

MEMBERS PRESENT (Checked if in attendance / # represents district / Note of arrival time in box if late)		
X 1 Tracy Dezenzo	X 3 Virginia Wilson	X 6 Jane Gawronski
X 2 Elizabeth Felando	X 4 Craig Klein (6:16pm)	X AL Kevin Hastings
		AL Richard Merriman

CALL TO ORDER: KH: 6:07 pm

AGENDA MODIFICATIONS & APPROVAL KH: approve by consent.

NON-AGENDA PUBLIC COMMENT KH: City council committee voted earlier today to move new vehicle habitation ordinance to full council.

ACTION ITEM #1: 4630 Pescadero

App: Everything approved except kummeyaay tribe. 24' height, 5 parking, 4 required. FAR=0.57, 3/3 adding in back, RM1-1, 7000sf lot. Probably final approval on next submittal, clarifications, landscaping. Hipped roof will open up views. Removing bamboo, salvage what we can and add new trees, and in parkway.

Public comment: Concerned about converted garage wasn't converted back. App: Garage being restored, front house becoming 2/2.

Board comment: KH: Like roof deck integrated into roof pitch. App: Ability to add solar panels in future. JG: Likes project, below FAR, height.

TD Motion: Push to regular board for approval. JG Second. Vote: 6-0-0

ACTION ITEM #2: 4684 Santa Cruz

App: Front house remodeled late 90s. Garage 1980, adding companion unit on top for long term rental, 260 sf, 0.75 FAR on 3500sf lot. 22' height, main house is 30'. Administrative comments from city, not significant. No change to front house or landscaping. Flagged for historic review. No grade change. Used city program to plant 2 jacarandas.

Board comment: CK: likes that it matches front house, not visible from street. KH: tiny living space but maxed out App: Rent to young prof. or active military, do it right, not backdoor conversion.

KH: Code enforcement case for illegal garage conversion? App: Plumbing issue in garage not permitted. KH: Lying, garage is rented on airbnb now. Companion unit can't be rented <30 days. App: Agreeing to only long term rent it to waive DIF fee, code case closed. KH: Don't understand how code enf is closed if its still rented on airbnb. Concerned it will become 2 vacation rentals with no parking.

TD: No longer going to rent garage part. App: Correct.

DD: Impressed, TD likes it.

CK Motion: Recommend approval at the full board. JG Second. Vote 5-1-0 (KH opposed)

ACTION ITEM #3: 4811 Pescadero, Duke Residence

App: Rebuilding front tiny house plus duplex in back. 0.64 FAR, 29ft. Office on 3rd floor with outdoor living space. Going for encroachment agreement for front retaining wall up to sidewalk. Mediterranean. 4ft wall plus lattice in front. Resubmitted today, addressed all issues.

KH: Fence required to be 3' at property line. App: Will make it lower. KH: Alternating tread to attic/office. App: Ok because not a living space.

TD: Use of back house? App: Long term 2 bedroom and family in 2nd unit. TD: Solar panels? App: Will on top of back unit.

KH: Front deck is past setback. App: Deck encroaches 8ft, wood trellis above. VW: Not a view corridor. App: Can move it back. CK: Not visible from the street. TD: Follow the rules, consistency. App: If code says I will bring it back, started out as a shading device.

CK Motion: Recommend project be presented to the full board contingent upon resolution of cycle issues and compliance regarding front yard encroachments and fence height. KH Second. Vote 6-0-0

ACTION ITEM #4: Dog Beach Walkway

KH presented city documents, replacement of existing ramp.

KH: Buried in sand. CK: Cost? Money better spent on other stuff. TD: Not in disrepair, but sand on it not maintained. KH: Removing K-rails, only thing keeping sand off it. TD: Is money already designated? JG/CK: Spend on stair repairs.

KH: Ice plant to keep sand in place? GM: Add snow fence.

CK: Unfilled positions at P&R. Bo: 1 guy maintaining area, can only do it every 2-3 weeks.

CK: Waste of money if it's not being maintained. KH: Coming from regional park improvement fund. Lot of money every year could be directed to right projects.

TD: Nothing about keeping sand off it.

GM: Not stable until its vegetated.

CK Motion: Recommend to full board that project be denied and that the funds be used to repair the four currently impassable beach stairways. JG Second. Vote 6-0-0

OFFICERS REPORTS KH: Need backup for PRC meetings. JG volunteered.

KH ADJOURN 7:57 pm