

**MEMBER ATTENDANCE** Present: Kevin Hastings (Committee Chair), George McCalla, Chris Chalupsky, Virginia Wilson, Nicole Ueno, Craig Klein, Richard Merriman, Jane Gawronski (at 6:30)

**CALL TO ORDER** KH: 6:11 pm

**MINUTES Oct 2020** GM/RM Motion to accept. 5-0-2 (VW, NU abstained due to absence)

**AGENDA MODIFICATIONS & APPROVAL** CC/GM Motion to approve. 7-0-0

**NON-AGENDA PUBLIC COMMENT** None.

**ACTION ITEM #1 – Lotus St Homes (Project #669302)**

Presenter: Tim G, Architect. 5064 Lotus street. SFH now. Curb cut to be removed. RM-2-4, 4 units proposed with small lot subdivision. 1,000sf living area plus garage. Common gated driveway from alley, 1 garage plus 1 surface spot per unit. Living area on 2<sup>nd</sup> floor, small roof deck. Different roof, shapes to identify units. Fee simple, ownership no HOA. City comments close to approved, street trees, water, driveway comments.

(JG joined)

Board Comments: CK: Awesome looking project. GM: Agree.

Public Comment: Luke, lives on same block, supports project, moderately sized, less expensive.

KH: For sale separately? Tim: Yes, 4 parcels. KH: Affordable purchase options, distinctive units, front yard, small stature, unobtrusive roof deck go well with community plan. Parking access looks difficult. Tim: 24ft required behind parking stalls. KH: Telephone pole in the way. Tim: Will relocate.

CK: Permeable pavers on driveway? Tim: Yes.

CC: Good consideration for parking access and exit, and community plan with façade and treatments. Estimated sale price? Tim: No.

Public Comment: Tracy: Similar units for low 700s.

**CK/CC: Move to recommend approval to full board. Vote: 8-0-0**

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

**ACTION ITEM #2 – Del Monte Companion Unit (Project #661288)**

Presenter: KH, owner (recused from board discussion, JG volunteered to lead). Existing 800sf front and 400sf rear home from 1945-1950. Total FAR 0.34. Parking 2 required, 4 provided. Height 26ft. Will count as single family front with companion unit, to save fees. Companion unit is prohibited from STVR use. Moving rear unit closer to alley, 9ft rear setback. Hardscaped at alley, softscaping on the rest. 1<sup>st</sup> floor is all garage partially sunken, unit is upstairs. High bay garage has deck above for outdoor space. High ceilings, roof pitch to southwest for maximum solar. 13ft spacing from north neighbor. Canary palm street tree died, needs a new street tree. Long term rental for past 3 years. City comments unclear, stormwater, existing driveway is non-compliant, trying to resolve.

Board Comments: CC: Crazy to have to redo front driveway. Supports ADU. Setbacks considerate of neighbors.

CK: Project is completely appropriate.

GM: Solar on which units? KH: Solar only on back, can power either unit. GM: Battery? KH: Unsure, cheaper project/reassessment means cheaper rent.

**GM/CC Motion to recommend approval: Vote: 7-0-0 (KH recuse)**

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

**ADJOURN** KH: 7:06pm

***(Minutes Approved by an Action of the Project Review Committee on April 21, 2021.)***