

Draft Map Revisions Submitted

May 29 – May 30

Part 1

1. Richmond

May 27, 2018

Tracy Richmond
[REDACTED] Glenmont Drive
Solana Beach, CA 92095
[REDACTED]

Dear Council Members:

After further analysis, I have made minor adjustments to the map I previously submitted in order to better reflect actual neighborhoods in our City. I will briefly outline those changes numerically and where those adjustments were made on the map. I have reviewed all the maps the City put on-line and none of them match the one I submitted.

It appears that my prior submission most closely resembles what was designated Map 404 by the City. However, there appear to be small disparities on in the boundaries between Districts I and II where Map 404 does not follow my map. With that being said, the following are the changes I have made to my previously submitted map.

Changes:

District I-- 3,219 TOTAL (Prior Map Total 3,075)

-188 Acacia/Hill area of demographic map
+54 N.Granados/Barbara loop (27 lots x 2)
+38 Glenmont/N.Granados loop (19x2)
+36 Glenmont/Marvista loop (18x2)
+46 Canyon to Glencrest Place (23x2)
+70 Santa Helena to Santa Estella (35x2)
+88 South side of Santa Helena to Santa Theresa (44x2)

District II-- 3,090 TOTAL (Prior Map Total 3,282)

All of the above additions or subtractions to District I are reversed to equalize the adjustments in this district. Plus,
-48 South Rios (24x2)

District III--3,206 TOTAL (Prior Map Total 3,182)

+48 South Rios (24x2)
+88 Marine View/Avocado (44x2)
-112 Solana Circle (56x2)

District IV--3,314 TOTAL (Prior Map Total 3,290)

+112 Solana Circle (56x2)
-88 Marine View (44x2)

Sincerely,


Tracy Richmond

RECEIVED

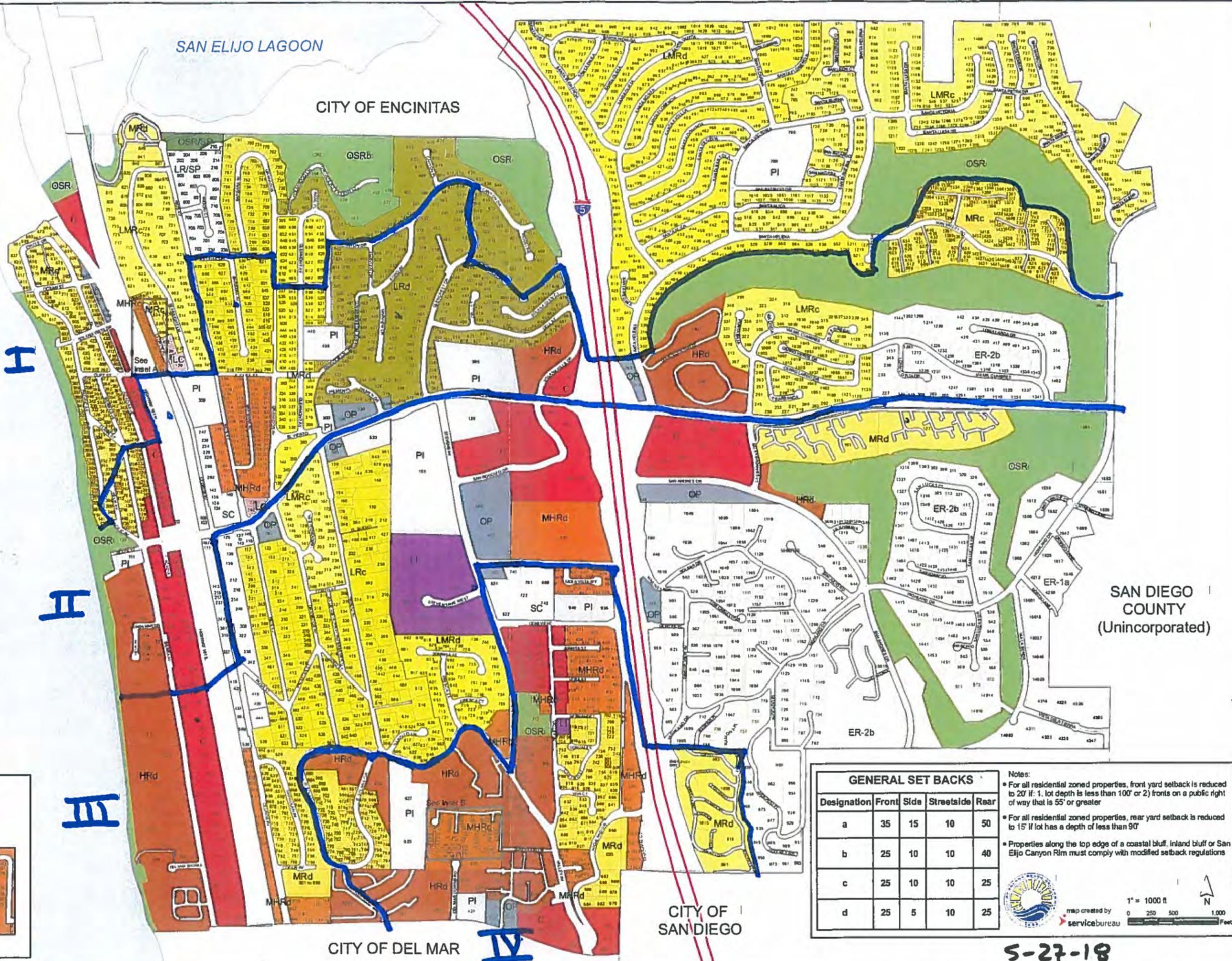
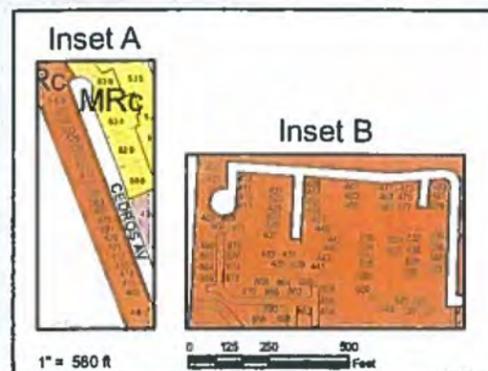
MAY 29 2018

