

MEMBERS PRESENT (Checked if in attendance. # represents district. Note arrival time if late)		
X 1 Tracy Dezenzo	3 Virginia Wilson	X 6 Jane Gawronski
X 2 Elizabeth Felando	X 4 Craig Klein (6:05-6:06, 6:30-)	X AL Kevin Hastings
	X 2 Richard Merriman (6:05-7:35)	

CALL TO ORDER KH: 6:05 pm

AGENDA MODIFICATIONS & APPROVAL JG move to approve, RM second. 5-0-0 <CK left meeting>

MINUTES TD motion to approve, JG second. 4-0-1 (EF abstain due to absence)

NON-AGENDA PUBLIC COMMENT None.

ACTION ITEM #1 – 1409 Ocean Front Seawall

Presenter: Mr. Crampton, consultant. 1954 house, original seawall built shortly after. Reconstruct with seacant pile wall, adds 234 SF to pocket beach. Blends in to Houlton wall [to south]. Preserves rock formation. Not necessary to protect home, but protects Houlton home and seawall from flanking. <CK returned> Necessary to maintain stability of adjacent wall [to north]. Protects public from falling cliffs. Existing concrete structure will remain has ERMA. New wall is inland of unsafe seacaves. within city jurisdiction not coastal. LCP says you can build a wall to protect adjacent structures. Captures all runoff and pumps to street. Wall raised a few feet above bluff to handle sea level rise per CCC 2018 sea level rise document. Has responded to all plan check comments (not provided to PRC).

Public comment: Houltons: We support the project. DD: Good for the community, board should not give trouble.

Board Comment:

RM: Well planned.

CK: Will look natural based on other walls, and is necessary. Board should not make it more difficult.

TD: Likes landscape choices.

JG: Will clean up the area.

KH: Board vote should be conditioned on CCC and City agreeing it is necessary.

JG Motion: Recommend to full board project be approved as submitted. CK Second. Vote: 6-0-0

ACTION ITEM #2 – 4830 Muir Ave

Presenter: owner Anthony. Add 2nd unit to back and designate old structure as companion unit to rent long term. Reduced existing unit to comply with FAR, not yet resubmitted. Asking for waiver on improving alley. Giving up 2.5' of property because alley is 15' wide. Does not impact FAR. Will capture water with rain barrels. Has existing queen palm and guava tree in front, applied for city tree in front.

Public comment: None.

Board comment:

TD: Well done, windows added to blank side of house.

CK: Likes bulk at back of lot.

KH: Affordable rental option, likes appearance.

JG: Move to recommend full board approve as submitted. CK: Second. Vote: 6-0-0

INFORMATION ITEM #1 – Project Review Procedures

KH: Outlined current board procedure for projects and CIPs.

CK: Trusts KH discretion, bring problem projects up as early as possible.

TD: Wants to see renderings. KH: Board can't require beyond what city requires.

RM/TD: Trouble with PDF documents.

AS: Adds notes on form to city if vote is contested.

DD: Send community plan to applicants. <RM left>

KH: Will address needs list of Park and Rec.

KH ADJOURN: 7:39 pm