

CITY OF SOLANA BEACH
View Assessment Commission Action Minutes
Tuesday, June 20, 2023 - 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

Chairperson Cohen called the View Assessment Commission Meeting to order at 6:00 PM on Tuesday, June 20, 2023, in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Matthew Cohen, Pat Coad, Robert Moldenhauer, Linda Najjar, Frank Stribling, and Rich Villasenor.

Staff Members: Joseph Lim, Community Development Director; Katie Benson, Senior Planner; John Delmer, Assistant Planner; and Tim Campen, Deputy City Attorney.

Absent: Bob Zajac

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

There were no speakers.

3. APPROVAL OF AGENDA

Chairperson Cohen called for a motion to approve the agenda. Motion made by Commissioner Coad, seconded by Commissioner Moldenhauer, which passed 6/0/1 (Absent: Zajac)

4. APPROVAL OF MINUTES

A. April 18, 2023

Chairperson Cohen called for a motion to approve the April 18, 2023, Minutes. Motion made by Commissioner Moldenhauer to approve the minutes, seconded by Commissioner Najjar, which passed 5/0/2 (Absent: Zajac, Abstain: Coad)

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
- Chairperson Cohen read the Chairperson preamble.

6. DRP22-017/SDP22-015 Boat Residence – 611 Seabright Lane, Solana Beach

Applicant Information:

Name: John and Laura Boat
Phone: (510) 593-7842
Email: laura@assuredres.com

Architect:

Name: Gary Cohn, Cohn + Associates Architecture
Phone: (858) 755-7308
Email: gary@cohn-arch.com

Claimant Information:

Name: Nick Wildgoose
Address: 607 North Cedros Avenue
Phone: (858) 860-4244
Email: nickwildgoose@gmail.com

Project Description:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a second-story addition to a two-story single-family residence with an attached two-car garage. The 10,397 square-foot lot is located within the Low-Medium Residential (LMR) Zone. The following is a breakdown of the proposed floor area:

Existing First Floor Living Area	2,182 SF
Existing Second Floor Living Area	564 SF
Existing Garage	390 SF
Proposed Second Floor Living Area Addition	878 SF
<hr/> Subtotal	<hr/> 4,014 SF
JADU Conversion (1 st Floor)	- 466 SF
Required Parking Exemption	- 390 SF
<hr/> Total Floor Area Proposed	<hr/> 3,158 SF
Maximum Allowable Floor Area (SROZ)	3,769 SF

The project includes grading in the amount of 10 CY of excavation for footings to be exported off site. **The maximum building height of the proposed addition would be 25.0 feet above the existing and proposed grade (or 97.10 feet above MSL).** The project requires a DRP for an addition that would exceed 60% of the maximum allowable floor area for the property and a second floor that would exceed 35% of the floor area of the existing first floor.

Chairperson Cohen opened the public hearing, and the Commissioners stated their disclosures (as shown on table below) regarding dates they visited the properties.

Commissioner Stribling 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.

Katie Benson, Senior Planner, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Laura Boat, Applicant, gave a PowerPoint presentation describing the intent of the proposed design. A copy of the PowerPoint presentation will be included in the project file.

Nick Wildgoose (607 N Cedros Ave.), Claimant, and John Jensen, Claimant's Representative, 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.

Laura Boat, Applicant, and Gary Cohn, Applicant's Architect, provided a response to the Claimant's statements.

The Commissioners had questions for the Applicant and their Architect, they addressed all questions.

The Commissioners had questions for Staff, Staff addressed all questions.

Chairperson Cohen motioned to close the public hearing, seconded by Commissioner Moldenhauer, and the commissioners made their findings as shown in the tables below.

Chairperson Cohen motioned to reopen the public hearing, seconded by Commissioner Moldenhauer.

The Commissioners discussed potential revisions to the project to address the view concerns.

Commissioner Stribling requested to revise his answer to finding 5 from No to Yes.

Commissioner Cohen motioned to close the public hearing, seconded by Commissioner Stribling.

Commissioner Villasenor motioned to reopen the public hearing, seconded by Chairperson Cohen.

Commissioner Villasenor asked the Applicant and Claimant if they would be willing to work together to come up with a redesign.

The Commissioners discussed the potential for a continuance and asked the applicant if she would consent to a continuance. Ms. Boat did not consent to a continuance.

Chairperson Cohen closed the public hearing and made a motion to recommend denial of the project to the City Council, seconded by Commissioner Coad, which passed 5/1/1. (Ayes:

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Cohen, Coad, Moldenhauer, Najjar, Villasenor. Noes: Stribling. Absent: Zajac).

Nick Wildgoose 607 N Cedros		Coad	Villasenor	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	6/16	6/16	6/19	6/16	6/16		6/16
	Applicant	6/16	6/16	6/19	6/16	6/19		6/16
Primary Viewing Area		Living Room / Dining (NE)	Living Room / Great Room (E)	Kitchen / Sitting / Outdoor Deck (NW)	Living Room / Kitchen (E)	Bedroom (NW)		Dining Room (N)
#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		Y	N	Y	N	Y		N
#4. No Cumulative View Impairment		Y	Y	Y	Y	Y		Y
#5. Neighborhood Compatibility		Y	Y	N	Y	Y		Y

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

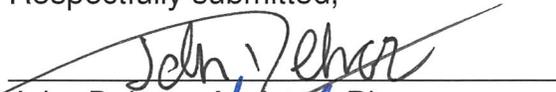
There were no VAC member comments.

8. ADJOURNMENT

Chairperson Cohen adjourned the meeting at 7:42 PM.

Minutes as approved by V.A.C. on March 19, 2024.

Respectfully submitted,


 John Delmer, Assistant Planner


 Joseph Lim, Community Development Director