City of Solana Beach

City of Solana Beach OFFICIAL ZONING MAP

Last Update May 2007

ER	Estate Residential 1 DU/Acre
ER-2	Estate Residential 1-2 DU/Acre
LRc	Low Residential 3 DU/Acre
LRd	Low Residential 4 DU/Acre
LMRc	Low-Medium Residential 5 - 7 DU/Acre
LMRd	Low-Medium Residential 8 - 12 DU/Acre
MR	Medium Residential 13-20 DU/Acre
MHR	Medium-High Residential
HR	High Residential
SC	Special Commercial
LC	Light Commercial
C	General Commercial
LI	Light Industrial
OP	Office Professional
PI	Public / Institutional
ROW	Road Right-Of-Way
LR/SP	Low Residential / Specific Plan
OSR/SP	Open Space Recreation / Specific Plan
OSR	Open Space / Recreation



GENERAL SET BACKS				
Designation	Front	Side	Streetside	Rear
a	35	15	10	50
b	25	10	10	40
c	25	10	10	25
d	25	5	10	25

Notes:

- For all residential zoned properties, front yard setback is reduced to 20' if: 1. lot depth is less than 100' or 2) fronts on a public right of way that is 55' or greater
- For all residential zoned properties, rear yard setback is reduced to 15' if lot has a depth of less than 90'
- Properties along the top edge of a coastal bluff, inland bluff or San Elijo Canyon Rim must comply with modified setback regulations

map created by servicebureau

1" = 1000 ft

0 250 500 1,000 Feet

5-27-18

2. Richmond

May 28, 2018

Tracy Richmond
[REDACTED] Glenmont Drive
Solana Beach, CA 92075
[REDACTED]

City of Solana Beach
Members of the City Council
635 South Highway 101
Solana Beach, CA 92075

RECEIVED

MAY 29 2018

City of Solana Beach

Dear Council Members:

I have reviewed the proposed districting maps published last week on the City website. After reviewing those maps and considering the benefits and shortfalls of each, I have revised Map #410 to better balance the population of each district and to include some of the benefits provided by Map #415. I have enclosed the following maps for consideration by the Council:

- (1) Solana Beach 2018 Districting Public Participation Kit (map provides four districts); and
- (2) City of Solana Beach Zoning Map (map provides the same four districts).

