

CITY OF SOLANA BEACH  
**AGENDA**

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**VIEW ASSESSMENT COMMISSION**

Solana Beach City Council Chambers  
635 South Highway 101, Solana Beach, CA 92075  
Tuesday, November 20, 2018 - 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. 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 associate 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 cu, 430 yd3 of fill, and 70 yd3 of import.

The following is a breakdown of the proposed floor area:

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

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:

Residential:	318,870 SF	Open Space Area:	65,434 SF
Clubhouse/Leasing Office:	10,287 SF	Onsite Parking: 525 Total (includes 233 garages, 22 covered spaces, and 270 open spaces)	
Landscaping Area:	261,266 SF		

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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**