

CITY OF SOLANA BEACH
AGENDA

**VIEW ASSESSMENT COMMISSION
REGULAR MEETING**
Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Tuesday, June 20, 2023 - 6:00 P.M.

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 MINUTES**

A. April 18, 2023

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

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

6. **DRP22-017/SDP22-015 Boat Residence – 611 Seabright Lane, Solana Beach**

Applicant Information:

Name: John and Laura Boat

Architect:

Name: Gary Cohn, Cohn + Associates Architecture

Phone: (858) 755-7308

Email: gary@cohn-arch.com

Claimant Information:

Name: Nick Wildgoose

Address: 607 North Cedros Avenue

Project Description:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a second-story addition to a two-story single-family residence with an attached two-car garage. The 10,397 square-foot lot is located within the Low-Medium Residential (LMR) Zone. The following is a breakdown of the proposed floor area:

Existing First Floor Living Area	2,182 SF
Existing Second Floor Living Area	564 SF
Existing Garage	390 SF
Proposed Second Floor Living Area Addition	878 SF
<hr/> Subtotal	<hr/> 4,014 SF
JADU Conversion (1 st Floor)	- 466 SF
Required Parking Exemption	- 390 SF
<hr/> Total Floor Area Proposed	<hr/> 3,158 SF
Maximum Allowable Floor Area (SROZ)	3,769 SF

The project includes grading in the amount of 10 CY of excavation for footings to be exported off site. **The maximum building height of the proposed addition would be 25.0 feet above the existing and proposed grade (or 97.10 feet above MSL).** The project requires a DRP for an addition that would exceed 60% of the maximum allowable floor area for the property and a second floor that would exceed 35% of the floor area of the existing first floor.

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

8. **ADJOURNMENT**