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. **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 total number of speakers, not to exceed a total of 20 minutes)
   - Applicant, response to any new info: total of 5 minutes

4. **DRP/SDP 17-18-06 Weiser Residence – 346 Glenmont Drive, Solana Beach**

   **Applicant Information:**
   
   Name: Jonathan and Suzy Weiser

   **Claimant Information:**
   
   Name: Marie and John Hiraoka
   Address: 402 Hilmen Place, Solana Beach, CA 92075

   Name: Lenette and Clark Howard
   Address: 354 Glenmont Drive, Solana Beach, CA 92075

   **Description of Project:**
   
   The Applicant is requesting a Development Review Permit (DRP) and a Structure Development Permit (SDP) to demolish the existing residence and detached garage and construct a new single-family residence with an attached partially-subterranean garage and a basement, and perform associated site improvements. The 9,906 square foot lot is located with the Low-Medium Residential (LMR) Zone and the Scaled Residential Overlay Zone (SROZ). The project would include grading in the amount of 360 yd3 of cut, 430 yd3 of fill, and 70 yd3 of import.

   **City Clerk's Office**
   **Agenda Processed:** 11-9-18 P. Armstrong
The following is a breakdown of the proposed floor area:

| Basement Level – Garage/Storage | 1,069 ft² |
| Basement Level – Living Area   | 564 ft²  |
| Bedroom Level                  | 1,141 ft² |
| Entry/Main Level               | 1,544 ft² |
| Master Level                   | 722 ft²  |
| **Subtotal:**                  | 5,040 ft² |
| Off-Street Parking Exemption   | - 400 ft² |
| 2% Formula Basement Garage Exemption | - 401 ft² |
| Basement Living Area Exemption | - 564 ft² |
| **Total Floor Area Proposed:** | 3,675 ft² |
| Maximum Floor Area Allowed:    | 3,684 ft² |

The maximum building height is proposed at 24.96 feet above the pre-existing grade with the highest pole at 199.1 feet above MSL.

5. **Consideration of Previously Filed Claims regarding DRP/SDP 17-14-29 Solana Highlands Apartments – 661-781 South Nardo Avenue, Solana Beach**

**Applicant Information:**

Name: Fenton Solana Highlands LLC  
Contact: John La Raia, H.G. Fenton Project Manager

**Claimant Information:**

Name: Dana Flach  
Address: 401 Bay Meadows Way, Solana Beach, CA 92075

Name: Steven and Karen Gordon  
Address: 878 Viva Ct., Solana Beach, CA 92075

Name: Mark Brady  
Address: 876 Viva Ct., Solana Beach, CA 92075

Name: Phil Weber  
Address: 639 Nardito Ln., Solana Beach, CA 92075

**Description of 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). The proposed development includes 260 residential units (including 32 senior affordable units) consisting of one and two bedrooms, plus a clubhouse/leasing office for 24 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:

<table>
<thead>
<tr>
<th>Residential:</th>
<th>318,870 SF</th>
<th>Open Space Area:</th>
<th>65,434 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clubhouse/Leasing Office:</td>
<td>10,287 SF</td>
<td>Onsite Parking: 525 Total (includes 233 garages, 22 covered spaces, and 270 open spaces)</td>
<td></td>
</tr>
<tr>
<td>Landscaping Area:</td>
<td>261,266 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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The highest elevation, above Mean Sea Level, of a proposed structure onsite was certified at 149.5' and the tallest portion of a structure was certified at 47.1' above the lowest point of the existing/proposed grade.

6. **VAC Member Comments / Discussion** (10 minutes total)

7. **Staff Comments / Discussion** (10 minutes total)

8. **ADJOURNMENT**