extensions | | | | | | | | | $0 |
| | * Revise exhibits/technical documents for Phase 3: 24 private property laterals coordination. | | | | 12.0 | | 24.0 | | | $6,300 |
| | * Review Homeowner provided information; includes meetings with Phase 3 property owners regarding coordination of 24 service lateral locations and installation. | | | | 24.0 | | | 24.0 | | $6,960 |
| e | 50% Civil Design - complete. | | | | | | | | | $0 |
| f | 100% Civil Design: Allowance for Plats & Legals for Retaining Wall Easements | | | | | | | | $7,500 | $7,500 |
| g | Improvement Plan Processing | | | | | | | | | $0 |
| h | Allowance for other design support services, as requested - see contingency. | | | | | | | | | $0 |
| i | Filing and document management. | | | | | | | 2.0 | | $190 |
| | **Subtotal District Design** | **0.0** | **0.0** | **0.0** | **91.0** | **0.0** | **28.0** | **69.0** | **$7,500** | **$36,415** |
| **3** | **Resident Interface and Project Status Tracking** | | | | | | | | | |
| a | Attend meetings with City Attorney and staff to finalize City policy - complete. | | | | | | | | | $0 |
| b | Draft, in coordination with CDM, Right of Entry request - complete. | | | | | | | | | $0 |
| c | Draft, in coordination with CDM, homeowner notification letters regarding laterals and easements - complete. | | | | | | | | | $0 |
| d | Assist City in responding to resident questions submitted via website - included below. | | | | | | | | | $0 |
| e | Finalize format of Customer-Based Tracking and Monitoring Database - complete. | | | | | | | | | $0 |

## Task Order #03b Services - District X1A Crest Remaining to Complete

| Item # | Description | US Principal | KCM Principal | US Sr. PM | KCM Sr. PM | US Asst PM | KCM Asst PM | KCM PC | Fuscoe | Total Cost |
|---|---|---|---|---|---|---|---|---|---|---|
| f | Populate database with property owner and resident contact information: Periodic repopulation of database with more current owner information from GIS and water billings have been required. | | | | | | | 20.0 | | $1,900 |
| g | Regular updates to database with project status and homeowner communications. Includes 9 months of tracking and reports, assumed at approximately 1.5 hours per month Sr. PM and 10 hours avg. per month Asst PM time. | | | | 14.0 | | 90.0 | 20.0 | | $19,480 |
| h | Schedule, coordinate, and lead neighborhood meeting - complete. | | | | | | | | | $0 |
| i | Draft, in coordination with CDM, district design and bidding status update letters to residents. Assumed sent out quarterly. | | | | 4.0 | | | | | $780 |
| j | Provide technical content and status updates for use in periodic media outreach and website updates. | | | | 2.0 | | | | | $390 |
| k | Draft, in coordination with CDM, hearing notification to residents for City Council decision on progressing into construction. | | | | 2.0 | | | | | $390 |
| l | Filing and document management. | | | | | | | 20.0 | | $1,900 |
| | **Subtotal Resident Interface and Communications** | **0.0** | **0.0** | **0.0** | **22.0** | **0.0** | **90.0** | **60.0** | **$0** | **$24,840** |
| **4** | **Public Bidding Support** | | | | | | | | | |
| a | Preparation of front-end bid documents, bid items, and special terms and conditions. | | | | 40.0 | | 80.0 | | | $21,000 |
| b | Publish Notice Inviting Bids. | | | | 4.0 | | | | | $780 |
| c | Contact potential bidders and distribute bid package. | | | | 8.0 | | | | | $1,560 |
| d | Coordinate and manage Pre-Bid meeting. | | | | 6.0 | | | | | $1,170 |
| e | Manage bid RFI's, preparation of bid addendums, and distribute addendums to bidders, assumes up to three separate addendums. | | | | 20.0 | | 12.0 | | | $5,880 |
| f | Coordinate and manage Bid Opening meeting. | | | | 4.0 | | | | | $780 |
| g | Review bids for completeness and accuracy, assumes six bidders, and prepare bid analysis. | | | | 12.0 | | 16.0 | | | $4,980 |
| | **Subtotal Public Bidding Support** | **0.0** | **0.0** | **0.0** | **94.0** | **0.0** | **108.0** | **0.0** | **$0** | **$36,150** |
| | **Total Hours During Design & Bidding** | **0.0** | **9.0** | **0.0** | **231.0** | **0.0** | **231.0** | **129.0** | | |
| | **Rate Per Hour** | **$190** | **$215** | **$180** | **$195** | **$120** | **$165** | **$95** | | |
| | **Total Cost During Design & Bidding** | **$0** | **$1,935** | **$0** | **$45,047** | **$0** | **$38,115** | **$12,255** | **$7,500** | |
| | **Subtotal Estimated Cost for During Design & Bidding** | **$104,852** | | | | | | | | |
| | **Contingency** | **$0** | | | | | | | | |
| | **Total Estimated Cost for Remaining to Complete Design & Bidding** | **$104,852** | | | | | | | | |

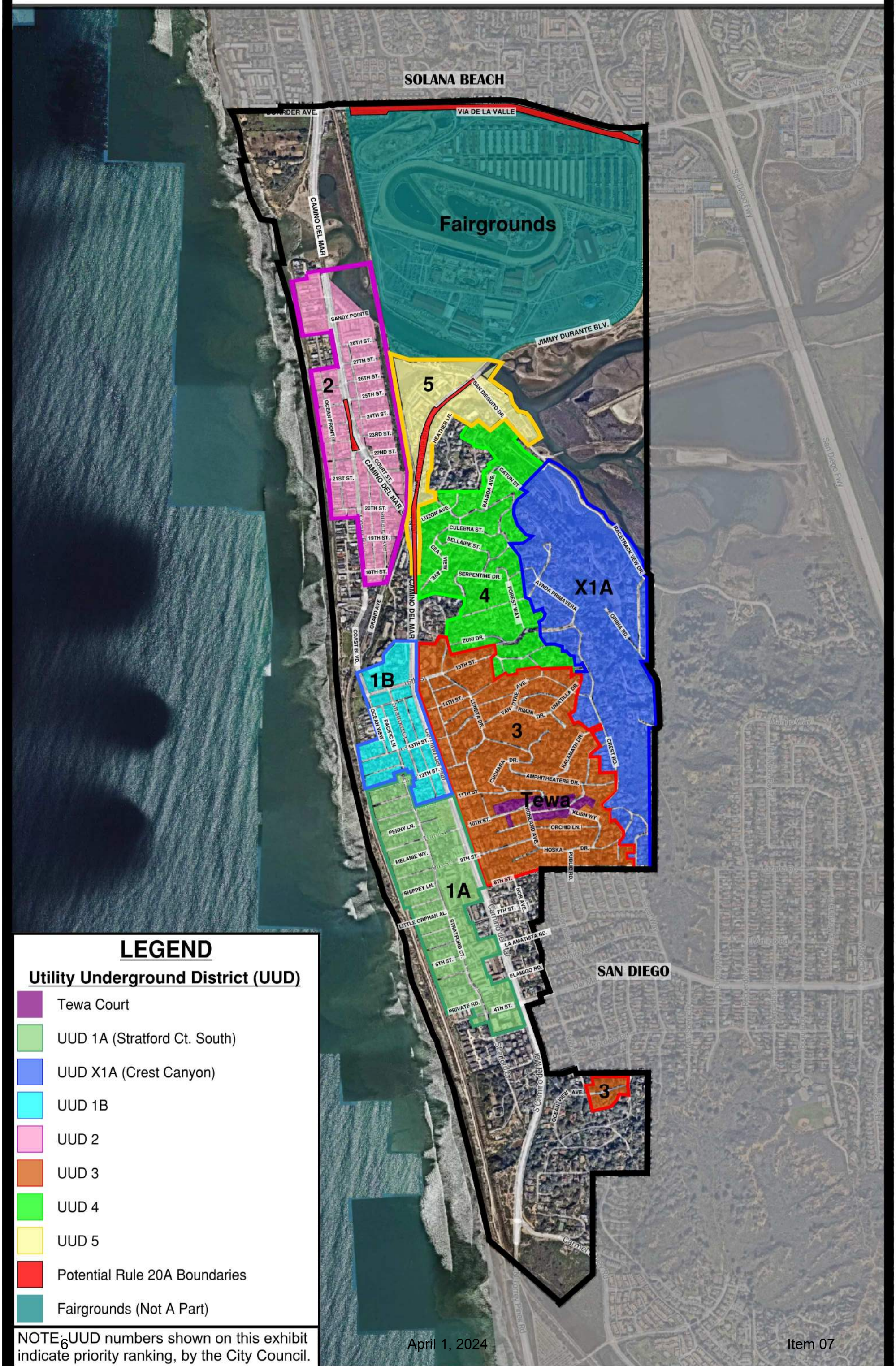
**Exclusions**

Attendance at Meetings/Hearings not Specifically Included
Notifications to property owners regarding consequences of refusing to underground
Participation in enforcement actions on homeowners refusing to underground
Management of private lateral undergrounding excluded – assumes coordination only
Communications Subconsultant Support - to be provided by City Consultant
Social Media Development, Operations - Assume by City
Graphic Design will be a Reimbursable Expense
Direct Mail will be a Reimbursable Expense
GIS Support and GIS Exhibits
City Resident Engineer Inspections

05/06/2021

# Citywide Utility Undergrounding Map

**ATTACHMENT B**




## LEGEND

### Utility Underground District (UUD)

- Tewa Court
- UUD 1A (Stratford Ct. South)
- UUD X1A (Crest Canyon)
- UUD 1B
- UUD 2
- UUD 3
- UUD 4
- UUD 5
- Potential Rule 20A Boundaries
- Fairgrounds (Not A Part)

NOTE: UUD numbers shown on this exhibit indicate priority ranking, by the City Council.

April 1, 2024

Item 07

# Utility Undergrounding District (UUD X1A) - Crest Canyon

P62475 Exempt from Removal (to be removed as part of SDG&E project)

## LEGEND

District Limits

Trench Work Beyond District Limits

www.delmar.ca.us/up

# City of Del Mar
# Agenda Report

TO: Honorable Mayor and City Council Members

FROM: Ashley Jones, City Manager
Clem Brown, Assistant City Manager
Sarah Krietor, Administrative Services Manager

DATE: April 1, 2024

SUBJECT: Recap of the 2024 City Council Goals and Priorities Setting Workshop and Council Approved FY 2024-25 City Work Plan

REQUESTED ACTION/RECOMMENDATION:
Staff recommends that the City Council receive this report, which includes the approved Fiscal Year (FY) 2024-25 City Work Plan reflecting Council feedback from the 2024 City Council Goals and Priorities Setting Workshop.

DISCUSSION/ANALYSIS:
On March 11, 2024, the City Council held a Goals and Priorities Setting Workshop (Workshop) to review and update the City Work Plan for Fiscal Year (FY) 2024-25, which was previously approved as part of the current two-year budget. At the Workshop, the City Council received an update on the work plan items that have or will be completed in FY 2023-24; reviewed and provided feedback on the FY 2024-25 City Work Plan; and considered Council proposed work plan items.

The City Council was largely supportive of the proposed updates to the FY 2024-25 City Work Plan as presented by staff at the Workshop. The attached FY 2024-25 City Work Plan (Attachment A) reflects minor changes to work plan items in Tiers 1, 2 and 3 as directed by the City Council and summarized below:

*Tier 1 Changes*: 1) Updated language related to 6th Cycle Housing Element Program 3A to reflect that the Exclusive Negotiating Rights Agreement (ENRA) has been approved by the City Council and the 22nd District Agricultural Association Board of Directors; 2) Added an item to prepare Fair Housing Materials (6th Cycle Housing Program 6B; 3) Added an item related to formation of Utility Undergrounding District 3; 4) Added an item related to Affordable Housing on City-Owned Properties at 10th Street and 28th Street (6th Cycle Housing Element Program 3B); and 5) Added an item to complete a General Plan Update related to the City's Open Space Element Update (SB 1425).

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City Council Action:

*Tier 2 Changes*: 1) Added an item related to Del Mar Municipal Code (DMMC) Purchasing Policy Chapter Update; 2) Added an item related to Solar Energy Partnership (6th Cycle Housing Element Program 6D); and 3) Added an item related to Electric Bicycle Safety - Municipal Code Amendments.

*Tier 3 Changes*: 1) Added an item to update the City's Bench Donation Program; 2) Added an item to update/enhance the exterior lighting at the Del Mar Civic Center; 3) Added an item related to development of a City plaque policy; 4) Added an item related to the development of a plaque honoring Native American history in Del Mar to be led by the Parks and Recreation Committee; and 5) Added an item related to the development of a single use plastics ordinance to be worked on by staff and the Sustainability Advisory Committee.

Throughout the year, staff will update the FY 2024-25 City Work Plan as may be needed to reflect any new work plan items approved by the City Council.

Much of the workshop discussion focused on new work plan items proposed by individual Councilmembers for Council consideration. A summary of Council's discussion and direction provided on these items is included in Attachment B, and those identified for follow up action are described in further detail below.

| **Item Description** | **Action/Timeline** |
|---|---|
| Shores Park Master Planning | Staff will return to City Council by the end of 2024 with a recap of Master Planning efforts to date to facilitate a Council discussion on potential next steps for reinitiating this project, including a restart of the Shores Park Advisory Committee. |
| Development of a City Plaque Policy | This item has been added to the City's Work Plan as a Tier 3 item to be completed in FY 2024-25. Staff will return with a draft City plaque policy for Council consideration by the end of FY 2024-25. |
| Plaque to Honor Native American History in Del Mar | This item has been added to the City's Work Plan as a Tier 3 item to be led by the Parks and Recreation Committee and worked on in FY 2024-25. Work will include development of a proposed plaque and placement location for Council consideration. |

| | |
|---|---|
| Consideration of a 2024 City Initiated Ballot Measure to Increase Council Stipends | Mayor Druker and Deputy Mayor Gaasterland will return with a proposal for Council consideration on April 15, 2024. |
| Further Evaluation of Turning the Design Review Guidelines into Design Review Ordinances | Prior to the end of 2024, staff will provide an update to the Council about what would be involved in this effort and a schedule on when the work could begin. |
| 2050 Vision | City Council consensus was for the Planning Subcommittee, Mayor Druker and Deputy Mayor Gaasterland, to work with staff to develop a proposed "roadmap" for the City Council to complete a 2050 Vision for Del Mar. |

FISCAL IMPACT:
There is no fiscal impact or action to be taken by the City Council related to this agenda item. Funding needed for any approved FY 2024-25 work plan items will be incorporated into the proposed Fiscal Year 2024-25 Budget Update planned for Council consideration on June 3 and 17, 2024.

ENVIRONMENTAL IMPACT:
The proposed City Council action does not constitute a "project" under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Section 15378 because it will not have a potential to result in a direct or indirect physical change in the environment and is, therefore, not subject to CEQA. No further action under CEQA is required.

NEXUS TO CITY COUNCIL GOALS AND PRIORITIES:
The purpose of this item is to memorialize the FY 2024-25 City Council Goals and Priorities/City Work Plan.

ATTACHMENTS:
Attachment A- Final FY 2024-25 City Council Goals and Priorities
Attachment B- Summary of Proposed Council-Initiated Work Plan Items

| TIER 1: Essential Services (State Mandated/Legally or Contractually Required) | | | | |
|---|---|---|---|---|
| **Reference No.** | **Item Name** | **Description** | **Status** | **Department(s)** |
| 1 | Implement Mandatory SB 1383 Organics Recycling Requirements | SB 1383 went into effect on January 1, 2022, and requires the City to implement several new programs related to organics recycling, edible food recovery, and organic material procurement. Beginning January 1, 2024, local governments are now required to enforce commercial generators' compliance with SB 1383. | For the past three years, staff has been working to educate residents and businesses on the new recycling requirements. For FY24-25, staff will continue working with EDCO and the Solana Center to establish and operationalize new City processes, programs, and work flows to meet the State requirements. Staff will particularly focus on enforcing requirements on commercial generators of organic waste, in collaboration with EDCO and the Del Mar Village Association. Once these programs are in place, this special project will become a part of the City's regular operations. | City Manager's Office |
| 2 | Participation in Multiple SANDAG Major Projects:<br><br>- LOSSAN Rail Realignment<br><br>- DM Bluff Stabilization 5<br><br>- DM Bluffs Access Improvements<br><br>- San Dieguito Double Track | On-going coordination and work with SANDAG and the public on significant CIP projects happening in parallel, including the LOSSAN Rail Realignment Project; Del Mar Bluff Stabilization Project 5; Del Mar Bluffs Access Improvements Project (informed by the Coastal Connections Conceptual Planning Study); and the San Dieguito Double Track project, which involves relocation of City water/wastewater utility lines, a pedestrian undercrossing, license agreements, and encroachment permits. | Coordination and participation with SANDAG on various SANDAG projects affecting Del Mar is ongoing and involves a substantial amount of City staff time from multiple departments. | City Manager's Office<br>Public Works<br>Planning<br>City Attorney |
| 3 | Senate Bill 9 (SB 9) Implementing Ordinance/LCPA | Prepare and process ordinance to implement State law provisions consistent with CCC guidance to harmonize housing law with the Coastal Act. SB 9 provisions took effect January 1, 2022; however, the CCC confirmed that any application submitted prior to processing of the LCPA must be processed in accordance with the existing certified LCP to ensure protection of coastal resources. | In-process. City Council adopted Ordinance in June 2023. CCC certification action is pending in 2024. | Planning |

| TIER 1: Essential Services (State Mandated/Legally or Contractually Required) | | | | |
|---|---|---|---|---|
| **Reference No.** | **Item Name** | **Description** | **Status** | **Department(s)** |
| 4 | ADU Ordinance/LCPA for Consistency with State Law | The City's prior ADU Ordinance/LCPA expired Oct 2021. Subsequent revisions to State law have been enacted. Prepare and process revised ordinance/LCPA for consistency with State law as needed to harmonize State housing law and the Coastal Act (i.e. requirement for replacement parking for garage conversions) and address inconsistencies previously identified. | In-process. City Council adopted Ordinance in December 2023. CCC certification action is pending in 2024. | Planning |
| 5 | Tiny House Regulations (6th Cycle Housing Element Program 2F) | Prepare and process Ordinance/LCPA by December 2023 to clarify that tiny houses are allowed in accordance with the ADU regulations. Identify additional circumstances where tiny houses can be allowed to supplement RHNA production strategy to create 15 low income ADUs. | In-process with ADU Ordinance. City Council adopted December 2023. CCC certification action is pending in 2024. | Planning |
| 6 | Amendments to PF Zone and Processing of LCP Map Clean Up (6th Cycle Housing Element Program 1H) | Prepare and process two amendment projects to implement Housing Element including 1) Ordinance/LCPA for clean-up mapping actions to reflect Council rezone actions adopted in 1997 consistent with existing General Plan; and 2) General Plan Amendment and Ordinance/LCPA to confirm affordable housing is an allowed use in the PF Zone. Council action by April 2024. Coastal Commission action anticipated by June 2025. | In-process. Two Final Program EIRs cover these actions for the PF zone. PF Zoning Map cleanup ordinance/LCPA adopted January 2023. Adoption of PF amendments by April 2024. CCC certification action anticipated by June 2025. | Planning |
| 7 | Amend Central Commercial (CC) Zone (6th Cycle Housing Element Program 1C) | Prepare and process Ordinance/LCPA per Program 1C to allow 20 du/ac density to create adequate sites and facilitate affordable housing. Council action by April 2024. CCC certification action anticipated by June 2025. | In-process. Planning Commission February 2024; and City Council March/April 2024. CCC certification action will follow. | Planning |
| 8 | Update Density Bonus Ordinance (6th Cycle Housing Element Program 1G) | Prepare and process Ordinance to implement required Housing Element program by June 2024. | In-process, City Attorney/Planning preparing draft Ordinance. Planning Commission March 2024; and City Council April/May 2024. | Planning<br>City Attorney |

| TIER 1: Essential Services (State Mandated/Legally or Contractually Required) | | | | |
|---|---|---|---|---|
| **Reference No.** | **Item Name** | **Description** | **Status** | **Department(s)** |
| 9 | Update Inclusionary Housing/Condo Conversion Regulations (6th Cycle Housing Element Programs 4D/4E) | Prepare and process Ordinance to implement required Housing Element by June 2024. Update correlates with SB 9 Ordinance/LCPA and Density Bonus and NC Zone Referendum Settlement Agreement. | In-process; City Attorney/Planning preparing draft Ordinances. Planning Commission by May 2024; and City Council by June/July 2024. | Planning<br>City Attorney |
| 10 | Prepare Objective Design Standards for By Right Housing (6th Cycle Housing Element Program 6G) | Selected consultant in 2023. Prepare and process objective design standards for by-right multiple dwelling unit development. Complete design standards by June/July 2024. | In-process; Consultant and staff conducted public workshop and are working on preparing the draft standards. Complete design standards will be presented to Design Review Board and Planning Commission in April 2024, and City Council in June/July 2024. | Planning |
| 11 | Process Ordinances to create incentives and an Affordable Housing Overlay Zone - (6th Cycle Housing Element Program 1D and 1I) | Utilize data from Phase II studies completed January 2023 to prepare an Ordinance creating an overlay zone to provide site-specific incentives for affordable housing projects on Housing Element sites or additional sites (i.e., hotels, the Plaza, and apartments). | In-process. Per Council direction, public outreach and discussion of potential options related to the scale and compatibility of development will occur by June 2025. | Planning |
| 12 | Prepare Fair Housing Materials (6th Cycle Housing Program 6B) | Prepare and publish Fair Housing Materials in English and Spanish in order to implement a component of Program 6B, Affirmatively Furthering Fair Housing. Materials will be made available on the City's website and local non-profits. | Planning staff to initiate process in March 2024 with completion by June 2024. | Planning |
| 13 | Fairgrounds Housing Strategy (6th Cycle Housing Element Program 3A) | Initiate process to secure agreement with 22nd District Agricultural Association (DAA) and affordable housing developer. Binding agreement required by April 2024 or contingency rezone program will be required. Utilize findings of Phase I feasibility studies. Prepare RFP and select affordable housing consultant (spring 2022). Participate in Fairgrounds strategic planning process. | In-process. The Exclusive Negotiation Rights Agreement (ENRA) was approved by the Fair Board on February 20, 2024 and by the Del Mar City Council on March 4, 2024. Next steps include the 22nd DAA site selection by December 2024. Feasibility studies to follow through December 2025. | Planning<br>City Manager's Office |

| TIER 1: Essential Services (State Mandated/Legally or Contractually Required) | | | | |
|---|---|---|---|---|
| **Reference No.** | **Item Name** | **Description** | **Status** | **Department(s)** |
| 14 | Affordable Housing on City-Owned Properties at 10th Street and 28th Street (6th Cycle Housing Element Program 3B) | Initiate process to pursue affordable housing on vacant City-owned properties at 10th Street and 28th Street per Housing Element. Contact non-profits to solicit interest in partnership. Seek City Council decision by 2025 whether to pursue development entitlements or alternative strategy (i.e., land disposition). | In-process. Completed feasibility studies June 2022. | City Manager's Office/Planning |
| 15 | Short Term Rental Regulations/Preservation of Existing Housing Stock (6th Cycle Housing Element Program 5C) | Prepare and process ordinance/LCPA to regulate short term rentals. Update correlates with NC Zone Referendum Settlement Agreement. Housing Element identifies December 2024 as target deadline. | In-process. Forbearance extended to February 2025. Data collection January-July 2023. Registry of existing STRs initiated September 2023. Council policy direction October 2023-May 2024. Planning Commission and City Council in 2024. CCC certification action to follow. | Planning<br>City Attorney |
| 16 | General Plan Update: Safety Element Update (6th Cycle Housing Element Program 6H) | City must update the Safety Element per Housing Element. Update correlates with other required updates relating to the Open Space and Environmental Justice Element updates and ADUs. | In-process. Planning staff is working with a consultant to prepare the draft document. | Planning |
| 17 | General Plan Update: New Environmental Justice Element (6th Cycle Housing Element Program 6E) | City must create a new Environmental Justice Element per Housing Element. Update correlates with other required updates relating to the Safety and Open Space updates. | In-process. Planning staff is working with a consultant to prepare the draft document. | Planning |
| 18 | General Plan Update: Open Space Element Update (SB 1425) | By January 1, 2026, City must update Open Space Element to address specified climate resilience and rewilding criteria to provide coordinated mitigation of impacts to new development. Correlates with Environmental Justice and Safety Element update requirements. | Not started | Planning |
| 19 | Residential Care Facilities (6th Cycle Housing Element Program 4A) | Prepare and process Ordinance/Local Coastal Program Amendment (LCPA) to clarify this use type and bring the regulations into compliance with State law. Council action by December 2024. CCC action by December 2025. | Not started | Planning |

| TIER 1: Essential Services (State Mandated/Legally or Contractually Required) | | | | |
|---|---|---|---|---|
| **Reference No.** | **Item Name** | **Description** | **Status** | **Department(s)** |
| 20 | Emergency Shelters, Transitional Housing, Supportive Housing, and Low Barrier Navigation Centers (6th Cycle Housing Element Program 4B) | Prepare and process Ordinance/LCPA for compliance with State law. Develop procedures and informational handouts to connect people to resources. Council action by December 2024. CCC action by December 2025. | Not started | Planning |
| 21 | Annual Water System Priority Improvements | Water System Repairs and Improvements. | Project will begin in June 2024. | Public Works |
| 22 | Annual Wastewater System Priority Improvements | Wastewater System Repairs and Improvements. | Project will begin in June 2024. | Public Works |
| 23 | Annual Storm Drain System Priority Improvement | Replace storm drain facilities that surpassed their useful life. | Project will begin in June 2024. | Public Works<br>Planning |
| 24 | Annual Bike Route Repairs | Repair bike lanes on major arterials; CDM, JDB, Via de la Valle, Carmel Valley Road. | Construction scheduled for completion in May 2024. | Public Works |
| 25 | Annual Pavement Management Program (baseline) | Annual Roadway Repairs to Major Arterials and Residential Streets. | FY2024-2025 project will begin in June 2024. | Public Works |
| 26 | Annual Small Area Pavement Repair Contract | Citywide small area asphalt completions and repairs. | Construction Scheduled for April 2025 | Public Works |
| 27 | Camino del Mar Bridge Replacement Project | Replace Camino del Mar Bridge over San Dieguito River in accordance within Federal Highway Bridge Program requirements. | Project Team preparing 65% design engineering documents and preparing resource agency permit applications. Construction Management Procurement will begin in July 2024. Project construction targeted for fall 2026. | Public Works<br>Planning |
| 28 | Riverpath Del Mar Phase III | Extend Riverpath Del Mar from Grand Avenue Bridge to Crest Canyon | Project team working on Coastal Development Permit and NEPA approvals and construction funding. Construction targeted for September 2024. | Public Works<br>Planning |
| 29 | 1A Utility Undergrounding District (Stratford South) | Undergrounding of above ground dry utilities into joint trench and underground service laterals. | Design and permitting underway. Construction targeted to begin in April-May 2024. | Public Works<br>City Manager's Office |
| 30 | X1A Utility Undergrounding District (Crest Canyon) | Undergrounding of above ground dry utilities into joint trench and underground service laterals. | Design and permitting underway. Construction targeted to begin Fall 2024. | Public Works<br>City Manager's Office |

| TIER 1: Essential Services (State Mandated/Legally or Contractually Required) | | | | |
|---|---|---|---|---|
| **Reference No.** | **Item Name** | **Description** | **Status** | **Department(s)** |
| 31 | 1B Utility Undergrounding District (Stratford North) | Undergrounding of above ground dry utilities into joint trench and underground service laterals. | Design and permitting underway. Construction targeted to begin in Early 2026. | Public Works<br>City Manager's Office |
| 32 | 2 Utility Undergrounding District (Beach Colony) | Undergrounding of above ground dry utilities into joint trench and underground service laterals. | District formation services underway with district formation anticipated June 2024. | Public Works<br>City Manager's Office |
| 33 | 3 Utility Undergrounding District | Undergrounding of above ground dry utilities into joint trench and underground service laterals. | District formation services targeted to begin June - July 2024. | Public Works<br>City Manager's Office |
| 34 | Ocean View Drainage Brow | Evaluation and repairs of a concrete drainage swale between Ocean View Ave and Camino Del Mar. | Preliminary site evaluation completed and proceeding to design. Construction targeted to begin 2024. | Public Works |
| 35 | Water Valve Replacement Project | Replace broken control valves as identified in maintenance program. | Occurs annually usually around April of each year | Public Works |
| 36 | Major Facility Repairs | Essential building (City Hall, Library, Public Works, Community Services, etc..) repairs including exterior, doors/windows, electrical, plumbing, HVAC, fire and security systems. | Work will occur throughout each fiscal year | Public Works |
| 37 | Lead and Copper Rule Service Line Inventory Assessment | New Legislation (Federal/State) requiring water suppliers to implement/submit a Lead and Copper Rule Service Line Inventory Assessment of customer drinking water service lines. | Raw data inventory complete. Field work and subsequent assessment due in October 2024. | Public Works |
| 38 | Caltrans Bridge Inspection Program Recommended Bridge Repairs | Critical bridge infrastructure repairs recommended by CALTRANS as a result of annual inspection of the City's five bridges. | Bridge inspections identify repairs that will be performed both in house and integrated into the CIP Program. | Public Works |
| 39 | Storm Drain Capture Devices | Required by California Regional Water Quality Control Board. | FY 2023-2024 project scheduled for completion in July 2024. | Public Works<br>Clean Water Consultant |
| 40 | 17th Street Lifeguard Facility Improvements | Facility Improvements including overhaul of toilet flushometers and wash closets, exterior lighting upgrades, speaker system, electric vehicle infrastructure/charging station | Work to begin March 2024 | Public Works<br>Community Services |

| TIER 1: Essential Services (State Mandated/Legally or Contractually Required) | | | | |
|---|---|---|---|---|
| **Reference No.** | **Item Name** | **Description** | **Status** | **Department(s)** |
| 41 | Powerhouse Building Repairs | Replace outdated Fire Alarm Systems and Heating Vacuum Air Conditioning unit. | Work scheduled after Labor Day 2024 | Public Works<br>Community Services |
| 42 | Amendment to City of San Diego Wastewater Transportation and Disposal Agreements | Identify options to amend or terminate Metropolitan Wastewater Commission Treatment and City of San Diego Wastewater Transportation Agreements for Council consideration. The City currently transports majority of its wastewater to the San Elijo Joint Powers Authority water reclamation facility in Encinitas via Solana Beach's system. | Amendment discussions with City of San Diego and Regional Wastewater Commission JPA underway. | Public Works<br>City Manager's Office |
| 43 | Jimmy Durante Boulevard Bluff Repair Project | Design and Construct Improvements to permanently protect bluff in City right of way along Jimmy Durante Boulevard. | Geotechnical Stability Analysis scheduled for completion in March 2024. Subsequent phases will include structural engineering and architectural rendering. | Public Works<br>Planning |

## TIER 2: Important Items that Support City Operations/Values (Not Mandated/Legally Required)

| Reference No. | Item Name | Description | Status | Department(s) |
|---|---|---|---|---|
| 1 | Accounting System Selection Process | The City's current financial system will sunset on March 1, 2027. To ensure timely selection and implementation of new financial system, the selection process began in mid-2023. | Began reviewing options and pricing of new system in 2023. Vendor selection and contract approval is planned for Council consideration in December 2024/early 2025 with migration and implementation scheduled to begin in Spring 2025. | Administrative Services |
| 2 | Del Mar Municipal Code (DMMC) Purchasing Policy Chapter Update | Revision of the Del Mar purchasing policy outlined in DMMC Chapter 7 to align with regional and industry best practices. | Staff is in the process of researching regional purchasing practices and policies and drafting proposed revisions for City Council consideration in FY2024-25. | Administrative Services |
| 3 | Civic Center Operations Guide | Comprehensive update to the City's facility use policies, including proposed updates to the list of eligible non-profits. | Staff brought an initial discussion item to Council on January 22, 2024. Staff will continue working on the item in collaboration with the Council subcommittee (Worden/Gaasterland) with plans to return to the Council with recommended changes by the end of 2024. | Administrative Services |
| 4 | Emergency Operations Plan Update | Update the City's Emergency Operations Plan to bring it in alignment with current emergency planning standards. This work is important to ensure the City is prepared for future emergencies. | A preliminary draft of the revised plan has been prepared by staff with assistance from the Encinitas Fire Department, and additional review and refinements are needed to complete the EOP. The final plan needs to be approved by the California Office of Emergency Services (Cal OES) and the County of San Diego Office of Emergency Services before it is adopted by the City Council. Cal OES reviews jurisdictional EOPs to ensure the plans incorporate best practices and establish proper emergency procedures. Will be completed by spring 2025. | City Manager's Office<br>Fire Administration |
| 5 | E-bike Safety - Municipal Code Amendments | Update to Title 14 of the Del Mar Municipal Code that would allow the Sheriff's Department to issue citations with an option to have violations cleared by attending an approved e-bike safety course, similar to the cities of Solana Beach and Encinitas. | If approved, staff would work with the City Attorney and Sheriff's Department to draft the ordinance and bring it to the City Council for adoption by Spring 2025. | City Manager's Office<br>City Attorney<br>Sheriff Department |
| 6 | Housing Acceleration Program (HAP) Grant Funding - Round II | Applied for additional HAP grant funding to be used for implementation of the City's Housing Element. | In-process. SANDAG approved funding in October 2023 including $1.5 million capital funds for Fairgrounds Housing project and $181,000 planning funds for Objective Design Standards and Supportive Housing. Funding may be affected by State budget. HAP grant funds must be expended by December 2025. | Planning |
| 7 | Solar Energy Partnership (6th Cycle Housing Element Program 6D) | Partner with Renewable Cities San Diego to install solar on multi-unit, lower income housing to meet renewable energy goals in Climate Action Plan. Housing Element identifies December 2024 as target deadline. | Not started. | City Manager<br>Planning |

| TIER 2: Important Items that Support City Operations/Values (Not Mandated/Legally Required) | | | | |
|---|---|---|---|---|
| **Reference No.** | **Item Name** | **Description** | **Status** | **Department(s)** |
| 8 | Tree, Scenic Views, and Sunlight Ordinance (TSVS) Update | The City Council has requested that the TSVS Ordinance be reviewed and updated. Initial step is to process RFP and select consultant. Update will include community outreach/input, CEQA evaluation and preparation of a revised ordinance. Will require City Attorney assistance. | Scheduled to start Summer 2024, following appointment of a City Council Subcommittee and development of Guiding Principles. | Planning |
| 9 | Comprehensive Tree Policy and Regulatory Standards Update | Revise existing City tree policies for both public and private trees, with an overall goal of protecting and enhancing the City's urban forest tree canopy while managing the City's wildfire risk. | Anticipated to start first quarter of 2025 | Planning |
| 10 | Complete Permitting for Sand Compatibility Opportunistic Use Program (SCOUP) | SCOUP approval will allow the City to more readily accept beach quality sand for beach nourishment when available. Council adopted the SCOUP MND and CDP in August 2020. | In-process. Resource agency approvals obtained from Regional Water Quality Control Board (2022), and Coastal Commission, State Lands Commission, and California Department of Fish and Wildlife approvals (2023). Approval from the United Stated States Army Corps of Engineers is pending and anticipated to be completed in early 2024. | Planning |
| 11 | Conceptual Design for Living Levee Along San Dieguito Riverbanks | Prepare a conceptual plan for a living levee (vegetated berm that acts like a sponge) as an adaptation measure to reduce flood risk consistent with the adopted Sea Level Rise Adaptation Plan (2018) and General Plan Safety Element. Consultant contract in place covers this item. | In-process. Federal funding obtained for conceptual design. Concept to be presented to City Council by June 2024. | Planning |
| 12 | Review and Update the Carmel Valley Precise Plan (CVPP) | Comprehensive review and potential updates to the CVPP, through the appropriate process (entitlements, environmental review, public participation, etc.), as may be recommended by staff/City Attorney's office. | The City Attorney has initiated the review of the CVPP. Should the CVPP need to be updated, a completion date of Fall 2025 is anticipated. | Planning<br>City Attorney |
| 13 | Hoska Alley Development | Development (design, permitting, and construction) of City right-of-way, including paving and drainage improvements, in the dirt alley west of Hoska Avenue between 8th Street and 9th Street. | Phase I Developmental Alternatives completed. Phase II design and permitting underway with completion anticipated April 2024 and construction targeted fall 2024. | Public Works |

| TIER 2: Important Items that Support City Operations/Values (Not Mandated/Legally Required) | | | | |
|---|---|---|---|---|
| **Reference No.** | **Item Name** | **Description** | **Status** | **Department(s)** |
| 14 | San Dieguito Drive Development | Engineering assessment and design of a private section of San Dieguito Drive between Racetrack View Drive and Oribia Road. | Phase 1 Preliminary Engineering Assessment completed. Phase 2 Road Improvement Design, Construction Documents anticipated for completion in spring 2024, Easement Acquisition, and Engineering Assessment District Services underway. Entitlement and environmental determination in process. | Public Works<br>City Manager's Office<br>Planning |
| 15 | 29th Street Seawall and Beach Access | Design and Permit northern half of Sea Wall and Beach Access. | Design and permitting is targeted to begin FY 2024-2025. | Public Works |

**TIER 3: Non-Essential Work Plan Items That Could be Differed or Eliminated (Discretionary/Not Required)**

| Reference No. | Item Name | Description | Status | Department(s) |
|---|---|---|---|---|
| 1 | Cost Allocation Plan Update | The last update to the City's cost allocation plan was completed internally in 2016, and needs to be updated (best practice is to complete every 5 years). This is a multi-year process that is expected to begin in July 2024 and involves issuing a Request for Proposal (RFP) to hire a consultant to assist with this effort. | Goal is to start the process by issuing a RFP for consulting services in July 2024, with the goal of completing an updated Cost Allocation Plan by end of 2024/early 2025. | Administrative Services |
| 2 | California Municipal Treasurers Association (CMTA) Investment Policy Certification Program | Pursue CMTA Investment Policy Certification. CMTA program provides professional guidance and assistance in developing and/or improving investment policies that meet industry best practices for California's public sector agencies. | Begin certification process in July/August 2024. Will solicit feedback from the City's Finance Committee. | Administrative Services |
| 3 | RFQ for City Attorney/Legal Services | Complete a Request for Qualifications process for City Attorney/Legal Services. | Staff has created a draft RFQ document that will be reviewed by the Council HR subcommittee. Implementation of the RFQ process and award of contract will be complete in FY24/25. | City Manager's Office |
| 4 | Update to DMVA and City Bench Donation Programs | Complete important updates to the bench donation programs currently administered by the Del Mar Village Association (DMVA) and City of Del Mar Public Works Department. DMVA administers the Downtown Bench Donation Program for all streetscape benchs and chairs in the Downtown area between 9th to 15th Streets. The City's Public Works Department administers the City bench donation program in public spaces throughout the rest of the City. | Staff is currently working with the Del Mar Village Association (DMVA) to make needed updates to the existing Downtown Bench Donation Program. This will be Phase I of the Bench Program Update and is targeted for completion by the end of FY23/24 or early FY 24/25. Phase II of the program will be to utilize Phase I policies and documents as guidance to update the program administered by Public Works. Staff will engage the Parks and Recreation Committee to provide input and recommendations regarding the Phase II updates to be completed in FY 24/25. | City Manager's Office<br>Public Works |
| 5 | Del Mar Foundation Proposal to Plant 40 Trees in Del Mar | The Del Mar Foundation has proposed to plant 40 trees throughout Del Mar to commemorate their 40th Anniversary. The Council referred the proposal to staff and the Parks and Recreation Committee for further vetting and a recommendation. | The Foundation's proposal has been further refined to include private trees and replacing of previously removed City Trees in public spaces. The Foundation has paid to replace sixteen City trees to date and two more are currently scheduled for replacement. The Foundation is currently working with Parks & Recreation Committee and City staff on a proposal for the remaining trees at new locations. The proposal will need to be approved by City Council after it is reviewed by Parks and Recreation Committee and Planning Department for environmental impacts. | Public Works |

| TIER 3: Non-Essential Work Plan Items That Could be Differed or Eliminated (Discretionary/Not Required) | | | | |
|---|---|---|---|---|
| **Reference No.** | **Item Name** | **Description** | **Status** | **Department(s)** |
| 6 | Major Arterial Median Improvements | Design of drought tolerant landscaping and irrigation efficiency enhancements along major arterial median segments, currently planned for four locations as Phase I of project. | This went to Parks and Recreation for recommendation in May 2023, at which time they recommended prioritization of CDM 15th Street to San Dieguito River Bridge; Jimmy Durante Blvd/Via De La Valle Triangle; Jimmy Durante Roundabout to CDM Merge; and CDM 4th to 9th Street. To date, staff have engaged in discussions with the City's engineering and landscape architect consultants regarding next steps. Work will continue on this project as time permits based on CIP project management staff capacity. | Public Works |
| 7 | Del Mar Civic Center Outdoor Lighting Project | Design, permit/approval (if needed) and installation of permanent outdoor lighting upgrades for the Civic Center Breezeway, north Town Hall eves, and the front plaza to support outdoor evening City activities and special events. These areas currently have insufficient exterior lighting, which have created safety concerns for the public, facility users, and staff. | Staff will explore permanent outdoor lighting upgrades for evening activities/events that use the outdoor space around the Town Hall. Initial steps include hiring a consultant to develop a lighting design that would provide sufficient exterior lighting while keeping with the architectural aesthetics of the Civic Center, and avoid negative impacts to neighbors. Once the design is approved by City Council, staff would secure the necessary permits/approvals (if needed) and identify necessary funding for Council approval. | City Manager's Office<br>Public Works<br>Planning |
| 8 | Citywide Plaque Policy | Development of a City plaque policy that is consistent with the City's branding guide for consideration by the City Council in FY 2024-25. | Staff will prepare a draft policy for City Council consideration by the end of FY 2024-25. | City Manager's Office<br>Planning<br>Public Works |
| 9 | Native American Plaque | Development of a proposal for content and location for placement of a sign honoring the Native American history in Del Mar by the Parks and Recreation Committee in FY 2024-25 for City Council consideration. | The item has been placed on the Parks and Recreation Committee work plan for completion in FY 2024-25. | Public Works<br>City Manager's Office |
| 10 | Single Use Plastics Ordinance | SAC will advise staff on the preparation of an ordinance to regulate the use of single-use plastic food service ware citywide and at City-sponsored events, with ordinances from neighboring jurisdictions of Solana Beach and Encinitas serving as references. | This item has been placed on the Sustainability Adviosry Committee work plan for FY2024-2025. | City Manager's Office |

**2024 Goals & Priorities Workshop**
**Council-Initiated Work Plan Items Discussion Summary**

1) **Trees Scenic Views and Sunlight (TSVS) Ordinance Update:** This Council-initiated item from the 2023 Goals Setting Workshop was added to the FY 2023-24 and 2024-25 Work Plan and discussed again at the 2024 Workshop. City Council received an overview of the TSVS Work Plan on January 8, 2024. Staff will return with guiding principles and appointment of a Council Subcommittee in advance of the implementation of Phase 1, which is expected to begin around July 2024. Council consensus at the 2024 Workshop was to proceed as described above and directed at the January 8, 2024, City Council meeting.

2) **Climate Action Plan Update:** City Council consensus was to proceed with the Climate Action Plan (CAP) update in FY 2025-26.

3) **Cannabis/CBD Retail Sales/Stores Ordinance**: This 2023 Council-initiated item was discussed again at the 2024 Workshop. City Council consensus at the 2024 Workshop was to reconsider development of an ordinance allowing for Cannabis/CBD Retail Sales/Stores as part of the City Council goal setting process in FY 2025-26.

4) **Identify and Pursue Grant Opportunities**: City Council discussed the City's current practices related to identifying and applying for grants. Council consensus was to consider this item operational and remove it from the Council-initiated items list.

5) **Purple Pipe (Recycled Water) Expansion**: Council consensus was to explore hiring a consultant to evaluate whether expanding purple pipe is feasible and practical as part of the goal setting process for FY 2025-26 or FY2026-27.

6) **Shores Park Community Garden**: City Council revisited Councilmember Worden's 2023 proposal to explore the feasibility of a temporary Community Garden at the Shores Park property. City Council consensus was for Councilmembers Mayor Martinez and Councilmember Worden to return to City Council with a proposal for further consideration in FY 2025-26.

7) **NCTD Parking Lot Improvements:** City Council consensus was to reconsider pursuing improvements to the North County Transit District (NCTD) trailhead parking lot as part of the City Council goals setting process in FY 2025-26. Council previously approved a ten-year lease with NCTD for the parking operations at the trailhead parking lot in November 2023.

8) **Shores Park Planning:** Council consensus was for staff to return by the end of 2024 with information about the Master Planning efforts that have occurred to date to facilitate a Council discussion regarding potential next steps to reinitiate the project, including restarting the Shores Park Advisory Committee. At the March 18, 2024, City Council meeting there was discussion about potential Council actions to protect Shores Park from future housing development (e.g., zoning or

specific plan) that should be further explored as part of the future redevelopment of Shores Park.

9) **2050 Vision for Del Mar**: City Council consensus was for the Planning Subcommittee, Mayor Druker and Deputy Mayor Gaasterland, to work with staff to develop a proposed "roadmap" for the City Council to consider undertaking a 2050 Vision for Del Mar visioning process.

10) **Complete Request for Qualifications (RFQ) for Attorney/Legal Services:** At the 2023 Workshop, Council consensus was to initiate the Request for Qualification (RFQ) process for City Attorney services in 2024. Staff is in progress on this item and the RFQ is expected to be reviewed by the Council Human Resources subcommittee later this year. City Council consensus at the 2024 Workshop was to proceed as planned.

11) **Median Improvements:** Council consensus at the 2022 Goals Setting Workshop was to refer this item to the Parks and Recreation Committee as part of their FY 2023 Work Plan to prioritize the various median improvement projects and provide a recommendation to the City Council. The Parks and Recreation Committee reviewed the item and prioritized the following medians: Camino del Mar South of 28th Street; Camino del Mar between 4th and 9th Street; Jimmy Durante Blvd between Plaza and roundabout; Jimmy Durante Blvd at intersection of Via de La Valle. The item was included on the FY 2023-24 Work Plan as a Tier 3 Item which has been worked on as time permits based on staff capacity and will carry over to FY 2024-25 as a Tier 3 item. At the 2024 Workshop, City Council discussed this item and agreed with staff's recommendation to continue to include median improvements as a Tier 3 item to be worked on as time permits in FY 2024-25.

12) **Revisions to Oversized Vehicle Ordinance:** Council consensus from the 2022 Goals Setting Workshop was to refer the item to the Traffic and Parking Advisory Committee (TPAC) to provide a recommendation to City Council on whether there is an issue with the City's current regulations and, if there is an issue, to clarify the parameters of the issue. The item went to TPAC in August 2023, and TPAC's recommendation was to not make any changes to the existing ordinance. Council consensus at the 2024 Workshop was to consider this work plan item complete.

13) **Develop a "Reach" Energy Efficiency Code:** Council consensus was for staff and the Sustainability Advisory Committee (SAC) to continue to monitor activities and litigation related to reach codes and to report back to City Council as needed.

14) **Develop Work Plan to Improve Drainage in Hidden Gulch Next to Klish**: Council consensus was not to proceed with this work plan item at this time.

15) **Devopment of a Plaque Policy for Del Mar**: Council consensus was for staff to return to City Council in FY 2024-25 with a recommendation and plan for development and implementation of a City plaque policy.

16) **Plaque to honor Native American history in Del Mar**: City Council consensus was in support of development of a plaque to honor Native American history in Del Mar, and for the Parks and Recreation Committee to take the lead on developing a recommendation for the content and location of a plaque during FY 2024-25 for City Council consideration.

17) **Request to Authorize Additional Committee Meetings:** At the 2024 Council Workshop, Council consensus was to revisit the advisory committee meeting frequency discussion as part of the committee work plan agenda item on March 18, 2024. Council consensus at the March 18, Council meeting was to continue with quarterly meetings for all advisory committees and for committees to utilize the special meeting options currently available under existing policies, including the options to holding a fifth administrative special meeting and/or hold special meetings as needed, with approval by the committee's assigned Council liaisons.

18) **Reactivate Upper Deck Expansion Project at the Powerhouse:** Council consensus was for staff to reach out to the Friends of the Powerhouse to confirm their commitment to the project and to obtain an updated engineer's construction cost estimate from staff and report back to the City Council at a future meeting for Council to consider adding this project to the City's Work Plan for FY 2025-26 or 2026-27.

19) **Consider Establishing a Del Mar Shuttle Service:** Council consensus was not to proceed with pursing a Del Mar shuttle.

20) **Consideration of a November 2024 City Ballot Initiative to Increase Council Stipends:** Council consensus was for Mayor Druker and Deputy Mayor Gaasterland to work with staff and the City Attorney's Office to bring forward a ballot measure proposal for Council consideration on April 15, 2024.

21) **Turn the Design Review Guidelines into Design Review Ordinances:** Council consensus was for staff to return by the end of 2024 with more information about what would be involved in this effort and a schedule on when the work could begin.

22) **11th and 13th St. Safety issue:** This will be discussed as part of a planned City Council agenda item on April 1, 2024.

23) **Prohibition of Rooftop Decks:** The City currently has design guidelines that pertain to rooftop decks and the City is in process on Objective Design Standards for multi-family projects that includes prohibition of rooftop decks.

24) **Merging of Parks and Recreation, Lagoon, and Sustainability Committees Into an Environmental Committee:** Council consensus was not to proceed with this proposed work plan item at this time.

25) **Explore Getting a Breakdown of Materials Costs vs. Labor Costs on our Public Works Projects, especially Undergrounding:** Council consensus was not to proceed with this proposed work plan item at this time.

# City of Del Mar
# Agenda Report

TO: Honorable Mayor and City Council Members

FROM: Amanda Lee, Principal Planner
Adriana Jaramishian, Associate Planner
Karen Brindley, Planning and Community Development Director
Via Ashley Jones, City Manager

DATE: April 1, 2024

SUBJECT: Housing-Related Amendments to the Central Commercial and Public Facilities Zones Including Adoption of a Resolution to Amend the Del Mar Community Plan and Introduction of an Ordinance to Amend the Zoning Code and Certified Local Coastal Program to Implement Housing Element Programs 1C and 1H

REQUESTED ACTION/RECOMMENDATION:
It is recommended that the City Council take the following actions in compliance with the City's certified 6th Cycle Housing Element (2021-2029) to increase the local housing stock capacity as required per California Government Code Section 65863 and Housing Element Program 1C Central Commercial (CC) Zone and Program 1H Public Facilities (PF) Zone:

1) Adopt a Resolution (Attachment A) to amend the Del Mar Community Plan (General Plan) by General Plan Amendment (GPA24-001); and

2) Introduce an Ordinance (Attachment B) to amend the Del Mar Municipal Code (DMMC) Central Commercial (CC) Zone regulations in Chapter 30.22 and Public Facilities (PF) Zone regulations in Chapter 30.31 that are within the City's Zoning Code and certified Local Coastal Program (LCP) by Zone Code Amendments (ZA24-001/ZA24-002) and LCP Amendments (LCPA24-001/LCPA24-002).

DISCUSSION/ANALYSIS:
The proposed amendments to the Del Mar Community Plan, Zoning Code, and certified Local Coastal Program (LCP) are required to implement the City's 6th Cycle Housing Element (2021-2029) commitments identified in Program 1C (Central Commercial) and Program 1H (Public Facilities). Timely action by the City Council by April 2024 is needed in order to maintain compliance with State law and avoid potential enforcement actions of the 6th Cycle Housing Element.

The amendments will allow 20 dwelling units per acre density in the CC Zone and PF Zone subject to specific criteria and context specific factors that are applicable to the respective

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City Council Action:

zones. The intent of this State-mandated action is to facilitate production of affordable housing for lower income households. The density of 20 du/ac would allow multi-unit residential development in the CC and PF Zones for projects that include a lower income-housing component (units for very low-income and low-income households). The affordable units would be required to be built on-site without an alternative option to pay an in-lieu fee.

On February 21, 2024, the Planning Commission voted 3-0 (with Commissioners McGreal and Grewal recused) to recommend approval to the City Council of the staff recommendation to: 1) approve the CEQA environmental determination, 2) adopt an amendment to the Del Mar Community Plan, and 3) adopt amendments to the Zoning Code and Local Coastal Program with a stipulation of applying the maximum height of the certified LCP based on the local topography that slopes down east to west, existing public scenic views, and the need to maintain the existing pedestrian scale in accordance with the Del Mar Community Plan and certified LCP. The recommendation accounts for the unique circumstances in the CC zone (i.e., small-scale pedestrian oriented character and public scenic views throughout the zone due to topography that slopes down towards the South Beach shoreline to the west) and expresses that the City must continue to hold development, including Density Bonus projects, to the existing height limits in the LCP, which are a maximum of 26 feet above grade and a maximum of 14 feet above the curb elevation on the west side of Camino del Mar

On March 18, 2024, the City Council held a noticed public hearing. The City Council responded to public comments about Shores Park and provided direction to staff to revise the applicable PF land use designations in the proposed Resolution and Ordinance to make it clear that, consistent with the PF zoning designation, the Public Facilities land use designation will not allow residential use on the Shores Park site by including the Assessor Parcel Numbers in the land use description (APNs 300-200-01, 300-200-02, 300-200-22, 300-200-23) in the Community Plan and Local Coastal Program Land Use Plan. The City Attorney has confirmed the addition of the APNs in the Public Facilities Community Plan land use designation description provides certainty that residential uses are not allowed on the Shores Park property while also ensuring the City timely implements Housing Element Program 1H.

The public comments and meeting discussion focused more heavily on the CC Zone amendments and that allowing a base zone density of up to 20 dwelling units per acre will make certain properties eligible to apply for processing of a density bonus project per State Density Bonus Law (DBL), which may result in community impacts. Similar to prior review by the Planning Commission, the City Council expressed concern about future affordable housing projects potentially impacting scenic views.

Staff explained that DBL does not supersede or lessen the effect of the Coastal Act and that the proposed amendments to the CC Zone do not modify development standards, including maximum building height. The existing CC Zone development standard limits on height will be applicable to any future development proposal (maximum 26 feet above grade on both sides of Camino del Mar and 14 feet above the adjacent curb on the west side of Camino del

Mar) and that any future density bonus eligible project would be required to comply with the Coastal Act and certified LCP policies and regulatory protections for public scenic views. The City's existing LCP Land Use Plan Policy IV-24 specifically requires preservation of views of the Pacific Ocean from Camino del Mar and uses the existing 14 foot height limit on the west side of Camino del Mar as a measure to protect public scenic views and identifies a goal to preserve existing views and view corridors from public vantage points to the maximum extent possible without preventing reasonable use of private property.

Additionally, proposed future development will require a Coastal Development Permit (CDP), which will consider the site-specific context and be reviewed for compliance with the certified LCP. There are seven required findings for approval (DMMC Section 30.75.140), which require conformance with the certified LCP including the policies and regulations that protect public scenic views through regulation of maximum structure height. Further, the certified LCP includes DMMC Section 30.75.260 (Special Regulations), which specifies that no CDP or exemption shall be issued or authorized for development that exceeds 26 feet in height or does not conform to the lot coverage development standards of the underlying zone. If applicable, a permit for a density bonus project may be denied if the City makes a finding that 1) the request for concessions or incentives would not result in identifiable and actual cost reductions to provide for affordable housing; 2) the request would have a specific adverse impact on public health, safety, the environment, or historic resources; or 3) the request would be contrary to federal or state law (i.e., Coastal Act).

The City Council recognized the timing constraints and voted to continue the item date certain to the meeting on April 1, 2024, and asked staff to incorporate changes to the General Plan Amendment Resolution and the Local Coastal Program Amendment Ordinance to address Shores Park. Additional background can be accessed in the following link to the City Council Agenda report for March 18, 2024:
https://www.delmar.ca.us/DocumentCenter/View/9230/Item-8---CC-PF-Zone-Amendments

HOUSING IMPACT:
The amendments will increase the City's housing capacity by creating sites allowing 20 dwelling units per acre to facilitate future development of affordable housing in accordance with the certified 6th Cycle Housing Element. Housing Element Program 6B (Affirmatively Furthering Fair Housing) identifies that, "the City is committed to implement a suite of actions to create new opportunities for housing mobility and relocation to and within Del Mar with a goal of creating 100 additional housing opportunities beyond the City's Regional Housing Needs Allocation (RHNA) to improve housing choice and affordability options for moderate income, lower income, and special needs households." As required by the 6th Cycle Housing Element, the proposed amendments are among the specified actions to be taken to create these additional new housing opportunities.

In HCD's approval of the 6th Cycle Housing Element, it requires the City to create and maintain adequate sites for affordable housing within the first three years of the housing cycle (by April 2024). As site capacity for housing is increased through General Plan, Zoning, and LCP

amendments, it allows the City to utilize the new housing opportunity sites created to meet future Housing Element requirements.

The new housing opportunity sites may also be used to address the "no net loss" State Housing rules that apply in circumstances when certain housing sites require replacement housing (Government Code Section 65863). Pursuant to the State's rules for no net loss, a local jurisdiction must ensure that development opportunities remain available throughout the Housing Element planning period to accommodate RHNA. If a local jurisdiction approves development on a parcel identified in the Housing Element Sites Inventory with fewer units than shown in the Housing Element, the jurisdiction must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income category or identify and make available sites to accommodate the remaining unmet RHNA. The City monitors entitlement and permitting activities throughout the housing cycle to ensure there are adequate sites to align with the Housing Element.

Adoption of the CC/PF amendments will confirm the City's existing capacity to develop seven lower income units on two City-owned vacant sites per the 6th Cycle Housing Element; and will identify new opportunities for lower income housing. This includes potential for 154 to 243 total dwelling units through density bonus projects in the CC zone (a portion of which would be required to be lower income units); and potential for an additional 86 units in the PF zone, that have not been relied upon as sites for the 6th Cycle Housing Element or any prior housing cycle.

FISCAL IMPACT: There is no fiscal action to be taken by the City Council for this agenda item.

