

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

CALL TO ORDER KH: 6:31pm

AGENDA MODIFICATIONS & APPROVAL KH/CC: Move to remove Action Item 2, Inn at Sunset Cliffs. Applicant wants to present at June PRC. Vote: 4-0-0

MINUTES KH: No draft minutes to approve.

NON-AGENDA PUBLIC COMMENT None.

ACTION ITEM #1 – 4741-4743 Niagara Ave (Project #682743)

Presenter - John Ambert, architect: Existing 2 units, single story in front. 2 story in rear over 4 garages. Adding ADU inbetween. 1,021 SF with exterior decks and roof deck, outdoor shower. 2 stories, similar architectural to existing units, craftsman details. No change to front unit, bulk is in rear of lot. Landscape is rock, artificial turf, pavers, and fruit trees, encourages infiltration onsite. Roof deck, with room for solar. Intended to be zero-energy, no gas, has battery storage. Lap plank siding with craftsman trim. Height is 24'6". High performance 2x6 walls. Revising roof for 6kW solar. Pavers are existing, city wants more landscape but disagree on removing artificial turf, want to reduce irrigation. Will revise site plan with reduced hardscape area. Right of way will have more landscaping and 2 purple orchid trees per OB plan.

Comments: KH: Solar could be more effective on back unit. John: It has solar. KH: Think board will approve. FAR looks compliant. John: Current FAR is 0.41, proposed is 0.56.

CC: Appreciate consideration to neighbors. Lumber costs high. John: Considering prefabricated system. Wall insulation is R-40, roof is R-45, significantly better than code.

GM/RM: Move to recommend approval at full board. Vote: 4-0-0
(Note: This is a subcommittee recommendation and shall not be used for city approval.)

ACTION ITEM #3 – 4636 Del Monte Ave (Project #675647)

Presenter – Steven Lombardi: Existing house is 750SF with 1 car garage. Thinking of putting deck over garage. 2 units will go in back. Owner are locals across the street. Roof integrated with solar. Recycled vertical siding and metal panels. Roof pitch varied for light and solar. Materials break up scale of building. 40% open space. Mostly permeable landscape. Chinese flame, jacaranda, gold medallion trees, zeroscape with drip system. 5 parking spots. All roof water drains to permeable on property. FAR has about 700SF left. Most cycle issues are resolved. City didn't accept driveway without garage, so they are keeping garage. Still need drainage report.

Comments: KH: Height is 30' at peaks towards back of lot. How will lack of overhangs work? Very interesting. Functional yard space is always a trade off with taller buildings blocking views. Might find neighbors not thrilled, maybe work on renderings. I would pull it off consent agenda for more input.

CC: Different styles on block. Architecture will be a conversation piece. Lot sunken, view somewhat preserved next door. Steven: Doesn't block views, it's a horizontal ocean view, low elevation on Del Monte. CC: Materials are out of character. Steven: Uses rain screen, plaster buildings are unsustainable. Different materials used to reduce scale and mass.

GM: Using batteries? Steven: Owner uses them across the street, wants to on this project.

KH/GM: Move to recommend approval at full board without consent agenda. Vote: 4-0-0
(Note: This is a subcommittee recommendation and shall not be used for city approval.)

OFFICERS REPORTS KH: Will be a meeting next month, will be every month if demand.

ADJOURN KH: 7:43pm