

CITY OF SOLANA BEACH
View Assessment Commission Action Minutes
Tuesday, January 18, 2022- 6:00 P.M. Regular Mtg.
Teleconference Location Only-City Hall/Council Chambers
635 South Highway 101, Solana Beach, CA 92075

Minutes contain a summary of the discussions and actions taken by the View Assessment Commission during a meeting are video recorded and archived as a permanent record. The video recording captures the complete proceedings of the meeting and is available for viewing on the City's website.

1. CALL TO ORDER and ROLL CALL

Chairperson Cohen called the View Assessment Commission Meeting to order at 6:00PM on Tuesday, January 18, 2022 in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Matt Cohen, Paul Bishop, Pat Coad, Robert Moldenhauer, Linda Najjar, and Robert Zajac

Staff Members: Joseph Lim Community Development Director; Katie Benson, Senior Planner; John Delmer, Junior Planner; Elizabeth Mitchell, Assistant City Attorney;

Recused: Frank Stribling

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

There were no speakers.

3. APPROVAL OF AGENDA

Chairperson Cohen called for a motion to approve the agenda. Motion made by Commissioner Zajac, seconded by Commissioner Najjar, passed 6/0/1 (Stribling - Recused).

Chairperson Cohen read the preamble.

4. Approval of the Minutes

Chairperson Cohen called for a motion to approve the 9/21/21 Minutes with the suggested revisions by Commissioner Moldenhauer. Motion made by Commissioner Moldenhauer, seconded by Commissioner Zajac, passed 6/0/1 (Stribling - Recused).

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

Item continued from the August 17, 2021 VAC Meeting.

Applicant Information:

Name: Jim and Kathleen Boyd
Phone: 858-342-9802
Email: jimboydds@gmail.com

Representative:

Name: Eric Buchanan – Oasis Architecture & Design, Inc
Phone: (619) 204-8248
Email: eric@oasis-ad.com

Claimant Information:

Name: Kathy de Paolo
Address: 504 Pacific Ave
Phone: 858-376-7820
Email: kdep99@gmail.com

Description of Project:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-family residence, construct a replacement two-story, single-family residence built above a basement with an attached two-car garage, and perform associated site improvements. The 6,120, 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:

Proposed First Floor	1,388 SF
Proposed Second Floor	1,479 SF
Proposed First Floor Garage	448 SF
Proposed Basement	1,274 SF
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Subtotal	4,589 SF
Required Parking Exemption	- 400 SF
Basement Exemption	- 1,274 SF
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Total Floor Area Proposed	2,915 SF
Maximum Allowable Floor Area (SROZ)	3,021 SF

The maximum building height is proposed at 24.87 feet above the proposed grade with the highest poles at 97.95 feet above mean sea level (MSL). A SDP is required for new construction in excess of 16 feet in height.

The Commissioners stated their disclosures (as shown on table below) regarding dates they visited the properties.

Katie Benson, Senior Planner, gave a PowerPoint presentation summarizing the previous meeting and describing the changes to the project since the previous meeting. A copy of the PowerPoint will be included in the project file.

Commissioner Bishop asked Staff about the process for offering another continuance. Staff provided clarification on the process for offering a continuance.

Mark Morris, Representative of the Applicants, presented a PowerPoint presentation describing the changes to the project and the communication they had with the Claimants. A copy of the PowerPoint presentation will be included in the project file.

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Kathy De Paolo, Claimant, presented a PowerPoint presentation and described her concerns with the proposed project. A copy of the PowerPoint presentation will be included in the file.

Mr. Morris responded to Ms. De Paolo's concerns with the proposed project.

Commissioners had questions for the Claimant and Applicant. All their questions were addressed.

Chairperson Cohen closed the public hearing, and the Commissioners gave their findings as shown below:

Kathy de Paolo 504 Pacific Ave		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	1/14	1/17	1/18	1/17		1/17	1/14
	Applicant			1/18	1/17		1/17	
Primary Viewing Area		Master Bedroom	Master Bedroom	Master Bedroom	Master Bedroom		Master Bedroom Deck	Roof deck
#1. Communication Taken Place		Y	Y	Y	Y		Y	Y
#2. No Public View Impairment		Y	Y	Y	Y		Y	Y
#3. Designed to Minimize View Impairment		N	N	N	N		Y	Y
#4. No Cumulative View Impairment		Y	Y	N	Y		Y	Y
#5. Neighborhood Compatibility		Y	Y	Y	Y		Y	N

Commissioner Moldenhauer motioned to reopen the public meeting, seconded by Commissioner Bishop, passed 6/0/1 (Stribling - Recused)

Commissioner Bishop asked the applicant for their consent to continue the meeting to a later date. Mr. Morris declined and requested that the VAC make a recommendation to City Council

Motion made by Commissioner Coad to close the public meeting, seconded by Commissioner Moldenhauer, passed 6/0/1 (Stribling - Recused)

Chairperson Cohen made a motion to recommend denial of the project to the City Council, seconded by Commissioner Coad, passed 5/1/1. Ayes: Cohen, Bishop, Coad,

Moldenhauer, Najjar. Noes: Zajac. Recused: Stribling

6. VAC MEMBER COMMENTS / DISCUSSION

There were no member comments.

7. STAFF COMMENTS / DISCUSSION

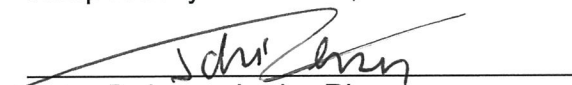
Staff notified the commission about the potential 2/15/22 VAC Meeting.

8. ADJOURNMENT

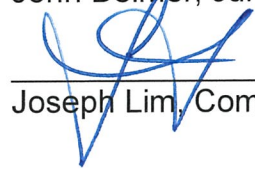
The motion made by Commissioner Zajac to close the meeting, seconded by Commissioner Moldenhauer, passed 6/0/1 (Recused - Stribling).

Chairperson Cohen declared the meeting adjourned at 8:09 PM.

Minutes as approved by V.A.C. on 6.21.2022.
Respectfully submitted,



John Delmer, Junior Planner



Joseph Lim, Community Development Director