Each of the two enclosed maps sets forth the same four districts. I provided these two maps because the Zoning Map provides considerably more detail and better demonstrates the precise boundaries of each proposed district.

Also, on the Districting Public Participation Kit map I provided the notes to show the adjustments that were made to any census tract that was modified by my proposed districts.

Please contact me if you have any questions regarding the enclosed maps.

Sincerely,

Tracy Richmond

Solana Beach 2018 Districting Public Participation Kit

Your Name:

Tracy Richmond

Your phone and/or email:

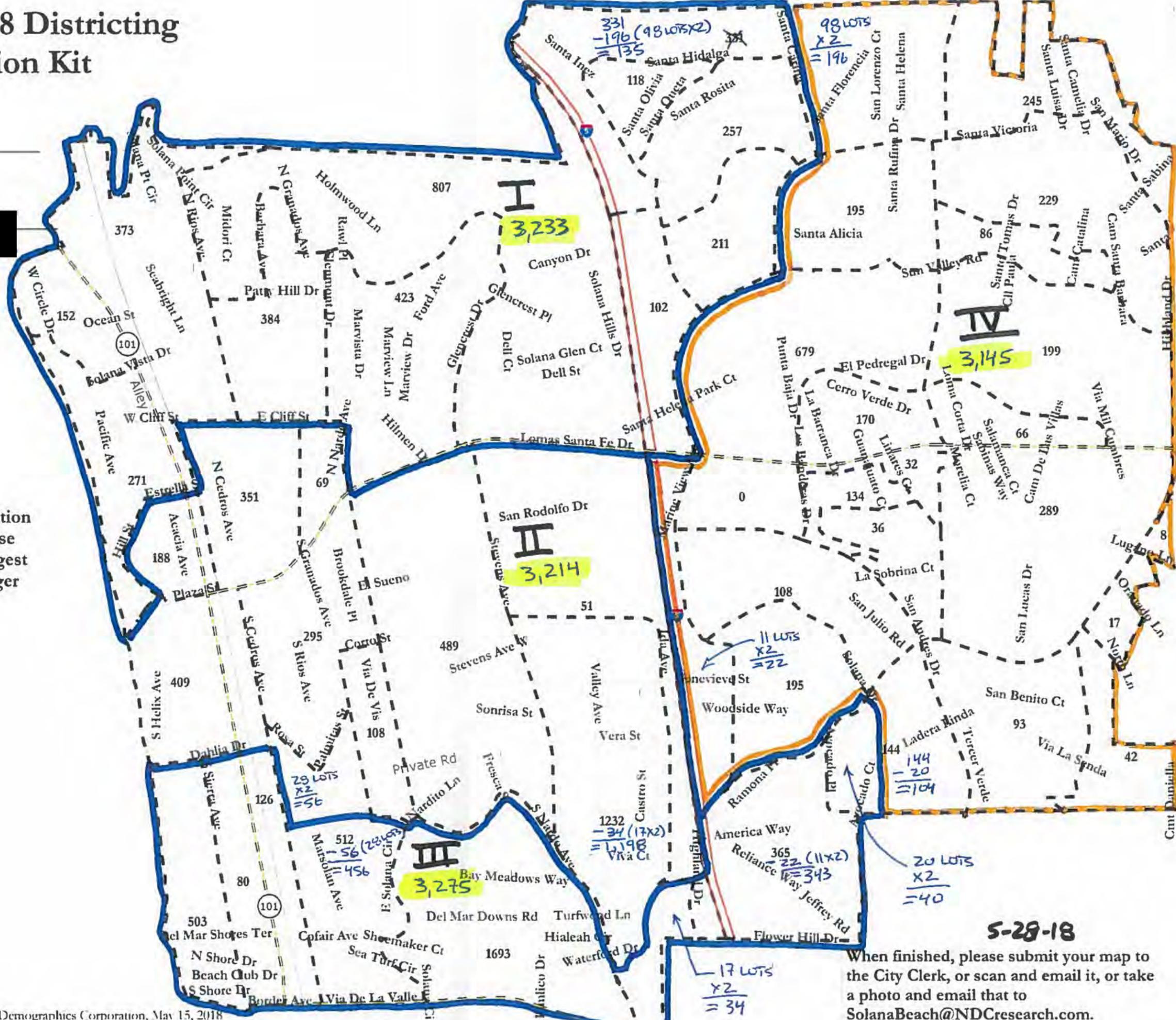
[Redacted]

