

MEMBERS PRESENT (Checked if in attendance / # represents district / Note of arrival time in box if late)		
2 Elizabeth Felando	X 4 Craig Klein	X AL Kevin Hastings
X 3 Virginia Wilson	X 6 Dan Dennison	X AL Richard Merriman

KH CALL TO ORDER: 6:05 pm

AGENDA MODIFICATIONS & APPROVAL KH motion: Table item 1 and 2. RM second. Vote 5-0-0

MINUTES MODIFICATIONS & APPROVAL KH motion: Approve as written. RM second. Vote 5-0-0

NON-AGENDA PUBLIC COMMENT None.

ACTION ITEM #3: 4645 Coronado

KH intro: RM 1-1 residential, demolish existing structure to build 2 units.

App (architect): Outstanding issues: archeological, landscaping, alley backup distance, deck in front setback too high, front fireplace width. Has not been resubmitted. Encroaching on 5 ft rear setback. [City is] interested in community input on view corridors. Existing residence and single car garage in back, taken down for 4 car garage and unit above and unit in front. Early century pre-modern. Step backs open up view. 25'6" height. 0.75 FAR.

Public comment: Side yard 24ft + angle applies to fireplace. App: Fireplaces and roof projections exempt.

Rick: Who'll live there? App: Live in front and rent back long term. Rick: Existing trees saved? App: Yes.

Tracy: Parking on alley, 21 ft turnaround? App: Has 25' and 27'.

DD: Landscaping should have native plants. DSD recommendations on trees make no sense.

Board comment: VW: 13 trees existing, 1 preserved, could save 7 more, do you intend to? App: Yes.

DD: Grading require taking out trees? App: No.

RM: 1 bed/1 parking replaced with 7 bed/4 parking? KH: City requires 2 spots for 3+ bedrooms.

KH: Front encroaches. View corridors defined in community plan. You can't build into them. Fireplace and roof goes past the line. App: Next door built into it. KH: That's not before us. App: Citywide they can go 2 ft into setback. KH: Board should preserve view corridor against creeping projects. App: We can move 3 ft or remove overhang.

CK: Only protruding 2 feet at 24 ft above ground. Nit picky, hypertechnical, doesn't make a difference.

App: Could satisfy by building higher in front yard. Chose to create view corridor and step it back.

KH: Board harps on bulk and too big, Stebbins on WPL, we should hold them to the requirements.

CK: Architecturally ugly to accommodate, could truncate eave. Let it slide, fits architecturally.

KH: House too big and can't fit in confines so it has to go past that to look good? - not acceptable. Don't build beyond setback App: City only concerned with fireplace width.

DD: Extraordinary design, not boxy, better than what we see.

RM: We make recommendations, the city approves. We shouldn't encourage bending rules, but I like it.

CK Motion: Recommend to full board that project be approved as presented.

DD amend: ...subject to compliance with cycle issues.

KH/CK amend: ...including setback and view corridor issues if those arise in the review process.

CK Motion restated: Recommend approval of the project to the full board subject to full compliance with all cycle review issues including setback and view corridor issues if the same arise in the cycle review process.

RM: Second

Vote: 5-0-0

OFFICERS REPORTS KH: we need a backup for PRC meetings.

KH MOTION: ADJOURN 7:18 pm

DRAFT