

# Public Scoping Meeting for the Environmental Impact Report

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## Solana Highlands Revitalization Project

November 20, 2014 @ 5:30pm



# Scoping Meeting Agenda



- Welcome and Introductions
- Purpose of the Notice of Preparation (NOP) & Scoping Meeting
- Proposed Project Overview
- Overview of the CEQA Process
- Public Comments

# Purpose of NOP & Scoping Meeting



- Provide details of the Proposed Project
- Describe the California Environmental Quality Act (CEQA) process including opportunities for public comment
- Solicit input on the scope and nature of the issues evaluated in the Draft EIR

# Project Location



- Existing Solana Highlands Development
- 13.4 acre site
- Located at South Nardo and Stevens Avenue
- 194 rental apartments and 4 dwelling units
- Site is located in the High Residential Zone (HR)



# Summary of Proposed Project



- 260 multi-family units (1 and 2 bedrooms)
- Project includes 32 affordable units
- 25 buildings total
- Buildings will be 2 and 3 stories tall
- Grading and recontouring the site
  - Balance site topography/hillsides
- Proposed heights up to 68 feet (‘) above existing grade
  - Tallest structure is 46 feet (3 stories tall)

# Summary of Proposed Project



- Provides for internal vehicular circulation
  - none exists now
- Reduces project site driveways from 4 to 2
- Main driveway shifted closer to Stevens Avenue
- 525 parking spaces provided onsite
  - Increased to average of 2 spaces per unit
  - Includes 253 garage spaces (none exist now)
- Traffic calming along South Nardo Avenue
- Phased demolition and construction plan
  - Estimated at approximately 3 years to complete