For a 5-district map, the population of each district should be as close to 2,573 as possible, and the largest should be no more than 257 larger than the smallest.

For a 4-district map, the population of each district should be as close to 3,378 as possible, and the largest should be no more than 322 larger than the smallest.

If you wish to divide a Population Unit, simply draw an arrow to the spot and write the name of the street(s) you wish use to make the split. NDC will draw that split (and calculate the resulting population figures) when we process the map.

- Map layers
- PopUnits
 - Census Block
 - Streets
 - Pipeline/Power Line
 - Railroad



5-29-18

When finished, please submit your map to the City Clerk, or scan and email it, or take a photo and email that to SolanaBeach@NDCresearch.com.

City of Solana Beach OFFICIAL ZONING MAP

Last Update May 2007

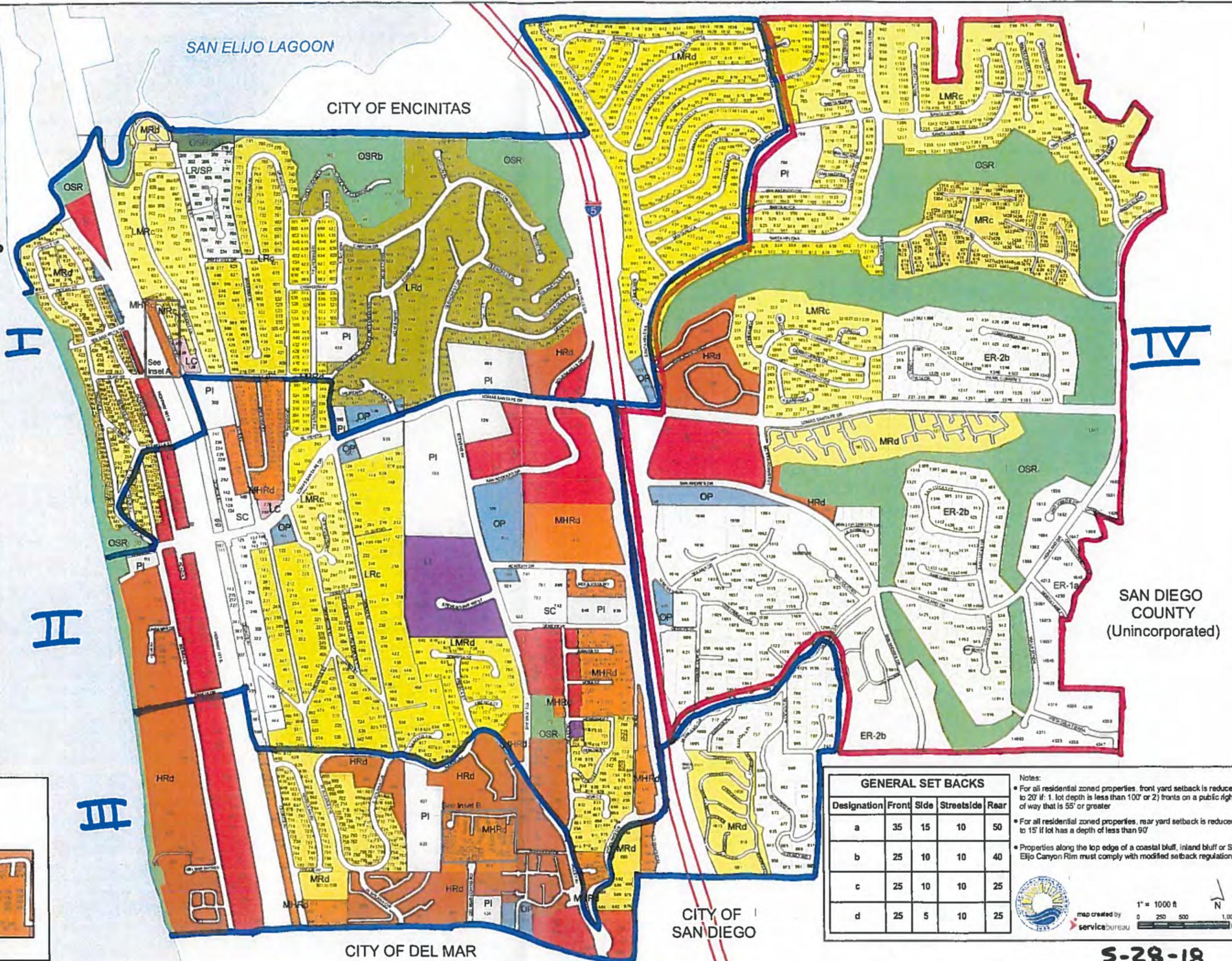
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LI	Light Industrial
OP	Office Professional
PI	Public / Institutional
ROW	Road Right-Of-Way
LR/SP	Low Residential / Specific Plan
OSR/SP	Open Space Recreation / Specific Plan
OSR	Open Space / Recreation

