



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 8, 2023
ORIGINATING DEPT: City Manager's Department
SUBJECT: **Santa Fe Christian Schools Alternative Story Pole Plan – Field Lighting**

BACKGROUND:

This item is before Council to consider an alternative story pole plan for Santa Fe Christian Schools (SFCS) for a proposed conditional use permit (CUP) modification and structure development permit (SDP requesting approval to install lighting for SFCS's athletic fields.

DISCUSSION:

Pursuant to Resolution 2001-077 for their previously approved CUP, the installation of "Sports Field night lighting" was prohibited. This condition "specifically superseded previous approvals for 35-foot high sport field lighting." As such, SFCS has submitted an application requesting that the City Council consider modification of their CUP to allow athletic field lighting. Due to the height of the proposed light standards, SFCS is required to install story poles and go through the view assessment process and consideration of an SDP.

SFCS is proposing 10 light standards for their football, soccer, baseball and softball fields (Attachment 1). As proposed, the light standards range from 60 feet to 90 feet in height (2 @ 60 feet; 2 @ 70 feet; 4 @ 80 feet; and 2 @ 90 feet). Given the significant height of these proposed lighting stanchions for which story poles are required, the use of traditional story poles may not be practical. Typical story poles are made of PVC piping and require fairly extensive anchoring systems and guy wires. The taller a PVC pole is, the more it will bow and become unstable. The anchoring wires for a 30-foot pole are typically anchored about 15 feet from the base of the pole. This distance would necessarily increase as the height of the pole increases resulting in anchoring wires spread throughout the playing fields and in other the areas surrounding the fields. This type of story pole installation at these heights could create safety concerns in windy conditions and the anchoring wires would limit or eliminate the use of the playing fields

CITY COUNCIL ACTION:

while they are installed. Instead, SFCS has proposed the use of 10 helium-filled balloons attached to ropes to replicate the location and heights of each proposed light stanchion. If approved, SFCS would install helium filled balloons at their proposed heights and locations on their property and a 30-day notice would be sent out after their installation. While this proposal would eliminate the logistical challenges and safety concerns of installing PVC poles, it should also be noted that wind may impact the ability to assess any potential view impairments as the height and scale of the proposed light stanchions would fluctuate to some degree in any wind. If this alternative story pole method is authorized by Council, Staff would do its best to assess and/or photograph the “poles” in as upright a position as possible.

It is also worth noting that on May 11, 2023, the City Council adopted Ordinance 523 regulating the use, sale and distribution of balloons filled with gas lighter than air. This was done largely to prevent the improper disposal of and/or deteriorating balloons from negatively impacting the environment and to reduce public safety threats to utilities and fire departments. Therefore, if approved, SFCS will be required to properly maintain, immediately replace damaged balloons and properly dispose of these balloons to prevent them from harming the environment or adversely impacting public safety.

CEQA COMPLIANCE STATEMENT:

This project is not a project pursuant to CEQA.

FISCAL IMPACT:

There is no fiscal impact associated with this Staff Report.

WORK PLAN:

N/A

OPTIONS:

- Approve Department recommendation.
- Approve Department recommendation with additional conditions/changes.
- Do not approve Department recommendation.
- Provide alternative direction.

DEPARTMENT RECOMMENDATION:

It is recommended that City Council consider approving the Santa Fe Christian Schools alternative story pole plan and if the City Council approves the requested alternative, adopt Resolution 2023-032.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Story Pole Plan
2. Resolution 2023-032

Santa Fe Christian School Football
Solana Beach, CA

EQUIPMENT LAYOUT

INCLUDES:

