

CITY OF SOLANA BEACH

View Assessment Commission Action Minutes
Tuesday, September 21, 2021- 6:00 P.M. Regular Mtg.
Teleconference Location Only-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 Coad called the View Assessment Commission Meeting to order at 6:00PM on Tuesday, September 21, 2021 in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Pat Coad, Paul Bishop, Matt Cohen, Robert Moldenhauer, Frank Stribling, and Robert Zajac

Staff Members: Joseph Lim Community Development Director; Katie Benson, Senior Planner; John Delmer, Junior Planner; Elizabeth Mitchell, Assistant City Attorney;

Absent: Linda Najjar

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

There were no speakers.

3. ELECTION OF OFFICERS

Chairperson Coad asked for any discussions or nominations for the Chair and Vice Chair of the View Assessment Commission.

Commissioner Bishop nominated Commissioner Cohen for Chair and Commissioner Moldenhauer for Vice Chair.

Chairperson Coad asked for any discussions on the nominations. The Commissioners discussed the nominations.

Chairperson Coad called for a motion to nominate Commissioner Cohen as Chair of the View Assessment Commission. Motion made by Commissioner Bishop, seconded by Commissioner Coad, passed 6/0/1 (Cohen Abstain).

Chairperson Cohen asked for any discussion on the nomination of Commissioner Bishop as Vice Chair of the View Assessment Commission. No discussion was made, passed 6/0/1 (Bishop Abstain).

4. APPROVAL OF AGENDA

Chairperson Cohen called for a motion to approve the agenda. Motion made by Commissioner Zajac, seconded by Commissioner Moldenhauer, passed 7/0.

Chairperson Cohen read the preamble.

5. DRP20-006/SDP20-010 Cove Capital Properties – 525 Ford Avenue, Solana Beach

Applicant Information:

Name: Cove Capital Properties c/o Troy Foss

Architect/Representative:

Name: Scott Spencer, Scott Spencer & Associates

Claimant Information:

Name: Walt Edwards
Address: 535 Ford Avenue

Project Description:

The Applicant is requesting the approval of a Structure Development Permit (SDP) to demolish a single-story single-family residence and construct a replacement two-story single-family residence with an attached two-car garage. The 11,856 square-foot lot is located within the Low Residential (LR) Zone, and the Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Proposed First Floor Living Area	2,397 SF
Proposed Second Floor Living Area	1,499 SF
Proposed Garage	500 SF
Proposed Exterior Covered Area	16 SF
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Subtotal	4,412 SF
Required Parking Exemption	- 400 SF
Basement Exemption	- 1,276 SF
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Total Floor Area Proposed	4,012 SF
Maximum Allowable Floor Area (SROZ)	4,025 SF

The maximum building height is proposed at 24.23 feet above the proposed grade with the highest pole at 320.33 feet above mean sea level (MSL). A SDP is required for new construction in excess of 16 feet in height.

Commissioner Cohen opened the public hearing on item #5 of the agenda.

Commissioner Najar recused from the meeting.

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

Troy Foss, applicant, presented a PowerPoint presentation and described their project and the communications they had with the Claimants. A copy of the PowerPoint presentation will be included in the project file.

Walt and Kristin Edwards, Claimants, presented a PowerPoint presentation and described their concerns of view blockage they would have by the proposed project. A copy of the PowerPoint presentation will be included in the file.

Jim King, member of the public, voiced his concerns with the proposed project.

Mr. Foss and his Architect, Scott Spencer, addressed issues that were brought up by the Claimants.

The Commissioners had questions for the Applicant, Claimant, and City Staff.

Chairperson Cohen closed the public meeting.

The Commissioners started stating their disclosures regarding dates they visited the properties.

Chairperson Cohen called for a motion to reopen the public meeting to continue stating the Commissioner's disclosures. Motion made by Commissioner Zajac, seconded by Commissioner Coad, passed 6/0/1 (Najjar absent).

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

Chairperson Cohen closed the public meeting.

The Commissioners gave their findings as shown below:

Cove Capital Properties c/o Troy Foss		Coad	Bishop	Cohen	Moldenhauer	Najjar	Zajac	Stribling
Date Visited	Claimant	9/15 & 9/20	9/18	9/19	9/18		9/18	9/18
	Applicant	9/15 & 9/20	9/18	9/19	9/18		9/18	9/18
Primary Viewing Area		Deck	Deck	Bedroom	Balcony (Deck)		Deck	Deck
#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	N	N	N	N		N	N
#4. No Cumulative View Impairment	N	N	N	N		N	Y
#5. Neighborhood Compatibility	N	Y	N	N		Y	N

Chairperson Cohen called for a motion to reopen the meeting. Motion made by Commissioner Coad seconded by Commissioner Zajac, passed 6/0/1 (Absent – Najjar).

Commissioner Cohen asked the applicant and claimant if they would be open to continue the meeting to a later date. The applicant and claimant stated they would be open to a continuance until he next regularly scheduled VAC meeting.

Commissioner Bishop made a motion to close the public meeting, seconded by Commissioner Coad. 6/0/1 (Absent - Najjar)

Chairperson Cohen called for a motion to reopen the public meeting. Commissioner Bishop motioned to reopen the public meeting. Motion seconded by Commissioner Moldenhauer, passed 6/0/1 (Absent – Najjar).

Commissioner Bishop motioned to continue the item until November 16, 2021 VAC meeting. Motion seconded by Commissioner Stribling, passed 6/0/1 (Absent – Najjar).

6. DRP21-004/SDP21-004 Blakely Residence – 211 Ocean Street, Solana Beach

Chairperson Cohen called item #6, asked for recusals and called for a motion to continue the item to the October 19, 2021 VAC Meeting.

Commissioner Stribling recused from the October VAC Meeting.

Commissioner Najjar rejoined the VAC meeting.

Commissioner Zajac made a motion to continue item #6 until the October 19, 2021 VAC Meeting. Motion seconded by Commissioner Najjar, passed 6/0/1 (Absent - Stribling)

The item was continued until the October 19, 2021 VAC meeting.

7. VAC MEMBER COMMENTS / DISCUSSION

There were no comments from commissioners

8. STAFF COMMENTS / DISCUSSION

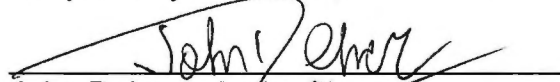
Staff confirmed that the next VAC meeting will be on 10/19/21.

9. ADJOURNMENT

The motion made by Commissioner Zajac to close the meeting, seconded by Commissioner Coad, passed 7/0.

Chairperson Cohen declared the meeting adjourned at 9:08 PM.

Minutes as approved by V.A.C. on 11/18/22.
Respectfully submitted,



John Delmer, Junior Planner



Joseph Lim, Community Development Director