Inset A

Inset B

1" = 580 ft

0 125 250 500 Feet



GENERAL SET BACKS

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map created by servicebureau

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S-28-18

Dear Deputy Mayor and Council Members:

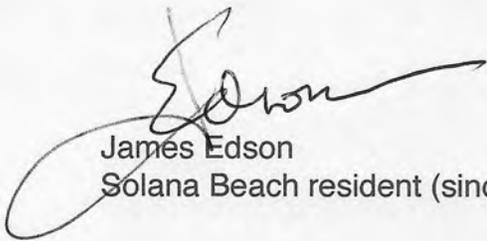
As stated previously, I would not independently advocate for our city to adopt by-district voting. However, should the City Council choose to move in that direction they will have my support.

The attached map is a follow-up to one I previously submitted and is an effort to keep more streets and neighborhoods intact. Although much thought and effort has gone into balancing the size of districts and protecting established neighborhoods, it's in no way perfect and will benefit from further refinement.

My preferences regarding the composition of Electoral Districts follow:

- A five-member City Council made up of four City Council members each elected to represent one of four Electoral Districts, plus a separately elected Mayor.
- Districting should not lead to balkanization and should be formed assuring that Council members will continue to be informed of and represent the needs of residents in neighborhoods throughout the city.
- To the extent practicable, established neighborhoods with common interests should be kept together (e.g., La Colonia de Eden Gardens)
- Sometimes, a city street or road – such as San Andreas and Lomas Santa Fe -- present a logical boundary for districting purposes. Other times they don't (e.g., Dell Street and parts of Santa Helena)

Sincerely,



James Edson
Solana Beach resident (since 1997)

Solana Beach 2018 Districting Public Participation Kit

Your Name:

Your phone and/or email:

- 1 3296.5
- 2 3260.5
- 3 3051
- 4 3259

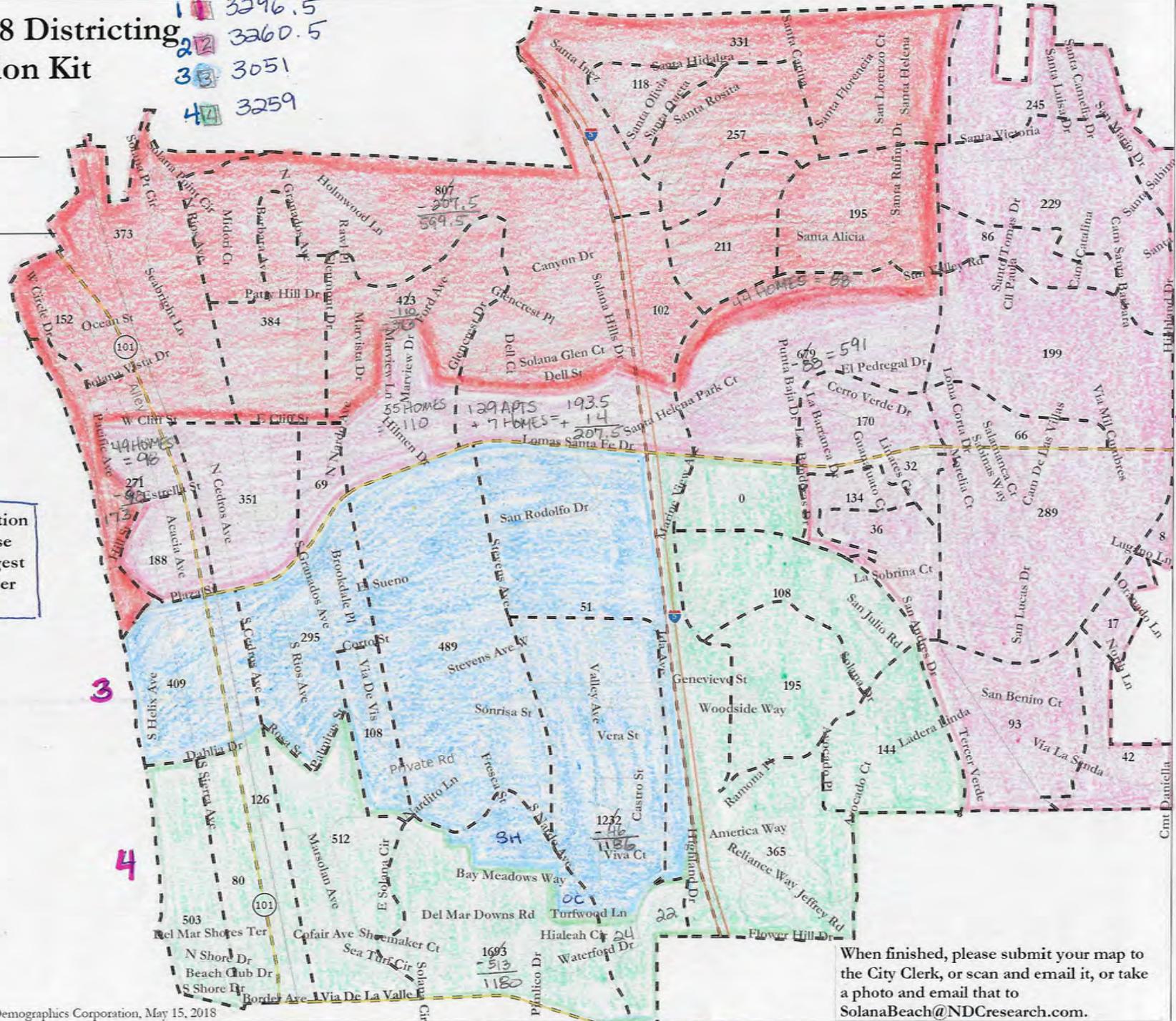
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