ENVIRONMENTAL IMPACT: Section Six of the Ordinance (Attachment B) identifies the California Environmental Quality Act (CEQA) determination for the project per CEQA Guidelines Section 15162 based on substantial evidence in the record that the certified 6th Cycle Housing Element Final Program Environmental Impact Report (PEIR) covers the proposed actions and no further environmental document is required. The 6th Cycle Housing Element Final Program Environmental Impact Report (PEIR) and associated Mitigation, Monitoring, and Reporting Program was certified by the City Council on October 5, 2020 (State Clearinghouse (SCH) No. 2020029064). The Final PEIR is available at: www.delmar.ca.us/DocumentCenter/View/7171/Final-PEIR-91020

These amendments have been analyzed and it has been determined that they would not result in significant effects on the environment or an increase in the severity of effects on the environment as previously analyzed and identified in the Final PEIR. Pursuant to CEQA Guidelines Section 15162, no further environmental documentation is necessary. The 15162 CEQA Analysis prepared for this project is available for review in Report Attachment D.

NEXUS TO CITY COUNCIL GOALS AND PRIORITIES:
Implementation of the identified zoning actions in compliance with the City's 6th Cycle Housing Element is a Tier 1 (Highest) City Council priority work plan item that is required per State law and the Housing Element to be completed by April 2024.

ATTACHMENTS:
Attachment A – Resolution to Amend the Del Mar Community Plan
Attachment B – Ordinance to Amend the City's Zoning Regulations/Certified LCP
Attachment C – Strikeout-Underline Copy of Ordinance
Attachment D – CEQA 15162 Analysis
Attachment E – CC/PF Zone Sites Analysis
Attachment F – Summary of State Density Bonus Law

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA AMENDING THE DEL MAR COMMUNITY PLAN (GENERAL PLAN) GPA 24-001 TO AMEND THE LAND USE DESIGNATIONS FOR CENTRAL COMMERCIAL AND PUBLIC FACILITIES TO ALLOW A DENSITY OF 20 DWELLING UNITS PER ACRE FOR PROJECTS WITH AFFORDABLE HOUSING FOR LOWER INCOME HOUSEHOLDS IN ACCORDANCE WITH PROGRAM 1C (CENTRAL COMMERCIAL) AND PROGRAM 1H (PUBLIC FACILITIES) CONSISTENT WITH THE REQUIREMENTS IN THE CITY'S CERTIFIED 6TH CYCLE HOUSING ELEMENT THAT IS A PART OF THE DEL MAR COMMUNITY PLAN

WHEREAS, the City of Del Mar's certified Housing Element is a part of the Del Mar Community Plan; and

WHEREAS, the Del Mar Community Plan is the City's General Plan; and

WHEREAS, the City of Del Mar Community Plan has an overall goal to "preserve and enhance the special character of Del Mar", this includes maintaining the "village-like community of substantially single family residential character, a picturesque and rugged site, and a beautiful beach" as well as preserving and enhancing "Del Mar's special residential character and small town atmosphere with its harmonious blending of buildings and landscape in proximity to a beautiful shoreline"; and

WHEREAS, in the State of California, the Housing Element is one of many required components of the required General Plan that local jurisdictions must adopt; and

WHEREAS, the City's overall stated housing goal in the Housing Element is to "inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Del Mar"; and

WHEREAS, review for compliance with the Del Mar Community Plan requires review and consideration of the City's policies and program commitments in the certified Housing Element; and

WHEREAS, the certified 6th Cycle Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population; and

WHEREAS, the certified Housing Element requires the City to accommodate a regional housing need allocation (RHNA) of 163 housing units, comprised of 37 very-low income units, 64 low-income units, 31 moderate-income units, and 31 above moderate-income units and an additional 12 low-income unit "carryover" from the 5th Cycle planning period (2013-2021) for a total obligation of 175 units including 113 lower income units as well as 100 additional opportunities for moderate income households, lower income households, and special needs households; and

WHEREAS, amending the Del Mar Community Plan to allow a density of 20 dwelling units per acre is identified in Housing Element Programs 1C (Central Commercial), 1H (Public Facilities), and Program 6B (Fair Housing) as actions to create sites to meet the City's affordable housing obligations and provide additional opportunities beyond RHNA for moderate income households, lower income households, and special needs households in compliance with State law; and

WHEREAS, the California Department of Housing and Community Development (HCD) stated in its May 31, 2023, Housing Element certification letter that the City must continue the timely and effective implementation of all Housing Element programs to maintain its status of having a certified Housing Element, and HCD has the authority to revoke the City's Housing Element compliance if the City's actions do not comply with State law or the Housing programs are not timely implemented; and

WHEREAS, these amendments to the CC and PF Zones are necessary for the City to meet its 6th Cycle Housing Element commitments and remain in compliance with State law; and

WHEREAS, the Notice of Availability and notice of Planning Commission public hearing for the Community Plan Amendment was posted in the Del Mar Times on January 25, 2024, and individual mailed notices were sent to all interested parties, including the list of required stakeholders in accordance with Government Code Sections 65090 and 65091; and

WHEREAS, on January 25, 2024, letters were mailed to all local tribes who have requested notification in accordance with requirements of California Assembly Bill (AB) 52 and offered consultation in accordance with AB 52, and

WHEREAS, City staff provided responsive information to the San Pasqual Band of Mission Indians upon their request on March 4, 2024, for information related to mitigation, monitoring, and reporting protocols to protect environmental resources, including tribal cultural resources; and

WHEREAS, on February 13, 2024, the Planning Commission recommendation hearing item was adjourned to a duly noticed special meeting to resume the public hearing on February 21, 2024, due to technical audio issues; and

WHEREAS, during the February 21, 2024, noticed public hearing held in accordance with Government Code Section 65353, the Planning Commission recommended the City Council approve the CEQA determination and adopt the amendments to the Community Plan, Zoning Code, and Local Coastal Program with a stipulation of applying the maximum height of the certified LCP based on the local topography that slopes down east to west, existing public scenic views, and the need to maintain the existing pedestrian scale in accordance with the Del Mar Community Plan and certified LCP; and

WHEREAS, the Planning Commission review focused heavily on the fact the amendments will allow a base zone density of up to 20 dwelling units per acre, which

will make certain properties eligible to apply for processing of a density bonus project per State Density Bonus Law; and

WHEREAS, the Planning Commission's recommendation accounted for the unique circumstances in the CC Zone (i.e., small-scale pedestrian oriented character and public scenic views throughout the zone due to topography that slopes down towards the South beach shoreline to the west) and expresses that the City must continue to hold development, including Density Bonus projects, to the existing height limits in the LCP which are a maximum of 26 feet above grade and a maximum of 14 feet above the curb elevation on the west side of Camino del Mar; and

WHEREAS, on February 29, 2024, the notice of City Council public hearing was published in the Del Mar Times and mailed notices were sent to all interested parties including those who participated through the Planning Commission hearing on February 21, 2024; and

WHEREAS, on March 18, 2024, the City Council held a duly noticed public hearing and voted to continue the item date certain to the City Council meeting on April 1, 2024, and provided direction to staff that the Resolution be revised to reflect that, consistent with the zoning designation, the Public Facilities land use designation will not allow residential use on the Shores Park site (APNs 300-200-01, 300-200-02, 300-200-22, 300-200-23); and

WHEREAS, on March 19, 2024, a Notice of Continuation was posted on the City website and in the public notice display at City Hall; and

WHEREAS, no additional public notice is required because the announcement continuing the item date certain to April 1, 2024, was stated for the record during the noticed public hearing on March 18, 2024; and

WHEREAS, adoption of this Resolution will amend the Del Mar Community Plan to implement the 6th Cycle Housing Element commitments in order to maintain compliance with State law; and

WHEREAS, the General Plan Amendment (amending the Del Mar Community Plan) to allow 20 dwelling units per acre density for the Central Commercial and Public Facilities land use designations, subject to specific criteria and context specific factors, is consistent with the amendments to the Local Coastal Program and Zoning Code (Del Mar Municipal Code Title 30) in process via a separate Ordinance and State law requirements (Government Code Section 65860) that require the land use and zoning designations for a site to be consistent.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Del Mar, California, that:

1. The above recitals are true and correct.

2. The City Council hereby adopts the amendment to the Central Commercial land use category in the Community Development Section of the Del Mar

Community Plan to read as follows:

**Central Commercial**

This land use category is intended to allow activities that preserve and enhance the Village Center District of Del Mar including pedestrian oriented retail activities, commercial services and a limited number of offices; and multiple dwelling unit residential (0-20 dwelling units per acre) that includes affordable housing for lower income households. State law defines a lower income household as individuals or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.

3. The City Council hereby adopts the amendment to the Public Facilities land use category in the Community Development Section of the Del Mar Community Plan to read as follows:

**Public Facilities**

This land use category is limited to publicly owned land set aside, or in use, to support public schools and governmental offices and facilities, and with the exception of the Shores Park site (APNs 300-200-01, 300-200-02, 300-200-22, 300-200-23), multiple dwelling unit residential (at a density of 0-20 dwelling units per acre or the maximum number of dwelling unit specified for the parcel in the certified Housing Element, whichever is greater) that includes affordable housing for lower income households. State law defines a lower income household as individuals or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Del Mar, California, at the Regular Meeting held this 1st day of April, 2024.

_____
Terry Gaasterland, Deputy Mayor
City of Del Mar

APPROVED AS TO FORM:

_____
Leslie E. Devaney, City Attorney
City of Del Mar

ATTEST AND CERTIFICATION:
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF DEL MAR

I, SARAH KRIETOR, Administrative Services Manager/City Clerk of the City of Del Mar, California, DO HEREBY CERTIFY, that the foregoing is a true and correct copy of Resolution No. 2024-XX, adopted by the City Council of the City of Del Mar, California, at a Regular Meeting held the 1st day of April, 2024, by the following vote:

AYES:

NOES:

RECUSE:

ABSENT:

ABSTAIN:

_____
Sarah Krietor, Administrative Services Manager/City Clerk
City of Del Mar

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, AMENDING THE DEL MAR MUNICIPAL CODE (ZONING CODE) CHAPTER 30.22 CENTRAL COMMERCIAL (CC) ZONE REGULATIONS AND CHAPTER 30.31 PUBLIC FACILITIES (PF) ZONE; AND THE CITY'S CERTIFIED LCP ALL RELATING TO IMPLEMENTATION OF THE 6TH CYCLE HOUSING ELEMENT PROGRAMS 1C (CC ZONE) AND 1H (PF ZONE)

WHEREAS, the City of Del Mar is a charter City and State Housing law applies to all general law and charter cities in the State of California; and

WHEREAS, the State legislature declared that "Housing is a statewide concern", that California faces a housing crisis, and that local jurisdictions are mandated to comply with applicable State housing laws; and

WHEREAS, the City of Del Mar Community Plan is the General Plan for the City of Del Mar and has an overall goal to "preserve and enhance the special character of Del Mar", this includes maintaining the "village-like community of substantially single family residential character, a picturesque and rugged site, and a beautiful beach" as well as preserving and enhancing "Del Mar's special residential character and small town atmosphere with its harmonious blending of buildings and landscape in proximity to a beautiful shoreline"; and

WHEREAS, the City's certified Housing Element is one of many required components that is part of the Del Mar Community Plan consistent with State laws applicable to General Plans; and

WHEREAS, the certified Housing Element identifies programs and resources required for the preservation, improvement, and production of housing to meet the existing and projected needs of its population which requires the creation of additional affordable housing stock; and

WHEREAS, the certified Housing Element for the 6th Cycle years 2021-2029 requires the City to accommodate a regional housing need allocation (RHNA) of 163 housing units, comprised of 37 very-low income units, 64 low-income units, 31 moderate-income units, and 31 above moderate-income units and an additional 12 low income unit "carryover" from the 5th Cycle planning period (2013-2021) for a total obligation of 175 units including 113 lower income units as well as 100 additional opportunities for moderate income households, lower income households, and special needs households; and

WHEREAS, the proposed amendments to the Del Mar Community Plan, Zoning Code, and Local Coastal Program (LCP) are required per State law to be adopted by April 2024 to implement the City's 6th Cycle Housing Element commitments identified in

Program 1C (Central Commercial), Program 1H (Public Facilities), and Program 6B (Fair Housing) in order to maintain compliance with State law and avoid decertification of the Housing Element; and

WHEREAS, amending the existing Central Commercial (CC) Zone and Public Facilities (PF) Zone to allow a density of 20 dwelling units per acre will maintain adequate sites to meet the City's affordable housing obligations and provide additional opportunities beyond RHNA for moderate income households, lower income households, and special needs households in compliance with State law; and

WHEREAS, the City has made and continues to make progress toward its housing programs and housing production targets in its certified Housing Element; and

WHEREAS, adoption of this Ordinance is a necessary action to continue progress towards production of affordable housing in a way that minimizes impacts to local neighborhoods; and

WHEREAS, the California Department of Housing and Community Development (HCD) indicated in its May 31, 2023, Housing Element certification letter that the City must continue the timely and effective implementation of all Housing Element programs to maintain its status of having a certified Housing Element, and HCD has the authority to revoke the City's Housing Element compliance if the City's actions do not comply with State law or the Housing programs are not timely implemented; and

WHEREAS, over the past decade State laws have continued to reduce local and impose regulatory schemes that conflict with local procedures that typically require discretionary review, public participation, and public hearings; and

WHEREAS, to-date State housing laws have not preempted the California Coastal Act, which at the local level is implemented by the City's certified LCP; and

WHEREAS, the City of Del Mar is located entirely within the "Coastal Zone" boundary and is therefore subject to full compliance with the California Coastal Act; and

WHEREAS, State Density Bonus Law (DBL) is one example of a State law that still applies the Coastal Act protections for environmental resources, public scenic views, coastal access, and public safety in coastal hazard areas to ensure they will not be compromised by housing development; and

WHEREAS, proposed Density Bonus projects must comply with current State DBL, the California Coastal Act, and the City's certified LCP and may be approved at a density above the maximum set in the Del Mar Community Plan, Zoning Code, and LCP if a certain number of units are income-restricted and reserved for affordable housing (very low, low, and moderate-income households); and

WHEREAS, State DBL provides that the California Coastal Act is not superseded, in any way altered, or lessened by its application (Cal. Gov. Code. Sec. 65915) and applicants must provide reasonable documentation to explain how requests for incentives will reduce development costs to build a project and demonstrate how waiver requests would physically preclude development of a project; and

WHEREAS, the City has significant coastal resources that require protection under the Coastal Act, including but not limited to, the protection of scenic public coastal views which are found throughout the community, preservation of public access and recreation opportunities that must be assured including public access to the beach, viewpoints, and trail connections to the bluffs, lagoons, and open space preserve areas along the shoreline, and protection of environmentally sensitive habitat areas and coastal resources such as coastal bluffs, sandstone bluffs, wetlands, lagoons, river inlets, and protected tree species native to the City including Torrey Pines and Monterrey Cypress trees; and

WHEREAS, in order to effectively implement applicable State housing laws, the City must harmonize the Coastal Act and the City's LCP policies and regulations with the State's housing laws to ensure protection of sensitive coastal habitats and resources, public coastal view sheds, coastal parking for public access, and public health and safety; and

WHEREAS, City staff engaged in public outreach to encourage public participation in formulating these draft regulations, which included articles posted on the City's website, multiple announcements made in the City's weekly updates, and multiple announcements made during public meetings including the Planning Commission and City Council meetings; and

WHEREAS, the Notice of Availability and Notice of Planning Commission public hearing for the Amendments to the Community Plan, Zoning Ordinance, and LCP was posted in the Del Mar Times on January 25, 2024, and individual mailed notices, including notices to local tribes per Assembly Bill (AB 52), were sent to all interested parties; and

WHEREAS, City staff provided responsive information to the San Pasqual Band of Mission Indians upon their request on March 4, 2024, for information related to mitigation, monitoring, and reporting protocols to protect environmental resources, including tribal cultural resources; and

WHEREAS, on February 13, 2024, the Planning Commission recommendation hearing item was adjourned to a duly noticed special meeting to resume the public hearing on February 21, 2024, due to technical audio issues; and

WHEREAS, during the February 21, 2024, noticed public hearing, the Planning Commission recommended the City Council approve the CEQA determination and adopt the amendments with a stipulation of applying the maximum height of the certified LCP based on the local topography that slopes down east to west, existing public scenic views,

and the need to maintain the existing pedestrian scale in accordance with the Del Mar Community Plan and certified LCP; and

WHEREAS, the Planning Commission review focused heavily on the fact the amendments will allow a base zone density of up to 20 dwelling units per acre, which will make certain properties eligible to apply for processing of a density bonus project per State Density Bonus Law; and

WHEREAS, the Planning Commission's recommendation accounted for the unique circumstances in the CC Zone (i.e., small-scale pedestrian oriented character and public scenic views throughout the zone due to topography that slopes down towards the South beach shoreline to the west) and expresses that the City must continue to hold development, including Density Bonus projects, to the existing height limits in the LCP which are a maximum of 26 feet above grade and a maximum of 14 feet above the curb elevation on the west side of Camino del Mar; and

WHEREAS, on February 29, 2024, the notice of City Council public hearing was published in the Del Mar Times and mailed notices were sent to all interested parties including those who participated through the Planning Commission hearing on February 21, 2024; and

WHEREAS, on March 18, 2024, the City Council held a duly noticed public hearing and voted to continue the item date certain to the City Council meeting on April 1, 2024, and provided direction to staff that the Ordinance be revised to reflect that, consistent with the zoning designation, the Public Facilities land use designation in the certified Local Coastal Program will not allow residential use on the Shores Park site (APNs 300-200-01, 300-200-02, 300-200-22, 300-200-23); and

WHEREAS, on March 19, 2024, a Notice of Continuation was posted on the City website and in the public notice display at City Hall; and

WHEREAS, no additional public notice is required because the announcement continuing the item date certain to April 1, 2024, was stated for the record during the noticed public hearing on March 18, 2024; and

WHEREAS, adoption of this Ordinance (allowing 20 dwelling units per acre density in the Central Commercial and Public Facilities Zones, subject to specific criteria and context specific factors) will amend the Del Mar Municipal Code Title 30 Zoning Code and certified Local Coastal Program to implement the 6th Cycle Housing Element commitments in order to maintain compliance with State law and avoid decertification of the Housing Element.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Del Mar, California, based on substantial evidence in the whole of the administrative record, hereby finds and declares the following:

1. The foregoing Findings with the above stated Recitals are true and correct and are incorporated by reference into this action.

2. The General Plan Amendment (amending the Del Mar Community Plan land use designations for Central Commercial and Public Facilities) adopted by separate Resolution and the amendments to the Local Coastal Program and Zoning Code (Del Mar Municipal Code Title 30) in this Ordinance are consistent with State law requirements (Government Code Section 65860) that require the land use and zoning designations for a site to be consistent.

3. The CC Zone applies to the majority of land within the City's Village Center, which is a pedestrian-oriented downtown that runs along Camino del Mar between 9th Street and 15th Street. This area is Del Mar's principal commercial, visitor-serving, small-scale, pedestrian oriented downtown, which includes scenic blue water ocean views. The existing regulations limit building height to 26 feet above grade and a maximum of 14 feet above the curb elevation on the west side of Camino del Mar. The applicable Community Plan and LCP policies reflect the community vision to maintain the unique, small-town character and strong community identity through building design and height limits, which preserve ocean views and promote an open space small-town atmosphere.

4. Within the CC Zone, there is one developed multi-tenant commercial property known as "Stratford Square" that is located at 1438 Camino del Mar in the Historic Preservation Overly Zone. The property is a non-vacant commercial property that is small in size at 0.21 acres (9,375 sf). While the property may become eligible to process a Density Bonus project per State DBL as a result of the density increase to 20 dwelling units per acre, any proposed development would be required to be consistent with State and Federal law, including provisions for protection of historic resources and the public health and safety.

5. The PF zone applies to ten public facilities, all of which are City-owned with the exception of the Del Mar Library (County-owned) and U.S. Post Office (Federally-owned). A Sites Analysis identified housing development potential for nine public facilities in the PF Zone including: the vacant 10th Street and 28th Street lots in the City's 6th Cycle Housing Element, the Del Mar Civic Center, Del Mar Library, United States Post Office, and four water towers (Pine Needles, Crest, 11th Street, and Zuni). Shores Park was explicitly excluded as a potential site for housing in the certified 6$^{th}$ Cycle Housing Element.

6. Within the PF Zone, there is one vacant property at 28$^{th}$ Street that is located within the floodplain identified by the Federal Emergency Management Agency (FEMA) as subject to periodic inundation due to flooding as identified by best available science, are being exacerbated by climate change and sea level rise (existing and projected). Applicable federal, state, and local regulations ensure that new development in the floodplain will be appropriately sited and constructed so as to avoid hazards to those who will occupy the development; and to avoid damage or

hazards to the surrounding area. On a citywide basis, the City is addressing projected flood conditions to minimize flood risk through adaptation mitigation measures. These measures are consistent with the adopted City of Del Mar Sea Level Rise Adaptation Plan (Environmental Science Associates October 2018). Currently, the City has an existing system of shoreline protection along the shoreline in the North Beach neighborhood, which has been maintained in accordance with the Beach Preservation Initiative and the Beach Overlay Zone policies and regulations in the City's certified Local Coastal Program. In addition, the City has a Sand Compatibility Opportunistic Use Program in place to facilitate sediment management and maintenance of a wide beach and is in process of preparing a conceptual plan for a living levee, vegetated berm system, to provide flood adaptation along the banks of the San Dieguito River in accordance with the City's adopted Sea Level Rise Adaptation Plan and the Coastal Act. All new development, including the City-owned vacant 28th Street parcel, must demonstrate how the proposed development will implement adaptation measures to minimize flood damage and avoid flood hazards in accordance with the City's certified LCP and the California Coastal Act Chapter 3, Article 6, Section 30253(a) (Cal. Pub. Res. Code Section 30253(a)).

7. There are no known environmentally sensitive coastal resources or environmentally sensitive habitat areas in the CC Zone or PF Zone. Protection of these natural habitats and environmentally sensitive resources is a cornerstone of the Coastal Act found in the California Coastal Act Chapter 3, Article 6, Section 30240 (Cal. Pub. Res. Code Section 30240). State Density Bonus law specifically provides that coastal resource protections found in the California Coastal Act are not to be superseded or its effects lessened.

8. Within the CC Zone and PF Zone and surrounding neighborhoods there are public scenic view corridors to coastal resources that are protected under the California Coastal Act. Consistent with the Coastal Act Chapter 3, Article 6, Section 30251, these scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas. (See: Cal. Pub. Res. Code Sec. 30251). New development in highly scenic areas such as those designated in the California Coastline preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting. (See: cal. Pub. Res. Code Section 30251).

9. State DBL does not supersede or lessen the effect of the California Coastal Act. (Cal. Gov. Code. Sec. 65852.2(l). Density Bonus project development may not obstruct the public scenic and visual qualities of the City's coastal areas. To be consistent with the mandates of the California Coastal Act, building restricted easements are enforced and certain height restrictions, including the existing certified height limit of 26 feet above grade and a maximum of 14 feet above the

curb elevation on the west side of Camino del Mar, may be placed on Density Bonus project development to ensure protection of public scenic coastal vistas.

10. Application of the existing height in the certified LCP for the CC Zone will implement the Del Mar Community Plan and certified LCP Land Use Plan policies to maintain pedestrian scale and preserve public scenic views that exist throughout the CC Zone due to the topography which slopes from the hill above to the east of the CC Zone down toward the south beach shoreline located west of the CC Zone.

NOW THEREFORE, BE IT FURTHER RESOLVED, the City Council of the City of Del Mar hereby ordains as follows:

**SECTION ONE:** That the title of DMMC Section 30.22.031 for the CC Zone be amended to state "Allowance for Multi-Dwelling Unit Residential Use" and that the section be amended as follows:

### 30.22.031 Allowance for Multi-Dwelling Unit Residential Use

A. Multiple dwelling unit residential use (0-20 dwelling units per acre) is an allowed use in the CC zone for mixed use projects that include an affordable housing component for lower income households. The minimum amount of affordable housing units included in a project must be calculated in accordance with Chapter 24.21 and provided on site. Any fractional unit obligation shall be rounded up.

B. Proposed multiple dwelling unit development shall maintain a pedestrian-oriented, predominately retail village character, with attractive walkways and courts which encourage social interaction.

C. Project design shall minimize bulk and mass and consider and include design features to preserve privacy on neighboring residential properties.

D. Project design shall consider and include design features to preserve views to the ocean and shall maintain public scenic views and public access protections consistent with the certified Local Coastal Program.

**SECTION TWO:** That DMMC Section 30.22.032 for the CC Zone be amended as follows:

### 30.22.032 Allowable Uses in Non-Street Frontage Building Spaces

The following are, pursuant to existing zoning regulations, permitted uses in non-street frontage building spaces but do not qualify as Street-Frontage Building Spaces:

A. Any use allowed in Street-Frontage Building Spaces, as identified in this Chapter.

B. Offices, including Professional, Medical, Real Estate and Financial Institutions.

C. Multiple dwelling unit residential use in compliance with Section 30.22.031.

**SECTION THREE:** That DMMC Section 30.31.020 (PF Zone Allowed Uses) be amended as follows:

**30.31.020 Allowable Uses**

The following uses are allowable in the PF Zone:

A. Public schools.

B. Private schools that are open to the public and whose primary function is providing educational programs for pre-school students and students in grades K through 12.

C. City, county, state and federal buildings and uses, including:
Administrative offices
Fire and police stations
Public works buildings
Public meeting rooms or chambers
Libraries
Postal offices
Public parking facilities
Public parks and playgrounds

D. Utility structures, such as: Pump stations and water tanks

E. With the exception of the Shores Park site (APNs 300-200-01, 300-200-02, 300-200-22, 300-200-23), multiple dwelling unit residential (at a density of 0-20 dwelling units per acre or the maximum number of dwelling unit specified for the parcel in the certified Housing Element, whichever is greater) that includes affordable housing for lower income households shall be an allowed use in the PF zone. State law defines a lower income household as people or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.

1. Proposed multiple dwelling unit residential development shall comply with the maximum height and setbacks specified in Section 30.31.070 and with the maximum floor area and lot coverage applicable to adjacent properties with a common boundary in accordance with the certified Local Coastal Program.

2. Project design shall minimize bulk and mass and consider and include design features to preserve privacy on neighboring residential properties.

3. Project design shall consider and include design features to preserve views to the ocean and shall maintain public scenic views and public access protections consistent with the certified Local Coastal Program.

**SECTION FOUR:** That the City's certified Local Coastal Program Land Use Plan Chapter II Land Use Development policies for the South Beach District and the Village Center District be amended as follows:

**C. LAND USE DEVELOPMENT GOALS AND POLICIES - BY DISTRICT**

The City of Del Mar is comprised of residential areas with several commercial areas interspersed. The majority of the City's commercial uses are focused along Camino del Mar between Paseo de las Flores to the north and 9th Street to the south.

The following descriptions and policies have been grouped in relation to the individual districts within the City. These separate districts and their respective boundaries are illustrated on Figure II-B. Figure II-A contains the specific land use designations assigned to property throughout the City and a corresponding identification of the activities and uses allowed in each of the land use designations.

The following policies for specific geographic areas (districts) shall be implemented in concert with the Land Use Designation Map and the general development policies cited above in Section II-B. While the numbered sections below include descriptions of the general boundaries of separate land use designation areas, the Land Use Map (Figure IIA) should be consulted for a determination of boundary lines.

[No change to #1 through 4]

5. South Beach District:

The South Beach district contains a portion of Seagrove Park which is designated as PP (Public Parkland). The Shores Park is designated as PF (Public Facilities) and is developed with a public park, private school, and local non-profit uses and accessory off-street parking. To the south of the school site, the area along the west side of Camino del Mar is designated for VC (Visitor Commercial) with the same restrictions on use as described for the VC designation in the North Beach District. The remainder of the South Beach District is designated for residential uses as follows:

That portion of the district bounded by 15th Street on the north, 9th Street on the south, the AT & SF Railway right-of-way on the west and the Village Center District on the east is designated for R2 (High Density) at a maximum density of 12.5 du/ac. A one block area to the east is designated for RC (Residential Commercial) which allows a mix of residential and commercial uses on each site, provided that no more than 40% of the floor area on site is devoted to commercial uses. Further to the south, the area is designated as RMS (Medium Density Multiple-South) which allows a maximum density of 10.9 du/ac. While the district does allow the development of higher density residential

projects, the approval of such projects shall be granted only when they are found to be consistent with the general and specific policies of this Land Use Plan. These policies are intended to minimize traffic and parking impacts associated with such development and to ensure that those higher density projects are aesthetically pleasing.

[No change to #6 through 8]

9. Village Center District

This area is designated primarily as Central Commercial (CC) and is Del Mar's principal commercial, visitor serving and professional area. The Village Center is a pedestrian-oriented downtown that is intended to group housing, retail services, and commercial services with facilities for civic and community activities. It extends along both sides of Camino del Mar, beginning at 9th Street and reaching north to 15th Street. The District contains the site of the U.S. Post Office, City Hall, and City of Del Mar's branch of the County of San Diego Library designated as PF (Public Facilities) on the Land Use Map.

Multiple specific plan areas are also included in the Village District. The Specific Plan for the Del Mar Hotel, (HSP west side of Camino del Mar at 15th Street) generally limits the uses on the site to a hotel, timeshare and short term rental units and associated retail uses. The Specific Plan for the Del Mar Plaza, (PSP east side of Camino del Mar at 15th Street) generally limits the uses on site to restaurant and retail uses with a small percentage allowed for office use. The 941 Camino del Mar Specific Plan (941SP east side of Camino del Mar at 10th Street) generally limits the uses to a combination of restaurant, retail, short term rental, and residential uses. Each of the Specific Plan areas devotes a portion of the property to public and quasi-public use. Each of these specific plans was voter approved and requires a recorded Development Agreement between the City and the developer/property owner. Where a particular conflict arises between the provisions of a valid and recorded Development Agreement and any policies of this Land Use Plan that have been subsequently adopted, the former shall continue to be binding and shall supersede the subsequently adopted policies of this Land Use Plan. Subsequent development agreements or amendments to existing Development Agreements shall be consistent with the Land Use Plan in effect at the time.

The CC (Central Commercial) designation encompasses the majority of land within the Village District. The CC designation allows for a variety of commercial uses aimed at serving the needs of both residents and visitors to the area. Due to the City's popularity as a visitor-destination point, the majority of the property in the CC Zone has been developed with uses that serve both residents and visitors. The Central Commercial area allows pedestrian oriented retail activities, commercial services and a limited number of offices; and multiple dwelling unit residential (0-20 dwelling units per acre) that includes affordable housing for lower income households and is designed consistent with the policy intent to retain a pedestrian-oriented downtown and compliance with the certified Local Coastal Program. State law defines a lower income household as people or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.

In order to facilitate the demand for more goods and services, the following policies have been developed to better utilize the commercially designated land in the Village Center District.

a. In the Village Center District, large single purpose businesses, and businesses catering to an automotive public (drive-through banks, drive through food stands, etc.) shall be discouraged.

b. In the Village Center District, building designs which incorporate a unique and small-town character shall be encouraged and building designs which are based on a corporate identity or logo shall be discouraged.

c. In the Village Center District, retail enterprises whose primary purposes are to satisfy the needs of the community and enhance the quality and convenience of life in Del Mar shall be encouraged.

d. In the Central Commercial portion of the Village Center District, retail uses shall be encouraged over office uses for floor area located at the street level of structures fronting Camino del Mar.

e. While some office space is desirable, it shall be concentrated in the southern portion of the Village Center District.

f. In addition to a variety of commercial businesses, the Village Center District should have a Community Center, complete with Council Chambers, City Hall, Library and Communications Center; attractive walkways, and a variety of open spaces such as courts and landscaped areas.

g. Pedestrian-oriented streetscape which promotes social interaction, pedestrian use and a strong community identity shall be encouraged in the Village Center District.

h. In the Village Center District, structures shall be in keeping with the pedestrian scale and village character of the community.

i. In the Village Center District, structures shall be of an architectural style which retains a low scale intensity of development, utilizes designs which preserve ocean views, and promotes an open space small-town atmosphere.

[No change to #10]

**SECTION FIVE:** That the City's certified Local Coastal Program Land Use Plan Map "Land Use Designations/Allowed Uses" descriptions for the CC Zone and the PF Zone be amended as follows:

**LAND USE DESIGNATIONS/ALLOWED USES**

[No change to R1-40 through CVPP]

**CC** - Retailing of goods and dispensing of services, (exclusive of drive-through). Shops, Delis, Restaurants, Cafes, florists, Hardware, Offices, Financial institutions, Pharmacies, Gasoline service stations*, Bars*, Cocktail lounges*, Theatres*, Vet clinics*, Hotels/Motels*, and multiple dwelling unit residential (0-20 dwelling units per acre) that includes affordable housing for lower income households. State law defines a lower income household as people or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.

[No change to BC through PP]

**PF** - Public schools; City, County, State and Federal buildings; Utility structures; and with the exception of the Shores Park site (APNs 300-200-01, 300-200-02, 300-200-22, 300-200-23), multiple dwelling unit residential (at a density of 0-20 dwelling units per acre or the maximum number of dwelling unit specified for the parcel in the certified Housing Element, whichever is greater) that includes affordable housing for lower income households. State law defines a lower income household as people or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.

[No change to 941 SP through PSP]

**SECTION SIX:**

Pursuant to the California Environmental Quality Act (CEQA), the proposed actions have been the subject of prior environmental analysis in the 6th Cycle Housing Element Update Final Program Environmental Impact Report (SCH No. 2020029064) certified by the City Council on October 5, 2020 (Resolution 2020-52), which analyzed and disclosed anticipated impacts of future housing development. Refer to the Final 6th Cycle PEIR: www.delmar.ca.us/DocumentCenter/View/7171/Final-PEIR-91020

No new or substantially greater impacts would result. As such, pursuant to CEQA Guidelines Sections 15162, and based on the review of the entire record, including without limitation, the Final PEIR referenced above, the proposed action does not require a subsequent EIR or further environmental review.

**SECTION SEVEN:**

Pursuant to the certified 6th Cycle Housing Element, these amendments are being adopted prior to April 2024 to implement Housing Element Program 1C (Central Commercial Zone), Program 1H (Public Facilities Zone), and Program 6B (Affirmatively Furthering Fair Housing) to ensure the City's certified Housing Element continues to be maintained in compliance with State law. HCD indicated in its May 31, 2023, Housing Element certification letter that the City must continue the timely and effective

implementation of all Housing Element programs to maintain its status of having a certified Housing Element, and that HCD has the authority to revoke the City's Housing Element compliance if the City's actions do not comply with State law or the Housing programs are not timely implemented.

**SECTION EIGHT:**
This Ordinance was introduced by the City Council on April 1, 2024.

**SECTION NINE:**
The City Clerk is directed to prepare and have published a summary of this Ordinance no less than five days prior to the consideration of its adoption and again within 15 days following adoption indicating votes cast.

**SECTION TEN:**
If any section, subsection, sentence, clause, phrase or portion of this Ordinance is, for any reason, held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION ELEVEN:**
Upon adoption, the Ordinance will be submitted to the California Coastal Commission for certification as a Local Coastal Program Amendment. The Ordinance will take effect and be in force on the date that the Coastal Commission takes action to unconditionally certify the Local Coastal Program Amendment.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council held on the 15th day of April 2024.

_____
Terry Gaasterland, Deputy Mayor
City of Del Mar

APPROVED AS TO FORM:

_____
Leslie E. Devaney, City Attorney
City of Del Mar

ATTEST AND CERTIFICATION:

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF DEL MAR

I, SARAH KRIETOR, Administrative Services Manager/City Clerk of the City of Del Mar, California, DO HEREBY CERTIFY, that the foregoing is a true and correct copy of Ordinance No.____, which has been published pursuant to law, and adopted by the City Council of the City of Del Mar, California, at a Regular Meeting held the 15th day of April, 2024, by the following vote:

AYES:

NOES:

RECUSE:

ABSENT:

ABSTAIN:

_____
Sarah Krietor, Administrative Services
Manager/City Clerk
City of Del Mar

3.19.2024

# 6th Cycle Housing Element Programs 1C (CC Zone) and 1H (PF Zone) Amendments Strikeout – Underline Copy

The Strikeout-Underline copy of the proposed amendments identifies more specific details about the amendments being made to the General Plan, Del Mar Municipal Code (DMMC), and Local Coastal Program (LCP). Text shown in underline is new text that is being added. Text shown in ~~strikeout~~ is text that is being deleted. New text in bold reflects the revision incorporated per City Council direction March 18, 2024.

## Draft General Plan (Del Mar Community Plan) Amendment

**Amend the existing Central Commercial land use category in the Del Mar Community Plan Community Development Section to read as follows:**

Central Commercial

This land use category is intended to allow activities that preserve and enhance the Village Center District of Del Mar~~. Permitted uses would include~~ including pedestrian oriented retail activities, commercial services and a limited number of offices; and multiple dwelling unit residential (0-20 dwelling units per acre) that includes affordable housing for lower income households. State law defines a lower income household as individuals or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.

Public Facilities

This land use category is limited to publicly owned land set aside, or in use, to support public schools and governmental offices and facilities, and **with the exception of the Shores Park site (APNs 300-200-01, 300-200-02, 300-200-22, 300-200-23),** multiple dwelling unit residential (at a density of 0-20 dwelling units per acre or the maximum number of dwelling unit specified for the parcel in the certified Housing Element, whichever is greater) that includes affordable housing for lower income households. State law defines a lower income household as individuals or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.

## Draft LCP Land Use Plan Amendments

**1) Amend LCP Land Use Plan Chapter II Land Use Development "Section C" policies for the South Beach District and Village Center District to increase opportunities for affordable housing, as shown in Section C below.** (The Background section and select land use policies/goals from the overall LUP Chapter II – Land Use Development section are included to provide context for the proposed amendments); and

**2) Amend the land use category and allowed use descriptions that follow in the LCP LUP as a companion document to the LCP land use and zoning designation maps.**

**CHAPTER II- LAND USE DEVELOPMENT**

**A. BACKGROUND** [No change]

**B. LAND USE DEVELOPMENT GOALS AND POLICIES – GENERAL** [No change]

Excerpt from Chapter II Land Use Development "Section B" - Policies II-4 and II-8 in the certified LCP provided to show the LCP policy text for these amendments:

> **Policy II-4:** Increase the City's overall housing capacity and capability to accommodate housing units in commercial zones while minimizing potential land use compatibility conflicts and assuring priority for coastal-dependent and coastal related development.
>
> **Policy II-8:** Retain a pedestrian-oriented downtown which groups housing, retail services, and commercial services with facilities for civic and community activities.

**C. LAND USE DEVELOPMENT GOALS AND POLICIES - BY DISTRICT**

The City of Del Mar is comprised of residential areas with several commercial areas interspersed. The majority of the City's commercial uses are focused along Camino del Mar between Paseo de las Flores to the north and 9th Street to the south.

The following descriptions and policies have been grouped in relation to the individual districts within the City. These separate districts and their respective boundaries are illustrated on Figure II-B. Figure II-A contains the specific land use designations assigned to property throughout the City and a corresponding identification of the activities and uses allowed in each of the land use designations.

The following policies for specific geographic areas (districts) shall be implemented in concert with the Land Use Designation Map and the general development policies cited above in Section II-B. While the numbered sections below include descriptions of the general boundaries of separate land use designation areas, the Land Use Map (Figure IIA) should be consulted for a determination of boundary lines.

[No change to #1 through 4]

5. South Beach District:

The South Beach district contains a portion of Seagrove Park which is designated as PP (Public Parkland). The ~~site of the Del Mar Shores School and Del Mar Unified School District offices~~ Shores Park is designated as PF (Public Facilities) and is developed with a public park, private school, and local non-profit uses and accessory off-street parking. To the south of the school site, the area along the west side of Camino del Mar is designated for VC (Visitor Commercial) with the same restrictions on use as described for the VC designation in the North Beach District. The remainder of the South Beach District is designated for residential uses as follows:

That portion of the district bounded by 15th Street on the north, 9th Street on the south, the AT & SF Railway right-of-way on the west and the Village Center District on the east is designated for R2 (High Density) at a maximum density of 12.5 du/ac. A one block area to the east is designated for RC (Residential Commercial) which allows a mix of residential and commercial uses on each site, provided that no more than 40% of the floor area on site is devoted to commercial uses. Further to the south, the area is designated as RMS (Medium Density Multiple-South) which allows a maximum density of 10.9 du/ac. While the district does allow the development of higher density residential projects, the approval of such projects shall be granted only when they are found to be consistent with the general and specific policies

of this Land Use Plan. These policies are intended to minimize traffic and parking impacts associated with such development and to ensure that those higher density projects are aesthetically pleasing.

[No change to #6 through 8]

9. Village Center District

This area is designated primarily as Central Commercial (CC) and is Del Mar's principal commercial, visitor serving and professional area. The Village Center is a pedestrian-oriented downtown that is intended to group housing, retail services, and commercial services with facilities for civic and community activities. It extends along both sides of Camino del Mar, beginning at 9th Street and reaching north to 15th Street. The District contains the site of the U.S. Post Office, City Hall, and City of Del Mar's branch of the County of San Diego Library designated as PF (Public Facilities) on the Land Use Map.

Multiple specific plan areas are also included in the Village District. The Specific Plan for the Del Mar Hotel, (HSP west side of Camino del Mar at 15th Street) generally limits the uses on the site to a hotel, timeshare and short term rental units and associated retail uses. The Specific Plan for the Del Mar Plaza, (PSP east side of Camino del Mar at 15th Street) generally limits the uses on site to restaurant and retail uses with a small percentage allowed for office use. The 941 Camino del Mar Specific Plan (941SP east side of Camino del Mar at 10th Street) generally limits the uses to a combination of restaurant, retail, short term rental, and residential uses. Each of the Specific Plan areas devotes a portion of the property to public and quasi-public use. Each of these specific plans was voter approved and requires a recorded Development Agreement between the City and the developer/property owner. Where a particular conflict arises between the provisions of a valid and recorded Development Agreement and any policies of this Land Use Plan that have been subsequently adopted, the former shall continue to be binding and shall supersede the subsequently adopted policies of this Land Use Plan. Subsequent development agreements or amendments to existing Development Agreements shall be consistent with the Land Use Plan in effect at the time.

The CC (Central Commercial) designation encompasses the majority of land within the Village District. The CC designation allows for a variety of commercial uses aimed at serving the needs of both residents and visitors to the area. Due to the City's popularity as a visitor-destination point, the majority of the property in the CC Zone has been developed with uses that serve both residents and visitors. The Central Commercial area allows pedestrian oriented retail activities, commercial services and a limited number of offices; and multiple dwelling unit residential (0-20 dwelling units per acre) that includes affordable housing for lower income households and is designed consistent with the policy intent to retain a pedestrian-oriented downtown and compliance with the certified Local Coastal Program. State law defines a lower income household as people or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.

In order to facilitate the demand for more goods and services, the following policies have been developed to better utilize the commercially designated land in the Village Center District.

a. In the Village Center District, large single purpose businesses, and businesses catering to an automotive public (drive-through banks, drive through food stands, etc.) shall be discouraged.

b. In the Village Center District, building designs which incorporate a unique and small-town character shall be encouraged and building designs which are based on a corporate identity or logo shall be discouraged.

c. In the Village Center District, retail enterprises whose primary purposes are to satisfy the needs of the community and enhance the quality and convenience of life in Del Mar shall be encouraged.

d. In the Central Commercial portion of the Village Center District, retail uses shall be encouraged over office uses for floor area located at the street level of structures fronting Camino del Mar.

e. While some office space is desirable, it shall be concentrated in the southern portion of the Village Center District.

f. In addition to a variety of commercial businesses, the Village Center District should have a Community Center, complete with Council Chambers, City Hall, Library and Communications Center; attractive walkways, and a variety of open spaces such as courts and landscaped areas.

g. Pedestrian-oriented streetscape which promotes social interaction, pedestrian use and a strong community identity shall be encouraged in the Village Center District.

h. In the Village Center District, structures shall be in keeping with the pedestrian scale and village character of the community.

i. In the Village Center District, structures shall be of an architectural style which retains a low scale intensity of development, utilizes designs which preserve ocean views, and promotes an open space small-town atmosphere.

[No change to #10]

**LAND USE DESIGNATIONS/ALLOWED USES**
[No change to R1-40 through CVPP]

**CC** - Retailing of goods and dispensing of services, (exclusive of drive-through). Shops, Delis, Restaurants, Cafes, florists, Hardware, Offices, Financial institutions, Pharmacies, Gasoline service stations*, Bars*, Cocktail lounges*, Theatres*, Vet clinics*, Hotels/Motels*, and multiple dwelling unit residential (0-20 dwelling units per acre) that includes affordable housing for lower income households. State law defines a lower income household as people or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.

[No change to BC through PP]

**PF** - Public schools; City, County, State and Federal buildings; Utility structures; and **with the exception of the Shores Park site (APNs 300-200-01, 300-200-02, 300-200-22, 300-200-23),** multiple dwelling unit residential (at a density of 0-20 dwelling units per acre or the maximum number of dwelling unit specified

for the parcel in the certified Housing Element, whichever is greater) that includes affordable housing for lower income households. State law defines a lower income household as people or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.
[No change to 941 SP through PSP]

## Draft LCP Zoning Code Amendments to CC Zone

**Chapter 30.22 – CENTRAL COMMERCIAL ZONE (CC)**

**30.22.030 - Allowable Uses in Street-Frontage Building Spaces. [No change]**

The following uses are allowed in Street Frontage Building Spaces, as defined in this Chapter:

A. Community Services/Cultural Uses. [No change]

B. Personal Service Uses. [No change]

C. Restaurant Use. [No change]

D. Retail Uses. [No change]

**30.22.031 - ~~Reserved.~~ Allowance for Multi-Dwelling Unit Residential Use**

A. Multiple dwelling unit residential use (0-20 dwelling units per acre) is an allowed use in the CC zone for mixed use projects that include an affordable housing component for lower income households. The minimum amount of affordable housing units included in a project must be calculated in accordance with Chapter 24.21 and provided on site. Any fractional unit obligation shall be rounded up.

B. Proposed multiple dwelling unit development shall maintain a pedestrian-oriented, predominately retail village character, with attractive walkways and courts which encourage social interaction.

C. Project design shall minimize bulk and mass and consider and include design features to preserve privacy on neighboring residential properties.

D. Project design shall consider and include design features to preserve views to the ocean and shall maintain public scenic views and public access protections consistent with the certified Local Coastal Program.

**30.22.032 - Allowable Uses in Non Street-Frontage Building Spaces.**

The following are, pursuant to existing zoning regulations, permitted uses in non-street frontage building spaces but do not qualify as Street-Frontage Building Spaces:

A. Any use allowed in Street-Frontage Building Spaces, as identified in this Chapter.

B. Offices, including Professional, Medical, Real Estate and Financial Institutions.

C. Multiple dwelling unit residential use in compliance with Section 30.22.031.

# Draft LCP Zoning Code Amendments to PF Zone

**Chapter 30.31 - PUBLIC FACILITIES ZONE (PF)**

**30.31.020 - Allowable Uses.**

The following uses are allowable in the PF Zone:

A. Public schools.

B. Private schools that are open to the public and whose primary function is providing educational programs for pre-school students and students in grades K through 12.

C. City, county, state and federal buildings and uses, including:

Administrative offices, Fire and police stations, Public works buildings, Public meeting rooms or chambers, Libraries, Postal offices, Public parking facilities, Public parks and playgrounds

D. Utility structures, such as: Pump stations and water tanks

E. With the exception of the Shores Park site (APNs 300-200-01, 300-200-02, 300-200-22, 300-200-23), multiple dwelling unit residential (at a density of 0-20 dwelling units per acre or the maximum number of dwelling unit specified for the parcel in the certified Housing Element, whichever is greater) that includes affordable housing for lower income households shall be an allowed use in the PF zone. State law defines a lower income household as people or families whose gross income does not exceed 80 percent of Area Median Income (AMI) and includes low income, very low income, and extremely low-income households.

1. Proposed multiple dwelling unit residential development shall comply with the maximum height and setbacks specified in Section 30.31.070 and with the maximum floor area and lot coverage applicable to adjacent properties with a common boundary in accordance with the certified Local Coastal Program.

2. Project design shall minimize bulk and mass and consider and include design features to preserve privacy on neighboring residential properties.

3. Project design shall consider and include design features to preserve views to the ocean and shall maintain public scenic views and public access protections consistent with the certified Local Coastal Program.

3.13.2024

# 15162 Analysis: CC Zone and PF Zone Amendments

The proposed project involves amendments to the City of Del Mar General Plan (Del Mar Community Plan), Municipal Code, and certified Local Coastal Program (LCP) relating to the Central Commercial (CC) Zone and Public Facilities (PF) Zone to allow residential development at a density of 20 dwelling units per acre. The amendments are required to implement two housing programs (Program 1C and Program 1H) in the City's 6th Cycle Housing Element. The purpose is to create zoning capacity for future development of multi-unit projects that include affordable housing for lower income households.

***CEQA Determination***

The City as lead agency has determined, pursuant to CEQA Guidelines Section 15162 and based on substantial evidence in light of the whole record that no subsequent or supplemental EIR is required to be prepared for the project. The following analysis was prepared to substantiate this determination.

On October 5, 2020, the 6th Cycle Housing Element Final Program Environmental Impact Report (PEIR) and Mitigation, Monitoring, and Reporting Program (MMRP) was certified by the City Council (State Clearinghouse (SCH) No. 2020029064) covering environmental analysis for the City's Housing Element plan and implementation programs. This Final PEIR analyzed the potential for affordable housing on parcels in the CC zone and the PF zone, including the two City-owned 10th Street and 28th Street vacant parcels that are listed in the City's Housing Element sites inventory.

The 6th Cycle Final PEIR, including the MMRP, is available for review at: www.delmar.ca.us/DocumentCenter/View/7171/Final-PEIR-91020

Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental EIR is required, in that no substantial evidence has been submitted demonstrating that substantial changes are proposed involving new significant effects or an increase in the severity of previously identified effects; no substantial changes have occurred with respect to the circumstances under which implementation of the Housing Element programs are being adopted; and no new information has demonstrated that new significant effects will occur. Future development in the CC Zone and PF Zone will be subject to additional CEQA analysis at the project level as applicable, and at a minimum will be required to comply with the 6th Cycle PEIR MMRP mitigation measures and the objective standards of the City's certified LCP. In circumstances where State Housing law may impose ministerial permit processing, each Administrative Coastal Development Permit decision would require a finding that the proposed development is consistent with the requirements of the certified Local Coastal Program including the following protections for coastal resources:

- Public access and public recreation policies of Coastal Act Chapter 3, which require preservation of on-street parking to ensure public access to the shoreline will be maintained and account for the prioritization of coastal dependent uses over residential use in commercial zones in certain circumstances;
- Beach Overlay Zone and Setback Seawall Zone provisions and Chapter 3 Policies of Coastal Act relating to shoreline protection;
- Provisions for protection of public scenic views in accordance with the LCP Land Use Plan policies IV-22 through IV-27; and
- Provisions for protection of wetlands and environmentally sensitive habitat areas, which include the City's very high fire hazard severity areas.

***CC Zone Analysis***

The Program 1C housing strategy to create additional housing capacity in the CC Zone was analyzed in the 6th Cycle Housing Element PEIR. There are 56 parcels in the CC Zone, which were grouped into 39 potential housing sites to reflect locations where contiguous lots are held under the same ownership.

Other than the change in density to allow up to 20 dwelling units per acre, there will be no change to the existing development standards. The existing height limit will continue to apply which is a maximum of 26 feet above grade and an additional height limitation on the west side of Camino del Mar of 14 feet maximum above the curb elevation. The analysis identified that there are existing non-conforming structures in the CC zone that are as high as 30 feet above grade on the east side of Camino del Mar (across from the Civic Center) and that on the west side of Camino del Mar the existing structures generally conform to a maximum 14 feet above the curb elevation on Camino del Mar.

Initially, staff identified only 14 sites in the CC Zone that may be eligible for State Density Bonus law (DBL). However, following Planning Commission's review, seven additional small sites were added to the list of eligible sites to account for State DBL rules that provide for rounding up of the allowable unit count to the nearest whole number (e.g., rounding up 4.2 units to 5 units) instead of traditional rounding to the nearest whole number. As a result, staff identified 18 sites in the CC zone with development potential at four units or less (20 du/ac), and that the remaining 21 potential housing sites would allow 5 units or more per lot and therefore may be eligible to process Density Bonus projects per State DBL. See tables below.

The 21 potential density bonus sites are spread along the east and west sides of the Camino del Mar commercial corridor and include three sites in the 900 block, two sites in the 1000 block, five small sites in the 1100 block, three sites in the 1200 block, three sites in the 1300 block, four sites in the 1400 block, and one site on 15th Street. The range of housing capacity on these sites at a base density of 20 dwelling units per acre would be 5 to 17 dwelling units (pre-density bonus) with a combined housing capacity ranging between 154-243 units. New development would be required to reserve a percentage of the units as deed restricted lower income. Future housing development in the CC Zone will be subject to additional CEQA analysis at the project level as applicable, and at a minimum will be required to comply with the 6th Cycle PEIR MMRP mitigation measures and the objective standards of the City's certified LCP.

| **Dwelling Unit (du) Potential in CC Zone – May be Eligible to Process Density Bonus Project at 20 du/acre** | | | | | |
|---|---|---|---|---|---|
| | **Site** | **Lot Size** | **Side of CDM** | **Base Density Units** (pre-density bonus) | **With Max 50% Density Bonus** |
| 1 | 915 Camino del Mar/300 9th Street | 0.39 acres (16,908 sf) | East | 8 dus | 12 dus |
| 2 | 910 Camino del Mar | 0.34 acres (14,941 sf) | West | 7 dus | 11 dus |
| 3 | APNs 300-172-13, -14 (vacant) 10th Street/Camino del Mar | 0.44 acres (19,166 sf) | West | 9 dus | 14 dus |
| 4 | 1011 Camino del Mar | 0.65 acres (28,353 sf) | East | 13 dus | 20 dus |
| 5 | 1047 Camino del Mar | 0.51 acres (22,188 sf) | East | 11 dus | 17 dus |

| | | | | | |
|---|---|---|---|---|---|
| 6 | 1135 Camino del Mar | 0.30 acres (13,195 sf) | East | 6 dus | 9 dus |
| 7 | 1110 Camino del Mar | 0.30 acres (13,392 sf) | West | 6 dus | 9 dus |
| 8 | 1104 Camino del Mar | 0.21 acres (9,461 sf) | West | 5 dus | 8 dus |
| 9 | 1101-1105 CDM | 0.23 acres (10,216 sf) | East | 5 dus | 8 dus |
| 10 | 1125 Camino del Mar | 0.24 acres (10,475 sf) | East | 5 dus | 8 dus |
| 11 | 1201 Camino del Mar | 0.45 acres (19,649 sf) | East | 9 dus | 14 dus |
| 12 | 1219-1229 CDM | 0.32 acres (14,222 sf) | East | 7 dus | 11 dus |
| 13 | 1234 Camino del Mar | 0.33 acres (14,739 sf) | West | 7 dus | 11 dus |
| 14 | 1310-1312 CDM | 0.24 acres (10,650 sf) | West | 5 dus | 8 dus |
| 15 | 1330-1342 CDM | 0.24 acres (10,779 sf) | West | 5 dus | 8 dus |
| 16 | 1327-1349 CDM and 317 14th Street | 0.84 acres (36,377 sf) | East | 17 dus | 26 dus |
| 17 | 1401 Camino del Mar | 0.25 acres (11,029 sf) | East | 5 dus | 8 dus |
| 18 | 1431 Camino del Mar | 0.44 acres (19,165 sf) | East | 9 dus | 14 dus |
| 19 | 1404 Camino del Mar | 0.33 acres (14,244 sf) | West | 7 dus | 11 dus |
| 20 | 1438 Camino del Mar | 0.21 acres (9,375 sf) | West | 5 dus | 8 dus |
| 21 | 201-211 15th Street | 0.21 acres (9,300 sf) | N/A | 5 dus | 8 dus |

**Sites in CC Zone – Not Eligible to Process Density Bonus Project per State Density Bonus Law (DBL)**
(Minimum Base Density of 5 Dwelling Units per Project is Required per DBL)

| | **Site** | **Lot Size** | **Unit Potential (20 du/ac)** |
|---|---|---|---|
| 1 | 318 9th Street | 0.19 acres (8,453 sf) | 3 dus |
| 2 | 240 9th Street | 0.19 acres (8,420 sf) | 3 dus |
| 3 | 944 Camino del Mar | 0.19 acres (8,488 sf) | 3 dus |
| 4 | 1130 Camino del Mar | 0.16 acres (6,992 sf) | 3 dus |
| 5 | 1140 Camino del Mar | 0.09 acres (3,980 sf) | 1 du |
| 6 | APN 300-092-15 (vacant) | 0.09 acres (4,081 sf) | 1 du |
| 7 | 243 12th Street | 0.19 acres (8,580 sf) | 3 dus |
| 8 | 1237 Camino del Mar | 0.19 acres (8,454 sf) | 3 dus |
| 9 | 1247 Camino del Mar | 0.13 acres (5,938 sf) | 2 dus |
| 10 | 1202 Camino del Mar | 0.18 acres (8,151 sf) | 3 dus |
| 11 | 1212 Camino del Mar | 0.14 acres (6,081 sf) | 2 dus |
| 12 | 1226 Camino del Mar | 0.14 acres (6,122 sf) | 2 dus |
| 13 | 1302 Camino del Mar | 0.14 acres (6,063 sf) | 2 dus |

| | | | |
|---|---|---|---|
| 14 | 1328 Camino del Mar | 0.07 acres (3,412 sf) | 1 du |
| 15 | 1412, 1414 Camino del Mar | 0.16 acres (7,100 sf) | 3 dus |
| 16 | 1424 Camino del Mar | 0.16 acres (7,100 sf) | 3 dus |
| 17 | 221 15th Street | 0.14 acres (6,230 sf) | 2 dus |
| 18 | 215 15th Street | 0.07 acres (3,100 sf) | 1 du |

***PF Zone Analysis***

The Program 1H housing strategy confirms available housing capacity on publicly-owned sites in the PF Zone, excluding the Shores Park site (APNs 300-200-01, 300-200-02, 300-200-22, 300-200-23). The amendments would create nine potential housing sites for small multi-unit development. Each site was previously analyzed in accordance with CEQA in the 6th Cycle Housing Element PEIR as identified above. All future housing development on these sites would be subject to additional CEQA analysis at the project level and the City's typical discretionary design review permit/coastal development permit process.

