

**MEMBER ATTENDANCE** Present: Kevin Hastings (Committee Chair), Jane Gawronski, Craig Klein, Richard Merriman, George McCalla, Chris Chalupsky (joined at 6:28). Absent: Virginia Wilson, Nicole Ueno, Derek Dudek.

**CALL TO ORDER** KH: 6:10 pm

**AGENDA MODIFICATIONS & APPROVAL** JG/GM Motion: Approve as submitted. 5-0-0

**MINUTES Jun 2020** JG/KH Motion: Approve. 4-0-1 (RM abstained due to absence)

**NON-AGENDA PUBLIC COMMENT** None.

**ACTION ITEM #1 – 4646 Del Monte CDP (PTS# 649960)**

Presenters: Audrey. Garage with workshop on top. Changing workshop to companion unit. Under 400 SF so no requirement for parking. Building department happy with site and existing permits. Existing house 1479 SF, no change in FAR or footprint. Want to mimic flat roof, trim parapet. Same windows and siding. 1 bedroom with kitchenette. Answers to questions: Not wide enough for 2<sup>nd</sup> parking space. No site work. Existing is open room with a bathroom that was permitted, adding kitchenette. City requires preserve existing parking, 1 space and can park in alley.

Comments: GM: Looks good. Suggest move to approve. CK: No change at all, I don't have any problems with it. KH: 2 parking spots required, shows 1. Rentals <30 days prohibited in companion unit.

**GM/CK: Move to approve. Vote: 5-0-0**

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

**ACTION ITEM #2 – Mariner's Cove (PTS# 663418)**

(CC joined)

Presenters: Patty Shwayder, Derek Ullian, Duke McLarty, Ben Haddad with Aimco, Elizabeth Ocampo. One of largest apt owners in country, 2,300 apt homes in SD, experience in affordable housing. Owned Mariner's Cove since 2002. Buildings outdated, surrounded by sea of asphalt. Maintained but obsolete. Costly to redo, infrastructure. Go big and enhance neighborhood consistent with OB plan. Contribute to market rate, attainable housing. \$400M cost. 500 apartments to 772 apartments in phases. 100 units at 80% AMI, 200 at 120% AMI. Creating different neighborhoods. Connect to bike path, promote walkability. Studios to 4 bedroom townhomes. All units unique, variability on façade. Articulates within 30ft height limit, pitched roofs. Landscaping in common areas, dog parks. Sustainable, PV panels, replenish groundwater. Keeps affordable residents on site. Completion summer 2025.

Answers to questions: Affordable housing is spread throughout project. Current residents have first opportunity to rent. Variances are setback reduction, 50% reduction in storage, deli, west driveway width. Existing affordable housing is same as proposed. Conducting noise study. No condo conversions on other properties. Café open to public. No subletting/Airbnb allowed. Will not exceed coastal height limit, based on code and bulletin 5-4. No structures encroach into wetland buffer, mistake on drawings. Rents now are \$2800 average, estimate new rents at 150% AMI. Can provide breakdown to full board. Positive support from residents.

Comments: CK: Likes existing, park like small town setting. Blocks 1 through 5 not consistent with OB.

JG: Been there, dark and dreary. I support an upgrade. GM: Agree with Jane. RM: An improvement.

CC: Good effort for needs of current tenants. Is dark, dated layout now. Good consideration to community plan.

KH: A lot of unchecked cycle issues, could change. Looks 40-ft tall from existing grade, could be an issue.

Appreciate variety of architecture, roof slope. Closes off east driveway, could be difficult with 1 lane on WPL.

Parking garage close to slough, water intrusion concerns. Preserves rents, but most units will be out of reach of most OBceans. But we need to contribute to housing so state won't force it on us.

**CK/RM Motion: Place item on agenda for full board as info item for addl public input, and bring to full board as action item following resolution of significant cycle issues. Vote: 6-0-0**

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

**ADJOURN** KH: 7:32pm