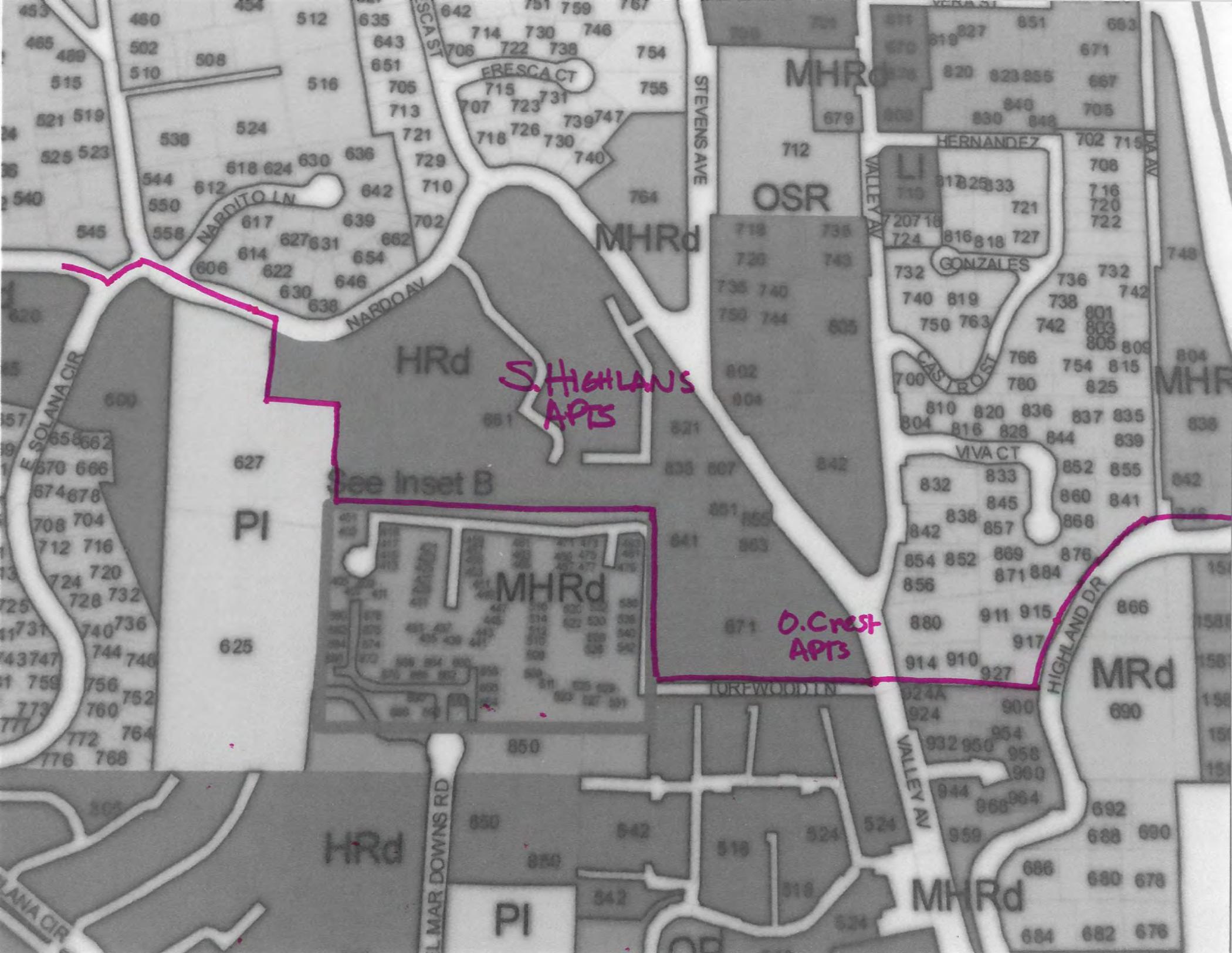
- Map layers**
- PopUnits
 - Census Block
 - Streets
 - Pipeline/Power Line
 - Railroad