The 6th Cycle Housing Element identified these two sites for development of seven lower income units:

- **28th Street Vacant lot** (3 small lower income units) – This vacant lot is located in the Floodplain Overlay Zone and Coastal Commission Appeals boundary and would be required to implement all applicable mitigation measures identified in the 6th Cycle Housing Element PEIR; and
- **10th Street Vacant lot at Civic Center complex** (4 small lower income units) – There are no environmentally sensitive resources in this location. Future development would be required to implement all applicable mitigation measures identified in the 6th Cycle Housing Element PEIR.

The additional seven PF zone sites were not identified as housing sites in the 6th Cycle Housing Element. Future development on these sites would be subject to additional CEQA analysis at the project level:

- **Del Mar Library** - up to 5 units on 0.27 acres (11,924 sf)
- **U.S. Post Office** - up to 15 units; 0.79 acres (34, 372 sf)
- **Pine Needles Water Tower** – up to 4 units; 0.20 acres (8,728 sf)
- **Crest Water Tower** – up to 6 units; 0.31 acres (13,708 sf)
- **11th Street Water Tower** – up to 15 units; 0.77 acres (33,513 sf)
- **Zuni Water Tower** – up to 12 units; 0.63 acres (27,479 sf)
- **Additional lots at Civic Center Complex** (300-093-15, -16, and -18) – up 29 units (1.46 acres)

***6th Cycle Housing Element PEIR MMRP Mitigation Measures***

The 6th Cycle PEIR MMRP is available here: www.delmar.ca.us/DocumentCenter/View/7171/Final-PEIR-91020. These mitigation measures would be applied to future housing projects to minimize the potential for impacts related to the following potentially significant issue categories: biological resources, cultural resources, geology and soils/paleontological resources, hazards/hazardous materials, noise and vibration, and tribal cultural resources. Future development would also be subject to compliance with the objective standards of the City's certified LCP and additional project-specific mitigation if applicable.

## SITES ANALYSIS

The City of Del Mar is an urbanized, small community that has limited capacity for new housing development. The City's Housing Element for the planning period (2021-2029) requires that the City Council take action to amend the General Plan, Local Coastal Program, and Zoning Code to allow residential development at a density to accommodate affordable housing for lower income households, which in Del Mar is a density of at least 20 dwelling units per acre. Generally, there are few vacant lots or lots of a size that can yield multiple dwelling unit projects with low, very low, and extremely low-income units.

This sites analysis identifies detailed information for each potential housing site in the Central Commercial (CC) Zone and Public Facilities (PF) Zone including the following details:

Assessor Parcel Number (APN) and Address

Size (Acres)

Overlay Zones (if applicable)

Existing On-site Uses and Availability of Land for Residential Development

Density

Potential Development Capacity (Dwelling Units)

Whether Site Location would be eligible to apply for State Affordable Housing Density Bonus

Maximum Height per Base Zone

There are 56 parcels in the CC zone, which for the purpose of the sites analysis the City organized into 39 potential housing site locations where contiguous parcels with common ownership are considered one site. In the PF zone, the City analyzed 10 public facility locations total and identified Shores Park as a facility that is excluded from the allowance for housing.

For each potential housing site location, the City estimated the potential units based on a density of 20 dwelling units per acre, except for the two vacant parcels in the PF Zone on 10th Street and 28th Street, which the Housing Element identifies a specific unit count for.

## ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act, the sites in the CC Zone and PF Zone were analyzed in detail in the 6th Cycle HEU Final Program Environmental Impact Report (PEIR) for the Housing Element. The PEIR and associated Mitigation, Monitoring, and Reporting Program (MMRP) were certified by the City Council on October 5, 2020 (State Clearinghouse (SCH) No. 2020029064). The 6th Cycle Final PEIR is available at: www.delmar.ca.us/DocumentCenter/View/7171/Final-PEIR-91020

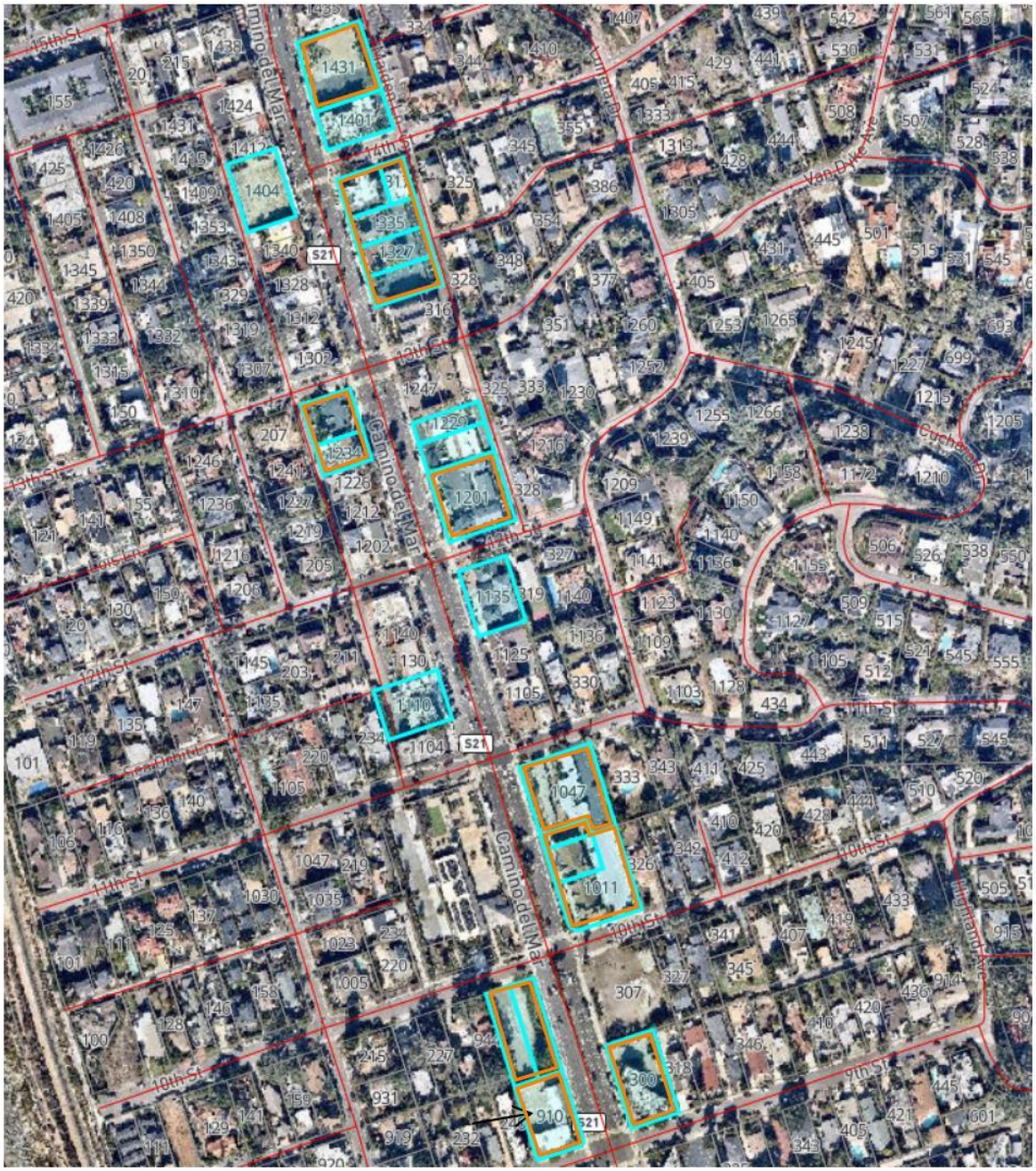
Environmental analysis of future housing potential in the Neighborhood Commercial (NC), Professional Commercial (PC), and Public Facilities (PF) zones was also covered, in part, by a separate PEIR (SCH No. 2019029058) prepared for implementation of the 5th Cycle Housing Element. The NC/PC PEIR was certified by the City Council on September 8, 2020, and is available at: www.delmar.ca.us/Archive.aspx?ADID=1428.

### *Sites in the Central Commercial (CC) Zone*

The CC Zone is the City's main commercial corridor. This zone runs along the westerly and easterly sides of Camino del Mar between 9th Street and 15th Street and is located in the central portion of the City.

There are 56 parcels in the CC zone, which for the purpose of the sites analysis the City organized into 39 potential housing site locations where contiguous parcels with common ownership are considered one site. Based on the City's inclusionary housing requirements and State density bonus requirements, a portion of the potential units would be required to be reserved as affordable units for lower income households. Affordable units are most likely to be created through density bonus projects in accordance with State Affordable Housing Density Bonus law. The analysis identified a total of 14 sites with a unit potential of at least five units that would be eligible to apply for density bonus projects. The remaining 25 potential housing sites analyzed in the CC zone are small lots with a maximum potential of four or fewer units that are not eligible for State density bonuses and less likely to be redeveloped with housing.

# Central Commercial Zone Properties Eligible for Density Bonus




| 1" = 314 ft | Sites Eligible for Density Bonus | Sites with greatest potential | CC Zone Boundary |
|---|---|---|---|

This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.

Following is a block-level analysis of existing development locations in the CC Zone.

**CC ZONE – Block 9th Street to 10th Street**



The west side of this block includes three potential housing sites in the CC zone that would be eligible for density bonus projects and three sites that would not be eligible for density bonus projects. The adjacent zone to the west is the R2 zone, which allows for one-unit and two-unit residential development.

**910 Camino del Mar**

| | |
|---|---|
| APN: 300-172-17<br>Address: 910 Camino del Mar | Multi-Tenant including Personal Services Uses |
| Total Parcel Size: 0.34 acres (14,941 sq. ft.) | Non-vacant site. Existing Use: Commercial Building |
| Base Zone: Central Commercial<br>Overlay Zone: None |  <br>Source: https://new.geoviewer.io/ |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 7 units base density; up to 11 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height per zone: 26 feet above grade, and 14 feet above curb elevation adjacent to Camino del Mar<br><br>Height of existing building: 14 feet, as measured from Camino del Mar curb | |

**240 9th Street**

| | |
|---|---|
| APN: 300-172-09<br>Address: 240 9th Street | Multi-Tenant Medical Offices |
| Total Parcel Size: 0.19 acres (8,420 sq. ft.) | Non-vacant site. Existing Use: Commercial Office Building |
| Base Zone: Central Commercial<br>Overlay Zone: None |  <br>Source: https://new.geoviewer.io/ |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 3 units<br><br>Maximum Allowed Height: 26 feet | |

**944 Camino del Mar**

| | |
|---|---|
| APN: 300-172-04<br>Address: 944 Camino del Mar | Les Artistes Hotel |
| Total Parcel Size: 0.19 acres (8,488 sq. ft.) | Non-vacant site. Existing Use: Hotel |
| Base Zone: Central Commercial<br>Overlay Zone: None |  <br>Source: https://new.geoviewer.io/ |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 3 units<br><br>Maximum Allowed Height: 26 feet | |

**Vacant Lots at Southwest Corner of 10th Street and Camino del Mar (2 parcels)**

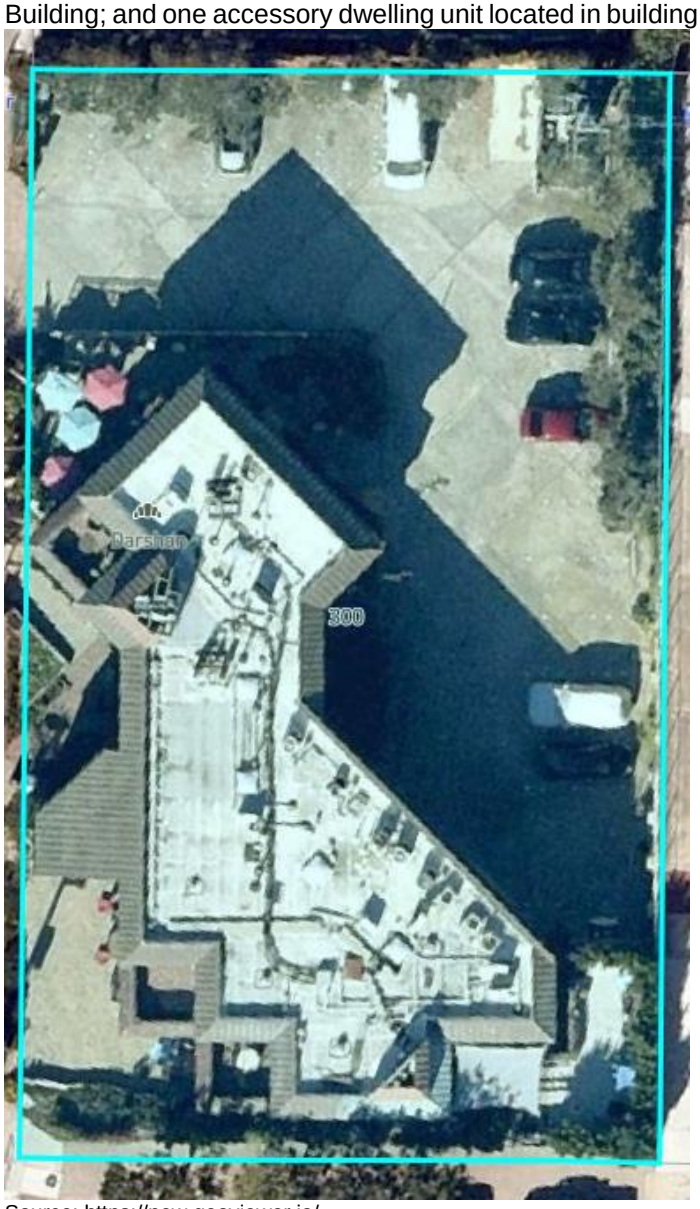
<table>
<tr><td>APN: 300-172-13; 300-172-14</td><td></td></tr>
<tr><td>Total Parcel Size: 0.44 acres (19,166 sq. ft.)<br><br>Base Zone: Central Commercial<br>Overlay Zone: None<br><br>Proposed density: 20 du/acre maximum<br><br>Unit potential: 9 units base density; up to 14 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus</u><br><br>Maximum Allowed Height per zone: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar</td><td>Vacant sites. Conceptual plan:<br>  <br><br>PERSPECTIVE FROM NORTHEAST<br>Source: Stephen Dalton Architects</td></tr>
<tr><td></td><td>It is important to note that the site concept above shows massing of a potential development for the purpose of identifying the relative scale of a 9-unit project that meets the zone density (20 du/ac), height (14 feet maximum above curb elevation adjacent to Camino del Mar and maximum 26 feet above grade), and square footage (maximum 45% floor area and maximum 60% lot coverage) in compliance with the base zone. This is not intended as an architectural design or proposed project.</td></tr>
</table>

The east side of this block includes one potential CC zone housing site that would be eligible for a density bonus project and one site that would not be eligible for a density bonus project. The adjacent zone to the north is the 941 Camino del Mar Specific Plan. The adjacent zones to the east include the RM-Central zone which is immediately adjacent and the R1-10 zone located in the hillside neighborhood at a higher elevation to the east.

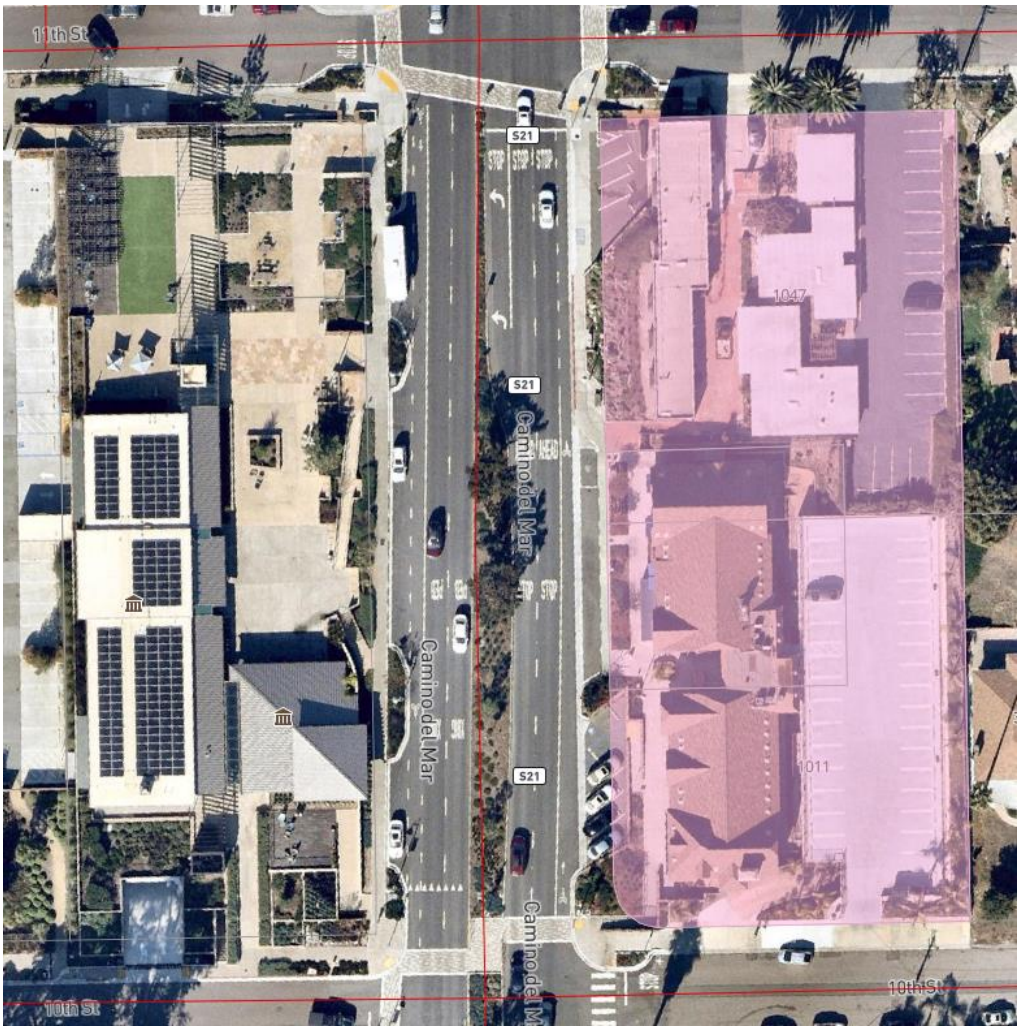
**318 9th Street**

<table>
<tr><td>APN: 300-221-23<br>Address: 318 9th Street</td><td>Multi-Tenant Medical Office and Personal Services</td></tr>
<tr><td>Total Parcel Size: 0.19 acres (8,453 sq. ft.)</td><td rowspan="3">Non-vacant site. Existing Use: Multi-tenant Professional Office Building<br>  <br><br>Source: https://new.geoviewer.io/</td></tr>
<tr><td>Base Zone: Central Commercial<br>Overlay Zone: None</td></tr>
<tr><td>Proposed density: 20 du/acre maximum<br><br>Unit potential: 3 units<br><br>Maximum Allowed Height: 26 feet</td></tr>
</table>

**915 Camino del Mar (Commercial) and 300 9th Street (Accessory Unit)**

| | |
|---|---|
| APN: 300-221-34<br>Addresses: 915 Camino del Mar and 300 9th Street | Multi-Tenant Commercial Services and Personal Services |
| Total Parcel Size: 0.39 acres (16,908 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial Building; and one accessory dwelling unit located in building. |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 8 units base density; up to 12 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus</u><br><br>Maximum Allowed Height: 26 feet<br><br>Height of existing building: 24.5 feet | Source: https://new.geoviewer.io/ |

**CC ZONE – Block 10th Street to 11th Street**




The west side of this block does not include any CC zone properties. Along Camino del Mar is the Del Mar Civic Center complex that is located in the PF zone. The adjacent zone to the west is the R2 zone, which allows for one-unit and two-unit development.

The east side of this block includes two CC zone housing sites that would be eligible for density bonus projects. The adjacent zones to the east include the RM-Central zone which is immediately adjacent, and the R1-10 zone located in the hillside neighborhood at a higher elevation to the east.

**1011 Camino del Mar (3 parcels)**

| | |
|---|---|
| APN: 300-410-27; 300-410-28; 300-410-29<br>Address: 1011 Camino del Mar | Multi-tenant Commercial Retail, Personal Services, and Chin's Szechuan Restaurant |
| Total Size of 3 parcels : 0.65 acres (28,353 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial including Restaurant |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 13 units base density; up to 20 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus</u><br><br>Maximum Allowed Height: 26 feet<br><br>Height of existing buildings: 30 feet (legal non-conforming) | Source: https://new.geoviewer.io/ |

**1047 Camino del Mar**

| | |
|---|---|
| APN: 300-410-26<br>Address: 1047 Camino del Mar | Multi-Tenant Commercial Services |
| Total Size: 0.51 acres (22,188 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 11 units base density; up to 17 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus</u><br><br>Maximum Allowed Height: 26 feet<br><br>Height of existing buildings: 20 feet | Source: https://new.geoviewer.io/ |

**CC ZONE – Block 11th Street to 12th Street**




The west side of this block includes one CC zone potential housing site that would be eligible for density bonus projects and three sites that would not be eligible for density bonus projects. The adjacent zone to the west is the R2 zone, which allows for one-unit and two-unit development.

**1104 Camino del Mar**

| | |
|---|---|
| APN: 300-092-14<br>Address: 1104 Camino del Mar | Multi-Tenant Commercial including Real Estate and Medical Offices |
| Total Size: 0.21 acres (9,461 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial Building; property also includes parking in Del Mar Lane alley |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 5 units base density; up to 8 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | Source: https://new.geoviewer.io/ |

**1110 Camino del Mar**

| | |
|---|---|
| APN: 300-092-13<br>Address: 1110 Camino del Mar | Multi-Tenant including Bank and Commercial Services |
| Total Size: 0.30 acres (13,392 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial; property also includes parking in Del Mar Lane alley |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 6 units base density; up to 9 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus</u><br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar<br><br>Height of existing building: 14 feet, as measured from Camino del Mar curb | Source: https://new.geoviewer.io/ |

**1130 Camino del Mar**

| | |
|---|---|
| APN: 300-092-07<br>Address: 1130 Camino del Mar | Multi-Tenant Commercial including Medical Office, Commercial Services, and Personal Services |
| Total Size: 0.16 acres (6,992 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial Building |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 3 units<br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | Source: https://new.geoviewer.io/ |

**1140 Camino del Mar**

| | |
|---|---|
| APN: 300-092-06<br>Address: 1140 Camino del Mar | Coya Peruvian Secret Restaurant |
| Total Size: 0.09 acres (3,980 sq. ft.) | Non-vacant site. Existing Use: Restaurant |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 1 unit<br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | Source: https://new.geoviewer.io/ |

**Vacant lot between 1130 Camino del Mar and 211 12th Street (Del Mar Lane)**

| | |
|---|---|
| APN: 300-092-15 | |
| Total Size: 0.09 acres (4,081 sq. ft.) | Non-vacant site. Parcel is utilized as vehicular alley  Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 1 unit<br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | |

**243 12th Street**

| | |
|---|---|
| APN: 300-092-16<br>Address: 243 12th Street | Multi-Tenant Commercial Offices and Commercial Services |
| Total Size: 0.19 acres (8,580 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial Building; property also includes Del Mar Lane alley  Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 3 units<br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | |

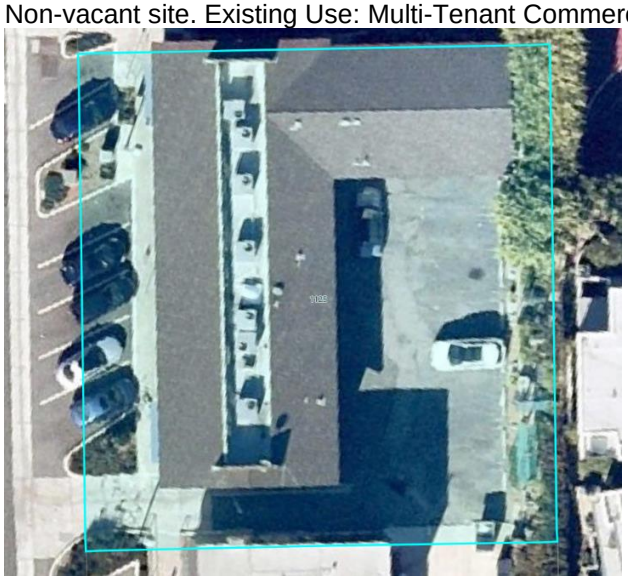
The east side of this block includes one CC zone potential housing site that would be eligible for a density bonus project and three sites that would not be eligible for density bonus projects. The adjacent zones to the east include the RM-Central zone which is immediately adjacent and the R1-10 zone located in the hillside neighborhood at a higher elevation to the east.

**1101-1105 Camino del Mar (2 parcels)**

<table>
<tr><td>APN: 300-401-09; 300-401-10<br>Address: 1101 and 1105 Camino del Mar</td><td>Multi-Tenant Commercial Services and Retail and one accessory unit</td></tr>
<tr><td>Total Size of 2 parcels: 0.23 acres (10,216 sq. ft.)</td><td rowspan="3">Non-vacant sites. Existing Uses: Multi-Tenant Commercial Buildings; one dwelling unit located on second floor of 1101 building<br> 

Source: https://new.geoviewer.io/</td></tr>
<tr><td>Base Zone: Central Commercial<br>Overlay Zone: None</td></tr>
<tr><td>Proposed density: 20 du/acre maximum<br><br>Unit potential: 5 units base density; up to 8 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height: 26 feet</td></tr>
</table>

**1125 Camino del Mar**

| | |
|---|---|
| APN: 300-401-03<br>Address: 1125 Camino del Mar | Multi-Tenant Professional Office, Real Estate Office, and Commercial Services |
| Total Size: 0.24 acres (10,475 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial<br>  <br>Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 5 units base density; up to 8 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height: 26 feet | |

**1135 Camino del Mar**

| | |
|---|---|
| APN: 300-401-15<br>Address: 1135 Camino del Mar | Multi-Tenant Commercial Retail and Commercial Services |
| Total Size: 0.30 acres (13,195 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial<br>  <br>Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 6 units base density; up to 9 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus</u><br><br>Maximum Allowed Height per zone: 26 feet<br><br>Height of existing building: Unknown. Structures on site vary between one story and two story. | |

**CC ZONE – Block 12th Street to 13th Street**




The west side of this block includes one CC zone potential housing site that would be eligible for a density bonus project and three sites that would not be eligible for density bonus projects. The adjacent zone to the west is the R2 zone, which allows for one-unit and two-unit development.

**1202 Camino del Mar**

| | |
|---|---|
| APN: 300-074-06<br>Address: 1202 Camino del Mar | Multi-Tenant Commercial Retail Food/Beverage Services |
| Total Size: 0.18 acres (8,151 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial<br>  <br>Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 3 units<br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | |

**1212 Camino del Mar**

| | |
|---|---|
| APN: 300-074-07<br>Address: 1212 Camino del Mar | Commercial Retail Food/Beverage Services |
| Total Size: 0.14 acres (6,081 sq. ft.) | Non-vacant site. Existing Use: Commercial Retail Food/Beverage Services<br>  <br>Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 2 units<br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | |

**1226 Camino del Mar**

| | |
|---|---|
| APN: 300-074-08<br>Address: 1226 Camino del Mar | Multi-Tenant Commercial with Real Estate Office, Retail Food and Beverage, and One Accessory Unit |
| Total Size: 0.14 acres (6,122 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial with one accessory dwelling unit |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 2 units<br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | Source: https://new.geoviewer.io/ |

**1234 Camino del Mar (2 parcels)**

| | |
|---|---|
| APNs: 300-074-09; 300-074-10<br>Address: 1234 Camino del Mar | Vacant Commercial Building |
| Total Size of 2 parcels: 0.33 acres (14,739 sq. ft.) | Existing use: Vacant Commercial and accessory parking lot |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 7 units base density; up to 11 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus</u><br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar<br><br>Height of existing building: 11 feet, as measured from Camino del Mar curb | Source: https://new.geoviewer.io/ |

The east side of this block includes two CC zone potential housing sites that would be eligible for density bonus projects and two sites that would not be eligible for density bonus projects . The adjacent zones to the east include the RM-Central zone which is immediately adjacent and the R1-10 zone located in the hillside neighborhood at a higher elevation to the east.

**1201 Camino del Mar**

| | |
|---|---|
| APN: 300-075-06<br>Address: 1201 Camino del Mar | Multi-Tenant Commercial including Beeside Balcony, Salt+Lime, and Social Grilling Ibbq Restaurants |
| Total Size: 0.45 acres (19,649 sq. ft.) | Non-vacant site. Existing Use: Multi-Tenant Commercial Building with Restaurants |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 9 units base density; up to 14 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus</u><br><br>Maximum Allowed Height per zone: 26 feet<br><br>Height of existing building: 26 feet | Source: https://new.geoviewer.io/ |

**1219-1229 Camino del Mar (2 parcels)**

| | |
|---|---|
| APNs: 300-075-04; 300-075-05<br>Address: 1219 and 1229 Camino del Mar | Multi-Tenant Commercial including Commercial Services, Personal Services, and Real Estate Office |
| Total Size of 2 parcels: 0.32 acres (14,222 sq. ft.) | Non-vacant. Existing Uses: Multi-Tenant Commercial |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br>Unit potential: 7 units base density; up to 11 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus</u><br><br>Maximum Allowed Height per zone: 26 feet<br><br>Height of existing building at 1219: 25 feet<br>Height of existing building at 1229: 20 feet | Source: https://new.geoviewer.io/ |

**1237 Camino del Mar**

| | |
|---|---|
| APN: 300-075-09<br>Address: 1237 Camino del Mar | Multi-Tenant Commercial Offices including Real Estate Offices |
| Total Size: 0.19 acres (8,454 sq. ft.) | Non-vacant site. Existing Use: Commercial Office Building |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 3 units<br><br>Maximum Allowed Height: 26 feet | Source: https://new.geoviewer.io/ |

**1247 Camino del Mar**

| | |
|---|---|
| APN: 300-075-01<br>Address: 1247 Camino del Mar | Zel's Del Mar Restaurant |
| Total Size: 0.13 acres (5,938 sq. ft.) | Non-vacant site. Existing Use: Restaurant |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 2 units<br><br>Maximum Allowed Height: 26 feet | Source: https://new.geoviewer.io/ |

**CC ZONE – Block 13th Street to 15th Street**




The west side of these blocks includes one CC zone potential housing site that would be eligible for a density bonus project and 10 sites that would not be eligible for density bonus projects . The adjacent zone to the west is the Residential-Commercial (RC) zone, which allows for one-unit and two-unit development per the R2 zone. The Stratford Square building at the corner of 15th Street and Camino del Mar is also located in the Historic Preservation Overlay Zone.

**1302 Camino del Mar**

| | |
|---|---|
| APN: 300-012-13<br>Address: 1302 Camino del Mar | Commercial Office |
| Total Size: 0.14 acres (6,063 sq. ft.) | Non-vacant site. Existing use: Commercial Office Building |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 2 units<br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | Source: https://new.geoviewer.io/ |

**1310-1312 Camino del Mar (3 parcels)**

| | |
|---|---|
| APN: 300-012-14; 300-012-33; 300-012-34<br>Address: 1310 and 1312 Camino del Mar | Multi-Tenant Commercial Office including Real Estate Office |
| Total Size of 3 parcels: 0.24 acres (10,650 sq. ft.) | Non-vacant sites. Existing uses: Multi-tenant Commercial Office |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 5 units base density; up to 8 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | Source: https://new.geoviewer.io/ |

**1328 Camino del Mar**

| | |
|---|---|
| APN: 300-012-17<br>Address: 1328 Camino del Mar | Del Mar Seaside Grill Restaurant |
| Total Size: 0.07 acres (3,412 sq. ft.) | Non-vacant site. Existing use: Restaurant<br>  <br>Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 1 unit<br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | |

**1330-1342 Camino del Mar (3 parcels)**

| | |
|---|---|
| APN: 300-012-18; 300-012-19; 300-012-20<br>Address: 1330, 1340, and 1342 Camino del Mar | Multi-Tenant Commercial Office and En Fuego Restaurant |
| Total Size of 3 parcels: 0.24 acres (10,779 sq. ft.) | Non-vacant. Existing uses: Commercial Office and Restaurant<br>  <br>Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 5 units base density; up to 8 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | |

**1404 Camino del Mar**

| | |
|---|---|
| APN: 300-012-35<br>Address: 1404 Camino del Mar | New Hillstone Restaurant – development pending |
| Total Size: 0.33 acres (14,244 sq. ft.) | Non-vacant site. Existing use: New Restaurant<br>  <br>Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 7 units base density; up to 11 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar<br><br>Height of restaurant currently under construction: 14 feet, as measured from Camino del Mar curb | |

**1412-1414 Camino del Mar (2 parcels)**

| | |
|---|---|
| APNs: 300-012-25; 300-012-26<br>Addresses: 1412 and 1414 Camino del Mar | Multi-Tenant Commercial Retail Services |
| Total Size of 2 parcels: 0.16 acres (7,100 sq. ft.) | Non-vacant sites. Existing use: Commercial Retail<br>  <br>Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 3 units<br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | |

**1424 Camino del Mar**

| | |
|---|---|
| APN: 300-012-31<br>Address: 1424 Camino del Mar | Multi-Tenant Commercial Retail and Real Estate Office |
| Total Size: 0.16 acres (7,100 sq. ft.) | Non-vacant site. Existing use: Commercial Retail and Real Estate |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 3 units<br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | Source: https://new.geoviewer.io/ |

**1438 Camino del Mar**

| | |
|---|---|
| APN: 300-012-31<br>Address: 1438 Camino del Mar | Stratford Square Multi-Tenant including Commercial Real estate Office, Retail Food and Beverage, and Harry's Coffee Shop and Jimmy O's Restaurants |
| Total Size: 0.21 acres (9,375 sq. ft.) | Non-vacant site. Existing use: Commercial Building |
| Base Zone: Central Commercial<br>Overlay Zone: Historic Preservation |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 5 units base density; up to 8 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar | Source: https://new.geoviewer.io/ |

**221 15th Street**

| | |
|---|---|
| APN: 300-012-03<br>Address: 221 15th Street | Real Estate Office |
| Total Size: 0.14 acres (6,230 sq. ft.) | Non-vacant. Existing use: Commercial Office<br>  <br><br>Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 2 units<br><br>Maximum Allowed Height: 26 feet | |

**215 15th Street**

| | |
|---|---|
| APN: 300-012-02<br>Address: 215 15th Street | Sbicca Del Mar Restaurant |
| Total Size: 0.07 acres (3,100 sq. ft.) | Non-vacant site. Existing use: Restaurant<br>  <br><br>Source: https://new.geoviewer.io/ |
| Base Zone: Central Commercial<br>Overlay Zone: None | |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 1 unit<br><br>Maximum Allowed Height: 26 feet | |

**201-211 15th Street (3 parcels)**

| | |
|---|---|
| APNs: 300-012-28; 300-012-29; 300-012-30<br>Address: 201, 207, and 211 15th Street | Multi-Tenant Commercial including Commercial Retail and Retail Food and Beverage Services |
| Total Size of 3 parcels: 0.21 acres (9,300 sq. ft.) | Non-vacant sites. Existing uses: Multi-Tenant Commercial |
| Base Zone: Central Commercial<br>Overlay Zone: None |  <br>Source: https://new.geoviewer.io/ |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 5 units base density; up to 8 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height: 26 feet | |

The east side of these blocks includes three CC zone potential housing sites that would be eligible for density bonus projects. The adjacent zones to the east include the RM-Central zone which is immediately adjacent and the R1-10 zone located in the hillside neighborhood at a higher elevation to the east.

**1327-1349 Camino del Mar (5 parcels)**

| | |
|---|---|
| APNs: 300-020-01; 300-020-02; 300-020-03; 300-020-04; 300-020-05<br>Address: 1327, 1335, and 1349 Camino del Mar and 317 14th Street | Multi-Tenant Medical Offices and Commercial Retail |
| Total Size of 5 parcels: 0.84 acres (36,377 sq. ft.) | Four non-vacant lots. Existing Uses: Medical Offices and Commercial Retail and accessory parking |
| Base Zone: Central Commercial<br>Overlay Zone: None |  <br>Source: https://new.geoviewer.io/ |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 17 units base density; up to 26 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height per zone: 26 feet<br><br>Height of existing buildings: 20 feet for two-story office buildings; Commercial Retail building is one-story, height unknown | |

**1401 Camino del Mar**

| | |
|---|---|
| APN: 300-030-04<br>Address: 1401 Camino del Mar | Multi-Tenant Commercial including Medical Offices and Commercial Offices |
| Total Size: 0.25 acres (11,029 sq. ft.) | Non-vacant site. Existing use: Commercial Office Building |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 5 units base density; up to 8 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height per zone: 26 feet<br><br>Height of existing building: 28 feet | Source: https://new.geoviewer.io/ |

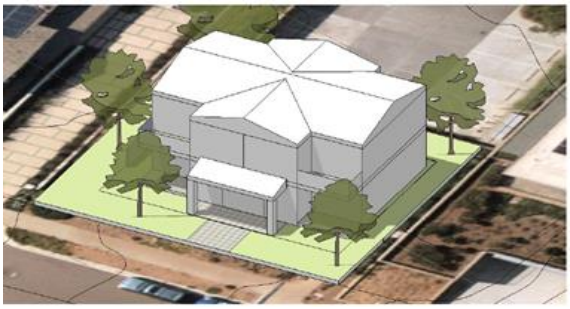
**1431 Camino del Mar**

| | |
|---|---|
| APN: 300-030-83<br>Address: 1431 Camino del Mar | Medical Office |
| Total Size: 0.44 acres (19,165 sq. ft.) | Non-vacant site. Existing use: Medical Office |
| Base Zone: Central Commercial<br>Overlay Zone: None |  |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 9 units base density; up to 14 units maximum with 50% density bonus<br><br><u>Eligible for State Affordable Housing Density Bonus Project</u><br><br>Maximum Allowed Height per zone: 26 feet<br><br>Height of existing building: 16 feet<br><br>There is an active Design Review Board project on this site, see DRB23-014, to add a second story element to a portion of the existing one story building. | Source: https://new.geoviewer.io/ |

### *Sites in the Public Facilities (PF) Zone*

The PF zone applies to nine potential public facilities housing sites. Most of the properties are City-owned (library is County-owned, post office is Federally-owned). **Program 1H** requires the City to amend the PF Zone to make it clear that affordable housing is an allowed use. In June 2022, the City completed feasibility studies and site-specific concepts for two City-owned vacant sites in the PF zone that are listed in the Housing Element Sites Inventory: 10th Street lot (APN: 300-093-17) portion of City Hall Complex. Housing Element Program 3B anticipates the City may develop up to seven lower income units on these sites to meet a portion of the City's 6th Cycle Housing Element RHNA obligations.

## City-Owned Vacant Lot - 10th Street - PF Zone

<table>
<tr><td>APN: 300-093-17-00</td><td>Owner: City of Del Mar</td></tr>
<tr><td>Parcel size: 0.10 acres (4,356 sf) – small site</td><td>There are no known environmental constraints</td></tr>
<tr><td>Vacant site within the City's Civic Center complex<br> 
</td><td>Existing use: City-owned vacant site<br>  <br>Source: https://new.geoviewer.io/</td></tr>
<tr><td>Potential for 4 small lower income units on a small vacant lot adjacent to residential (R2) zone<br> 
</td><td>Maximum height: 26 feet<br>Concept: 4 units within structure designed to look like one single dwelling unit<br>  <br>Source: Stephen Dalton Architects</td></tr>
</table>

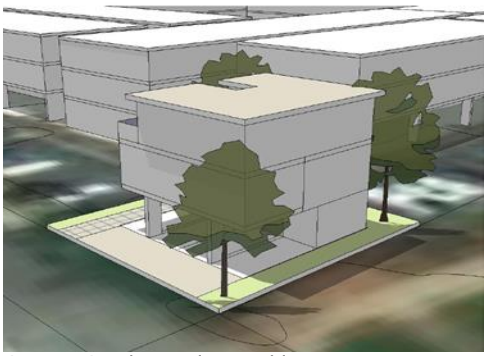
## Vacant City-Owned Lot on 10th Street – Site Context



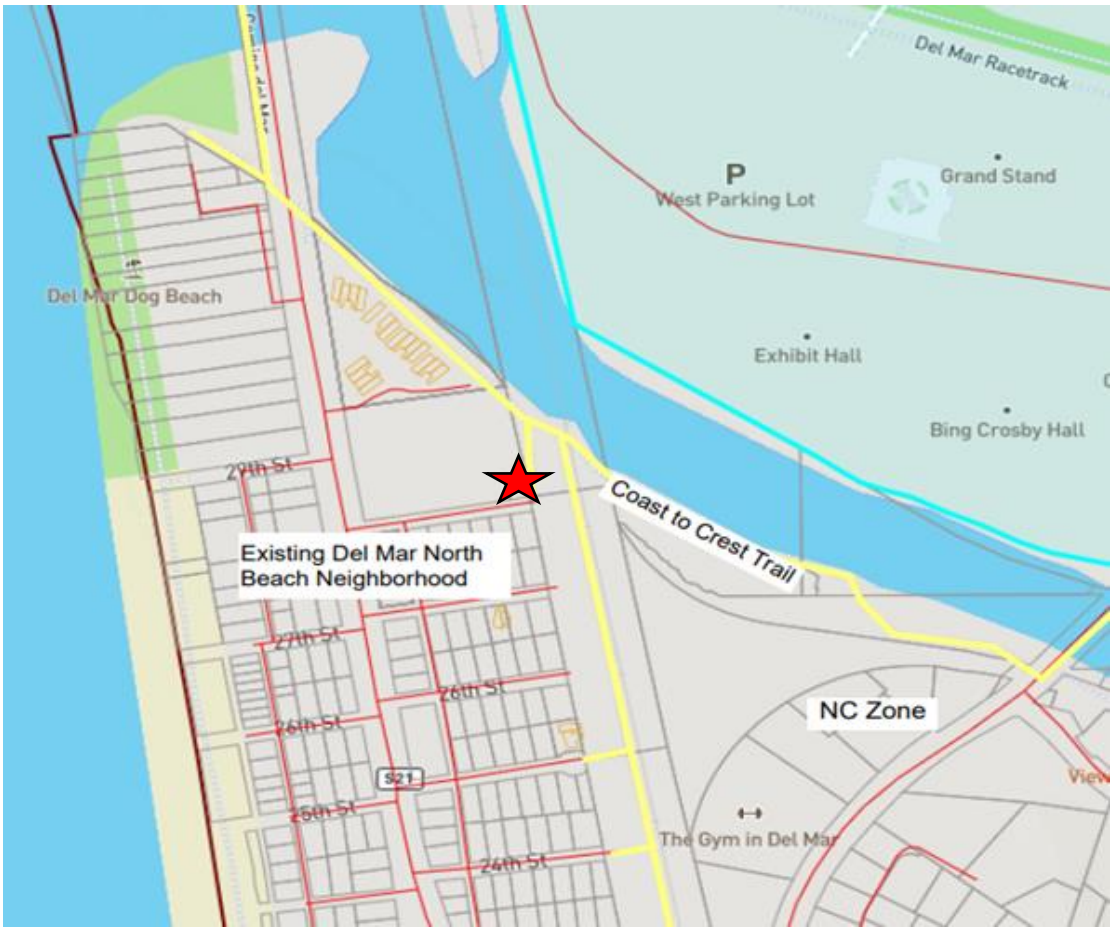
## City-Owned Civic Center Lots (Excluding 10th Street Vacant Lot) - PF Zone

| | |
|---|---|
| APNs 300-093-15, 300-093-16, 300-093-18<br>Address: 1050 Camino del Mar | Owner: City of Del Mar |
| Parcel size: 1.46 acres | There are no known environmental constraints. |
| Proposed density: 20 du/acre maximum<br><br>Unit potential: 29 units<br><br>Maximum height: 26 feet above grade and 14 feet above curb elevation adjacent to Camino del Mar<br><br>This site would provide increased housing capacity opportunities that could be considered by the City Council as potential options to address "no-net loss" circumstances or housing capacity for future housing cycles | Existing use: Civic Center public buildings and adjacent public amenity spaces and parking facilities<br>  <br><br>*Source: https://new.geoviewer.io/* |

## City-Owned Vacant Lot - 28th Street - PF Zone

| | |
|---|---|
| APN: 299-030-12-00 | Owner: City of Del Mar |
| Parcel size: 0.06 acres (2,614 sf) – small site | Floodplain and Lagoon Overlay Zones |
| Vacant site adjacent to an existing multi-unit complex in the North Beach neighborhood<br>  | Existing use: City-owned vacant site<br>  <br>*Source: https://new.geoviewer.io/* |
| Potential for 3 small lower income units on a small City-owned vacant lot adjacent to RM-East zone<br>  |  <br>*Source: Stephen Dalton Architects* |
|  | The site concept shows massing of a potential 3-unit development for the purpose of showing the relative height (maximum 26 feet above grade) and square footage. These are not architectural designs or proposed projects.<br><br>This Floodplain site requires that any new habitable areas be located at or above the base flood elevation to minimize effects of flooding and projected sea level rise. |

## Vacant City-Owned Lot on 28th Street – Site Context




As shown, the City-owned vacant lot on 28th Street, with potential for three lower income units, is located in the North Beach neighborhood, which is a century-old beach level neighborhood that provides public beach access at each street end. The site is located within one block of public transit (101 Bus stop) and within two blocks of the beach. Future units on this lot could be developed to blend in with the existing Beach Colony multiple dwelling unit development that surrounds it to the north and west.

The site is located on the easterly end of 28th Street (east of Camino del Mar) near the San Dieguito River and Lagoon. It is located in the Floodplain Overlay Zone, which means any proposed development would need to be elevated in accordance with federal floodplain management regulations and sited in consideration of projected sea level rise.

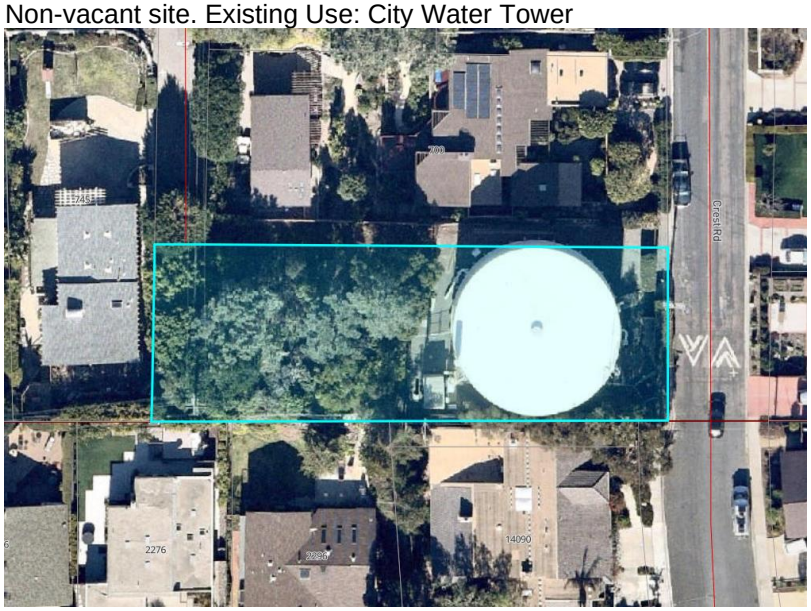
The site is connected via a pedestrian path to the Coast to Crest Trail which runs west to east along the San Dieguito River. It is connected to the Riverpath trail loop through Crest Canyon as well as connected to the regional trail system around the San Dieguito Lagoon that runs east to the Volcan Mountain Trailhead in Julian, CA.

Following are PF zone sites that would provide increased housing capacity that could be considered as potential housing sites to address “no-net loss” circumstances or housing capacity for future housing cycles.

**Pine Needles Water Tower**

| | |
|---|---|
| APN: 301-025-42 | Owner: City of Del Mar |
| Total Parcel Size: 0.20 acres (8,728 sq. ft.)<br>Parcel size excluding panhandle: 0.16 acres (6,895 sq. ft.) | Located in City's Wildland Urban Interface |
| Base Zone: Public Facilities<br>Overlay Zone: None | Non-vacant site. Existing Use: City Water Tower |
| Proposed density: 20 du/acre maximum<br><br>Unit Potential: 3-4 units<br><br>Maximum height: 26 feet |  <br>Source: https://new.geoviewer.io/ |

**Crest Water Tower**

| | |
|---|---|
| APN: 300-272-07 | Owner: City of Del Mar |
| Total Parcel Size: 0.31 acres (13,708 sq. ft.) | Located in City's Wildland Urban Interface<br>Steep topography on majority of site |
| Base Zone: Public Facilities<br>Overlay Zone: None | Non-vacant site. Existing Use: City Water Tower |
| Proposed density: 20 du/acre maximum<br><br>Unit Potential: 6 units<br><br>Maximum height: 26 feet |  <br>Source: https://new.geoviewer.io/ |

**11th Street Water Tower**

| | |
|---|---|
| APN: 300-243-10 | Owner: City of Del Mar |
| Total Parcel Size: 0.77 acres (33,513 sq. ft.) | Located in City's Wildland Urban Interface |
| Base Zone: Public Facilities<br>Overlay Zone: None | Non-vacant site. Existing Use: City Water Tower |
| Proposed density: 20 du/acre maximum<br><br>Unit Potential: 15 units<br><br>Maximum height: 26 feet |  <br>Source: https://new.geoviewer.io/ |

**Zuni Water Tower**

| | |
|---|---|
| APN: 299-260-45 | Owner: City of Del Mar |
| Total Parcel Size: 0.63 acres (27,479 sq. ft.) | Located in City's Wildland Urban Interface |
| Base Zone: Public Facilities<br>Overlay Zone: None | Non-vacant site. Existing Use: City Water Tower<br>  <br><br>Source: https://new.geoviewer.io/ |
| Proposed density: 20 du/acre maximum<br><br>Unit Potential: 12 units<br><br>Maximum height: 26 feet | |

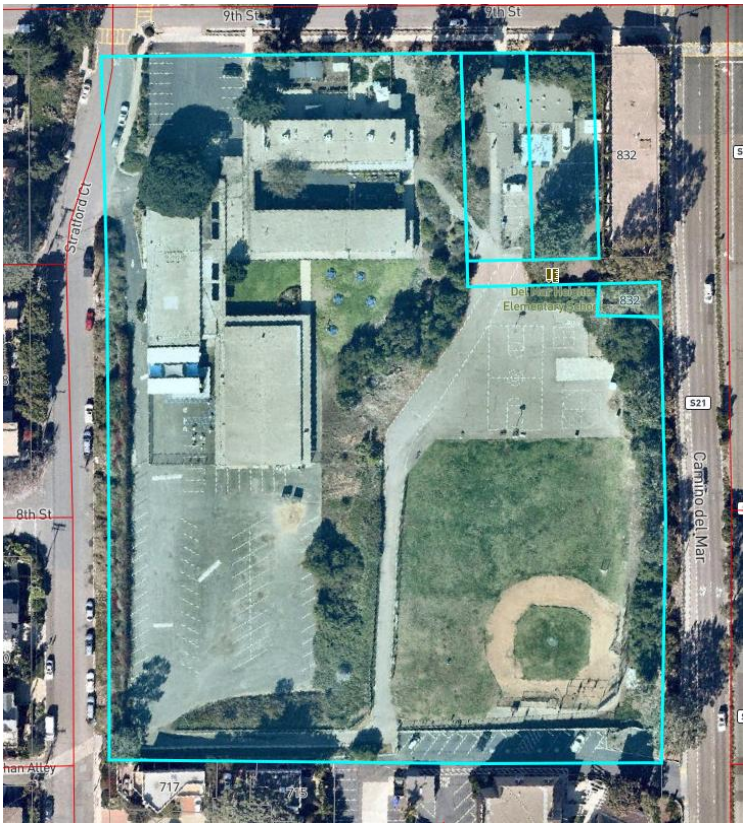
**Del Mar Library**

| | |
|---|---|
| APNs: 300-020-06 and 300-020-07 | Owner: City of Del Mar |
| Total Size of two parcels: 0.27 acres (11,924 sq. ft.) | Non-vacant site. Existing Use: County of San Diego Library building and parking spaces |
| Base Zone: Public Facilities<br>Overlay Zone: Historic Preservation |  |
| Proposed density: 20 du/acre maximum<br><br>Unit Potential: 5 units<br><br>Maximum height: 26 feet | Source: https://new.geoviewer.io/ |

**U.S. Post Office**

| | |
|---|---|
| APN: 299-310-02 | Owner: United States of America |
| Total Parcel Size: 0.79 acres (34,372 sq. ft.) | Non-vacant site. Existing Use: United States Post Office |
| Base Zone: Public Facilities<br>Overlay Zone: None |  <br>Source: https://new.geoviewer.io/ |
| Proposed density: 20 du/acre maximum<br><br>Unit Potential: 15 units<br><br>Maximum height: 26 feet | |

**Shores Park**

| | |
|---|---|
| APNs: 300-200-01; 300-200-02; 300-200-22; 300-200-23 | Owner: City of Del Mar |
| Total Combined Parcel Size: 5.3 acres | Non-vacant. Existing Use: Public Park, Private School, Del Mar Community Connections (Non-Profit), and accessory parking |
| Base Zone: Public Facilities<br>Overlay Zone: None | |
| Density: No change is proposed.<br><br>In accordance with City Council direction, the adopted 6th Cycle Housing Element Program 1H excludes the Shores Park sites from the proposed amendments to allow residential use |  <br>Source: https://new.geoviewer.io/ |

# SUMMARY OF DENSITY BONUS LAW

**Background on State Density Bonus Law (DBL) - Government Code § 65915**

Allows housing or mixed-use development at a density above maximum set in the General Plan (Del Mar Community Plan) and Zoning Code. In exchange for increased density, a certain number of the units must be income-restricted and reserved for very-low income, low-income, or moderate-income households. The Coastal Act and policies of the certified Local Coastal Program apply to DBL projects. DBL provides three types of benefits that qualifying applicants may request from the City to facilitate affordable housing development:

1) Incentives or concessions that provide project cost reductions;

2) Waivers and reductions of development standards that would physically preclude project development at the density permitted per DBL and with incentives granted per DBL; and

3) Reductions in parking requirements per Government Code § 65915(p).

**Project Eligibility and Location**

Any housing development that proposes five or more dwelling units and incorporates at least one of the housing-related requirements below is eligible for a density bonus:

| **Density Bonus awarded per Project Type per State Density Bonus Law** | |
|---|---|
| **Projects with 5% "Very Low Income", 10% "Low Income", or 20% "Moderate Income" rental units restricted for at least 55 years** | 20% density bonus |
| **Projects with 10% "Very Low Income" units for transitional foster youth, disabled veterans, or homeless restricted at least 55 years** | |
| **Senior housing projects that limit age of tenants, not the income** (Civil Code § 51.3 and 51.12) | |
| **Projects with 15% "Very Low Income", 24% "Low Income", or 44% "Moderate Income" rental units restricted for at least 55 years** | 50% density bonus |
| **Projects with 100% affordable units (excluding manager unit) with max 20% moderate units** | |
| **Projects that donate land (at least one acre) for very low-income** (Gov Code § 65915(g)) | 15% to 35% density bonus |
| **Projects that provide a child care facility** (Gov Code §65915(h)) | Equivalent square footage of child care facility for bonus units |

Potential DBL project locations include the North Commercial and Professional Commercial Zones and will include the Central Commercial Zone (Ordinance pending per Housing Element).

**Maximum Density Bonus**

Opportunities for a project density bonus are set on a sliding scale based on percentage of units in the project that will be set aside as income-restricted; and number of units in specified household income categories (very low, low, or moderate). The maximum density bonus that can be awarded is 50% of the base units (pre-density bonus), which applies to projects that include at least 44% moderate-income units or 24% low-income units or 15% very low-income units. The density bonus calculation is based on the allowable density of the base zone. No additional density will be awarded beyond the 50% density bonus.

**Incentives/Concessions and Determination of Economic Infeasibility**

An applicant may request incentives/concessions to reduce costs to build a DBL project with affordable units. Incentives and concessions have the same meaning under DBL. Typically, development projects must comply with design standards and development regulations (i.e., height, floor area ratio, lot coverage, and setbacks). DBL allows projects to deviate from design standards and development regulations if the standard regulations would make the project economically infeasible to build. Requested incentives or concessions must result in identifiable and actual cost reductions for affordable housing development. An applicant shall provide reasonable documentation to explain how the request will reduce costs to build the project. The City may deny an incentive or concession if it finds it would be contrary to state or federal law, or would have a specific, adverse and unavoidable impact on public health, safety or on a listed historic property.
DBL allows up to five "incentives" to be requested based on the number of income-restricted units:

| **Income Category** | **% of Reserved Units** | | | | |
|---|---|---|---|---|---|
| **Very Low** | 5% | 10% | 15% | 16% | 100% lower income (up to 20% moderate income) |
| **Low** | 10% | 17% | 24% | N/A | |
| **Moderate** | 10% for sale | 20% for sale | 30% for sale | 45% for sale | |
| **Senior** | N/A | N/A | 100% | N/A | N/A |
| **Maximum Incentives** | 1 | 2 | 3 | 4 | 5 |

**Waivers and Determination of Physical Infeasibility**

A waiver is a reduction or modification of "development standards" and other regulations when those requirements would make project construction physically infeasible without waiver approval. "Development standards" includes a site or construction condition, including, but not limited to, height, setbacks, floor area, open space requirements or parking. The determination of physical infeasibility considers the density permitted per DBL and scenarios with project incentive(s) granted. There is no limit to the number of waivers an applicant can request. However, waiver requests must be accompanied by reasonable documentation that explains the request and visually demonstrates in exhibits that the existing development standard, if not waived or reduced, would physically preclude development of the project. The City may deny a waiver if it finds it would be contrary to state or federal law, or would have a specific, adverse and unavoidable impact on public health, safety or on a listed historic property.