# Proposed Project Site Plan

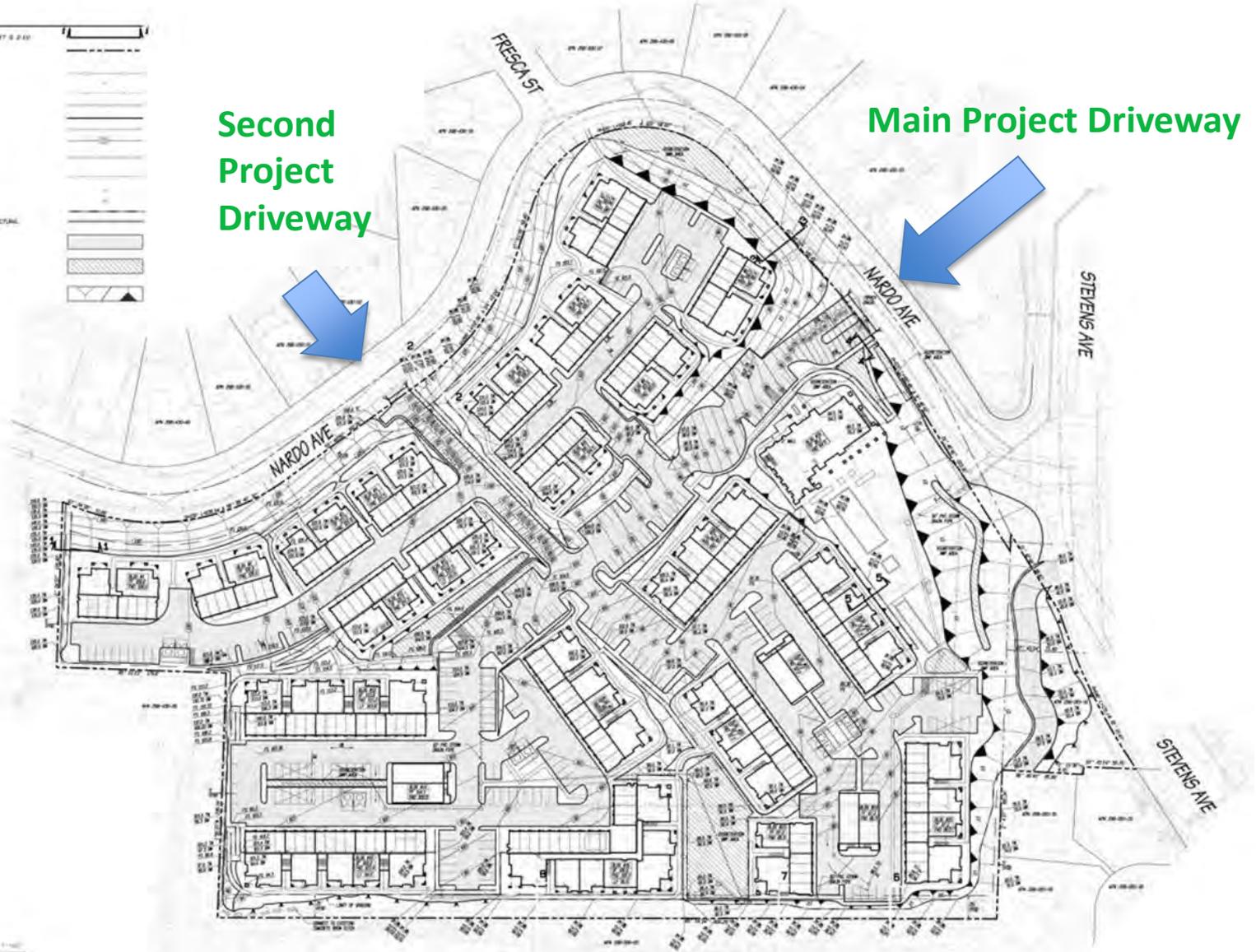


## LEGEND:

- CROSS SECTION LOCATION: SEE SHEET 8 & 9
- PROPERTY LINE
- EXIST. CENTER
- EXISTING SEWER MAIN
- EXISTING SEWER CLEANOUT
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- PROPOSED FOOTPRINT
- PROPOSED WALL/FLOOR
- PROPOSED DRIVEWAY
- PROPOSED HEATED AND DETACHED STORAGE AREA
- PROPOSED INTERIORS
- PROPOSED DOWNPIPE
- PROPOSED 2" DIA. DRAIN
- PROPOSED 4" DIA. DRAIN
- PROPOSED RETAINING WALL
- PROPOSED BUILDING WALL PER SPECIFICATIONS
- PROPOSED PAVEMENT
- PROPOSED CONCRETE AREA
- PROPOSED CURB

