

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, 2020 - 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**

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

5. **DRP/SDP 17-18-25 Von Posern Residence – 630 W Circle Drive, Solana Beach**

Applicant Information:

Name: Fabian and Susan Von Posern

Representative:

Name: Cohn + Associates
Phone: (858) 755-7308
Email: gary@cohn-arch.com

Claimant Information:

Name: Sean and Heidi Deitch
Address: 635 E Circle Drive

Description of Project:

The Applicant is requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a first floor addition to an existing single-family residence and a new accessory dwelling unit (ADU) at 630 W. Circle Drive. The 11,499 square foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The project would include grading in the amounts of 60 yd³ of cut and export. The following is a breakdown of the proposed floor area:

Existing First Floor to Remain:	1,650 SF
Proposed First Floor Addition:	790 SF
Proposed Accessory Dwelling Unit:	864 SF
Proposed Garage:	614 SF
Covered & Enclosed Exterior Area:	24 SF
Existing Accessory Structure:	218 SF
Subtotal:	4,160 SF
Garage Exemption:	- 400 SF
Total Floor Area Proposed:	3,760 SF
(Maximum Floor Area Allowed:	3,962 SF)

As specified in the SDP Notice, the maximum building height was proposed at 24.83 feet above the proposed grade with the highest pole at 104.72 feet above Mean Sea Level (MSL).

The project requires a DRP for: grading in excess of 100 yd³; a structure that exceeds 60% of the maximum allowable floor area; and a second floor that exceeds 35% of the floor area of the first floor. A SDP is required for new construction in excess of 16 feet in height.

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