# City of Del Mar
# Agenda Report

TO: Honorable Mayor and City Council Members

FROM: Adriana Jaramishian, Associate Planner
Karen Brindley, Planning and Community Development Director
Via Ashley Jones, City Manager

DATE: April 1, 2024

SUBJECT: Consideration of Encroachment Permit EP24-021 – Construction of a New Open Trellis in the Public Right-of-Way Over the Existing Sidewalk Café at 1555 Camino del Mar, Suite #102 of the Del Mar Plaza

REQUESTED ACTION/RECOMMENDATION:
It is recommended that the City Council adopt a Resolution (Attachment A) approving Encroachment Permit EP24-01 to construct a new trellis with associated lighting and heaters in the public right-of-way over the existing sidewalk café, adjacent to "The Cottage" restaurant located at 1555 Camino Del Mar, Suite 102, in the Del Mar Plaza.

BACKGROUND
In 2009 and 2011, the Del Mar Plaza received City Council approval for sidewalk café permits, SCP-09-07 and SCP-11-01, adjacent to Suite 102, which was formerly Rendezvous Restaurant (Rendezvous). The two sidewalk café permits authorized the owners of the Del Mar Plaza to establish a sidewalk café adjacent to Rendezvous in the public right-of-way, consisting of tables, chairs, awnings, a glass barrier, and gas powered heaters for use by the public. The existing sidewalk café at Suite 102 extends approximately five (5) feet into the public right-of-way and maintains adequate pedestrian access along the adjacent sidewalk. In addition, owners/applicants of sidewalk café permits must pay an annual fee to remain valid. All required annual fees for these two sidewalk café permits have been paid to the City and the permits are active.

It should be noted that, separate from this EP request for a structural trellis in the public right-of-way, the applicant will be modifying the sidewalk café's delineation barrier from tempered glass to a white picket fence design matching the trellis. This change is not part of this EP as, per the Sidewalk Café Ordinance (DMMC Chapter 23.30), a sidewalk café perimeter barrier and its design are subject to review by the Planning Director. The Planning Director has reviewed the applicant's proposed design change for the barrier (Attachment B) and has found the design change to be consistent with the overall restaurant design and the regulatory parameters of the Sidewalk Café Ordinance.

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City Council Action:

DISCUSSION:
Del Mar Municipal Code (DMMC) Chapter 23.28 requires an Encroachment Permit (EP) for any private improvements on City property. Improvements that extend above the level of the sidewalk, roadway, or adjacent grade are considered "long-term, major encroachments" that require City Council approval.

The Cottage restaurant (Applicant), is requesting a long-term major EP to remove the existing awnings over the sidewalk café and construct a new attached trellis with lighting and heaters in the public right-of-way adjacent to the Del Mar Plaza Suite 102 (APN: 300-030-86). The property is subject to the provisions of the Plaza Specific Plan (PSP) and associated Plaza Design Manual. A location map and site photographs are provided in Attachment C.

The open trellis would be constructed of white painted wood and would extend over the length of the existing sidewalk café. The trellis structure would be approximately 68 feet long, 10 feet high above the ground, and would extend approximately 5 feet 11 inches out from the face of the building (Plaza). The proposed "outlooker" beams at the top of the trellis would extend approximately one (1) foot past the western limit of the existing sidewalk café. Additionally, the project would include placement of four (4) wall (sconce) lights on the exterior wall of Suite #102, nine (9) LED luminaires mounted to the underside of the trellis and four (4) electric heaters attached to the roof of the trellis (Attachment D). As mentioned earlier, the proposed trellis design is subject to the design regulations in the Plaza Design Manual, which do not require a separate Design Review Permit. The proposed trellis design and associated improvements comply with the Del Mar Plaza Design Manual.

As a condition of approval, a covenant would be recorded against 1555 Camino Del Mar to require that all private improvements in the public right-of-way be maintained by the adjacent property owner in accordance with the EP. As is typical of EPs, the permit would authorize the City to require the adjacent property owner to remove the encroachments if the City ever has a need for that portion of the right-of-way in the future. Also, condition of approval S-1 in the attached Resolution indicates that should the sidewalk café ever be removed at that location and the use change, the encroachment of the trellis structure may be re-evaluated at that time for potential removal.

Notice of the EP application was provided to all owners of property located within 300-feet of the project site. As of the writing of this report, no objections have been received.

Pursuant to Del Mar Municipal Code (DMMC) Section 23.28.070, there are six (6) required findings for approval of an EP, which generally relate to public safety, intended use of the right-of-way, community character, aesthetics, and conversion of public land for private use. Staff has provided the following proposed findings for approval below.

***Finding 1. The proposed encroachment will not endanger the public health, safety or welfare, or the surrounding property.***

The private improvements will maintain existing public use of the surrounding right-of-way and will not obstruct accessibility or endanger public health, safety, or welfare. The

improvements will generally be installed above the same footprint of the existing sidewalk café, with an additional 1-foot projection of the top of the trellis. There will be a minimum of 5 feet 7 inches for path of travel clearance along the adjacent sidewalk.

***Finding 2. The proposed encroachment will not unreasonably interfere with the intended use of a City Right-of-Way or Easement.***

This private improvement will not interfere with the use of the sidewalk or Camino del Mar as the proposed ground level encroachments are located within the existing sidewalk café for the proposed The Cottage restaurant. Further, the improvements will not unreasonably interfere with public pedestrian access. If the City identifies a future need for the use of the right-of-way, the City can require the owner to remove the private improvements/encroachment, at the owner's cost and expense, as stated in the conditions of approval.

***Finding 3. The proposed encroachment will not have an adverse impact on the welfare of the community or on the community's appearance or aesthetics.***

The private improvements are consistent with the existing character of the Plaza Specific Plan, the DRB-approved Plaza Design Manual, and surrounding neighborhood. Proposed improvements will incorporate the same materials as the existing building. Thus, the project would be consistent with the existing appearance of the site.

***Finding 4. The proposed encroachment will not cause an unnecessary change in the character of the community.***

The proposed encroachments are within the existing location of the sidewalk café and facilitate the same use as currently exists, and will not permanently interfere with use of the sidewalk adjacent to the sidewalk café.

***Finding 5. The proposed encroachment will not be a detriment to the interests of the general public.***

The proposed encroachments will not interfere with any present or future public use of the right-of-way. Proposed improvements do not interfere with existing pedestrian mobility along the adjacent sidewalk or vehicular access along Camino del Mar.

***Finding 6. The proposed encroachment will not convert significant areas of public property to private use.***

The proposed encroachments will be within the extent of an existing sidewalk café and therefore would not convert any new area of the public right-of-way into private use.

FISCAL IMPACT:
There is no fiscal impact or fiscal action to be taken by the City Council related to this agenda item, as this is a private development proposal. All fees associated with entitlement processing and long-term maintenance are paid for by the Applicant.

ENVIRONMENTAL IMPACT:
This project is listed among the classes of projects determined to have less than significant adverse effect on the environment and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e) Class 3 – New Construction. Further, it has been determined that none of the six exceptions to the use of a Categorical Exemption are applicable (CEQA Guidelines Section 15300.2).

ATTACHMENTS:
Attachment A – Resolution Approving EP24-021
Attachment B – Renderings of The Cottage Restaurant as Proposed
Attachment C – Site Photos of Existing Condition
Attachment D – Proposed Plans

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEL MAR, CALIFORNIA, APPROVING ENCROACHMENT PERMIT EP24-021 FOR THE CONSTRUCTION OF A NEW OPEN TRELLIS IN THE PUBLIC RIGHT-OF-WAY OVER THE EXISTING SIDEWALK CAFE, ADJACENT TO 1555 CAMINO DEL MAR (APN: 300-030-86), SUITE 102, IN DEL MAR, CALIFORNIA

WHEREAS, the City of Del Mar (City) is the lawful owner of the public right-of-way adjacent to 1555 Camino Del Mar; and

WHEREAS, the owner of the Del Mar Plaza located at 1555 Camino del Mar, Brixton Capital, authorized their tenant The Cottage restaurant (Applicant), Suite 102, to file an application for an Encroachment Permit (EP24-021) seeking approval to remove existing improvements (awnings and low barriers attached to the sidewalk) and to construct a new open trellis with lighting and heaters within the public right-of-way (Project), as more specifically described in the Agenda Report; and

WHEREAS, Del Mar Municipal Code (DMMC) Chapter 23.28 requires an Encroachment Permit (EP) for any private improvements on City property; specifically, any improvements that extend at least 12 inches above the level of the sidewalk, roadway, or adjacent grade require City Council approval; and

WHEREAS, Section 23.28.070 of the DMMC provides that an EP may be approved or conditionally approved only if the decision maker makes all of the findings set forth in Section 23.28.070(C); and

WHEREAS, in accordance with requirements of the California Environmental Quality Act (CEQA), this project is listed among the classes of projects determined to have less than significant adverse effect on the environment and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e) Class 3 – New Construction, and further; it has been determined that none of the six exceptions to the use of a Categorical Exemption are applicable (CEQA Guidelines Section 15300.2); and

WHEREAS, on April 1, 2024, the City Council of the City of Del Mar held a duly noticed public hearing to review the referenced EP application, and at which time all persons desiring to be heard were heard; and

WHEREAS, evidence was submitted to and considered by the City Council during the public hearing including, without limitation, the following:

a. Plans submitted by the Applicant;

b. Written information submitted with the EP application;

c. Agenda Report, dated April 1, 2024, incorporated by reference as though fully set forth herein;

d. Additional information submitted during the hearing.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Del Mar, California that Encroachment Permit EP24-021 is hereby approved based on the following findings in accordance with DMMC Chapter 23.28.070 (C):

1. As designed, the private improvements will maintain existing public use of the surrounding right-of-way and will not obstruct accessibility or endanger public health, safety, or welfare. The improvements will generally be installed above the same footprint of the existing sidewalk café, with an additional 1-foot projection of the top of the trellis. There will be a minimum of 5 feet 7 inches for path of travel clearance along the adjacent sidewalk.

2. As designed, this private improvement will not interfere with the use of the sidewalk or Camino del Mar as the proposed ground level improvements are located within the existing sidewalk café for the proposed The Cottage restaurant. Further, the improvements will not unreasonably interfere with public pedestrian access. If the City identifies a future need for the use of the right-of-way, the City can require the owner to remove the private improvements/encroachment, at the owner's cost and expense, as stated in the conditions of approval.

3. As designed, the private improvements are consistent with the existing character of the Plaza Specific Plan, the DRB-approved Plaza Design Manual, and surrounding neighborhood. Proposed improvements will incorporate the same materials as the existing building. Thus, the project would be consistent with the existing appearance of the site.

4. As designed, the proposed encroachments are within the existing location of the sidewalk café and facilitate the same use as currently exists and will not permanently interfere with use of the sidewalk adjacent to the sidewalk café.

5. As designed, the proposed encroachments will not interfere with any present or future public use of the right-of-way. Proposed improvements do not interfere with existing pedestrian mobility along the adjacent sidewalk or vehicular access along Camino del Mar.

6. As designed, the proposed encroachments will be within the extent of an existing sidewalk café and therefore would not convert any new area of the public right-of-way into private use.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Del Mar, California that approval of Encroachment Permit EP24-021 shall be subject to the following conditions:

**General Conditions:**

*GC-1 [Business License]*
Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City of Del Mar Business License. A copy of the approved Encroachment Permit shall be kept on site at all times, along with copies of the required Business Licenses for all contractors and subcontractors.

*GC-2 [Requirement for Building Permits]*
Prior to commencement of work, the applicant or agent shall obtain all required Building Permits.

*GC-3 [Compliance with City noise regulations - Allowed hours and dates of construction activity]*
The applicant/owner and all parties involved with implementation of the project shall comply with the regulations of the DMMC with regard to construction noise. The regulations stipulate that all construction activities are limited to the following periods: between 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. and 7:00 p.m. on Saturdays. Construction activities are prohibited during other hours and on Sundays and City Holidays. The City's noise ordinance, Chapter 9.20 of the Del Mar Municipal Code, includes the dates of City Holidays, and can be viewed on the City's web page (www.delmar.ca.us).

Additionally, no excavation or trenching shall occur within a City right-of-way on days when City of Del Mar City offices are closed. Those days include all Saturdays and Sundays and all days on which City Holidays are observed.

GC-4 *[No Transfer in Property Interest]*
The granting of an encroachment permit pursuant to this chapter shall not constitute the transfer or relinquishment of any ownership or interest held by the City over the public right-of-way, nor shall such permit confer any vested or proprietary rights upon the holder of the permit beyond the right to utilize the encroachment area in the manner authorized by the permit and subject to all of the conditions set forth herein.

The applicant/owner agrees to protect all survey markers and monuments in the vicinity of the work and agrees to replace any markers or monuments, if damaged, to the satisfaction of the Public Works Director.

**General Planning Encroachment Conditions:**

*GEP-1 [EP – Excavation Scheduling]*
No excavation or trenching shall occur within a City right-of-way on days when City of Del Mar City offices are closed. Those days include all Saturdays and Sundays and all days on which City Holidays are observed.

*GEP-2 [EP – Indemnification]*

By accepting this permit and implementing the development authorized herein, the applicant agrees to indemnify, defend and save the City of Del Mar, its authorized agents, officers, representatives and employees harmless from and against any and all penalties, liabilities, annoyances, or loss resulting from claims or court action and arising out of any accident, loss or damage to persons or property happening or occurring as a proximate result of any work undertaken under the permit granted pursuant to the application or by reason of the permittee's installation, operation, maintenance or removal of the encroachment.

*GEP-4 [EP - Compliance with Conditions]*
The applicant hereby agrees to do all work and otherwise comply with the terms and conditions of this permit, and all applicable rules and regulations of the City of Del Mar and/or other public agency.

*GEP-5 [EP - Revocation of permit due to noncompliance with conditions]*
This permit may be revoked by the City if noncompliance is noted to the applicant and satisfactory action is not taken by the applicant or his/her agents to achieve compliance within twenty-four (24) hours of notice.

*GEP-7 [EP - Permit Expiration/Potential for Permit Extension]*
This permit and the authorization for completion of work within a City right-of-way herein granted shall expire one year from the date of approval, on **April 1, 2025.**

The permittee may request a single Extension of Time of an approved Encroachment Permit by submitting a written request to the City Manager setting forth the reason that substantial work on the permit cannot be commenced by the scheduled expiration date. The City Manager shall grant the extension unless he/she determines that there has been a change in circumstances since the time of the original grant of the permit which would create an inconsistency between the proposed encroachment and the provisions of DMMC Chapter 23.28. No extension shall be granted for a period greater than one (1) year.

*GEP-8 [EP - Work to be performed by a Licensed Contractor]*
All work authorized by an Encroachment Permit shall be performed by a licensed contractor from one of the following classes: “A” General Engineering Contractor, “C34” Pipeline Contractor or a “C42” Sanitation System Contractor. A copy of such a license shall be provided to the City prior to the commencement of work, and shall be retained at the project site. This requirement may be waived by the Director when the work to be performed is limited to minor improvements or maintenance for residential property adjacent to the City right-of-way or easement and when the work will be performed by the resident or owner of the benefited residential property. This information shall be provided prior to the commencement of any work in a public right-of-way.

*GEP-9 [EP - Compliance with CAL-OSHA]*
The permittee shall obey and enforce all safety orders, rules, regulations, and recommendations of the Department of Industrial Relations of the State of California,

CAL-OSHA, applicable to the work and shall comply with all applicable laws, ordinances, codes, and regulations. Any omission on the part of the Director to specify protective measures or devices in the Encroachment Permit shall not excuse the permittee from complying with all applicable requirements of law.

*GEP-10 [EP - Timely Performance of Work]*
If any part of the work performed under an Encroachment Permit is not completed within the period indicated in either the submitted application materials or the conditions of approval of the Encroachment Permit, the Director of Public Works may notify the person performing the work, in writing, to complete the work within forty-eight (48) hours thereafter, legal holidays excepted. If the work is not completed within this time period, the Director of Public Works shall have full power to perform the work, including such measures as will restore the disturbed area to a safe and passable condition until the work can be completed. The cost thereof, including any inspection and administrative overhead costs incurred by City, shall be assessed against the permittee.

*GEP-13 [EP - Notification of Utility Owner]*
The applicant shall notify the appropriate Public Utility a minimum of seventy-two (72) hours prior to performing any work on or adjacent to any public utility. All such work shall be done only with authorization and with inspection by the appropriate utility owner.

**Document Conditions:**

*DC-1 [Recordation of a Covenant]*
Prior to the commencement of work, the applicant shall record a covenant (at the applicant's expense) against the deed for the property benefited by the approved Encroachment Permit setting forth the terms and conditions of the Permit, including the requirement for applicant's maintenance/responsibility and removal of the encroachment upon demand by the City. The covenant shall run with the land and shall be binding on future owners and assigns. The City Manager shall approve the form and content of the covenant and sign on behalf of the City of Del Mar.

*DC-2 [Certificate of Insurance]*
The applicant/owner shall provide a Certificate of Insurance covering the encroachment and naming the City as an additional insured.

**Public Works Conditions:**

*PW-1 [Notification of Public Works Department prior to and after Completion of Work]*
The applicant agrees to notify the Director of Public Works in writing at least forty-eight (48) hours in advance of time when work authorized in this permit will be started. Applicant shall state the EP number, original date of approval and a short description of the work. Submit via email to publicworks@delmar.ca.us. Additionally, upon completion of the work, the applicant agrees to immediately notify the Director of Public Works in writing of such completion. Any improvement or modification of the right-of-way shall be

subject to inspection and approval of work from the Public Works Director's representative.

*PW-2 [Bulk Pallet Storage]*
Unless prior written authorization has been received from the Planning Director, no materials shall be stored in bulk pallet form in a City right-of-way.

*PW-7 [Marking of Curbs and Roadways]*
The applicant shall not apply paint or other permanent marking substance to any paved surface or curbs, except for: 1) official traffic markings made or authorized by the City or its agents; 2) markings of underground facilities in connection with construction or maintenance work; or 3) numbers painted on curbs to identify an address. The applicant shall be responsible for the removal of any temporary markings immediately upon completion of the project. Chalk paint or feathers shall be used in grass and vegetation areas.

*PW-8 [No Removal of Street Signs/Monuments]*
No traffic or street signs of any kind are to be moved for any reason without first obtaining permission from the Director of Public Works.

*PW-18 [Public Works Inspection]*
Permittee shall schedule inspections with the Public Works Department (858) 755-3294 at least 24 hours prior to need as follows:

a. Sidewalk, Driveway, Curb and Gutter and other Concrete Work – Pre-pour and Final
b. Street Excavation – T-Cut and Final
c. Sewer – Lateral Capping during Demolition and New Lateral Connection to Main
d. All Other Encroachment Activity – Final

*PW-S [Custom Condition]*
Safety of pedestrians is essential. Applicant shall execute appropriate barriers to prevent exposure to construction hazards or to the public use of the sidewalk area.

**Parking Conditions:**

PE-1 [Abide by all Signage, Markings, and Vehicle Codes]
The applicant agrees to park legally at all times unless specifically authorized in advance via an Encroachment Permit. Any activity specifically approved must be adequately signed and monitored to ensure compliance with the encroachment permit and public safety.

a) All corners, sight lines, intersections and traffic lanes must be kept free from obstruction

b) Loading and unloading must occur actively and with minimal impact to traffic or pedestrians
c) All vehicles must stay well clear of all public and private driveways (minimum of 5 feet)
d) No parking that will obstruct bikes lanes or endanger pedestrians
e) All vehicles will be currently registered with the state of California and display current tabs or temporary plates
f) All vehicles must be in compliance with vehicle code regulations regarding proper lights and relevant safety equipment
g) City meters must be paid, and time limits followed with no exceptions

**Special Conditions:**

S-1 [Valid for life of Sidewalk Café Permit]
The applicant shall agree that should the sidewalk café permit at this location be abandoned, expired, or removed altogether, the encroachment of the trellis structure into the public right-of-way may be evaluated by Staff for removal, should it be deemed appropriate.

S-2 [Council Approval Required for Temporary Enclosure]
Prior to construction or installation of any temporary enclosure, as allowed pursuant to DMMC Section 30.86.111, the Applicant must first obtain City Council approval for the addition of the enclosure within the public right-of-way.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Del Mar, State of California, at a Regular Meeting held on the 1st day of April, 2024.

_____
Dave Druker, Mayor
City of Del Mar

APPROVED AS TO FORM:

_____
Leslie E. Devaney, City Attorney
City of Del Mar

ATTEST AND CERTIFICATION:
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
CITY OF DEL MAR

I, SARAH KRIETOR, Administrative Services Manager/City Clerk of the City of Del Mar, California, DO HEREBY CERTIFY, that the foregoing is a true and correct copy of Resolution No. 2024-XX, adopted by the City Council of the City of Del Mar, California, at a Regular Meeting held the 1ST day of April, 2024, by the following vote:

AYES:

NOES:

RECUSE:

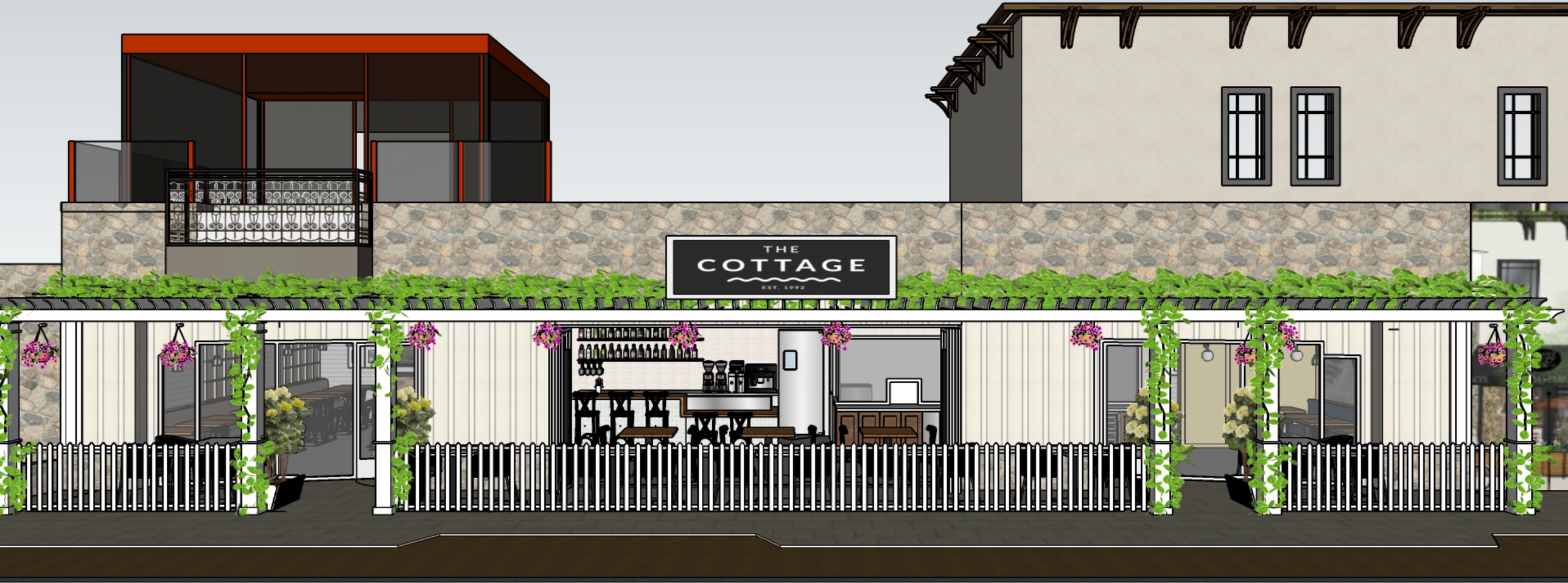
ABSENT:

ABSTAIN:

_____
Sarah Krietor, Administrative Services Manager/City Clerk
City of Del Mar

**ATTACHMENT B**




THE
COTTAGE
EST. 1992

# Attachment C - Location Map and Site Photographs




| 1" = 262 ft | Sub Title | 03/26/2024 | |
|---|---|---|---|

This map may represents a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up-to-date information.


THE
COTTAGE
COMING SOON!




102

# THE COTTAGE

## NEW RESTAURANT TRELLIS

IKEDO DESIGN
Space Planning & Interior Design

990 Highland Drive
Suite 101
Solana Beach, CA 92075
p: 858.436.7967

### ABBREVIATIONS

| | |
|---|---|
| ABOVE FINISH FLOOR | AFF |
| ABOVE FINISH PAVEMENT | AFP |
| ALUMINUM | AL or ALUM |
| ARCHITECT, ARCHITECTURAL | ARCH |
| AVERAGE | AVG |
| BEAM | BM |
| BOARD | BD |
| BOTTOM OF STRUCTURE | B.O.S. |
| BUILDING | BLDG |
| CABINET | CAB |
| CEILING | CLG |
| CENTER LINE | CL |
| CERAMIC | CER |
| CLEAR | CLR |
| COLD WATER | CW |
| COLUMN | COL |
| CONCRETE | CONC |
| CONCRETE MASONRY UNIT | CMU |
| CONCRETE TILT-UP | CTU |
| CONSTRUCTION | CONST |
| CONTINUOUS | CONT |
| CONTROL JOINT | CJ |
| DEMOLITION | DEMO |
| DETAIL | DTL |
| DIAMETER | DIA |
| DIMENSION | DIM |
| DOOR | DR |
| DOWN | DN |
| DRAWING | DWG |
| DRINKING FOUNTAIN | DF |
| EACH | EA |
| ELECTRIC | ELEC |
| EQUAL | EQ |
| EQUIPMENT | EQUIP |
| EXISTING | EXIST'G or (E) |
| EXPANSION JOINT | EJ |
| EXTERIOR | EXT |
| FEET | FT |
| FINISH | FIN |
| FINISH FLOOR | F.F. |
| FINISH GRADE | F.G. |
| FIREPROOF | FP |
| FLOOR | FLR |
| GAUGE | GA |
| GALVANIZED | GALV |
| GLASS | GL |
| INCH | IN |
| GYPSUM BOARD | GYP BD |
| HARDWARE | HDW |
| HEIGHT | HT or HGT |
| HOLLOW CORE | HC |
| HORIZONTAL | HOR or HORIZ |
| HOT WATER | HW |
| INTERIOR | INT |
| JUNCTION BOX | J-BOX |
| LAVATORY | LAV |
| LIGHT | LT |
| LINEAR | LIN |
| MANUFACTURER | MFR |
| MASONRY | MAS |
| MASONRY CONTROL JOINT | MCJ |
| MAXIMUM | MAX |
| MECHANICAL | MECH |
| MINIMUM | MIN |
| MISCELLANEOUS | MISC |
| MEANS OF EGRESS | M.O.E. |
| NON RATED | NR |
| NOT IN CONTRACT | NIC |
| NOT TO SCALE | NTS |
| NUMBER | NO or # |
| ON CENTER | OC |
| OPPOSITE HAND | OH |
| OWNER FURNISHED OWNER INSTALLED | OFOI |
| OWNER FURNISHED CONTRACTOR INSTALLED | OFCI |
| OVER | O/ |
| PARTITION | PART'N |
| PLASTIC LAMINATE | P-LAM |
| PLUMBING | PLBG or PLUMB'G |
| PLYWOOD | PLY |
| PROPERTY LINE | PL |
| QUANTITY | QTY |
| RADIUS | R or RAD |
| REFERENCE | REF |
| REFRECTED CEILING PLAN | RCP |
| REINFORCE | REINF |
| REQUIRED | REQD |
| REVISION | REV |
| ROOM | RM |
| ROUGH OPENING | RGH OPN'G or RO |
| SCHEDULE | SCH or SCHED |
| SECTION | SECT |
| SHEET | SHT |
| SIMILAR | SIM |
| SOLID CORE | SC |
| SPECIFICATIONS | SPECS |
| SQUARE FEET | SQ FT or SF |
| SQUARE INCHES | SQ IN |
| STAINLESS STEEL | SS |
| STANDARD | STD |
| STEEL | STL |
| STRUCTURAL | STRUCT or STRUCT'L |
| SUSPENDED | SUSP |
| TEMPERATURE | TEMP |
| TONGUE AND GROOVE | T & G |
| TOP OF PARAPET | T.O.P. |
| TOP OF ROOF | T.O.R. |
| TOP OF STEEL | T.O.STL |
| TOP OF SHEATHING | T.O.S. |
| TOP OF WALL | T.O.W. |
| TYPICAL | TYP |
| UNLESS NOTED OTHERWISE | UNO |
| UNLESS OTHERWISE NOTED | U.O.N. |
| VERIFY IN FIELD | V.I.F. |
| WITH | W/ |

### SYMBOLS KEY

BUILDING SECTION — 1 / A1.3

WALL SECTION — 1 / A1.3

INTERIOR ELEVATION — A, B, C, D / 1 / A1.3

DETAIL REFERENCE — 1 / A1.3

SECTION DETAIL REFERENCE — 1 / A1.3

TRUE NORTH

PROJECT NORTH — PROJECT / TRUE

ROOM NUMBER — 101

DOOR NUMBER — 102

WINDOW NUMBER — 103

KEYNOTE TAG — 1

EQUIPMENT TAG — 1

DATUM ELEVATION — +10'-0" (A.F.F.) 2nd FLOOR

REVISION TAG — 1

PROPERTY LINE

GRIDLINES — 1 / A

CLEAR OR FACE OF BLDG MATERIAL DIMENSION — 7'-0"

CENTERLINE DIMENSION — 7'-0"

FACE OF BUILDING MATERIAL DIMENSION — 7'-0"

### DIRECTORY

TENANT / BUSINESS OWNER:

THE COTTAGE
127 N. EL CAMINO REAL, SUITE H/J
ENCINITAS, CA 92024
CONTACT:
JASON PEASLEE
t. (858) 775-1197
jasonpeaslee@yahoo.com

GENERAL CONTRACTOR:

SUN COAST CONSTRUCTION, INC.
P.O. BOX 1537, VISTA, CA 92085
CONTACT:
TY REESE
t. (760) 594-1571
t.r@cox.net

LANDLORD:

BRIXTON
120 S. SIERRA AVE,
SOLANA BEACH, CA. 92075
CONTACT: JOSHUA LICHTMAN - SR. PROJECT MANAGER
t. (858) 492-0422
t. (858)245-9759
jlitchman@brixtoncapital.com

SPACE PLANNER:

IKEDO DESIGN
990 HIGHLAND DR. STE. 101,
SOLANA BEACH, CA 92075
CONTACT:
SATOSHI IKEDO
t. (858) 436-7967
satoshi@ikedodesign.com

### BUILDING INFORMATION

| | |
|---|---|
| PROJECT NAME: | THE COTTAGE |
| BUILDING ADDRESS: | 1555 CAMINO DEL MAR SUITE 102<br>DEL MAR, CA 92075 |
| JURISDICTION: | CITY OF DEL MAR |
| ASSESSOR'S PARCEL NUMBER: | 300-030-86-00<br>PM14754 PAR 3 |
| TYPE OF BUSINESS & OCCUPANCY CLASSIFICATION: | RESTAURANT<br>A2 (RESTAURANT) |
| PROPOSED T.I. AREA: | ± 364 S.F. |
| TYPE OF CONSTRUCTION: | III - 1 HOUR, FULLY SPRINKLERED |
| NUMBER OF FLOORS: | 1 |
| EXISTING SUITE AREA: | ± 364 S.F. |

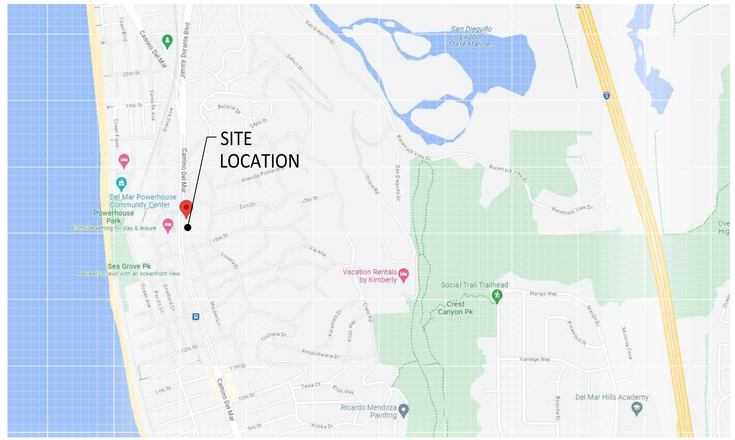
GOVERNING CODES: THE 2022 EDITION OF THE CBC ADOPTS THE 2021 IBC AND CALIFORNIA AMENDMENTS.
THE 2022 EDITION OF THE CEC ADOPTS THE 2021 NEC AND CALIFORNIA AMENDMENTS.
THE 2022 EDITION OF THE CMC ADOPTS THE 2021 UMC AND CA AMENDMENTS.
THE 2022 EDITION OF THE CPC ADOPTS THE 2021 UPC AND CALIFORNIA AMENDMENTS.
THE 2022 EDITION OF THE CFC ADOPTS THE 2021 IFC AND CALIFORNIA AMENDMENTS.
THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.
THE 2022 EDITION OF THE CEBC ADOPTS THE 2021 IEBC AND LOCAL AMENDMENTS.

### SCOPE OF WORK

1. PROPOSE TO BUILD TRELLIS STRUCTURE WITH LIGHTING AND HEATERS WITHIN EXISTING SIDEWALK CAFE AREA.
2. THE TRELLIS WILL BE WHITE AND WOOD IN MATERIAL

### VICINITY MAP

NOT TO SCALE




NORTH

### SHEET INDEX


| SHEET # | DESCRIPTION |
|---|---|
| ARCHITECTURAL | |
| T1 | TITLE SHEET |
| T2 | GENERAL NOTES |
| T3 | GENERAL NOTES |
| T4 | GENERAL NOTES |
| T5 | SITE PLAN |
| T6 | SITE PARKING PLAN |
| T7 | DISABLED ACCESS NOTES |
| T8 | DISABLED ACCESS NOTES |
| T9 | DISABLED ACCESS NOTES |
| T10 | DISABLED ACCESS NOTES |
| A3.0 | PARTITION & REFLECTED CEILING PLAN |
| A7.0 | EXTERIOR ELEVATIONS |
| A11.3 | DETAILS |


THE COTTAGE
NEW RESTAURANT TRELLIS
1555 CAMINO DEL MAR #102
DEL MAR, CA 92014

REVISION:
REVISION:
REVISION:
REVISION:
REVISION:
REVISION:
REVISION:
REVISION:
BID SET:
HEALTH SUBMITTAL:
CITY SUBMITTAL:
TENANT APPROVAL:

SCALE: N.T.S
PROJECT NO: CT0723
DRAWN: SI, JD
DATE: 03 / 20 / 24

TITLE SHEET

THIS PERMIT APPLICATION SET OF DRAWINGS ARE INTENDED FOR BUILDING DEPARTMENT REVIEW ONLY. REVISIONS DUE TO PLAN CHECK AND IKEDO DESIGN REVIEW/COORDINATION MAY BE REQUIRED.

SHEET NO:

**T1**

All ideas, design arrangements, and plans indicated or represented by this drawing are owned by, and the property of Ikedo Design. and were created, evolved, and developed for use on and in connection with this project. None of such ideas, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Ikedo Design. Filing of these drawings or specifications with any public agency is not a publication of same. No reproduction is therefore permissible without the written consent of Ikedo Design.

## DEFERRED ITEMS:

1. IT IS UNDERSTOOD THAT PLANS FOR THE PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH THE EXCEPTION OF THE DEFERRED ITEMS LISTED.
2. WE UNDERSTAND THAT WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.
3. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHING SYSTEMS INCLUDING AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS AND OTHER SPECIAL FIRE EXTINGUISHING SYSTEMS AND RELATED APPURTENANCES SHALL BE SUBMITTED TO THE CITY OF NATIONAL CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE CITY OF NATIONAL CITY DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL MUST BE ADDRESSED TO THE SATISFACTION OF THE PLAN CHECK DIVISION PRIOR TO APPROVAL OF THE SUBMITTAL ITEMS.

## ENERGY CONSERVATION (PLUMBING):

1. ALL WATER HEATERS SHALL BE LISTED IN THE CALIFORNIA ENERGY COMMISSION LIST OF APPROVED WATER HEATERS. INSTALLATIONS SHALL COMPLY WITH UPC EDITION, FOR THERMAL EXPANSION REQUIREMENTS.
2. ALL PLUMBING FIXTURES, FAUCETS AND SHOWER HEADS SHALL COMPLY WITH CEC MAXIMUM FLOW REQUIREMENTS (2.5 GPM MAXIMUM FOR SHOWER HEADS, 2.2 GPM MAXIMUM FOR FAUCETS, 1.6 GALLONS/FLUSH MAXIMUM FOR WATER CLOSETS AND 1.0 GALLONS/FLUSH MAXIMUM FOR URINALS).
3. ALL SERVICE HOT WATER PIPING SHALL BE INSULATED IN ACCORDANCE WITH SECTION CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (HEREAFTER B.E.E.S.) AND TABLE 10.D OF 1985 U.M.C.
4. ALL EQUIPMENT MUST COMPLY WITH THE STATE OF CALIFORNIA B.E.E.S. HEATERS FOR DOMESTIC HOT WATER AND/OR POOLS SHALL MEET REQUIREMENTS PER THE B.E.E.S. COMPLIANCE CERTIFICATES SHALL BE PROVIDED WITH EQUIPMENT SUBMITTALS.
5. LAVATORY FAUCETS IN PUBLIC RESTROOMS SHALL BE OF THE SELF-CLOSING TYPE WITH A MAXIMUM HOT WATER FLOW RATE OF .5 GPM (C.E.C.)
6. SHOWER CONTROLS SHALL BE OF THE THERMOSTATIC MIXING OF THE PRESSURE BALANCING TYPE AND SHALL MEET THE REQUIREMENTS OF UPC.
7. ALL HOSE BIBS AND JANITOR SINK FAUCETS SHALL BE EQUIPPED WITH PERMANENTLY MOUNTED VACUUM BREAKERS.
8. ALL FLOOR DRAINS AND FLOOR SINKS SHALL BE PROVIDED WITH AN APPROVED METHOD OF MAINTAINING THE LIQUID SEAL IN THE "P"TRAP.
9. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE UPC.
10. AS NOTED IN (B) ABOVE, ALL TOILETS AND URINALS SHALL BE OF THE "ULTRA LOW FLUSH" TYPE.
11. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 420.0.
12. EACH TOILET SHALL BE THE ULTRA LOW FLUSH TYPE.
13. EACH URINAL SHALL HAVE A WATER CONSUMPTION OF NOT MORE THAN 1 GALLON PER FLUSH.
14. VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBBS.
15. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS .
16. SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 113.
17. SWIMMING POOL AND SPA HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 114.
18. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.
19. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
20. CHEMICAL WASTE PIPING SHALL COMPLY WITH CPC SEC. 811.0.
21. ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CPC SEC. 608.3.
22. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.
23. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 510.5.
24. MATERIALS EXPOSED WITHIN A DUCT OR PLENUM SHALL COMPLY WITH CMC SEC. 601.1.3.
25. CHLORINATED POLYVINYL CHLORIDE (CPVC) SHALL NOT BE USED FOR INTERIOR WATER SUPPLY PIPING PER STATE HEALTH & SAFETY CODE SEC. 17921.9.
25. GENERAL CONTRACTOR TO VERIFY AND REMOVE/RELOCATE EXISTING SPRINKLER HEADS AND COVERS AS NECESSARY.
26. ALL REUSED LIGHT FIXTURES TO BE FULLY FUNCTIONING. CONTRACTOR RESPONSIBLE FOR VERIFICATION OF QUANTITY OF LIGHT FIXTURES AVAILABLE FOR RELOCATION.
27. SPECIAL INSPECTION FOR POST INSTALLED ANCHORS.
28. G.C. SHALL PROVIDE ADEQUATE VERTICAL WOOD BLOCKING WITHIN THE STEEL STUDS AS REQUIRED BY THE CONTRACT DOCUMENTS IN WALLS BEHIND WALL HUNG SHELVING, CABINETS, ETC. ALL BLOCKING AND FURRING SHALL BE FIRE TREATED AS REQUIRED BY BUILDING CODE.
29. G.C. TO FURR ALL COLUMNS TO THEIR MINIMUM POSSIBLE DIMENSIONS U.O.N.
30. MILLWORK SUBCONTRACTOR TO PROVIDE BLOCKING BEHIND FILES AS REQUIRED TO PREVENT MOVEMENT.
31. G.C. THE TENANT SPACE AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY HANDICAPPED.
32. ALL REVISIONS TO THE APPROVED PLANS, NO MATTER HOW MINOR, MUST BE APPROVED BY BOTH THE BUILDING INSPEC. DEPARTMENT AND REVIEWED BY IKEDO DESIGN.
33. ALL PARTITIONS ARE DIMENSIONED FINISH TO FINISH U.O.N.
34. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF IKEDO DESIGN UNLESS OTHERWISE NOTED (+/-).
35. ALL HEIGHTS ARE DIMENSIONED FROM TOP OF EXISTING SLAB UNLESS NOTED OTHERWISE.
36. ALL PARTITIONS SHALL BE BRACED ACCORDING TO REQUIREMENTS OF LOCAL SEISMIC CODES. SEE PARTITION DETAILS FOR ADDITIONAL INFORMATION.
37. DIMENSIONS TO ENDS OF WALL ARE TO FACE OF GYPSUM BRD.
38. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIM.
39. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF DISCREPANCIES ARE FOUND, IKEDO DESIGN SHALL BE NOTIFIED IMMEDIATELY.
40. CORRIDOR DIMENSIONS ARE TO BE "CLEAR CORRIDOR WIDTHS" ANY ADJUSTMENTS SHALL BE APPROVED BY IKEDO DESIGN.
41. NO CORRIDOR SHALL BE LESS THAN 44" WIDE.
42. "TYPICAL" MEANS IDENTICAL FOR ALL SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS WITH IKEDO DESIGN.
43. "ALIGN" MEANS SIMILAR COMPONENTS OF CONSTRUCTION E.G., WALLS, JAMB, ECT. SHALL ALIGN ACROSS VOID.
44. ALL PENETRATIONS IN DRYWALL CONSTRUCTION ABOVE FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE.
45. PARTITIONS SHALL BE CONTINUOUS OVER DOORS SAME AS ADJACENT WALLS WHERE DRYWALL CONTINUES ABOVE CEILING LINE AND BELOW RAISED FLOORS.
46. CONSTRUCTION VISIBLE THROUGH SCREEN VENTS AND GRILLS SHALL BE PAINTED FLAT BLACK TO COVER.
47. INTERIOR FINISH MUST CONFORM TO THE REQUIREMENTS OF THE CHAPTER 8, 2022 CBC AND ASTM E 84 AND ALL OTHER LOCAL CODES.
48. ALL DECORATIVE MATERIALS ARE REQUIREMENTS TO BE MAINTAINED IN A FLAME RETARDANT CONDITION.
49. FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
50. ALL MECHANICAL AND PLUMBING CHASES ARE TO EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.
51. THE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO IKEDO DESIGN 'S DRAWINGS SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWING IT SHALL BE BROUGHT TO THE ATTENTION OF IKEDO DESIGN FOR CLARIFICATION.
52. G.C. SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSTALLATION OF SPECIAL OWNER SUPPLIED EQUIPMENT NOT SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE AND/OR EQUIPMENT MANUFACTURER FOR PROPER SIZE AND LOCATION OF ANY REQUIRED POWER, STRUCTURAL SUPPORT, FOUNDATION DEPRESSIONS, DRAINS AND OR PLUMBING REQUIREMENTS.
53. THE G.C IS RESPONSIBLE FOR SECURITY OF THE PROJECT AND FOR DISCIPLINE OF ALL WORKERS ON THE PROJECT.
54. SHALL HAVE ON-SITE APPROVED CONSTRUCTION DRAWINGS AND BUILDING PERMIT.

## CLEAN UP:

1. UPON COMPLETION OF THE JOB G.C. SHALL CLEAN ENTIRE AREA, INCLUDING GLASS, CARPET AND ALL OTHER FINISHED SURFACES IN A MANNER ACCEPTABLE TO THE OWNER AND TENANT.

## DEMOLITION, REMODELING, AND PATCHING:

1. SCOPE:
   THE WORK INCLUDES ALL LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY TO ACCOMPLISH THE DEMOLITION AND PATCHING AS SHOWN AND NOTED ON THE DRAWINGS AND AS SPECIFIED. CERTAIN PATCHING ITEMS MAY NOT BE INDICATED ON THE DRAWINGS BUT MAY BECOME APPARENT AS THE WORK PROCEEDS. THESE ITEMS SHALL BE INCLUDED AS PART OF THE WORK OF THIS PROJECT.
2. EXISTING CONDITIONS:
   THE DRAWINGS SHOW GENERAL INFORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE G.C. TO EXAMINE THE SITE TO DETERMINE THE EXACT EXISTING CONDITIONS, CHARACTER, EXTENT OF THE WORK TO BE PERFORMED, AND OPERATIONS REQUIRED.
3. THE FAILURE OR OMISSION OF THE G.C. TO VISIT THE SITE AND ACQUAINT HIM/HERSELF WITH THE EXISTING CONDITIONS SHALL IN NO WAY RELIEVE HIM/HER FROM OBLIGATIONS WITH RESPECT TO THIS CONTRACT.
4. THE DRAWINGS ARE A DEPICTION OF THE BUILDING BY IKEDO DESIGN. IKEDO DESIGN IS NOT RESPONSIBLE FOR ADDITIONAL PLANS OTHER THAN CONTRACTED BETWEEN PROPERTY OWNER AND IKEDO DESIGN. COPIES OF DRAWINGS SHALL BE ACQUIRED VIA IKEDO DESIGN AND ARE TO BE PAID BY THE REQUESTER.
5. THE USE OF PROPER MATERIALS AND EQUIPMENT IS THE RESPONSIBILITY OF THE G.C.
6. EXISTING WORK AND ITEMS WHICH ARE REQUIRED TO BE REMOVED SHALL BE REMOVED IN SUCH A MANNER THAT MINIMUM DAMAGE AND DISTURBANCE IS CAUSED TO ADJACENT AND CONNECTION WORK SCHEDULED TO REPAIR. THE G.C. SHALL BE RESPONSIBLE FOR PREPARING AND/ OR REPLACING ALL EXISTING WORK SCHEDULE TO REMAIN WHICH IS DAMAGED BY THESE OPERATIONS.
7. DEMOLITION SHALL INCLUDE PREPARATION OF EXISTING AREAS TO RECEIVE NEW MATERIALS AND REMOVAL OF MATERIALS AND EQUIPMENT TO ALTER OR REPAIR THE EXISTING BUILDING AS INDICATED ON THE DRAWINGS AND AS SPECIFIED.
8. DEMOLITION WORK SHALL BE PERFORMED BY EXPERIENCED PERSONNEL EXERCISING PROPER CARE TO PREVENT INJURY TO THE PUBLIC, WORKMEN AND ADJOINING PROPERTY. APPROPRIATE SAFETY EQUIPMENT SHOULD BE UTILIZED.
9. PERFORM THE REMOVAL, CUTTING, DRILLING, ETC., OF EXISTING WORK WITH EXTREME CARE, AND USING SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING.
10. REBUILD ANY EXISTING WORK WHICH HAS TO BE REMOVED TO ALLOW THE INSTALLATION OF NEW WORK AS REQUIRED.
11. THE G.C SHALL REMOVE, PROTECT AND REINSTALL EXISTING ITEMS AS INDICATED ON THE DRAWINGS. ANY MATERIAL SCHEDULED FOR REUSE WHICH ARE DAMAGED BY THE G.C. TO THE EXTEND THAT THEY CANNOT BE REUSED SHALL BE REPLACED BY THE G.C. WITH EQUIVALENT QUALITY MATERIALS.
12. NO BLASTING OR ON-SITE BURNING WILL BE PERMITTED.
13. ALL AREAS REQUIRING PATCHING DUE TO THE WORK OF THIS PROJECT, INCLUDING MARKS FROM RELOCATED WALLS, DAMAGED CAUSED BY REMOVING, RELOCATING, AND/ OR ADDING FIXTURES AND EQUIPMENT, DAMAGED CAUSED BY DEMOLITION AT ADJACENT MATERIALS, ETC. SHALL BE EXPERTLY PATCHED BY JOURNEYMEN EXPERIENCED IN THE TRADE INVOLVED IN THE PATCH WORK.
14. EXISTING PERMANENT WALLS WHICH REMAIN SHALL HAVE CONTINUOUS SURFACES WITH NO VISIBLE MARKS FROM PREVIOUS ABUTTING CONSTRUCTION.
15. ALL DOORS ARE TO BE SAVED AND REUSED.
16. EXISTING FINISHES TO REMAIN SHALL BE REPAIRED TO ORIGINAL CONDITION.
17. GENERAL CONTRACTOR TO VERIFY AFTER DEMO WORK CONDITIONS OF UNCOVERED SPACE AND NOTIFY IKEDO DESIGN OF EXISTING CONDITIONS THAT REQUIRE MODIFICATION NOT INDICATED HEREIN.
18. THE FOLLOWING ITEMS, BUT NOT LIMITED TO: COLUMNS, STRUCTURAL BRACING, BEAMS, ROOF JOISTS, SPRINKLER LINES AND/OR DRAFTSTOPS WITHIN THE AREA OF THE BUILDING TO REMAIN, SHALL BE PROTECTED AND REMAIN IN GOOD CONDITION . CONTACT IKEDO DESIGN IMMEDIATELY IF SHOWN DEMOLISHED. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION
19. GENERAL CONTRACTOR SHALL NOTIFY IKEDO DESIGN OF ANY ITEMS UNCOVERED THAT WERE NOT NOTED IN THE DEMOLITION PLAN THAT MAY HINDER THE FUTURE CONSTRUCTION.
20. REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL OUTLETS, PHONE/DATA OUTLETS, PANELS, WIRING TO REMAIN. SAFE OFF ANY LIVE WIRES TO REMAIN.
21. CONTRACTOR SHALL INSURE THAT CONSTRUCTION OBSTACLES AND WORK WILL NOT HINDER PEDESTRIAN TRAFFIC AT ANY TIME, ADDITIONALLY, IT SHALL BE YOUR RESPONSIBILITY TO PROVIDE BARRIERS TO ALLOW FOR SAFE ACCESS IN AND AROUND THE CONSTRUCTION AREAS. AREAS OF WORK SHALL BE CLEANED UP ON A DAILY BASIS.
22. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, STATE, COUNTY AND FEDERAL REGULATION, CODES AND STANDARDS AND THE BEST PRACTICE OF THE TRADE. IN THE EVENT OF CONFLICT BETWEEN OR AMONG SPECIFIED REQUIREMENTS, PERTINENT REGULATIONS, CODES AND STANDARDS, THE MOST STRINGENT REQUIREMENT WILL GOVERN.
23. PRIOR TO ANY SAW CUTTING OR DEMOLITION OF ANY CONCRETE SLAB OR WALLS CONTRACTOR IS RESPONSIBLE FOR VERIFYING TYPE OF CONSTRUCTION OF EXISTING SLAB/ WALL CONDITION.
24. CONTRACTOR TO VERIFY NO UNDERGROUND UTILITIES IN AREA OF DEMO/ SAW CUTS.

## SHOP DRAWINGS:

1. THE TERM "SHOP DRAWINGS" AS USED HEREIN INCLUDES METHOD OF FABRICATION AND CONSTRUCTION, DESCRIPTION OF MATERIALS AND, INSTALLATION OF ALL SPECIFICALLY CUSTOM FABRICATED ITEMS.
2. SHALL SUBMIT (3) COPIES OF SHOP DRAWINGS AND DESCRIPTIVE DATA FOR THE APPROVAL TO IKEDO DESIGN. ANY MATERIALS OR PRODUCTS INSTALLED WITHOUT SUCH SUBMITTALS ARE SUBJECT TO BEING REMOVED AND CORRECTED AT FULL COST TO CONTRACTOR.

## SUBSTITUTION:

1. G.C. SHALL SUBMIT HIS HAND WRITTEN REQUEST FOR A PROPOSED SUBSTITUTION AND ALL DATA SUBSTANTIATING HIS REQUEST. THE G.C. SHALL INCLUDE SAMPLES OF THE PROPOSED SUBSTITUTION WITH HIS REQUEST.
2. NO SUBSTITUTION WILL BE REVIEWED FOR ANY MATERIALS AND/OR ITEM OF MANUFACTURE CALLED FOR IN THE CONTRACT DOCUMENTS WHICH IS NOT OF EQUAL QUALITY AND PERFORMANCE AND WHICH DOES NOT POSSESS EQUIVALENT DESIGN AND/OR COLOR CHARACTERISTICS TO THOSE OF SPECIFIED MATERIAL OR ITEM.

## MECHANICAL NOTES:

1. BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH THE C.M.C.
2. SUBMITTAL OF BID INDICATES THE CONTRACTOR IS AWARE OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
3. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATING SYSTEM AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
4. ALL MATERIAL AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATOIES AND SHALL BEAR THE INSPECTION LABEL WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION.
5. THE COMPLETED JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF ACCEPTANCE BY THE TENANT. ANY WORK MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE MECHANICAL CONTRACTOR.
6. THE MECHANICAL CONTRACTOR SHALL CARRY OUT HIS/HER WORK IN ACCORDANCE WITH ALL GOVERNING FEDERAL, STATE AND LOCAL CODES INCLUDING O.S.H.A..
7. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 118.
8. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER ENERGY EFFICIENCY STANDARDS SEC. 116.
9. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 123, 124 AND CMC TABLE 6-D AS APPLICABLE.
10. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 112, 122 AS APPLICABLE.
11. SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CMC SEC. 608.
12. PERMANENT LADDER/ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH CMC SEC. 307.
13. HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CMC CHAP.3.
14. MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET.
15. MECHANICAL VENTILATION, WHEN REQUIRED IN RESIDENTIAL BATHROOMS AND LAUNDRY ROOMS AS APPLICABLE PER CBC SEC. 1203.3, SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR.
16. MECHANICAL CONTRACTOR TO VERIFY ANY SPECIAL LOAD REQUIREMENTS FOR ANY TENANT EQUIPMENT.
17. MECHANICAL CONTRACTOR TO LOCATE THERMOSTATIC CONTROLS, VERIFY LOCATION OF THERMOSTATS WITH TENANT PRIOR TO INSTALLATION.
18. MECHANICAL VENTILATION WILL BE PROVIDED IN ALL ROOMS CAPABLE OF SUPPLYING OUTSIDE AIR, PER CMC.
19. SEE MECHANICAL ENGINEER'S DRAWINGS FOR THERMOSTAT LOCATIONS, VERIFY LOCATIONS WITH IKEDO DESIGN BEFORE INSTALLATION. MOUNT ALL THERMOSTATS 48" A.F.F. NEXT TO LIGHT SWITCH U.N.O.
20. THE ENGINEER OR RECORD OR THE DESIGN BUILD ENGINEER IS RESPONSIBLE FOR REVIEWING EXISTING HVAC EQUIPMENT INCLUDING BUT NOT LIMITED TO DUCTWORK, T-STATS, UNITS, FIRE DAMPERS, ETC; TO DETERMINE IF ANY OR ALL CAN BE RE-USED PER THE NEW REFLECTED CEILING PLAN.
21. BUILDING OWNER'S MECHANICAL ENGINEERS SHALL DETERMINE THE SIZE, QUANTITY AND LOCATION OF OPENINGS NECESSARY FOR RETURN AIR IN ROOMS OR AREAS WHICH ARE COMPLETELY ENCLOSED BY SOUND BAFFLES OR PARTITIONS.

## GENERAL CONSTRUCTION:

1. ALL PLANS, DESIGNS AND ART ILLUSTRATED ON THESE DRAWINGS ARE PROPRIETARY IN NATURE AND ARE DISCLOSED FOR THE LIMITED PURPOSE FOR WHICH THEY WERE DELIVERED AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF IKEDO DESIGN. (ALL RIGHTS RESERVED)
2. NOTICE TO THE APPLICANT/ OWNER/ OWNER'S AGENT/ ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/ INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODE.
3. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
4. NOTICE TO THE CONTRACTOR/ BUILDER/ INSTALLER/ SUB-CONTRACTOR. OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/ INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF - SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODE.
5. ABBREVIATIONS USED ARE CONSIDERED CONSTRUCTION STANDARDS. ANY QUESTIONS REGARDING EXACT MEANINGS ARE TO BE ANSWERED BY IKEDO DESIGN.
6. GENERAL CONTRACTOR (G.C.) SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS. ALL WORK SHALL BE COMPLETED IN A TIMELY AND WORKMANLIKE MANNER.
7. G.C. IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF WORK, THE REQUESTING AND COORDINATION OF BUILDING DEPARTMENT INSPECTIONS AND APPROVALS IN ALL FIELDS OF HIS WORK, AND THE OBTAINING OF A FINAL CERTIFICATE OR ANTICIPATED BY SUCH AN INSPECTION.
8. G.C. SHALL INSPECT SITE BEFORE SUBMITTING PROPOSALS FOR THIS WORK AND UNDERSTAND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. NO EXTRA PAYMENT WILL BE ALLOWED FOR CLAIMS FOR ADDITIONAL WORK THAT COULD HAVE BEEN DETERMINED OR ANTICIPATED BY SUCH AN INSPECTION.
9. THE G.C. IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION OR ORDERING MATERIALS, IF THERE ARE ANY QUESTIONS OR DIFFERENCES FOUND REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE G.C. IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM IKEDO DESIGN BEFORE PROCEEDING WITH WORK OR RELATED WORK IN QUESTIONS. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND MEASUREMENTS INDICATED ON THE DRAWING.
10. IS THE RESPONSIBILITY OF THE SUB-CONTRACTORS TO VERIFY ALL PLANS & DETAILS PRIOR TO BIDING & CONSTRUCTION. IF THERE IS A DISCREPANCY ON THE PLANS OR PERMITTED PLANS CONTACT IKEDO DESIGN.
11. G.C. SHALL INFORM IKEDO DESIGN OF ANY CONFLICTS PRIOR TO CONSTRUCTION THAT EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCT WORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCE FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED
12. G.C AND SUB-CONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS REQUIRED BY LAW. THE G.C. SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIIONS IN CONNECTION WITH THE WORK.
13. ALL TEMPORARY UTILITIES REQUIRED TO PERFORM THE WORK SHALL BE PROVIDED BY THE CONTRACTOR.
14. EACH TRADE WILL BE HELD RESPONSIBLE FOR KNOWLEDGE OF GENERAL NOTES LISTED HEREIN/ ELSEWHERE WITHIN THE CONTRACT DOCUMENTS.
15. G.C SHALL BE RESPONSIBLE FOR THE ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND SUBCONTRACTORS, AND SHALL SUPERVISE THE WORK AND COORDINATE ALL PORTIONS THEREOF.
16. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY TENANT IN THE BUILDING, THE G.C. IS RESPONSIBLE FOR ANY AND ALL OVERTIME COSTS.
17. ALL WORK SPECIFICALLY COVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH BUILDING STANDARD MATERIALS AND MATERIALS.
18. UPON SUBMITTAL OF CONSTRUCTION COST, THE G.C. SHALL ALSO SUBMIT A SCHEDULE OF VALUES AND A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTORS AND G.C.'S WORK.
19. WILL COORDINATE ANY OVERTIME DEMOLITION, CUTTING AND RUBBISH REMOVAL WITH BUILDING PERSONNEL.
20. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR IKEDO DESIGN'S FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK AND IMPROPER MATERIALS.

