

CITY OF SOLANA BEACH

View Assessment Commission Action Minutes
Tuesday, August 17, 2020- 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 Coad called the View Assessment Commission Meeting to order at 6:04PM on Tuesday, August 17, 2021 in the Council Chambers at 635 South Highway 101, Solana Beach.

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

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

Absent: Frank Stribling

2. APPROVAL OF AGENDA

Chairperson Coad called for a motion to approve the agenda. Motion made by Commissioner Bishop, seconded by Commissioner Zajac, passed 6/0/1 (Stribling absent).

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

There were no speakers.

4. Approval of the Minutes

No Meeting Minutes were provided in the Agenda Packet. The previous minutes will be approved at the next scheduled council meeting.

Chairperson Coad called for a motion to approve the agenda 1/21/2020. Motion made by Commissioner Moldenhauer, seconded by Chairperson Coad. 5/0/2 (Najjar and Stribling Recused)

Chairperson Coad called for a motion to approve the agenda 2/18/2020. Motion made by Commissioner Zajac, seconded by Commissioner Bishop. 6/0/1 (Stribling Recused)

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

Applicant Information:

Name: Jim and Kathleen Boyd

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

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	1,562 SF
Proposed First Floor Garage	470 SF
Proposed Basement	1,276 SF
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Subtotal	4,696 SF
Required Parking Exemption	- 400 SF
Basement Exemption	- 1,276 SF
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Total Floor Area Proposed	3,020 SF
Maximum Allowable Floor Area (SROZ)	3,021 SF

As specified in the SDP Notice, the maximum building height of the residence is proposed at 24.95 feet above the proposed grade with the highest pole at 98.03 Mean Sea Level (MSL).

The project requires a DRP for grading in excess of 100 cubic yards, for a structure that exceeds 60% of the maximum allowable floor area, and for a second floor that exceeds 35% of the floor area of the first floor.

Chairperson Coad read the preamble.

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 asked if Staff received any correspondence that demonstrates efforts

between the applicant and claimants to resolve the view issues.

Commissioner Cohen requested to see the photos in Staffs presentation again.

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

Commissioner Cohen disclosed that he did not enter either of the properties. He only viewed the properties from the public right of way.

Assistant City Attorney Mitchell confirmed that there were no ex parte communications.

Mark Morris, Representative of the Applicants, presented a PowerPoint presentation and described their project and the communications they had with the Claimants. A copy of the PowerPoint presentation will be included in the project file.

Commissioners had questions, and Mr. Buchanan addressed their questions.

Kathy De Paolo, Claimant, presented a PowerPoint presentation and described her concerns of view blockage they would have by the proposed project. A copy of the PowerPoint presentation will be included in the file.

Commissioners had questions for Ms. De Paolo and Staff. All their questions were addressed.

Mr. Morris addressed issues that were brought up by the Claimants.

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

Chairperson Coad called for a motion to close the public hearing. No one made a motion.

Chairperson Coad called for a motion to keep the public hearing open. Motion made by Commissioner Cohen, seconded by Chairperson Coad. 6/0/1 (Stribling Absent)

Commissioner Cohen asked the applicant and claimant if they would consent to continue the meeting to a later date.

The applicant and claimant stated they would be open to a continuance until the next regularly scheduled VAC meeting.

Motion made by Commissioner Cohen to close the public meeting, seconded by Chairperson Coad. 6/0/1 (Stribling Absent)

The Commissioners gave their findings as shown below:

Kathy de Paolo 504 Pacific Ave		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	8/13	8/17	8/17	8/9 & 8/15		8/09	8/09
	Applicant	8/12	8/16	8/17	8/9		8/09	8/09 & 8/13
Primary Viewing Area		Bedroom	Bedroom	Bedroom	Roof deck		Roof 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		N	Y
#4. No Cumulative View Impairment		Y	Y	Y	N		Y	Y
#5. Neighborhood Compatibility		Y	Y	Y	N		Y	N

Chairperson Coad called for a motion. Commissioner Cohen made a motion to reopen the meeting to ask the Applicant if they would consider a continuance. Motion seconded by Chairperson Coad, passed 6/0/1 (Absent – Stribling). The applicant and claimant agreed to consent to an extension of the meeting longer than 30 days.

Commissioner Cohen made a motion to close the public meeting, seconded by Commissioner Zajac. 6/0/1 (Stribling Absent)

Commissioner Cohen made a motion to reopen the public meeting and continue the meeting to a date no later than November 16, 2021. Motion seconded by Chairperson Coad, passed 6/0/1 (Absent – Stribling).

6. VAC MEMBER COMMENTS / DISCUSSION

Commissioner Najjar asked about the next regularly scheduled VAC meeting.

7. STAFF COMMENTS / DISCUSSION

There were no comments from Staff.

8. ADJOURNMENT

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

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Chairperson Coad declared the meeting adjourned at 8:25 PM.

Minutes as approved by V.A.C. on 10/19/2021.
Respectfully submitted,



John Delmer, Junior Planner



Joseph Lim, Community Development Director