

CITY OF SOLANA BEACH
AGENDA

**VIEW ASSESSMENT COMMISSION
REGULAR MEETING**

**Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Tuesday, October 18, 2022 - 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. **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

5. **SDP21-021 Joyce Deck – 421 N Granados Ave, Solana Beach**

Applicant Information:

Name: Tom & Beth Joyce

Architect:

Name: Ronald Wilson (Ronald Wilson Architects)

Claimant 1 Information:

Name: Bert and Janet Nielsen

Address: 408 Barbara Ave

Project Description:

The Applicant is requesting the approval of a Structure Development Permit (SDP) for an addition to an existing second story deck on a lot with an existing two-story single-family residence with an attached garage. The 22,113 square foot lot is located within the Low Residential (LR) Zone. The project would include grading in the amount of 11 yd³. The following is a breakdown of the existing and proposed floor area:

Existing Main Level	3,115.2 SF
Existing Garage	532.6 SF
Existing Lower Level	1,749.8 SF
Subtotal	5,397.6 SF
Garage Exemption	-400 SF
Total Existing Floor Area	4,997.6 SF
(Maximum Floor Area Allowed:	4,998.3 SF)

The maximum height of the proposed deck is proposed at 21.0 feet above pre-existing grade with the highest pole at 159 feet above mean sea level (MSL). A SDP is required for new construction in excess of 16 feet in height.

6. MOD22-022 – App Modification 632 Marvista Drive, Solana Beach

Applicant Information:

Name: Douglas App

Architect:

Name: Brian Church, Brian Church Architects

Claimant Information:

Name: Ann Dunne
Address: 642 Marvista Drive

Project Description:

The Applicant is requesting the approval of a modification to the Development Review Permit (DRP) and Structure Development Permit (SDP) for a new two-story, single-family residence with a partially subterranean garage and basement living area that was approved on February 12, 2020. The proposed modification is to request approval of three new HVAC pop-ups on the approved roof. The pop-ups have already been constructed onsite and have been outlined with story pole flag lines to highlight their location on the residence. These pop-ups do not exceed 16 feet in height from the pre-existing grade, however, they project outside of the original three-dimensional building envelope that was illustrated by the story poles.

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

8. ADJOURNMENT