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NEW RESTAURANT TRELLIS
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| SCALE: | N.T.S. |
| PROJECT NO: | CT0723 |
| DRAWN: | SI, JD |
| DATE: | 03 / 20 / 24 |

## GENERAL NOTES

THIS PERMIT APPLICATION SET OF DRAWINGS ARE INTENDED FOR BUILDING DEPARTMENT REVIEW ONLY. REVISIONS DUE TO PLAN CHECK AND IKEDO DESIGN REVIEW/COORDINATION MAY BE REQUIRED.

SHEET NO:

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53. KEY BOXES SHALL BE PROVIDED FOR ALL HIGH-RISE BUILDINGS, POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/ OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE ACCESS TO AN AREA IS RESTRICTED.

54. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR TYPE IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3

55. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS, OR OTHER DECORATIVE MATERIAL.

56. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.

57. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.

GREEN BUILDING STANDARDS CODE (CALGREEN) REQUIREMENTS

THE NON-RESIDENTIAL REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE APPLIES TO ALL NEW NON-RESIDENTIAL CONSTRUCTION INCLUDING HIGH RISE BUILDINGS, ADDITIONS OF 1000 SQUARE FEET OR GREATER, AND/OR BUILDING ALTERATIONS WITH A PERMIT VALUATION OF $200,000 OR ABOVE. NON RESIDENTIAL BUILDING INCLUDES ALL OCCUPANCIES THAT ARE WITHIN THE AUTHORITY OF THE CALIFORNIA BUILDING STANDARD COMMISSION.

1. PLEASE NOTE "CALGREEN" REQUIREMENTS FOR BUILDING ADDITIONS OR ALTERATIONS SHALL APPLY ONLY TO THE PORTION THAT IS BEING ALTERED OR ADDED.

2. FOR SPRINKLERED BUILDINGS, PREVENT IRRIGATION SPRAY ON STRUCTURES.

3. ADHESIVES, SEALANTS, CAULKS. ADHESIVES AND SEALANTS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS. (SECTION 5.504.4.1 OF CAL GREEN) ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.1 OF CALGREEN. (SEC. 5.504.4.1)

4. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.

5. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, TITLE 17, COMMENCING WITH SECTION 94507.

6. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.2 UNLESS MORE STRINGENT LOCAL LIMITS APPLY (SECTION 5.504.3 OF CALGREEN)

7. AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (CCR, TITLE 17, SECTION 94520 ET SEQ). (SECTION 5.504.4.3.1 OF CALGREEN)

8. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT PAINT HAS BEEN USED AND ITS COMPLIANCE WITH THE COD MUST BE SUBMITTED TO THE BUILDING INSPECTOR.

9. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.

10. AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET ONE OF THE FOLLOWING CRITERIA:

    1) CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM

    2) COMPLIANT WITH THE VOC-EMISSION LIMITS AND TESTING REQUIREMENTS SPECIFIED IN THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S 2010 STANDARD METHOD FOR THE TESTING AND EVALUATION CHAMBERS, VERSION 1.1, FEBRUARY 2010

    3) COMPLIANT WITH THE CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CA-CHPS) CRITERIA INTERPRETATION FOR EQ 2.2 DATED JULY 2012 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE.

    4) COMPLIANT WITH CDPH CRITERIA AS CERTIFIES UNDER THE GREENGUARD CHILDREN'S & SCHOOL PROGRAM

11. PROHIBIT SMOKING WITHIN 25 FT OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, AND IN BUILDINGS. SHOW NO SMOKING AREA BY SIGNAGE OR OTHERWISE IN THOSE SPECIFIC AREA OUTLINED ABOVE.

12. COMPLY WITH SECTIONS 5.106.4.1 OR 5.106.4.2; OR MEET LOCAL ORDINANCE, WHICHEVER IS STRICTER.

    5.106.4.1: IF THE PROJECT IS ANTICIPATED TO GENERATE VISITOR TRAFFIC, PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FEET OF THE VISITORS ENTRANCE, READILY VISIBLE TO PASSERS-BY, FOR 5% OF VISITOR MOTORIZED VEHICLE PARKING CAPACITY, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.

    5.106.4.2: FOR BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF MOTORIZED VEHICLE PARKING CAPACITY, WITH A MINIMUM OF ONE SPACE. ACCEPTABLE PARKING FACILITIES SHALL BE CONVENIENT FROM THE STREET AND MAY INCLUDE:

1. COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES;

2. LOCKABLE BICYCLE ROOMS WITH PERMANENTLY ANCHORED RACKS;

3. AND LOCKABLE, PERMANENTLY ANCHORED BICYCLE LOCKERS.

29. A SODIUM BICARBONATE OR POTASSIUM BICARBONATE DRY-CHEMICAL-TYPE PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 40-B SHALL BE INSTALLED WITHIN 30 FEET OF COMMERCIAL FOOD HEATING PROCESSING EQUIPMENT. (CFC)

30. SEPARATE PLAN FOR ALL FIXED AND MOBILE FIRE PROTECTION EQUIPMENT, AND ALL FIRE ALARM SYSTEM SHALL BE SUBMITTED TO THE FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU BEFORE THE BUILDING IS OCCUPIED.

31. PROVIDE EXTERIOR DOOR SIGN STATING "FIRE RISER ROOM".

32. ALARM LOCKS AND PANIC HARDWARE SHALL BE APPROVED BY THE CITY INSPECTOR OR FIRE MARSHALL.

33. WHERE PANIC OR FIRE EXIT HARDWARE IS INSTALLED, INSTALL 34" MIN. AND 44" MAX. A.F.F. (CBC 2022, SEC.1008.1.9.2).

34. THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF 2022 CBC SEC. 1011 AND AS NOTED BELOW:

    A. EXIT SIGN SHALL BE LOCATED TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. (CBC 2022, SEC. 1011.1)

    B. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN THE EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. (CBC 2022, SEC. 1011.1)

    C. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL POWER SYSTEM (STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR SET) OR AN APPROVED SELF ILLUMINATIONS SYSTEM THAT PROVIDES CONTINUOUS ILLUMINATION INDEPENDENT OF THE EXTERNAL POWER SOURCES FOR A DURATION OF NOT LESS THAN 90 MIN, IN CASE OF POWER LOSS, TO ENSURE THAT EXIT SIGN ARE ILLUMINATED AT ALL TIMES. (2022 CBC SEC. 1011.6.3)

    D. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THEN 5 FOOT CANDLES (54lx). INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND 2022 CBC CHAPTER 27. (2022 CBC SEC. 1011.6, 1011.5)

35. ANY TIME A BUILDING OR PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE (77 LUX) AT THE FLOOR LEVEL." PER 2022 CBC SEC. 1006.1, 1006.2.

36. REFER TO SITE PLAN FOR ROUTE OF ACCESSIBILITY FROM MAIN ENTRANCE TO ACCESSIBLE PARKING.

37. THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6", PER 2022 CBC, SECTION 1003.2.

38. FIRE AND/OR SMOKE DAMPER ASSEMBLIES, INCLUDING SLEEVES, AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE INSPECTION SERVICES DIVISION PRIOR TO INSTALLATION.

39. ELEVATOR DOORS MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVAL ON THE AFFIXED FIRE RESISTANCE APPROVAL LABEL. WHERE ELEVATOR DOORS ARE NOT IDENTIFIED WITH APPROVED LABELS, THEY MUST BE INSTALLED IN THE SAME MANNER AS A_____HOUR FIRE ASSEMBLY.

40. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR LOCATION OF EXIT LIGHTS AND OTHER LIFE SAFETY EQUIPMENT. VERIFY LOCATIONS WITH IKEDO DESIGN BEFORE INSTALLATION.

41. OFFICE AREA: 2AIOBC WITH MAXIMUM TRAVEL DISTANCE OF 75'

42. RETAIL SALES FLOOR AND NON-HPS STORAGE ROOMS: 3A40BC WITH MAXIMUM TRAVEL DISTANCE OF 75'

43. 4A60BC WITH MAXIMUM TRAVEL DISTANCE OF 50'.

44. THERE IS A LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" (19.1 MM) IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SEVING DWELLING UNITS OR 1/2" (12.7 MM) ABOVE THE FINISHED FLOOR FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATHER THAN 1/4" (6.4 MM) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE). (2022 CBC SEC. 1008.1.7)

45. RELOCATE AND/OR ADD SPRINKLER HEADS AS REQUIRED TO COMPLY WITH ALL APPLICABLE CODES.

46. AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TO PROTECT COMMERCIAL TYPE FOOD HEATING EQUIPMENT THAT PRODUCE - LADEN VAPORS AND SHALL COMPLY WITH 2022 CFC, AMC AND 2002 NPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN IS REQUIRED PRIOR TO INSTALLATION OR USE OF COOKING EQUIPMENT.

47. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.

48. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.

49. IN BUILDINGS THAT REQUIRE STANDPIPES, STANDPIPES SHALL BE PROVIDED DURING CONSTRUCTION WHEN THE HEIGHT REACHES 40 FT. ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. A FIRE DEPARTMENT CONNECTION SHALL BE NO MORE TTHAN 100 FT. FROM AVAILABLE FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS. CFC SECTIONS 3310, 3313

50. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

51. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.

52. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.11 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.

## FIRE EXTINGUISHER & EXIT NOTES:

1. (IF REQUIRED) COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS; FIRE- EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES; HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE EXTINGUISHING SYSTEMS; BASEMENT PIPES INLETS; AND OTHER FIRE PROTECTION SYSTEMS AND APPURTENANCES THEREOF SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 901.2)

2. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE CITY OF CITY OF SAN DIEGO DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC 907.1.1)

3. APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEMS SHALL BE PROVIDED FOR THE PROTECTION FOR THESE SYSTEMS SHALL BE SUBMITTED TO FIR PLAN CHECK REVIEW AND APPROVAL PRIOR TO INSTALLATION. (CFC)

4. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLERS SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 100 OR MORE. (CFC)

5. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH CFC.

6. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH 2022 CBC SEC. 803.1.1 OR 803.1.2 AND TABLE 803.9.

7. FIRE OR SMOKE DAMPERS ASSEMBLIES, INCLUDING SLEEVES AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

8. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEM AND FIRE ALARM MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED.

9. ONE-HOUR FIRE-RATED CORRIDORS SHALL HAVE DOOR OPENINGS PROTECTED BY TIGHT-FITTING SMOKE AND DRAFT CONTROL ASSEMBLIES RATED 20 MINUTES. DOORS SHALL MAINTAINED SELF-CLOSING OR BE AUTOMATIC-CLOSING BY ACTION OF A SMOKE DETECTOR. DOORS SHALL BE GASKETED TO PROVIDE A SMOKE AND DRAFT SEAL WHERE THE DOOR. ALL CIRCUIT BREAKERS SHALL BE LABELED TO CLEARLY MEET THE STOP ON SIDES AND TOP. INDICATE AREAS SERVED. THE MAIN ELECTRICAL SHUT-OFF SHALL BE IDENTIFIED WITH EITHER THE BUSINESS NAME OR THE BUSINESS ADDRESS.

10. GOOD HOUSEKEEPING SHALL BE MAINTAINED AT ALL TIMES. EXCESSIVE ACCUMULATION OF COMBUSTIBLE WASTE MATERIALS IN THE BUILDING IS PROHIBITED.

11. WHEN ADDITIONAL DOORS ARE PROVIDED FOR EGRESS OF COMMERCIAL-TYPE COOKING EQUIPMENT. SEPARATED COMPLETE PURPOSES, THEY SHALL CONFORM TO ALL PROVISIONS OF CHAPTER 10

12. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH (CFC).

13. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU BEFORE EQUIPMENT IS INSTALLED WHERE THE NUMBER OF SPRINKLERS IS 20 OR MORE.

14. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2022 CFC- CHAPTER 14.

15. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION. (CAL CODE REGS., TIT. 19, SEC. 3.08, 3.21, 2022 CFC SEC. 807)

16. THE SIZE AND DISTRIBUTION OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SEC. 906.3.1 AND 906.3.4.

17. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS; FIRE-EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET & DRY STANDPIPES; HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE -EXTINGUISHING SYSTEMS; BASEMENT PIPE INLETS; AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE AND HAZARD PREVENTION SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. (2022 CFC SEC. 907)

18. FIRE-EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH 2022 CBC SEC. 906.

19. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS, PUMPS, TANKS, WATER LEVELS AND TEMPERATURES, CRITICAL AIR PRESSURES AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRONICALLY SUPERVISED BY A LISTED FIRE ALARM CONTROL UNIT WHERE THE NUMBER OF SPRINKLERS IS 20 OR MORE. (UBC/2022 CBC SEC. 903.4) WATER FLOW NOTIFICATION IS REQUIRED IN THE TENANT SPACE.

20. FIRE ALARM AND DETECTION SYSTEMS SHALL BE IN ACCORDANCE WITH 2022 CFC SEC. 907.

21. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 4-A-20BC SHALL BE PROVIDED OUTSIDE EACH MECHANICAL, ELECTRICAL, OR BOILER ROOM. (2022 CFC SEC. 906.)

22. REQUIRED ACCESS APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30,480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. (2022 CFC, SECTION 1410.1)

23. FIRE DEPARTMENT INSPECTIONS MUST BE SCHEDULE 48 HOURS IN ADVANCED.

24. FIRE EXTINGUISHERS MUST BE INSTALLED IN A VISIBLE AND ACCESSIBLE MANNER NOT LESS THAN 4" FROM THE BOTTOM, AND 40" A.F.F. (ABOVE FLOOR FINISH) TO THE HANDLE.

25. START PLACEMENT OF ALL FIRE EXTINGUISHERS AT THE EXTERIOR EXIT DOORS. CONTINUE PLACEMENT THROUGHOUT THE FACILITY, NOT EXCEEDING THE PRESCRIBED TRAVEL DISTANCE.

26. SIGNAGE DIRECTION OCCUPANTS TO THE FIRE EXTINGUISHERS MAY BE REQUIRED, AT THE DIRECTION OF THE FIRE INSPECTOR.

27. DUCT PENETRATIONS AND AIR TRANSFER OPENINGS THROUGH PROTECTIVE ELEMENT OF FIRE RATED CORRIDOR WALLS SHALL BE PROTECTED WITH A FIRE DAMPERS PER 2022 CBC SEC. 717.

28. WHERE THE FIRE EXTINGUISHER IS NOTED ON OFFICE AREAS PROVIDE A SEMI-RECESSED CABINET OR FULLY RECESSED CABINET BASED ON WALL THICKNESS. PROVIDE A SURFACE MOUNTED CABINET WHERE FIRE EXTINGUISHER IS NOTED ON PLANS AGAINST A CONCRETE WALL OR IN BACK AREAS.

30. GREASE TRAP TO BE LOCATED OUTSIDE THE FOOD SERVICE ACTIVITY AREA, FLUSH WITH THE FINISHED FLOOR WHEN INDOORS. LOCAL WASTEWATER DISTRICT OR BUILDING DEPARTMENT TO BE CONTRACTED FOR GREASE REMOVAL REQUIREMENTS.

31. FLOOR DRAINS SHALL BE INSTALLED IN FLOORS THAT ARE WATER-FLUSHED FOR CLEANING AND IN AREAS WHERE PRESSURE SPRAY METHODS FOR CLEANING EQUIPMENT ARE USED, IN RESTROOMS, JANITORIAL ROOMS, SCULLERIES, AND AT BARS WITH WAREWASHING. FLOOR SURFACES IN AREAS PURSUANT TO THIS SHALL BE SLOPED 1:50 TO THE FLOOR DRAINS.

32. EXHAUST A MIN. OF 12 AIR CHANGES PER HOUR VENTILATION TO ALL TOILET ROOMS, JANITOR CLOSETS WITH MOP SINKS, AND INDOOR TRASH ROOMS.

33. ADEQUATE VENTILATION TO BE PROVIDED IN DRESSING/ CHANGE ROOM(S).

34. THE FLOOR FINISH WILL HAVE A SMOOTH SURFACE UNDER ALL EQUIPMENT AND WALKWAYS WILL HAVE A LIGHT TEXTURE ONLY.

35. THE PAINT USED ON WALLS AND CEILINGS OF ALL KITCHEN, FOOD PREPARATION, WORK, AND STORAGE AREAS WILL BE A GLOSS OR SEMI-GLOSS ENAMEL. FINISH MATERIAL SHALL BE LIGHT COLOR IN FOOD PREP AREAS FOR EASY CLEANING.

36. PRIOR TO INSTALLATION, SAMPLES OF FINISHED TO BE SUBMITTED TO ENVIRONMENTAL HEALTH FOR APPROVAL AS NEEDED.

37. COLD STORAGE ROOMS SHALL BE PROVIDED WITH A SECTION OF SHELVING INSTALLED TO HOLD SHALLOW COOL DOWN PANS - NOT TO EXCEED 4" IN HEIGHT. SPACE BETWEEN SHELVING TO BE AT LEAST 8" HIGH.

38. BACKUP DRY STORAGE SHELVING SHALL BE A MINIMUM OF 96 LINEAR FEET (MEASURED WITH TIERS) OR 25% OF KITCHEN, FOOD PREP, AND WORK AREAS, WHICHEVER IS GREATER. SHELVING SHALL BE AT LEAST 18" DEEP AND START A MINIMUM SIX INCHES OFF THE SURFACE.

39. SHELVING OVER WET AREAS (SINKS, MOP SINKS ETC.) AND FOOD PREP SURFACES WILL BE METAL.

40. ALL SEAMS, GAPS, OPENINGS TO BE PROPERLY SEALED.

## ENVIRONMENTAL HEALTH NOTES:

1. A CONCRETE SLAB IS PROVIDED FOR TRASH, GARBAGE, & GREASE CONTAINER. IF WALLS ENCLOSE AREA, THE INTERIOR WALL SURFACE WILL BE SMOOTH, SEALED & WASHABLE (e.g.,PLASTERED SMOOTH & PAINTED, ETC.)

2. ALL FOOD-RELATED & UTENSIL-RELATED EQUIPMENT SHALL MEET OR BE EQUIVALENT TO SANITATION STANDARDS ESTABLISHED BY AN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)ACCREDITED PROGRAM.

3. ALL FLOOR MOUNTED EQUIPMENT WILL BE INSTALLED ON MIN. 6" SANITARY LEGS, CASTORS, OR COMPLETELY SEALED IN POSITION ON A 4" HIGH CURB WITH CONTINUOUSLY COVED BASE. COUNTERTOP EQUIPMENT WILL BE ON 4" SANITARY LEGS OR SEALED TO THE COUNTER UNLESS READILY MOVABLE.

4. IF SOFT DRINK, ICE OR OTHER DISPENSERS ARE SELF-SERVICE, OR IF REFILLS ARE PROVIDED THEY MUST BE PUSH BUTTON TYPES, OR LEVER TYPES WHERE THE LEVER CONTRACTS THE CONTAINER AT LEAST 1" BELOW THE RIM.

5. ANY OPERABLE WINDOWS, VENT OPENING, OR OTHER SIMILAR OPENINGS MUST BE PROVIDED WITH TIGHT FITTING SCREENS OF MIN. 16 MESH TO THE INCH. WINDOWS TO BE FIXED AT FOOD PREP, TENSIL-WASHING, OPEN FOOD AND UTENSIL STORAGE AREAS.

6. ALL EXTERIOR DOORS OPEN OUTWARD AND ARE SELF-CLOSING AND TIGHT FITTING.

7. BI-FOLD, FRENCH, ACCORDION STYLE AND ROLL-UP DOORS CANNOT OPEN INTO THE FOOD PREP, UTENSIL WASHING OR UNPACKAGED FOOD SERVICE AREAS.

8. TOILET ROOM AND DRESSING ROOM DOORS MUST BE SELF-CLOSING, TIGHT FITTING.

9. DELIVERY DOORS TO HAVE AIR CURTAIN FANS THAT SPAN THE WIDTH OVER THE DOOR. THE FAN MUST ACTIVATE VIA A MICROSWITCH PROVIDING A MINIMUM VELOCITY OF 1600 FPM MEASURED 3 FEET ABOVE THE GROUND.

10. A MINIMUM OF 10 FOOT-CANDLES OF LIGHT MEASURED 30" OFF FLOOR IS PROVIDED IN WALK-IN REFRIGERATED STORAGE AND DRY STORAGE ROOMS AND AT LEAST 20-FOOT CANDLES IS PROVIDED WHERE FOOD IS PROVIDED FOR CONSUMER SELF-SERVICE, WHERE FRESH PRODUCE OR PREPACKAGE FOODS ARE SOLD OR OFFERED FOR CONSUMPTION; INSIDE EQUIPMENT SUCH AS REACH-IN AND UNDER-COUNTER REFRIGERATORS; IN AREAS USED FOR HANDWASHING, WAREWASHING, EQUIPMENT AND UTENSIL STORAGE, AND IN TOILET ROOMS.

11. A MINIMUM OF 50 FOOT-CANDLES OF LIGHT MEASURED 30" OFF FLOOR IS PROVIDED WHEN WORKING WITH FOOD OR WORKING WITH UTENSILS OR EQUIPMENT SUCH AS KNIVES, SLICERS, GRINDERS, OR SAWA WHERE EMPLOYEE SAFETY IS A FACTOR AND IN ALL AREAS DURING PERIODS OF CLEANING.

12. SHATTERSHIELDS FOR ALL LIGHTS ABOVE FOOD PREPARATION, WORK, & STORAGE AREAS WILL BE PROVIDED.

13. ALL WAREWASHING SINKS TO HAVE 3 COMPARTMENTS THAT ARE A MINIMUM SIZE OF AT LEAST 18"X18"X12" DEEP (OR 16"X20"X12" DEEP) WITH A MINIMUM 18" DRAINBOARD AT EACH END. IF AGAINST A WALL, IT MUST HAVE AN 8" INTEGRAL BACKSPLASH. HOWEVER, IT MUST BE CAPABLE OF ACCOMMODATING THE LARGEST UTENSIL TO BE WASHED. A WAREWASHING MACHINE DOES NOT SUBSTITUTE FOR THE SINK REQUIREMENT.

14. SINKS TO HAVE SPOUT(S) CAPABLE OF REACHING EACH COMPARTMENT.

15. FOOD PREP SINK COMPARTMENT(S) TO BE AT LEAST 18"X18"X12" DEEP (OR 16"X20"X12" DEEP) WITH A MINIMUM 18" DRAINBOARD. SEPARATE FOOD PREP SINKS TO BE PROVIDED FOR MEATS AND PRODUCE.

16. THE 3 OR 4 COMPARTMENT BAR SINK TO BE AT LEAST 12"X12"X10" DEEP (OR 10"X14"X10" DEEP) WITH A MINIMUM 18" DRAINBOARD AT EACH END. A SEPARATE WET WASTE DUMP FIXTURE SHALL BE PROVIDED FOR DISPOSAL OF DRINK OR WASTE ICE.

17. EACH HANDWASHING SINK MUST HAVE PERMANENTLY MOUNTED SINGLE-SERVICE SOAP AND PAPER TOWEL DISPENSERS.

18. THE HOT WATER HEATER WILL BE A COMMERCIAL TYPE CAPABLE OF CONSTANTLY SUPPLYING HOT WATER AT A TEMPERATURE OF 120° F TO ALL SINKS. IN SIZING THE WATER HEATER, THE PEAK HOURLY DEMAND FOR ALL SINKS, ETC., ARE ADDED TOGETHER TO DETERMINE THE MINIMUM REQUIRED RECOVERY RATE.

19. ALL LAVATORIES OR HAND SINKS WILL HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WATER TEMPERED TO 100°F. SLEF-CLOSING OR METERED FAUCET TO PROVIDE AT LEAST 15 SECONDS OF WATER WITHOUT REACTIVATION.

20. ALL PLUMBING, ELECTRICAL AND GAS LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT AN EXTENT AS POSSIBLE. ALL EXPOSED CONDUITS, PLUMBING, ETC. SHALL BE INSTALLED AT LEAST 6" OFF FLOOR AND 3/4" FROM WALLS USING STANDOFF BRACKETS.

21. CONDUITS, PLUMBING OR PIPING CANNOT BE INSTALLED ACROSS ANY AISLE WAY, TRAFFIC AREA OR DOOR OPENING.

22. MULTIPLE RUNS OR CLUSTERS OF CONDUIT OR PIPELINES SHALL BE FURRED IN OR ENCASED IN AN APPROVED SEALED ENCLOSURE.

23. ALL LIQUID WASTE SHALL BE DRAINED BE MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK. FLOOR SIN

## FINISH NOTES:

1. WALL & CEILING FINISHES IN WORK FOOD PREP. KITCHEN & STORAGE AREAS TO HAVE A REFLECTANCE VALUE OF 70% OR HIGHER.
2. SUBMIT SAMPLE OF CEILING TILE TO ENVIRONMENTAL HEALTH PRIOR TO INSTALLATION
3. SUBMIT SAMPLE OF FLOOR COVERING TO ENVIRONMENTAL HEALTH PRIOR TO INSTALLATION.
4. SUBMIT SAMPLE OF "SLIMFOOT" BASE TILE TO ENVIRONMENTAL HEALTH PRIOR TO INSTALLATION
5. WALL SURFACES BEHIND SINKS (POTS AND PANS, JANITORIAL, UTENSIL, FOOD PREPARATION, HAND BASINS) AND DISHWASHERS MUST HAVE A MINIMUM EIGHT (8) FOOT HIGH WATER RESISTANT WALL MATERIAL. FRP, STAINLESS STEEL, CERAMIC TILE, OR OTHER APPROVED MATERIALS ARE ACCEPTABLE IN THESE AREAS. FRP AND METAL FLASHING SURFACES NEED TO BE SEALED TO THE SUB-WALL SURFACE.
6. SEE FINISHES FOR EGGSHELL OR SEMI-GLOSS
7. INTERIOR FINISHES SHALL COMPLY WITH CODES AS FOLLOW. U.F.C. APPENDIX V1-C & 2022 CBC CHAPTER 8.
8. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION.
9. ALL SAMPLES MUST BE SUBMITTED & APPROVED BY IKEDO DESIGN OR TENANT PRIOR TO INSTALLATION
10. ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTION 803.2 THROUGH 803.13.
11. ALL DOORS & TRIM TO BE A.F.F. OR BUILDING STANDARDS.
12. ALL FLOOR FINISH TRANSITIONS BETWEEN ROOMS TO OCCUR @ CENTER LINE OF DOOR (WHEN CLOSED).

## RESTROOM NOTES:

1. FLUSH ACTIVATOR ON WIDE SIDE.
2. THE FORCE TO ACTIVATE THE FLUSH VALVE SHALL BE 5 LBS FORCE.
3. GRAB BARS SHALL BE MOUNTED TO SOLID BLKG IN WALL AND SHALL BE 1-1/2" CLR TO WALL.
4. INSULATE HOT WATER AND DRAIN LINES EXPOSED UNDER SINK WITH PREFORMED FLEXIBLE INSULATION.
5. FAUCET CONTROLS MUST BE OPERABLE WITH ONE HAND AND NOT REQUIRE GRASPING PINCHING/TWISTING OF WRIST.
6. ALL LAV/HANDSINKS WILL HAVE A COMBINATION FAUCET OR PRE- MIXING FAUCET CAPABLE OF SUPPLYING WARM WATER FOR A MIN. OF TEN SECONDS.
7. LAVATORY AND ALL SINKS SHALL BE SELF CLOSING. FAUCETS TO BE 2.2 G.P.M. MAX.
8. TOILETS TO BE ULTRA LOW FLUSH.
9. PROVIDE TWO STRAPS. ONE STRAP AT TOP 1/3 OF THE TANK AND ONE STRAP AT BOTTOM 1/3 OF THE TANK.
10. NEW AND RELOCATED WATER CLOSETS AND ASSOCIATED FLUSHOMETER, IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARD INSTITUTE STANDARD A112.192.H & S CODE.
11. SECTION 17921.3 (b) WATER CLOSET-WESTERN 872 (1.6 GAL). NEW AND RELOCATED URINALS AND ASSOCIATED FLUSHOMETER, IF ANY, SHALL USE NO MORE THAN 1 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARD INSTITUTE STANDARD A112.19.2,H & S CODE, URINAL - SOLAN
12. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES WIDE AND 48 INCHES DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (11B-604.3.1)
13. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32 INCHES MINIMUM IN POWER-ON AND POWER-OFF MODE. THE MINIMUM CLEAR WIDTH FOR AUTOMATIC DOOR SYSTEMS IN A DOORWAY SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING OF 32 INCHES WITH ONE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. (11B-404.3.1)
14. AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 INCHES MINIMUM ABOVE THE FINISH FLOOR AND 6 INCHES DEEP MINIMUM BEYOND THE COMPARTMENT-SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. PARTITION COMPONENTS AT TOE CLEARANCES SHALL BE SMOOTH WITHOUT SHARP EDGES OR ABRASIVE SURFACES. COMPARTMENTS FOR CHILDREN'S USE SHALL PROVIDE A TOE CLEARANCE OF 12 INCHES MINIMUM ABOVE THE FINISH FLOOR. (11B-604.8.1.4)
15. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND UNABLE FROM BOTH SIDES. (11B-404.2.7)
16. FLOOR AND GROUND SURFACES SHALL BE STABLE , FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH SECTION 11B-302. (11B-302.1)
17. COMPLY WITH THE SIGNAGE REQUIREMENTS
18. THE WATER CLOSETS SHALL BE ELONGATED TYPE, WITH OPEN FRONT, UPC.
19. NOTE: ALL LAVATORIES OR HAND SINKS MUST HAVE A COMBINATION FAUCET OR PREMIXING FAUCET CAPABLE OF SUPPLYING WATER TEMPERED TO BETWEEN 100 F AND 108 F. SELF-CLOSING OR METERED FAUCET TO PROVIDE AT LEAST 15 SECONDS OF WATER WITHOUT REACTIVATION.
27. CONCEALED GRID: SPACE THE MAIN TEES AT MAXIMUM 48" CENTERS AND INSTALL CROSS TEES TO COMPLETE THE GRID. INSTALL MAIN TEES ALONG ALL THE EDGES OF MECHANICAL AND LIGHTING FIXTURES. LOCK EDGES OF MECHANICAL AND LIGHTING FIXTURES. LOCK SUSPENSION PARTS IN PLACE TO FORM A GRID CAPABLE OF RESISTING A LATERAL FORCE OF 100 POUNDS MINIMUM IN BOTH TENSION AND COMPRESSION. INSTALL ACOUSTICAL UNITS WITH TIGHT FLUSH JOINTS, ALL JOINT LINES STRAIGHT AND ALIGNED. CUT UNITS TO FIT TIGHTLY AROUND CEILING PENETRATIONS, AND ACCURATELY SCRIBE TO WALLS, INSTALL ACOUSTICAL UNITS WITH EDGES BEARING ON TEES, ALL EDGES SECURED WITH HOLD-DOWN CLIPS. (COPE THE BOTTOMS OF EXPOSED TEES FOR FLUSH JOINTS WITH WALL ANGLES OR CHANNELS.) CONFORM TO THE U.L. DESIGN APPROVED FOR THE GRID.
28. CEILING OFFSETS: PROVIDE TRIMS WHERE SHOWN OR NECESSARY TO PROPERLY FINISH AT OFFSETS OR CEILING BREAKS, TYPES AS INDICATED, DIRECTED AND REVIEWED.
29. REPAIR, CLEANING AND COMPLETION: REMOVE AND REPLACE ALL DISCOLORED, BROKEN OR DAMAGED MATERIALS. COMPLETED CEILING SHALL PRESENT A SMOOTH LEVEL SURFACE FREE OF EDGE OR CORNER OFFSETS, CUPPING, SCRATCHES, GOUGES, OR OTHER DEFECTS, CLEAN EXPOSED SURFACE AND REMOVE FOREIGN MATTER.
30. ALL SUSPENDED CEILING SHALL COMPLY WITH CHAPTER 8, WALL & CEILING FINISHES PER 2022 CBC.
31. CEILING GRID CONTRACTOR TO COORDINATE ANY REVISED GRID LAYOUT WITH G.C. AND IKEDO DESIGN.
32. ALL SWITCHES SHOWN SHALL BE 48" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED ON PLAN. ALL HEIGHTS ARE GIVEN FROM TOP OF ROUGH FLOOR TO CENTERLINE OF MOUNTED VERTICALLY LENGTHWISE, WHITE U.N.O. ALL GANGED SWITCHES SHALL BE COVERED WITH A ONE-PIECE PLATE OF WHITE PLASTIC.

## DOOR NOTES:

1. ALL 20 MIN. RATED DOOR SHALL INCLUIDE SELF CLOSER AND SMOKE SEAL.
2. DOOR OPERATIONS. EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION, EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (SEC. 1010.2).
3. EXIT DOORS WILL BE A MINIMUM OF 3 FEET BY 6'-8" WITH A MINIMUM DOOR SWING OF 90 DEGREES.
10. HAND-ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" (762 MM) AND 44" (1118 MM) ABOVE THE FLOOR. (SEC1132A.8)
11. ALL DOUBLE DOORS SHALL HAVE A CLOSING COORDINATOR DEVICE HARDWARE.
12. ALL EXIT DOORS IN THE M.O.E. SHALL BE PROVIDED WITH PANIC HARDWARE DEVICE IF A LATCH IS REQUIRED.
13. FOR UNDERCUT DOOR LOCATION REFER TO MECHANICAL DRAWINGS.
14. ALL WOOD DOORS SHALL BE PARTICLE BOARD CORE, PAINT GRADE & MDO FACE. EXCEPT 20 MIN. RATED DOORS.
15. NOT USED.
16. DOOR HARDWARE SHALL BE OF THE LEVER TYPE, MOUNTED 30 INCHES TO 44 INCHES ABOVE THE FLOOR. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCED 8 1/2 POUNDS FORCE FOR EXTERIOR DOORS AND 5 POUNDS FORCE FOR INTERIOR DOORS. THE LOWER 10 INCHES OF THE DOOR SHALL HAVE A SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARD. (TITLE 24, CCR, SECTION 1132A.6)
17. HAND-ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" (762 MM) AND 44" (1118 MM) ABOVE THE FLOOR. (SEC1132A.8)
18. PROVIDE WEATHER STRIPPING AT EXTERIOR DOORS HEAD, JAMB AND SILL.
19. ILLUMINATED "EXIT" SIGNS TO HAVE A MINIMUM OF 6" HIGH LETTERS.
20. PROVIDE POSITIVE KEY CYLINDERS.
21. PROVIDE CYLINDER GUARD ON ON ALL MORTISE OR RIM TYPE CYLINDER FACE OF DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
22. ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED SHALL HAVE NON REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MINIMUM OF 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROJECTIONS UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
23. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH-UP ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
24. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
25. ALL DOORS IN THE MOE SYSTEM SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. (SEC. 1008.1.9). ALL EXIT DOORS TO BUILDINGS EXTERIOR SHALL BE PROVIDED WITH SLIM LINE PANIC HARDWARE AND CLOSER AND ALARM. DOOR AT MAIN ENTRY ONLY, PROVIDE A READILY VISIBLE AND DURABLE SIGN ADJACENT TO OR ON THE DOOR STATING THAT "THIS DOOR SHALL REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED" WITH LETTERS ON CONTRASTING BACKGROUND AND MIN. 1" HIGH.
26. HARDWARE SCHEDULE SHALL BE PREPARED AND SUBMITTED FOR REVIEW AND APPROVAL.
27. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS SHALL COMPLY WITH THE CURRENT EDITION OF THE C.B.C. AND TITLE 24. (SEC.1010.1.1)
28. PROVIDE APPROVED PANIC HARDWARE ON REQUIRED EXIT DOORS. CBC 2022 (SEC.1010.2.9).
29. FINISH CARPENTER TO PROVIDE 8" WIDE THRESHOLD.
30. NO LOCKING MECHANISMS (SWINGING DOORS ONLY).
31. PROVIDE WOOD HANDLE AND CENTER PIVOT (DOUBLE SWING DOOR) SPRING TYPE HINGE TYPE CLOSER.
32. PROVIDE CONCEALED CLOSER.
33. GLASS TO MATCH ADJACENT WINDOW.
34. PUSH AND PULL HANDLE TO BE BRUSHED ALUMINUM FINISH - PULL TO BE LOOP TYPE.
35. PROVIDE CENTER PIVOT HINGE.
36. PROVIDE BUILDING ADDRESS NUMBER ON EXTERIOR OF DOOR.
37. PROVIDE ASTRAGALS AT ACTIVE EXTERIOR DOOR LEAFS.

## REFLECTED AND SUSPENDED CEILING NOTES:

1. ALL SUSPENDED CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF CBC SEC. 808.1.1.1, ASTM C 635 AND ASTM C 636.
2. PROVIDE ADDITIONAL SMOKE DETECTORS AS REQUIRED FOR BUILDING STD. LIFE SAFETY SYSTEM.
3. ALL BUILDING STD. LIGHT SWITCH AND ELECTRICAL COVER PLATES FINISH: MATCH WALL COLOR.
4. LOCATE LITE SWITCHES 4'-0" FROM CORNER OF DOOR TO AVOID DOOR SWING.
5. EXISTING SPRINKLER SYSTEM SHALL BE MODIFIED AS REQUIRED TO SUIT NEW BUILDING USE.
6. CONTRACTOR TO PROVIDE INDIVIDUAL SUPPLY AND RETURN AIR DIFFUSERS IN EACH ROOM, CAPABLE OF SUPPLYING OUTSIDE AIR, AT A MINIMUM RATE OF 15 CUBIC FEET PER MINUTE PER OCCUPANT. UNDERCUTTING OF DOORS OR USE OF GRILLS IN DOORS IS NOT ACCEPTABLE FOR RETURN AIR. PROVIDE (2)A/C/ PER HOUR IN ALL ROOMS.
7. PROVIDE ACCESS PANEL AT HARDLID AS REQUIRED.
8. THIS REFLECTED CEILING PLAN GOVERNS OVER MECHANICAL AND ELECTRICAL PLAN WITH REGARD TO PLACEMENT OF LIGHT FIXTURES. ALL SWITCH LOCATIONS AND HVAC VENTS OR DIFFUSER LOCATIONS SHALL BE APPROVED BY IKEDO DESIGN PRIOR TO INSTALLATION. CONTACT IKEDO DESIGN IF PLANS ARE DIFFERENT.
9. SUSPENDED CEILINGS SHALL COMPLY WITH ASTM C635 & ASTM 636.
10. SUSPENDED CEILINGS SHALL COMPLY WITH 2022 CBC TABLE 25-A, 16-O AND 16-B.
11. ALL CEILING FINISHES SHALL COMPLY WITH FLAME SPREAD RATING PER 2022 CBC 803.1 AND TABLE 803.9
12. ALL CEILING FINISHES SHALL COMPLY WITH FLAME SPREAD RATING PER 2022 CBC 803.1 AND TABLE 803.9
13. PLEASE NOTE THAT SUSPENDED CEILINGS IN SEISMIC DESIGN CATEGORIES D, E, & F PER ASCE 7-05 SECTION 13.5.6.2.1 SHALL HAVE THE FOLLOWING:
    A) A HEAVY DUTY T-BAR SYSTEM SHALL BE USED.
    B) THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NO LESS THAN 2".
    C) IN EACH ORTHOGONAL HORIZONTAL DIRECTION ONE END OF THE CEILING GRID SHALL BE ATTACHED TO A CLOSURE ANGLE.
    D) THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE OR A LISTED ASSEMBLY.
    E) CEILING WITH WITHOUT RIGID BRACING MUST HAVE 2" OVERSIZE TRIM RINGS FOR SPRINKLERS AND OTHER CEILING PENETRATIONS.
14. SHALL COORDINATE WITH ALL TRADES INVOLVED AND/OR PREPARE COMPOSITE SHOP DRAWINGS FOR EACH FLOOR TO INSURE CLEARANCES FOR FIXTURES, DUCTS, CEILINGS, ETC. NECESSARY TO MAINTAIN THE SPECIFIED FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR SLAB AS NOTED OF THE DRAWINGS. CLARIFY CONFLICTS WITH IKEDO DESIGN .
15. FOR DETAILS OF BUILDING STANDARD LIGHTING FIXTURES, SWITCHES, PANEL BOXES, JUNCTION BOXES, DIMMER CONTROLS, CIRCUITING, AIR CONDITIONING DUCT WORK, AIR SUPPLY DIFFUSERS, AIR RETURN GRILLS, THERMOSTATS, SMOKE DETECTORS, ETC. SEE ORIGINAL BUILDING ELECTRICAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS.
16. THE ARCHITECTURAL REFLECTED CEILING DRAWINGS SHALL BE USED TO DETERMINE THE LOCATION, QUANTITY, EXTENT AND TYPE OF LIGHT FIXTURES, CEILING TILE AND T-BAR. ANY CONFLICTS BETWEEN DRAWINGS SHALL BE SUBMITTED IN WRITING TO IKEDO DESIGN AND ENGINEERS DURING THE PRICING PERIOD. ALL CONFLICTS ARISING DURING THE CONSTRUCTION SHALL BE SUBMITTED IN WRITING TO IKEDO DESIGN .
17. ALL BUILDING STANDARD EQUIPMENT INCLUDING LIGHT FIXTURES, LENSES, ETC. SHALL BE FREE OF DEFECTS, ANY AND ALL DAMAGED, DENTED OR DEFECTIVE EQUIPMENT, WHETHER IT BE BUILDING STANDARD OR SPECIAL ORDER, WILL BE REJECTED.
18. PERIMETER CEILING ANGLE, WHEN IT OCCURS, SHALL BE INSTALLED TIGHT TO PARTITION SURFACES, FREE FROM CURVES, BREAKS AND OTHER IRREGULARITIES.
19. SUSPENDED CEILING FRAMING SYSTEM SHALL BE DESIGNED FOR LATERAL FORCES (CP =0.20% WO (MINIMUM) = 4 P.S.F.) THE GRID SYSTEMS MAIN TEES AND CROSS TEES SHALL BE ABLE TO WITHSTAND LATERAL FORCES AND 100 POUNDS IN COMPRESSION AND TENSION. CEILING SUBCONTRACTOR TO PROVIDE APPOPRIATE WIRES FOR GRID, LIGHTS, HVAC AND DIFFUSERS.
20. TO NOTIFY IKEDO DESIGN WHERE ACCESS PANELS ARE REQUIRED TO MEET CODE AND SERVICE MECHANICAL EQUIPMENT.
21. ALL DIFFUSERS AND AIR GRILLS TO BE PAINTED TO MATCH CEILING COLOR ONLY IF SPECIFIED IN CONTRACT
22. GENERAL INSTALLATION REQUIREMENTS: INSTALL CEILING UNDER THE SUPERVISION OF A EXPERIENCED SUPER- INTENTDENT. CONSULT WITH COORDINATE INSTALLATION WITH OTHERS TRADES. INSTALL CEILING WATER LEVEL WITHIN A TOLERANCE OF 1/8" IN 1/2" IN ANY DIRECTION. CONFORM TO REVIEWED SUBMITTALS.
23. PATTERN: UNLESS OTHERWISED INDICATED OR SPECIFIED. INSTALL CEILING IN A REGULAR PATTERN. JOINT LINES PARALLEL TO WALLS. INSTALL ACOUSTICAL UNITS SYMETRIC- ALLY ABOUT CENTERLINES OF EACH ROOM ON SPACE, AVOIDING NARROW UNITS (LESS THAN HALF A TILE) AT WALLS.
24. FRAMING FOR LIGHTING AND MECHANICAL FIXTURES: OBTAIN NECESSARY DATA FROM OTHER TRADES AND PROVIDE ADDITIONAL HANGERS WIRES AND FRAMING IN SUSPENDED GRIDS AS REQUIRED TO SUPPORT LIGHTING AND MECHANICAL FIXTURES.
25. SPACE HANGER WIRES NO.12GA. TO MAXIMUM 48" CENTERS ALONG MAIN TEES AND CONNECT TO STUCTURE ABOVE. WIRE WITHIN 6" OF PERIMETER.
26. SUSPENDED ACOUSTICAL CEILINGS SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 635 AND ASTM C 636.

## TELEPHONE AND ELECTRICAL NOTES:

1. NOTIFY IKEDO DESIGN OF ANY DISCREPANCIES BETWEEN IKEDO DESIGN POWER/SIGNAL PLAN AND ELECTRICAL ENGINEER POWER/SIGNAL PLAN. G.C. TO OBTAIN CLARIFICATION PRIOR TO CONSTRUCTION.
2. ELECTRICAL CONTRACTOR SHALL SUBMIT ALL NECESSARY DRAWINGS, CATALOGE CUTS, ETC. FOR IKEDO DESIGN'S REVIEW. SUBSTITUTIONS SHALL NOT BE MADE UNLESS IKEDO DESIGN 'S CONCURRENCE IS RECEIVED AND SHOP DRAWINGS ARE SUBMITTED FOR IKEDO DESIGN'S REVIEW.
3. THE ELECTRICAL ENGINEER POWER/SIGNAL PLAN IS FOR POWER AND CIRCUITING REQUIREMENTS AND SWITCH LOCATIONS ONLY. LOCATIONS OF OUTLETS SHALL BE SHOWN ON IKEDO DESIGN POWER/SIGNAL PLAN.
4. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LUMINAIRES AND LAMPS.
5. BACK TO BACK ELECTRICAL COMMUNICATION AND SWITCH BOXES SHALL BE STAGGERED WITH ONE FULL HEIGHT STUD BETWEEN THEM, U.N.O. DIM WHERE INDICATED ON PLANS REFERENCE CENTER OF SINGLE BOX.
6. CONTRACTOR TO VERIFY LOCATION OF CABINETRY PRIOR TO LOCATING ELECTRICAL AND COMMUNICATION OUTLETS PROPER PLACEMENT. DO NOT BURY OUTLETS BEHIND CABINETRY.
7. STANDARD HEIGHT OF ELECTRICAL OUTLETS TO BE 15" ABOVE FINISH FLOOR. ALL OUTLETS SHOWN MOUNTED ABOVE COUNTERS OR BACK SPLASHES SHALL BE MOUNTED HORIZONTALLY WITH 2" BETWEEN EDGE OF FACE PLATE AND CABINETRY, U.N.O.
8. PROVIDE FLUORESCENT LIGHT FIXTURES PER PLAN.
9. ELECTRICAL CONTRACTOR TO PROVIDE EMERGENCY LIGHTS PER APPLICABLE CODES.
10. ELECTRICAL CONTRACTOR TO PROVIDE EMERGENCY EXIT SIGNS PER T-24 AND BUILDING/FIRE INSPECTOR'S REQUIREMENTS AND LOCATIONS.
11. DEDICATED OUTLETS AT LUNCH RMS, COPIERS AND SERVERS, SEE PLAN
12. GENERAL CONTRACTOR TO VERIFY HEIGHT, DEPTH, AND WIDTH OF POWER, DATA, CONDUITS, JUNCTION BOXES, PANELS, AND FIRE ALARMS PRIOR TO FURRING OUT WALLS. NOTIFY IKEDO DESIGN IF THERE ARE ANY DISCREPANCIES.
13. FOR MANUFACTURES TYPES DETAILS AND SPECS OF PANEL BOXES, RAISERES, CIRCUITING, ETC., SEE ELECTRICAL ENGINEERING DRAWINGS.
14. ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS ARE TO BE INSTALLED AT MIN. 15" ABOVE FLOOR U.N.O. ALL OUTLET HEIGHTS ARE GIVEN FOR ROUGH FLOOR TO CENTERLINE OF COVERPLATE. MOUNTED VERTICALLY. PAIRS OF OUTLETS ARE DIMENSIONED TO CENTERLINE OF OUTLETS (6"+ O.C.).
15. ALL OUTLETS SHOWN BACK-TO-BACK IN PARTITIONS SHALL BE OFFSETS THE MINIMUM DIMENSION REQUIRED TO AVOID BACK-TO-BACK INSTALLATION AND ALLOW FOR A METAL STUD TO COME BETWEEN THEM.
16. ALL DEVICES AND COVERPLATES TO BE WHITE PLASTIC U.N.O.
17. ELECTRICAL CONTRACTOR SHALL LOCATE ALL TELEPHONE AND ELECTRIC OUTLETS AT FLOOR AND WALL AND HAVE IKEDO DESIGN'S APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.
18. NO BELOW FLOOR JUNCTION BOXES UNLESS UNAVOIDABLE. IF SUCH WORK IS NEEDED IT SHALL BE SCHEDULED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY OTHER TENANT IN THE BUILDING (TYPICAL FOR ANY WORK INCLUDING OVERTIME).
19. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXACT FIELD CONDITIONS FOR MECHANICAL, SWITCH AND FIXTURE RELATIONSHIPS. ANY DISCREPANCIES SHALL BE REPORTED TO IKEDO DESIGN.
20. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXACT FIELD CONDITIONS FOR MECHANICAL, SWITCH AND FIXTURE RELATIONSHIPS. ANY DISCREPANCIES SHALL BE REPORTED TO IKEDO DESIGN.
21. FOR APPLIANCES SUBMIT MANUFACTURER'S LITERATURE INCLUDING FULL PRODUCT DESCRIPTIONS. ILLUSTRATIONS, SPECIFICATIONS, AND LINE DRAWINGS SHOWING CLEARANCES AND ROUGH-IN INFORMATION.
22. ALL LOCATION OF TELEPHONE WORK SHALL BE COORDINATED BY THE G.C. IKEDO DESIGN, TENANT'S CONSULTANT AND TELEPHONE COMPANY.
23. ELECTRICAL CONTRACTOR TO PROVIDE 1" CONDUIT AT ALL BACK-TO-BACK WALL MOUNTED TELEPHONE OUTLETS U.N.O. ELECTRICAL CONTRACTOR TO OBTAIN ALL ADDITIONAL TELEPHONE CONDUIT REQUIREMENTS FROM THE TENANT'S TELEPHONE CONSULTANT.
24. ELECTRICAL CONTRACTOR TO INSTALL CONDUIT FOR WORD PROCESSING/COMMUNICATIONS EQUIPMENT. CONDUIT SHALL BE ROUTED AT LEAST 6" FROM ALL A.C. CONDUIT, 2'-0" FROM FLUORESCENT FIXTURES, 6'-0" FROM ELEVATOR SHAFTS AND ELECTRICAL ROOMS OR ANY DEVICE WHICH MAY CAUSE INTERFERENCE WITH DATA TRANSMISSION OR RECEPTION.
25. PROVIDE BOXES, WIRING DEVICES, PLATES, CONDUIT AND WIRING TO "J" BOXES AND ALL HOLD OPEN DOORS.
26. PROVIDE TRANSFORMERS WHEN NECESSARY FOR LOW VOLTAGE LIGHTING, BUSY LIGHTS OR OTHER SPECIAL ITEMS. VERIFY LOCATION WITH IKEDO DESIGN .
27. ELECTRICAL CONTRACTOR TO CALCULATE VOLTAGE REQUIREMENTS WHEN NECESSARY TO SIZE SWITCHES AND PLAN CIRCUIT LOADS. UPON COMPLETION OF PROJECT, 2 SETS OF AS-BUILTS TO BE FURNISHED. ONE COPY TO BUILDING OWNER AND ONE TO IKEDO DESIGN .
28. SUBMITTAL OF BID INDICATES THE CONTRACTOR IS AWARE OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
29. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATING SYSTEM AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
30. ALL MATERIAL AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORIES AND SHALL BEAR THE INSPECTION LABEL WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN N.S.I., N.E.M.A., AND N.B.F.U..
31. THE COMPLETED JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF ACCEPTANCE BY THE TENANT. ANY WORK MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.
32. THE ELECTRICAL CONTRACTOR SHALL CARRY OUT HIS/HER WORK IN ACCORDANCE WITH ALL GOVERNING FEDERAL, STATE AND LOCAL CODES INCLUDING O.S.H.A..

## PROJECT NOTES:

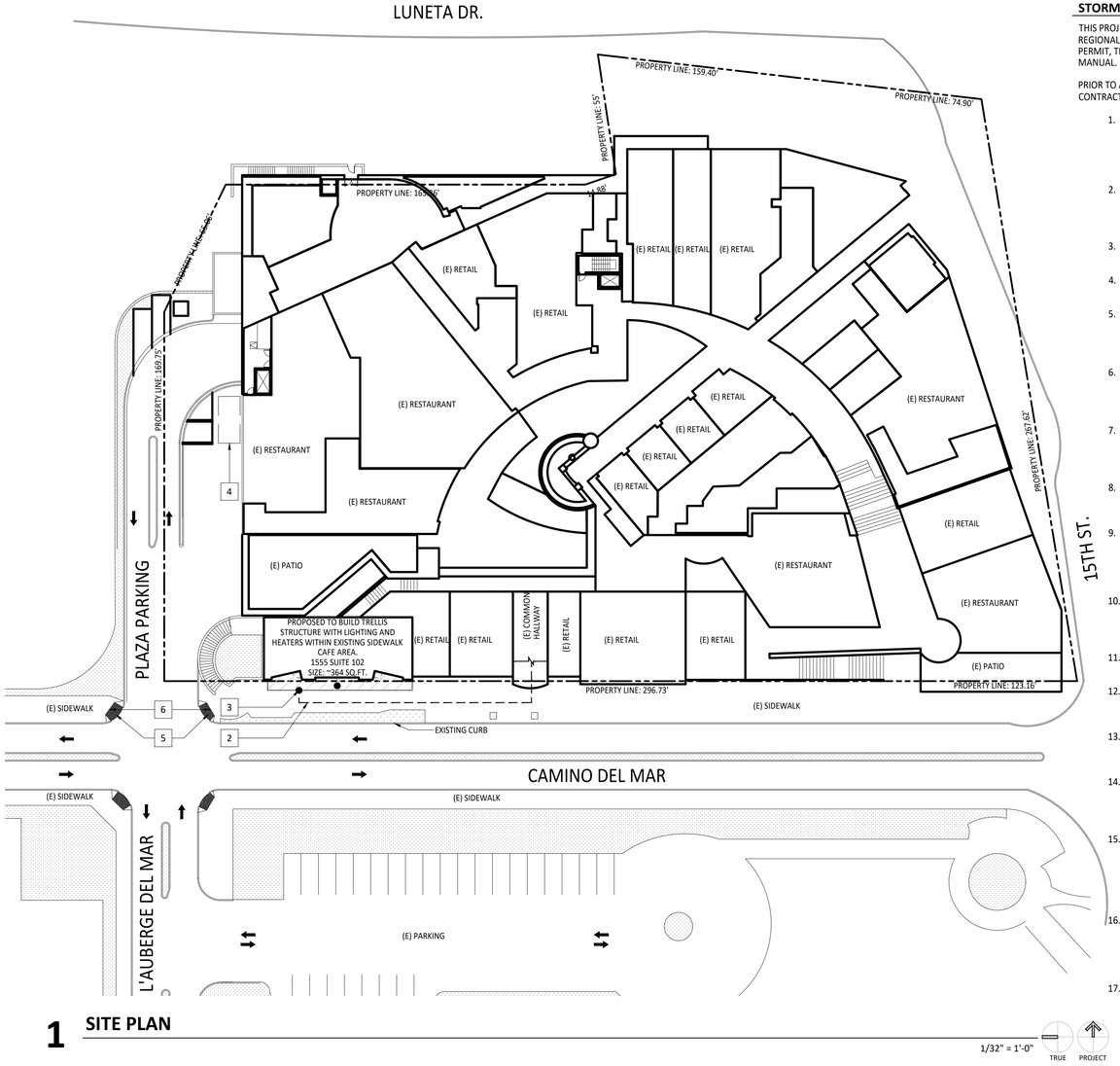
1. NOTIFY IKEDO DESIGN OF ANY DISCREPANCIES WITH PLANS. CALL TO OBTAIN CLARIFICATION PRIOR TO CONSTRUCTION/ INSTALLATION/ ORDERING.
2. CALL IKEDO DESIGN IF DESIGN INTENT IS NOT CLEAR. AT NO TIME IS THE CONTRACTOR TO ASSUME OR GUESS IKEDO DESIGN'S DESIGN INTENT.
3. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CFC)
4. THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH C.F.C.
5. BLOCKING REQUIRED IN METAL STUD CAVITY AT CABINETS AND COUNTERS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
7. PRIOR TO CONSTRUCTION OF WALLS, LAYOUT NEEDS TO BE APPROVED BY IKEDO DESIGN. GENERAL CONTRACTOR IS TO INFORM IKEDO DESIGN IMMEDIATELY IF THERE ARE ANY DIMENSIONAL DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.
8. THE PROPOSED BUSINESS OR PERSONAL/ PUBLIC OFFICE BUILDING TENANT IMPROVEMENT IS TO BE MADE ACCESSIBLE, PER SECTION 11B-202.4, AS FOLLOWS:
   A. OFFICE IMPROVEMENTS WITH CONFERENCE ROOMS SHALL HAVE THE CONFERENCE ROOMS COMPLY WITH THE REQUIREMENTS OF 1114B.1.1. (ASSISTED LISTENING SYSTEMS: 11B-219?)
   B. CONFERENCE, RECEPTION, WAITING, OFFICE (CUBICLES OR WALLS) WITH ASSOCIATED TOILETS ARE TO BE ACCESSIBLE.
   C. EMPLOYEE WORK AREAS (INCLUDING EMPLOYEE LOUNGE) SHALL HAVE A MINIMUM 36" CLEAR WIDTH ACCESS.

