

CITY OF SOLANA BEACH
AGENDA

**VIEW ASSESSMENT COMMISSION
REGULAR MEETING**

**Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Tuesday, January 17, 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. November 15, 2022

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. **DRP22-005/SDP22-002 Krems Addition – 1466 Santa Luisa Drive, Solana Beach**

Applicant Information:

Name: Jessica and Daniel Krems

Architect:

Name: Sam Koob SK7 Design Studios

Phone: (858) 345-7597

Email: Sam@kydesignstudios.com

Claimant Information:

Name: Fred Dawn

Address: 747 Santa Camelia Drive

Project Description:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to perform an interior remodel and construct an addition to an existing two-story, single-family residence with an attached garage, and perform associated site improvements. The 33,190 square-foot lot is located within the Low Medium Residential (LMR) Zone, the Hillside Overlay Zone (HOZ), and Dark Sky Area. The following is a breakdown of the existing and proposed floor area:

Existing First Floor Living Area:	1,568 SF
Proposed First Floor Addition:	416 SF
Existing First Floor Attached Garage:	486 SF
Existing Second Floor Living Area:	1,396 SF
<u>Proposed Second Floor Addition (Including Ceiling Height over 15 ft.):</u>	<u>530 SF</u>
Subtotal:	4,396 SF
<u>Required Parking Exemption:</u>	<u>-400 SF</u>
Total Floor Area Proposed:	3,996 SF
Maximum Allowable Floor Area (SROZ):	9,478 SF

The project would include grading in the amount of 9 yd³ of site grading and 13 yd³ of excavation for footings. **The maximum building height of the residence is proposed at 24.2 feet above the existing grade with the highest pole at 238.8 MSL.** The project requires a DRP for a second floor that exceeds 35% of the floor area of the first floor. An SDP is required for a structure in excess of 16 feet in height.

7. DRP22-006/SDP22-004 Derfus Residence – 150 S. Granados Ave, Solana Beach

Applicant Information:

Name: Austin and Gayle Derfus

Architect:

Name: Erin McKinley

Claimant 1 Information:

Name: Martin Caden
Address: 141 Brookdale Place

Claimant 2 Information:

Name: Tom and Barbara Gaeto
Address: 133 Brookdale Place

To be represented by:

Name: Colm and Amanda Kenny

Claimant 3 Information:

Name: Shelli and Oliver Pelly

Address: 146 S. Granados Avenue

Project Description:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to perform an interior remodel and construct a second-floor addition to an existing single-story, single-family residence with an attached garage, and perform associated site improvements. The 11,659 square-foot lot is located within the Low Medium Residential (LMR) Zone and Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the existing and proposed floor area:

Existing First Floor Living Area:	1,653 SF
Existing First Floor Attached Garage:	677 SF
<u>Proposed Second Floor Living Area:</u>	<u>1,843 SF</u>
Subtotal:	4,173 SF
<u>Required Parking Exemption:</u>	<u>-400 SF</u>
Total Floor Area Proposed:	3,773 SF
Maximum Allowable Floor Area (SROZ):	3,990 SF

The project would include grading in the amount of 20 yd³ of cut, 0 yd³ of fill, 25 yd³ of export, 5 yd³ for footings, and 10 yd³ for removal and recompaction. **The maximum building height of the residence is proposed at 21.49 feet above the existing grade with the highest pole at 168.55 MSL.** The project requires a DRP for a structure that exceeds 60% of the maximum allowable floor area, and for a second floor that exceeds 40% of the floor area of the first floor. An SDP is required for a structure in excess of 16 feet in height.

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

9. **ADJOURNMENT**