Second Project Driveway

Main Project Driveway

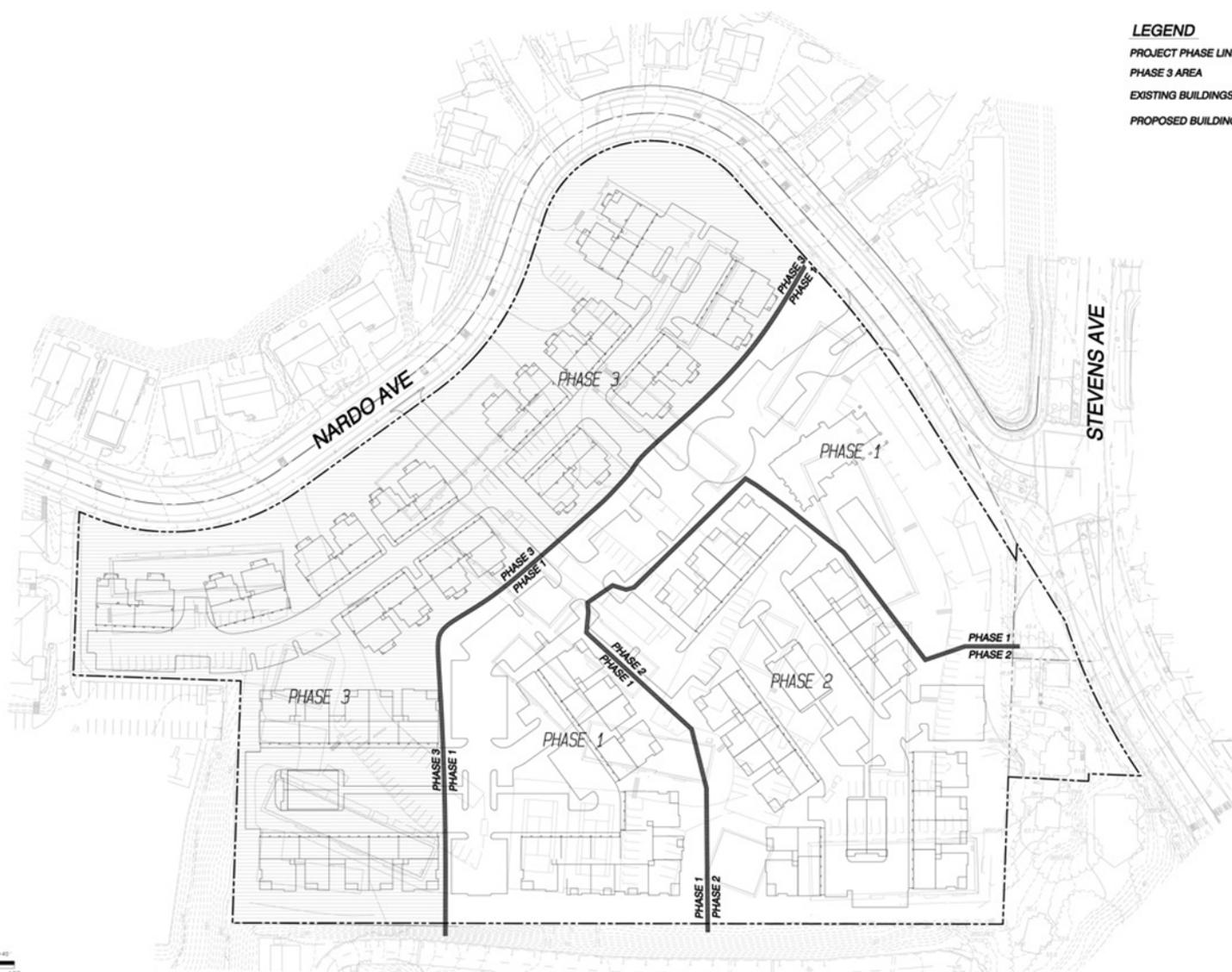


# Proposed Phasing Plan



## LEGEND

- PROJECT PHASE LINE
- PHASE 3 AREA
- EXISTING BUILDINGS
- PROPOSED BUILDINGS



# Proposed Project Elevations



# Proposed Project Elevations



# Simulations of Proposed Project



EXISTING STREET VIEW



1



PROPOSED STREET VIEW- LIGHTENED LANDSCAPE

1

# Simulations of Proposed Project



EXISTING STREET VIEW



3



PROPOSED STREET VIEW- LIGHTENED LANDSCAPE

3

# Simulations of Proposed Project



EXISTING STREET VIEW



5



PROPOSED STREET VIEW- LIGHTENED LANDSCAPE

5

# Proposed Traffic Calming Measures



# Required City Approvals



City approvals necessary for the proposed project include:

- Development Review Permit (DRP)
- Structure Development Permit (SDP)
- Development Agreement
- Waivers to City height regulations for some buildings, retaining walls, and fences
- Affordable Housing Plan
- Sewer Easement Abandonment

# Proposed Project Density Overview



Progressive Calculation	Site Density Factor	Dwelling Unit (DU) per Acre	Site DU
STEP 1	High Residential Zone (Underlying zoning)	13-20 dwelling units allowed per acre	268
STEP 2	Hillside Overlay (Reduces density)	9.79 acres w/0-25% slopes = 20 DU 1.08 acres w/ 25-40% slopes = 10.8 DU 2.54 acres w/ 40%+ slopes = 0 DU	206.6
STEP 3	City Affordable Housing Requirements	Applicant proposes 32 onsite rental units = equal to 15.5% of the total units	206.6
STEP 4	SBMC 17.70 Density Bonus	Project is eligible for a density bonus	+ 54 units
STEP 5	Total Units Proposed	Proposed Project	260