## H.C. COUNTER NOTES:

1. THE KNEE CLEARANCE FOR ACCESSIBLE DINING AND WORK SURFACES SHALL EXTEND 19" (483mm) DEEP MIN. AT 27" (686mm) A.F.F. AND 30" (762mm) WIDE MIN. (SEC. 11B-306.3)
2. THE TOP OF ACCESSIBLE TABLE AND COUNTER SHALL BE 28" TO 34" (711mm TO 864mm) A.F.F. OR GROUND (SEC. 11B-902.3)
3. RECEPTION DESK/ COUNTER WILL BE ACCESSIBLE TO THE DISABLED. COUNTER HEIGHT SHALL BE 28"-34" (610-864 mm) FOR A MIN. LENGTH OF 36" (914 mm).

## MILLWORK:

1. ALL MILLWORK SHALL BE FABRICATED IN ACCORDANCE WITH THE "MANUAL OF MILLWORK" OF THE WOODWORK INSTITUTE OF CALIFORNIA AND SHALL BE PREMIUM GRADE. ALL PARTICLE BOARD SHALL BE BETTER MEDIUM DENSITY PARTICLE BOARD ) (45 PSI MIN.) OR BETTER. CASEWORK SHALL BE FLUSH OVERLAY TYPE CONSTRUCTION.
2. CONTRACTOR SHALL FIELD MEASURE ALL CARPENTRY AND/OR MILLWORK AREAS FOR INSTALLATION PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL INFORM IKEDO DESIGN OF ANY DIFFERENCES IN DIMENSIONS ON DRAWING AND ACTUAL DIMENSIONS AFTER FIELD MEASURING AND PRIOR TO COMMENCING WORK.
4. CONTRACTOR SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ONE (1) REPRODUCIBLE, DESCRIPTI




## 1 SITE PLAN

1/32" = 1'-0"

TRUE PROJECT

## STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), DEL MAR MUNICIPAL STORM WATER PERMIT, THE CITY OF DEL MAR LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF DEL MAR "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPS.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATION, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONTRCUTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIME. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEVELOPMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORSEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETING FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACE SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE DEL MAR MUNICIPAL CODE CAHPTER 4, ARTICLE 3, DIVISION 3"STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

## SITE PLAN LEGEND

- ACCESSIBLE EXIT PATH OF TRAVEL
- DIRECTION OF TRAFFIC
- PROPOSED T.I. AREA

## KEYNOTES

| | |
|---|---|
| 1 | NOT USED. |
| 2 | ADA ACCESSIBLE PATH OF TRAVEL |
| 3 | ADA ACCESSIBLE ENTRANCE |
| 4 | EXISTING TRASH ENCLOSURE. SEE ENVIRONMENTAL HEALTH NOTE #1/T3. |
| 5 | DETECTABLE WARNING TO BE YELLOW PER FS33538. PER CBC 11B-7051.1.3.1. SEE DETAIL 23/T10 & 24/T10 |
| 6 | EXISTING CURB RAMP. |

## PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5 %, UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".

## PROJECT NOTES

1. NOTIFY IKEDO DESIGN OF ANY DISCREPANCIES WITH PLANS. CALL TO OBTAIN CLARIFICATION PRIOR TO CONSTRUCTION/ INSTALLATION/ ORDERING.
2. CALL IKEDO DESIGN IF DESIGN INTENT IS NOT CLEAR. AT NO TIME IS THE CONTRACTOR TO ASSUME OR GUESS IKEDO DESIGN'S DESIGN INTENT.
3. GENERAL CONTRACTOR IS TO INFORM IKEDO DESIGN IMMEDIATELY IF THERE ARE ANY DIMENSIONAL DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.
4. IF THE CITY BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) WILL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL.

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# THE COTTAGE
NEW RESTAURANT TRELLIS
1555 CAMINO DEL MAR #102
DEL MAR, CA 92014

REVISION:
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BID SET:
HEALTH SUBMITTAL:
CITY SUBMITTAL:
TENANT APPROVAL:

| | |
|---|---|
| SCALE: | 1/32"=1'-0" |
| PROJECT NO: | CT0723 |
| DRAWN: | SI, JD |
| DATE: | 03 / 20 / 24 |

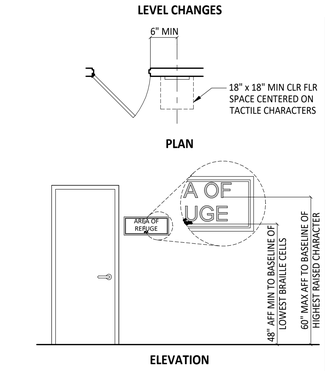
SITE PLAN

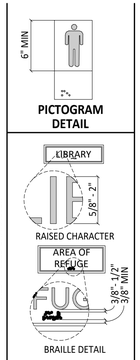
THIS PERMIT APPLICATION SET OF DRAWINGS ARE INTENDED FOR BUILDING DEPARTMENT REVIEW ONLY. REVISIONS DUE TO PLAN CHECK AND IKEDO DESIGN REVIEW/COORDINATION MAY BE REQUIRED.

SHEET NO:

**T5**

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LOCATION FOR PERMANENT & TACTILE SIGNS | TACTILE | SYMBOLS

- WHERE NOT ALL ENTRANCES ARE ACCESSIBLE, ALL OTHER ACCESSIBLE ENTRIES SHALL HAVE AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA); PROVIDE DIRECTIONAL SIGNAGE INDICATING NEAREST ACCESSIBLE ENTRY AT ALL INACCESSIBLE ENTRANCES
- ALL ACCESSIBLE BUILDING AND FACILITY ENTRANCES SHALL BE IDENTIFIED WITH AN ISA
- MAJOR JUNCTIONS ALONG ACCESSIBLE ROUTES LEADING TO ENTRIES SHALL ALSO HAVE AN ISA WITH DIRECTIONAL SIGNS
- THE SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND MATCHING COLOR #15090 IN FEDERAL STANDARD 595B OR OTHER COLORS THAT PROVIDE CONTRAST & APPROVED BY ENFORCEMENT AGENCY EXCEPT AT PARKING

PERMANENT ROOMS AND SPACES
- PERMANENT ROOMS SHALL HAVE RAISED CHARACTERS AND BRAILLE SIGNAGE LOCATED ON THE APPROACH SIDE OF ENTRY DOOR
- EXTERIOR SIGNS NOT LOCATED AT DOORS TO THE SPACE THEY SERVE SHALL NOT BE REQUIRED TO HAVE COMPLIANT RAISED CHARACTERS

EXIT DOOR SIGNS
- DOORS AT EXIT PASSAGEWAYS, DISCHARGE, AND STAIRWAYS SHALL BE VISUAL AND HAVE RAISED CHARACTERS AND BRAILLE SIGNAGE STATING "EXIT", "EXIT STAIR DOWN", EXIT STAIR UP", "EXIT RAMP DOWN", "EXIT RAMP UP", "EXIT ROUTE" (IF DOOR EXITS DIRECTLY TO EXTERIOR W/ NO STAIRS/RAMP) "TO EXIT" (IF DOOR EXITS THRU HORIZONTAL EXIT) ETC AS APPROPRIATE

ENTRANCES
- WHERE NOT ALL ENTRANCES ARE ACCESSIBLE, PROVIDE ISA AT ACCESSIBLE ENTRANCES & VISUAL DIRECTIONAL SIGNS LOCATING ACCESSIBLE ENTRANCES

INFORMATIONAL SIGNS
- INFORMATIONAL SIGNS (IE OCCUPANT LOAD, RULES OF CONDUCT, ETC) ARE VISUAL AND HAVE APPROPRIATE SYMBOL FOR SITE AND BUILDING ELEMENTS
- BUILDING DIRECTORIES & BUILDING ADDRESSES DO NOT NEED TO COMPLY
- BUILDINGS THAT HAVE SPECIFIC RESTROOMS AND ELEVATORS THAT ARE ACCESSIBLE SHOULD HAVE INFORMATION POSTED IN LOBBY, PREFERABLY AS PART OF BUILDING DIRECTORY ALONG WITH ISA

DIRECTIONAL SIGNS
- DIRECTIONAL SIGNS (IE DIRECTIONS TO ROOMS OR SPACES INCLUDING IDENTIFICATION OF EGRESS ROUTES SHALL HAVE VISUAL CHARACTERS
- DIRECTIONAL SIGNS TO ACCESSIBLE ELEMENTS OR FEATURES OF A BUILDING OR SITE TO INCLUDE APPROPRIATE ISA SYMBOL AND ARE VISUAL

AREAS OF REFUGE
- INSTRUCTIONS IN AREAS OF REFUGE SHALL HAVE VISUAL CHARACTERS
- SPACE SHALL BE IDENTIFIED AS A PERMANENT ROOM SIGN STATING "AREA OF REFUGE" WITH RAISED CHARACTERS AND BRAILLE, ALONG WITH AN ISA AT DOOR

RESTROOM SIGNS
- RESTROOM SIGNS TO HAVE RAISED CHARACTERS, BRAILLE AND A 6" MIN PICTOGRAM
- DOORWAYS LEADING TO TOILET ROOMS AND BATHING ROOMS SHALL BE IDENTIFIED BY A GEOMETRIC SYMBOL COMPLYING WITH SECTION 11B703.7.2.6
- INACCESSIBLE RESTROOMS TO HAVE DIRECTIONAL SIGN WITH ISA DIRECTING TO NEAREST ACCESSIBLE RESTROOM

LOCATION OF PERMANENT ROOM AND/OR TACTILE SIGNS
- PROVIDE SIGN AT LATCH SIDE OF DOOR
- DOUBLE DOORS - LOCATE TO RIGHT SIDE OF RIGHT DOOR
- DOUBLE DOORS WITH ONE INACTIVE LEAF - LOCATE SIGN ON INACTIVE LEAF
- IF THERE IS NOT ENOUGH SPACE ON LATCH SIDE OF SINGLE DOOR OR RIGHT SIDE OF DOUBLE DOORS, LOCATE SIGN ON NEAREST ADJACENT WALL
- MINIMUM OF 18" X 18" CLEAR FLOOR SPACE CENTERED ON THE SIGN TO BE PROVIDED BEYOND THE ARC OF THE DOOR SWING IN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION
- SIGNS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR

ACCESSIBLE CHECKOUT STANDS
- PROVIDE ISA UNLESS ALL CHECK OUT AISLES ARE ACCESSIBLE

SYMBOLS
- SYMBOLS & THEIR BACKGROUNDS SHALL HAVE A NONGLARE FINISH & SHALL CONTRAST (IE LIGHT ON DARK OR DARK ON LIGHT)
- SYMBOLS ARE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA), INTERNATIONAL TTY SYMBOL, VOLUME CONTROL TELEPHONES, ASSISTIVE LISTENING SYSTEMS & CLEANER AIR SYMBOL

TACTILE - RAISED CHARACTERS
- SHALL BE RAISED 1/32" MIN ABOVE BACKGROUND
- UPPER CASE
- SANS SERIF NOT ITALICS, SCRIPT, OBLIQUE OR HIGHLY DECORATIVE
- WIDTH OF UPPERCASE LETTER "O" IS 60 PERCENT MIN TO 110 PERCENT MAX OF THE UPPERCASE LETTER "I"
- HEIGHT SHALL BE 5/8" MIN TO 2" MAX BASED ON THE UPPERCASE LETTER "I"
- STROKE THICKNESS SHALL BE 15 PERCENT MAX OF UPPERCASE LETTER "I"
- CHARACTERS TO BE SEPARATED FROM RAISED BORDERS 3/8" MIN
- CHARACTER SPACING TO BE 1/8" MIN TO 4 TIMES THE STROKE WIDTH MAX FOR RECTANGULAR CROSS SECTIONS
- LINE SPACING TO BE 135 PERCENT TO 170 PERCENT OF CHARACTER HEIGHT
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH AND SHALL CONTRAST (I.E. LIGHT ON DARK OR DARK ON LIGHT)
- HORIZONTAL FORMAT TEXT

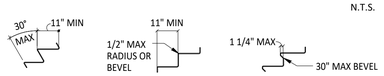
TACTILE - BRAILLE
- BRAILLE TO BE CONTRACTED (GRADE 2) BRAILLE
- BRAILLE DOTS SHALL HAVE ROUNDED OR DOMED SHAPE AND COMPLY WITH TABLE 11B703.3.1
- BRAILLE DOTS TO BE 1/10" ON CENTERS IN EACH CELL WITH 3/10" SPACE BETWEEN CELLS MEASURED FROM CENTERLINE OF DOTS AND RAISED .025" MIN TO .037 MAX.
- BE POSITIONED BELOW THE TEXT; IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. BRAILLE SHALL BE MAX AND FLUSH LEFT OR SEPARATED 3/8" MIN FROM ANY RAISED BORDERS OR LETTERS & 1/2" CENTERED ON RAISED CHARACTERS
- WHERE RAISED CHARACTERS ARE MULTILINED, BRAILLE SHOULD BE PLACED TOGETHER BELOW ALL LINES OF THE RAISED TEXT

VISUAL CHARACTERS
- REQUIRED SIGNS TO HAVE VISUAL CHARACTERS
- VISUAL CHARACTERS DO NOT NEED TO BE USED IF THE SIGN HAS BOTH RAISED CHARACTERS AND BRAILLE
- IF VISUAL ONLY, CHARACTERS CAN BE UPPER OR LOWER CASE OR COMBINATION AND CAN NOT BE ITALICS OR HIGHLY DECORATIVE
- WIDTH OF UPPERCASE LETTER 'O' IS BASED ON THE HT OF UPPERCASE LETTER 'I' OF 110% TO 60% (3:5) MIN
- VISUAL CHARACTER HT TO BE DEPENDENT UPON HEIGHT AFF AND VIEWING DISTANCE AND SHALL BE 40" MIN AFF
  - 40" ≤ 70" AFF AND < 72" VIEWING DISTANCE - 5/8" HT CHARACTERS
  - 40" ≤ 70" AFF AND ≥ 72" VIEWING DISTANCE - 5/8" HT + 1/8"/FT OF VIEWING DISTANCE
  - 70" ≤ 120" AFF AND < 180" VIEWING DISTANCE - 2" HT CHARACTERS
  - 70" ≤ 120" AFF AND ≥ 180" VIEWING DISTANCE - 2" HT + 1/8"/FT OF VIEWING DISTANCE
  - > 120" AFF & < 21' VIEWING DISTANCE - 3" HT CHARACTERS
  - > 120" AFF & ≥ 21' VIEWING DISTANCE - 3" HT + 1/8 "/FT OF VIEWING DISTANCE
- STROKE THICKNESS TO BE WIDTH:HT RATIO OF 1:10 TO 1:5
- CHARACTER SPACING TO BE 10 PERCENT35 PERCENT OF CHARACTER HT
- LINE SPACING TO BE 135 PERCENT170 PERCENT OF CHARACTER HT
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH AND SHALL CONTRAST (IE LIGHT ON DARK OR DARK ON LIGHT)
- TEXT SHALL BE IN A HORIZONTAL FORMAT

SUPPORT RAIL
- IF PICTOGRAMS ARE REQUIRED THEY SHALL BE LOCATED IN A SEPARATE FIELD WITH 6" MIN HT
- PICTOGRAMS AND THEIR FIELDS SHALL HAVE A NONGLARE FINISH AND SHALL CONTRAST (IE LIGHT ON DARK OR DARK ON LIGHT)
- PICTOGRAMS TO HAVE A TEXT DESCRIPTION DIRECTLY BELOW (IE MEN, WOMEN, UNISEX) EXCEPT FOR SYMBOLS (IE ISA, LOGOS)

## 6 SIGNAGE

N.T.S.

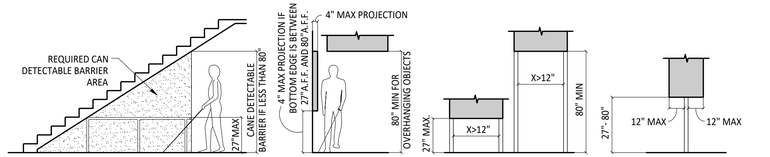



ANGLED RISERS | TREAD EDGE RADIUS | BEVELED NOSING

- ALL STEPS TO HAVE UNIFORM RISER HEIGHTS AND UNIFORM TREAD DEPTHS
- NO OPEN RISERS PERMITTED
- RISERS TO BE 4" MIN TO 7" MAXIMUM
- TREADS TO BE 11" MINIMUM AND SLIP RESISTANT & MEASURED FROM THE FRONT EDGE OF NOSING TO NOSING
- TREADS CAN HAVE A SLOPE UP TO 1:48 MAX
- STAIR TREADS AND LANDINGS SHALL NOT HAVE PONDING OF WATER
- HANDRAILS REQUIRED ON BOTH SIDES OF STAIRS; PROVIDE INTERMEDIARY HANDRAIL LOCATED SO ALL PORTIONS OF REQUIRED EGRESS ARE WITHIN 30" OF HANDRAIL
- STRIPING ON EXTERIOR STAIRS ALL TREADS AND LANDINGS TO RECEIVE A CONTRASTING COLOR STRIP WITH A MINIMUM OF THE SAME SLIP RESISTANCE AS TREADS OF 2" MIN TO 4" MAX WIDTH PLACED PARALLEL AND STARTING WITHIN 1" OF STAIR NOSING; STRIPING ON INTERIOR STAIRS TO BE PLACED ON THE BOTTOM TREAD AND TOP & INTERMEDIARY LANDINGS ONLY SIMILAR TO THE EXTERIOR STRIPING . A PAINTED STRIPE IS ACCEPTABLE AND GROOVES SHALL NOT BE USED
- PROVIDE RAISED CHARACTERS & BRAILLE FLOOR DESIGNATION SIGNS ON EACH FLOOR OF ENCLOSED STAIRS AT STRIKE SIDE OF DOOR IDENTIFYING FLOOR LEVEL; PROVIDE A 5POINTED STAR TO THE LEFT OF THE FLOOR DESIGNATION ON EXIT DISCHARGE LEVEL; STAR SHOULD BE SAME HT AS RAISED CHARACTERS.

## 7 STAIRS

N.T.S.

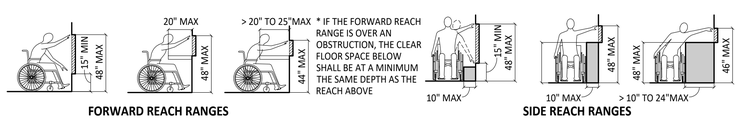



PROJECTING/OVERHANGING OBJECTS | POST MOUNTED OBJECTS

- A CANE DETECTABLE BARRIER STARTING AT 27" OR BELOW IS REQUIRED WHERE BOTTOM EDGE IS LESS THAN 80" AND >4" PROJECTION
- A CANE DETECTABLE BARRIER OF A MAXIMUM OF 27" HIGH IS REQUIRED WITH OVER HANGING OR PROTRUDING OBJECTS WHERE THE BOTTOM EDGE IS BETWEEN 27" AND 80"
- DOOR CLOSERS AND DOOR STOPS CAN BE AT 78" MIN WITHOUT A CANE DETECTABLE BARRIER
- BOTTOM EDGES STARTING AT 27" OR BELOW NO LIMITATIONS ON PROJECTIONS
- 98" CLR HT AT ACCESSIBLE PARKING SPACE, ACCESSIBLE AISLE, AND VEHICULAR ROUTE TO THE SPACE
- 114" CLR HT AT PASSENGER LOADING ZONE, ITS ACCESSIBLE AISLE, AND VEHICULAR ROUTE TO ENTRANCE AND EXIT
- EDGES OF POSTMOUNTED SIGNS TO HAVE 1/8" MIN RADIUS IF < 80" ABOVE GRADE
- PROTRUDING OBJECTS DO NOT ENCROACH INTO REQUIRED ACCESSIBLE ROUTE

## 3 PROTRUDING OVERHANGING OBJECTS

N.T.S.




FORWARD REACH RANGES | SIDE REACH RANGES

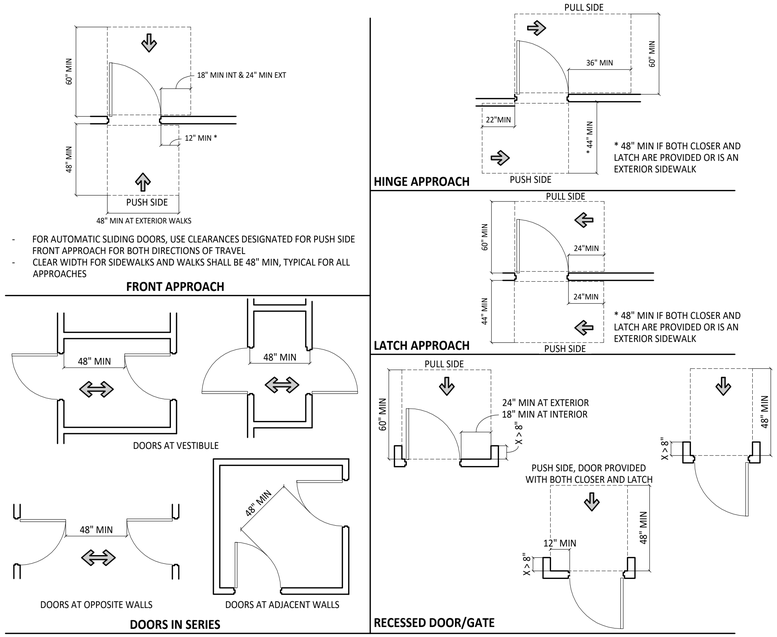
LOCATIONS
- ONE OF EACH PROVIDED TYPE OF EQUIPMENT INCLUDING BINS & WASTE RECEPTACLES SHOULD BE ACCESSIBLE IF PRESENT AT EACH GENERAL LOCATION
- WHERE 3 ATM'S ARE PROVIDED, TWO SHALL BE ACCESSIBLE AND 50 PERCENT IF GREATER THAN 3 SHOULD BE ACCESSIBLE
- PROVIDE A CLEAR FLOOR SPACE OF 30" X 48" MIN AT EACH
- DOORS SHALL NOT SWING INTO REQUIRED CLEAR SPACE
- ALL OPERABLE PARTS SHALL BE WITHIN COMPLIABLE REACH RANGES
- CHILDREN'S REACH RANGES VARY BY AGE GROUP AND ARE THE SAME WHETHER FORWARD OR SIDE REACHES:
  - AGES 34 20" MIN TO 36" MAX
  - AGES 58 18" MIN TO 40" MAX
  - AGES 912 16" MIN TO 44" MAX

CONTROLS
- ALL CONTROLS INCLUDING COIN SLOTS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST
- FORCE REQUIRED TO ACTIVATE SHALL BE 5 LB MAX
- DRIVEUP ONLY ATM'S DO NOT NEED TO COMPLY
- ELECTRICAL RECEPTACLES ON CIRCUITS LESS THAN OR EQUAL TO 30 AMP 15" - 48" AFF, 15" MEASURED FROM BOTTOM UP TO 48" AFF TO TOP
- LIGHT SWITCHES SHALL BE LOCATED 15" MIN TO BOTTOM OF OUTLET BOX AND 48" MAX TO THE TOP OF THE OUTLET BOX
- MAILBOXES AT AN INTERIOR LOCATION SHALL HAVE 5 PERCENT OF EACH TYPE WITH A MINIMUM OF ONE ACCESSIBLE

DISPLAY SCREENS
- DISPLAY SCREENS SHALL BE VISIBLE FROM A POINT 40" AFF CENTERED ON THE CLEAR FLOOR SPACE IN FRONT OF THE EQUIPMENT (IE POS MACHINES) ; IF THE DISPLAY SCREEN IS HORIZONTAL UP TO A SLOPE OF 30 DEGREE, THE MAX HT IS 52" AFF TO ITS CENTERLINE; IF THE DISPLAY SCREEN IS 30 TO 60 DEGREES THEN THE MAX HT IS 44" AFF; IF THE DISPLAY SCREEN IS 60 DEGREES OR VERTICAL THEN THE MAX HT IS 34"; DISPLAY CHARACTERS SHALL BE SANS SERIF AND 3/16" MIN HT BASED ON UPPERCASE "I"
- NPUT DEVICE KEYBOARDS SHALL BE ARRANGED IN A 12 KEY ASCENDING OR DESCENDING TELEPHONE KEYPAD LAYOUT WITH THE NUMBER 5 KEY BEING TACTILELY DISTINCT FROM OTHER KEYS; KEY SURFACES NOT ON ACTIVE AREAS SHALL BE RAISED; FUNCTION KEYS SHALL CONTRAST VISUALLY FROM BACKGROUND SURFACES AND THE CHARACTER OR SYMBOL SHALL CONTRAST FROM THE KEY SURFACE

## 4 REACH RANGES, CONTROLS, POS, AND VENDING MACHINES

N.T.S.



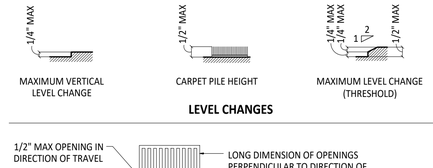

- FOR AUTOMATIC SLIDING DOORS, USE CLEARANCES DESIGNATED FOR PUSH SIDE FRONT APPROACH FOR BOTH DIRECTIONS OF TRAVEL
- CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MIN, TYPICAL FOR ALL APPROACHES

FRONT APPROACH

NOTE: ALL REQUIRED CLEARANCES TO HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 2 PERCENT MAXIMUM.

## 5 DOOR CLEARANCES

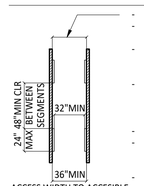
N.T.S.




LEVEL CHANGES

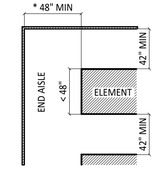



GRATES & OPENINGS IN WALKING SURFACES




- 48" MIN AT SIDEWALKS
- 60" MIN FOR CORRIDORS OVER 200 LF OR PROVIDE PASSING SPACES OF 60" X 60" MIN OR TINTERSECTION AT INTERVALS OF 200 LF MAX
- 44" MIN AT CORRIDORS SERVING 10 OR MORE AISLES TO SINGLE USER TOILET ROOMS ARE 36" CLR AND 44" CLR FOR MULTIPLE ACCOMMODATION TOILET ROOMS EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS
- 36" MIN AISLES SERVING ONE SIDE (I.E. CHECKSTANDS, FOOD SERVICE, EMPLOYEE WORK AREAS, ETC) INCLUDING ACCESS AISLES TO ACCESSIBLE FIXED OR BUILTIN SEATING, TABLES OR COUNTERS IN DINING AND BANQUET FACILITIES
- 44" MIN AISLES SERVING BOTH SIDES
- SEGMENTS OF 24" MAX CAN REDUCE THE CLEAR WIDTH TO 32" AS LONG AS THERE IS 48" OF ROUTE SEPARATING EACH REDUCED SEGMENT TYPICAL AT DOORS, WORKSTATION ENTRY WAYS, SHOPPING CART, BARRIERS, ETC
- OPENINGS MORE THAN 24" DEEP SHALL BE 36" CLR MIN

CLEAR WIDTH OF ACCESSIBLE ROUTE



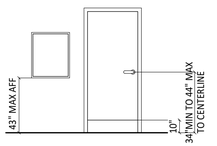

* IF CLEAR WIDTH AT THE TURN IS 60" MIN. THEN THE AISLE APPROACHING THE TURN CAN BE 36"

CLEAR WIDTH AT TURN ON ACCESSIBLE ROUTE

- FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT
- CARPET SHALL BE SECURELY ATTACHED WITH A FIRM PAD OR NO PAD, WITH A PILE THICKNESS OF 1/2" MAX MEASURED TO BACKING OR PAD, AND EXPOSED EDGES SHALL HAVE TRIM AND BE FASTENED TO FLOOR
- CHANGES IN LEVEL OF 1/4" HIGH MAX SHALL BE PERMITTED TO VERTICAL AND WITHOUT EDGE TREATMENT.
- CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED
- CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN AND 1/2" MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2
- ABRUPT CHANGES IN LEVEL EXCEEDING 4" HIGH BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES SHALL BE IDENTIFIED BY WARNING CURBS 6" MIN HIGH
- WALKING SURFACES TO BE SLOPED 1:20 (5 PERCENT) OR LESS IN THE DIRECTION OF TRAVEL AND 1:48 MAX FOR CROSS SLOPE
- ACCESSIBLE ROUTES LESS THAN 60" WIDE TO HAVE PASSING SPACES AT 200' INTERVALS OF 60" X 60" OR A "T" SHAPED SPACE AT INTERSECTION
- ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS, 60" IN LENGTH AT INTERVALS OF 400' MAX. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK WITH A MAX SLOPE IN ALL DIRECTIONS TO BE 1:48
- EDGES OF REFLECTING POOLS SHALL HAVE RAILINGS, WALLS, CURBS, OR DETECTABLE WARNINGS

## 1 WALKING SURFACES

N.T.S.




- DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MIN MEASURED BETWEEN FACE OF DOOR IN THE 90° OPEN POSITION TO THE DOOR STOP
- NO PROJECTIONS IN THE CLR WIDTH OPENING BELOW 34" AFF, 4" MAX PROJECTION IF BETWEEN 34" AND 80" AFF
- CLEAR WIDTH OF 36" IF OPENINGS >24" DEEP
- DOOR CLOSERS AND STOPS SHALL BE 78" AFF MIN
- DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST
- CLOSERS, IF PRESENT, REQUIRE A CLOSING TIME OF 5 SECONDS MIN FROM 90º TO 12º
- SPRING HINGES REQUIRE A CLOSING TIME OF 1 1/2 SECONDS MIN FROM 70º
- OPERABLE DOOR HARDWARE PARTS SHALL BE 34" MIN TO 44" MAX TO CENTERLINE
- WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES
- FORCE FOR PUSH OR PULL DOOR IS 5 POUNDS MAX INCLUDING POWER ASSISTED DOORS EXCEPT ON FIRE DOORS WHICH SHALL COMPLY WITH THE AUTHORITY HAVING JURISDICTION AND CAN INCREASE THE MAX EFFORT TO OPERATE FIRE DOORS TO ACHIEVE POSITIVE LATCHING; REQUIRED FIRE DOORS ARE UP TO EFFORT TO 15 POUNDS MAX
- SWINGING DOORS SHALL HAVE A SMOOTH SURFACE ON PUSH SIDE EXTENDING 10" AFF FOR THE FULL WIDTH, ANY JOINTS SHALL HAVE A 1/16 " MAX DIFFERENTIAL; NOT REQUIRED ON AUTOMATIC OR SLIDING DOORS
- IF VISION LIGHTS ARE PRESENT IN OR NEXT TO A DOOR A MIN OF ONE PANEL SHALL HAVE THE BOTTOM AT 43" AFF MAX; NOT REQUIRED IF LOWEST PANEL IS >66" AFF
- ALL DIRECT ENTRANCES FROM PARKING STRUCTURES TO A BUILDING SHALL BE ACCESSIBLE
- TUNNEL OR ELEVATED WALKWAY TO A BUILDING ALL ENTRANCES ARE ACCESSIBLE
- ALL ENTRANCES TO EACH TENANT SPACE SHALL BE ACCESSIBLE
- WITHIN A BUILDING, A MINIMUM OF ONE DOOR SERVING EACH ROOM SHALL BE ACCESSIBLE
- REVOLVING DOORS, REVOLVING GATES & TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE
- 100 PERCENT OF EXTERIOR GROUND FLOOR ENTRANCES TO BE ACCESSIBLE & SHALL BE ON AN ACCESSIBLE ROUTE
- FULL POWERED AUTOMATIC DOORS AND GATES SHALL COMPLY WITH ANSI/BHMA A156.10 AND ANSI/BHMA A156.19 FOR LOW ENERGY AND POWERASSISTED DOORS

## 2 DOORS AND GATES

N.T.S.

IKEDO DESIGN
Space Planning & Interior Design

990 Highland Drive
Suite 101
Solana Beach, CA 92075
p: 858.436.7967

# THE COTTAGE
NEW RESTAURANT TRELLIS
1555 CAMINO DEL MAR #102
DEL MAR, CA 92014

REVISION:
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BID SET:
HEALTH SUBMITTAL:
CITY SUBMITTAL:
TENANT APPROVAL:

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|---|---|
| SCALE: | N.T.S. |
| PROJECT NO: | CT0723 |
| DRAWN: | SI, JD |
| DATE: | 03 / 20 / 24 |

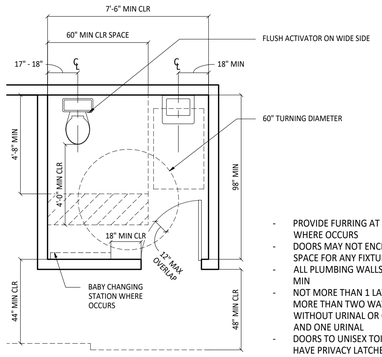
GENERAL ADA NOTES

THIS PERMIT APPLICATION SET OF DRAWINGS ARE INTENDED FOR BUILDING DEPARTMENT REVIEW ONLY. REVISIONS DUE TO PLAN CHECK AND IKEDO DESIGN REVIEW/COORDINATION MAY BE REQUIRED.

SHEET NO:

T7

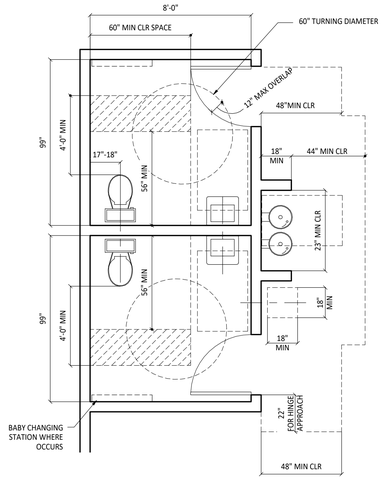
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- PROVIDE FURRING AT MASONRY WALLS WHERE OCCURS
- DOORS MAY NOT ENCROACH ON CLEAR SPACE FOR ANY FIXTURE
- ALL PLUMBING WALLS TO BE 2X6 STUDS MIN
- NOT MORE THAN 1 LAVATORY AND NOT MORE THAN TWO WATER CLOSETS WITHOUT URINAL OR ONE WATER CLOSET AND ONE URINAL
- DOORS TO UNISEX TOILET ROOMS SHALL HAVE PRIVACY LATCHES

## 14 UNISEX RESTROOM

N.T.S.




- PROVIDE FURRING AT MASONRY WALLS WHERE OCCURS
- DOORS MAY NOT ENCROACH ON CLEAR SPACE FOR ANY FIXTURE
- ALL PLUMBING WALLS TO BE 2X6 STUDS MIN

## 12 BACK/BACK RESTROOMS

N.T.S.

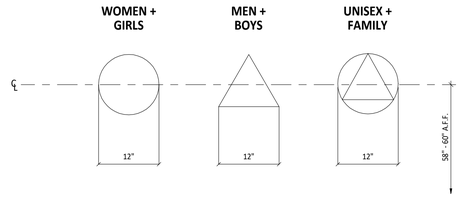
- TOILET COMPARTMENTS FOR CHILDREN'S USE SHALL BE 60" CLR MIN WIDE X 56" MIN CLR DEEP FROM BACK WALL. A MIN 60" WIDE AND 48" DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET
- TOE CLEARANCE SHALL BE 12" MIN HT AFF AND 6" BEYOND THE PARTITION; NOT REQUIRED AT SIDE PARTITION IF THE COMPARTMENT IS GREATER THAN 66" WIDE
- TOILET FLUSH CONTROLS TO BE 36" MAX AFF
- TOILET PAPER DISPENSER TO BE 7"9" TO CENTERLINE IN FRONT OF THE TOILET
- LAVATORY COUNTER/RIM FOR CHILDREN 612 YEARS IS 31" MAX AFF WITH KNEE CLEARANCE OF 24" AFF MIN

**SUGGESTED DIMENSIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 - 12**

| | AGES 3 & 4 | AGES 5 - 6 | AGES 9 - 12 |
|---|---|---|---|
| GRAB BAR HT TO TOP | 18" - 20" | 20" - 25" | 25" - 27" |
| TOILET PAPER DISPENSER HT TO OUTLET | 14" | 14" - 17" | 17" - 19" |
| TOILET SEAT HT | 11" - 12" | 12" - 15" | 15" - 17" |
| WC CENTERLINE FROM WALL | 12" | 12" - 15" | 15" - 18" |

## 10 CHILDREN'S USE RESTROOM

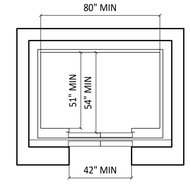
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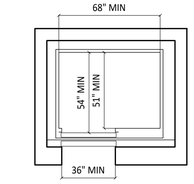

- ON DOORS LEADING TO MEN'S SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD
- ON DOORS LEADING TO WOMEN'S FACILITIES, A CIRCLE 1/4" THICK AND 12" IN DIAMETER
- WHERE A UNISEX RESTROOM IS PROVIDED A COMBINED CIRCLE AND INSCRIBED TRIANGLE SIGN SHALL BE USED EACH SIZED AS ABOVE AND CONTRASTING TO EACH OTHER
- THESE SYMBOLS SHALL BE CENTERED ON THE DOOR AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOORS
- EDGES OF THE SIGNS SHALL BE ROUNDED OR EASED AT 1/16" MINIMUM OR CHAMFERED AT 1/8" MINIMUM. VERTICES SHALL BE RADISUED BETWEEN 1/8" MINIMUM AND 1/4" MAXIMUM.

## 11 RESTROOM DOOR ID

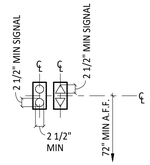
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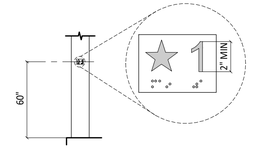

**CENTERED DOOR**




**SIDE (OFF-CENTERED) DOOR**




**VISIBLE HALL SIGNALS**




**HOISTWAY FLOOR JAMB DESIGNATIONS**

NOTE: ELEVATORS TO COMPLY WITH ASME A17.1. ALL PASSENGER ELEVATORS TO BE ACCESSIBLE AND ON AN ACCESSIBLE ROUTE

HALL CALL CONTROLS
- CALL CONTROLS CAN BE BUTTONS OR KEYPADS; CALL BUTTONS SHALL BE RAISED OBJECTS ADJACENT TO OR BELOW SHOULD NOT PROJECT 24"
- CALL BUTTONS AND KEYPADS TO BE WITHIN COMPLIABLE REACH RANGE MEASURED TO THE CENTERLINE OF THE HIGHEST OPERABLE PART AFF AND 42" TO THE OVERALL CENTERLINE
- CALL BUTTONS TO BE 3/4" DIAMETER MIN WITH THE UP ARROW ON TOP AND DOWN ON BOTTOM AND RAISED 1/8" +/- 1/32"
- CALL BUTTONS TO HAVE VISIBLE SIGNALS TO INDICATE WHEN EACH CALL IS REGISTERED AND TO BE INTERNALLY ILLUMINATED WITH A WHITE LIGHT OVER THE ENTIRE SURFACE OF THE BUTTON

HALL SIGNALS
- HALL SIGNALS TO BE VISUAL AND AUDIBLE AT EACH HOISTWAY ENTRY
- AUDIBLE SIGNALS SHALL SOUND ONCE FOR UP & TWICE FOR DOWN, OR SHALL HAVE VERBAL ANNUNCIATORS SAYING "UP" AND "DOWN"; AUDIBLE SIGNALS TO HAVE A FREQUENCY OF 1500 HZ. MAX; VERBAL ANNUNCIATORS SHALL HAVE A FREQUENCY BETWEEN 300 HZ TO 3000 HZ AND SHALL BE 1080 DB ABOVE AMBIENT
- VISUAL SIGNALS TO BE 2 1/2" X 2 1/2" MIN AND VISIBLE FROM HALL CALL CONTROLS PREFERABLY ARROW SHAPES

HOISTWAY JAMB SIGNS
- LOCATE FLOOR DESIGNATIONS ON BOTH JAMBS MOUNTED AT 60" MAX TO CENTERLINE A.F.F.
- FLOOR DESIGNATIONS TO BE BOTH 2" MIN HIGH TACTILE CHARACTERS WITH CA CONTRACTED GRADE 2 BRAILLE BELOW
- LOCATE A 2" TACTILE STAR TO THE LEFT OF THE CHARACTER ON BOTH JAMBS AT GRADE ENTRY LEVEL AND PER 11B407.2.3.1

ELEVATOR DOORS
- AUTOMATIC HORIZONTAL SLIDING TYPE ONLY
- REOPENING DEVICE TO BE LOCATED TO SENSE AN OBSTRUCTION AT 5" AND 29" AFF AND NOT REQUIRE PHYSICAL CONTACT TO BE ACTIVATED, REMAINING EFFECTIVE FOR 20 SECONDS MIN
- DOORS SHALL REMAIN FULLY OPEN IN RESPONSE TO A CALL FOR 5 SECONDS MIN
- DOOR & SIGNAL TIMING AT HALL TO COMPLY WITH 11B407.3.4

FLOOR SURFACES
- CLEARANCE BETWEEN CAR PLATFORM SILL AND EDGE OF HOIST WAY LANDINGS TO BE 1 1/4" MAX
- EACH CAR TO HAVE A SELFLEVELING FEATURE TO ADJUST CARS TO WITHIN 1/2" OF THE FLOOR LANDINGS WHETHER LOADED OR NOT
- PROVIDE CLEAR FLOOR SPACE UP TO 80" WITHOUT ANY OBSTRUCTIONS OR RECESSED ITEMS

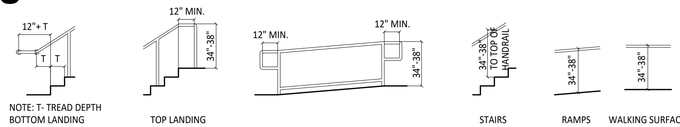
ILLUMINATION
- CONTROLS, PLATFORM, THRESHOLD, AND LANDING SHALL BE 5 FOOT CANDLES MIN

CAR CONTROL BUTTONS
- TO BE LOCATED ADJACENT TO THE DOORS AT 48" MAX AFF TO THE HIGHEST OPERABLE PART AND ILLUMINATED W/ SQUARE SHOULDERS & ACTIVATED BY MECHANICAL MOTION AND IF MORE THAN ONE SET OF CONTROLS IN A CAR, ONLY 1 SET NEEDS TO COMPLY WITH HEIGHT REQUIREMENTS
- EMERGENCY CONTROL BUTTONS TO BE 35" MIN AFF GROUPED AT THE BOTTOM EITHER AS PART OF THE PANEL OR A SEPARATE PANEL
- BUTTONS TO BE 3/4" MIN AND ARRANGED IN ASCENDING ORDER; IF TWO COLUMNS THEY SHOULD READ FROM LEFT TO RIGHT; 3/8" MIN SPACE BETWEEN BUTTONS
- CONTROL BUTTONS TO HAVE RAISED CHARACTERS OR TACTILE SYMBOLS PER ANSI 407.4.7.1.3 AND BRAILLE IMMEDIATELY TO THE LEFT OF THE BUTTON 3/16" MIN FROM RAISED CHARACTERROR SYMBOL (CA CONTRACTED GRADE 2 BRAILLE) NUMERICAL HEIGHT TO BE 5/8" MIN AND:
  - RAISED 1/8" +/ 1/32" ABOVE SURFACE
  - BRAILLE TO BE BELOW NUMERALS
  - RAISED CHARACTERS TO BE WHITE ON BLACK
- PLACE RAISED STAR ALONG SIDE OF MAIN EXIT FLOOR NUMBER
- CAR POSITION INDICATOR CHARACTERS TO BE ½" MIN HEIGHT AND LOCATED ABOVE CAR CONTROL PANEL OR DOOR
- WHEN A CAR PASSES OR STOPS AT A FLOOR SERVED BY AN ELEVATOR, THE CORRESPONDING CHARACTER SHALL ILLUMINATE
- PROVIDE A VERBAL ENUNCIATOR BETWEEN 2001,500 HZ AND IS 80 DBA MAX ABOVE AMBIENT +10 DB MIN ABOVE AMBIENT.
- VERBAL ANNUNCIATOR SHOULD BE PROVIDED ANNOUNCING THE FLOOR WHICH THE CAR WILL STOP AT; IF THE ELEVATOR SPEED IS ≤ 200' PER MINUTE A NONVERBAL AUDIBLE SIGNAL MAYBE USED OF 1500 HZ MAX WHICH SOUNDS WHEN A CAR PASSES OR IS ABOUT TO STOP AT A FLOOR
- EMERGENCY 2WAY COMMUNICATION SYSTEM SHALL BE WITHIN COMPLIABLE REACH RANGE AND HAVE COMPLIABLE BRAILLE AND RAISED CHARACTERS ADJACENT TO THE DEVICE. THE PHONE IS 48" MAX AFF WITH 29" MIN LENGTH HANDSET CORD AND IF LOCATED IN A CLOSED COMPARTMENT, LATCH SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND REQUIRES A FORCE OF 5 POUNDS MAX

SUPPORT RAIL
- PROVIDE SMOOTH HANDRAIL ON ONE WALL, PREFERABLY AT REAR AT 31" MIN. 33" MAX AFF, 1 1/2" MIN CLEAR FROM WALL, AND THE ENDS OF THE SUPPORT RAILS SHALL BE 6" MAX FROM ADJACENT WALLS

## 8 ELEVATORS

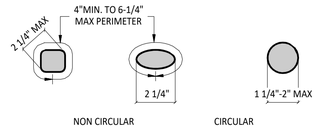
N.T.S.




**HANDRAIL EXTENSIONS AT STAIRS** | **HANDRAIL EXTENSIONS AT RAMPS** | **HANDRAIL HEIGHTS**




**HANDRAIL CLEARANCES**




**HANDRAIL CLEARANCES**

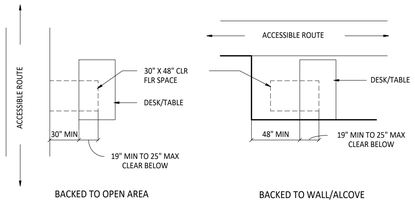
HANDRAILS
- HANDRAILS ARE REQUIRED ON BOTH SIDES OF STAIRS AND RAMPS
- HANDRAILS ARE TO BE CONTINUOUS WITHIN EACH STAIR FLIGHT OR RAMP RUN WITH THE INSIDE RAILS BEING CONTINUOUS AND NOT EXTENDING INTO THE LANDING ON SWITCHBACK OR DOGLEG STAIRS AND PEDESTRIAN RAMPS. THE ORIENTATION OF AT LEAST ONE HANDRAIL SHALL BE IN THE DIRECTION OF THE STAIR RUN, PERPENDICULAR TO THE DIRECTION OF THE STAIR NOSING AND SHALL NOT REDUCE THE MINIMUM REQUIRED WIDTH OF THE STAIR.
- WHEN CHILDREN ARE PRIMARY USERS A SECOND SET OF HANDRAILS CAN BE PROVIDED WITH A SPACE OF 9" MIN BETWEEN BOTH RAILINGS WITH A MAX HEIGHT OF 28"
- HANDRAILS CAN BE LOCATED WITHIN A 3" MAXIMUM RECESS IF THE RECESS IS EXTENDED 18" MIN ABOVE THE TOP OF THE RAIL AND 1 1/2" BELOW

GRIPPING SURFACES
- GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ON TOPS AND SIDES AND A MAXIMUM OF 20 PERCENT ALONG THE BOTTOM; HORIZONTAL PROJECTIONS SHALL HAPPEN A MINIMUM OF 1 1/2" CLR BELOW THE GRIPPING SURFACE
- SHALL NOT ROTATE IN THEIR FITTINGS
- TOP AND SIDES OF GRIPPING SURFACES AND OTHER ADJACENT SURFACES SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES

EXTENSIONS
- HANDRAILS AT PEDESTRIAN RAMPS SHALL EXTEND HORIZONTALLY ABOVE THE TOP AND BOTTOM LANDINGS FOR 12" MIN AND SHALL RETURN TO A WALL, POST, OR THE LANDING SURFACE
- HANDRAILS AT STAIRS SHALL EXTEND HORIZONTALLY ABOVE THE TOP LANDING 12" MIN FROM THE RISER NOSING; SHALL EXTEND AT THE SAME SLOPE AS THE STAIRS THE HORIZONTAL DISTANCE OF ONE TREAD WIDTH PLUS 12" HORIZONTAL FROM THE BOTTOM NOSING
- EXTENSIONS SHALL BE MEASURED TO THE SPRING POINT OF THE RADIUS
- EXTENSIONS FOR TOP AND BOTTOM SHALL RETURN TO A WALL, FLOOR, OR POST; IF RETURNING TO A POST, BOTTOM OF THE RETURN RAIL TO BE 27" MAX A.F.F.

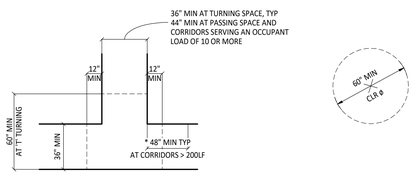
## 9 HANDRAILS

N.T.S.




BACKED TO OPEN AREA | BACKED TO WALL/ALCOVE

**SEATING AT TABLE/COUNTER/DESK**

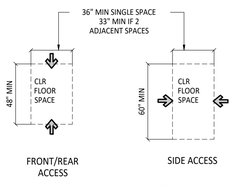



* CORRIDORS HAVE 48" MIN BEYOND INTERSECTION EACH DIRECTION EVERY 200LF MAX OR A 60" X 60" PASSING SPACE

- CAN OVERLAP WITH REQ CLEARANCES OF OTHER ITEMS
- DOOR SWINGS OVERLAP 12" MAX IN RESTROOMS

**T-SHAPE TURNING SPACE & PASSING SPACE AT CORRIDORS > 200LF**

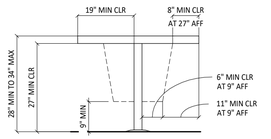
**5' TURNING DIAMETER**




**WHEELCHAIR SEATING SPACES (GROUP A)**

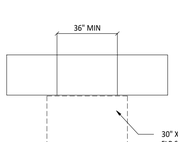
## 15 MANEUVERING SPACE

N.T.S.




- PROVIDE A 30" X 48" CLR FLOOR SPACE FOR FORWARD APPROACH AT TABLES, WORK SURFACES, BARS, COUNTERS, BOOTHS, WRITING SURFACES, AND CHECK WRITING SURFACES
- PROVIDE FOR 5 PERCENT OF DINING SURFACES FOR FOOD/DRINKING CONSUMPTION TO BE ACCESSIBLE BASED UPON SEATING OR STANDING SPACES DISPERSED THROUGHOUT THE FACILITY BY FUNCTIONAL TYPE AND AREAS, WITH A MIN OF ONE FOR EACH AREA AND TYPE
- PROVIDE FOR 5 PERCENT OF WORK SURFACES NOT USED BY EMPLOYEES TO BE ACCESSIBLE WITH A MINIMUM OF ONE AT 28" TO 34" AFF
- IF COUNTERS FOR FOOD OR DRINK ARE >34" AFF, PROVIDE A 60" WIDE PORTION OF THE MAIN COUNTER AT A COMPLIABLE ACCESSIBLE HEIGHT WITH 19" MIN DEEP X 27" MIN HT CLEAR BELOW
- SEATING AT FIXED TABLES & COUNTERS TO HAVE A CLEAR SPACE OF 27"HT X 30"W X 19" DEEP MIN
- TABLE & WORK SURFACES FOR CHILDREN'S USE SHALL BE 26" MIN TO 30" MAX AFF TO TOP OF SURFACE AND 24" MIN CLR UNDER SURFACE; A PARALLEL APPROACH WITH A 30" X 48" CLR SPACE MAY BE USED FOR CHILDREN 5 AND UNDER

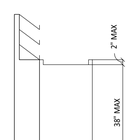
**DINING TABLE, BAR, COUNTERS, & WORK SURFACES**




**PLAN**

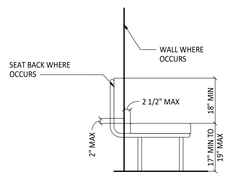
- ACCESSIBLE PORTION TO BE SAME DEPTH AS ADJACENT COUNTER AND 36" WIDE MIN
- COUNTER HT TO BE 34" MAX AFF
- PROVIDE AT LEAST ONE ACCESSIBLE COUNTER OF EACH TYPE (IE ORDER, PICK UP, EXPRESS, RETURNS) AND DISPERSED.

**SALES & SERVICE COUNTERS**

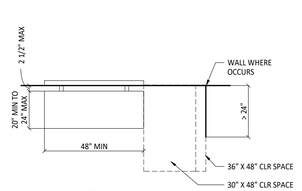



- COUNTER SURFACE TO BE 38" MAX AFF
- TOP OF COUNTER EDGE PROTECTION TO BE 40" MAX AFF
- IN EXISTING BUILDING WHERE THE SELLING SPACE IS LESS THAN 5,000 SF PROVIDE 1 MIN ACCESSIBLE CHECKOUT AISLE
- FOR EVERY 14 COUNTERS PROVIDE 1 MIN PER EACH FUNCTION, 58 COUNTERS PROVIDE 2 MIN, 915 PROVIDE 3, AND 16 AND OVER PROVIDE 3 + 20 PERCENT OF ADDITIONAL AISLES PER EACH FUNCTION
- WHEN NOT ALL CHECKOUT AISLES ARE ACCESSIBLE PROVIDE AN ISA AT ACCESSIBLE CHECKSTANDS
- PROVIDE 36" MIN CLR AISLE

**CHECK-OUT AISLE COUNTER**



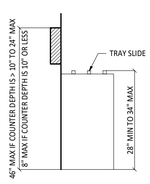

**END ELEVATION**




**PLAN**

- SEAT IS 20" MIN 24" MAX DEEP WITH A 48" MIN WIDTH
- PROVIDE BACK SUPPORT OF 48" MIN LONG OR ATTACH TO A WALL
- THE SEAT AND HARDWARE SHOULD ALLOW FOR A VERTICAL AND HORIZONTAL FORCE OF 250 LBS MIN
- SEAT SHOULD NOT ALLOW FOR ACCUMULATION OF WATER
- PROVIDE A 30" X 48" CLEAR SPACE AT END OF BENCH FOR SIDE TRANSFER; IF CLEAR FLOOR SPACE IS CONFINED ON THE THIRD SIDE BY MORE THAN 24", PROVIDE FOR 36"X48" CLEAR FLOOR SPACE

**FIXED BENCHES**




- TOPS OF TRAY SLIDES TO BE 28" MIN TO 34" MAX AFF
- AT LEAST 50% OF ALL OPERABLE PARTS OF DISPENSING DEVICES, SELFSERVICE SHELVES, CONDIMENTS, ETC SHOULD BE WITHIN COMPLIABLE REACH RANGE WITH A MINIMUM OF 1 OF EACH TYPE - IF COUNTER IS GREATER THAN 10" DEEP AND ≤ 24" DEEP THE MAX REACH RANGE HT BEYOND IS 46" AFF; AND IF COUNTER IS 10" OR LESS DEEP THAN 48" MAX HT
- PROVIDE 36" MIN CLR AISLE FROM FRONT OF TRAY SLIDE FOR SERVING ONE SIDE

**FOOD SERVICE LINE**

## 13 BUILT-IN ELEMENTS

N.T.S.

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# THE COTTAGE
NEW RESTAURANT TRELLIS
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| SCALE: | N.T.S. |
| PROJECT NO: | CT0723 |
| DRAWN: | SI, JD |
| DATE: | 03 / 20 / 24 |

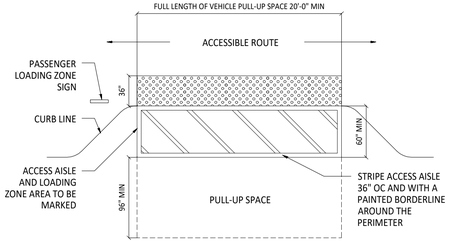
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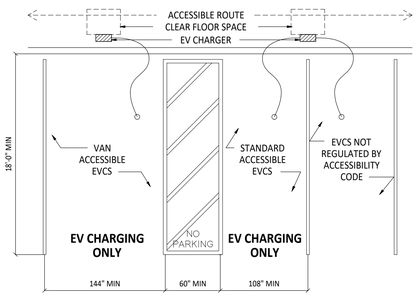



LOADING ZONE
- WHERE A PASSENGER LOADING ZONE IS PROVIDED, A MINIMUM OF ONE ACCESSIBLE SPACE IS REQUIRED FOR EVERY 100 LF OR FRACTION OF LOADING ZONE SPACE
- VALET PARKING SHALL PROVIDE A MINIMUM OF ONE ACCESSIBLE PASSENGER LOADING ZONE
- ACCESSIBLE PULLUP SPACE SHALL BE 20' MIN IN LENGTH BY 96" DEEP
- A VERTICAL CLEARANCE OF 114" MIN FOR THE PULLUP SPACE, THE ACCESS AISLE, AND THE VEHICULAR ROUTE TO AND FROM THE LOADING ZONE
- EACH LOADING ZONE SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN STATING "PASSENGER LOADING ZONE ONLY" ALONG WITH THE ISA IN WHITE ON A DARK BLUE BACKGROUND

ACCESS AISLE
- ACCESS AISLE MUST ADJOIN AN ACCESSIBLE ROUTE
- ACCESS AISLE SHALL BE 60" MIN WIDE AND THE FULL LENGTH OF THE PULL-UP SPACE 20' MIN LENGTH
- A MAXIMUM SLOPE OF 2 PERCENT IS ALLOWED IN THE PULL-UP SPACE AND ACCESS AISLE BOTH TO BE ON THE SAME LEVEL
- MARKINGS SHOULD DISCOURAGE PARKING IN THE ACCESS AISLE

## 21 PASSENGER LOADING ZONE

N.T.S.




