

CITY OF SOLANA BEACH
View Assessment Commission Action Minutes
Tuesday, April 18, 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 6:01 PM on Tuesday, April 18, 2023, in the Council Chambers at 635 South Highway 101, Solana Beach.

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

Staff Members: Joseph Lim, Community Development Director; Tiffany Wade, Associate Planner; John Delmer, Assistant Planner; and Tim Campen, Deputy City Attorney.

Absent: Pat Coad

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 Zajac, seconded by Commissioner Moldenhauer, which passed 6/0/1 (Absent: Coad)

4. APPROVAL OF MINUTES

A. February 21, 2023

Chairperson Cohen called for a motion to approve the February 21, 2023, Minutes. Motion made by Commissioner Moldenhauer to approve the minutes, seconded by Commissioner Najjar, which passed 6/0/1 (Absent: 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. DRP22-013/SDP22-011 Bowers Residence – 228 N Helix Ave., Solana Beach

Applicant Information:

Name: Ryan Bowers
Phone: (858) 395-7303
Email: rbowers@redgrassventures.com

Architect:

Name: Jennifer Bolyn, EOS Architecture
Phone: (858) 459-0575
Email: jen@eosarc.com

Claimant Information:

Name: Jill Martin
Address: 222 N. Helix Ave.
Phone: (858) 205-3443
Email: jill@jilldmartin.com

Name: Naomi Clum
Address: 219 N. Sierra Ave.
Phone: (760) 889-0604
Email: missclum@gmail.com

Name: Anthony Gatti
Address: 218 N. Helix Ave.
Phone: (310) 704-4825
Email: anthony.gatti@ymail.com

Project Description:

The Applicant is requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for a new two-story single-family residence with a basement and attached two-car garage. The 4,491 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 new proposed floor area:

Proposed Basement	1,593 SF
Proposed First Floor	1,111 SF
Proposed Second Floor	1,025 SF
Covered and Enclosed Exterior Area	40 SF
Proposed Garage	454 SF
Subtotal	4,223 SF
Basement Exemption	- 1,593 SF
Required Parking Exemption	- 400 SF
Total Floor Area Proposed	2,230 SF

Maximum Allowable Floor Area (SROZ)	2,246 SF
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The project would include grading in the amount of 1,060 CY aggregate. **The tallest point of new construction is proposed at 24.55 feet above the proposed grade with a pole height of 85.33 MSL, the highest point of new construction has a pole height of 86.33 MSL.** The project requires a DRP for three reasons: 1) a structure that exceeds 60% of the maximum allowable floor area; 2) a new second story that exceeds 35% of the first-floor area, and; 3) aggregate grading that exceeds 100 CY.

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

Chairperson Cohen asked staff for clarification on the story poles currently on site, Staff clarified that the proposal currently under review is represented by the story poles with orange and green flags. The story poles with the pink and blue flags represent a previous design.

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

Ryan Bowers, Applicant, and Jennifer Bolyn, Architect, gave a PowerPoint presentation describing the intent of the proposed design. A copy of the PowerPoint presentation will be included in the project file.

Jill Martin (222 N Helix Ave.), Claimant, presented a PowerPoint presentation describing her concerns of view obstruction resulting from the proposed project. A copy of the PowerPoint presentation will be included in the file.

Naomi Clum (219 N Sierra Ave.), Claimant, presented a PowerPoint presentation describing her concerns of view obstruction resulting from the proposed project. A copy of the PowerPoint presentation will be included in the file.

Anthony Gatti (218 N Helix Ave), Claimant, presented a PowerPoint presentation describing his concerns of view obstruction resulting from the proposed project. A copy of the PowerPoint presentation will be included in the file.

Chair Cohen noted that the VAC members received a written public comment from the property owners of 211 N Sierra.

Kale Major (217 N Sierra), provided a public comment on agenda item #6 and stated that he believes the proposed project is incompatible with the surrounding neighborhood.

Ms. Bolyn responded to the items that were brought up by the Claimants and public speaker.

The Commissioners had questions for Ms. Bolyn, she addressed all questions.

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Chairperson Cohen closed the public hearing, and the commissioners made their findings as shown in the tables below.

Jill Martin 222 N Helix Ave		Coad	Villasenor	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant		4/14	4/14	4/15	4/15	4/15	4/14
	Applicant		4/14	4/14	4/15	4/15	4/15	4/14
Primary Viewing Area			Living Room / Kitchen	Living Room / Kitchen	Living Room / Kitchen	Primary Bedroom	Living Room / Kitchen	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	Y	N	N
#4. No Cumulative View Impairment			N	N	N	Y	N	N
#5. Neighborhood Compatibility			Y	N	N	N	Y	Y

Naomi Clum 219 N Sierra		Coad	Villasenor	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant		4/14	4/17	4/15	4/15	4/15	4/14
	Applicant		4/14	4/17	4/15	4/15	4/15	4/14
Primary Viewing Area			Living Room / Dining Room	Kitchen / Sitting Area	Living Room / Dining Room	Primary Bedroom	Living Room / Dining 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			Y	Y	Y	Y	Y	Y
#4. No Cumulative View Impairment			Y	N	Y	Y	N	Y
#5. Neighborhood Compatibility			Y	N	Y	N	Y	Y

Anthony Gatti 218 N Helix Ave		Coad	Villasenor	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant		4/14	4/18	4/15	4/15	4/15	4/14
	Applicant		4/14	4/18	4/15	4/15	4/15	4/14
Primary Viewing Area			Primary Bedroom	Primary Bedroom	Primary Bedroom	Primary Bedroom	2 nd Level Deck	Primary Bedroom
#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	Y	N
#4. No Cumulative View Impairment			N	N	N	Y	N	N
#5. Neighborhood Compatibility			Y	N	N	N	Y	Y

Chairperson Cohen opened the public hearing and made a motion to recommend denial of the project to the City Council, seconded by Zajac, which passed 6/0/1. (Absent: Coad)

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

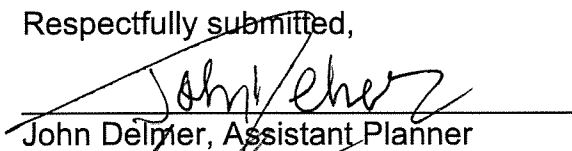
Chairperson Cohen welcomed Deputy City Attorney Tim Campen to the View Assessment Commission.

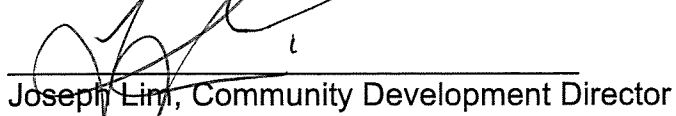
8. ADJOURNMENT

Chairperson Cohen adjourned the meeting at 8:27 PM.

Minutes as approved by V.A.C. on 6/20/23.

Respectfully submitted,


John Delmer, Assistant Planner


Joseph Lim, Community Development Director