

CITY OF SOLANA BEACH
AGENDA

**VIEW ASSESSMENT COMMISSION
REGULAR MEETING**

**Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Tuesday, January 21, 2025 - 6:00 P.M.**

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. December 17, 2024

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. **SMAP23-002 / DRP23-011/SDP23-015 (North Lot) / DRP23-012/SDP23-016 (South Lot)
DMIG 615 Granados LLC – 615 North Granados Avenue**

Applicant Information:

Name: Ryan Gad

Claimant Information:

Name: Pat and Gary Coad
Address: 550 Glenmont Drive

Project Description:

The Applicant is requesting the approval of a Minor Subdivision, two (2) Development Review Permits (DRP), and two (2) Structure Development Permits (SDP) to: demolish the existing residence and all existing improvements; subdivide the property into two

single-family lots (North Lot and South Lot); construct a two-story single-family residence with an attached two-car garage on each proposed lot; and perform associated site improvements. The 35,834 square-foot lot is located within the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ).

The Claimants have specified their application for View Assessment is related to the proposed structure on the South Lot. The following is a breakdown of the proposed floor area for the 17,532 square-foot proposed South Lot:

Main Level Living Area	3,232 sf
Lower Level Living Area	1,369 sf
Main Level Garage	478 sf
Subtotal	5,079 sf
Off-Street Parking Exemption	- 400 sf
Total Proposed Floor Area	4,679 sf
Maximum Allowable Floor Area (SROZ)	4,828 sf

The maximum building height of the proposed residence on the South Lot would be 24.83 feet above the proposed grade (or 180.8 feet above MSL).

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