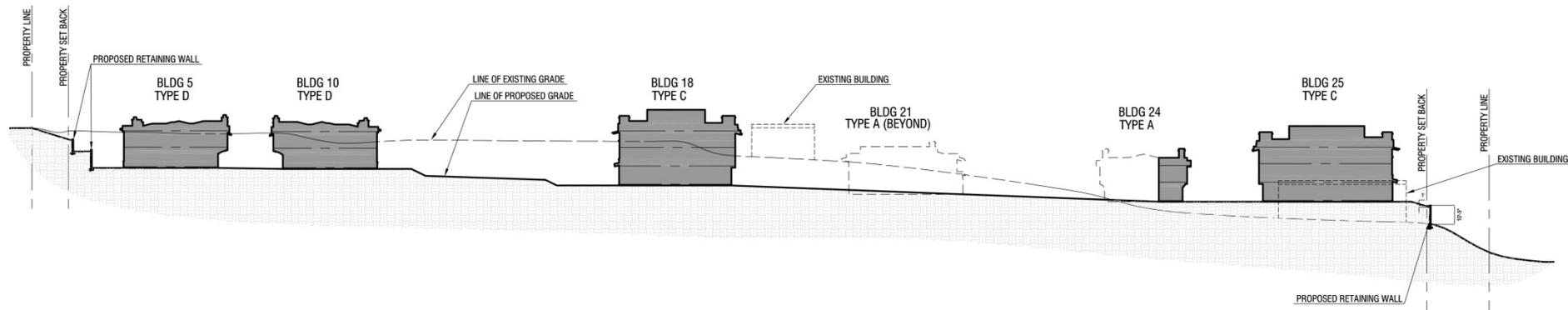


# Waivers to City Height Regulations



## Building, Fences and Retaining Walls

Proposed waiver to increase height limit from 30' to 68' for the project site.



- Proposed site earthwork will recontour the project site and create new pad elevations (both lower and higher).
- **Heights measured from the lower of the existing or proposed grade.**
- Grading to raise portions of the site results in increased heights as measured by City municipal code
  - e.g. Increase in pad height counts toward building height
- Topographical changes due to both excavation and fill are included in the new height measurement.

