

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

CALL TO ORDER KH: 6:05 pm

MINUTES None.

AGENDA MODIFICATIONS & APPROVAL GM/CC Motion to approve. 4-0-0

NON-AGENDA PUBLIC COMMENT None.

ACTION ITEM #1 – 4962 Saratoga (Project #689976)

Presenter: Mark House, Architect. Existing single story in front, garage in back being removed. Meets all zoning, square footage, height. Proposed 1246 sf larger 2-story in front, 3-story in back with 2-car garage, 4 parking spots total off alley. Garden area between buildings. Hex pattern indicates landscaping in front, between buildings and some on side. Front unit has living space, main bedroom on ground level, 2 bedrooms on top level with terrace. Back unit open living space 2nd level, 1 bedroom on 3rd level with terrace. Upper terrace and solar panels on roof. Stucco with metal/cable railings, corten steel panel accents, deeper tone. Offset planes from front and courtyard. Most cycle issues cleared except backflow, parking labelling, CEQA, historic, airport forms.

Public Comment: None.

Board Comments: KH: 25x140' lot, 2450 total area is right at 70% FAR. Back unit at 30ft. City calls out replacing sidewalk. Fees are \$8,000 per dwelling unit plus other fees. No major cycle issues from city. Decent pervious areas for small lot, no funny business for adding bedrooms.

TG: Project is just fine, parking/FAR/height ok. Bulk and scale is fine. I'm in favor.

CC: Good job with open space, landscaping.

KH: Is Owner the resident? What is intended use? Mark: Renter lives there, owner across the alley. Will be long-term rental housing, increasing housing. KH: Large swaths of stucco too much, add visual interest, esp on sides. Zone requires 25% of FAR for parking, you are beyond that, the reviewer did not flag.

GM/TG: Move forward to full board with recommendation for approval. Vote: 3-1-0 (KH no)
(Note: This is a subcommittee recommendation and shall not be used for city approval.)

ACTION ITEM #2 – 5153-5155 Muir (Project #681647)

Presenter: Robert Bateman, Architect. Map waiver, convert 2 existing units to condos. Developed in 2004, 3-story residence in rear, front remodel. Approved for condos but owner didn't complete lot consolidation. 3 garages and 2 open spaces. Landscaping requirements in front setback. Responded to 1st assessment letter, expecting 2nd. Driveway is fee-title permanent easement granted/shared by neighbor. Houses are currently on 2 separate lots, condominiums require consolidating. Landscaping already complies with current code. Reviewer was mistaken that it doesn't meet requirements as a map waiver. Driveway width is 20'.

Public Comment: None.

Board Comments: KH: Most cycle comments are cleared. Minimum lot size not applicable. What is reason for conversion? Robert: Owners live in front, may want to sell rear, provide additional housing. I don't see any issues with board approval.

CC: Others do lot mergers to creatively build something, but these are existing. Remembers neighbors concern years ago it would be overdeveloped. GM: Add more photos for clarity.

KH/TG Move to recommend full board approves project as submitted: Vote: 4-0-0
(Note: This is a subcommittee recommendation and shall not be used for city approval.)

OFFICER'S REPORTS: KH: Discussion on virtual vs. in person meetings. CC for virtual. GM in person for full board, virtual ok for PRC. TG: In-person for both.

ADJOURN KH: 7:06pm

(Minutes Approved by an Action of the Project Review Committee on January 19, 2022.)