

CITY OF SOLANA BEACH
AGENDA

**VIEW ASSESSMENT COMMISSION
(REGULAR MEETING)**

Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Tuesday, September 20, 2016 - 6:00 P.M.

1. CALL TO ORDER and ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES
A. August 16, 2016
4. 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.

Note: Speaker time limits for presenting a view project.
 - Applicant, including representatives: total of 15 minutes
 - Appellant, including representatives: total of 15 minutes
 - Applicant, response to any new info: total of 5 minutes
5. DRP/SDP 17-16-07 Brinner-Novak- 246 Barbara Avenue, Solana Beach, CA 92075

Applicant Information:

Name: Kristin Brinner and Chris Novak
Address: 246 Barbara Avenue

Claimant Information:

Name: Paul Dinsmoor
Address: 221 N. Granados Avenue

Name: John Freis
Address: 217 N. Granados Avenue

Name: Kade and Shirley Glaubitz
Address: 213 N. Granados Avenue
Phone: (858) 481-8245

Name: Randy and Mona Howell
Address: 215 N. Granados Avenue

Description of Project:

The Applicant is requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish the existing residence and construct a new two-story, single-family residence. The existing 4,449 square foot lot is located within the Medium High Residential (MHR) Zone. The project would include grading in the amounts of 105 yd³ of cut, 21 yd³ of fill, and 84 yd³ of soil to be exported off-site. The following is a breakdown of the proposed square footage:

Proposed Main Floor:	1,445 square feet
Proposed Second Floor:	<u>1,329 square feet</u>
Total Gross SF:	2,774 square feet

The maximum height of the new residence is proposed at 24.67 feet above the proposed grade with the highest pole at 126.00 ft. above MSL.

6. DRP/SDP 17-16-05 Levanetz – 840 Vera Street, Solana Beach, CA 92075

Applicant Information:

Name: Joel and Danielle Levanetz
Address: 840 Vera Street (vacant)
Phone: (619) 850-2694

Claimant Information:

Name: John Fontanesi
Address: 847 Juanita Street

Name: Long Do
Address: 850 Vera Street

Description of Project:

The Applicant is requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to relocate a 2,648 square-foot, two-story, historic-period, single-family residence with a detached garage from San Diego to the 9,593 square-foot, vacant lot at 840 Vera Street. The property is located within the Medium-High Residential (MHRd) Zone. The project includes approximately 10 cubic yards of excavation for footings, 190 cubic yards of recompaction, 200 cubic yards of cut, 100 cubic yards of fill, and 100 cubic yards of export. The following is a breakdown of the proposed floor area:

Lower Level	1,654 square feet
Upper Level	722 square feet
Vaulted Area	330 square feet
Garage/Office	443 square feet
Garage Parking	<u>- 336 square feet</u>
Total Floor Area	2,813 square feet

The maximum height of the new residence is proposed at 24.40 feet above the proposed grade with the highest pole at 83.40 ft. above MSL.

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