CITY OF SOLANA BEACH

AGENDA

VIEW ASSESSMENT COMMISSION
Teleconference Location Only
No In-Person Attendance
Tuesday, June 21, 2022 - 6:00 P.M.

Public Access: https://cosb-org.zoom.us/j/88578081513?pwd=bDZVTGNuekE4YzdzdFlNN0dmMlVIdz09
Webinar ID: 885 7808 1513 Passcode: 926933
Dial US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (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 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 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
- Alert Us Please. We ask that you alert us that you will joining the meeting to speak. Please email jlim@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/88578081513?pwd=bDZVTGNuekE4YzdzdFlNN0dmMlVIdz09

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.

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**

4. **APPROVAL OF THE MINUTES**
   - **January 18, 2022**
   - **February 15, 2022**

   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**

5. <u>**DRP21-021/SDP21-020 Tresp Residence – 738 Castro Street, Solana Beach**</u>

<u>**Applicant Information:**</u>
Name: Brian & Elizabeth Tresp

<u>**Architect:**</u>
Name: Craig Friehauf, Friehauf Architects

<u>**Claimant Information:**</u>
Name: Manuel & Richard Aguilar
Address: 734 Castro Street

<u>**Project Description:**</u>

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for new main floor and upper-level addition, and remodel, to an existing two-story single-family residence with a lower-level garage and perform associated site improvements. The 9,022 square-foot lot is located within the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Existing Main Floor	2,330 SF
Main Floor Addition (Playroom)	512 SF
Upper-Level Addition (Rec. Room & Elevator)	361 SF
Existing Lower-Level Garage to Remain	637 SF
Subtotal	3,840 SF
Required Parking Exemption	- 400 SF
Total Floor Area Proposed	**3,440 SF**
Maximum Allowable Floor Area (SROZ)	4,814 SF

The tallest point of new construction is 24.78 feet above the proposed grade with a pole height of 79.78 MSL. A SDP is required for new construction in excess of 16 feet in height.

6. <u>**DRP20-005/SDP-009 Bertolino Residence – 437 Marview Drive, Solana Beach**</u>

<u>**Applicant Information:**</u>
Name: Tom and Marti Bertolino

<u>**Architect:**</u>
Name: Jennifer Bolyn, eos Architecture, Inc

<u>**Claimant Information:**</u>
Name: Joseph and Diana Driscoll
Address: 445 Marview Drive

Project Description:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish the existing single-family residence, construct a replacement two-story, single-family residence with an attached three-car garage, and perform associated site improvements. The 14,178 square-foot lot is located within the Low Residential (LR) Zone and Scaled Residential Overlay Zone (SROZ). The project would include grading in the amount of 120 yd3 of cut outside the structure, 50 yd3 of fill outside the structure, 50 yd3 cut for footings, 850 yd3 of cut below the structure, 20 yd3 of fill below the structure, 900 yd3 of export, and 1,140 yd3 of aggregate grading. The following is a breakdown of the proposed floor area:

Main (Street) Level Living Area:	2,896 SF
Lower (Partially Subterranean) Level Living Area:	1,180 SF
Main (Street) Level Attached Garage:	725 SF
Subtotal:	**4,801 SF**
Required Parking Exemption:	-400 SF
Total Floor Area Proposed:	**4,401 SF**
Maximum Allowable Floor Area (SROZ):	**4,431 SF**

The maximum building height of the proposed residence is 25.00 feet above the proposed grade with the highest pole at 299.50 MSL.

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

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

9. **ADJOURNMENT**