1. CALL TO ORDER and ROLL CALL

2. ORAL COMMUNICATIONS (Speaker time limit: 3 minutes)
   This portion of the agenda provides an opportunity for members of the public to address
   the VAC on items not appearing on the agenda.

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES
   A. August 16, 2022

5. Staff Comments / Discussion (10 minutes total)

   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

   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:

<table>
<thead>
<tr>
<th>Existing Main Level</th>
<th>3,115.2 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Garage</td>
<td>532.6 SF</td>
</tr>
<tr>
<td>Existing Lower Level</td>
<td>1,749.8 SF</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>5,397.6 SF</td>
</tr>
<tr>
<td>Garage Exemption</td>
<td>-400 SF</td>
</tr>
<tr>
<td><strong>Total Existing Floor Area</strong></td>
<td><strong>4,997.6 SF</strong></td>
</tr>
</tbody>
</table>

(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.

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

8. **ADJOURNMENT**