

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

**CALL TO ORDER** KH: 6:14pm

**AGENDA MODIFICATIONS & APPROVAL** GM/TG: Motion to approve. Vote: 4-0-0

**MINUTES** CC/GM: Motion to approve April minutes. Vote: 4-0-0  
GM/CC: Motion to approve May minutes. Vote: 3-0-1 (TG abstain due to absence)

**NON-AGENDA PUBLIC COMMENT** None.

**ACTION ITEM #1 – Inn at Sunset Cliffs (Project #231328)**

Presenter, Chris: Have been to PRC twice and board twice, with recommendations of approval. 2010 violations resolved: parking used for storage and weddings not allowed. Current plan to eliminate unpermitted lower deck and put seawall 20' to the east. Primary goal for community/CCC to provide lower cost visitor accommodations. Manager Gavin: Trip advisor hall of fame winners (1%), official Planet X hotel, 20 year ownership. Civil engineer, Walt: Seawall built in 1952. In 2018, wave damage to block wall, then collapse. Feb 2021 shows damage to sandbags, emergency permit repair. Seawall will be consistent with one by Bermuda ave, stormwater directed to curb and gutter. No work to main structure. Beach access stopped at 10' elevation, will extend north down to tidepools, with access to beach. Stairwell is on property. Everything seaward of wall will be removed, returned to tidepools. Wall backfilled to stabilize and prevent wave overtopping. Low elevation of bedrock allows large waveforces. Lee, land use attorney: Wall is protective device, only feasible means of erosion control to protect Inn, allowed to replace. Also protects drains to north and property to south. Planning and Geology have closed comments, waiting on Environmental.

Public Comments: Livia: Represent coastal & environmental rights foundation. This is an improvement to give more beach to public. Issue with non-compliance with LDC and LCP, 143.0143, there are other alternatives. Wall only serves purpose to augment upper deck for weddings, commercial purposes. Plans are not to scale, unclear on where coastal bluff is. Should not approve. Walt: Seawall must have backfill to resist wave forces, cannot allow water behind wall. Wall was built 20 years before Coastal Act.

Barbara: Wall may be sticking up into view corridor. Stairs originally presented as public access. Removing seawall will provide continuous beach to Bermuda. Alcohol license, hours dependent on this permit. Seacant wall is non-usable for entertainment and bar purposes. Chris: Seawall north of Houlton's was backfilled with fence at edge. City has allowed this to move forward. Alcohol is not part of this request. View cone at end of Pt Loma ave, will not change. No regulation on private views. We want to use deck as legally allowed, primarily weddings. Previously proposed public access with goal of retaining lower deck. Without lower deck, no longer rationale to provide public access. Beach stair will be private.

Denise Knox, OBMA (written): Inn is great asset to community, support project.

Board Comment: GM: Trash access? Chris: Remain on northwest side, not in view cone.

KH: Wall further out than necessary, can it be moved inland? Backfill provides commercial use. Walt: Central portion could move in small amount, but Coastal/city agreed to it, with concession of removing lower deck. It is unclear if lower deck was in violation when built. City approved emergency permit to lower deck, Coastal didn't appeal. Barbara: Have document that deck is unpermitted. Livia: Emergency permits are not appealable, are conditional on getting permit.

TG: Last time with lower deck everyone agreed Inn was asset to community, but issue of lower deck is gone. Seawall is attractive.

CC: Inn is an asset, should be preserved. Stuck on public vs. private access. Lee: Adjacent to existing public access within 300'. Original proposed at south stairs because lower deck prevented accessing beach. Narrow passage by guest windows, security concerns with low windows.

KH: Private access creates opportunity to block public access. Applicant should demonstrate access challenges.

**KH/CC Motion: Recommend full board approve project pending full consideration of ability to provide public access to south stair. 4-0-0**

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

**ACTION ITEM #2 – 1615 Ocean Front St (Project #673099)**

Presenter – Scott. Demo and construction of new 2767sf residence, 952sf basement with underground parking, 871sf roof porch, 475sf existing garage. Project is smaller than what was previously proposed. Conforms with projects on all sides. 2 parking spaces, no variances. Will be east of 25ft setback from bluff and east of Ocean blvd. Existing house has 2 ft side setback, this has 4ft. Site is 4641sf. Consistent with OB plan. Permeable pavers. Open issues: landscaping plan being redone, drainage comments, some notes. Not historic, drought tolerant landscaping. Proposed FAR: 0.7, city took part of project when enlarging Ocean Blvd. 25% goes to parking. Flashing allowed as connection.

Comments: CC: No objections, barrelled roofline works to reduce bulk.  
KH: Roofline respects neighbors. Upper balcony will probably be enclosed in future. Existing garage encroaches into view corridor, would not be allowed if new. Scott: Separate structure/permit, can connect by flashing. KH: Cliff setback should be 40' not 25' because there is bluff stabilization. Scott: Wall was for safety of people below. City/state assessed property owners, with agreement that owners would have free unfettered use of property. Geotechnical expert made declaration, neighbor development used it, CCC approved. KH: Lots of unchecked cycle items. Deck appears to go out past property line and bluff. Scott: Its held back at 5' line. They are allowing accessory structures within 25' setback/right of way.

**GM/KH: Move to approve project contingent on clearing significant cycle items. Vote: 3-0-0  
(Tom absent from vote due to technical issues)**

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

**OFFICERS REPORTS** None.

**ADJOURN** KH: 8:23pm

***(Minutes Approved by an Action of the Project Review Committee on August 19, 2021.)***