ELECTRONIC VEHICLE PARKING STALLS

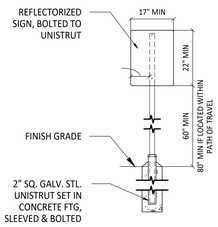
| ELECTRIC VEHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE | | | |
|---|---|---|---|
| TOTAL NUMBER OF EVCS AT A FACILITY[1] | MINIMUM NUMBER (BY TYPE) OF EVCS REQUIRED TO COMPLY | | |
| | VAN ACCESSIBLE | STANDARD ACCESSIBLE | AMBULATORY |
| 1 TO 4 | 1 | 0 | 0 |
| 5 TO 25 | 1 | 1 | 0 |
| 26 TO 50 | 1 | 1 | 1 |
| 51 TO 75 | 1 | 2 | 2 |
| 76 TO 100 | 1 | 3 | 3 |
| 101 AND OVER | 1, PLUS 1 FOR EACH 300, OR FRACTION THEREOF, OVER 100 | 3, PLUS 1 FOR EACH 60, OR FRACTION THEREOF, OVER 100 | 3, PLUS 1 FOR EACH 50, OR FRACTION THEREOF, OVER 100 |

1. WHERE AN EV CHARGER CAN SIMULTANEOUSLY CHARGE MORE THAN ONE VEHICLE, THE NUMBER OF EVCS PROVIDED SHALL BE CONSIDERED EQUIVALENT TO THE NUMBER OF ELECTRIC VEHICLES THAT CAN BE SIMULTANEOUSLY CHARGED.

## 22 ELECTRONIC VEHICLE PARKING

N.T.S.

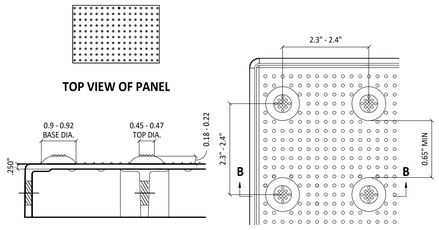
SIGN TO STATE THE FOLLOWING:
"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT (FILL IN ADDRESS) OR BY TELEPHONING (FILL IN PHONE NUMBER)"




- PLACE AT EACH ENTRANCE TO OFFSTREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO ON SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE
- LETTERING TO BE 1" MIN HT
- EDGES OF POSTMOUNTED SIGNS TO HAVE 1/8" MIN RADIUS IF < 80" ABOVE GRADE
- ADDRESS & PHONE NUMBER TO BE FILLED IN WITH DESIGNATED INFORMATION AS A PERMANENT PART OF THE SIGN.

## 19 CA TOW AWAY SIGN

N.T.S.




SECTION B-B (FULL) DETAIL-A (FULL)

## 20 TRUNCATED DOMES DETAIL

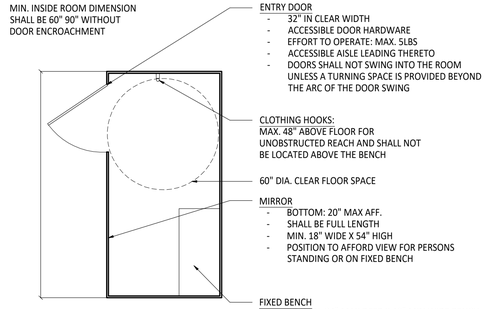
N.T.S.

ELECTRIC VEHICLE CHARGING STATIONS (EVCS)
- WHERE VEHICLE SPACES AND ACCESS AISLES ARE MARKED WITH LINES, MEASUREMENTS SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS
- OPERABLE PARTS SHALL BE IN COMPLIANCE WITH REACH RANGES
- ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE SPACE THEY SERVE. CHANGES IN LEVEL, SLOPES EXCEEDING 1:48 AND DETECTABLE WARNINGS SHALL NOT BE PERMITTED IN VEHICLE SPACES AND ACCESS AISLES.
- VEHICLE SPACES, ACCESS AISLES SERVING THEM AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98" MINIMUM. WHERE PROVIDED, OVERHEAD CABLE MANAGEMENT SYSTEMS SHALL NOT OBSTRUCT REQUIRED VERTICAL CLEARANCE.

ACCESSIBLE ROUTES
- EVCS THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON AN ACCESSIBLE ROUTE TO AN ENTRANCE
- AN ACCESSIBLE ROUTE SHALL BE PROVIDED BETWEEN THE VEHICLE SPACE AND THE EV CHARGER WHICH SERVES IT
- VEHICLE SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT WHEN THE VEHICLE SPACE IS OCCUPIED THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES IS NOT OBSTRUCTED. A CURB, WHEEL STOP, BOLLARDS, OR OTHER BARRIER SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
- VEHICLE SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND VEHICLE SPACES OR PARKING SPACES OTHER THAN THE VEHICLE SPACE IN WHICH THEIR VEHICLE HAS BEEN LEFT TO CHARGE.

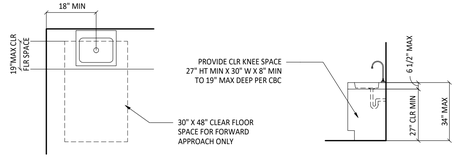
VEHICLE SPACES
- VEHICLE SPACES SERVING VAN ACCESSIBLE, STANDARD ACCESSIBLE, AMBULATORY AND DRIVEUP EVCS SHALL BE 216" LONG MINIMUM
- VAN ACCESSIBLE SPACES SHALL BE 144" WIDE WITH A 60" WIDE ACCESS AISLE
- STANDARD ACCESSIBLE SPACES SHALL BE 108" WIDE WITH A 60" WIDE ACCESS AISLE
- AMBULATORY SPACES SHALL BE 120" WIDE AND SHALL NOT BE REQUIRED TO HAVE AND ADJACENT ACCESS AISLE
- DRIVEUP SPACES SHALL BE 204" WIDE AND SHALL NOT BE REQUIRED TO HAVE AND ADJACENT ACCESS AISLE
- EVCS VEHICLE SPACES SHALL PROVIDE SURFACE MARKING STATING "EV CHARGING ONLY" IN LETTERS 12" HIGH MINIMUM. THE CENTERLINE OF THE TEXT SHALL BE A MAXIMUM OF 6" FROM THE CENTERLINE OF THE VEHICLE SPACE AND ITS LOWER CORNER.

ACCESS AISLES
- ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO VEHICLE SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE. ACCESS AISLES SHALL BE 60" WIDE MINIMUM AND SHALL EXTEND THE FULL REQUIRED LENGTH OF THE VEHICLE SPACES THEY SERVE.
- ACCESS AISLES AT VEHICLE SPACES SHALL NOT OVERLAP THE VEHICULAR WAY AND MAY BE PLACED ON EITHER SIDE OF THE VEHICLE SPACE THEY SERVE EXCEPT FOR VAN ACCESSIBLE SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE VEHICLE SPACES.
- ACCESS AISLES AT VEHICLE SPACES SHALL BE MARKED WITH A PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36" ON CENTER. THE COLOR OF THE BORDERLINES, HATCHED LINES, AND LETTERS SHALL CONTRAST WITH THAT OF THE SURFACE OF THE ACCESS AISLE. THE BLUE COLOR REQUIRED FOR IDENTIFICATION OF ACCESS AISLES FOR ACCESSIBLE PARKING SHALL NOT BE USED.
- THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN LETTERS A MINIMUM OF 12" IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.
- EVCS SIGNS SHALL BE PROVIDED AS REQUIRED




## 17 DRESSING ROOM DETAILS

N.T.S.

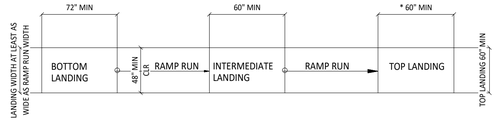



PLAN VIEW SIDE ELEVATION

- ALL DRAIN PIPES UNDER THE SINK NEED TO BE INSULATED OR COVERED TO PREVENT CONTACT
- THERE ARE NO SHARP OR ABRASIVE SURFACES UNDER THE SINK
- FAUCETS TO BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST; LEVEROPERATED, PUSHTYPE, AND ELECTRONICALLY CONTROLLED ARE COMPLIABLE
- THE FORCE TO OPERATE THE FAUCET CONTROLS TO BE A MAXIMUM OF 5 LBS
- SELFCLOSING VALVES ARE ALLOWED IF THEY REMAIN OPEN A MINIMUM OF 10 SECONDS
- ACCESSIBLE SINK TO BE A MAX OF 6 1/2" DEEP

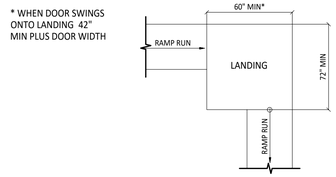
## 16 COMMON USE SINK

N.T.S.



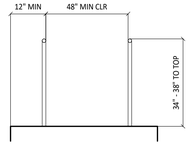

STRAIGHT RUN

* WHEN DOOR SWINGS ONTO LANDING 42" MIN PLUS DOOR WIDTH



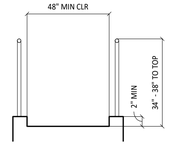

CHANGE IN DIRECTION

PLAN OF RAMP CONFIGRURATIONS

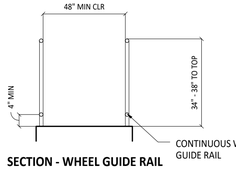



SECTION - RAMP EXTENSIONS*

* AT LANDING ONLY

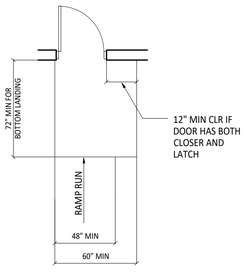



SECTION - CURB

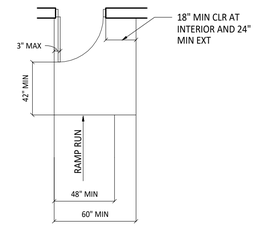



SECTION - WHEEL GUIDE RAIL

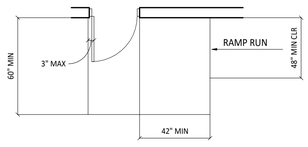
EDGE PROTECTION




PUSH SIDE




PULL SIDE




PULL SIDE LATCH APPROACH

LANDING CLEARANCES AT DOORS

RAMP
- A SLOPE GREATER THAN 1:20 (5 PERCENT) IS CONSIDERED A RAMP
- RUNNING SLOPE TO BE 1:12 MAX (8.33 PERCENT)
- CROSS SLOPE TO BE 1:48 MAX
- CLEAR WIDTH TO BE 48" MIN
- RAMPS WITH A RISE GREATER THAN 30" REQUIRE AN INTERMEDIARY LANDING
- RAMPS SHALL HAVE A HANDRAIL 34" TO 38" TO THE TOP OF THE RAIL (SEE HANDRAIL DETAIL) ON EACH SIDE AND 48" MIN CLR BETWEEN RAILS

EDGE PROTECTION
- EDGE PROTECTION IS REQUIRED ON EACH SIDE OF RAMPS AND LANDINGS CONSISTING OF A CURB, A WHEEL GUIDE RAIL, OR AN EXTENSION TO LANDING SURFACE UNLESS BOUNDED BY A WALL
- NO EDGE PROTECTION IS REQUIRED ON THE LANDING IF THERE IS A VERTICAL DROP OF 1/2" MAX WITHIN 10" HORIZONTALLY OF THE REQUIRED LANDING
- THE LANDING SHALL EXTEND 12" MIN BEYOND THE INSIDE FACE OF THE HANDRAIL, OR A CURB OR WHEEL GUIDE RAIL SHALL BE PROVIDED THAT ALLOWS FOR LESS THAN A 4" SPACE IMMEDIATELY ABOVE THE FLOOR SURFACE
- PROVIDE A 2" MIN HT CURB OR A WHEEL GUIDE RAIL MOUNTED 2" TO 4" ABOVE THE GROUND
- IF A RAMP IS GREATER THAN 30" ABOVE THE ADJACENT GRADE, PROVIDE A CONTINUOUS GUARD RAIL AT 42" MIN HT FOR THE FULL LENGTH OF THE RAMP; GUARD OPENINGS IF ANY ARE REQUIRED TO HAVE LESS THAN A 4" SPACE

LANDINGS
- A TOP AND BOTTOM LANDINGS ARE REQUIRED
- INTERMEDIATE LANDINGS ARE REQUIRED AT INTERVALS OF 30" MAX VERTICAL RISE OR AT CHANGE IN DIRECTION
- CROSS SLOPE TO BE 2 PERCENT MAX
- EXTERIOR LANDINGS SHALL BE SLOPED SO AS NOT TO ACCUMULATE WATER
- LANDING WIDTH TO BE A MINIMUM OF THE RAMP WIDTH LEADING TO THE LANDING AND TOP LANDING TO BE 60" MIN WIDE
- LANDING LENGTH TO BE 60" MIN AND BOTTOM LANDING TO BE 72" MIN LENGTH
- WHERE RAMPS CHANGE DIRECTION AT A LANDING, THE LANDING SHALL BE 60" X 72" MIN IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP.
- MANEUVERING CLEARANCES CAN OVERLAP THE RAMP LANDING WHEN DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING
- DOORS WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3". DOORS IN ANY POSITION SHALL NOT REDUCE THE MIN DIMENSION OF THE RAMP LANDING TO LESS THAN 42".
- LANDING WIDTH SHALL EXTEND ON THE STRIKE SIDE 24" ON EXTERIOR AND 18" ON INTERIOR DOORS AND GATES
- AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMP RUNS LESS THAN 6" IN RISE OR 72" IN LENGTH.

## 18 PEDESTRIAN RAMPS

N.T.S.


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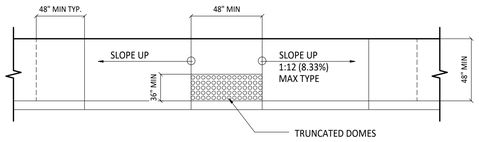
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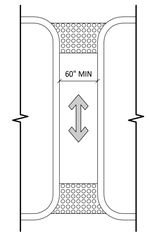
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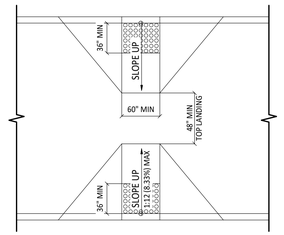
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**DOUBLE RAMP WITH SHARED BOTTOM LANDING**



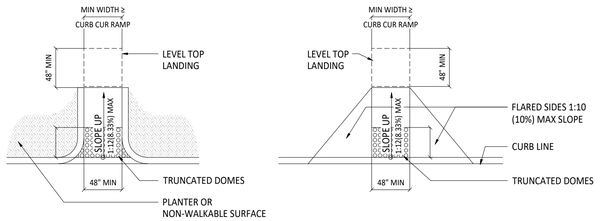

**CUT THROUGH AND ZERO CURB**




**RAMP UP**

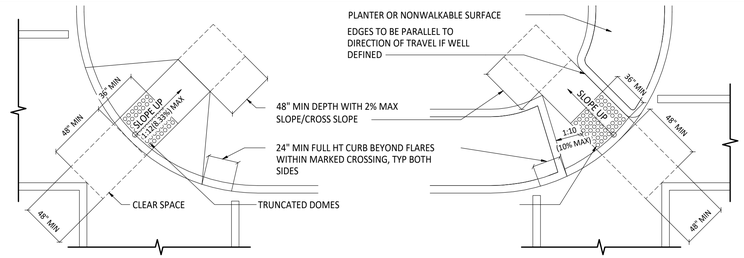
**ISLAND CONDITION**

* DETECTABLE WARNINGS SHALL BE 24" MIN IN DEPTH AT PEDESTRIAN ISLANDS OR CUT THROUGH MEDIANS THAT ARE LESS THAN 96" IN LENGTH IN THE DIRECTION OF TRAVEL.




**WITHOUT FLARES** **WITH FLARES**

**STRAIGHT CURB CUT RAMP**




**WITH FLARES** **WITH OR WITHOUT FLARES AT PLANTER AREA**

**DIAGONAL CURB CUT RAMP**

CURB CUT RAMPS
- CURB RAMPS SHALL NOT BE LOCATED WITHIN VEHICULAR TRAFFIC, PARKING SPACES, OR ACCESSIBLE PARKING ACCESS AISLES
- A MAXIMUM SLOPE OF 1:12 (8.33 PERCENT) IN THE DIRECTION OF TRAVEL WITH A 2% MAX CROSS SLOPE; IF THE SLOPE ≤ 5 PERCENT IT IS CONSIDERED A SLOPED WALKWAY, NOT A RAMP
- TOP LANDINGS TO BE THE FULL WIDTH OF THE CURB RAMP WITH A 2 PERCENT MAX SLOPE IN ALL DIRECTIONS AND 48" MIN DEPTH
- CURB CUT SIDE FLARES TO BE 1:10 (10 PERCENT) MAX SLOPE
- ADJOINING GUTTERS AND SURFACES IMMEDIATELY ADJACENT AND WITHIN 24" OF THE CURB RAMP SHALL NOT BE STEEPER THAN 5 PERCENT IN THE DIRECTION OF TRAVEL
- NO BOTTOM LANDINGS ARE REQUIRED EXCEPT AT DIAGONAL OR CORNER TYPE CURB RAMPS
- BOTTOMS OF CURB CUT RAMP TO BE FULLY CONTAINED WITHIN MARKED CROSSWALKS WHERE OCCURS
- DIAGONAL CURB CUT RAMPS AT CROSSWALKS WITH FLARES SHOULD HAVE THE FLARES PLUS 24" OF FULL HT CURB WITHIN CROSSWALK

TRUNCATED DOMES
- TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9" MINIMUM OF 0.92" MAXIMUM, A TOP DIAMETER OF 0.45" MINIMUM AND 0.47" MAXIMUM, AND THE HEIGHT OF 0.18" MINIMUM AND 0.22" MAXIMUM.
- TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTERTOCENTER SPACING OF 2.3" MINIMUM AND 2.4" MAXIMUM, AND A BASETOBASE SPACING OF 0.65" MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES OF A SQUARE GRID. EXCEPTION: WHERE INSTALLED IN A RADIAL PATTERN, TRUNCATED DOMES SHALL HAVE A CENTERTOCENTER SPACING OF 1.6" MINIMUM TO 2.4" MAXIMUM.
- PATTERN — SQUARE GRID (INLINE)
- COLOR SHALL BE YELLOW CONFORMING TO FEDERAL STANDARDS EXCEPT AT CURB RAMPS, ISLANDS OR CUT THRU MEDIANS.

DETECTABLE WARNINGS
- DETECTABLE WARNING SURFACE TO CONTRAST VISUALLY WITH ADJACENT WALKING SURFACE, EITHER LIGHT ON DARK OR DARK ON LIGHT
- DETECTABLE WARNINGS ARE REQUIRED FOR THE FULL WIDTH AND 36" DEEP IN THE DIRECTION OF TRAVEL OF CURB CUT RAMPS; STARTING 6" MIN TO 8" MAX FROM STREET SIDE OF CURB
- DETECTABLE WARNINGS ARE REQUIRED AT ZERO CURB AREAS ADJACENT TO VEHICULAR TRAFFIC FOR THE FULL WIDTH AND 36" DEEP
- DOUBLE RAMPS W/ SHARED BOTTOM LANDING, DETECTABLE WARNINGS SHALL BE REQUIRED FOR FULL WIDTH OF LANDING AND 36" MIN DEEP
- DETECTABLE WARNINGS AT PEDESTRIAN ISLANDS OR CUT THROUGH MEDIANS SHALL BE 36" MIN IN DEPTH EXTENDING THE FULL WIDTH OF THE PEDESTRIAN PATH OR CUT THROUGH PLACED AT THE EDGES OF THE PEDESTRIAN ISLAND OR CUT THROUGH MEDIAN, AND SHALL BE SEPARATED BY 24"MIN OF WALKING SURFACE WITHOUT DETECTABLE WARNINGS.
- DETECTABLE WARNINGS SURFACES LOCATED AT PLATFORM EDGES, BUS STOPS OR HAZARDOUS VEHICULAR AREAS SHALL BE YELLOW CONFORMING TO FS 335 OF FEDERAL STANDARD 595C.
- ONLY APPROVED DSAAC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA BUILDING CODE OF REGULATIONS (CCR), TITLE 24, PART 1, CHAPTER 5, ARTICLE 2, 3 AND 4. REFER TO CCR TITLE 24 PART 12, CHAPTER 11B, SECTIONS 12118.205 FOR BUILDING AND FACILITY ACCESS SPECIFICATIONS FOR PRODUCT APPROVAL FOR DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES.

## 23 CURB CUT RAMPS AND ZERO CURB

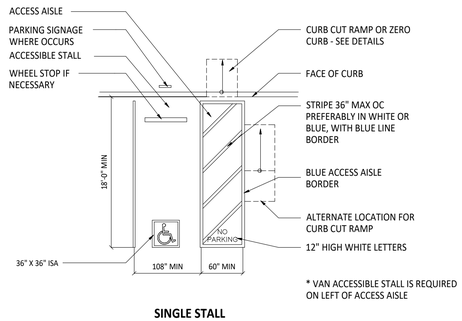
N.T.S.

ACCESSIBLE PARKING
- PARKING STALL AND ACCESS AISLE TO BE A MAX OF 2% SLOPE IN ANY DIRECTION NO DRAINAGE SWALES, BUILTUP RAMPS, OR CURBS WITHIN SPACE
- WIDTH TO BE MEASURED TO THE CENTERLINE OF MARKINGS
- ACCESSIBLE PARKING TO BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRY
- ACCESSIBLE PARKING CAN BE LOCATED IN DIFFERENT PARKING FACILITIES IF GREATER ACCESSIBILITY IS PROVIDED
- PARKING STRUCTURES TO HAVE 98" VERTICAL CLEARANCE FROM ENTRY TO ACCESSIBLE PARKING TO EXIT FOR FULL VEHICULAR ROUTE

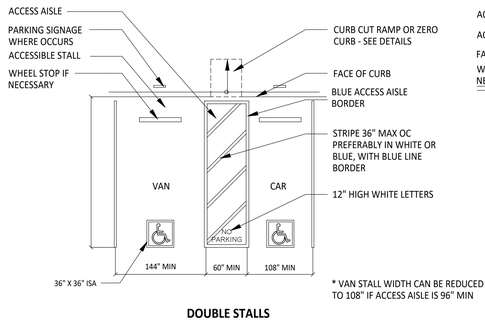
**PARKING SPACES RECQ. PER FACILITY**

| TOTAL # OF STALLS/FACILITY | MIN REQUIRED ACCESSIBLE STALLS* |
|---|---|
| 1 - 25 | 1 |
| 26 - 50 | 2 |
| 51 - 75 | 3 |
| 76 - 100 | 4 |
| 101 - 150 | 5 |
| 151 - 200 | 6 |
| 201 - 300 | 7 |
| 301 - 400 | 8 |
| 401 - 500 | 9 |
| 501 - 1000 | 2% OF TOTAL |
| 1001 - OVER | 20 + 1 PER 100 OR FRACTION OVER |

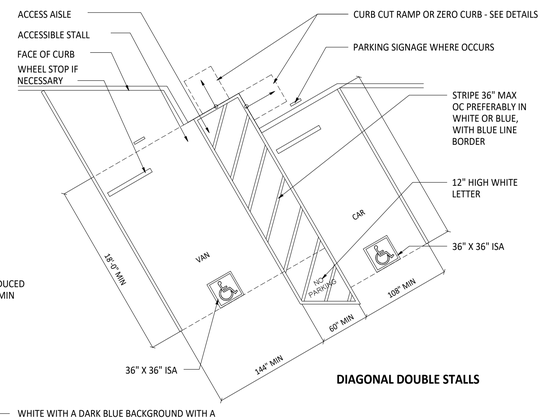
* FOR EVERY 6 ACCESSIBLE STALLS OR FRACTION OF, 1 SHOULD BE VAN ACCESSIBLE, WITH A MINIMUM OF 1




**SINGLE STALL**




**DOUBLE STALLS**



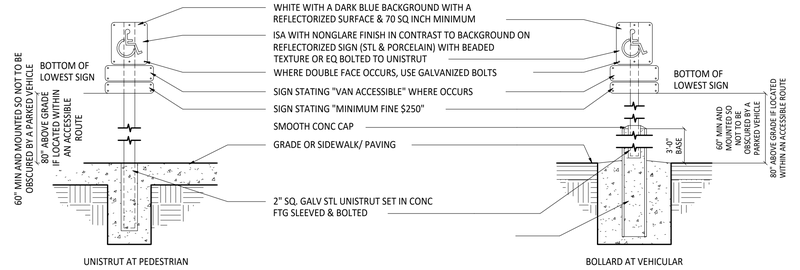

**DIAGONAL DOUBLE STALLS**

ACCESSIBLE STALL
- PROVIDE A WHEEL STOP IF THE VEHICULAR OVERHANG INTRUDES ON THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES
- ACCESSIBLE STALLS WIDTH FROM CENTERLINE OF STRIPING TO BE 108" MIN
- EITHER OUTLINE OR PAINT THE STALL IN BLUE WITH AN ISA PAINTED WHITE OR A CONTRASTING COLOR, OR PROVIDE AN ISA PAINTED IN WHITE WITH A BLUE BACKGROUND; ISA TO BE 36"X36" AND LOCATED ON THE GROUND AT THE END OF THE ACCESSIBLE STALL AND WITHIN 6" MAX FROM CENTERLINE OF STALL
- PROVIDE VERTICAL CLEARANCE OF 98" MIN FOR ACCESSIBLE STALLS, ACCESS AISLE, AND VEHICULAR ROUTES SERVICE THEM

ACCESS AISLE
- AISLE MUST ADJOIN AN ACCESSIBLE ROUTE AND ROUTE CANNOT PASS BEHIND OTHER PARKED VEHICLES OTHER THAN TO PASS BEHIND THE STALL IN WHICH THEY PARKED
- AISLE TO BE CONTIGUOUS THE FULL LENGTH OF THE STALL THEY SERVE
- BUILT UP CURB RAMPS CAN NOT BE LOCATED IN THE ACCESS AISLE
- MARKINGS SHOULD PREVENT PARKING IN THE AISLE; STRIPE ACCESS AISLE 36" OC, PREFERABLY IN BLUE OR WHITE WITH BLUE BORDER
- PAINT THE WORDS "NO PARKING" ON THE GROUND WITHIN THE ACCESS AISLE IN WHITE LETTERS 12" HIGH MIN
- ACCESS AISLE SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN STALLS THAT REQUIRE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE STALL

VAN ACCESSIBLE PARKING
- PROVIDE VERTICAL CLEARANCE OF 98" MIN FOR VAN ACCESSIBLE STALLS, THEIR ACCESS AISLE, AND THE FULL VEHICULAR ROUTE SERVING THEM
- VAN ACCESSIBLE PARKING STALLS CAN BE REDUCED TO 108" MIN WIDE IF ACCESSIBLE IS INCREASED TO 96" MIN
- VAN ACCESSIBLE STALLS CAN BE GROUPED ON ONE LEVEL WITHIN A MULTISTORY PARKING STRUCTURE

SIGNAGE
- SIGNS IDENTIFYING ACCESSIBLE SPACES SHALL USE THE ISA AND BE POST OR WALL MOUNTED DIRECTLY IN FRONT OF THE STALL ADD SIGN STATING "MINIMUM FINE $250" BELOW THE ISA AS PART OF THE SIGN OR A SEPARATE SIGN
- SIGNS TO BE MOUNTED 60" MIN ABOVE GRADE TO THE BOTTOM OF THE SIGN & MOUNTED SO NOT TO BE OBSCURED BY A PARKED VEHICLE 80" ABOVE PARKING STALL GRADE IF IN AN ACCESSIBLE ROUTE
- VAN ACCESSIBLE STALLS SHALL BE DESIGNATED WITH A SIGN STATING 'VAN ACCESSIBLE' MOUNTED BELOW THE ISA EACH ACCESSIBLE STALL TO BE IDENTIFIED BY A REFLECTORIZED SIGN 70 SQ INCHES IN AREA MIN CONTAINING AN ISA IN WHITE ON A DARK BLUE BACKGROUND
- INSTALL CA TOW AWAY SIGN EITHER VIEWABLE FROM EACH ACCESSIBLE STALL OR AT EACH OFF STREET ENTRY




UNISTRUT AT PEDESTRIAN BOLLARD AT VEHICULAR

**POST-MOUNTED STALL SIGNAGE**

## 24 ACCESSIBLE PARKING

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# THE COTTAGE
NEW RESTAURANT TRELLIS
1555 CAMINO DEL MAR #102
DEL MAR, CA 92014

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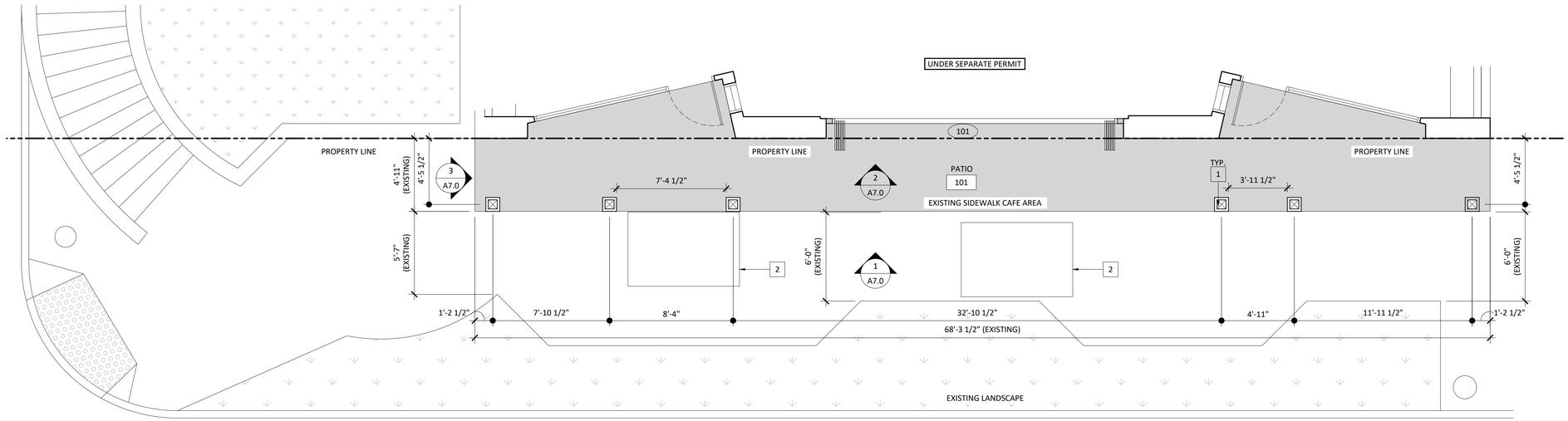
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PROJECT NO: CT0723
DRAWN: SI, JD
DATE: 03 / 20 / 24

GENRAL ADA NOTES

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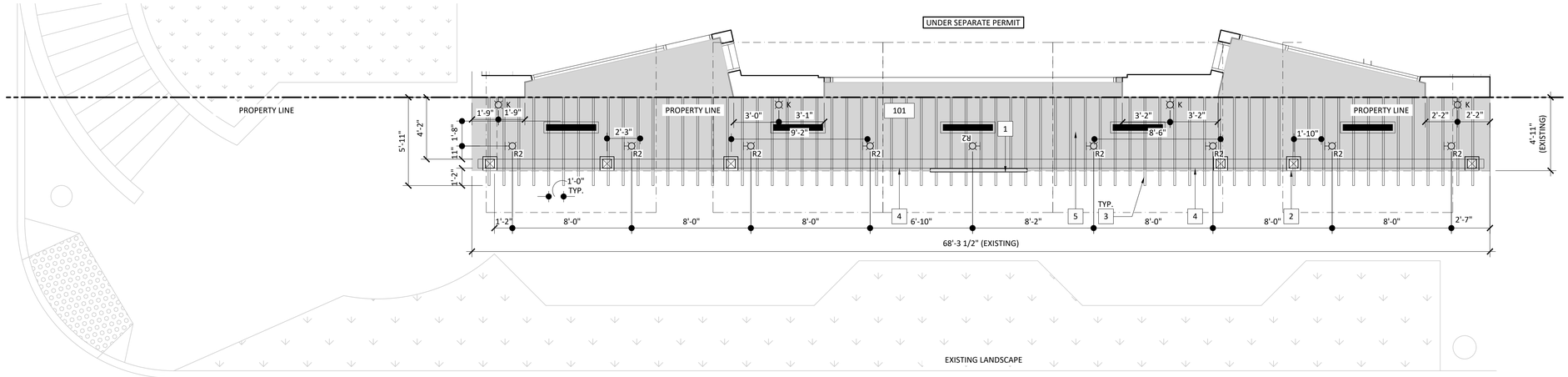
SHEET NO:

**T10**




# 1 PARTITION PLAN

1/4" = 1'-0" TRUE PROJECT




# 2 REFLECTED CEILING PLAN

1/4" = 1'-0" TRUE PROJECT

## LEGEND/ WALL TYPES

EXISTING PARTITION TO REMAIN

## PARTITION KEYNOTES

1 NEW STRUCTURAL COLUMN PER STRUCTURAL

2 EXISTING ELECTRICAL ACCESS PANEL.

## CEILING LEGEND

K (NEW) EXTERIOR WALL SCONCE LIGHT FIXTURE W/ DIMMER
SIZE: SPEC TO FOLLOW
COLOR: SPEC TO FOLLOW
SEE ELEVATION FOR INSTALL HEIGHT.

R2 (NEW) ADJUSTABLE CEILING-MOUNT LED LUMINAIRE W/ DIMMER
MODEL: PER LIGHTING VENDOR
BEAM ANGLE: 15° TO 45° (ADJUSTABLE)
FINISH: WHITE

NEW PATIO HEATER. SUSPEND FROM JOIST.

LIGHTING CONTROL PACKAGE TO BE PROVIDED FOR COMPLIANCE WITH LOCAL CODE REQUIREMENTS.

CLIENT/ OWNER HAS NEGOTIATED WITH TAZZ LIGHTING AS FAR AS SPECIFICATION AND COST. GENERAL CONTRACTOR TO PURCHASE LIGHTING PACKAGES FROM TAZZ LIGHTING.

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## REFLECTED CEILING KEYNOTES

1 NEW SIGNAGE PER SIGNAGE COMPANY

2 NEW TRELLIS COLUMN PER STRUCTURAL

3 NEW TRELLIS 2 X 8 JOIST PER STRUCTURAL

4 NEW BEAM PER STRUCTURAL

5 RE USED EXISTING PATIO HEATHER HUNG FROM JOIST

## PROJECT NOTES

1. NOTIFY IKEDO DESIGN OF ANY DISCREPANCIES WITH PLANS. CALL TO OBTAIN CLARIFICATION PRIOR TO CONSTRUCTION/ INSTALLATION/ ORDERING.
2. CALL IKEDO DESIGN IF DESIGN INTENT IS NOT CLEAR. AT NO TIME IS THE CONTRACTOR TO ASSUME OR GUESS IKEDO DESIGN'S DESIGN INTENT.
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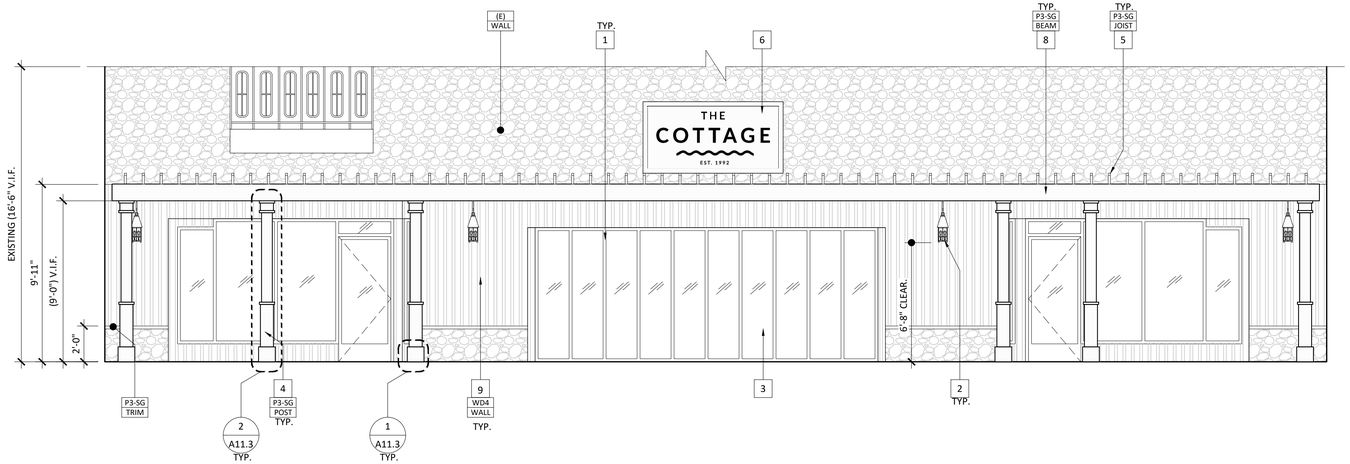
PATIO PARTITION & REFLECTED CEILING PLAN

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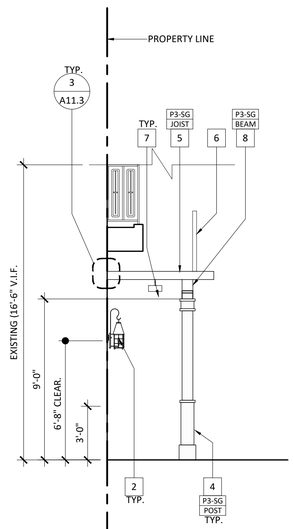
**A3.0**

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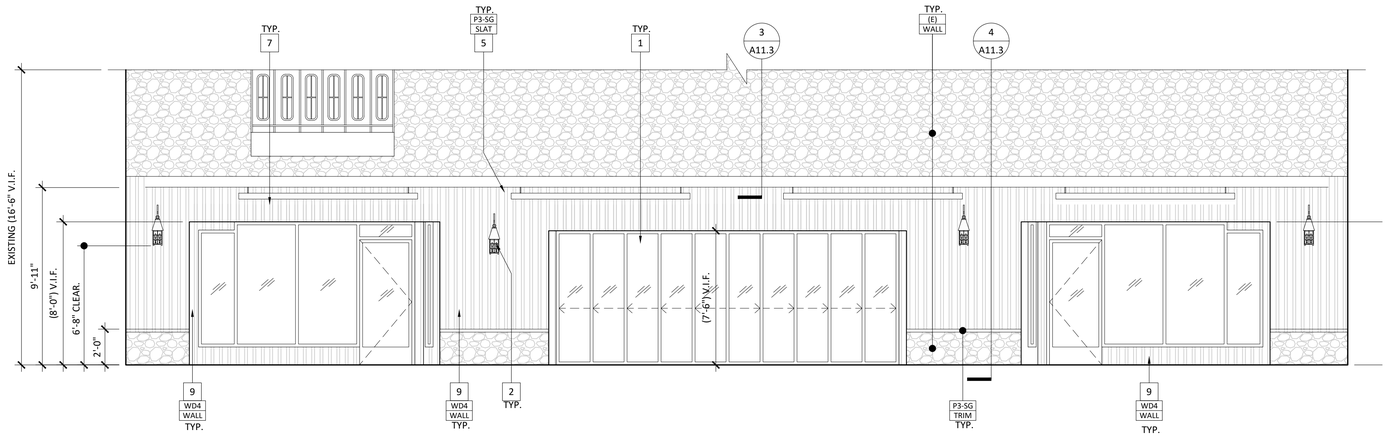

# 1 EXTERIOR STORE FRONT ELEVATION

1/4" = 1'-0"




# 3 SIDE EXTERIOR ELEVATION

1/4" = 1'-0"




# 2 EXTERIOR STORE FRONT ELEVATION

1/4" = 1'-0"

## KEYNOTES

1. DOOR PER DOOR SCHDULE.
2. LIGHT FIXTURE SEE RCP PLAN.
3. NOT USED.
4. NEW COLUMN PER STRUCTURAL PLAN.
5. NEW JOIST PER STRUCTURAL PLANS.
6. NEW SIGN PER SIGNAGE COMPANY.
7. PATIO HEATER PER PLANS.
8. NEW BEAM PER STRUCTURAL PLANS.
9. NEW PVC WOOD PANEL PER FINISH PLAN

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| | |
|---|---|
| SCALE: | 1/4" = 1'-0" |
| PROJECT NO: | CT0723 |
| DRAWN: | SI, JD |
| DATE: | 03 / 20 / 24 |

INTERIOR ELEVATIONS

## PROJECT NOTES

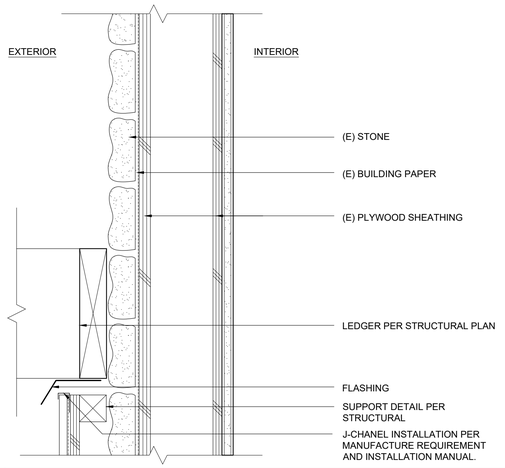
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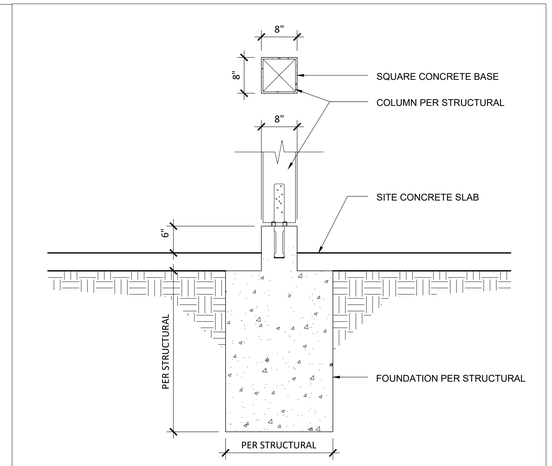
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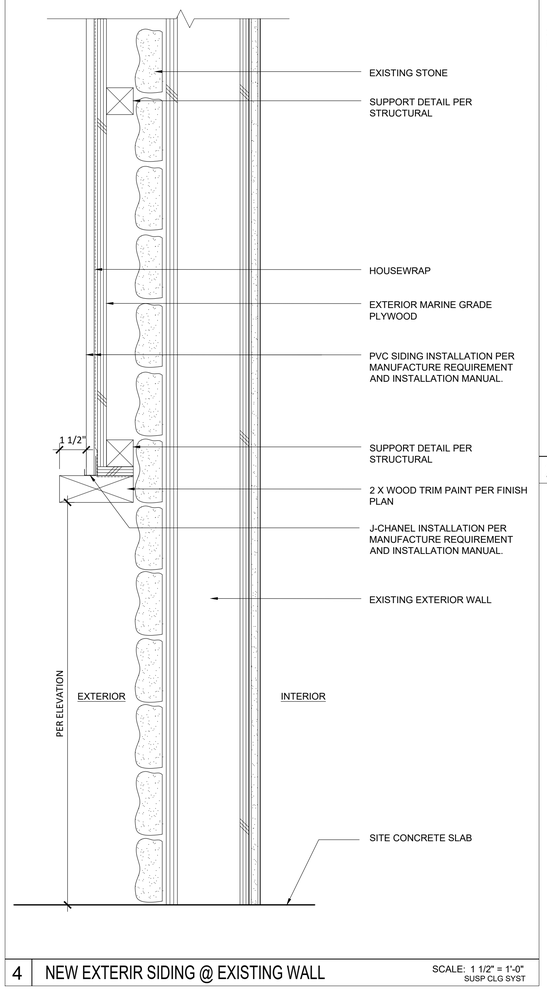
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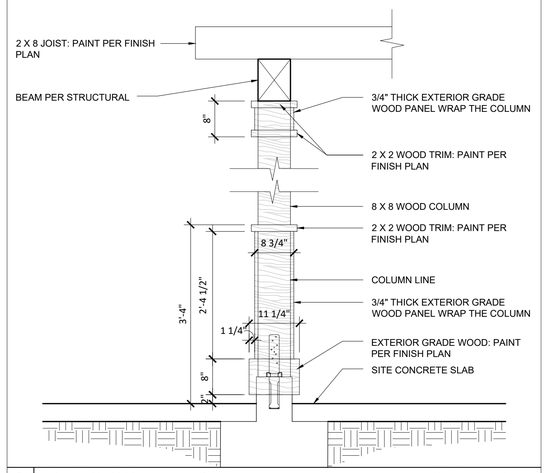

3 NEW LEDGER TO EXISTING WALL SCALE: 3"=1'-0"
03-017




1 PATIO COLUMN BASE SCALE: 3/4" = 1'-0"




4 NEW EXTERIR SIDING @ EXISTING WALL SCALE: 1 1/2" = 1'-0"
SUSP CLG SYST




2 PATIO COLUMN DETAIL SCALE: 3/4" = 1'-0"

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EXTERIOR DETAIL

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# WALL MOUNT LIGHTS
# RXS-18WM SERIES

TYPE
R2

GO GREEN

## SPECIFICATIONS

**CONSTRUCTION:**
ALUMINUM: Aluminum Canister; includes cast FA-24-LGCST aluminum canopy
BRASS: Brass Canister; includes cast FA-24-LGCST brass canopy
COPPER: Copper Canister; includes FA-24-LGSPUNCOP copper canopy

**LENS:** High impact clear tempered flat glass

**O-RING:** High temperature red silicone

**LIGHT SOURCE**: 50,000 hour integrated LED module:
7w - 450 lumen, 3000K warm white (equivalent to 35w Halogen)
11w - 600 lumen, 3000K warm white (equivalent to 50w Halogen)
15w - 900 lumen, 3000K warm white (equivalent to 75w Halogen)

**OPTICS**: 15° spot, 40° flood, 60° wide flood or 160˚ widest flood (no optics)

**12v DRIVER**: Integrated on-board, no external driver required. 12vAC/DC input

**120v DRIVER:** Internal 120vAC input, 12vAC output LED driver

**120v/277v DRIVER:** External 90-277vAC Input, 12vDC output LED driver

**SOCKET:** LED module - integrated hard wire, no socket

**WIRING 12v:** Black 4 foot 18/2 zip cord from base of fixture
For 25 foot 16/2 fixture lead wire add -25F to catalog number.

**WIRING 120v:** Standard 120v Black/White/Green wiring inside fixture housing.

**MOUNTING:** FA-24-LGCST canopy with mounting hardware supplied

**FINISH:** Aluminum - Black texture polyester powder coat, optional finishes available
Brass and Copper - Unfinished, optional finishes available

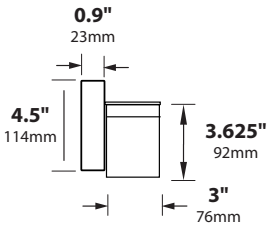




RXS-18WM with
FA-RXS3LENSSB

**OPTICS DETAILS:**

| Beam Type | Angle | Visual Indicator |
|---|---|---|
| Spot | 15° | Red Dot |
| Flood | 40° | Green Dot |
| Wide Flood | 60° | Blue Dot |




IP54 CE ETL LISTED US

## BEAM/GLARE CONTROL ACCESSORIES

| | |
|---|---|
| **FA-08-06** | Round 1/4" Hex Cell Louver |
| **FA-10-20-BLUE** | Blue Tempered Glass Lens |
| **FA-10-20-GREEN** | Green Tempered Glass Lens |
| **FA-98-20** | Linear Spread Tempered Glass Lens |
| **FA-104-20** | Wide Spread Tempered Glass Lens Softener |
| **FA-RXS3LENS** | 3"Ø x 3.5" Clear Acrylic Lens |
| **FA-RXS3LENSSB** | 3"Ø x 3.5" Sand Blast Acrylic Lens |

**JOB INFORMATION**

Type: Date:
Job Name:
Cat. No.:
Lamp(s):
Specifier:
Contractor:
Notes:

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| Black Texture (Standard) | Antique Verde | Bronze Texture | Camel | White Texture | Hunter Texture | Rust | Weathered Iron | Weathered Brown | Stucco | Rubbed Verde | Chrome Powder | Terra Cotta | Acid Rust | Acid Verde | Black Acid Treatment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *-BLT* | *-ATV* | *-BRT* | *-CAM* | *-WTX* | *-HTX* | *-RST* | *-WIR* | *-WBR* | *-STU* | *-RBV* | *-CPR* | *-TRC* | *-BAR/CAR* | *-BAV/CAV* | *-BAT* |

BRASS & COPPER ONLY

| ORDERING INFORMATION | | | | |
|---|---|---|---|---|
| **CATALOG NUMBER** | **DESCRIPTION** | **OPTICS PACKAGE** | **LIGHT SOURCE** | **SHIP WEIGHT** |
| RXS-18WM-LEDM7WF-BLT | Aluminum Wall Mount Fixture | 160˚ WIDEST FLOOD (NO OPTICS) | 7w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM715-BLT | Aluminum Wall Mount Fixture | 15° SPOT OPTICS | 7w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM740-BLT | Aluminum Wall Mount Fixture | 40° FLOOD OPTICS | 7w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM760-BLT | Aluminum Wall Mount Fixture | 60° WIDE FLOOD OPTICS | 7w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM7WF-BRS | Brass Wall Mount Fixture | 160˚ WIDEST FLOOD (NO OPTICS) | 7w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM715-BRS | Brass Wall Mount Fixture | 15° SPOT OPTICS | 7w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM740-BRS | Brass Wall Mount Fixture | 40° FLOOD OPTICS | 7w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM760-BRS | Brass Wall Mount Fixture | 60° WIDE FLOOD OPTICS | 7w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM7WF-COP | Copper Wall Mount Fixture | 160˚ WIDEST FLOOD (NO OPTICS) | 7w LED Module | 4.0 lbs. |
| RXS-18WM-LEDM715-COP | Copper Wall Mount Fixture | 15° SPOT OPTICS | 7w LED Module | 4.0 lbs. |
| RXS-18WM-LEDM740-COP | Copper Wall Mount Fixture | 40° FLOOD OPTICS | 7w LED Module | 4.0 lbs. |
| RXS-18WM-LEDM760-COP | Copper Wall Mount Fixture | 60° WIDE FLOOD OPTICS | 7w LED Module | 4.0 lbs. |
| RXS-18WM-LEDM11WF-BLT | Aluminum Wall Mount Fixture | 160˚ WIDEST FLOOD (NO OPTICS) | 11w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM1115-BLT | Aluminum Wall Mount Fixture | 15° SPOT OPTICS | 11w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM1140-BLT | Aluminum Wall Mount Fixture | 40° FLOOD OPTICS | 11w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM1160-BLT | Aluminum Wall Mount Fixture | 60° WIDE FLOOD OPTICS | 11w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM11WF-BRS | Brass Wall Mount Fixture | 160˚ WIDEST FLOOD (NO OPTICS) | 11w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM1115-BRS | Brass Wall Mount Fixture | 15° SPOT OPTICS | 11w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM1140-BRS | Brass Wall Mount Fixture | 40° FLOOD OPTICS | 11w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM1160-BRS | Brass Wall Mount Fixture | 60° WIDE FLOOD OPTICS | 11w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM11WF-COP | Copper Wall Mount Fixture | 160˚ WIDEST FLOOD (NO OPTICS) | 11w LED Module | 4.0 lbs. |
| RXS-18WM-LEDM1115-COP | Copper Wall Mount Fixture | 15° SPOT OPTICS | 11w LED Module | 4.0 lbs. |
| RXS-18WM-LEDM1140-COP | Copper Wall Mount Fixture | 40° FLOOD OPTICS | 11w LED Module | 4.0 lbs. |
| RXS-18WM-LEDM1160-COP | Copper Wall Mount Fixture | 60° WIDE FLOOD OPTICS | 11w LED Module | 4.0 lbs. |
| RXS-18WM-LEDM15WF-BLT | Aluminum Wall Mount Fixture | 160˚ WIDEST FLOOD (NO OPTICS) | 15w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM1515-BLT | Aluminum Wall Mount Fixture | 15° SPOT OPTICS | 15w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM1540-BLT | Aluminum Wall Mount Fixture | 40° FLOOD OPTICS | 15w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM1560-BLT | Aluminum Wall Mount Fixture | 60° WIDE FLOOD OPTICS | 15w LED Module | 3.0 lbs. |
| RXS-18WM-LEDM15WF-BRS | Brass Wall Mount Fixture | 160˚ WIDEST FLOOD (NO OPTICS) | 15w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM1515-BRS | Brass Wall Mount Fixture | 15° SPOT OPTICS | 15w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM1540-BRS | Brass Wall Mount Fixture | 40° FLOOD OPTICS | 15w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM1560-BRS | Brass Wall Mount Fixture | 60° WIDE FLOOD OPTICS | 15w LED Module | 5.0 lbs. |
| RXS-18WM-LEDM15WF-COP | Copper Wall Mount Fixture | 160˚ WIDEST FLOOD (NO OPTICS) | 15w LED Module | 4.0 lbs. |
| RXS-18WM-LEDM1515-COP | Copper Wall Mount Fixture | 15° SPOT OPTICS | 15w LED Module | 4.0 lbs. |
| RXS-18WM-LEDM1540-COP | Copper Wall Mount Fixture | 40° FLOOD OPTICS | 15w LED Module | 4.0 lbs. |
| RXS-18WM-LEDM1560-COP | Copper Wall Mount Fixture | 60° WIDE FLOOD OPTICS | 15w LED Module | 4.0 lbs. |

**120v Input: add "120" to end of part number, prior to color code. For example, RXS-18WM-LEDM715-120-BLT**

## **2951** - ONE LIGHT OUTDOOR WALL SCONCE

Type K light



2951-PBK



2951-GA



2951-PBZ

### Dimensions

| | |
|---|---|
| Width | 11″ |
| Height | 10″ |
| Extension | 13″ |
| Weight | 2.85 lbs |

### Finish & Material

| | |
|---|---|
| Finishes | **GA** - Galvanized<br>**PBK** - Powder Coated Black<br>**PBZ** - Powder Coated Bronze |
| Material | Steel |

### Glass/Shade

| | |
|---|---|
| Glass | No |

### Wattage

| | |
|---|---|
| # Bulbs | 1-Medium |
| Bulbs Base | Medium (E26) |
| Watts per Bulb | 100W |
| Voltage | 120V |
| Bulbs Included | No |

### Certification

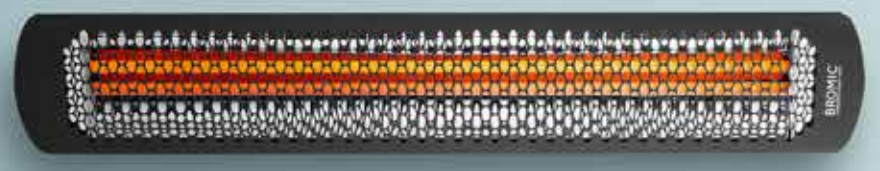
| | |
|---|---|
| UL Listed | Wet Location |

### Item Number

| | |
|---|---|
| SKU'S | 2951-GA<br>2951-PBK<br>2951-PBZ |

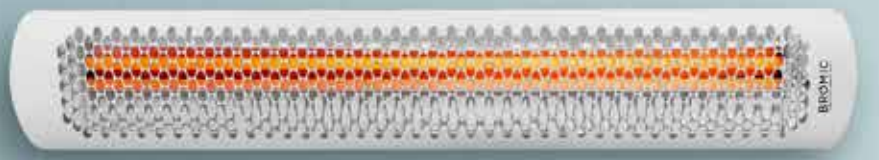
# TUNGSTEN SMART-HEAT™ ELECTRIC

Our Tungsten Smart-Heat™ Electric series offers high performance radiant heating to outdoor and semi-enclosed spaces alike, with an industrial design style. It also boasts a high-temperature coating to suit all environments. With a stainless-steel construction, its durable element will emit a soft red glow to create a warm ambience in your space.



**2000W / 3000W / 4000W / 6000W**
BLACK

**4000W & 6000W**
WHITE



# SPECIFICATIONS

Reference the specification guide below to help you select the correct solution for your needs.

| MODEL NUMBER | 2000 SERIES | 3000 SERIES | 4000 SERIES | 6000 SERIES |
|---|---|---|---|---|
| PRODUCT CODE | BH0420030 | BH0420031 | BH0420032<br>BH0420012 | BH0420033<br>BH0420013 |
| FUEL TYPE | ELECTRIC | ELECTRIC | ELECTRIC | ELECTRIC |
| COLOR | BLACK | BLACK | BLACK \| WHITE | BLACK \| WHITE |
| HEAT AREA | 65FT² | 100FT² | 130FT² | 160FT² |
| RATED CURRENT ** | 240V/8.3A<br>208V/9.62A<br>277V/7.22A | 240V/12.5A<br>208V/14.42A<br>277V/10.83A | 240V/16.6A<br>208V/19.23A<br>277V/14.44A | 240V/25A<br>208V/28.85A<br>277V/21.66A |
| MINIMUM FLOOR CLEARANCE | WALL 72" \| CEILING 96" | | | WALL 72" \| CEILING 96" |
| **MOUNTING OPTIONS** | | | | |
| CEILING MOUNT | ✓ | ✓ | ✓ | ✓ |
| CEILING RECESS KIT PRODUCT CODES | BH8180010 | BH8180011 | BH8180010 | BH8180011 |
| WALL MOUNT | ✓ | ✓ | ✓ | ✓ |
| RECESSED \| FLUSH MOUNT | ✓ | ✓ | ✓ | ✓ |
| CEILING POLE MOUNT | ✓ | ✓ | ✓ | ✓ |
| TUBE SUSPENSION KIT (36") PRODUCT CODE | | | BH8180012 | |
| FREESTANDING | – | – | – | – |
| **CONTROL OPTIONS** | | | | |
| ON \| OFF | ✓ | ✓ | ✓ | ✓ |
| ON \| OFF PRODUCT CODE | | | BH3130010-1 | |
| DIMMER | ✓ | ✓ | ✓ | ✓ |
| DIMMER PRODUCT CODE | | | BH3130011-1 | |
| MASTER REMOTE * | ✓ | ✓ | ✓ | ✓ |
| MASTER REMOTE PRODUCT CODE | | | BH3130012 | |

Measurements displayed within this catalog are minimum requirements for installation. Bromic takes no responsibility for incorrect or
non-compliant installations. All measurements in this document are displayed in inches.

* Control up to six zones of heaters with unlimited heaters per zone from a single remote control.
Dimmer control required. Works with dimming controllers. Remote control operates within 100ft of heaters.

