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

[Signature]
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 yd$^3$ of cut, 4,200 yd$^3$ of fill, 3,970 yd$^3$ of import, and 340 yd$^3$ of removal and recompaction. The following is a breakdown of the proposed floor area:

<table>
<thead>
<tr>
<th>Area</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor</td>
<td>5,518 SF</td>
</tr>
<tr>
<td>Second Floor</td>
<td>1,582 SF</td>
</tr>
<tr>
<td>First Floor Garage</td>
<td>976 SF</td>
</tr>
<tr>
<td>First Floor Entry</td>
<td>142 SF</td>
</tr>
<tr>
<td>First Floor Covered Patio</td>
<td>464 SF</td>
</tr>
<tr>
<td>Second Floor Deck</td>
<td>348 SF</td>
</tr>
<tr>
<td>Subtotal</td>
<td>9,030 SF</td>
</tr>
<tr>
<td>Off-Street Parking Exemption</td>
<td>-400 SF</td>
</tr>
<tr>
<td>Total Floor Area Proposed</td>
<td>8,630 SF</td>
</tr>
<tr>
<td>Maximum Floor Area</td>
<td>10,397 SF</td>
</tr>
<tr>
<td>Allowed</td>
<td></td>
</tr>
</tbody>
</table>

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 yd$^3$ 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**