

CITY OF SOLANA BEACH
View Assessment Commission Action Minutes
Tuesday, January 17, 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 6:03 PM on Tuesday, January 17, 2023, in the Council Chambers at 635 South Highway 101, Solana Beach.

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

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

Absent: Frank Stribling

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 Coad, passed 6/0/1 (Absent: Stribling)

4. APPROVAL OF MINUTES

A. November 15, 2022

Chairperson Cohen called for a motion to approve the 11/15/2022 Minutes. Motion made by Commissioner Zajac to approve the minutes, seconded by Commissioner Coad, passed 5/0/2. (Absent: Stribling, Recused: Moldenhauer)

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. DRP22-005/SDP22-002 Krems Addition – 1466 Santa Luisa Drive, Solana Beach

Applicant Information:

Name: Jessica and Daniel Krems
Phone: (619) 300-1480
Email: jesskrem@gmail.com dan.krems@landcare.com

Architect:

Name: Sam Koob SK7 Design Studios
Phone: (858) 345-7597
Email: Sam@kydesignstudios.com

Claimant Information:

Name: Fred Dawn
Address: 747 Santa Camelia Drive
Phone: (858) 699-3524
Email: fdawn123@yahoo.com

Project Description:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to perform an interior remodel and construct an addition to an existing two-story, single-family residence with an attached garage, and perform associated site improvements. The 33,190 square-foot lot is located within the Low Medium Residential (LMR) Zone, the Hillside Overlay Zone (HOZ), and Dark Sky Area. The following is a breakdown of the existing and proposed floor area:

Existing First Floor Living Area:	1,568 SF
Proposed First Floor Addition:	416 SF
Existing First Floor Attached Garage:	486 SF
Existing Second Floor Living Area:	1,396 SF
<u>Proposed Second Floor Addition (Including Ceiling Height over 15 ft.):</u>	<u>530 SF</u>
Subtotal:	4,396 SF
<u>Required Parking Exemption:</u>	<u>-400 SF</u>
Total Floor Area Proposed:	3,996 SF
Maximum Allowable Floor Area (SROZ):	9,478 SF

The project would include grading in the amount of 9 yd³ of site grading and 13 yd³ of excavation for footings. **The maximum building height of the residence is proposed at 24.2 feet above the existing grade with the highest pole at 238.8 MSL.** The project requires a DRP for a second floor that exceeds 35% of the floor area of the first floor. An SDP is required for a structure in excess of 16 feet in height.

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

VAC Meeting Minutes
Tuesday, January 17, 2023
Page 3 of 4

Corey Andrews, Principal Planner, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Daniel Krems, Applicant, gave a PowerPoint presentation describing the intent of the proposed design. A copy of the PowerPoint presentation will be included in the project file.

Fred Dawn, Claimant, 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.

There was no public comment on this item.

Mr. Krems responded to the items that were brought up by the Claimant.

Commissioners had questions for the applicant and their architect; the applicant and their architect responded to all questions.

Commissioners had questions for the claimant; the claimant responded to all questions.

Chairperson Cohen closed the public meeting.

Fred Dawn 1466 Santa Luisa Dr.		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	1/13/23	1/15/23	1/17/23	1/13/23		1/13/23	1/13/23
	Applicant	1/13/23	1/15/23	1/17/23	1/13/23		1/13/23	1/13/23
Primary Viewing Area		Outdoor Patio Area	Outdoor Patio Area	Family Room	Family Room Looking Northwest		Family Room	Outdoor Patio Area
#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		Y	N
#5. Neighborhood Compatibility		N	Y	Y	Y		Y	Y

Chairperson Cohen called for a motion to reopen the meeting. Motion made by Commissioner Moldenhauer to reopen the meeting, seconded by Chairperson Cohen, which

passed 6/0/1 (Absent: Stribling).

Chairperson Cohen asked the applicant if they would consent to a continuance for more than 30 days; the applicant gave his consent.

Chairperson Cohen closed the public meeting and made a motion to continue the public hearing to a future meeting, seconded by Commissioner Coad, which passed 6/0/1 (Absent: Stribling).

Chairperson Cohen called for a motion to reconsider the previous motion. Motion made by Commissioner Moldenhauer to reconsider the motion, seconded by Commissioner Zajac, which passed 6/0/1 (Absent: Stribling).

Chairperson Cohen made a substitute motion to reopen the public hearing and continue the item to a future meeting, seconded by Commissioner Moldenhauer, which passed 6/0/1 (Absent: Stribling).

7. DRP22-006/SDP22-004 Derfus Residence – 150 S. Granados Ave, Solana Beach

Item removed from the Agenda.

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

Commissioners thanked Commissioner Bishop for his service on the View Assessment Commission.

9. ADJOURNMENT

Chairperson Cohen called for a motion to adjourn the meeting. Motion made by Commissioner Zajac, seconded by Commissioner Coad. The meeting adjourned at 8:05 PM.

Minutes as approved by V.A.C. on 2/21/23.

Respectfully submitted,



John Delmer, Assistant Planner



Joseph Lim, Community Development Director