

CITY OF SOLANA BEACH
AGENDA

VIEW ASSESSMENT COMMISSION
Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Tuesday, August 20, 2019 - 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 total number of speakers, not to exceed a total of 20 minutes)
- Applicant, response to any new info: total of 5 minutes

5. **APPROVAL OF THE MINUTES**

- July 18, 2019

6. **DRP/SDP 17-18-15 Harris Residence - 731 Avocado Place, Solana Beach**

Applicant Information:

Name: Truc and Alex Harris

Representative:

Name: Peter Trevino

Claimant Information:

Name: Ron Magnaghi

Address: 736 Avocado Place, Del Mar, CA 92014

City Clerk's Office
Agenda Processed
8/14/19 M. Bayin

Description of Project:

The Applicant is requesting the approval of a Development Review Permit (DRP) and a Structure Development Permit (SDP) to demolish the existing single-family residence and construct a replacement two-story, single-family residence and perform associated site improvements at 731 Avocado Place. The 39,310 square foot lot is located within the Estate Residential (ER-2) Zone and the Dark Sky Area. The project would include grading in the amounts of 230 yd³ of cut, 4,200 yd³ of fill, 3,970 yd³ of import, and 340 yd³ of removal and recompaction. The following is a breakdown of the proposed floor area:

First Floor:	5,518 SF
Second Floor:	1,582 SF
First Floor Garage:	976 SF
First Floor Entry:	142 SF
First Floor Covered Patio:	464 SF
Second Floor Deck:	348 SF
Subtotal:	9,030 SF
Off-Street Parking Exemption:	- 400 SF
Total Floor Area Proposed:	8,630 SF
Maximum Floor Area Allowed:	10,397 SF)

The maximum building height is proposed at 25 feet above the existing grade with the highest pole at 263.0 feet above mean sea level (MSL). The project requires a DRP for grading in excess of 100 yd³ and for a structure that exceeds 60% of the maximum allowable floor area. A SDP is required for new construction in excess of 16 feet in height. You have been identified as a property owner or resident within 300 ft.

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