

CITY OF SOLANA BEACH
AGENDA

**VIEW ASSESSMENT COMMISSION
(SPECIAL MEETING)**

Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Monday, October 19, 2015 - 6:00 P.M.
Tuesday, October 20, 2015 - 6:00 P.M.
Wednesday, October 21, 2015 - 6:00 P.M.

1. CALL TO ORDER / ROLL CALL

2. APPROVAL OF AGENDA

3. 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.

4. DRP/SDP NO. 17-14-29 – SOLANA HIGHLANDS PROJECT, 661-781 SOUTH NARDO AVENUE AND 821 STEVENS AVENUE

Notes: Speaker time limits for presenting a view project:
Applicant, including representatives: total of 15 minutes
Claimant, including representatives: total of 15 minutes
Applicant, response to any new info: total of 5 minutes

Opportunities for public comments (3 minutes) will be provided after each of the four groups of claimants presents (e.g., Turfwood, Del Mar Legends, claimants to the north and claimants to the east).

Applicant Information:

Name: H.G. Fenton Company, John LaRaia, Project Manager
Address: 7577 Mission Valley Rd. Ste. 200, San Diego, CA 92108

Claimants' Information: Note that the following order is subject to change based on the availability and schedule constraints of the various claimants.

South of the Project Site: Turfwood

Sherry Lynes (Appellant #8)
471 Bay Meadows Way

Dana Flach (Appellant #11)
401 Bay Meadows Way

South of the Project Site: Del Mar Legends

Sylvia Stevens (Appellant #1)
876 Del Mar Downs Road

Raymond Kelly (Appellant #2)
874 Del Mar Downs Road

Warren and Linda Brubaker (Appellant #4)
878 Del Mar Downs Road

Ray and Linda Williams (Appellant #5)
868 Del Mar Downs Road

Jim and Teri Coker (Appellant #6)
872 Del Mar Downs Road

North of the project Site

John A. Wilson III (Appellant #3)
654 South Nardo Avenue

Phil Weber (Appellant #13)
639 Nardito Lane

East of the project Site

Steven and Karen Gordon (Appellant #9)
878 Viva Court

Mark Brady (Appellant #14)
876 Viva Court

Kevan Carman (Appellant #15)
860 Viva Court

Description of Proposed Project:

The Applicant is requesting a Development Review Permit (DRP) and a Structure Development Permit (SDP) to demolish all existing structures onsite to construct a new residential community. The three parcels combined total 13.41 acres and are zoned High Density Residential (HR) which allows 13-20 units per acre. The proposed development includes 260 residential units including 32 affordable units. The units would consist of one and two bedrooms, plus a clubhouse/leasing office. The project includes 25 buildings total. The project also includes 525 onsite parking spaces, landscaping, other recreational amenities and open space areas. The following is a breakdown of the proposed square footage:

- Residential: 315,869 SF
- Clubhouse/Leasing Office: 10,287 SF
- Garage Parking Spaces: 50,600 SF
- Landscaping Area: 256,355 SF

- Open Space Area: 67,156 SF

The highest elevation, above mean sea level, of a proposed structure onsite was certified at 154.2' and the tallest portion of a structure was certified at 57.5' above the proposed future grade.

5. VAC MEMBER COMMENTS / DISCUSSION (10 MINUTES TOTAL)

6. STAFF COMMENTS / DISCUSSION (10 MINUTE TOTAL)

7. ADJOURNMENT