

**CITY OF SOLANA BEACH**  
**View Assessment Commission Action Minutes**  
**Tuesday, March 19, 2024 - 6:05 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 6:05 PM on Tuesday, March 19, 2024, in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Matthew Cohen, Frank Stribling, Robert Moldenhauer, and Linda Najjar.

Staff Members: Joseph Lim, Community Development Director; Corey Andrews, Principal Planner; John Delmer, Assistant Planner; and Tim Campen, Deputy City Attorney.

Absent: Pat Coad and Bob Zajac.

Abstain: Rich Villasenor

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

There were no speakers.

**3. ELECTION OF OFFICERS**

The item was continued until the next scheduled VAC meeting.

**4. APPROVAL OF AGENDA**

Chairperson Cohen called for a motion to approve the agenda. Motion made by Chairperson Moldenhauer, seconded by Commissioner Cohen, which passed 4/0/3 (Absent: Coad, Stribling, Villasenor).

**5. APPROVAL OF MINUTES**

**A. June 20, 2023**

Chairperson Cohen called for a motion to approve the June 20, 2023, Minutes. Motion made by Chair Cohen to approve the minutes, seconded by Commissioner Moldenhauer, which passed 4/0/3 (Absent: Coad, Stribling, Villasenor)

**6. 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.

**7. DRP22-010/SDP22-008 - Witcher Mixed Use Project – 701 Valley Ave., Solana Beach**

**Applicant Information:**

Name: Dr. Daniel Witcher

**Representative:**

Name: Jenny An (CRA Mobility)

**Claimant Information:**

Name: Chad and Amber Arendsen

Address: 821 Juanita St.

**Project Description:**

The Applicant is requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for a new three-story mixed-use building with one level of underground parking and associated site improvements. The 9,173 square-foot lot is located within the Commercial (C) Zone. The following is a breakdown of the proposed floor area:

Subterranean Parking Level	6,005 SF
First Floor Street Parking Level	4,777 SF
Second Floor	
Residential	1,477 SF
Commercial (Dental Office)	2,768 SF
Service Areas	525 SF
Third Floor	
Residential	1,506 SF
Service Areas	290 SF
<hr/> Subtotal	<hr/> 17,348 SF
Basement Area Exemption	- 6,005 SF
<b>Total Floor Area Proposed</b>	<b>11,343 SF</b>
Maximum Allowable Floor Area	11,584 SF

The project would include grading in the amount of 2,255 CY aggregate. **The highest point of new construction is proposed at 34.30 feet above the proposed grade with a pole height of 64.25 MSL.** The project requires a DRP for three reasons: 1) new commercial development or construction located within a commercial zone which results in an increase of more than 500 feet of gross floor area or to the overall building envelope; 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.

Joe Lim, Community Development Director, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Daniel Witcher, Applicant, and Jenny Ahn, Applicant's Representative, gave a PowerPoint presentation describing the intent of the proposed design. A copy of the PowerPoint presentation will be included in the project file.

Chad Arendsen (821 Juanita St.), Claimant, and Alex Cardenas, Applicant's Representative, presented a PowerPoint presentation describing their concerns of view obstruction resulting from the proposed project. A copy of the PowerPoint presentation will be included in the file.

Danny Hernandez, Public Speaker, voiced his concerns with the project.

Eric Jauch, Public Speaker, voiced his support for the proposed project.

Patrick Rooney D.D.S, Public Speaker, voiced his support for the Applicant.

Kevin Sotelo, Public Speaker, voiced his support for the project.

Jake Holker, Public Speaker, voiced his support for the project.

David Kramer, Public Speaker, voiced his concerns with the project.

Jenny Ahn, Applicant's Representative, provided a response to the Claimant's and Public Speaker's statements.

The Commissioners had questions for the Claimant, he addressed all questions.

The Commissioners had questions for the Applicant's Representative, they addressed all questions.

The Commissioners had questions for Staff, Staff addressed all questions.

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

The Commissioners discussed potential revisions to the project to address the view concerns.

Chairperson Cohen motioned to reopen the public hearing, seconded by Commissioner Moldenhauer, which passed 4/0/3.

Chairperson Cohen asked the applicant if they would consent to a continuance, the Applicant did not consent to a continuance.

Chairperson Cohen motioned to close the public hearing, seconded by Commissioner Najjar,

**VAC Meeting Minutes**  
**Tuesday, March 19, 2024**  
**Page 4 of 5**

which passed 4/0/3.

Commissioner Najjar motioned to recommend approval to City Council with the Condition to eliminate the portion of the upper floor located east of Story Pole 16 and 52. The commissioners did not second the motion, so the motion failed.

Chairperson Cohen motioned to recommend denial of the project to the City Council, seconded by Commissioner Moldenhauer, which passed 4/0/3. (Ayes: Cohen, Stribling, Moldenhauer, and Najjar. Absent: Zajac and Coad. Abstain: Villasenor).

Chad and Amber Arendsen		Coad	Cohen	Moldenhauer	Najjar	Stribling	Villasenor	Zajac
<b>Date Visited</b>	<b>Claimant</b>		3/19	3/16	3/17 & 3/19			
	<b>Applicant</b>		3/18	3/10		3/2		
<b>Primary Viewing Area</b>			Kitchen/Outdoor Dining Area	Kitchen/Outdoor Dining Area	Indoor/Outdoor Dining Area	Outdoor Dining Area		
<b>#1. Communication Taken Place</b>			Y	Y	Y	Y		
<b>#2. No Public View Impairment</b>			Y	Y	Y	Y		
<b>#3. Designed to Minimize View Impairment</b>			N	N	N	N		
<b>#4. No Cumulative View Impairment</b>			Y	Y	N	Y		
<b>#5. Neighborhood Compatibility</b>			Y	N	N	Y		

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

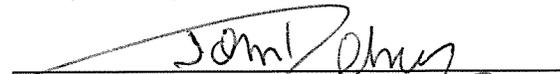
There were no VAC member comments. Staff notified the VAC about the future VAC Training.

**9. ADJOURNMENT**

Chairperson Cohen adjourned the meeting at 8:22 PM.

Minutes as approved by V.A.C. on 6/18/2024.

Respectfully submitted,

  
 John Delmer, Assistant Planner



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Joseph Lim, Community Development Director