

CITY OF SOLANA BEACH
View Assessment Commission Action Minutes
Tuesday, February 15, 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

Commissioner Bishop called the View Assessment Commission Meeting to order at 6:00PM on Tuesday, February 15, 2022 in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Paul Bishop, Pat Coad, Robert Moldenhauer, Linda Najjar, Frank Stribling and Robert Zajac

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

Absent: Matt Cohen

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

There were no speakers.

Commissioner Bishop read the preamble.

Commissioner Stribling joined the meeting at 6:07 PM.

3. ELECTION OF OFFICERS

Commissioner Bishop asked for any discussions or nominations for the Chair and Vice Chair of the View Assessment Commission.

Commissioner Zajac made a motion to nominated Commissioner Cohen for Chair and Commissioner Bishop for Vice Chair. Seconded by Commissioner Najjar, Passed 5/0/2 (Cohen – Absent) (Bishop - Recused)

4. APPROVAL OF AGENDA

Commissioner Bishop called for a motion to approve the agenda. Motion made by Commissioner Moldenhauer, seconded by Commissioner Zajac, Passed 6/0/1 (Cohen - Absent)

5. Approval of the Minutes

Commissioner Bishop called for a motion to approve the minutes with the recommended changes that Commissioner Stribling was recused from the 10/19/2022 View Assessment Commission meeting. Motion made by Commissioner Moldenhauer, seconded by Commissioner Najjar. 5/0/2 (Cohen - Absent) (Stribling - Recused)

Commissioner Najjar recused from the remainder of the meeting.

6. **DRP20-006/SDP20-010 Cove Capital Properties – 525 Ford Avenue, Solana Beach**
Item continued from the September 21, 2021 VAC Meeting.

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	2,354 SF
Proposed Second Floor Living Area	1,542 SF
Proposed Garage	505 SF
Proposed Exterior Covered Area	16 SF
Subtotal	4,417 SF
Total Floor Area Proposed	4,017 SF
Maximum Allowable Floor Area (SROZ)	4,025 SF

The maximum building height is proposed at 22.08 feet above the proposed grade with the highest pole at 320. feet above mean sea level (MSL). A SDP is required for new construction in excess of 16 feet in height.

Commissioner Bishop opened the public hearing. The Commissioners stated their

disclosures (as shown on table below) regarding dates they visited the properties.

Katie Benson confirmed the project was previously heard at 9/21/2022 VAC Meeting.

Katie Benson, Senior Planner, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Commissioner Bishop requested to review Staff's photos from the claimant's property.

Katie Benson clarified that the Story Poles have been modified and recertified.

Troy Foss, applicant, presented a PowerPoint presentation and described the changes that have been made since the previous VAC meeting. A copy of the PowerPoint presentation will be included in the project file.

Walt and Kristin Edwards, Claimants, presented a PowerPoint presentation and described their concerns with the design of the proposed project. A copy of the PowerPoint presentation will be included in the file.

Mr. Foss and his Architect, Scott Spencer, addressed issues that were brought up by the Claimants.

The Commissioners had questions for the Applicant, Claimant, and City Staff. The applicant, Claimant, and City Staff addressed all questions.

Commissioner Bishop closed the public meeting.

The Commissioners gave their findings as shown below:

Cove Capital Properties c/o Troy Foss		Coad	Bishop	Cohen	Moldenhauer	Najjar	Zajac	Stribling
Date Visited	Claimant	2/11	2/12		2/11		2/11	9/18
	Applicant							9/18
Primary Viewing Area		Master Bedroom Deck	Master Bedroom Deck		Master Bedroom Deck		Mater Bedroom Deck	Master Bedroom Deck
#1. Communication Taken Place		Y	Y		Y		Y	Y
#2. No Public View Impairment		Y	Y		Y		Y	Y
#3. Designed to Minimize View Impairment		Y	N		N		N	Y

#4. No Cumulative View Impairment	Y	N		N		N	Y
#5. Neighborhood Compatibility	Y	Y		N		Y	N

Commissioner Bishop called for a motion to reopen the public meeting. Commissioner Moldenhauer motioned seconded by Commissioner Zajac. Passed 5/0/2 (Cohen - Absent) (Najjar – Recused)

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

Commissioner Zajac moved to close the public hearing seconded by Commissioner Moldenhauer. Passed 5/0/2 (Cohen - Absent) (Najjar – Recused)

Commissioner Zajac motioned to recommend City Council to deny the project. Motion seconded by Commissioner Coad, passed 4/1/2 Yes: Commissioner Bishop, Commissioner Coad, Commissioner Moldenhauer, and Commissioner Zajac. No: Commissioner Stribling (Absent – Cohen) (Recused – Najjar).

7. VAC MEMBER COMMENTS / DISCUSSION

There were no comments from commissioners

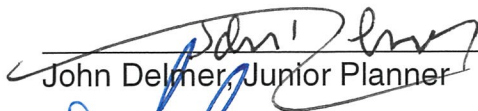
8. STAFF COMMENTS / DISCUSSION


Staff confirmed that the next VAC meeting will likely be cancelled.

9. ADJOURNMENT

Commissioner Bishop declared the meeting adjourned at 8:12 PM.

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


 John Delmer, Junior Planner


 Joseph Lim, Community Development Director