

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

CALL TO ORDER KH: 6:18 pm

AGENDA MODIFICATIONS & APPROVAL KH: Applicant for Item 2 says they're not ready. KH/CC Motion:
Remove Item 2 and approve. 3-0-0

MINUTES CC/KH: Move to approve August minutes. 3-0-0. CC/KH: Move to approve October minutes. 2-0-1
(RM abstains due to absence.)

NON-AGENDA PUBLIC COMMENT None.

ACTION ITEM #1 – 4953 Coronado Ave (Project #697315)

Presenter: Kim Grant, Architect. Little house stays in front, yard and garden for ADU in between, ADU above garage in rear. Neighbor property wedged against east side, with space on west side, this does the same thing. ADU is 1199 sq ft, 2 parking spots, improved from 1 spot. 30-in to 2'9" below height limit. Lot is 3471 sq ft, we are 25 sq below allowable FAR of 0.7.

Public Comment: Susanne: <Submitted diagrams, see project file.> Our 2-story is substantially different height, we would not see light of day. Example of what I would never do to a neighbor. 28ft stucco wall on property line, quality of life issue. Pitched roof would allow wall to come down. Storage on roof deck is 4' high. Concerned about construction on lot line, safety of my tenants.

Staci: Rents front house (adjacent). Shared images. Concerned about safety during construction on her walkway. Open space/sky from patio is gone. Kim Grant: Garden lines up with neighbors yard, is not 2-story in area shown with black box.

Board Comment: CC: Right to natural light, we should talk about. On property line and maximum height and not responsible window placement, misses on every level. Can't support. Community plan mentions scale progressing up toward alley, but also addresses façade, scale, windows. Wall next to neighbors is quality of life issue. We'll continue to climb up over neighbors. Lack of design consideration, atrocious.

RM: Agree with CC. Don't agree with ADU rules on property line, scaffolding will be on neighbor property. 28 ft is 3 floors. Won't recommend. Planning board needs to deal with this.

KH: Garage 12ft ceiling height + ADU 10 ft + floor 15in + roof 12in + 4 ft to parapet. Grade raised up level with alley. Up against 30ft limit. Tries to raise it up as high as possible, why? Kim: Not really any views. Ceiling height accommodating client request. Client open to changing roof storage to open railing, shingle siding instead of stucco. Fire rating can be accommodated. KH: The height is unnecessary for 2-story without views. How will construction impact neighbors? Kim: Other projects have had to suspend things to not go on neighbors property. No plan to put scaffolding on neighbors property. Challenging. Block wall is partly on neighbor's property, offering to pay to rebuild wall on our side. Susanne: Wall has to come out anyways, major footing.

KH: ADU laws not certified in Coastal zone, this is a companion unit. Only 75% of FAR can be used for non-parking purposes, this is 120 sq ft over per 131.0446(e), city missed that. Roof deck exceeding 42in counts toward FAR. I agree with sentiments of others, referenced language in community plan, no effort in this project, really high, I could stand on my own head and not touch the ceiling. Planning board will shoot down. Applicant should look at alternatives to improve east elevation, railing, pitched roof, gives opportunity for solar. CC: Could remove 120 sq ft from south too. KH: Could instead dig down to level it out, would make it cheaper.

CC/RM Motion: Recommend applicant take into account suggestions by committee and review of FAR, and come back to committee when solved. Vote: 3-0-0
(Note: This is a subcommittee recommendation and shall not be used for city approval.)

Kim: Will ask planner about why these aren't flagged.

ACTION ITEM #2 – Removed

ACTION ITEM #3 – 4751 Pescadero Ave (Project #697315)

KH: New 2 story dwelling with attached and detached ADUs. This came to us in August. City has cleared major cycle issues. Applicant: Gary. Owners live in rear house, built in 90s, trying to keep kids on property. 460 sq ft attached ADU and 737 detached ADU. Issues were too much paving, front will be unattached pavers. We removed encroachment in view corridor, cleared traffic and planning issues. 5 ft back from property line. 0.75 FAR.

Board Comment: KH: 2 ADUs violates Local Coastal Program, not allowed, might be next year. Front ADU can be a bedroom, 4 parking spots is enough, is not in beach impact area. Entire house, nothing can go past 15'/20' setback in view corridor, these porches/overhangs are all built to 15'. I don't see angled building envelope drawn on front, it has to step back above 19ft at 15' setback. Not fair to neighbors or applicant, city should not be sending this to us, cycle comments are cleared.

App: If you don't agree with city approval, I would have to move ahead without your recommendation possibly.

CC: We don't have representation from city we need to have, time to have a conversation.

KH/CC Motion: Recommend applicant get 2nd look from city on front setback, view corridor, angled building envelope, and ability to provide 2 ADUs, before coming back to the board. Vote: 3-0-0 (Note: This is a subcommittee recommendation and shall not be used for city approval.)

ACTION ITEM #4 – 5018 Narragansett Ave (Project #695193)

KH: Existing duplex on a narrow lot with a garage in back, and this is a project to build an ADU on top of that garage. The duplex came to us 2 years ago.

Presenter: Stefanie. I think the city has sent me along with another ADU issue that shouldn't be here, maybe a FAR issue. Showed plans, elevations. Parking spaces off alley, and garage, 4 spaces. ADU is 1 bedroom, 453 sf. Overall height 22'8", sidewalls 30" off property line. Stucco matches rear of existing duplex. Narragansett elevation has stucco and siding. No changes to footprint, landscaping. Intended use for owner family visits, not rented out. In 2019 we maxed out FAR, thought we could go over for ADUs, but I'm understanding probably not in Coastal Zone.

Comments: KH: No windows on sides. App: Fire rating, too close to property line. KH: Every building downtown is against property line and has rated windows. Would benefit everyone to add more windows on the blank walls. Hipped roof, ceiling height minimizes impact on neighbors. FAR issue, pending changes will allow ADUs to exceed FAR up to 800 sf, but not certified here.

CC: Squeeze a window in on facade on NE side of 2nd level. Appreciate setbacks.

RM: 3' setback was designed for fire/safety and access to utilities, trash.

KH: Parking requirements increased with rule changes, now 2.25 per unit, and required to bring up to code when ADU is added.

KH/RM Motion: Recommend full board reject project because it exceeds FAR by 400 sf and ADU allowance is not allowed in Coastal Zone. Vote: 3-0-0. (Note: This is a subcommittee recommendation and shall not be used for city approval.)

OFFICER'S REPORTS: None.

ADJOURN KH/RM: 8:09pm