

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

**CALL TO ORDER** KH: 6:08 pm

**AGENDA MODIFICATIONS & APPROVAL** GM/CC Motion: Approve. 5-0-0

**MINUTES FEB 2020** KH/CK Motion: Approve. 3-0-2 (CC and GM abstained due to not attending)

**NON-AGENDA PUBLIC COMMENT** None.

**ACTION ITEM #1 – 4775 Pescadero**

Presenters: Architect Dan, Owner Luke. Existing single story house and garage. Doing remodel of front house and 2<sup>nd</sup> story, expanding garage with workshop, carport and ADU above. 1939 house with additions through 1990. Craftsman style, 2<sup>nd</sup> floor and balcony under roof for smaller scale and massing. Retains existing exterior walls, adds porches. Height is 22-ft front and 26-ft rear.

Comments: JG: Roof projections corrected? Arch: Yes. JG: Drainage? Arch: Report done, mitigation in backyard.

JG: Likes the project.

CK: Maintains OB feel, likes the low profile 2<sup>nd</sup> floor.

KH: Garage workshop bathroom connection? Arch: Door to garage. KH: Likes integration with roof pitch, diminished scale. Energy efficient upgrades? Roof lends itself to solar. Arch: Haven't gotten into yet. Luke: Solar.

CC: Change to existing footprint? Arch: No. CC: 3<sup>rd</sup> parking for ADU? Luke: Wants ample parking.

CC: Beautiful, attentive to community plan.

KH: Original house encroaches into setbacks, 2<sup>nd</sup> floor obeys setbacks. Driveway in front has to be removed.

Overparked. Luke lives at house? Luke: Yes. KH: Great example of community improving property.

GM: Nice design, advocated solar and battery, 6 year payback on panels.

**GM/JG Motion: Approve the project as is. Vote: 5-0-0**

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

**ACTION ITEM #2 – 4614 Cape May**

Presenters: Architect and project manager. Multifamily, 2 buildings with parking in each. Demolish most of existing building. Affordable, doesn't block view of neighbors, gap between buildings. Challenging lot configuration. Unit for owner and for renter. Off-white stucco, affordable design. 51% FAR, height 23-24 ft.

Comments: KH: City wants 5 parking spots. App: Added 1 next to garage.

GM: Different, boxy design. Arch: Spanish style for constructability. Flat roof for neighbors. Articulation in front.

CC: Boxy, out of character with other houses with sloped roofs. Arch: Flat roof fore view from neighbors balcony.

KH: Front has opportunity for balcony, add more interest to front of house. Add details for Spanish architecture.

CK: Agree on balcony. Bland. CK/CC: Do rendering for full board showing materials and finishes. Arch: Ok.

GM: Desert design, Albuquerque.

KH: We are the design police, appreciate variety here. Some designs are lazy - Ebers & Green. Both 2-bedroom units, city is wrong, it's a TPA, only 3.5 parking spots required. More parking results in less landscaping and permeability for rains.

JG: Boxy, doesn't fit in with neighborhood, not in favor.

CC Motion: Move to full board noting suggestions made to applicants. CK Amend: No recommendation to full board, recommend applicant bring renderings to full board. CC withdraw motion to approve.

**CK/JG Motion: Bring project to full board without a recommendation. Suggest that applicant provide additional information to full board hearing regarding architectural details, materials and finishes.**

**Vote: 5-0-0 (Note: This is a subcommittee recommendation and shall not be used for city approval.)**

**OFFICER'S REPORTS** CK: City check for \$500. KH: STVR adhoc committee tomorrow, next board meeting in 2 weeks.

**ADJOURN** KH: 7:23pm

***(Minutes Approved by an Action of the Project Review Committee on October 21st, 2020.)***