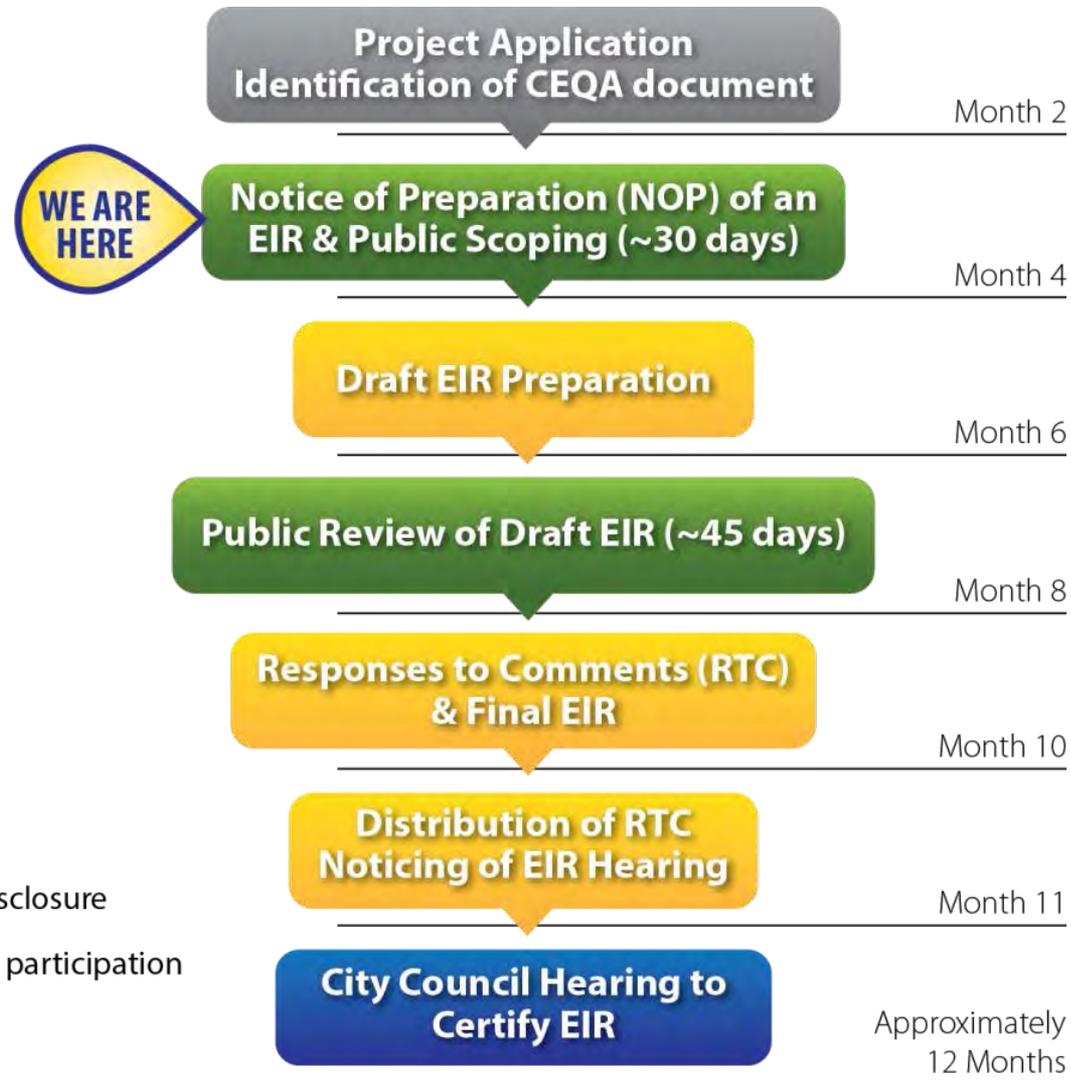
# Waivers to City Height Regulations



## Waivers requested under SBMC 17.20.040(O) and 17.60.070:

- Fence height:
  - Allowed maximum height = 16'
  - Example: proposed height = 35' to accommodate a 6' fence on a +29' fill slope
- Retaining wall height:
  - Allowed maximum height = 6'
  - Example: 15' to accommodate retaining wall needed due to earthwork to create new building pad, pedestrian access and internal circulation.

# California Environmental Quality Act Process



## Color Key

-  Documentation and disclosure
-  Public and stakeholder participation
-  CEQA compliant fully informed decision

# Notice of Preparation & Public Scoping



City Staff made the determination that an EIR was required and released a NOP per CEQA Guidelines 15082.

## NOP Distribution:

- Filed with the State Clearinghouse and County Clerk on 11/14/2014
- State and County filings formally initiate the CEQA process
- NOP mailed to 500+ surrounding residents (300' radius) and all applicable local, County and State agencies
- Published in the San Diego Union Tribune on 11/15/2014.
- Included in a City e-blast and posted at City Hall on 11/13/2014
- Second E-blast issued by City on 11/19/14
- Extended public review to 01/09/2015 for a total of 57 days
  - Extended beyond the required 30 days due to holidays

# Notice of Preparation & Public Scoping



The City is holding this Public Scoping Meeting and engaging in early consultation, encouraged under CEQA Guidelines Section 15083, in addition to the required NOP.

## **Public Scoping Meeting Notice:**

- Included in NOP issued by City
- Published in UT on 11/14/2014
- E-blast notification sent out 11/14/2014 and 11/19/2014
- Included in the mailing to all surrounding residents (owners and tenants) within 300 feet of project site

# Public Input: NOP & Scoping Meeting



- Purpose is to ensure that the public and agencies are informed about the proposed project and the CEQA process
- Solicit input on the scope of the Draft EIR
- Issues to be evaluated in the EIR:
  - Aesthetics/Visual
  - Biological Resources
  - Geology & Soils
  - Hydrology & Drainage
  - Land Use & Planning
  - Population & Housing
  - Public Services
  - Air Quality/Greenhouse Gases
  - Cultural Resources
  - Hazards & Hazardous Materials
  - Water Quality
  - Noise
  - Traffic & Circulation
  - Utilities and Service Systems

# Public Input: Future Opportunities



- Draft EIR public comment period is 45-days
  - Draft EIR anticipated to be available for review in March 2015
  - Public Meeting to receive input
  - Written and oral comments
- Final EIR and Project considered by City Council
  - Final EIR anticipated to be available in Summer 2015
  - Additional public meeting(s) to provide input
    - Anticipated to occur in July 2015
    - Written and oral comments

# Comments on the Project NOP



- Submit tonight – comment cards have been provided
- Via regular mail in writing to:

Ms. Leslea Meyerhoff, Project Manager  
City of Solana Beach  
635 S. Highway 101  
Solana Beach, California 92075
- Or via E-mail to: [LMeyerhoff@cosb.org](mailto:LMeyerhoff@cosb.org)
- Comments must be received no later than January 9th, 2015