- Baseball
- Football
- Soccer

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

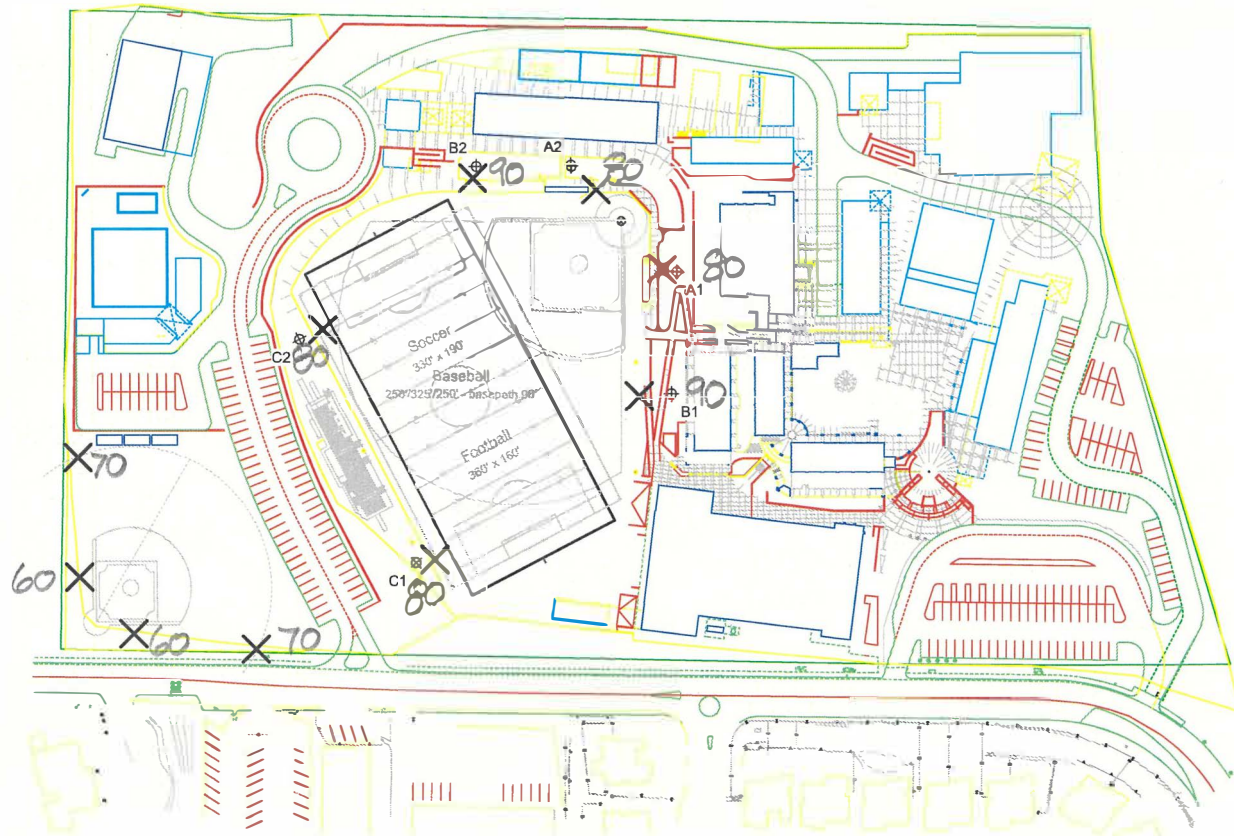
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	Pole		Luminaires			QTY / POLE
		CLASS	GRADE ELEVATION	HEIGHT	TYPE		
2	A1-A2	L5590A	-	15.5'	TLC-BT-575	1	1
				80'	TLC-LED-1200	4	4
2	B1-B2	L5590B	-	15.5'	TLC-BT-575	3	3
				90'	TLC-LED-1500	11	11
2	C1-C2	L5580B	-	80'	TLC-LED-1200	1	1
				15.5'	TLC-BT-575	2	2
				80'	TLC-LED-1500	8	8
TOTALS							60

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (30 min power factor)	Line Amperage Per Luminaire (max draw)							
	208V	220V	240V	277V	347V	380V	480V	575V
Single Phase Voltage	208	220	240	277	347	380	480	575
TLC-LED-1500	8.5	8.1	7.4	6.4	5.1	4.7	3.7	
TLC-LED-1200	7.0	6.6	6.3	5.2	4.2	3.8	3.0	
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5	



ENGINEERED DESIGN By: Daniel Lohman • File #146656298 • 23-Oct-19

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



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EQUIPMENT LAYOUT

RESOLUTION 2023-032

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING SANTA FE CHRISTIAN SCHOOLS ALTERNATIVE STORY POLE PLAN FOR PROPOSED FIELD LIGHTS

WHEREAS, Santa Fe Christian Schools (SFCS) has submitted an application to their conditional use permit, requesting consideration of athletic field lighting; and

WHEREAS, the height of the proposed light standards requires story pole installation pursuant to the City's View Assessment Ordinance; and

WHEREAS, SFCS is proposing ten (10) light standards for their football, soccer, baseball and softball fields; and

WHEREAS, the proposed light standards range between 60 feet and 90 feet; and

WHEREAS, typical story poles made of PVC pipes or wood are not practical for these heights and pose safety concerns; and

WHEREAS, SFCS proposes to install 10 large helium filled balloons instead of the typical story poles.

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

1. That the foregoing recitations are true and correct.
2. That the City Council approves the proposed alternative story pole plan.

PASSED AND ADOPTED this 8th day of March 2023, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk