

CITY OF SOLANA BEACH
AGENDA

**VIEW ASSESSMENT COMMISSION
(REGULAR MEETING)**
Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Tuesday, November 15, 2016 - 6:00 P.M.

1. **CALL TO ORDER and ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. September 20, 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 (continued from September 20, 2016 meeting)**

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

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

Description of Project:

The Applicants have redesigned the project to reduce the size of the second story living area, remove the originally proposed roof deck and lower the maximum height of the roof. The proposed revisions are within the original three-dimensional envelope of the story poles, therefore, they do not require an additional 30-day public notice period. Revisions to the heights and square footages are shown below in strike out and underline. They are also illustrated by revised story poles onsite and the attached project plans.

The Applicants are 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 :	1,329 <u>1,079</u> square feet
Total Gross SF:	2,774 <u>2,524</u> square feet

The maximum height of the new residence is proposed at ~~24.67~~ 22.40 feet above the proposed grade with the highest pole at ~~126.00~~ 123.40 feet above MSL.

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