

MEMBERS PRESENT

Kevin Hastings (Committee Chair), Tracy Dezenzo, Jane Gawronski, Richard Merriman, Liz Felando, Virginia Wilson

CALL TO ORDER KH: 6:10 pm

AGENDA MODIFICATIONS & APPROVAL JG/TD motion to approve: by consent

MINUTES TD/RM motion to approve: by consent

NON-AGENDA PUBLIC COMMENT Nicole U: Advocating for beach stair access. Showed sketch of pedestrian path from Point Loma ave to Bermuda beach, and access south of Inn. (see attached).

INFORMATION ITEM #1 – Bermuda Beach Access Stair

Applicant invited but chose not to attend. KH introduced project drawings.

Public comment:

Asked about tidal surge. KH: Says it's embedded in bedrock.

Will storm drains at end of street be addressed? KH: No work shown.

How will it tie into adjacent apartment complex? KH: Chain link fence repairs, minor.

What is timeline? KH: 2021 per city.

How to speed up process? KH/JG: Contact Jen Campbell, Board chair, Coastal Commission, mayor's office.

Nicole U: Use 3rd pylon to allow water to go under it instead of solid concrete.

Board comment:

KH: Similar stair at Pescadero failed, broke concrete wall. Should reorient base of stair or deflect wave force.

KH: Remove chain link fence, remove encroachment, install low vehicle barrier. HOA president agrees.

No Motion – Informational Only

ACTION ITEM #1 – 4838-4840 Pescadero Ave

Presenter: Architect (owners present). Existing 2 dwelling units on property. Proposes adding ADU on top of rear garage, and expanding garage. FAR is 62%. 2 car garage and 2 spaces behind garage. 2 long term rentals, owner in front house.

Public comments: Only 10' behind garage, not legal parking. Area is used up.

Board comments:

RM: FAR math is wrong, it is 83.7.

JG: Only 2 spaces for 3 units.

JG/TD: No windows on side walls. Arch: Reviewer didn't allow openings within 5' of property line.

JG: Max FAR is 0.70. KH: Living space can't be more than $\frac{3}{4}$ of that.

TD: Existing structures are over FAR. KH: Max allowable is 1834sf living area, has 1825sf now, no room to build.

KH: Many places have 3' setbacks and still have windows, get a new reviewer.

RM/VG Motion to not recommend project. 6-0-0

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

ACTION ITEM #2 – 4640 Orchard Ave

Presenter: Architect (owner present). Unmerge 2 existing lots, not a lot split or variance. Build 2 single family with detached garages, 2200 sf each. Meets OB plan. 1 larger home would not fit scale of existing neighborhood, and would be less affordable. Walkability and street enhancements provided by purple leaf plum trees, front porches and balconies. 3-5' below height limit. Cool, solar ready roof, EV charging ready, drought resistant planting. 2-story has reduced impervious footprint. Offsets to break up massing, varied roof forms.

Public comments:

Lots were merged to prevent doing this, large shotgun houses.

Nearby townhouse project violates overlay.

Opposed based on bulk and scale. Large homes are there are built on reasonable sized lots.

Would be first lot variance in our neighborhood in 30 years, should deny split.

Speculator project, not affordable.

Setting a precedent.

Board comments:

JG: Thought about building 2nd unit behind existing unit? Arch: I don't think so. This allows yard space.

VW: Like look of units. Don't understand legality of unmerging vs. splitting.

TD: Neighboring houses are giant. Provides more housing, not totally out of character.

KH: This type of lot split is against community plan, ends up as a big wall, no privacy, no sunlight. Front and back house would be less intrusive. Maximum investment property. Owner: Conservative, could be larger/taller.

RM/TD Motion: Recommend approval. 4-2-0 (JG, KH nay)

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

Officer's Reports: KH: want to use consent agenda at full board for projects unanimous at committee.

KH ADJOURN: 7:55pm