National Demographics Corporation, May 15, 2018



When finished, please submit your map to the City Clerk, or scan and email it, or take a photo and email that to SolanaBeach@NDCresearch.com.

SH = SOLANA HIGHLANDS APTS = 196 UNITS = 294 (1.5)
 OC = OCEAN CREST APTS = 146 UNITS = 219 (1.5)
 513 TOTAL



S. HIGHLANDS
APTS

See Inset B

D. CREST
APTS

SCAST

ERESCA CT

NARDITO LN

NARDO AV

STEVENS AVE

MHRd

OSR

MHRd

HERNANDEZ

LI

GONZALES

CASTRO ST

VIVA CT

HRd

PI

MHRd

D. CREST
APTS

TURFWOOD LN

HIGHLAND DR

MRd

HRd

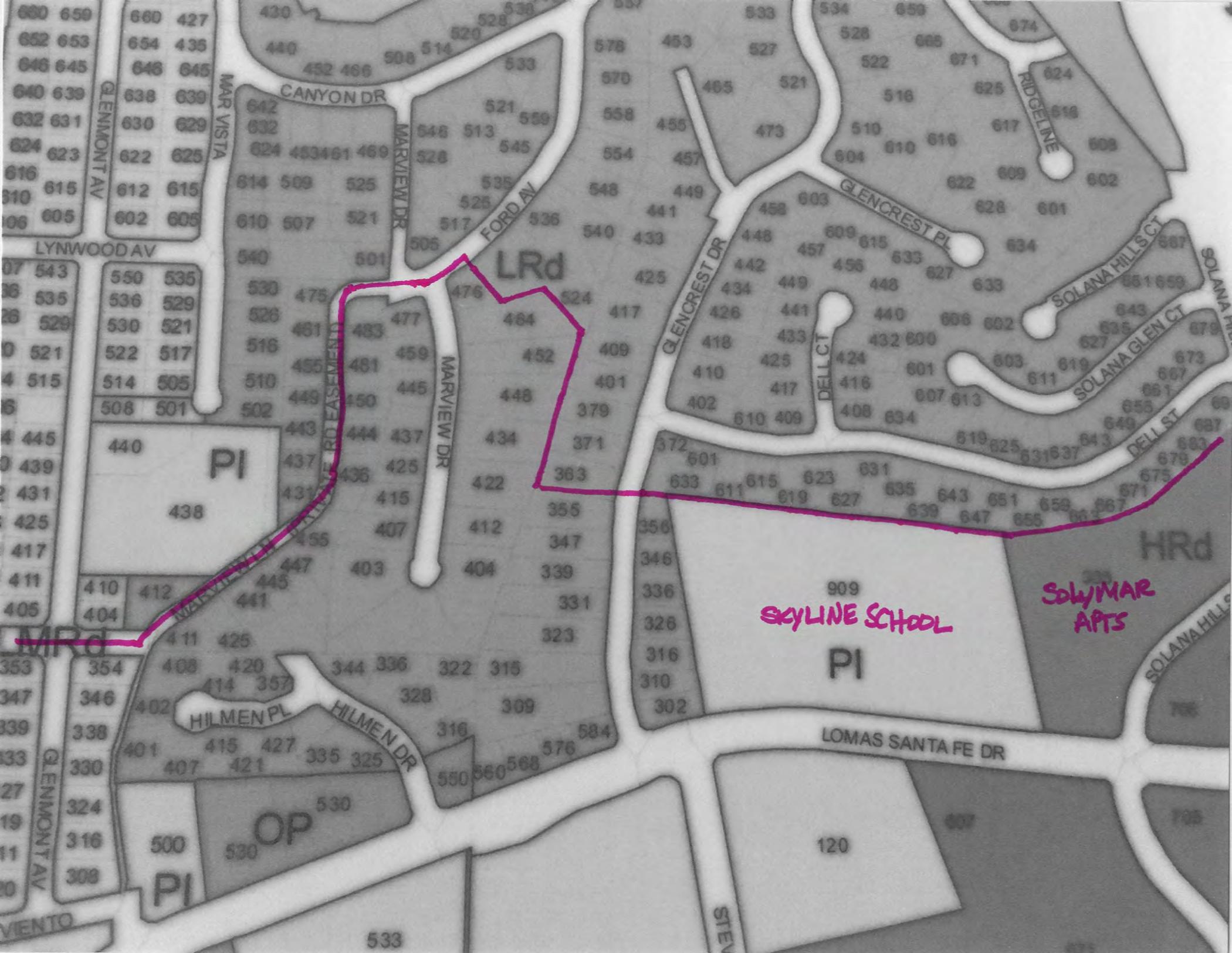
PI

MHRd

SOLANA CIR

ALL MAR DOWNS RD

VALLEJO AV



LRd

PI

MRd

SKYLINE SCHOOL

SOLYMAR APTS

OP

PI

HRd

PI

120

533

CANYON DR

FORD AV

GLENCREST PL

DELL CT

RIDGELINE

SOLANA HILLS CT

SOLANA GLEN CT

DELL ST

LOMAS SANTA FE DR

HILMEN PL

HILMEN DR

SOLANA HILLS

LYNWOOD AV

GLENMONT AV

MAR VISTA

MARVIEW DR

GLENCREST DR

GLENMONT AV

VIENTO

STEV

