

MEMBER ATTENDANCE Present: Kevin Hastings (Committee Chair), Chris Chalupsky, Tom Gawronski, Richard Merriman. Absent: George McCalla

CALL TO ORDER KH: 6:05 pm

AGENDA MODIFICATIONS & APPROVAL TG/CC Move to approve. Vote: 4-0-0

MINUTES (Jan 2020) CC/RM Move to approve. Vote: 3-0-1 (TG abstain due to absence)

NON-AGENDA PUBLIC COMMENT KH: We should discuss door hangers for noticing projects again.

ACTION ITEM #1 – Appoint Committee Officers

KH: Board VC is defacto chair of PRC. We need committee vice chair and secretary.

KH/RM Motion: Move to nominate KH as secretary and CC as vice chair of PRC. Vote: 4-0-0

ACTION ITEM #2 – 4928 Brighton Ave (Project #677435)

Presenter - John and Skip with Marrokal: Existing single story house with shed at alley. Proposing 2 story in front with detached garage in rear. Deck and covered patio off back. Max floor area ratio. Batten board siding and stucco, composition shingle roof. Height 26 feet. Garage door on both ends of garage.

Comments: KH: Cycle comments, full board will want to see landscaping plan.

CC: Appreciate porches and decks, consideration to window placement at west neighbors? Owner: Yes, don't want windows looking into theirs.

Craig K: Fits community character, articulation, roof lines, porch, like an updated historical beach cottage.

RM: Height limits, parking is good, like double garage door.

CC/KH Motion: Recommend approval by full board. Vote: 4-0-0

(Note: This is a subcommittee recommendation and shall not be used for city approval.)

ACTION ITEM #3 – 4645 Santa Monica Ave (Project #666995)

Presenter – Sarah Potter, Lew Barber (owner): Existing 1920 house on 7000 SF lot with 2 story in rear. Historic wanted rear structure to not match. On two lots, want to adjust lot line to run east-west. Convert 2nd floor guest quarters to companion unit and build 2 story in back of lot. Front garage/parking will remain. Spiral stair and roof deck. Similar to others on Santa Monica. Carports, not enclosed garage.

Comments: KH: City says no to lot line adjustment because of minimum lot size. Sarah: Can if infill project and you meet NUP requirements. Deviations are minimum lot depth and rear setback of front lot = 3 ft. Mimicking what's done on the street with smaller house in front. Lot split for father/son ownership. Structures would be allowable without lot line adjustment. KH: Why not condoize? The lot split is avenue to 4 homes on a lot instead of 2 or 3. Not beneficial to neighborhood. Owner: Wants separate ownership. Son lives on site.

CC: Doesn't make sense to attach building with different design? Sarah: Agree, they have different interpretation.

CC: Good case for split, I have no objection.

KH: Community plan against lot splits, opportunity to max out lots, useless yards. 2nd companion unit would not otherwise be allowed, east of SSC is not that dense, this is a 4plex, more parking, people in less space vs. neighbors. This is a variance, onus is on applicant. Upside is it gives more dwellings within same FAR, so more affordable/smaller. CC: Alternative is we see shotgun homes with north-south orientation, I support the project.

KH: Is it ready for full board? Sarah: Waiting on landscaping, haven't resubmitted on cycle comments. KH: Full board should not vote until resolved. CC: We should see it again at subcommittee. KH: I agree.

Craig K: Quandy, fits community plan with bulk in back but it is 4 living units on lot.

RM/KH Motion: Forward to the full board without a recommendation, contingent on clearing significant cycle comments and recommend board carefully evaluate the lot split variance. Vote: 3-1-0

(Note: This is a subcommittee recommendation and shall not be used for city approval.)

ACTION ITEM #4 – 4710 Point Loma Ave – Sprint Cell Site (Project #682815)

Presenter – Delilah with MD7: Renew existing entitlements, remove old antennas, install 9 new ones, replace screening. City asked to integrate rear enclosure with building, proposed fake window. Would adversely impact community, EMS without site.

Comments: KH: Previous antenna project was a mess. On an existing site shouldn't be an issue, but be prepared at full board. EMF maps show 35% of limit, where is it measured? What if project goes up across the street?
Delilah: RF reports are regulated, it's well below limit, no need for concern. RF measured at ground level. Doubt across the street would be a concern. KH: Shouldn't require landscaping permit.

Craig K: Back of building is better looking.

CC: I support it, but will vote no so it has discussion at full board.

RM: I know about RF, 5G is safe, but people will come out. TG: Board should approve, people can come out.

RM/TG: Move to recommend approve to the full board as presented. 3-1-0 (CC nay)
(Note: This is a subcommittee recommendation and shall not be used for city approval.)

ACTION ITEM #5 – 4861 Coronado Ave (Project #669402)

TG: Recusing because it is my project.

Presenter – Liz Carmichael, Ecohouse: Existing single family cottage in front, garage at alley. Proposing units in rear. Height 27 feet, FAR is 0.7 with 25% for parking. Will be 3 units total with tandem garages from alley. Horizontal lap siding, shingle roof. Drought tolerant plants, shade tree at rear. Paint colors shown may not be representative. Trees are existing palm, orange, fig. Separation between buildings is 12'-6".

Comments: KH: Should hip roof for SW solar. Liz: Limited space. KH: I have no objections.

TG: Preserves front building from 1927. CC: I support it, we need housing, good consideration to aesthetics. Hipping roof on north side would let more sun into backyard.

KH: Why not do 4 units? Liz: Owner preference. KH: Vacation rentals? TG: None of my units are vacation rentals.

KH/CC Move to recommend full board approval contingent on clearing significant cycle comments. Vote: 3-0-0 (TG recuse). ***(Note: This is a subcommittee recommendation and shall not be used for city approval.)***

ACTION ITEM #6 – 4820 Cape May Ave (Project #669406)

Presenter – Russel Rex: Existing single family home in bad condition. Sale conditional that previous owner, elderly resident, can stay. Adding triplex in back with 6 parking in tandem. Addressed cycle comments with sound study, drainage plan, parking spaces. Low profile hipped roof, shingled. Stucco, low maintenance. Front house is >100 years old, exterior will be refurbished. Drought tolerant landscaping. Wants to match neighbor trees but has to follow list with 2 new hong kong orchid trees. Sidewalk is dangerous, will be replaced. Pool in yard will be removed.

Comments: CC: What is future of overall property? Russel: New owner may want family to occupy units. KH: It is maxed on on FAR so it can't get bigger.

KH: Insane that OB plan calls for matching trees and city won't let you match neighbors. Park and Rec can approve alternate trees. Great project, working with seller, asset to community.

KH/TG: Move to recommend full board approve project contingent on clearing significant cycle comments. Vote: 4-0-0
(Note: This is a subcommittee recommendation and shall not be used for city approval.)

OFFICERS REPORTS: KH: Probably will be meeting next month.

ADJOURN KH: 8:19pm