

MEMBER ATTENDANCE Present: Kevin Hastings (Committee Chair), Chris Chalupsky. George McCalla, Richard (6:15pm) Absent: Tom Gawronski

CALL TO ORDER KH: 6:06pm

AGENDA MODIFICATIONS & APPROVAL Applicant for Item 3 unable to present. KH/GM Move to remove Item 3 and approve. Vote: 3-0-0

JUNE MINUTES CC/KH: Motion to approve minutes. Vote: 3-0-0

NON-AGENDA PUBLIC COMMENT None.

ACTION ITEM #1 – 4751 Pescadero Ave (Project #685135)

Presenter, Gary (designer): Owners live on property, submitted in 1990, built 1 home in rear, now want to build home in front to move into. RM-1-1 allows 2 units plus 2 ADUs. ~2000 SF, existing garage in rear. <Richard M. arrives> Cycle comments on parking, only has 4 spaces, needs 5, asking to allow parking to be grandfathered at 1.6 for existing house. KH summarized drawings. 1 ADU attached, 1 detached between homes. Existing lot undeveloped in front. Penthouse on top level for stair. Gary: Attached ADU can be used as part of house or separate, has kitchenette. ADU is 737 SF. Don't really have landscape concept. Drainage is existing, piped to alley underground storm drain. Rear patio, gazebo, drainage is existing. Front 20' drains to front. Not on first submittal, awaiting review. Paving in front for patio and walkway, will keep front garden wall. Hong Kong orchid or purple leaf plum street tree. Will rehab back after moving. State hasn't certified ADU in coastal, may certify in 4th quarter. FAR under 0.75, excludes penthouse.

Comments: KH: JADU not allowed. ADU laws not certified but probably will be. Existing law entitles 2 homes plus companion unit. Could call JADU another bedroom if needed. Discussed parking compliance options. Lot of paving, needs more pervious areas. Front encroaches view corridor, city asked for lines on drawing, may flag it. Provides more housing. View corridor, parking, ADU questions needs to be cleared by city before board looks at it. Can we give a conditional recommendation?

CC: Not up to speed on ADUs state vs city. Interested in grandfathering of parking.

GM: Concerned about parking, could have 6-7 cars. Concerned about landscaping, important to be permeable.

GM/RM Motion: Upon resolution of comments we highlighted, this project be returned to committee for review before going to full board. (Vote: 4-0-0)

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

ACTION ITEM #2 – 5102 Muir Ave (Project #690331)

Presenter – Neil (owner), Francisco. ADU above garage. 3 single car garages, 3 spots in front of garages, plus in front, 7 spaces total. Same architecture of what's there now, stucco. 6-unit apartment. 4,580 SF on 5,000 SF lot. No variances. Paving is existing along Muir. Stairs added on back. Cycle issues, front running amendment getting signed of by coastal. KH went through cycle comments. Companion unit not allowed when property allows >2 units. Floor Area Ratio calculations needed, maximum allows is 0.70. Market rate rental. Some of the new tenants don't have a car. Garage is permitted, don't know how it's accessed without the 2nd curb cut.

Comments: KH: Future laws allow ADU in this zone. FAR, parking are big issues could kill the whole project. Can we give applicant useful input for full board? I would have a hard time with this even if city signs off.

RM/CC: FAR is biggest issue. RM: It makes sense because it's 2 story with 1-story garage. CC: I support finding additional housing, but gets into existing building parking, etc.

GM/KH Motion: Bring plans back and address committee after important cycle issues are cleared. (Vote: 4-0-0)

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

OFFICERS REPORTS KH: May be in-person next meeting. Rec center may not be available.

ADJOURN KH: 7:38pm

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