

# CITY OF SOLANA BEACH

# AGENDA

---

---

## VIEW ASSESSMENT COMMISSION

Teleconference Location Only

No In-Person Attendance

Tuesday, September 21, 2021 - 6:00 P.M.

This meeting will be conducted in accordance with Governor Newsom's Executive Order N-29-20 and N-08-21 related to the COVID-19 virus.

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

Due to the Executive Orders in place, in-person participation at City meetings will not be allowed at this time. In accordance with the Executive Orders, there will be no members of the public in attendance at Meetings. Alternatives to in-person attendance for viewing and participating in City meetings are being 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

- Sign-up (register) to speak at the virtual meeting for the Zoom webinar as early as possible and at least 3 hours prior to the start of the meeting so that Staff can manage the speaker list.

- Public Participation Link: [https://cosb-org.zoom.us/webinar/register/WN\\_v5t7TNmfR\\_atw6mTQk4Cpg](https://cosb-org.zoom.us/webinar/register/WN_v5t7TNmfR_atw6mTQk4Cpg)  
- Follow the prompts to enter your name and email address.
- Join the meeting by locating your confirmation email, that was sent immediately following registration, which will provide your log-in link.
- Join/Log-In to the meeting at least 15 minutes prior to the start time so that Staff can verify you are ready to speak before the meeting begins.
- If your computer does not have a mic to speak or you have sound issues, you can use the call-in audio information (Zoom ID, Participant ID) from a landline or cell phone to join the meeting for the audio accessibility.
- If you call in as well for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios competing when you are speaking.

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. ELECTION OF OFFICERS**

- Annual Election of Chair and Vice-Chair (SBMC §2.60.005)

**4. 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

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

**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:

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

**6. DRP21-004/SDP21-004 Blakely Residence – 211 Ocean Street, Solana Beach**

**Applicant Information:**

Name: Ford and Cassie Blakely

**Architect:**

Name: Craig Frieauf, Frieauf Architects

**Claimant Information:**

Name: Asli Carome c/o Julie Hamilton, Law Office of Julie Hamilton  
Address: 201 Ocean Street

**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 8,360 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	1,713 SF
Proposed Second Floor	1,613 SF
Proposed First Floor Garage	485 SF
Subtotal	3,811 SF
Required Parking Exemption	- 400 SF
<b>Total Floor Area Proposed</b>	<b>3,411 SF</b>
<b>Maximum Allowable Floor Area (SROZ)</b>	<b>3,413 SF</b>

The maximum building height is proposed at 25.00 feet above the proposed grade with the highest pole at 100.75 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**