

CITY OF SOLANA BEACH
View Assessment Commission Action Minutes
Tuesday, June 18, 2024 - 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 6:00 PM on Tuesday, June 18, 2024, in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members:	Matthew Cohen, Pat Coad, Linda Najjar, and Rich Villasenor
Staff Members:	Corey Andrews, Principal Planner; Katie Benson, Senior Planner, John Delmer, Assistant Planner; and Gena Burns, Deputy City Attorney
Absent:	Frank Stribling
Abstain:	Robert Moldenhauer and Bob Zajac

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

There were no speakers.

3. ELECTION OF OFFICERS

Chairperson Cohen motioned to continue the election of officers, seconded by Commissioner Najjar, which passed 4/0/3 (Absent: Moldenhauer, Stribling and Zajac).

4. APPROVAL OF AGENDA

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

5. APPROVAL OF MINUTES

A. March 19, 2024

Chairperson Cohen called for a motion to approve the March 19, 2024, Minutes. Motion made by Commissioner Coad to approve the minutes, seconded by Commissioner Villasenor, which passed 4/0/3 (Absent: Moldenhauer, Stribling and Zajac)

6. Staff Comments / Discussion (10 minutes total)

There were no Staff comments.

Chairperson Cohen read the Chairperson preamble.

7. DRP23-005/SDP23-005 – Goldschmidt - 410 N. Granados Avenue

Applicant Information:

Name: Eric Goldschmidt

Architect:

Name: Bruce Peeling

Claimant Information:

Name: Jane and Tom Morton
Address: 411 Glenmont Drive
Phone: (858) 755-3634 or (858) 344-2535
Email: jsmorton@roadrunner.com

Project Description:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-family residence, construct a replacement single-story single-family residence with an attached two-car garage, and perform associated site improvements. The 8,386 square-foot lot is located within the Low-Medium Residential (LMR) Zone and the Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Proposed Living Area	2,509 SF
Proposed Garage	471 SF
Proposed Covered Patio	157 SF
<hr/> Subtotal	<hr/> 3,137 SF
Off-Street Parking Exemption	- 400 SF
<hr/> Total Floor Area Proposed	<hr/> 2,737 SF
Maximum Allowable Floor Area	3,418 SF

The project includes an aggregate (total) grading quantity of 271 cubic yards. The maximum building height of the proposed residence would be 18.83 feet above the pre-existing and proposed grade (or 175.00 feet above MSL). The project requires a DRP for an aggregate grading quantity in excess of 100 cubic yards and a structure that would exceed 60% of the maximum allowable floor area for the property.

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

Commissioner Najjar and Commissioner Coad both stated that they own property within 500 -1,000 ft of the project site and they determined that they do not have a conflict of interest under the FPPC rules.

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Katie Benson, Senior Planner, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Michael Goldschmidt, 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.

Jane Morton (411 Glenmont Dr.), Claimant, distributed written and visual material to the Commissioners and the Applicant. Mrs. Morton described her concerns with view obstruction resulting from the proposed project. A copy of the material will be included in the file.

Michael Goldschmidt, Applicant’s Representative, and Bruce Peeling, Applicant’s Architect provided a response to the Claimant’s statements.

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

The Commissioners had questions for the Applicant’s Representatives, they addressed all questions.

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

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

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

Chairperson Cohen motioned to close the public hearing, seconded by Commissioner Villasenor, which passed 4/0/3. (Absent: Moldenhauer, Stribling and Zajac).

Commissioner Villasenor made a motion to continue the item longer than 30 days, seconded by Commissioner Najjar, which passed 4/0/3. (Absent: Moldenhauer, Stribling and Zajac).

Jane Morton		Coad	Cohen	Moldenhauer	Najjar	Stribling	Villasenor	Zajac
Date Visited	Claimant	6/13	6/14		6/14		6/14	
	Applicant	6/13	6/14		6/14		6/14	
Primary Viewing Area		Dining Room	Dining Room		Rear Patio Facing West		Dining Room	
#1. Communication Taken Place		Y	Y		Y		Y	

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#2. No Public View Impairment	Y	Y		Y		Y	
#3. Designed to Minimize View Impairment	N	N		N		N	
#4. No Cumulative View Impairment	Y	N		N		Y	
#5. Neighborhood Compatibility	Y	N		Y		Y	

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

There were no VAC member comments.

9. ADJOURNMENT

Chairperson Cohen called for a motion to adjourn the meeting. Motion made by Commissioner Najjar, seconded by Commissioner Coad at 7:20 PM.

Minutes as approved by V.A.C. on 12/17/2024.

Respectfully submitted,



 John Delmer, Assistant Planner



 Joseph Lim, Community Development Director