

CITY OF SOLANA BEACH
View Assessment Commission Action Minutes
Tuesday, November 15, 2022 - 6:00 P.M. Regular Mtg.
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

Commissioner Coad called the View Assessment Commission Meeting to order at 6:00PM on Tuesday, November 15, 2022, in the Council Chambers at 635 South Highway 101, Solana Beach.

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

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

Absent: Matt Cohen, Paul Bishop

Commissioner Coad called for a motion to nominate a chair for the meeting. Motion made to nominate Commissioner Coad as Acting Chair by Commissioner Zajac, seconded by Commissioner Stribling, passed 5/0/2 (Absent: Cohen, Bishop).

Acting Chair Coad read the Chairperson preamble.

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

There were no speakers.

3. APPROVAL OF AGENDA

Acting Chair Coad called for a motion to approve the agenda. Motion made by Commissioner Zajac, seconded by Commissioner Najjar, passed 5/0/2 (Absent: Cohen, Bishop)

4. APPROVAL OF MINUTES

A. August 16, 2022

Acting Chair Coad called for a motion to approve the 8/16/2022 Minutes. Motion made by Commissioner Zajac to approve the minutes subject to the corrections made by Commissioner Moldenhauer, seconded by Commissioner Stribling. (Absent: Cohen, Bishop)

5. Staff Comments / Discussion (10 minutes total)

There were no Staff Comments.

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. 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

Commissioner Moldenhauer recused from the remainder of the meeting.

Acting Chair 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.

Commissioner Zajac 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.

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.

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

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

Tom Joyce, Applicant, gave a PowerPoint presentation describing the proposed project. A copy of the PowerPoint presentation will be included in the project file.

Janet Nielsen, Claimant, presented a PowerPoint presentation describing their concerns of view obstruction resulting from the proposed project. A copy of the PowerPoint presentation will be included in the file.

Bert and Janet Nielsen 408 Barbara Ave		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	10/13				10/15	10/11	10/13
	Applicant	10/13				10/16	10/11	10/13
Primary Viewing Area		Upper Deck, W				Roof Deck, W	Living Room, W	Upper Deck, W
#1. Communication Taken Place		Y				Y	Y	Y
#2. No Public View Impairment		Y				Y	Y	Y
#3. Designed to Minimize View Impairment		Y				Y	Y	Y
#4. No Cumulative View Impairment		N				Y	Y	N
#5. Neighborhood Compatibility		N				Y	Y	Y

Commissioner Zajac asked the Claimant what they believe is their primary view, the claimant stated their primary view is in the living room looking west.

Commissioner Stribling asked the applicant about the proposed design and layout of the proposed deck, Mr. Joyce addressed all questions.

Acting Chair Coad closes the public meeting and called for discussion.

Commissioners had questions for Staff about the voting process. Assistant City Attorney Mitchell provided clarification.

Mr. Lim clarified that the project does not require a Development Review Permit so, the VAC will be the final decision-making body for the project. Mr. Lim clarified that the Accessory Dwelling Unit is not subject to the View Assessment process.

Zajac motions to approve the project, seconded by Stribling motion fails 2/2/3 (Absent: Cohen; Recused: Bishop, Moldenhauer).

Acting Chair Coad calls for a motion to open the public hearing. Motion made by Commissioner Zajac to reopen the meeting, seconded by Stribling. 4/0/3

Zajac motions to continue the meeting for the December meeting, seconded by Commissioner Najjar. 3/1/3 (Absent: Cohen; Recused: Bishop, Moldenhauer).

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

No comments.

8. ADJOURNMENT

Acting Chair Coad declared the meeting adjourned at 7:28 PM.

Minutes as approved by V.A.C. on 11/17/23.
Respectfully submitted,



John Delmer, Assistant Planner



Joseph Lim, Community Development Director