

CITY OF SOLANA BEACH
AGENDA

**VIEW ASSESSMENT COMMISSION
REGULAR MEETING**

**Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Tuesday, February 18, 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. **ELECTION OF OFFICERS**

- Annual Election of Chair and Vice-Chair (SBMC §2.60.005)

4. **APPROVAL OF AGENDA**

5. **APPROVAL OF MINUTES**

A. December 17, 2024

6. **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

7. **DRP23-006/SDP23-008 334 S. Rios Avenue – Lefferdink Residence**

Applicant Information:

Name: John Lefferdink

Architect Information:

Name: Dale Combs, CAPA Architecture, Inc.

Phone: (619) 887-1343

Email: dwcarchitect@gmail.com

Claimant Information:

Name: Frank Glasson
Address: 355 S. Granados Avenue

Name: Erich Wallis
Address: 349 S. Granados Avenue

Name: Matthew Cohen
Address: 331 S. Granados Avenue

Name: John Freeman
Address: 405 S. Granados Avenue

Project Description:

The Applicant is requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a new two-story, single-family residence with an attached garage and a detached patio cover and perform associated site improvements on an existing vacant lot. The 10,205 square-foot lot is located within the Low Residential (LR) Zone and Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

| | |
|---|-----------------|
| First Floor Living Area: | 364 SF |
| First Floor Garage | 953 SF |
| Second Floor Living Area: | 2,758 SF |
| <u>Second Floor Covered Patio Area:</u> | <u>+ 60 SF</u> |
| Subtotal: | 4,135 SF |
| <u>Required Parking Exemption:</u> | <u>- 400 SF</u> |
| Total Floor Area Proposed: | 3,735 SF |
| Maximum Allowable Floor Area (SROZ): | 3,736 SF |

The project would include grading in the amount of 6,605 yd³ of cut 3,497 yd³ of fill, 300 yd³ of excavation for footings, and 500 yd³ for removal and recompaction. **The maximum building height of the residence is proposed at 24.60 feet (pole #26) above the proposed grade with the highest pole at 154.35 MSL (pole #22).** The project requires a DRP for grading in excess of 100 yd³, a structure that exceeds 60% of the maximum allowable floor area, a second floor that exceeds 35% of the floor area of the first floor. SDP is required for a structure in excess of 16 feet in height.

8. **VAC Member/Staff Discussion Consideration of regularly occurring View Assessment Commission meeting dates.**
9. **VAC Member Comments / Discussion (10 minutes total)**
10. **ADJOURNMENT**