

**CITY OF SOLANA BEACH**  
**View Assessment Commission Action Minutes**  
**Tuesday, August 16, 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.

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**1. CALL TO ORDER and ROLL CALL**

Vice Chair Bishop called the View Assessment Commission Meeting to order at 6:06PM on Tuesday, August 16, 2022 in the Council Chambers at 635 South Highway 101, Solana Beach.

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

Staff Members: Joseph Lim Community Development Director; Tiffany Wade, Assistant Planner; John Delmer, Junior Planner; and Elizabeth Mitchell, Assistant City Attorney.

Absent: Matt Cohen

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

There were no speakers.

**3. APPROVAL OF AGENDA**

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

**4. Approval of the Minutes**

Vice Chair Bishop called for a motion to approve the 6/21/2022 Minutes. Motion made by Commissioner Moldenhauer to approve the minutes subject to the correction made by Commissioner Zajac, seconded by Commissioner Najjar, passed 6/0/1 (Absent: Cohen).

Commissioner Najjar recused from the remainder of the meeting.

Commissioner Coad stated that she owns property within 500 -1,000 ft of the project site and she performed the evaluation of a potential conflict and she determined that she does not have a conflict of interest under the FPPC rules.

Vice Chair Bishop also stated that he owns property within 500 -1,000 ft of the project site and he determined that he does not have a conflict of interest under the FPPC rules.

Vice Chair Bishop read the preamble.

**5. STAFF COMMENTS / DISCUSSION**

Staff notified the View Assessment Commission (VAC) that the City Council overturned the VAC's recommendation to deny project DRP20-006/SDP20-010.

**6. SDP21-019 Ramsey Addition – 427 Canyon Drive, Solana Beach**

**Applicant Information:**

Name: Dylan Ramsey

**Architect:**

Name: Andy Crocker, T7 Architecture

**Clamant 1 Information:**

Name: H. Shane and Kathy Noroozi

Address: 435 Canyon Drive

**Project Description:**

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for a multi-level addition and remodel to an existing one-story, single-family residence. The 8,989 square-foot lot is located within the Low-Medium Residential (LMR) Zone and the Scale Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Existing First Floor	1,576 SF
Proposed First Level Addition	417 SF
Proposed Second Floor	700 SF
Clerestory (15'+ Ceiling Height)	22 SF
Existing Garage to Remain	531 SF
Proposed Lower-Level Addition	549 SF
Proposed Stair	93 SF
<hr/> Subtotal	<hr/> 3,888 SF
Required Parking Exemption	- 400 SF
<b>Total Floor Area Proposed</b>	<b>3,488 SF</b>
Maximum Allowable Floor Area (SROZ)	3,523 SF

The project would include grading in the amount of 158 CY aggregate. **The tallest point of construction of the original design was 25 feet above the existing grade with the highest pole at 244.83 feet above mean sea level (MSL). The project has since been redesigned to be no higher than 21.50 feet.** The project requires a DRP for two reasons: 1) a structure that exceeds 60% of the maximum allowable floor area; and 2) aggregate grading that exceeds 100 CY.

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

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Tiffany Wade, Assistant Planner, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Dylan Ramsey, Applicant, discussed the reasoning for the project’s design and the attempt to minimize view impairment.

Andy Crocker, Applicant’s Representative, presented a PowerPoint presentation describing the proposed project and the changes that were made from the original design. A copy of the PowerPoint presentation will be included in the project file.

Commissioners had questions for Mr. Crocker, Mr. Crocker addressed all questions.

H. Shane, Kathy, and Ariana Noroozi, Claimants, presented a PowerPoint presentation and described their concerns of view obstruction resulting from the proposed project. A copy of the PowerPoint presentation will be included in the file.

Michael Newhouse, resident at 422 Canyon Drive, presented his support for the proposed project.

Mr. Crocker addressed issues that were brought up by the Claimant.

Commissioners had questions for the applicants. The applicants agreed to modify the proposed design to come to an agreement with the claimants. The claimants agreed to the proposed modifications made by the applicants.

Vice Chair Bishop closed the public meeting.

The Commissioners gave their findings as shown below:

H. Shane and Kathy Noroozi 435 Canyon Dr.		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
<b>Date Visited</b>	<b>Claimant</b>	8/10	8/3		8/12	8/11	8/12	
	<b>Applicant</b>		8/1		8/12	8/12	8/12	
<b>Primary Viewing Area</b>		Kitchen, Living Room, Bedroom Windows Looking West	2 <sup>nd</sup> Floor Master Bedroom		1 <sup>st</sup> Floor Living Room, Dining Room, Kitchen Looking Southwest	2 <sup>nd</sup> Floor Master Bedroom Looking West	2 <sup>nd</sup> Floor Family Room, Master Bedroom Looking West and North	
<b>#1. Communication Taken Place</b>		Y	Y		Y	Y	Y	

#2. No Public View Impairment	Y	Y		Y	Y	Y	
#3. Designed to Minimize View Impairment	Y	Y		N	Y	N	
#4. No Cumulative View Impairment	Y	Y		Y	Y	Y	
#5. Neighborhood Compatibility	Y	Y		Y	Y	Y	

Vice Chair Bishop called for a motion. Commissioner Zajac motioned to recommend approval of the project to City Council with the condition that the proposed roof is revised to a flat roof, to shift solid stucco railing wall at the second level deck 3' to the North to align with the proposed second floor south wall, to shift the west wall of the primary room 1' to the east, and to install obscured glazing windows on the south wall of the primary bedroom and the primary closet, seconded by Vice Chair Bishop. Staff asked for clarification on the proposed motion. Commissioner Zajac confirmed that the motion would be denying the view claim and proposing to recommend approval of the project subject to conditions. The commissioners discussed the proposed motion.

Commissioner Stribling requested to include a specific height limit for the proposed roof instead of requiring a flat roof.

Commissioner Coad stated that she does not believe the conditions of approval are relevant because she believes the proposed structure does not obstruct the primary view from the Claimants property.

Vice Chair Bishop asked for the clarification on the process to call for a substitute motion, Assistant City Attorney Mitchell provided clarification.

Coad offered a substitute motion to recommend approval of the project to City Council, seconded by Commissioner Stribling. Motion passed 3/2/2 (Noes: Moldenhauer, Zajac) (Recused: Najjar) (Absent: Cohen)

**7. VAC MEMBER COMMENTS / DISCUSSION**

Staff confirmed the next VAC meeting will be on September 20<sup>th</sup>, 2022.

**8. ADJOURNMENT**

Vice Chair Bishop declared the meeting adjourned at 8:43 PM.

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

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John Delmer, Junior Planner

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Joseph Lim, Community Development Director