

CITY OF SOLANA BEACH

View Assessment Commission Action Minutes
Tuesday, October 19, 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 Cohen called the View Assessment Commission Meeting to order at 6:00PM on Tuesday, October 19, 2021 in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Matt Cohen, Paul Bishop, Pat Coad, Robert Moldenhauer, Linda Najjar, and Robert Zajac

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

Recused: Frank Stribling

2. APPROVAL OF AGENDA

Chairperson Cohen called for a motion to approve the agenda. Motion made by Commissioner Bishop, seconded by Commissioner Coad, passed 6/0/1 (Stribling recused).

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

There were no speakers.

Chairperson Cohen read the preamble.

4. Approval of the Minutes

Commissioner Zajac corrected his primary viewing area.

Commissioner Moldenhauer requested to revise the date that he visited the subject properties.

Chairperson Cohen called for a motion to approve the 8/17/21 Minutes with the suggested revisions by Commissioner Zajac and Commissioner Moldenhauer. Motion made by Commissioner Zajac, seconded by Commissioner Coad, passed 6/0/1 (Stribling recused).

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

Applicant Information:

Name: Ford and Cassie Blakely

Architect:

Name: Craig Frieauf, Frieauf Architects

Claimant Information:

Name: Asli Carome c/o Julie Hamilton, Law Office of Julie Hamilton
Address: 201 Ocean Street

Description of Project:

The Applicants are 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 8,360 square-foot lot is located within the Medium Residential (MR) Zone, and the Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the existing floor area:

Proposed First Floor	1,713
Proposed Second Floor	SF
Proposed First floor Garage	1,613 SF
	485 SF
Subtotal	3,811 SF
Required Parking Exemption	- 400 SF
Total Floor Area Proposed	3,411 SF
Maximum Allowable Floor Area (SROZ)	3,413 SF

The maximum building height is proposed at 25.00 feet above the proposed grade with the highest pole at 100.75 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.

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

Ford Blakely, 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.

Julie Hamilton, Representative of the Claimant, presented a PowerPoint presentation and described her concerns of view blockage they would have by the proposed project. A copy of the PowerPoint presentation will be included in the file.

Mr. Blakely addressed issues that were brought up by the Claimant.

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Commissioner Bishop had questions for Staff. All their questions were addressed.

Chairperson Cohen closed the public meeting.

The Commissioners gave their findings as shown below:

Asli Carome c/o Julie Hamilton 201 Ocean St.		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	10/14	10/18	10/18	9/14		9/14	10/14
	Applicant	10/14	10/16	8/17	9/14		9/14	8/09 & 8/13
Primary Viewing Area		Backyard Patio Area	Living Room	Northeast	Northeast		Northeast	Northeast
#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	Y	Y	Y		Y	Y
#4. No Cumulative View Impairment		Y	Y	Y	Y		Y	Y
#5. Neighborhood Compatibility		Y	Y	Y	Y		Y	Y

Commissioner Coad addressed potential modifications/conditions for recommendation to the City Council.

Commissioner Bishop made a motion to reopen the meeting to clarify the proposed revisions to the plans to address some of the concerns of the claimants. Motion seconded by Commissioner Coad, passed 6/0/1 (Stribling recused). The applicant confirmed that the proposed fireplace will be reduced by 9' (14' above grade) and the height of the window above the master bathtub will be reduced to 2'4".

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

Chairperson Cohen called for a motion. Commissioner Bishop motioned to recommend approval of the project subject to the following conditions: lowering the chimney height to 9' (14' above grade) and reducing the window above the master bathtub to 2'4". Motion

seconded by Commissioner Zajac, passed 6/0/1 (Stribling recused).

6. VAC MEMBER COMMENTS / DISCUSSION

There were no comments from commissioners.

7. STAFF COMMENTS / DISCUSSION

Staff confirmed that the next VAC meeting will be on 11/16/21.

Elizabeth was not able to confirm if the next VAC meeting will be in person or virtual.

8. ADJOURNMENT

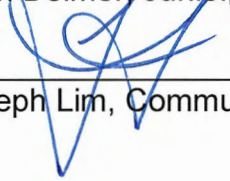
The motion made by Commissioner Coad to close the meeting, seconded by Commissioner Moldenhauer, passed 6/0/1 (Stribling recused).

Chairperson Cohen declared the meeting adjourned at 7:34 PM.

Minutes as approved by V.A.C. on 2/15/22.
Respectfully submitted,



John Delmer, Junior Planner



Joseph Lim, Community Development Director