

CITY OF SOLANA BEACH
AGENDA

**VIEW ASSESSMENT COMMISSION
REGULAR MEETING**
Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Tuesday, March 19, 2024 - 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. **ELECTION OF OFFICERS**

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

4. **APPROVAL OF AGENDA**

5. **APPROVAL OF MINUTES**

A. June 20, 2023

6. **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

7. **DRP22-010/SDP22-008 - Witcher Mixed Use Project – 701 Valley Ave., Solana Beach**

Applicant Information:

Name: Dr. Daniel Witcher

Applicant Contact:

Name: Jenny An, CRA Mobility
Phone: (301) 830 – 1365
Email: jan@cramobility.com

Architect:

Name: Walter Rubio, Mour Group
Phone: (619) 977 - 5074
Email: walter@mourgroupp.com

Claimant Information:

Name: Chad and Amber Arendsen
Address: 821 Juanita St.

Project Description:

The Applicant is requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for a new three-story mixed-use building with one level of underground parking and associated site improvements. The 9,173 square-foot lot is located within the Commercial (C) Zone. The following is a breakdown of the proposed floor area:

Subterranean Parking Level	6,005 SF
First Floor Street Parking Level	4,777 SF
Second Floor	
Residential	1,477 SF
Commercial (Dental Office)	2,768 SF
Service Areas	525 SF
Third Floor	
Residential	1,506 SF
Service Areas	290 SF
Subtotal	17,348 SF
Basement Area Exemption	- 6,005 SF
Total Floor Area Proposed	11,343 SF
Maximum Allowable Floor Area	11,584 SF

The project would include grading in the amount of 2,255 CY aggregate. **The highest point of new construction is proposed at 34.30 feet above the proposed grade with a pole height of 64.25 MSL.** The project requires a DRP for three reasons: 1) new commercial development or construction located within a commercial zone which results in an increase of more than 500 feet of gross floor area or to the overall building envelope; 2) a new second story that exceeds 35% of the first-floor area, and; 3) aggregate grading that exceeds 100 CY.

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

9. **ADJOURNMENT**