

CITY OF SOLANA BEACH
View Assessment Commission Action Minutes
Tuesday, June 21, 2022- 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 6:06PM on Tuesday, June 21, 2022 in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Matt Cohen, Paul Bishop, Robert Moldenhauer, Linda Najjar, Frank Stribling, and Robert Zajac

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

Absent: Pat Coad

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

There were no speakers.

Chairperson Cohen read the preamble.

3. APPROVAL OF AGENDA

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

4. Approval of the Minutes

Chairperson Cohen called for a motion to approve the 1/18/2022 and 2/15/2022 Minutes. Motion made by Commissioner Moldenhauer, seconded by Commissioner Zajac, passed 6/0/1 (Coad Absent).

5. DRP21-021/SDP21-020 Tresp Residence – 738 Castro Street, Solana Beach

Applicant Information:

Name: Brian & Elizabeth Tresp

Architect:

Name: Craig Frieauf, Frieauf Architects

Claimant Information:

Name: Manuel & Richard Aguilar

Address: 734 Castro Street

Project Description:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for new main floor and upper-level addition, and remodel, to an existing two-story single-family residence with a lower-level garage and perform associated site improvements. The 9,022 square-foot lot is located within the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Existing Main Floor	2,330 SF
Main Floor Addition (Playroom)	512 SF
Upper-Level Addition (Rec. Room & Elevator)	361 SF
Existing Lower-Level Garage to Remain	637 SF
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Subtotal	3,840 SF
Required Parking Exemption	- 400 SF
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Total Floor Area Proposed	3,440 SF
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Maximum Allowable Floor Area (SROZ)	3,529 SF

The tallest point of new construction is 24.78 feet above the proposed grade with a pole height of 79.78 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.

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

Chairperson Cohen asked Staff to clarify the Maximum Floor Area Allowed shown on the presentation, Staff responded.

Craig Frieauf, applicant's representative, presented a PowerPoint presentation and described their project and the communications they had with the Claimant. A copy of the PowerPoint presentation will be included in the project file.

Manuel Aguilar, Claimant, presented a PowerPoint presentation and described his concerns of view blockage resulting from the proposed project. A copy of the PowerPoint presentation will be included in the file.

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

Commissioners had questions for Mr. Frieauf, Mr. Frieauf addressed all questions. Commissioner Stribling had questions for Assistant City Attorney Mitchell. All questions were addressed.

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Chairperson Cohen closed the public meeting.

The Commissioners gave their findings as shown below:

Manuel & Richard Aguilar 734 Castro St.		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant		6/21	6/20	5/30	6/20	5/30	6/20
	Applicant			6/20	5/27	6/21	5/27	6/18
Primary Viewing Area			West Facing Portion of Upper Floor	West Facing Portion of Upper Floor	Living Room & Kitchen	Living Room	Living Room	Living Room, Family Room, & Kitchen
#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			Y	Y	Y	Y	N	Y
#5. Neighborhood Compatibility			Y	Y	N	Y	Y	N

Chairperson Cohen called for a motion. Commissioner Moldenhauer motioned to reopen the public hearing, seconded by Commissioner Bishop. Passed 6/0/1 (Coad Absent)

Chairperson Cohen asked the applicant if they would consent to continue the meeting to a later date. The applicant did not consent to continue the meeting to a later date.

Chairperson Cohen closed the meeting and called for a motion. Commissioner Zajac motioned to recommend denial of the project to the City Council. Motion seconded by Commissioner Najjar, passed 6/0/1 (Coad Absent).

6. DRP20-005/SDP-009 Bertolino Residence – 437 Marview Drive, Solana Beach
 Item removed from Agenda.

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 07/21/22.

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

9. ADJOURNMENT


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

Chairperson Cohen declared the meeting adjourned at 8:03 PM.

Minutes as approved by V.A.C. on 8/16/22.
Respectfully submitted,



John Delmer, Junior Planner



Joseph Lim, Community Development Director