

CITY OF SOLANA BEACH
AGENDA

**VIEW ASSESSMENT COMMISSION
REGULAR MEETING**

Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Tuesday, February 21, 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. **ELECTION OF OFFICERS**

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

4. **VAC MEMBER TRAINING**

5. **APPROVAL OF AGENDA**

6. **APPROVAL OF MINUTES**

A. January 17, 2023

7. **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

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

Applicant Information:

Name: Tom & Beth Joyce

Architect:

Name: Ronald Wilson (Ronald Wilson Architects)

Claimant Information:

Name: Bert and Janet Nielsen

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
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Subtotal	5,397.6 SF
Garage Exemption	-400 SF
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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.

9. 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.

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

11. ADJOURNMENT