

CITY OF SOLANA BEACH
AGENDA

**VIEW ASSESSMENT COMMISSION
REGULAR MEETING**
Solana Beach City Council Chambers
635 South Highway 101, Solana Beach, CA 92075
Tuesday, April 18, 2023 - 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**

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

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. **DRP22-013/SDP22-011 Bowers Residence – 228 N Helix Ave., Solana Beach**

Applicant Information:

Name: Ryan Bowers

Architect:

Name: Jennifer Bolyn, EOS Architecture
Phone: (858) 459-0575
Email: jen@eosarc.com

Claimant 1 Information:

Name: Jill Martin
Address: 222 N. Helix Ave.

Claimant 2 Information:

Name: Naomi Clum
Address: 219 N. Sierra Ave.

Claimant 3 Information:

Name: Anthony Gatti
Address: 218 N. Helix Ave.

Project Description:

The Applicant is requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for a new two-story single-family residence with a basement and attached two-car garage. The 4,491 square-foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the new proposed floor area:

Proposed Basement	1,593 SF
Proposed First Floor	1,111 SF
Proposed Second Floor	1,025 SF
Covered and Enclosed Exterior Area	40 SF
Proposed Garage	454 SF
<hr/> Subtotal	<hr/> 4,223 SF
Basement Exemption	- 1,593 SF
Required Parking Exemption	- 400 SF
<hr/> Total Floor Area Proposed	<hr/> 2,230 SF
Maximum Allowable Floor Area (SROZ)	2,246 SF

The project would include grading in the amount of 1,060 CY aggregate. **The tallest point of new construction is proposed at 24.55 feet above the proposed grade with a pole height of 85.33 MSL, the highest point of new construction has a pole height of 86.33 MSL.** The project requires a DRP for three reasons: 1) a structure that exceeds 60% of the maximum allowable floor area; 2) a new second story that exceeds 35% of the first-floor area, and; 3) aggregate grading that exceeds 100 CY.

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

7. **ADJOURNMENT**