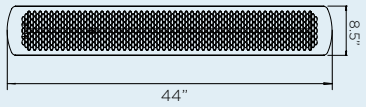
** Available in varying voltages: 240V, 208V and 277V

# DIMENSIONS

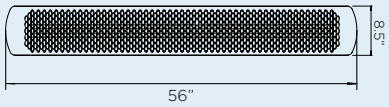
With a wide range of sizes available, find the ideal heater to suit your outdoor space.

## PROFILE

2000W & 4000W

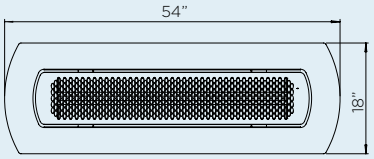



3000W & 6000W

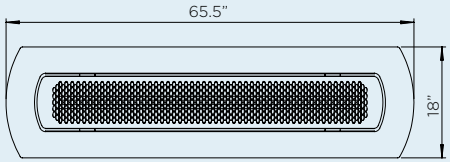



## CEILING RECESS

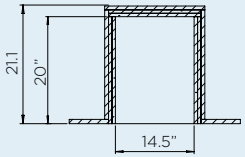
**CEILING RECESS FRAME 2000W & 4000W**




**CEILING RECESS FRAME 3000W & 6000W**

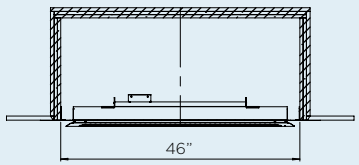



**CEILING RECESS**

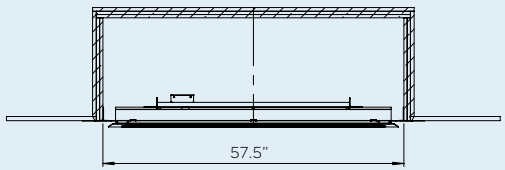



MINIMUM
CEILING CAVITY

2000W & 4000W




3000W & 6000W

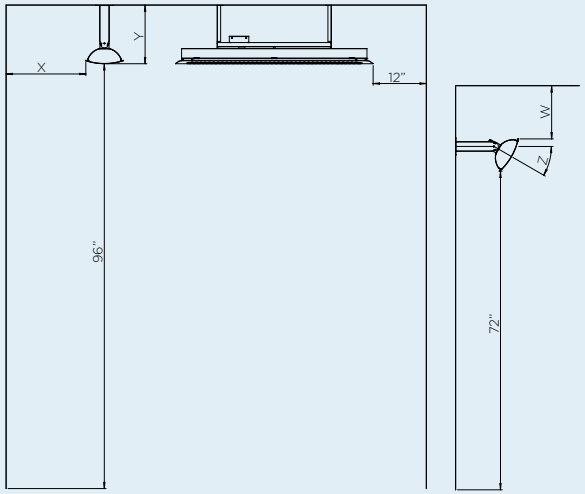


# MOUNT OPTIONS

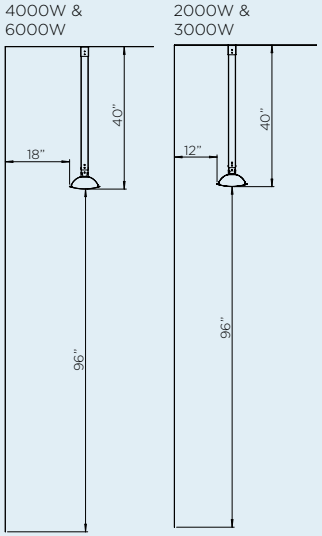
With a wide array of mounting options, Bromic offers solutions to complete any decor and provide functionality for ambiance and comfort.

## CEILING & WALL MOUNT

### CEILING MOUNT CLEARANCE

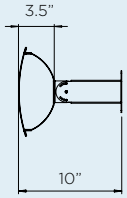



### CEILING POLE CLEARANCE

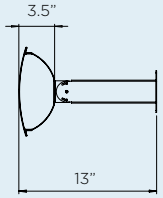



| HEATER SIZE | X | Y | W | Z |
|---|---|---|---|---|
| 2000 & 3000 W | 12" | 10" | 5" | 45° |
| 4000 & 6000 W | 18" | 13" | 12" | 30° |

## WALL BRACKET




2000W &
3000W

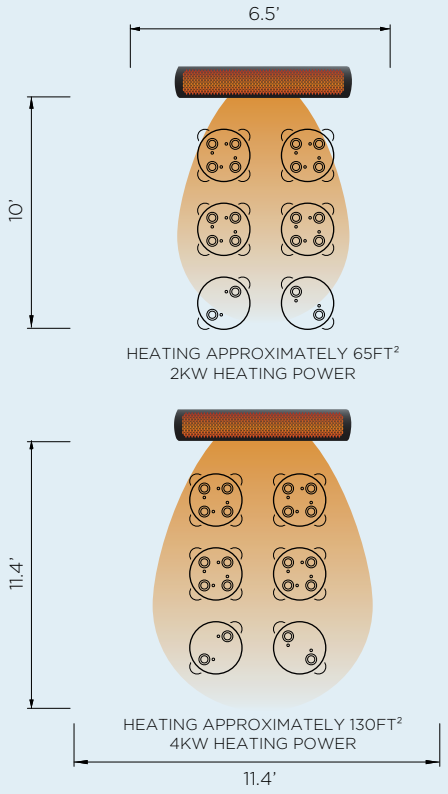



4000W &
6000W

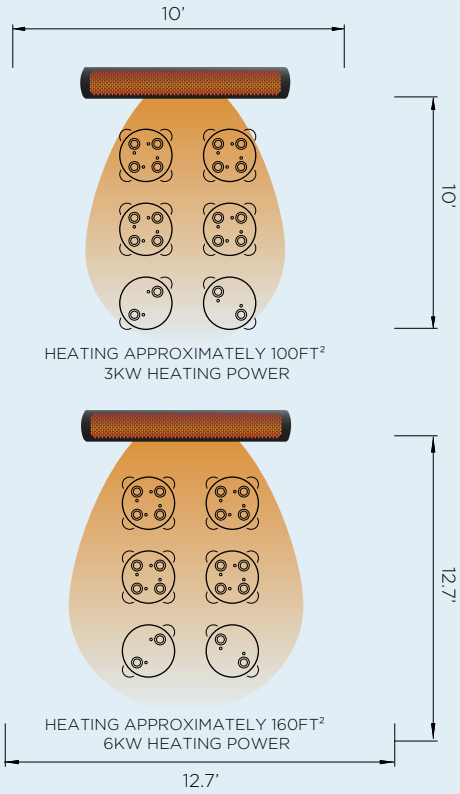
# HEATING REACH

Creating ideal comfort levels, Bromic heaters offer a variety of heat distribution to suit your outdoor heating needs.

## 2000W & 4000W SERIES




## 3000W & 6000W SERIES




## CONTROL OPTIONS



ON | OFF CONTROL



DIMMER CONTROL



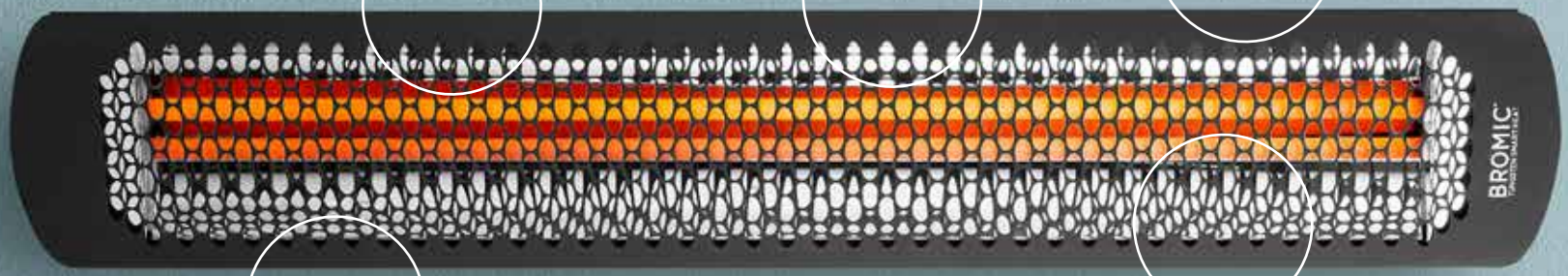
MASTER REMOTE


EXTEND YOUR COMFORT OUTDOORS
WITH THE SUPERIOR HEAT AND
AWARD-WINNING DESIGN OF OUR
SMART-HEAT™ OUTDOOR HEATERS.

**TOTAL MOUNTING FLEXIBILITY**

**HIGH PERFORMANCE**
Matte Finish Stainless-Steel construction

**ANGLE BRACKET**
Provides precise directional heat




**PATENTED PERFORMANCE**
Superior wind resistance

**UNIQUE DESIGN**
Honeycomb fascia facilitates precise heat distribution

**BROMIC.COM**

**ASIA PACIFIC | NORTH AMERICA | EUROPE**

Bromic pursues a policy of continuing improvement in design and performance of its products. The right is therefore reserved to vary specifications without notice.

# City of Del Mar
# Agenda Report

TO: Honorable Mayor and City Council Members

FROM: Joe Bride, Public Works Director
Via Ashley Jones, City Manager

DATE: April 1, 2024

SUBJECT: Overview of Downtown Pedestrian Safety Measures and Concerns Related to Pedestrian Safety at 11th and 13th Streets

REQUESTED ACTION/RECOMMENDATION:
Staff recommends that the City Council receive a presentation from staff and the City's contract Traffic Engineer regarding pedestrian safety measures along Camino del Mar from 9th Street to 15th Street and provide direction to staff on any follow up actions as may be needed related to pedestrian safety concerns at 11th and 13th Streets.

BACKGROUND:
The City of Del Mar initiated a Sidewalk Connectivity Program in 2012, to create a pedestrian safe corridor along the City's major arterials, which include Camino del Mar, Via de la Valle, and Jimmy Durante Boulevard. Since 2012, the City has installed 18,300 feet of American with Disabilities Act (ADA) compliant sidewalk, 131 ADA compliant pedestrian ramps, 74 standard crosswalks, and seven pedestrian-activated flashing crosswalks to improve public safety.

The Sidewalk Connectivity Program's "Downtown Streetscape" segment designed and installed vehicle, pedestrian, and bicycle improvements along Camino del Mar, from 9th Street to the Del Mar Plaza (just north of 15th Street). Prior to Streetscape, the most significant pedestrian safety concern was the absence of pedestrian-activated flashing crosswalks between 9th and 15th Streets. Pedestrians had to walk to either 9th Street or 15th Street if they wanted to cross Camino del Mar at a traffic light-controlled crosswalk.

The City's Downtown Streetscape Project added enhanced pedestrian-activated flashing crosswalks at 10th Street, 12th Street, and 14th Street (Attachment A). Currently, pedestrians are within one block of either a traffic light-controlled crosswalk or a pedestrian-activated flashing crosswalk between 9th Street and 15th Street. Pedestrian crosswalks at 11th and 13th Streets are all-way stop sign controlled. All-way stops were determined to be safer for the 11th and 13th Street intersections than traffic light-controlled crosswalks or pedestrian activated flashing crosswalks for reasons detailed below. Other Streetscape pedestrian safety measures along Camino del Mar include:

1. Formalized several sections of sidewalks for dedicated pedestrian paths on the east and west sides of Camino del Mar.

---

City Council Action:

2. Added pedestrian-scale street lighting for downtown walkways.
3. Added pedestrian "Bulb Outs" at all crosswalks which make pedestrians more visible to vehicles, shorten crossing distance, and reduce turning speeds at intersections.
4. Upgraded pedestrian curb ramps to current Americans with Disabilities Act (ADA) accessibility standards.
5. Installed several new pedestrian crosswalks including:
    a. 13th Street – south side across Camino del Mar, east and west across 13th Street (all-way stop controlled).
    b. 12th Street – east and west across 12th Street (pedestrian-activated flashing crosswalk side streets).
    c. 11th Street – north side across Camino del Mar (all-way stop controlled).
    d. 10th Street – north side across Camino del Mar (pedestrian-activated flashing crosswalk side streets).
6. Reduced vehicle lane widths to slow traffic speeds.
7. Increased bicycle lane widths for bicycle safety and reduces bicycle interference with walkways.
8. Added bike lane parking amenities (bike racks, markings, etc.).

The Downtown Streetscape pedestrian safety measures not only significantly enhanced pedestrian safety along Camino Del Mar, but were positively received by residents, visitors, and downtown businesses. These improvements also contributed to the City of Del Mar winning the "2020 Public Agency of the Year" award from the Institute of Transportation Engineers, San Diego Section.

DISCUSSION/ANALYSIS:

In July 2023, the City received requests from two residents asking that the City consider additional pedestrian safety measures at the intersections of 11th and 13th Streets, with emphasis on 13th Street. As such, the City Council asked staff to evaluate the concerns and solicit feedback and recommendations for potential actions from the City's Traffic and Parking Advisory Committee (TPAC) as may be appropriate. As a first step, the City's Traffic Engineer physically observed the intersection at 13th Street and Camino del Mar during a peak pedestrian activity period.

On July 27, 2023, the City's Traffic Engineer provided a technical memorandum (Attachment B) to the City with observations and recommendations related to traffic and pedestrian safety conditions at the intersection of 13th Street and Camino del Mar. Recommendations for consideration at the subject intersection were as follows:

1. Increase traffic enforcement from the Sheriff's Department in the area and issue citations to vehicles who fail to come to a complete stop at stop signs.
2. Install a "NO U-TURN" sign for southbound traffic to prevent three-point turns.
3. Replace two standard stop signs in the medians with two flashing stop signs.

The memorandum and recommendations were presented to TPAC on September 19, 2023. TPAC evaluated and had an in-depth discussion about all three recommendations. All oral and written public input was considered, including from the residents who initially raised concerns with the City Council and other residents who expressed concerns about

implementing additional safety measures due to the effectiveness of the Streetscape Pedestrian Safety Measures; the importance of preserving the character of Del Mar; and need for timely ingress and egress. All written public communications on this topic received to date are included as Attachment C. A copy of the TPAC meeting minutes from September 19, 2023, is included for reference as Attachment D.

TPAC ultimately recommended that the City Road Commissioner (City Manager) implement the "NO U-TURN" sign and increased traffic enforcement from the Sheriff's Department. The "NO U-TURN" sign was subsequently installed by Public Works and the Sheriff's Department increased targeted monitoring and enforcement in the area. The Sheriff's Captain will provide insight on outcomes of the additional enforcement efforts and related observations at the City Council meeting on April 1, 2024, as part of this agenda item.

Below is information responsive to several suggestions that have been provided by members of the public regarding actions that City should consider in order to enhance pedestrian safety at 11th and 13th Streets.

1. ***Install a traffic signal at 13th Street***.
   Statistically, all-way stops are safer than traffic signals. When comparing pedestrian accident rates between all-way stops and traffic signals, the data suggests that all-way stops can significantly reduce severe pedestrian injuries. While every situation may be different, one study found that replacing signals with all-way stops led to a 68% reduction in severe pedestrian injury crashes. The reason for this is because all vehicles must come to a stop at a STOP sign, whereas vehicles may travel at high speed through an intersection on a green light. Traffic signals may create predictable crossing opportunities, but may also get the running of red-lights when pedestrian signals become active, more chances for rear-end or turning collisions, and increased exposure of pedestrians to higher speeds. The traffic volume on the side streets adjacent to Camino del Mar is not generally high enough to support a signaled intersection, so the primary result of installing traffic signals would be the increased northbound and southbound capacity and greater delays on side streets at existing all-way stop intersections. This would likely increase speeds and volume of traffic commuting through the downtown area during peak hours.

2. ***Install speed humps or speed cushions at 11th and 13th Streets***.
   The City's current traffic warrants (extracted procedures from the California Manual on Uniform Traffic Control Devices) do not allow speed humps or cushions on major arterials or along primary emergency response routes. Traffic calming measures that may be suitable for major arterial roadways are typically limited to horizontal deflection or visual treatments (reduced lane widths, curb pop outs, medians, striping, and decorative pavement). Vertical deflection on major roadways would need to be approved by emergency services, as they could affect response times or administering treatment during ambulance calls.

3. ***Install flashing STOP signs at medians.***
   TPAC considered this alternative at their meeting on September 19, 2023, including relevant written and oral public comments. Flashing STOP signs are a viable safety measure, but their effectiveness may be limited. TPAC weighed the potential benefit

against the perceived distracting aesthetics to the surrounding neighbors. Ultimately, TPAC decided against recommending the installation of flashing STOP signs for northbound and southbound traffic on Camino del Mar at the 13th Street intersection.

4. ***Install pedestrian-activated flashing crosswalks at 11th Street and 13th Street.***
   Yellow flashing lights are not allowed at stop-controlled approaches (stop conditions as opposed to yield conditions). Traffic standards require the color red to be used for devices indicating a stop, and yellow for general warning conditions. Flashing red indicates "come to a full stop and then proceed when clear", while solid red indicates "come to a full stop and wait until green to proceed, unless a right/left turn on red is allowed."

To ensure that vehicles are adhering to existing traffic laws and increase public awareness regarding the location of enhanced pedestrian crossings along Camino del Mar, staff will work with the Sheriff's Department and the City's Traffic Engineer on the following:

1. Continue focused Sheriff's Department traffic enforcement along Camino del Mar, between 9th Street and the Del Mar Plaza, with particular focus on 11th and 13th Streets.
2. Enhance the City's website to better inform the public about the safe/free/disabled public parking at City Hall, two traffic light-controlled crosswalks at 9th and 15th Streets, and the pedestrian-activated flashing crosswalks at 10th, 12th, and 14th Streets.
3. Continue to conduct speed surveys and post speed limit reductions in accordance with the California Vehicle Code.

FISCAL IMPACT:
There is no fiscal action to be taken by the City Council related to this agenda item.

ENVIRONMENTAL IMPACT:
The action being considered is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" per Section 15378(b)(5) of CEQA Guidelines. The action involves an organizational or administrative activity of government that will not result in the direct or indirect physical change in the environment.

ATTACHMENTS:
Attachment A – Pedestrian Enhanced Crossing Locations
Attachment B – TPAC Agenda Item, September 19, 2023
Attachment C – Written Public Communications Received to Date
Attachment D – Approved TPAC Minutes from September 19, 2023




## CROSSWALKS

***1 New Striped Crosswalk***
***7 New Decorative Crosswalks***
***4 Upgraded Decorative Crosswalks***

## ENHANCED CROSSWALKS (UNCONTROLLED)

***1 New Enhanced, Decorative Crosswalk with RRFBs and Refuge Islands***
***2 Upgraded Enhanced, Decorative Crosswalk with RRFBs and Refuge Islands***

## CURB POP-OUTS

***5 Intersections with New Curb Pop-Outs***

## SIDEWALKS

***New formal sidewalk connections at several intersections and between 11th and 12th Streets***

## STREET LIGHTING

***New pedestrian-scale street lighting between 9th Street and Plaza***

# City of Del Mar Agenda Report

TO: Traffic and Parking Advisory Committee Chair and Members

FROM: Joe Bride, Public Works Director / City Engineer

DATE: September 19, 2023

SUBJECT: Consideration of Pedestrian Safety Improvements at 13th Street & Camino Del Mar

**RECOMMENDED ACTION/RECOMMENDATION:**

Staff recommends that the Traffic and Parking Advisory Committee consider the recommendations provided by the City's Traffic Engineer including the installation of two solar powered blinking stop signs (north and southbound facing) and a "NO U-TURN" sign for southbound traffic at the intersection of 13th Street and Camino del Mar (Attachment A).

**BACKGROUND:**

At the City Council meeting on July 10, 2023, based on concerns raised by members of the public, the City Council voiced support for staff to work with the City's Traffic Engineer to evaluate and make recommendations for additional pedestrian and traffic safety improvements along Camino Del Mar as may be appropriate. As a first step, the City's traffic safety engineer recently evaluated the intersection at 13th Street and Camino Del Mar.

**DISCUSSION/ANALYSIS:**

The City of Del Mar has recently implemented vehicle, bicycle, and safety improvements along Downtown Streetscape (Camino del Mar from 9th Street to Plaza) including:

1. Installed three flashing pedestrian crossings at 14th Street, 12th Street, and 10th Street;
2. Designed and installed pedestrian sidewalk "bulb outs" at intersections (which make pedestrians more visible and reduce their exposure to vehicle lanes);
3. Reduced vehicle travel lane widths to slow traffic speeds;
4. Increased bicycle lane widths to further separate cyclists from vehicles; and
5. Installed several new pedestrian crosswalks including the south side of 13th Street and CDM.

Furthermore, the City continuously evaluates pedestrian safety improvements and has several ongoing programs and activities, such as:

1. Speed surveys and posted speed limit reductions in accordance with the California Vehicle Code;
2. Periodic Traffic Engineering observations/evaluations at specific intersections;
3. Sheriff Department collision/incident data evaluations (more discussed below); and
4. Installation of traffic signal power back-up systems at seven signalized intersections.

Based on information provided by the Sheriff's Department, there have been four (4) minor collisions/incidents involving pedestrians along Camino del Mar since January 2021. One of the incidents was the fault of the pedestrian involved. During the same time period, there have been seven (7) vehicle vs. bicycle collisions, all of which occurred at slow speeds and resulted in minor injuries.

Unfortunately, safety measures only work when vehicles, bicycles, and pedestrians read the signs and follow the rules, which does not always occur. The Sheriff's Department has committed to increased traffic monitoring and enforcement along Camino Del Mar to discourage speeding, running stop signs and driving through flashing pedestrian crossings and crossings occupied by pedestrians, and other unsafe traffic activity. A recent traffic strike in the community on July 12, 2023, provided positive results, with 37 citations being issued in one day, of which 13 were issued along Camino Del Mar. Citations were issued for unsafe speed, no proof of insurance, cell phone use, running stop signs, expired registration and unlicensed driving.

On July 27, 2023, the City's Traffic Engineer provided a technical memorandum (Attachment A) to the City with observations related to traffic and pedestrian safety conditions at the intersection of 13th Street and Camino del Mar. The Traffic Engineer's observations and recommendations support the installation of two flashing stop signs and a "NO U-TURN" sign for southbound traffic at the intersection of 13th Street and Camino del Mar. An example of a blinking stop sign is included as Attachment B.

**ATTACHMENTS:**

Attachment A – Technical Memorandum: CDM and 13th Street Traffic Observations

Attachment B – Photo of Solar powered blinking stop sign at 22nd St and Coast Blvd

Attachment C – Email to TPAC received July 23, 2023
Exhibit A to Attachment C – July 10 Public Comment Notes

# Technical Memorandum

July 27, 2023

**To:** Joe Bride, Public Works Director / City Engineer, City of Del Mar

**From:** Ryan Zellers, PE, TE, Michael Baker International
Angel Melendez, EIT, Michael Baker International

## Subject: Camino Del Mar and 13th Street Traffic Observations

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### Introduction

Per request of the City of Del Mar, Michael Baker International (MBI) investigated vehicle, bicycle, and pedestrian activity at the all-way stop intersection of Camino Del Mar and 13th Street in response to resident concerns regarding traffic safety.

The intersection of Camino Del Mar and 13th Street is all-way stop controlled. Speed Limits on 13th Street and Camino Del Mar are 25 mph. Recent improvements in 2019-2020 were completed to the Camino Del Mar corridor between 9th Street and 15th Street that benefit vehicle, bicycle, and pedestrian safety. Many enhancements were done to this intersection to reduce pedestrian exposure to traffic and reduce speed, including narrowing traffic lanes, adding curb extensions, adding decorative crosswalks and bike lanes.

MBI conducted traffic observations at the subject intersection from 4:45 pm to 5:45 pm on Tuesday, July 11th, 2023. Heavy traffic volumes during the peak hour commonly leads to congestion along Camino Del Mar. This congestion from those commuting through the downtown village of Del Mar can lead to impatient driving behaviors, especially in the northbound and southbound directions.



Below are the details of the traffic at the intersection.

### *1) Pedestrian Activity:*

There was high pedestrian activity in the area. No observed conflicts of right-of-way were observed. The following observations were made:

- Significant pedestrian activity was observed in the area, along with moderate bicycle activity.
- There was a total of 189 pedestrians crossing the intersection.
- One-hundred and fifty-six (156) pedestrians or groups of pedestrians were observed to causally walk north and south on Camino Del Mar.
- Thirty-three (33) pedestrians or groups of pedestrians were observed crossing east and westbound on 13th Street.

### *2) Bicycle Activity:*

Several bicycles were observed to travel north and southbound Camino Del Mar, in many cases a bicyclist would travel across the intersection without slowing down or looking for oncoming traffic. The potential concern is that there could have been a conflict with oncoming traffic or crossing pedestrians, although none were observed.

### *3) Vehicle Activity*

The majority of traffic activity are from vehicles traveling north and southbound Camino Del Mar. The following observations were made:

- Traveling northbound on Camino Del Mar, eighty-seven (87) vehicles did not make a complete stop and one-hundred and thirty-four (134) stopped after the limit line or onto the pedestrian crosswalk.
- Traveling southbound on Camino Del Mar, eight (8) vehicles did not make a complete stop and eighty-one (81) stopped after the limit line or onto the pedestrian crosswalk.
- Traveling eastbound on 13$^{th}$ street, one (1) vehicle did not make a complete stop and seven (7) stopped after the limit line.
- Traveling westbound on 13$^{th}$ street, only one (1) vehicle did not make a complete stop.
- There were 22 instances where vehicles continued through the intersection, driving within half of a travel lane (5 feet to 6 feet) from a pedestrian.

### *4) Unexpected Vehicle Movements*

Several three-point turn movements were observed in the area. None of these movements were done aggressively and no right-of-way violations were made. The following observations regarding these movements were observed:

- Ten (10) vehicles were observed to make a U-turn traveling southbound on Camino Del Mar. Due to adequate turning radius there were several cases where a vehicle needed to make a three-point turn to avoid the bulb-out. In some cases, vehicles drove over the bulb-out onto the sidewalk to fully make the turn.
- U-turns caused vehicles traveling northbound Camino Del Mar to stop in the intersection.
- After blockages cleared up, approximately 8-10 vehicles would follow the blockage through without making a complete stop.
- No vehicles were observed to make a 3-point U-turn northbound on Camino Del Mar.

## Conclusions

Most unsafe movements appear to stem from congestion experienced along the Camino Del Mar corridor in the northbound and southbound directions. Additionally, the less traffic from the side streets creates less compliance for full stops on the major movement. While there were several observed issues with non-compliant vehicle stops, there are two stop signs in the northbound and southbound directions. There is proper sight distance to see all signage and approaching traffic at the Camino Del Mar and 13th Street intersection.

To better address these undesirable behaviors, we recommend installing STOP signs in the medians with flashing red LEDs and requesting greater police presence during busy hours. We believe this will reduce the number of stop violations and reduce incidents of vehicles driving at uncomfortable distances from pedestrians.

A traffic signal was considered as a potential mitigation. While this may help with vehicular through-put along the corridor, it would also likely increase speeds as well. In terms of pedestrian safety, all-way stops are generally considered far safer than traffic signals. Motorists at all-way stop controls have more right-of-way negotiation and communication between users. Unlike with signals, even non-compliant or rolling stops move through an intersection at a very low speed and with more eye contact among users.

We recognize that the common 3-point turning movements are a result of the reduced space for vehicles to make a U-turn from the southbound direction. Typically, a distance of 32 feet between the left edge of a left turn lane to the far curb face is required for most vehicles to clear a U-turning movement. This location has approximately 28 feet, which is less than what is typically needed. Therefore, we recommend installing a NO U TURN sign facing the southbound direction to prohibit these U-turns.

## Recommendation Summary

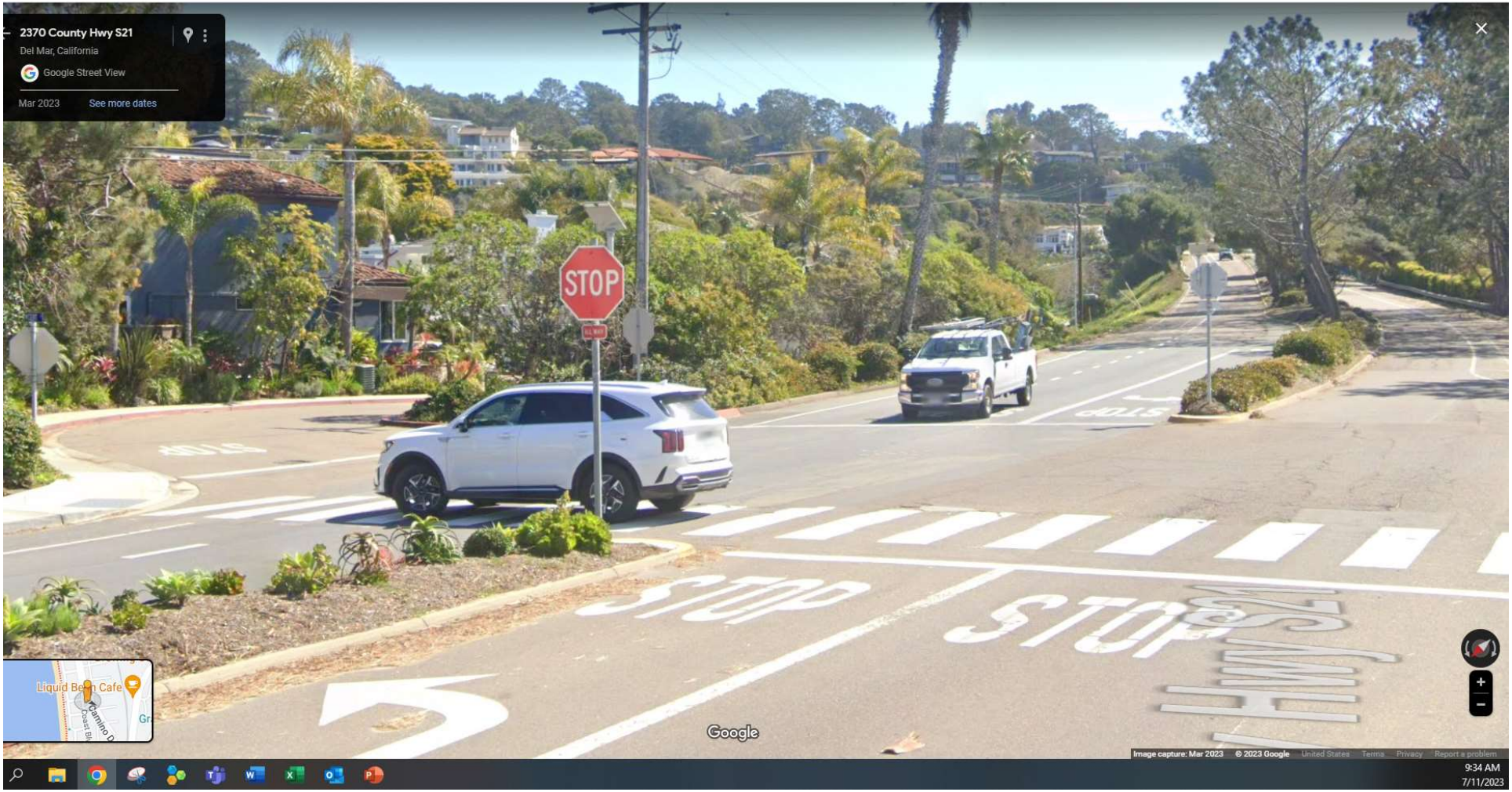
Many recommendations for these types of behaviors have already been done in the recent Village Streetscape project. There is likely an improvement to conditions at these intersections as a result of the project, however, traffic volumes and congestion lead to undesirable driver behaviors. The following set of recommendations are suggested for the Camino Del Mar and 13th Street intersection:

1) Replace a the northbound and southbound facing STOP signs located in the medians (2 total) with flashing red LEDs.
2) Request focused police enforcement at this location (and nearby all-way stop locations such as 11th Street), especially during busy hours.
3) Install NO U TURN sign for southbound traffic.

If you have any questions pertaining to this memo, please call me at (858) 810-1432.



Ryan Zellers, PE, TE
Department Manager – Traffic Engineering


2370 County Hwy S21
Del Mar, California
Google Street View
Mar 2023
See more dates
STOP
STOP
STOP
Liquid Beach Cafe
Google
Image capture: Mar 2023 © 2023 Google
9:34 AM
7/11/2023

Mariel Cairns

Subject: FW: Traffic/Pedestrian Safety Concerns
Attachments: Suren July 10th DM CC comments re Intersection Safety.pdf

From: suren dutia <dutia@sbcglobal.net>
Sent: Sunday, July 23, 2023 11:27 AM
To: Ashley Jones <ajones@delmar.ca.us>; Julie Maxey <jmaxeyallison@gmail.com>
Cc: *City Council Group <CityCouncilGroup@delmar.ca.us>; Joe Bride <jbride@delmar.ca.us>; Clement Brown <cbrown@delmar.ca.us>
Subject: Re: Traffic/Pedestrian Safety Concerns

This email is being sent as a document to be included for the August 1st TPAC meeting.

TO: Members of Traffic and Parking Advisory Committee

Dear committee members,

Please see the attached statement I presented at the city council meeting on July 10th.

It was my intention to attend the August 1st meeting of TPAC. However, I will be on the East Coast for a business commitment on that day and won't be returning home until after 10pm. Therefore, I am forwarding my statement expressing concerns about the serious safety hazard on the intersection of Camino Del Mar and 13th street. As I've stated in my presentation, the existing stop signs are not enough, do not do the job and certainly not effective deterrents. While the situation at this location is difficult enough throughout the day, it is especially life-threatening during the rush hours and/or when there are large gatherings at the Fairgrounds. If we act, we can prevent an ominous situation at this location.

I'm mindful of the fact that my email is a critical attempt to address looming problems due to frequent driving violations at Camino Del Mar and 13th and 11th streets. Having lived in Del Mar for over 30 years, I also wish to acknowledge that our city has made substantial strides, especially through Street Scape project a few years ago. It has definitely improved safety and made Camino Del Mar much more friendly for pedestrians. With this caveat, I'd like to recommend that working with Mr. Zellers and our staff, the committee identify measures that will help prevent dangerous conditions which currently exist at Camino Del Mar and 13th street intersection. It would be effective to install an electric signal at this location. However, at the very least, we need three sets of flashing lights, visible in both directions, along with good signage, that inform drivers and mandates them to stop while any pedestrian is crossing the street using the crosswalk. The situation is alarming and serious, and timely implementation of safety measures is necessary to prevent a disaster waiting to happen.

Thank you for your consideration and should you have any questions, please contact me.

Sincerely,
Suren

Suren G. Dutia
P-858/792-9439

# Suren Comments before the DM CC Meeting on July 10th, 2023

## Concerning safety hazard at CDM & 13th Street intersections

Mayor Martinez and Council members: I wholeheartedly support Julie's comments and wish to speak on this problem. Based on unsafe conditions I personally encounter daily, it is my request that our TPAC (Traffic and Parking Advisory Committee) be guided by you to make this item a top priority.

Many drivers are not aware of an important California Vehicle Code that apply to our 13th street intersection. Under the code, cars are required to yield to pedestrians crossing the street in marked crosswalks or at intersections. If a pedestrian is in a crosswalk, cars must stop and wait for the pedestrian to cross the street before continuing on their journey.

I'm sure you know what happens instead: drivers will wait only until pedestrians are out of ***their own way*** before continuing through the intersection. As a result, many vehicles pass through the intersection while pedestrians are actively crossing.

As I understand it, 10,000 to 16,000 vehicles pass through this intersection daily. I, myself, make regular use of it on my daily visit to Starbucks, and I personally observe at least 100+ violations every week. Scale that up to account for the many hours in which I am not present, and I think we can agree it is only a matter of time before someone is hurt, or worse.

The installed stop signs at 13th street and CDM are just not enough. In my opinion, they are being ignored and not effective deterrents.

I have spoken with Councilman Dwight Worden on this issue and read his thoughts in writing. I appreciate the attention and advice he has given to this issue so far. We have come a long way for making Del Mar safe to tourists and residents since installing the stop signs, flashing pedestrian crossings, safer bike lanes, and other safety features.

Their effect has been noteworthy, but it is certainly not enough.

Dwight, Julie and I agree that the "easy" measures have already been taken, and that to give this issue the attention it deserves, we need TPAC's involvement and expertise.

I hope you will agree that complacency and negligence will make for poor excuses when that intersection sees another fatality waiting to happen. Action now is the only way to ensure prevention.

Thank you for your time.

**Melinda Gould**

| | |
|---|---|
| **From:** | suren dutia <dutia@sbcglobal.net> |
| **Sent:** | Sunday, March 10, 2024 4:01 PM |
| **To:** | City Clerk Mail Box |
| **Cc:** | Ashley Jones; David Druker; Terry Gaasterland; Dan Quirk; Tracy Martinez; Dwight Worden |
| **Subject:** | RED DOT: Item #1 - 2024 City Council Goals and Priorities Setting Workshop |
| **Attachments:** | Suren comments at February 5, 2024 Del Mar City Council meeting.pdf; Suren July 10th DM CC comments re Intersection Safety.pdf; Suren comments to the Del Mar City Council 5-1-23.pdf |
| **Follow Up Flag:** | Follow up |
| **Flag Status:** | Flagged |

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Honorable Mayor and Council Members,

In your special meeting on Monday, March 11th, you will be reviewing work plans, setting goals and priorities for FY 2024-25, and providing direction to staff. The purpose of this RED DOT is to urge you to make **pedestrian safety** one of your major goals and priority for the current fiscal year and staff be guided to implement measures in a timely fashion to enhance safety of pedestrians using crosswalks on Camino Del Mar (CDM). While we have contentious issues and depending on where you reside, it often divides the community. However, based on conversation with friends and neighbors who reside in the hill, R-2 zone or village, and beach colony, I have no doubt that we have total unanimity when it comes to pedestrian safety.

In order to avoid repeating what I had previously communicated, I am attaching my comments that were presented at your scheduled meetings on May 1st and July 10th of 2023 and February 5th of this year bringing to your attention serious safety hazard and life-threatening conditions for us pedestrians who are frequently using the crosswalks at CDM & 13th Street and CDM & 11th Street. As a result of speeding and countless traffic violations by heedless drivers, crosswalks are extremely dangerous for pedestrians. Unless some deterrents are put in place in a timely fashion, we will likely have a major accident and serious litigation resulting from it. What can we do to prevent this likely catastrophe?

Instead of belaboring my frustrations over frightening conditions we encounter daily at these crosswalks, I would like to remind you of our Community Plan, which all of us are proud of and consider it as the foundational document for the City of Del Mar. Our Community Plan clearly states that we are a "pedestrian-oriented" community and explicitly spells out goals, objectives, and policies. Under the plan, the goal number 2 is crystal clear and states,

**MINIMIZE THE IMPACT OF THE AUTO-MOBILE ON THE CHARACTER OF DEL MAR AND EMPHASIZE A MORE PEDESTRIAN ORIENTED ENVIRONMENT, SAFER SIDE-WALKS, LANDSCAPED BUFFER ZONES, AND ALTERNATE MEANS OF TRANSPORTATION.**

Further, the Community Plan goes on to delineate objectives and policies, with the statement,

**ENCOURAGE A PEDESTRIAN-ORIENTED, NON-MOTORIZED COMMUNITY BY DEVELOPING A SYSTEM OF BICYCLE RIGHTS-OF-WAY AND PEDESTRIAN PATHS, AND DISCOURAGING HIGH SPEED TRAFFIC ALONG CITY STREETS.**

As most of you know, our sacrosanct Community Plan also mandates:

**FACILITATE THE MOVEMENT OF TRAFFIC IN A SAFE AND UNCONGESTED MANNER CONSISTENT WITH A PEDESTRIAN-ORIENTED COMMUNITY.**

As all of you know, group of dedicated volunteers were called upon every few years and their diligent review of the Community Plan resulted in complete agreement with the fundamental character of City of Del Mar. Let us do a reality check! Are we really a "pedestrian-oriented" community or inadvertently giving priority and access to our infrastructure to careless motorists, great majority of them from outside Del Mar, who speedily drive through Camino Del Mar to their destination? What are the consequences of current conditions and its impact on members of our community? How would you rate our performance of being a "pedestrian-oriented" community against the goals, objectives and policies that are explicitly delineated in our Community Plan? By any objective yardstick, the likely grade would be solid **F**. Forgive me for being candid but I really think we can and must do a lot better.

We do not need another consultant study and report please; it is time for common sense and action. I urge you to have in place at these two crosswalks deterrents before the summer activities at the Fairgrounds commence and of course, the Breeders Cup. Specifically, I recommend pedestrian accentuated switches that trigger flashing lights and allow the person to go through the crosswalk at CDM & 13th Street and CDM & 11th Street. We also need to improve signage and broken tiles in the crosswalk should be repaired. In the spirit of constructive suggestion, I recommend you adopt the solution we use at PCH and 25th Street. I see many people use this crosswalk periodically and it is a good example of cost-effective deterrent we have experience with and functions effectively.

As you might have surmised, I feel very strongly that the city needs to implement drastic deterrents at CDM & 13th Street and CDM & 11th Street. Let me share with you a personal story involving one of my dearest friends. On Monday, February 12, 2024, we learned that my friend was badly hurt near his home on Carmel Creek Road by a reckless motorist who made an illegal turn and struck my friend who now has severe injuries, including "a brain hemorrhage, a lacerated kidney and abrasions all over his body." While the driver has admitted that she was distracted and legal processes are underway for a possible settlement, what good will it do when his life is turned upside

down?  While we are optimistic that he will recover, he has excruciating pain, had two surgeries and one more is scheduled next week, and it will take weeks and months of rehabilitation before he might have a normal life. As you can understand, I am deeply saddened, and feel helpless and angry.  I strongly urge you that before anyone in our community or one of your friends or any family members are struck by this frequently recurring known menace and we are faced with a calamity, please act proactively to implement protective deterrents and ensure that these crosswalks are safe for pedestrians.

Thank you for your consideration.

Respectfully,
Suren G. Dutia

*Suren G. Dutia*
*P-858/792-9439*

## Suren Comments at DM CC Meeting on February 5, 2024

Mayor Druker and Council members,

I presented my concerns about safety hazard at Camino Del Mar and 13th Street crosswalk to the city council last year on May 1st and again on July 10th. It has been 9 months since Julie and I first appeared and painstakingly communicated what we perceive as grave and dangerous conditions at two intersections – 13th & CDM and 11th & CDM. Based on feedback we received, we decided to be patient and optimistic that conditions might improve.

With our 2-3 times daily walks (80-100/month), we have been diligently monitoring these crosswalks. Other than few days when Sheriff parked one vehicle in front of the library and camouflaged their presence for few days, nothing really has changed at these two intersections and they remain terribly unsafe. Once again, I am here to emphasize that we have an alarmingly serious, and I really mean life-threatening conditions at these crosswalks. Summer months and Breeders Cup are fast approaching and with that we will have increased traffic and higher probability of accidents. Unless, corrective actions are taken, we will have a very serious accident and city could well be a party to major litigation and face substantial damages. If we act now, I believe deterrents will be cost-effective or you wait until we face a crippling blow with huge financial exposure.

As a supporter of our local restaurants, including Zel's, be assured we do not wish to harm our local businesses. However, we strongly believe that safety of our citizens, especially those of us who live in the community, must be a number one priority for staff and our elected council members. I have personally spoken with three related parties who work at CDM & 13th Street intersection. Everyone, without a single exception, told me that we have a dangerous situation at this crosswalk and it's just a matter of time before we have a catastrophe. I respectfully urge you to please consider implementing simple preventive measures at these two intersections:

- Install flashing lights; if you don't want them flashing all the time, we must have pedestrian accentuated switch triggering flashing lights
- Need proper signage
- Consider putting speed bumps or some other effective deterrents

Sometimes I wonder if we are competing with Autobahn in Germany to make CDM our Autobahn! Of course, Autobahn in Germany is 8,200 miles long and the relevant stretch of CDM is less than 2 miles in length. It is a fact that many drivers who use CDM are frequently exceeding 25 MPH speed limit and often not even stopping at STOP sign. In the absence of any enforcement, many drivers are violating traffic codes more than 100/day that requires them to stop while pedestrians are in these crosswalks. It should be obvious that we no longer need any more studies or hiring of consultants to conclude that the situation is unsafe and very dangerous for us pedestrians. Time is of the essence to implement few deterrents that would likely prevent a major calamity.

## Suren Comments before the DM CC Meeting on July 10th, 2023
### Concerning safety hazard at CDM & 13th Street intersections

Mayor Martinez and Council members: I wholeheartedly support Julie's comments and wish to speak on this problem. Based on unsafe conditions I personally encounter daily, it is my request that our TPAC (Traffic and Parking Advisory Committee) be guided by you to make this item a top priority.

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I'm sure you know what happens instead: drivers will wait only until pedestrians are out of *their own way* before continuing through the intersection. As a result, many vehicles pass through the intersection while pedestrians are actively crossing.

As I understand it, 10,000 to 16,000 vehicles pass through this intersection daily. I, myself, make regular use of it on my daily visit to Starbucks, and I personally observe at least 100+ violations every week. Scale that up to account for the many hours in which I am not present, and I think we can agree it is only a matter of time before someone is hurt, or worse.

The installed stop signs at 13th street and CDM are just not enough. In my opinion, they are being ignored and not effective deterrents.

I have spoken with Councilman Dwight Worden on this issue and read his thoughts in writing. I appreciate the attention and advice he has given to this issue so far. We have come a long way for making Del Mar safe to tourists and residents since installing the stop signs, flashing pedestrian crossings, safer bike lanes, and other safety features.

Their effect has been noteworthy, but it is certainly not enough.

Dwight, Julie and I agree that the "easy" measures have already been taken, and that to give this issue the attention it deserves, we need TPAC's involvement and expertise.

I hope you will agree that complacency and negligence will make for poor excuses when that intersection sees another fatality waiting to happen. Action now is the only way to ensure prevention.

Thank you for your time.

**Suren comments to the Del Mar City Council**
**5-1-2023**

Mayor Martinez and Council Members:

I wish to bring your attention daily and frequent traffic violations at the intersections of Camino Del Mar and 13th Street where our library is located. As I understand it, 10,000 to 16,000 vehicles use Camino Del Mar daily as their thoroughfare through our city. Since I walk daily and use the pedestrian traffic crossings, I have personally observed pedestrians almost hit by a car many times through this intersection. While we do have Stop Signs at this intersection, great many drivers throughout the day, especially during the rush hours, are in a hurry and take short cuts. While pedestrians enter the crossing lane, car drivers keep driving. It is obvious that most drivers do not realize that they are required to stop when any pedestrian has entered a cross walk and failure to do so is a serious traffic violation. Since I walk at least twice every day within the village when I am in town, I personally and regularly observe in excess of 100 traffic violations every week.

In order to rectify this VERY SERIOUS SAFETY HAZARD, I recommend that you urgently and proactively consider two options.

1. Have an electric signal at Camino Del Mar and 13th Street

**OR**

2. Install blinking traffic crossing that can be activated by pedestrians

While I am impressed by your interest in highfalutin discourse on installing the expensive art objects in our City Center, I urge you to recognize gravity of the situation involving safety and well-being of members of our community, especially children and elderly. I respectfully request that ensuring safety at the intersection of 13th Street and Camino Del Mar is an urgent and higher priority and will not be neglected.

Thank you.

Re: September 19 meeting
Hello TPAC members;

I was planning to attend the August meeting that was cancelled and am out of town at this new date.

Thank you TPAC members and Ryan Sellers and associates for your analysis and recommendations.

I have been almost hit/run into and ignored when crossing Camino Del Mar as have numerous pedestrians, residents and visitors. I appreciate the comprehensive survey and recommendations to install STOP signs in both North and Southbound medians with flashing red LEDs or something comprisable and  greater police presence during busy hours both at 13 and 11 streets and Camino Del Mar.

Note: with focused police enforcement at 13 Street and nearby all-way stop locations such as 11th Street, especially during busy hours.

I urge TPAC members and liaisons to insure that the Implementing the aforementioned recommendations take place. Best, as soon as possible to bring a needed addition to Del Mar's protection of pedestrians in this walking city.

Julie Maxey-Allison

10 Street

## Sarah Krietor

**From:** Melinda Gould
**Sent:** Thursday, September 14, 2023 5:29 PM
**Subject:** FW: Communication Regarding Upcoming TPAC Agenda Item

Good Evening,

Please see email below pertaining to next week's TPAC meeting.

Best,

Melinda Gould
City of Del Mar | Administrative Services
1050 Camino del Mar
Del Mar, CA 92014
| 858.704-3633 | mgould@delmar.ca.us

**City Hall is open for public services Monday-Thursday, from 7:30 AM- 5:30 PM and Remote Service only on Friday from 7:30 AM- 4:30 PM. Counter hours for Planning and Building services are Monday and Wednesday between 1:00 PM to 5:30 PM or by appointment. All remote services will continue to be provided during regular City hours. Please check our City website at www.delmar.ca.us for more information.**

**From:** dave@syko.com <dave@syko.com>
**Sent:** Tuesday, August 1, 2023 10:01 AM
**To:** ajones@delmar.ca.us; 'Joe Bride' <jbride@delmar.ca.us>
**Cc:** dave@syko.com
**Subject:** Changes to Del Mar Intersections, Bike Safety, and "bulb-out" U-turns - please include in August 1st meeting of the Traffic and Parking Committee

Dear Members of the Traffic and Parking Committee and City Officials,

I hope this letter finds you well. As a resident and visitor of Del Mar for the past 43 years, I feel a deep connection to our community and care deeply about its well-being. I am writing to share my perspective on the current discussions regarding safety protocols at 13th Street, 11th Street, and Camino Del Mar.

Over the years, I have witnessed the evolution of our city and have appreciated the efforts made to maintain a safe and friendly environment. I believe that our current safety protocols have been effective in ensuring the safety of both residents and visitors. While it is essential to address legitimate safety concerns, I also want to emphasize the importance of striking a balance between safety measures, preserving the character of Del Mar as well as the timely ingress and egress of Del Mar.

I understand that some individuals have raised concerns about observed driving behaviors at these intersections. However, I firmly believe that we cannot legislate ourselves out of all potential danger. Accidents can happen anywhere, and while we should take measures to mitigate risks, we should also be mindful of maintaining a welcoming and inviting atmosphere in our city as well as the timely ingress and egress of Del Mar.

Instead of focusing solely on changes to these intersections, I urge the committee to prioritize addressing more pressing issues that demand attention. For instance, enhancing biking lanes and sidewalks in Del Mar is crucial for the safety of pedestrians and cyclists. Allocating resources to these improvements would have a more significant impact on reducing accidents and ensuring a safe environment for all.

Furthermore, the recommendation to disallow U-turns due to challenges posed by "bulb outs" raises concerns. These "bulb outs" may have unintentionally created new problems that were not present before. It is essential to reevaluate their effectiveness and consider alternative solutions that ensure safety without causing undue inconvenience to drivers in their ingress and egress in Del Mar.

As a long-time resident and visitor, I value the efforts made by the committee to enhance road safety and appreciate the consideration of community feedback. However, I believe it is essential to carefully evaluate data and community input before making any decisions. The existing safety protocols have been in place for a reason and have proven effective in ensuring the well-being of our community.

In conclusion, I kindly request the committee to take into account the perspective of long-term residents like me who want to maintain Del Mar as a safe and friendly place as well as the timely ingress and egress of Del Mar. Let us prioritize the more critical issues that require attention while preserving the unique character of our city.

Thank you for your time and consideration. I am open to further discussions and am available to provide additional information if needed. Your dedication to the betterment of our community is truly appreciated.

Sincerely,

Dave Sykes

dave@syko.com
2016 Ocean Front
Del Mar CA 92014
619-987-9191

**Sarah Krietor**

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**From:** suren dutia <dutia@sbcglobal.net>
**Sent:** Sunday, July 23, 2023 11:27 AM
**To:** Ashley Jones; Julie Maxey
**Cc:** *City Council Group; Joe Bride; Clement Brown
**Subject:** Re: Traffic/Pedestrian Safety Concerns
**Attachments:** Suren July 10th DM CC comments re Intersection Safety.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**This email is being sent as a document to be included for the August 1st TPAC meeting.**

TO: Members of Traffic and Parking Advisory Committee

Dear committee members,

Please see the attached statement I presented at the city council meeting on July 10th.

It was my intention to attend the August 1st meeting of TPAC. However, I will be on the East Coast for a business commitment on that day and won't be returning home until after 10pm. Therefore, I am forwarding my statement expressing concerns about the serious safety hazard on the intersection of Camino Del Mar and 13th street. As I've stated in my presentation, the existing stop signs are not enough, do not do the job and certainly not effective deterrents. While the situation at this location is difficult enough throughout the day, it is especially life-threatening during the rush hours and/or when there are large gatherings at the Fairgrounds. If we act, we can prevent an ominous situation at this location.

I'm mindful of the fact that my email is a critical attempt to address looming problems due to frequent driving violations at Camino Del Mar and 13th and 11th streets. Having lived in Del Mar for over 30 years, I also wish to acknowledge that our city has made substantial strides, especially through Street Scape project a few years ago. It has definitely improved safety and made Camino Del Mar much more friendly for pedestrians. With this caveat, I'd like to recommend that working with Mr. Zellers and our staff, the committee identify measures that will help prevent dangerous conditions which currently exist at Camino Del Mar and 13th street intersection. It would be effective to install an electric signal at this location. However, at the very least, we need three sets of flashing lights, visible in both directions, along with good signage, that inform drivers and mandates them to stop while any pedestrian is crossing the street using the crosswalk. The situation is alarming and serious, and timely implementation of safety measures is necessary to prevent a disaster waiting to happen.

Thank you for your consideration and should you have any questions, please contact me.

Sincerely,
Suren

*Suren G. Dutia*
*P-858/792-9439*

On Tuesday, July 11, 2023 at 05:32:26 PM PDT, Juliana Maxey-Allison <jmaxeyallison@gmail.com> wrote:

Hello and thank you Ashley:

I appreciate your taking action. As noted, both Suren and I have just missed being actually hit numerous times and I know of many others who have experienced the same. I look forward to being at the next TPAC meeting on August to learn what other preventative measures may be presented. I am hoping that Mr. Zellers will in time include the 11 Street corner as well as whatever else he plans.
Again, thank you,

Julie

On Jul 11, 2023, at 5:23 PM, Ashley Jones <ajones@delmar.ca.us> wrote:

Dear Julie & Suren,
Thank you both for attending last night's Council meeting and raising concerns regarding traffic/pedestrian safety issues, particularly in the 13th Street/Camino Del Mar intersection. As you both noted, the City has implemented many successful improvements along Camino del Mar in recent years as part of the City's Streetscape Project, but some traffic/pedestrian safety concerns still persist. To address these issues, we will be asking our City Traffic Engineer, Ryan Zellers, to evaluate what additional safety measures may be possible along Camino Del Mar, starting with 13th Street. I have also requested that the Sheriff's Department prioritize their traffic enforcement efforts along CDM, with an emphasis on the 13th Street intersection. Captain Lawrence was totally supportive and committed to fulfilling this request.

Also, I am pleased to report that Ryan Zellers will provide a report at the next TPAC meeting on August 1, as to additional safety measures that he may recommend for the 13th Street intersection, with additional observations of potential traffic safety measures along CDM to follow at a later meeting. This item has been added to the TPAC meeting agenda, and I hope you will both plan to attend.

In the meantime, if I can be of further assistance, please don't hesitate to reach out.

Best regards,

Ashley Jones
City Manager
City of Del Mar
(858) 704-3640 (Direct Line)
ajones@delmar.ca.us

# CITY OF DEL MAR
# TRAFFIC AND PARKING ADVISORY COMMITTEE MINUTES
## Del Mar Town Hall
## September 19, 2023
## 1050 Camino del Mar, Del Mar CA 92014

**1) CALL TO ORDER/ROLL CALL**. Meeting was called to order at 5:00PM.

In attendance: Chair John Imperato, Vice Chair Katherine White, Robin Crabtree, Jeffrey Dysart, Zach Groban and Ajit Venkatraman from the TPAC Committee.

Liaisons: Deputy Mayor Dan Quirk

City Staff: Joe Bride, Public Works Director; Jon Edelbrock, Community Services Director/Lifeguard Chief; Ben Williams, Parking Enforcement Sergeant

**2) ANNOUNCEMENTS AND PRESENTATIONS:** Welcome new Committee Members Zach Groban and Ajit Venkatraman.

**3) ORAL COMMUNICATIONS (Non–action item**): None.

**4) APPROVAL OF MINUTES FOR APRIL 18, 2023.** Minutes were unanimously approved.

**5) COMMITTEE BUSINESS**

A. Discussion of Pedestrian Safety Improvements at 13th Street and Camino Del Mar. Ryan Zellers from Michael Baker led a discussion on this intersection and presented 3 recommendations. The committee heard oral comments from Greg Glassman who advocated for traffic enforcement and no flashing red STOP sign. The committee had two emails from Del Mar residents Julie Maxey-Allison, speaking for the proposed changes, and Dave Sykes, speaking against the proposed changes.

**Motion:** TPAC unanimously voted to adopt recommendations 2) Request focused police enforcement at this location (and nearby all-way stop locations such as 11th Street), especially during busy hours. and 3) Install NO U TURN sign for southbound traffic at 13th street.

**Motion:** TPAC unanimously voted to request data from city staff on the days and hours of the traffic sheriff as well as a list of violations that occur at 11th and 13th street intersections.

B. 2023 TPAC Work Plan

a. Speed Survey and Traffic Studies of Major Arterial Segments (Public Works Director). Joe Bride presented the speed limit data, soliciting TPAC feedback.

Motion: TPAC unanimously agreed to put further speed surveys on hold.

b. Revisions of the Oversized Vehicle Ordinance (Community Services Director). Jon Edelbrock and Ben Williams went over the staff report and the recommendation that the existing ordinance be maintained.

**Motion:** TPAC unanimously voted to keep the existing ordinance.

c. Traffic Signal Power Backup Systems. Joe Bride reported 4 intersections have battery backup completed and the remaining 3 should be completed this year.

**6) FUTURE AGENDA ITEMS**

A. Written Informational Follow-up on Plaza Parking Management/Rate Increase

B. Westbound Via de la Valle left turn to Southbound Camino del Mar; road markings clarifying middle Westbound lane required to travel straight through to Border Avenue

**7) ADJOURNMENT.** Meeting adjourned at 6:36PM.