

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

**CALL TO ORDER** KH: 6:05 pm

**AGENDA MODIFICATIONS & APPROVAL** CC/KH: Motion to approve. Vote: 3-0-0

**MINUTES** KH: Minutes not ready.

**NON-AGENDA PUBLIC COMMENT** None.

**ACTION ITEM #1 – 4605 Santa Cruz Ave (Project #684770)**

Presenter: Tony Christensen. Small lot subdivision and site development permit. Retain existing residence, proposed residence is on alley. City conditions require upgraded driveway, curb and gutter. 2400 sf new residence. Preserves existing earthwork, portion is raised foundation and garage is on slab. Landscaping and irrigation is addressed. Cycle issues: 1 review, addressed and returned 2 weeks ago.

Comments: KH: Didn't see any major issues on cycle issues. Project info, 3200 sf lot, current lot size is 7,000 sf. FAR is 0.75. Tandem parking, 2 spots, 5 ft setbacks. 2 bedrooms, entry off of Froude. Tree in corner might be in visibility area.

CC: What is reason for subdivision of lot? App: I don't know. CC: Appreciate when home isn't a box, roof, home falls within community plan. Views will be tremendous. Aesthetically good design.

Owner: Plan to sell front house for retirement and live in the back.

KH: Abides by community plan. Max FAR but not pushing limit on height and setbacks, imposing on neighbors. Low profile roof. A lot of stucco but at least has broken up facade with windows and decks. Will go over well at full board.

TG: Process 3 sets a precedent for our area. Project looks nice. KH: In the past a lot this small wouldn't be allowed, community plan is against lot splits with skinny lots, but this is same result as a 2-on-1, both have street frontage.

KH: When was last submittal? App: 2 weeks. KH: Might have comments back before full board meeting.

**CC/KH Motion: Recommend approval of project as shown. Vote: 3-0-0**  
***(Note: This is a subcommittee recommendation and shall not be used for city approval.)***

**OFFICER'S REPORTS:** None.

**ADJOURN** KH/TG: 6:36pm