

# CITY OF SOLANA BEACH

# AGENDA

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## VIEW ASSESSMENT COMMISSION

Teleconference Location Only

No In-Person Attendance

Tuesday, November 16, 2021 - 6:00 P.M.

**Public access** <https://cosb-org.zoom.us/j/84523152862?pwd=ejFSUm1CYzlGS21Oa24wZ21vVzdDZz09>

Webinar ID: 845 2315 2862 \* Passcode: 850245 \* 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)

This meeting will be conducted in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law.

### MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

As a result of the emergency related to COVID-19, meeting in person would present imminent risks to the health or safety of attendees. Therefore, in-person participation at City meetings will not be allowed at this time. In accordance with Government Code sections 54953(e) and 54954.3, there will be no members of the public in attendance at Meetings. Alternatives to in-person attendance for viewing and participating in City meetings and addressing the legislative body directly are provided below.

### AGENDA MATERIALS

Agenda materials may be reviewed at the Community Development Department offices. Call (858) 720-2440 to schedule an appointment to review materials.

### WATCH THE MEETING

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

### PUBLIC COMMENTS

- Written correspondence (supplemental items) regarding an agenda item at an open session meeting should be submitted to [jlim@cosb.org](mailto:jlim@cosb.org) with a) Subject line to include the meeting date b) Include the Agenda Item # as listed on the Agenda.
- Correspondence received after the official posting of the agenda, but before 3:00 p.m. (or 3 hrs. prior to the meeting start time) on the meeting day, will be distributed to the Members and made available online along with the agenda posting. All submittals received before the start of the meeting will be made part of the record.
- Written submittals will be added to the record and not read out loud.
- The designated location for viewing supplemental documents is on the City's website [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) on the posted Citizen Commission Agenda under the relative Agenda Item.

OR

- **Verbal Comment participation:** If you wish to provide a live verbal comment during the meeting, attend the virtual meeting via your computer or call in.

Before Meeting

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- Alert Us Please. We ask that you alert us that you will joining the meeting to speak. Please email [jljm@cosb.org](mailto:jljm@cosb.org) to alert us to which item you will speak on to allow us to manage speakers more efficiently.
- Public Comment Link: To provide public comment, log in to the meeting using the link provided at the top of the agenda.
- During each Agenda Item and Public Comment (non-agenda items), attendees will be asked if they would like to speak. Speakers are taken during each agenda item.
- Speakers will be asked to raise their hand (zoom icon under participants can be clicked or on the phone you can dial \*9) if they would like to be called on to speak during each item.
- Choose Gallery View to see the presentations, when applicable.

Public Participation Link: <https://cosb-org.zoom.us/j/84523152862?pwd=ejFSUm1CYzlGS21Oa24wZ21vVzdDZz09>

During Meeting:

- Choose Gallery View to see the presentations, when applicable.
- Participants will be called upon from those who have Registered and their name is identified by Staff calling from the registration list. You will be called on by name and unmuted by the meeting organizer and then you may provide comments for the allotted time. Allotted speaker times are listed under each Agenda section.

**SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2**

In compliance with the Americans with Disabilities Act of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Section 202. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Staff (858) 720-2434 at least 72 hours prior to the meeting.

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**1. CALL TO ORDER and ROLL CALL**

**2. ORAL COMMUNICATIONS (Speaker time limit: 3 minutes)**

This portion of the agenda provides an opportunity for members of the public to address the VAC on items not appearing on the agenda.

**3. APPROVAL OF AGENDA**

**Note: Speaker time limits:**

- **Applicant, including representatives:** total of 15 minutes
- **Claimant, including representatives:** total of 15 minutes
- **Public speakers:** 3 minutes each  
(may be reduced based on number of speakers, not to exceed 20 minutes total)
- **Applicant, response to any new info:** total of 5 minutes

**4. APPROVAL OF THE MINUTES**

- **September 21, 2021**

**5. DRP20-014/SDP20-020 Boyd Residence – 506 Pacific Avenue, Solana Beach**

Item continued from the August 17, 2021 VAC Meeting. At the time of Agenda posting, no changes to the project have been submitted to the City.

**Applicant Information:**

Name: Jim and Kathleen Boyd

**Architect:**

Name: Eric Buchanan, Oasis Architecture & Design, Inc.

**Claimant Information:**

Name: Kathleen de Paolo  
Address: 504 Pacific Avenue

**Project Description:**

The Applicant is requesting the approval of a Structure Development Permit (SDP) to demolish a single-story single-family residence and construct a replacement two-story single-family residence built above a basement with an attached two-car garage. The 6,120 square-foot lot is located within the Medium Residential (MR) Zone, and the Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the existing floor area:

Proposed First Floor	1,388 SF
Proposed Second Floor	1,562 SF
Proposed First Floor Garage	470 SF
Proposed Basement	1,276 SF
<hr/> Subtotal	4,696 SF
Required Parking Exemption	- 400 SF
Basement Exemption	- 1,276 SF
<hr/> <b>Total Floor Area Proposed</b>	<b>3,020 SF</b>
<b>Maximum Allowable Floor Area (SROZ)</b>	<b>3,021 SF</b>

**The maximum building height is proposed at 24.95 feet above the proposed grade with the highest pole at 98.03 feet above mean sea level (MSL). A SDP is required for new construction in excess of 16 feet in height.**

**6. DRP20-006/SDP20-010 Cove Capital Properties – 525 Ford Avenue, Solana Beach**

Item continued from the August 17, 2021 VAC Meeting. At the time of Agenda posting, no changes to the project have been submitted to the City.

**Applicant Information:**

Name: Cove Capital Properties c/o Troy Foss

**Architect/Representative:**

Name: Scott Spencer, Scott Spencer & Associates

**Claimant Information:**

Name: Walt Edwards  
 Address: 535 Ford Avenue

**Project Description:**

The Applicant is requesting the approval of a Structure Development Permit (SDP) to demolish a single-story single-family residence and construct a replacement two-story single-family residence with an attached two-car garage. The 11,856 square-foot lot is located within the Low Residential (LR) Zone, and the Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

	Previous	Modified Design
Proposed First Floor Living Area	2,397 SF	2,397 SF
Proposed Second Floor Living Area	1,499 SF	1,499 SF
Proposed Garage	500 SF	500 SF
Proposed Exterior Covered Area	16 SF	16 SF
Subtotal	4,412 SF	4,412 SF
Required Parking Exemption	- 400 SF	- 400 SF
Basement Exemption	- 1,276 SF	- 1,276 SF
<b>Total Floor Area Proposed</b>	<b>4,012 SF</b>	<b>4,012 SF</b>
<b>Maximum Allowable Floor Area (SROZ)</b>	<b>4,025 SF</b>	<b>4,025 SF</b>

**The maximum building height is proposed at 24.23 feet above the proposed grade with the highest pole at 320.33 feet above mean sea level (MSL).** A SDP is required for new construction in excess of 16 feet in height.

**7. VAC Member Comments / Discussion (10 minutes total)**

**8. Staff Comments / Discussion (10 minutes total)**

**9. ADJOURNMENT**